



The Corporation of the City of Brampton

By-law

Number 59 - 2026

To adopt Amendment Number OP2023- 025 to the Official Plan of the City of
Brampton Planning Area

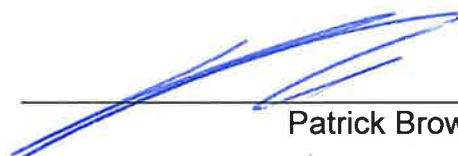
Now therefore the Council of The Corporation of the City of Brampton in
accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby
ENACTS as follows:

1. Amendment Number OP2023- 025 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 22nd day of April, 2026.

Approved by Legal Services:

Approved as to
form.
2026/April/15
AJC


Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to
content.
2026/April/15
AAP


Genevieve Scharback, City Clerk

(File No. OZS-2025-0005)

AMENDMENT NUMBER OP2023- 025
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the Fletcher's Meadow Secondary Plan (SPA 44) to permit the development of a two-storey mixed-use commercial building consisting of medical, retail and office uses on the lands outlined on Schedule 'A' to this Amendment.

2.0 Location:

The lands subject to this amendment are comprised of a parcel totaling approximately 0.38 hectares (0.94 acres) in area, located at the southeast corner of Creditview Road and El Camino Way. The lands have a frontage of approximately 65 metres on Creditview Road. The lands are municipally addressed as 10709 Creditview Road, in the City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Fletcher's Meadow Secondary Plan as attached and are legally described as Part of Lot 14, Concession 3 WHS, Former Township of Chinguacousy.

3.0 Amendments and Policies Relevant Thereto:

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

- a. By adding to the list of amendments pertaining to the Secondary Plan Area Number 44: The Fletcher's Meadow Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP2023-025.

3.2 The portions of the document known as the Fletcher's Meadow Secondary Plan, being Chapter 44, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. By changing on Schedule SP44(a) of Chapter 44 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this By-law from "Low / Medium Density Residential" to "Convenience Retail";

b. That the following text be added under Section 3.2.7.3:

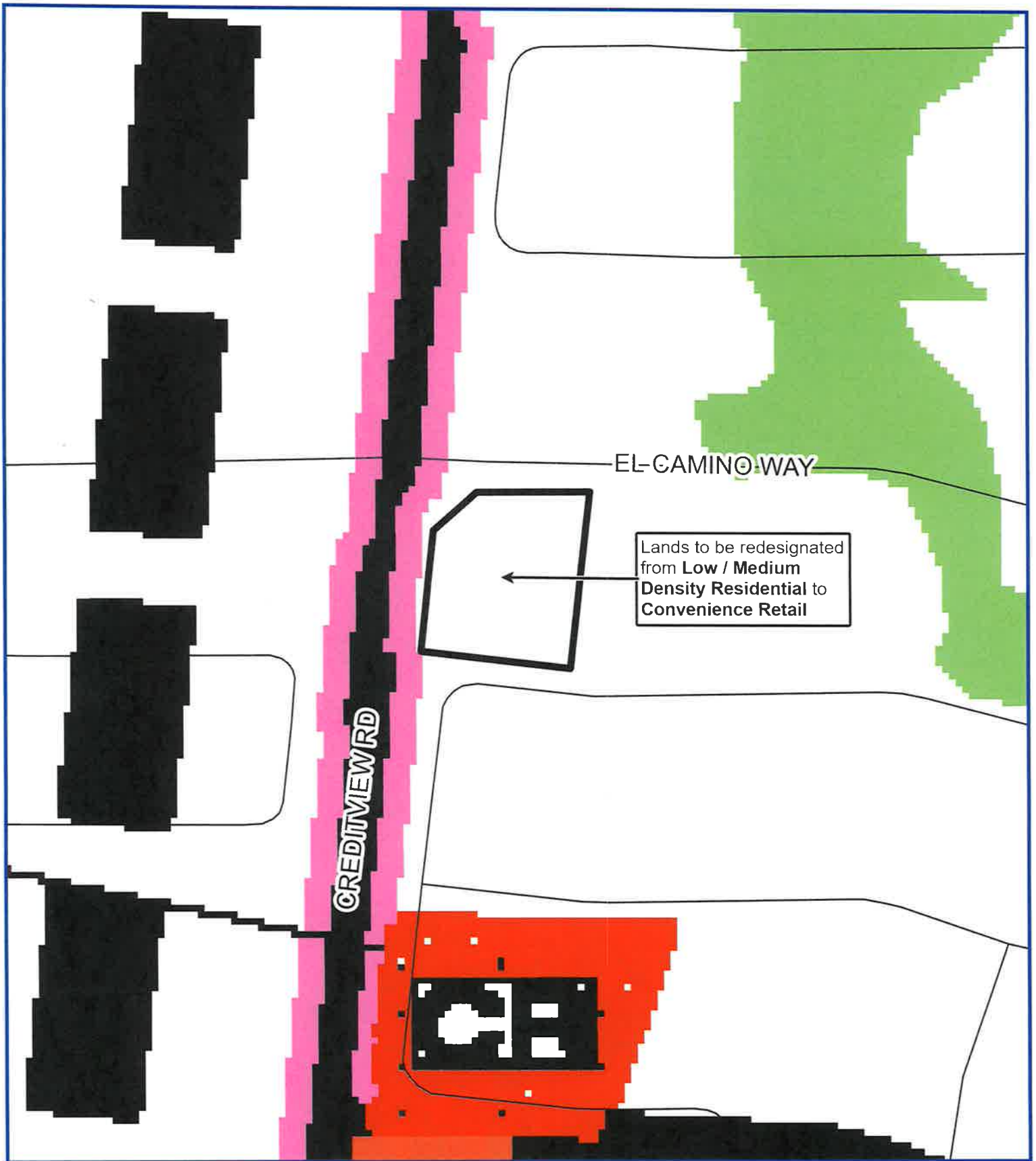
"3.2.7.4 The development of the lands designated "Convenience Retail" located at the south-east corner of Creditview Road and El Camino Way are permitted to develop with a two-storey mixed-use commercial building consisting of retail, medical and office uses. The building is to be located at the street edge, with an appropriate setback to animate the streetscape and enhance the pedestrian realm. Drive-through facilities on the site are not to be permitted. The Site design should:

- incorporate landscaping and building design treatments to minimize impacts on adjacent residential uses;
- include an integrated pedestrian network;
- direct illumination of parking area away from nearby residences to minimize intrusion and glare upon residential properties; and
- provide enclosed garbage/refuse storage within the building or within underground garbage (molok style) containers."



 Subject Lands





EXTRACT FROM Schedule SP 44(a) of the document known as the Fletchers Meadow Secondary Plan Land Use Plan

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / CLUSTER / HIGH DENSITY RESIDENTIAL

TRANSPORTATION

- GRADE SEPARATION
- ARTERIAL ROADS
- COLLECTOR ROADS
- GO TRANSIT SITE SPECIAL POLICY AREA 1

INSTITUTIONAL

- SENIOR PUBLIC SCHOOL
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP

COMMERCIAL

- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SPECIAL POLICY AREA

OPEN SPACE

- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- WOODLOT
- CEMETERY
- PRIMARY VALLEY LAND
- SECONDARY VALLEY LAND

- MIXED USE NODE
- TRANSCANADA GAS PIPELINE
- HYDRO
- SPILL AREA SPECIAL POLICY AREA 2
- STORM WATER MANAGEMENT FACILITY
- SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT

- Subject Lands
- Major Street
- Minor Street

