

**Adoption of Official Plan Amendment OP2023-270 (By-law 82-2025)  
and Zoning By-law 83-2025**

**11038 The Gore Road**

**Date of Decision: May 14, 2025**

**Date of Notice: May 28, 2025**

**Last Date of Appeal: June 17, 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 82-2025, to adopt Official Plan Amendment OP2023-270, and By-law 83-2025, 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 Candevcon Group Inc., Siva Rama Kirshna Prasad Ari, Ward 10 (File: OZS-2024-0004).

The decision of Council is final if a notice of appeal is not received, in accordance with the *Planning Act*, on or before the last day for filing such notice, as noted.

**The Purpose and Effect of the Official Plan Amendment:**

To amend the amend the Vales of Humber Secondary Plan to permit the lands known as 11038 The Gore Road to be developed with low-density residential uses and a total of five dwellings.

By-law 82-2025 adds a list of amendments pertaining to Secondary Plan Area Number 50: Vales of Humber as set out in Part II: Secondary Plans and Part Three: Block Plans 50-1 and 50-2, thereof, Amendment Number OP2006-270

It amends the portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, by creating 'Special Policy Area 4C' within Schedule 1A 'Executive Housing Policy Areas' of the Brampton Official Plan as identified in Schedule 'A' of the amendment.

The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Vales of Humber Secondary Plan, being Chapter 50, of Part II of the City of Brampton Official Plan, as amended, are also further amended by changing on Schedule SP50(A), the land use designation of the lands shown on Schedule 'B' of the amendment from "Executive Residential" to "Special Policy Area 2".

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

To rezone the lands to permit the development of three single detached dwellings and two linked single detached dwellings, with a total of five units.

**Location of Lands Affected:** east of McVean Drive, north of Countryside Drive, west of The Gore Road and south of Mayfield Road, municipally known as 11038 The Gore 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 Sadaf Shahid Hussain, Planner, Planning, Building and Growth Management Services at [Sadaf.shahidhussain@brampton.ca](mailto:Sadaf.shahidhussain@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-24002B.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made 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
- If the e-file portal is down, you can submit your 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 June 17, 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).

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.

**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 82 - 2025

To adopt Amendment Number OP2023-270 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:

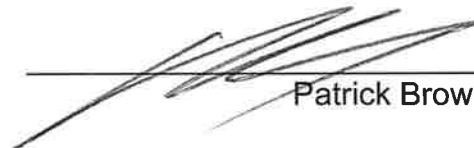
1. Amendment Number OP2023-270 to the Official Plan of the City of  
Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 14th day of May, 2025.

Approved as to  
form.

2025/May/06

MR

  
Patrick Brown, Mayor

Approved as to  
content.

2025/May/06

AAP

  
Genevieve Scharback, City Clerk

(OZS-2024-0004)

AMENDMENT NUMBER OP 2006 – 270

To the Official Plan of the  
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Vales of Humber Secondary Plan to permit the lands known as 11038 The Gore Road to be developed with low-density residential uses. The amendment creates ‘Special Policy Area 4C’ within Schedule 1A ‘Executive Housing Policy Areas’ of the Brampton Official Plan as identified in **Schedule ‘A’**. The amendment also creates a ‘Special Policy Area 2’ in the Vales of Humber Secondary Plan (Area 50) as identified on **Schedule ‘B’** and Vales of Humber Block Plan 50-1 and 50-2 as identified on **Schedule ‘C’**.

2.0 Location:

The lands subject to this amendment are located approximately 50 metres (164.042 feet) west of The Gore Road, 50 metres (164.042 feet) north of Countryside Drive, having a frontage of approximately 75 metres (246.063 feet) on the west side of The Gore Road, and an area of 0.589 hectares (1.455 acres). The lands are legally described as Lot 16, Concession 9 N.D. in the City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 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 50: Vales of Humber Secondary Plan as set out in Part II: Secondary Plans and Part Three: Block Plans 50-1 and 50-2, thereof, Amendment Number OP 2006-270
- b) By amending Schedule A1 ‘Executive Housing Policy Areas’ of the Brampton Official Plan to identify a ‘Special Policy Area 4C’ as shown on Schedule A of this attachment.
- c) By adding the following as new policy as Section 4.2.2.11 Special Policy Area 4C as follows:

**“4.2.2.11 Special Policy Area 4C**

Notwithstanding the permitted typologies and lot sizes policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 4C on Schedule A1 may be developed for wider range of housing types that incorporate the executive housing elements

and design policy objectives of the Upscale Executive Housing designation. “

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Vales of Humber Secondary Plan, being Chapter 50, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

a) By changing on Schedule SP50(A), the land use designation of the lands shown on Schedule ‘B’ to this amendment from “Executive Residential” to “Special Policy Area 2”.

