

**Adoption of Official Plan Amendment OP2023-009 (By-law 127-2025)  
and Zoning By-law 128-2025**

**9445 Clarkway Drive**

**Date of Decision: July 17, 2025**  
**Date of Notice: July 25, 2025**  
**Last Date of Appeal: August 14, 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 127-2025, to adopt Official Plan Amendment OP2023-009, and By-law 128-2025, 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 G-Force Urban Planners and Consultants, on behalf of Brampton and Regional Islamic Centre (BARIC), Ward 10 (File: OZS-2022-0019).

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 and Zoning By-law Amendment:**

To request an amendment to the Official Plan and an amendment to the Zoning By-law to facilitate the development of a new Place of Worship.

**Location of Lands Affected:** west side of Highway 50, south of Bellchase Trail and east of Clarkway Drive, legally described as Con 11, EHS, Part Lot 8, RP 43R5872, Part 1, and municipally known as 9445 Clarkway Drive.

**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 Chinoye Sunny, Planner, Planning, Building and Growth Management Services at [Chinoye.Sunny@brampton.ca](mailto:Chinoye.Sunny@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:** 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 August 14, 2025**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://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](http://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 127 - 2025

To adopt Amendment Number OP 2023-~~009~~ 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 2023-~~009~~ 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 July, 2025.

Approved as to  
form.

2025/07/17

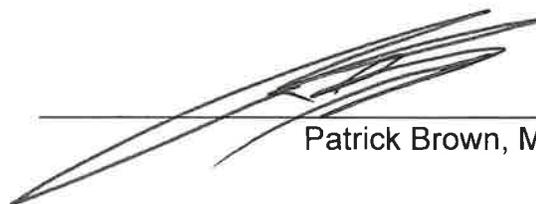
MR

Approved as to  
content.

2025/July/17

[Alex Sepe]

(OZS-2022-0019)



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023-009  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 PURPOSE:**

The purpose of this Amendment is to amend the Official Plan and the Bram East Secondary Plan (SPA 41) to permit the development of a Place of Worship on the lands shown outlined on Schedule 'A' to this amendment.

**2.0 LOCATION:**

The lands subject to this amendment are comprised of a parcel totaling 1.05 hectares (2.60 acres) in area. The lands are municipally known as 9445 Clarkway Drive. The lands are legally described as Part of Lot 8, Concession 11, Northern Division, Geographic Township of Toronto Gore, City of Brampton, Regional Municipality of Peel.

**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 as follows:

- 1) By amending the Official Plan to permit a Place of Worship on the lands shown outlined on Schedule 'A' to this amendment.
- 2) By adding to the list of amendments pertaining to the Secondary Plan Area 41: The Bram East Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023-009.

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

- 1) By adding the following as Special Land Use Policy Area 8: 9445 Clarkway Drive:

“8. Special Land Use Policy Area 8: 9445 Clarkway Drive

a) The lands subject to Special Land Use Policy Area 8 may be used for a “Place of Worship”. The primary location of the building shall be situated along the frontage of Clarkway Drive and the rear of the property shall be maintained as a “Natural Heritage System” area.”

3.3 The document known as Secondary Plan Area 41 – Bram East Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- 1) By amending Schedule 41(a) of the Bram East Secondary Plan to redesignate the lands from “Mixed Commercial/Industrial” to “Place of Worship” as shown in Schedule 'B' of this amendment.

