

**Adoption of Official Plan Amendment OP2006-275 and OP2023-013
(By-law 165-2025) and Zoning By-law 166-2025**

9874 The Gore Road

Date of Decision: Septemer 24, 2025

Date of Notice: October 9, 2025

Last Date of Appeal: October 29, 2025 (no later than 4:30 p.m.)

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 165-2025, to adopt Official Plan Amendment OP2006-275 and OP2023-013, and By-law 166-2025, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Blackthorn Development Corp., Ward 8 (File: OZS-2023-0017).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment:

To amend the Official Plan of the City of Brampton Planning Area and Secondary Plan to permit low and medium density residential uses.

The Purpose and Effect of the Zoning By-law Amendment:

To amend the Zoning By-law to permit the development of residential single detached dwellings.

Location of Lands Affected: west side of The Gore Road, north of Fitzpatrick Drive, legally described as Lot 24, Registered Plan 999, and municipally known as 9874 The Gore Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to François Hémon-Morneau, Planner, Planning, Building and Growth Management Services at Francois.hemonmorneau@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office,
2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on October 29, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton

Office of the City Clerk

2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 165 - 2025

To adopt Amendment Number
OP 2006- 275 and OP2023-013
to the Official Plan of the
City of Brampton Planning Area

MR
AP

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 275 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 24 day of September, 2025.

Approved as to
form.

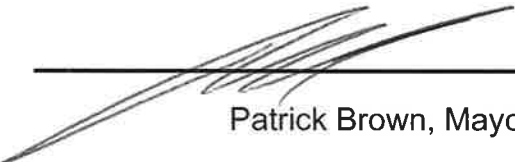
2025/Sep/23

MR

Approved as to
content.

2025/Sept/22

AAP


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

**AMENDMENT NUMBER OP 2006 - 215
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to re-designate the lands to permit low and medium density residential uses.

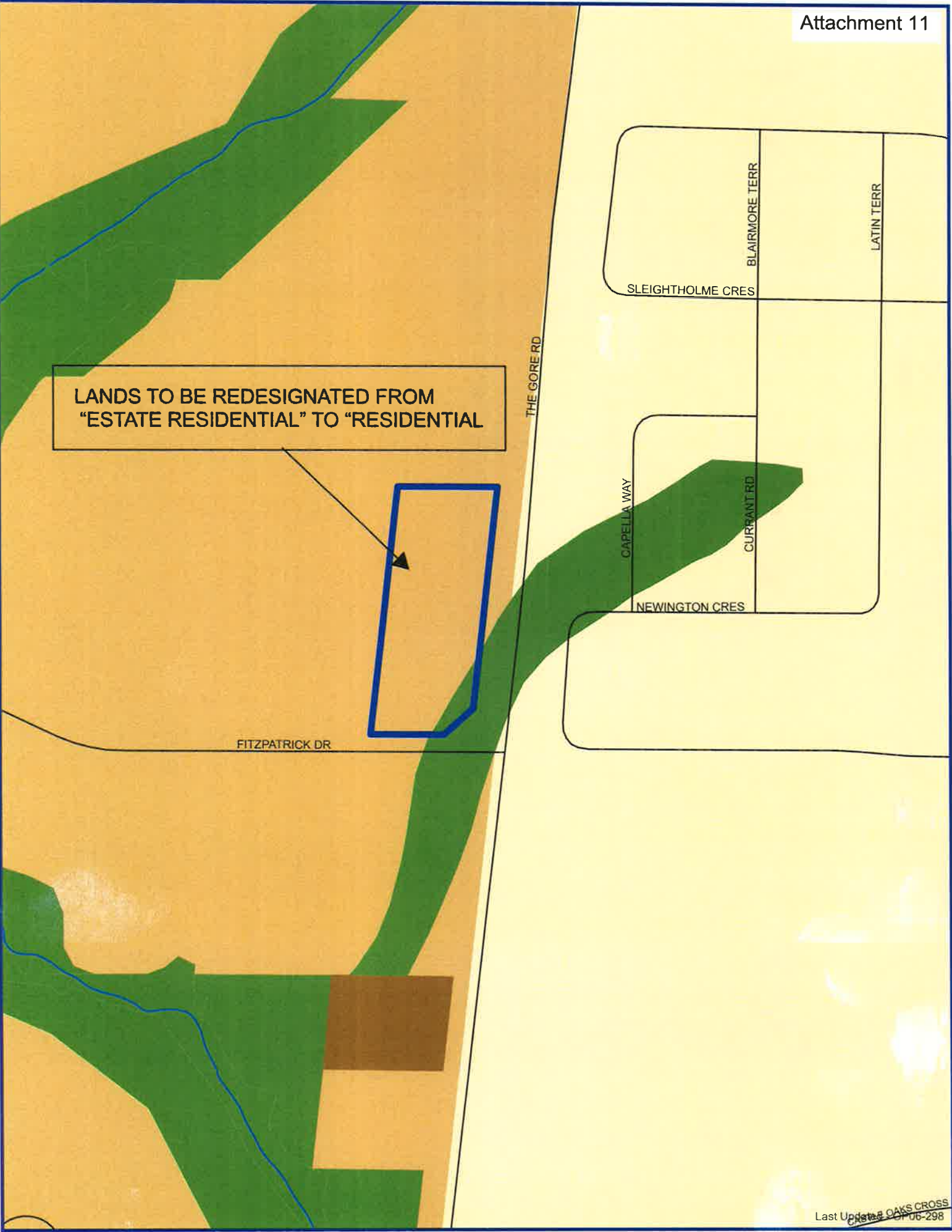
2.0 Location:

The lands subject to this amendment are located on the west side of The Gore Road, north of Fitzpatrick Drive, municipally known as 9874 The Gore Road and legally described as Lot 24, Registered Plan 999, City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By re-designating the lands on 'Schedule A – General Land Use Designations' from 'Estate Residential' to 'Residential', as shown on Schedule A to this Amendment.



EXTRACT FROM Schedule 'A' OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN

-  Subject Lands
-  CEMETERY
-  OPEN SPACE
-  ESTATE RESIDENTIAL
-  RESIDENTIAL
-  MAJOR WATERCOURSES





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

MR AP

Number _____ - 2025

~~To adopt Amendment Number OP 2023:~~

to the Official Plan of the

~~City of Brampton Planning Area~~

~~The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:~~

1. Amendment Number OP 2023 - 013 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw

~~ENACTED and PASSED this 24 day of September 2025.~~

MR AP

Approved as to
form.

2025/Sep/23

MR

~~Patrick Brown, Mayor~~

AP
MR

Approved as to
content.

2025/Sept/22

AAP

~~Genevieve Scharback, City Clerk~~

AP
MR

(file reference, if applicable, or delete)

AMENDMENT NUMBER OP 2023 - 013
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to remove the lands from the Established Rural Estate Residential Area on Schedule 12 to permit low and medium density residential uses.

2.0 Location:

The lands subject to this amendment are located on the west side of The Gore Road, north of Fitzpatrick Drive, municipally known as 9874 The Gore Road and legally described as Lot 24, Registered Plan 999, City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By removing the lands on 'Schedule 12 – Site and Area Specific Policies' from the 'Established Rural Estate Residential Area', as shown on Schedule A to this Amendment.

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By adding to the list of amendments pertaining to the Secondary Plan Area Number 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2023- 013.