b) By adding the following new policy as Section 5.6.2 to the Vales of Humber Secondary Plan:

“Special Policy Area 2” as designated on Schedule SP50(A) applies to those lands on the northwest corner of The Gore Road and Countryside Drive.

c) Permitted uses - The lands shown on “Special Policy Area 2” on Schedule SP50(A) shall be developed for linked single detached dwellings, that are connected at foundation.

d) By permitting a maximum lot width of 9.0 meters for Linked single detached dwellings.

e) By reinforcing that a range of diverse yet superior detached dwelling housing choices are to be provided, expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations and roof lines, are to be provided and any proposal for residential development will have regard for the transition and physical integration with adjacent forms of development, and effective separation and buffering from roads and other noise sources shall be provided.

f) By introducing the definition of a linked single detached dwelling which will mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.



VALES OF HUMBER  
SECONDARY PLAN

LANDS TO BE ADDED  
TO "SPECIAL POLICY AREA 4C"

THE GORE RD

OZS-2024-0004

COUNTRYSIDE DR

HIGHWAY 427  
INDUSTRIAL  
SECONDARY PLAN

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



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

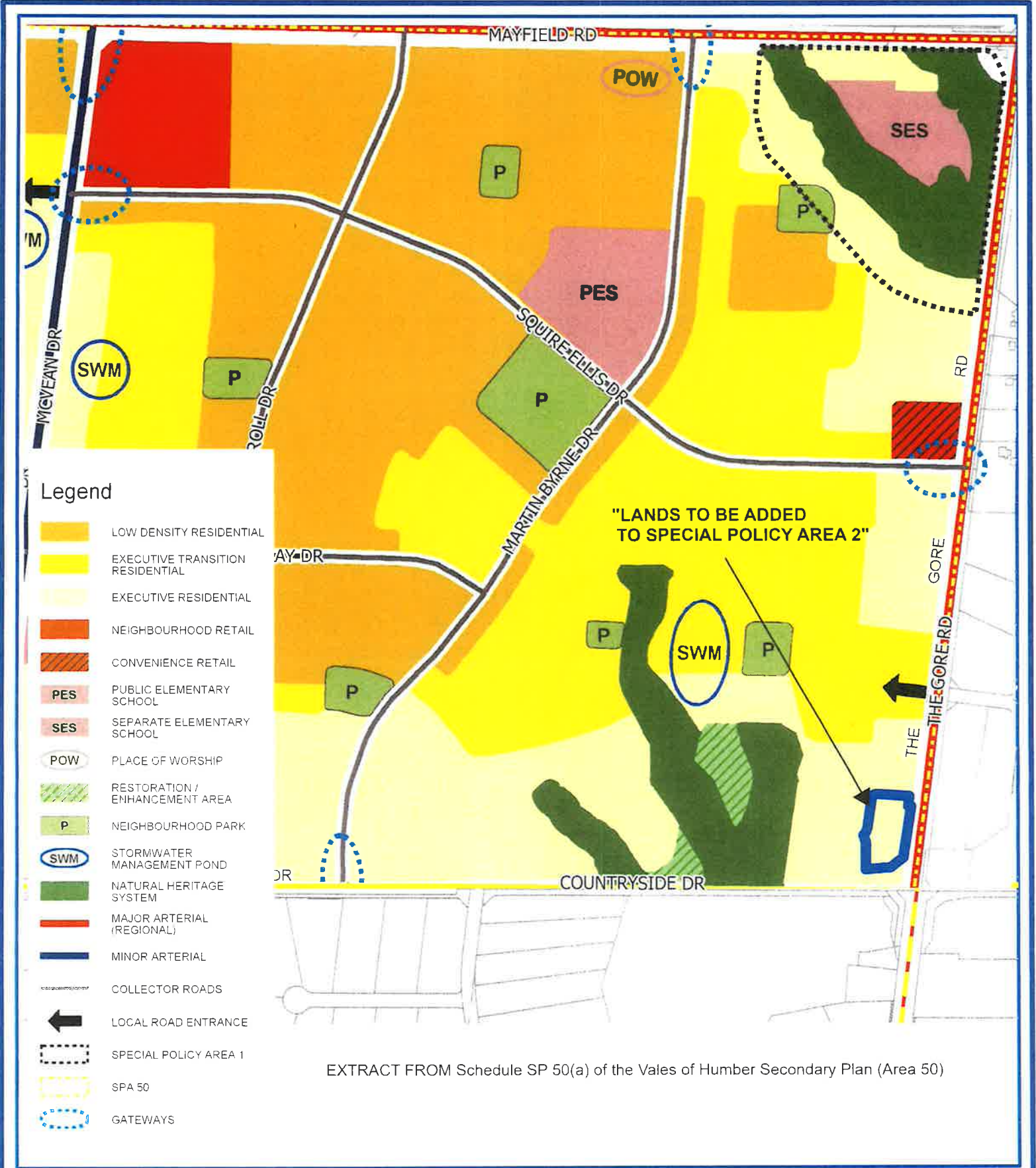
File: OZS-2024-0004\_OPA\_A  
Date: 2025/05/01



