

**Adoption of Official Plan Amendment OP2006-274 (By-law 135-2025)
and Zoning By-law 136-2025**

3827, 3847 and 3863 Castlemore Road

Date of Decision: September 10, 2025

Date of Notice: September 25, 2025

Last Date of Appeal: October 15, 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 135-2025, to adopt Official Plan Amendment OP2006-274, and By-law 136-2025, 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 Umbria Developments, c/o Glen Schnarr and Associates Inc., Ward 8 (File: OZS-2024-0057).

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 request an amendment to the Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-274, to permit a development consisting of seven (7) detached residential dwellings, thirteen (13) residential reserve blocks and the extension of Castlegate Boulevard.

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

To request an amendment to the Zoning By-law to permit a development consisting of seven (7) detached residential dwellings, thirteen (13) residential reserve blocks and the extension of Castlegate Boulevard.

Location of Lands Affected: north of Castlemore Road, west of McVean Drive and east of Redwillow Road, legally described as Part Lot 10, Con 8 East Northern Division Gore, save and except Parts 12 and 13, Plan 43R-29146, and municipally known as 3827, 3847 and 3863 Castlemore 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 Nicole Hanson, Planner, Planning, Building and Growth Management Services at Nicole.hanson@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.

There are no other applications under the *Planning Act*, pertaining to the subject lands, except for an application for a Draft Plan of Subdivision 21T-24007B.

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 15, 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 135 - 2025

To adopt Amendment Number OP2006-274 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, hereby ENACTS as follows:

1. Amendment Number OP 2006-274 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.

2025/08/25

MR

Patrick Brown, Mayor

Approved as to
content.

2025/Aug/25

AAP

Genevieve Scharback, City Clerk

(file reference, if applicable, or delete)

AMENDMENT NUMBER OP 2006-274
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this Amendment is to permit the development of single detached dwellings with a reduced lot width and depth on lands shown outlined on Schedule 'A'.

2.0 Location

The lands subject to this amendment are located south of Castlemore Road, east of Goreway Drive and west of McVean Drive. The lands have frontages of approximately 137 metres on Castlemore Road, and an area of approximately 1.05 hectares. The lands are legally described as 3827, 3847 & 3863 Castlemore Road Part of lot 10, Concession 8, N.D.

3.0 Amendments and Policies Relevant Thereto:

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

- a. By adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-274.

3.2 The document known as the Bram East Secondary Plan, as amended, is hereby amended:

- a. To add the following policy as Section 3.1.20c iv
 - iv. Notwithstanding Section 3.1.20.c.ii., within the lands that are municipally known as 3827, 3847, and 3863 Castlemore Road (which are located approximately 70m east of the intersection of Redwillow Road and Castlemore Road (west edge of the site), to approximately 205m (east edge of site), lots may have a minimum lot frontage of 15 metres and a minimum lot depth of 35 metres, provided it can be demonstrated that the lot configuration ensures a compatible transition and appropriate interface with the surrounding lotting pattern.



 Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0057_OPA_A

Date: 2025/06/11



Drawn by: LCarter

SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP~~2023~~# 2006-274

BY-LAW _____



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 136 - 2025

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

WHEREAS 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, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL RURAL ESTATE TWO – RE2	RESIDENTIAL SINGLE DETACHED E – R1E-15.0 RESIDENTIAL SINGLE DETACHED A – R1A-1804 RESIDENTIAL SINGLE DETACHED C – R1C-1819

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.

2025/08/25

MR

Patrick Brown, Mayor

Approved as to
content.

2025/Aug/25

AAP

Genevieve Scharback, City Clerk



0 20 40 Metres

 Zoning Boundary  Parcel Fabric  Street





0 125 250
Metres



Subject Lands

Street



brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0057_ZKM

Date: 2025/08/05

Drawn by: LCarter



KEY MAP

BY-LAW 136-2025