



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 55 - 2024

To adopt Amendment Number OP2006- 263 to the Official Plan of the  
City of Brampton Planning Area

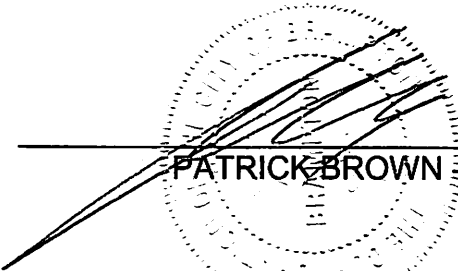

The Council of the Corporation of the City of Brampton in accordance with the provisions of the *Planning Act* R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 263 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 17<sup>th</sup> day of April, 2024.

Approved as to  
form.  
2024/03/29  
MR

Approved as to  
content.  
2024/03/07  
AAP

  
PATRICK BROWN MAYOR  
  
PETER FAY - CITY CLERK  
CHARLOTTE GRAYLEY, ACTING

AMENDMENT NUMBER OP 2006- 263  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to permit the development of townhouses and a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road. The lands have a frontage of approximately 80 meters on Mississauga Road, and an area of approximately 1.73 hectares, and are legally described as Part of Lot 4, Concession 5, WHS, Chinguacousy DES Parts 1, 2, and 3 of 43R17833.

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 amending Schedule A1 'Upscale Executive Housing Special Policy Areas' to the Brampton Official Plan to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation as shown on Schedule A to this amendment.
- b) by adding to the list of amendments pertaining to Secondary Plan Area Number 40(a) Chapter 40(d): The Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-263.

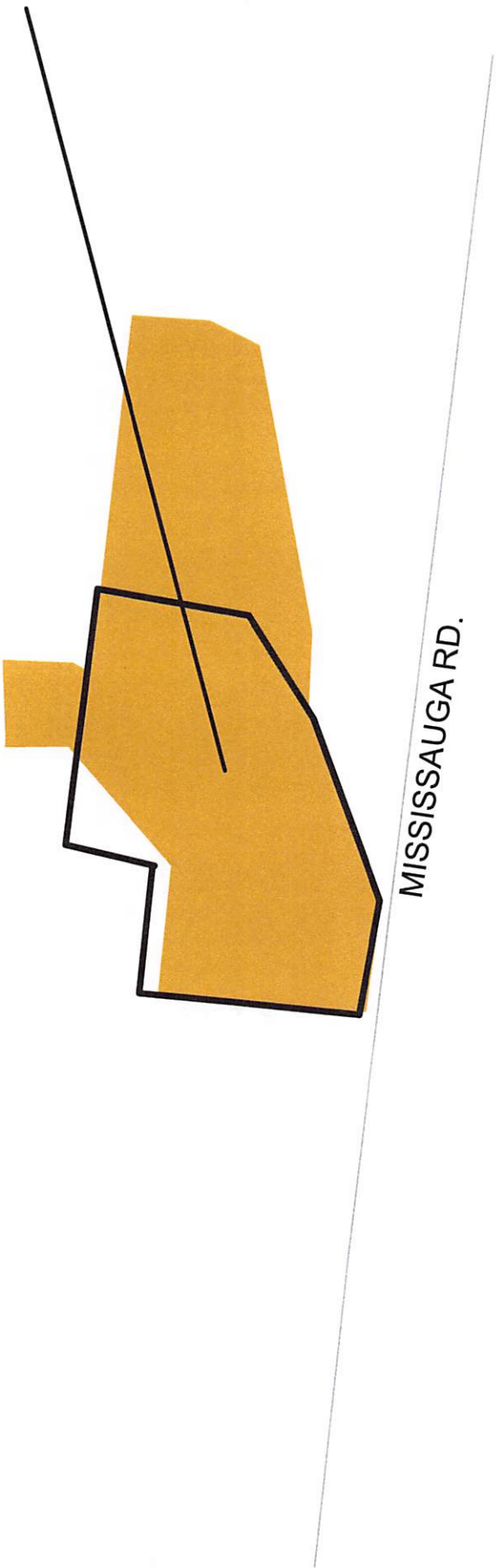
3.2 The portions of the document known as Bram West Secondary Plan Area 40(a), Chapter 40(d) being Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) by changing on Schedule SP40(a) of Chapter 40(d) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from 'Executive Residential' to 'Medium/High Density Residential'.
- b) by adding to Section 3.4.7 Medium/High Density Residential, as follows:
  - "3.4.7.1 On lands designated Medium/High Density Residential, located west of Mississauga Road, east of Rock Bluff Trail, between Embleton Road and Lionhead Golf Club Road, the following shall apply:
    - i. A maximum density of 148 units per net residential hectare.
    - ii. A maximum height of 6 storeys.
    - iii. A maximum floor space index of 1.31."