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**  
OP2006# 270

BY-LAW 82-2025

Drawn by: CAntoine



**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT



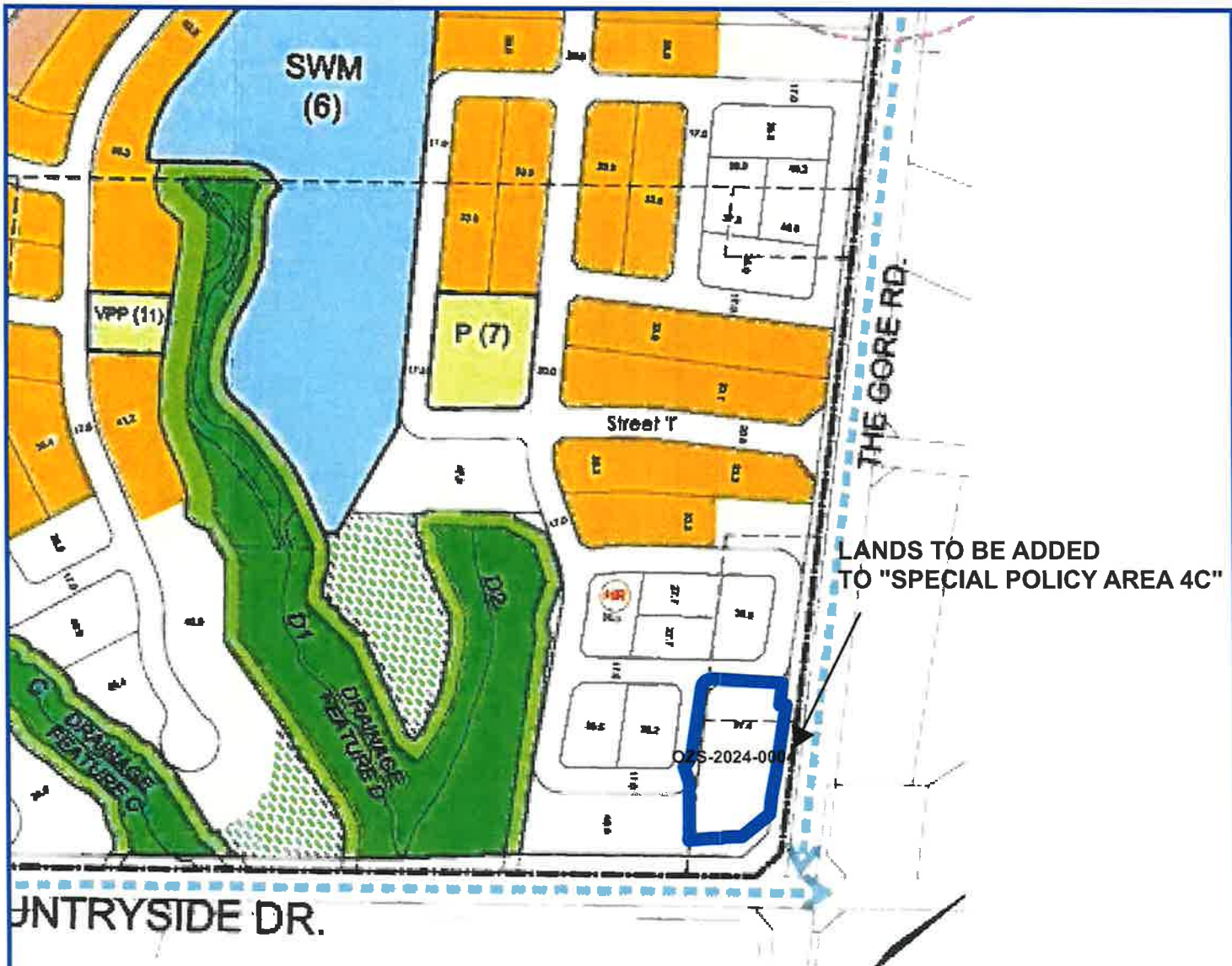
**SCHEDULE B TO OFFICIAL PLAN AMENDMENT**  
OP2006# 270