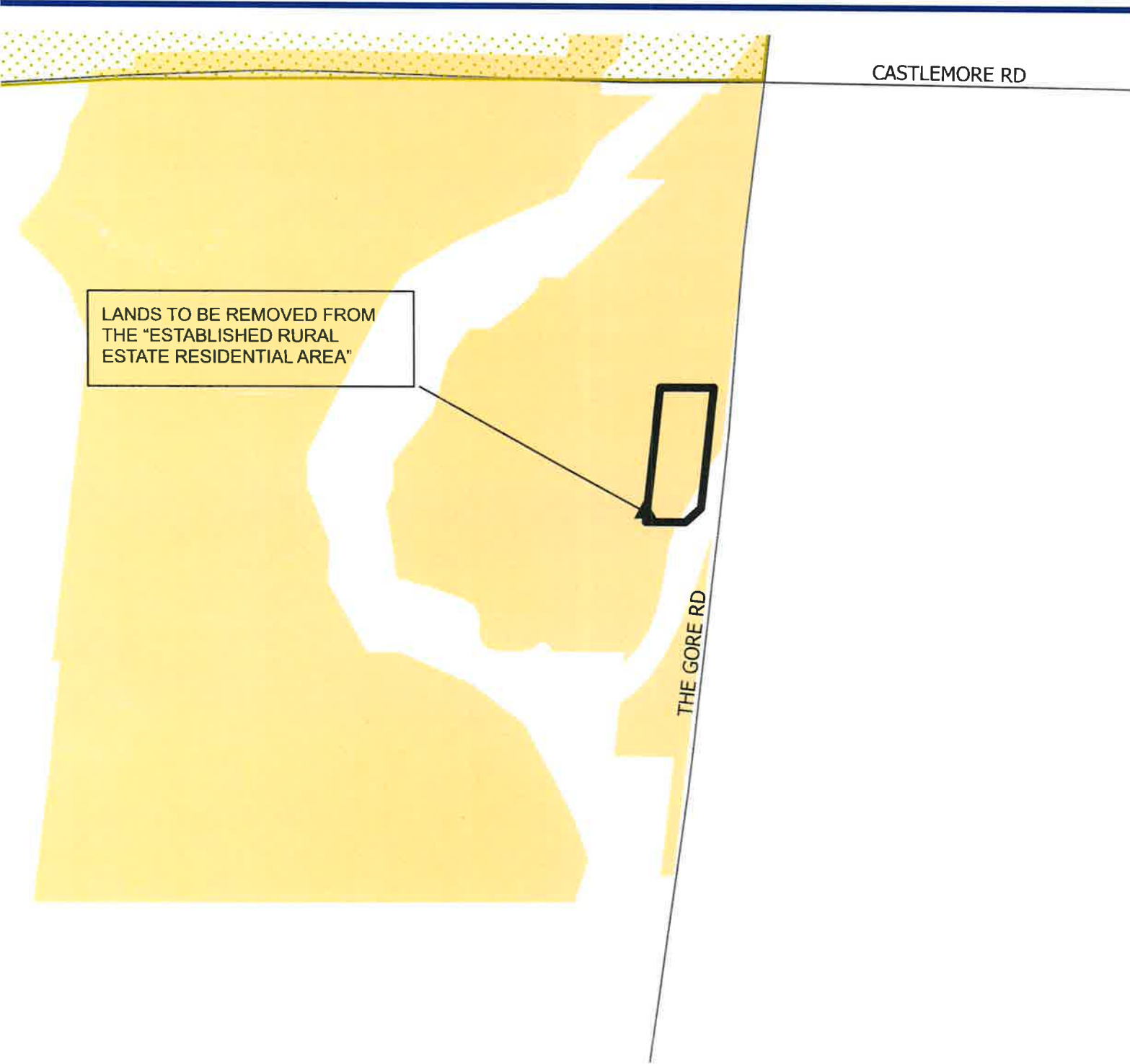
3.3 The document known as Bram East Secondary Plan, being Chapter 41 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

(1) By amending "Schedule SP41 (a)" to re-designate the lands located west of The Gore Road, north of Fitzpatrick Drive from 'Estate Residential' to 'Medium Density', as shown on Schedule B to this Amendment.

(2) By adding the following to Section 3.1 – Medium Density Residential as follows:

3.1.11b. For the lands designated 'Medium Density' located on the west side of The Gore Road, north of Fitzpatrick Drive and municipally known as 9874 The Gore Road, the following policies will apply:

- i) The maximum density is 32 units per net residential hectare (13 units per net residential acre).
- ii) That driveway access only be permitted from The Gore Road.