3.3 The portions of the document known as Riverview Heights Community Block Plan - Sub Area 40 – 3 of Part III of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) by amending the land use designation of the lands shown outlined on Riverview Heights Community Block Plan - Sub Area 40 – 3 from “Executive Residential” to “Medium/High Density Residential” as shown on Schedule C to this amendment; and,
- b) by amending Riverview Heights Community Block Plan - Sub Area 40 – 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

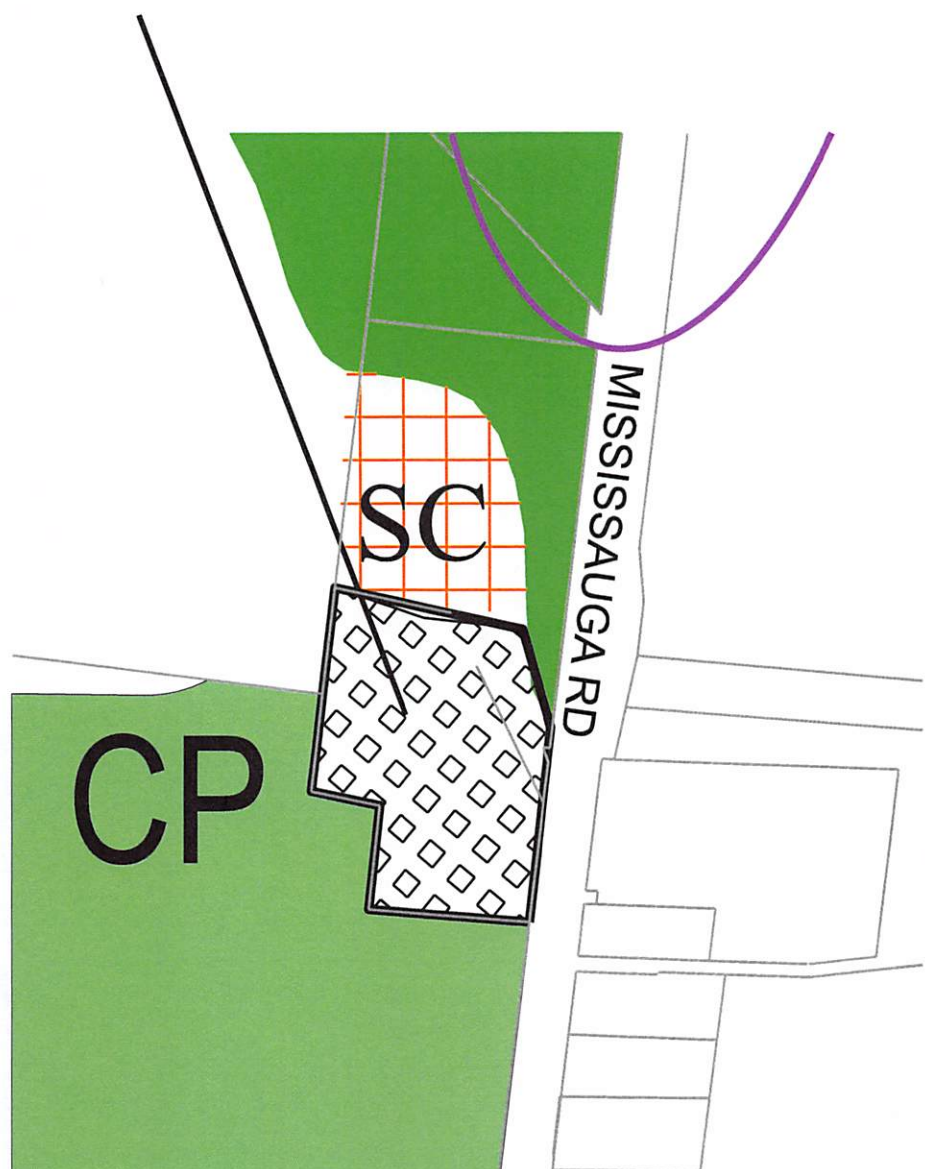
LANDS TO BE REMOVED FROM THE  
"UPSCALE EXECUTIVE HOUSING  
SPECIAL POLICY AREAS"



EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE  
HOUSING SPECIAL POLICY AREA) FROM THE DOCUMENT  
KNOWN AS THE BRAMPTON OFFICIAL PLAN

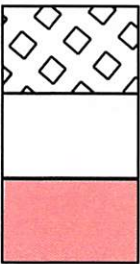
 UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

# LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL"



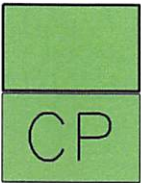
EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

## RESIDENTIAL:



- Executive Residential
- Low / Medium Density
- Medium/High Density Residential

## OPEN SPACE:



- Valleyland
- Community Park
- Primary Gateway



## EMPLOYMENT:



- Service Commercial



brampton.ca  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



SCHEDULE B TO OFFICIAL PLAN  
AMENDMENT OP2006# 263

BY-LAW # 55-2024



LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL" AND LOTTING TO BE DELETED



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEGITHS BLOCK PLAN

LEGEND		MNR Mapped Wetlands (approx. from air photography)		DEVELOPMENT LIMITS	
EXECUTIVE RESIDENTIAL (36.3 ha)	SC SERVICE COMMERCIAL (8.9 ha)	VISTAS (1.5 ha)	NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED	Limit of Development	Surveyed Feature Limits prepared by: MMM Group 10m buffer applied to dripline of mature forest top of bank & floodline 15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR.  Date: July 20, 2011 Revised: September 19, 2011 MALONE GIVEN PARSONS LTD.
VILLAGE RESIDENTIAL (4.1 ha)	SOSC SPECIALTY OFFICE AND SERVICE COMM'L (7.7 ha)	INSTITUTIONAL & SCHOOLS (30.0 ha)	DESIGNATED HERITAGE PROPERTY	Approximate Limit of Development	
LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)	CC CONVENIENCE COMMERCIAL (8.2 ha)	OPEN SPACE/ WOODLOTS (126.8 ha)	LISTED HERITAGE PROPERTY	Staked Dripline of Mature Forest	
MEDIUM DENSITY RESIDENTIAL (14.7 ha)	NC NEIGHBOURHOOD COMMERCIAL (7.8 ha)	SWM POND (21.6 ha)	PRIMARY GATEWAY	Staked Edge of Wetland (MNR July 2008)	
MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)	OC OFFICE CENTRE (4.2 ha)	ROADS/ WIDENINGS (76.7 ha)	MISSISSAUGA RD. STREETSCAPE ENHANCEMENT	Staked Top of Bank	
MIXED USE (4.0 ha)	PRESTIGE INDUSTRIAL (10.7 ha)	TOTAL AREA 465 ha		Stable Top of Slope	
	PARKS & PARKETTES (17.5 ha)				
		* Access to ponds L2 and L5 to be determined at the subdivision stage of development.			
		<1 Limited turn movements			