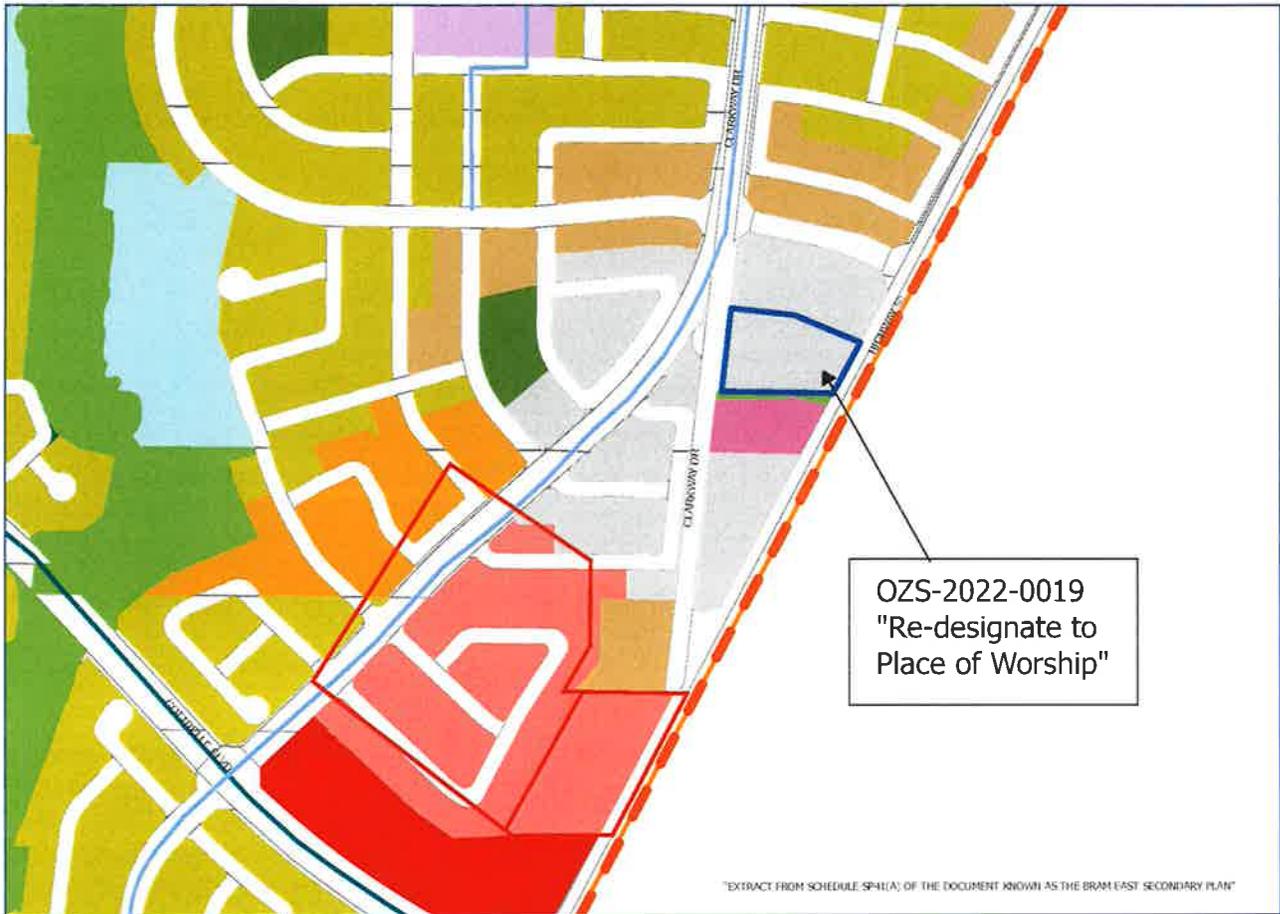
Approved as to Content:

A.S [7.17.2025]