EXTRACT FROM Schedule '12' OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN

- Subject Lands
- Mature Neighbourhoods
- Corridor Protection Area
- Railway
- Lester B. Pearson International Airport (LBPIA) Operating Area
- Established Rural Estate Residential Area
- Exception





EXTRACT FROM SP41 OF THE DOCUMENT KNOWN AS THE SECONDARY PLAN



BRAMPTON

Flower City

ANNNING, BUILDING AND GROWTH MANAGEMENT



Subject Lands

GISPRD_PL_OP_G_SECONDARY_PLANS

COLLECTOR

MAJOR ARTERIAL

CEMETERY

ELEMENTARY SCHOOL

ESTATE RESIDENTIAL

FIRE STATION

LOW / MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

MIXED COMMERCIAL / INDUSTRIAL

NEIGHBOURHOOD PARK

NEIGHBOURHOOD RETAIL

OPEN SPACE

SECONDARY SCHOOL

STORM WATER MANAGEMENT FACILITY

UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA

VALLEYLAND

GISPRD.PARCEL_FABRIC

BY-LAW 165-2025

SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP2023# 013

Date: 2025/06/10



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 166 - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) by changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Residential Rural Estate Two (RE2)	Residential Single Detached D – 3841 (R1D-3841)

- (2) by adding the following section:

“3841 The lands designated R1D - 3841 on Schedule A to this bylaw:

3841.1 shall only be used for

- a. single detached dwellings
- b. purposes accessory to other permitted purposes

3841.2 shall be subject to the following requirements and restrictions:

1. For the purpose of this zone, the lot line abutting a private road shall be deemed to be the front lot line of each lot and the private road shall be treated as a street for zoning purposes.
2. Minimum Lot Area: 170 square metres;
3. Minimum Lot Width: 9 metres;
4. Minimum Front Yard Depth:
 - a. 3 metres to the main wall of a dwelling, except as permitted by 3841.2(7);
 - b. 6 metres to a garage door opening;
5. Minimum Interior Side Yard Width: 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached buildings not to be less than 1.8 metres, except where the interior side

lot line abuts a common element, the minimum yard width shall be 1.0 metres;

6. Minimum Rear Yard Depth:
 - a. 7.5 metres to the main wall of any dwelling where the rear lot line abuts an RE2 zone;
 - b. 2.0 metres to the main wall where the rear lot line abuts The Gore Road;
 - c. 1.3 metres to the porch of a dwelling where the rear lot line abuts The Gore Road;
7. Minimum Setback to a Lot Line that forms part of a Daylight Rounding:
 - a. 1 meter to the main wall of a dwelling;
 - b. 1 metre to a porch;
8. Hydro Transformers:
 - a. Minimum Setback: 1.5 metres to any lot line;
 - b. A hydro transformer may be located in the amenity area required by 3841.2(11);
9. Minimum Parking Requirement: 3 visitor parking spaces, inclusive of accessible parking, shall be provided on lands zoned R1D-3841;
10. Maximum Building Height: 12 metres;
11. Minimum Common Amenity Area: 160 square metres which may include a hydro transformer;
12. Fencing: The maximum height of a fence in a yard abutting The Gore Road shall be 1.2 metres;
13. Section 10.12 shall not apply;

3841.3 shall also be subject to the requirements and restrictions relating to the R1D zone and residential general provisions of this by-law which are not in conflict with those set out in Section 3841.3.”.

ENACTED and PASSED this 24th day of September 2025.

Approved as to
form.

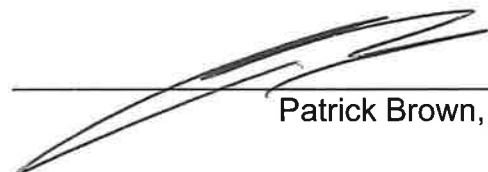
2025/Sep/21

MKR

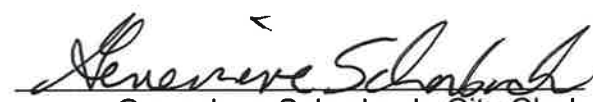
Approved as to
content.

2025/Sept/20

AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(file reference, if applicable, or delete)



0 50 Metres

Subject Lands Street

Parcel Fabric





 Subject Lands