

**Adoption of Official Plan Amendment OP2006-240 (By-law 71-2023)  
and Zoning By-law 72-2023**

**11499 The Gore Road**

**Date of Decision: May 3, 2023**  
**Date of Notice: May 10, 2023**  
**Last Date of Appeal: May 29, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 71-2023, to adopt Official Plan Amendment OP2006-240, and By-law 72-2023, 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 – Candevcon Ltd. – 2537079 Ontario Inc., Ward 10, File: OZS-2022-0024.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of Official Plan Amendment OP2006-240:** To amend the Official Plan to facilitate a Day Nursery and Private School and building extension of 2,230.6 sq. metres.

**The Purpose and Effect of Zoning By-law 72-2023:** To amend the “Residential Rural Estate Two (RE2)” zone to permit a Day Nursery and Private School and building extension of 2,230.6 sq. metres.

**Location of Lands Affected:** 11499 The Gore Road East of The Gore Road and south of Mayfield 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](http://www.brampton.ca). Any further inquiries or questions should be directed to Emma De Melo, Planner, Planning, Building and Growth Management, at (905) 874-3874, or [Emma.Demelo@brampton.ca](mailto:Emma.Demelo@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.

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 29, 2023**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 71 - 2023

To Adopt Amendment Number OP 2006- 240 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- 240 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 3<sup>rd</sup> day of May, 2023.

Approved as to  
form.

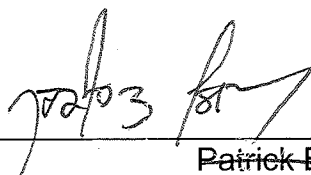
2023/04/25

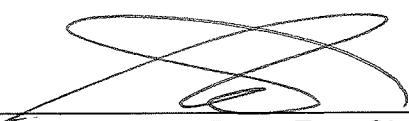
SDSR

Approved as to  
content.

2023/04/24

AAP

  
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~~Patrick Brown, Mayor~~  
HARKIRAT SINGH, DEPUTY MAYOR

  
\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 240

To the Official Plan of the  
City of Brampton Planning Area

**1.0 PURPOSE**

The purpose of this amendment is to add a Special Land Use Policy Area to permit a day nursery and private school for the property located at 11499 The Gore Road that will function as complementary uses within the “Estate Residential” designation.

The amendment addresses the integration of the proposed development with the existing estate residential community.

**2.0 LOCATION**

The property comprises an area of approximately 0.74 hectares (1.84 acres) in area and is located on the east side of The Gore Road, south of Mayfield Road.

The property is municipally known as 11499 The Gore Road, and legally described as Part of Lot 16, Concession 10 N.D. and Part 4 of Registered Plan 43R-38334 in the City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A as attached.

**3.0 AMENDMENTS AND POLICIES RELATIVE HERETO**

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

- (1) By changing, on Schedule ‘A’ (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule A from “Estate Residential” to “Estate Residential – Special Land Use Policy Area 22”.

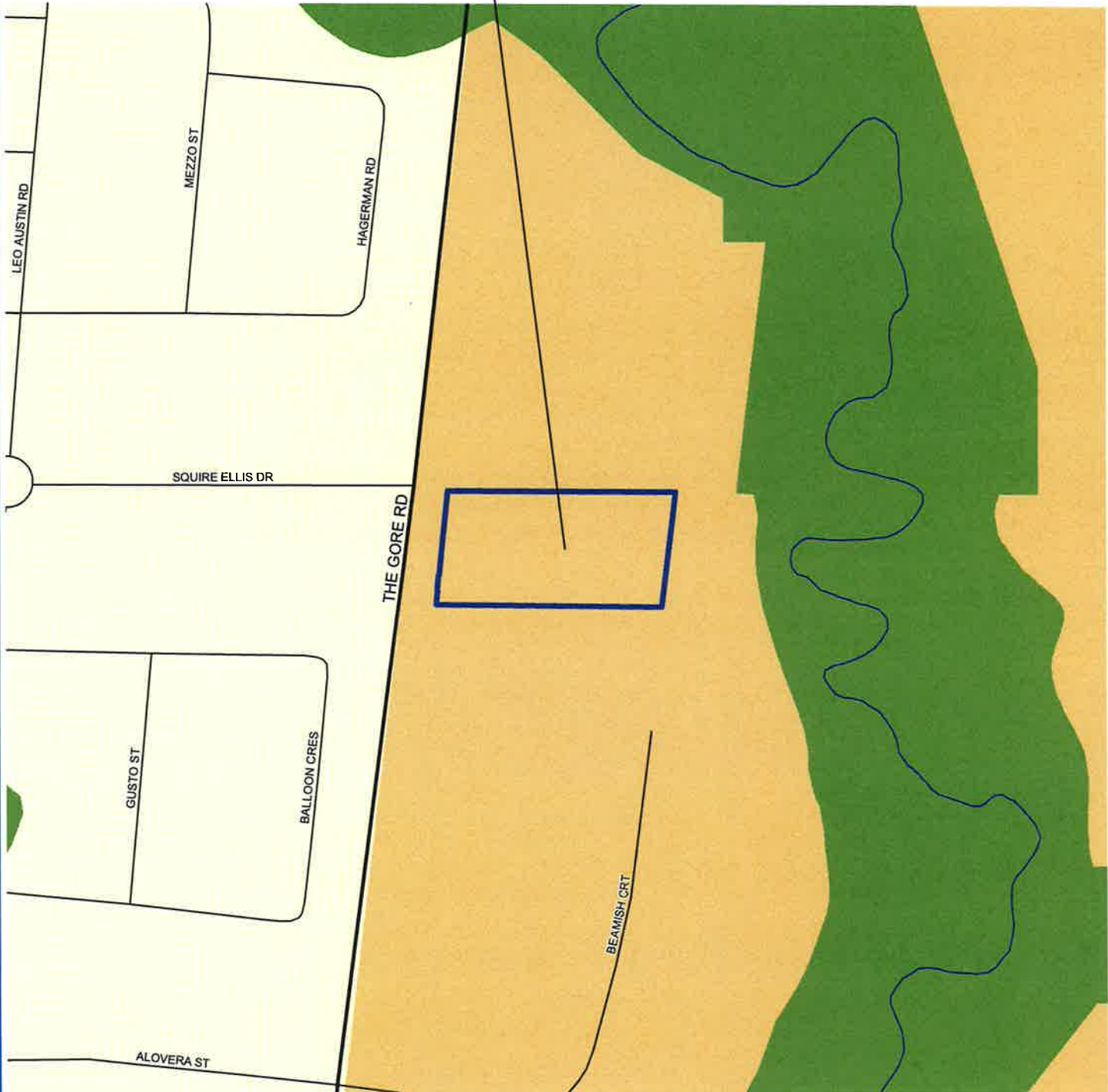
- (2) By adding the following new section:

**“4.14.3.21 Estate Residential – Special Land Use Policy Area 22:  
11499 The Gore Road**

- i) Lands designated Special Policy Area 22 may be used for a day nursery, a private school, and purposes accessory to the other permitted purposes.
- ii) The building shall be complementary to the form of development in the Estate Residential designation and shall have regard for the rural-like setting of the surrounding neighbourhood through architectural design and landscape treatment.”

- (3) By renumbering the subsequent sections accordingly.

LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL"  
TO "ESTATE RESIDENTIAL - SPECIAL LAND USE POLICY 22"



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND

OPENSOURCE

RESIDENTIAL
- ESTATE RESIDENTIAL

22

ESTATE RESIDENTIAL -  
SPECIAL LAND USE POLICY 22



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 72 - 2023

To amend 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, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Residential Rural Estate Two (RE2)	Residential Rural Estate Two – Section 3697 (RE2-3697)

(1) By Adding thereto the following sections:

“3697 The lands designated RE2 – Section 3697 of Schedule A to this by-law:

3697.1 shall be used for the purposed permitted within an RE2 zone and the following:

- (a) a Private School;
- (b) a Day Nursery; and,
- (c) purposes accessory to the other permitted uses.

3697.2 shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:	0.5 hectares
b) Minimum Lot Width:	60 metres
c) Minimum Rear Yard Depth:	7.5 metres
d) Minimum Front Yard Setback:	40 metres
e) Minimum North Interior Side Yard:	4.5 metres

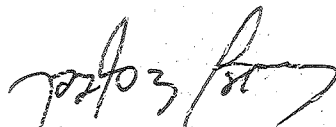
f) Minimum South Interior Side Yard:	3.95 metres
g) Maximum Lot Coverage:	25%
h) Minimum Landscaped Buffer Area:	<div>i) 1.5 metres along the interior side yard lot lines;</div> <div>ii) 3.0 metres along the rear yard lot line;</div> <div>iii) 3.0 metres along the front yard lot line.</div>
i) A privacy fence shall be installed along the rear lot line.	
j) Notwithstanding Section 10.10 garbage enclosure located within the required front yard shall be permitted with a fence height of 1.8 metres.	

3697.3 Shall also be subject to the requirements and restrictions relating to the RE2 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3697.2”

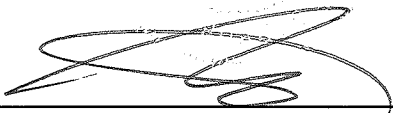
ENACTED and PASSED this 3<sup>rd</sup> day of May, 2023.

Approved as to  
form.  
  
2023/04/24\_  
  
SDSR

Approved as to  
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2023/04/24  
  
AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor

HARKIRAT SINGH, DEPUTY MAYOR

  
\_\_\_\_\_  
Peter Fay, City Clerk



SQUIRE  
ELLIS DR

THE GORE RD

RE2-3697

BEAMISH CRT



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0024\_ZBLA

Date: 2023/03/16

Drawn by: ckovac



**PART LOT 16, CONCESSION 10 N.D.**

BY-LAW 72-2023

**SCHEDULE A**

LEO AUSTIN RD

MAPLE SYRUP ST

HENNA ST

POCO ST

FALKLAND RD

MEZZO ST

HAGERMAN RD

SQUIRE ELLIS DR

GUSTO ST

BALLOON CRES

THE GORE RD

BEAMISH CRT

ALOVERA ST

BELLADONNA CIR

MARYSFIELD DR

DELRAY CRT

ST. JOHNS RD

KENNY CRT

COUNTRYSIDE DR

 SUBJECT LANDS



**KEY MAP**

Drawn by: ckovac

**BY-LAW 72-2023**