File: OZS-2024-0004\_OPA\_B

Date: 2025/02/20

Author: CAntoine





Extract from the Vales of Humber Block Plan -2

- |                                  |   |  |                       |   |
|----------------------------------|---|--|-----------------------|---|
| Low Density Residential          | Neighbourhood Retail  | Natural Heritage System                                      | LP Local Park         | Roundabout  |
| Executive Transition Residential | Convenience Retail  | Buffer   | P Parkette            | Block Plan Boundary                                 |
| Executive Residential            | Place of Worship  | Restoration / Enhancement Area (Exact area to be determined) | VPP Vest Pocket Park  | 24m - Collector Road                                |
| School                           | SWM Stormwater Management (The Stormwater management plans, the parameters and rules are subject to consultation) | Heritage Resource (Approximate Location)                     | Community Gateway     | 23m - Collector Road                                |
|                                  |   |  | Neighbourhood Gateway | Proposed Walkway (Final location to be confirmed)   |
|                                  |   |  |                       | Conceptual Walkway (Final location to be confirmed) |
|                                  |   |  |                       | Multi-use Pathways In Arterial Road Boulevards      |
|                                  |   |  |                       | Sidewalk Paths                                      |



**BRAMPTON**  
Flower City

brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0004\_OPA\_C

Date: 2025/05/01



**SCHEDULE C TO OFFICIAL PLAN AMENDMENT**  
OP2006# 270

BY-LAW 82-2025

Drawn by: CAntoine



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 83 - 2025

To amend Comprehensive 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:
  - a. By changing on Schedule A hereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Residential Rural Estate Two (RE2)  Residential Single Detached E – 15.0 – 2388 (R1E-15.0 – 2388)	Residential Single Detached E- 13.4 – Section 3828 (R1E-13.4-3828)

- b. By adding thereto the following sections:

“3828 The lands designated R1E-13.4-3828 on Schedule A to this by-law:

3828.1 Shall only be used for the following purposes:

1. Single Detached Dwelling
2. Linked Single Detached Dwelling

3828.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: Minimum 15m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot width shall be 9m;
- (b) Minimum Lot Area: Minimum 779 sq.m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot area shall be 1186 sq.m;
- (c) Minimum Lot Depth: Minimum 49m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum lot depth shall be 51m;

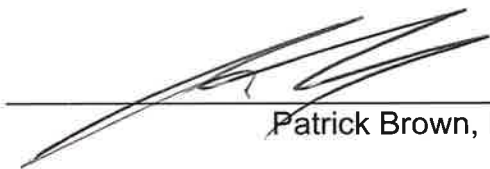
- (d) Minimum Front Yard Depth: Minimum 4.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum front yard depth shall be 17m;
- (e) Minimum Rear Yard Depth: Minimum 7.5m, except for a linked single detached dwelling on a lot where the side lot lines converge toward the front lot line the minimum rear yard depth shall be 10.8m;
- (f) Minimum Interior Side Yard Width: Minimum 1.2m on each side;
- (g) Minimum Exterior Side Yard Width: Minimum 3.0m;
- (h) Minimum Landscaped Open Space: Notwithstanding 10.9.1B(4)(a) and 10.9.1B(7), on a lot having a linked single detached dwelling and where the side lot lines converge toward the front lot line, 0.6m of permeable landscaping shall be maintained abutting one side lot line, except within 3 metres of the street lot line and within the road right-of-way where the side lot lines converge toward the street in which case less than 0.6 metres may be provided.
- (i) Garage control:
  - i. The maximum cumulative garage door width for lots having a lot width of 15m or greater shall be 5.5m;
  - ii. The maximum cumulative garage door width for lots having a lot width less than 10.0 m shall be 5.0 m
- (j) Encroachment: A balcony or porch may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;

A balcony or deck may project into the minimum rear yard a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres.

3828.3 For the purpose of Section 3828.3, **LINKED SINGLE DETACHED DWELLING** shall mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.”