Alex Sepe, MCIP, RPP

Acting Director, Development Services

Planning and Building Division



- LAND USE:**  
 - - - SECONDARY PLAN BOUNDARY
- RESIDENTIAL LANDS:**  
 - ESTATE RESIDENTIAL  
 - LOW DENSITY  
 - LOW / MEDIUM DENSITY  
 - MEDIUM DENSITY  
 - MEDIUM / HIGH DENSITY  
 - CLUSTER / HIGH DENSITY
- EMPLOYMENT LANDS:**  
 - OFFICE NODE  
 - MIXED COMMERCIAL / INDUSTRIAL  
 - DISTRICT RETAIL  
 - NEIGHBOURHOOD RETAIL  
 - COMMERCIAL RETAIL  
 - HIGHWAY / SERVICE COMMERCIAL
- ROAD NETWORK:**  
 - HIGHWAY  
 - MAJOR ARTERIAL  
 - MINOR ARTERIAL  
 - COLLECTOR ROAD  
 - LOCAL ROAD
- OPEN SPACE:**  
 - VALLEYLAND  
 - CONSERVATION LANDS  
 - PRIVATE COMMERCIAL RECREATION  
 - COMMUNITY PARK  
 - NEIGHBOURHOOD PARK  
 - WOODLOT  
 - STORM WATER MANAGEMENT FACILITY  
 - CEMETERY
- INSTITUTIONAL:**  
 - ELEMENTARY SCHOOL  
 - SENIOR PUBLIC SCHOOL  
 - SECONDARY SCHOOL  
 - PLACE OF WORSHIP  
 - FIRE STATION  
 - HERITAGE RESOURCE  
 - OPS 201 (WAKOBI/OS)  
 - WATER LINES

OZS-2022-0019  
 "Re-designate to  
 Place of Worship"

"EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN"

**BRAMPTON**  
 0 0.1 0.1 0.2  
 Kilometers  
 Date: 2025/06/12

**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**  
 OP 2023# OP 2023-009  
 BY-LAW 127-2025



Special Land Use Policy Area 8

Last Updated - OP06-298

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

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





 City Limit





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 128 - 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 Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Institutional One (H) - Section 3842 (I1(H)-3842)  Open Space (OS)

(2) By adding thereto the following sections:

"3842 The lands designated I1(H)-3842 on Schedule A to this by-law:

3842.1 Shall only be used for the following purposes:

1) The purposes permitted in the Institutional One (I1) zone;
2) Purposes accessory to the Place of Worship

3842.2 Shall be subject to the following requirements and restrictions:

(1) Front Lot Line	For the purpose of this by-law Clarkway Drive shall be deemed the front lot line.
(2) Minimum Front Yard Depth	6.0 metres
(3) Minimum Rear Yard Depth	77 metres
(4) Minimum Side Yard Depth	13.5 metres

(5) Maximum Building Height	14 metres (excluding the height of the Dome and Minaret)
(6) Minimum Parking Spaces	135 Parking Spaces
(7) Maximum Gross Floor Area	3,400 square metres

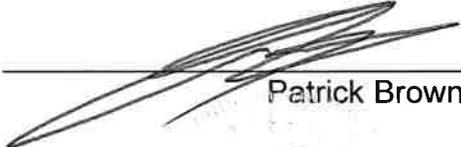
3842.3 Holding (H):

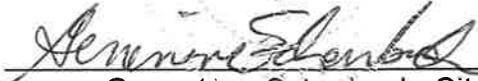
- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
  - a. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to register an Environmental Easement Agreement on the remnant woodland to allow the City access and to monitor the natural heritage feature on the subject lands to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  - b. Prior to the lifting of the Holding (H) symbol, the owner shall provide off-site compensation planting on lands within the Humber Watershed in Brampton to create 0.422 hectares of woodland to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 17<sup>th</sup> day of July, 2025.

Approved as to form.  
2025/07/17  
MR

Approved as to content.  
2025/July/17  
[Alex Sepe]

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk

(OZS-2022-0019)

SNAPDRAGON SQ

BELLCHASE TRAIL

BURNSTOWN CIR

I1(H)-3842

OS

VERSAILLES CRES

CLARKWAY DR

HIGHWAY 50

UGRASEN ST



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0019\_ZBL

Date: 2025/06/13

Drawn by: CAntoine



**PART LOT 10, CONCESSION 11 N.D**

**BY-LAW 128-2025**

**SCHEDULE A**



 SUBJECT LANDS