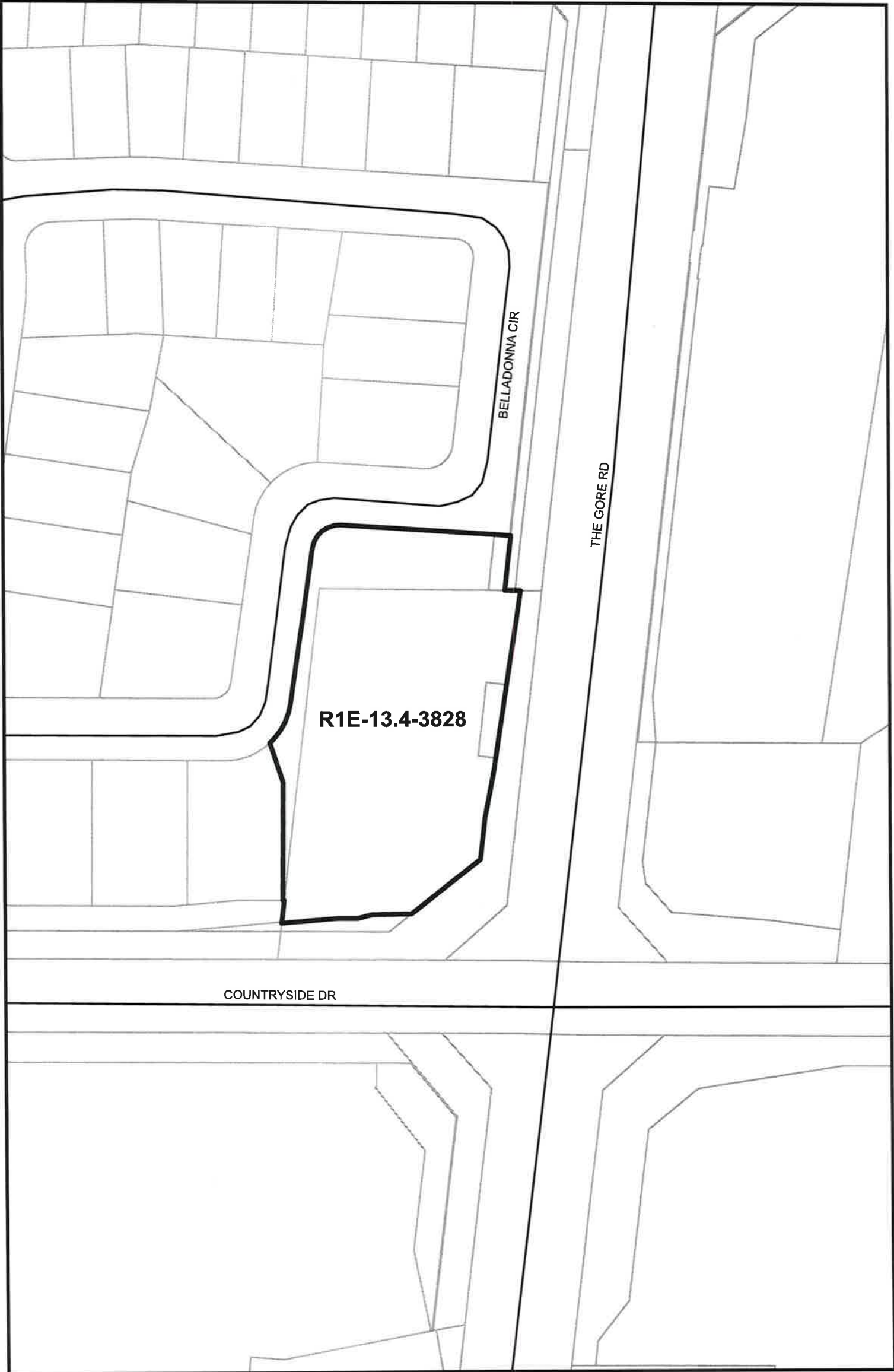
ENACTED and PASSED this 14th day of May, 2025.

Approved as to  
form.  
2025/May/05  
MR

  
Patrick Brown, Mayor

Approved as to  
content.  
2025/May/02  
AAP

  
Genevieve Scharback, City Clerk



0 50 Metres

 Subject Lands  Street  Parcel Fabric



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT



**LOT 16, CONCESSION 9 N.D**

File: OZS-2024-0004\_ZBL

Date: 2025/02/19

Drawn by: CAntoine

BY-LAW 83-2025

SCHEDULE A



BELLADONNA CIR

THE GORE RD

COUNTRYSIDE DR



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0004\_ZBLA

Date: 2025/02/19

Drawn by: CAntoine

## KEY MAP

BY-LAW 83-2025