



The Corporation of the City of Brampton

By-law

Number 3 - 2026

To adopt Amendment Number OP-2023 - 017

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:

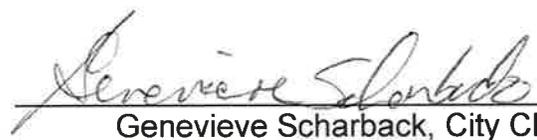
1. Amendment Number OP 2023 - 017 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 21st day of January, 2026.

Approved as to
form.
2026/January/14
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/January/13
AAP


Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023 - 017

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Countryside Villages Secondary Plan Area 48(b) to permit the lands municipally known as '0' and 11860 Bramalea Road to be developed with medium and high density residential uses.

2.0 Location:

The lands subject to this amendment are located on the west side of Bramalea Road, south of Mayfield Road, are municipally known as '0' and 11860 Bramalea Road, and have a gross area of 0.81 hectares (2.0 acres).

3.0 Amendments and Policies Relative 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 Secondary Plan Area 48b: Countryside Villages Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023-017

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as it relates to the Countryside Villages Secondary Plan Area 48(b) (Part II Secondary Plans, as amended) is hereby further amended:

a) By changing on Schedule SP 48(a), the lands shown on Schedule 'A' to this amendment from "Medium Density Residential" to "High Density Residential 1" and adding a High Density Residential 1 designation to the legend, as shown on Schedule A to this amendment;

b) By changing on Schedule SP 48(a), the lands shown on Schedule 'A' to this amendment from "Medium Density Residential" to "Valleyland";

c) By adding the following as Section 5.2.8 to Section 5.2 of Part II: Secondary Plan:

5.2.8 High Density Residential 1:

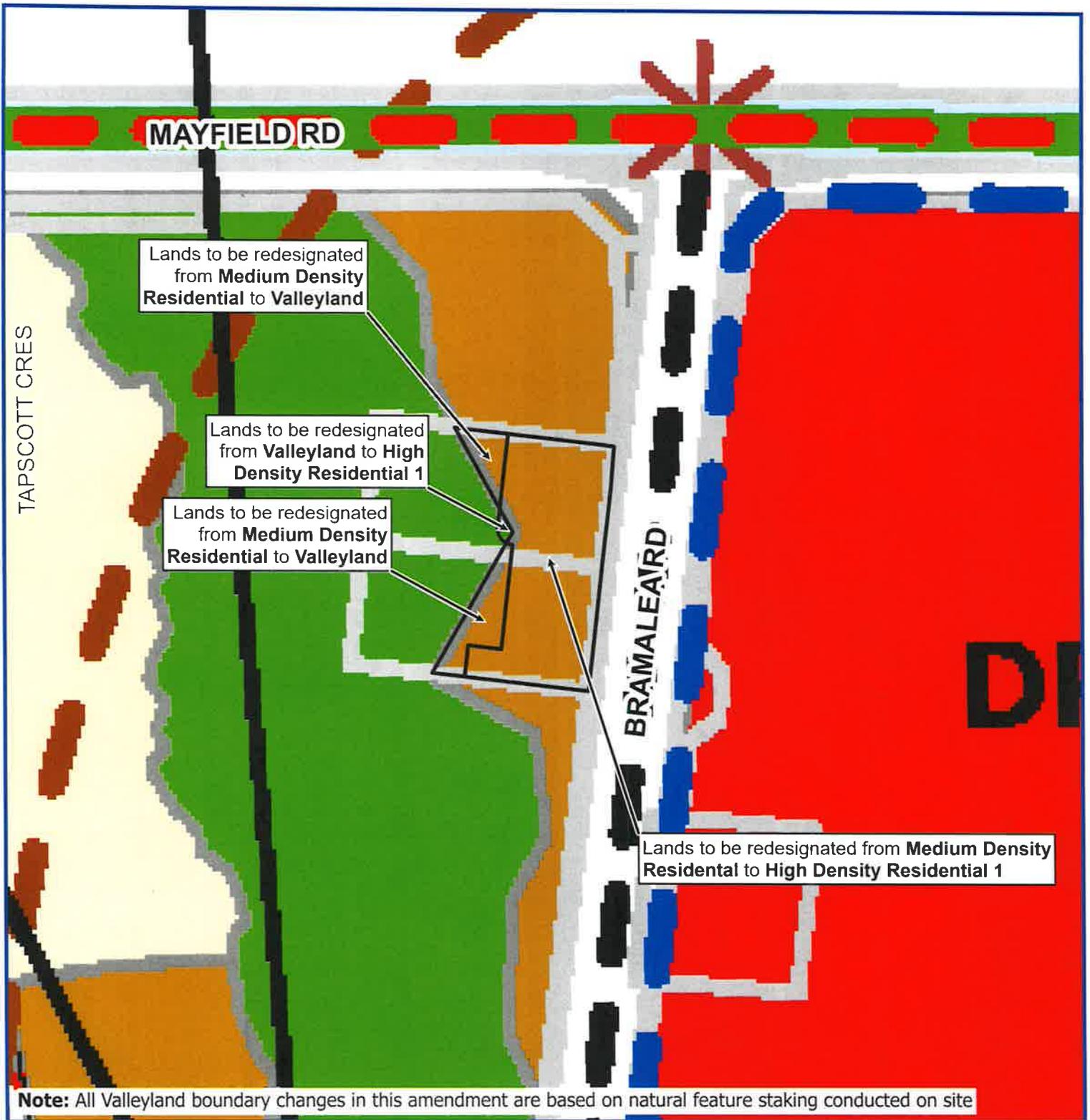
5.2.8.1 The lands shall permit townhouses, townhouse structure types, low to mid-rise apartments, and high-rise apartments.

5.2.8.2 *The lands are permitted to have a maximum density of 550 units per net residential hectare.*

5.2.8.3 *The lands shall permit a maximum building height of 15-storeys (exclusive a roof structure used to house enclosed stairways and or mechanical equipment).*

5.2.8.4 *The following shall apply to the lands:*

- i. Retail, commercial, office, and restaurant uses are permitted on the ground floor of an apartment building;*
- ii. A maximum Gross Floor Area of 14,815m² (exclusive of an underground parking garage, all accessory buildings and structures);*
- iii. Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape.*



Note: All Valleyland boundary changes in this amendment are based on natural feature staking conducted on site

EXTRACT FROM Schedule SP 48(a) Countryside Villages Secondary Plan Area 48 Chapter 48(b)

Lands subject to amendment

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR
- MAJOR ARTERIAL (REGIONAL)
- MINOR ARTERIAL

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LIVE / WORK
- HIGH DENSITY

INSTITUTIONAL

- PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- PUBLIC MIDDLE SCHOOL
- SEPARATE ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- SEPARATE SECONDARY SCHOOL
- PLACE OF WORSHIP

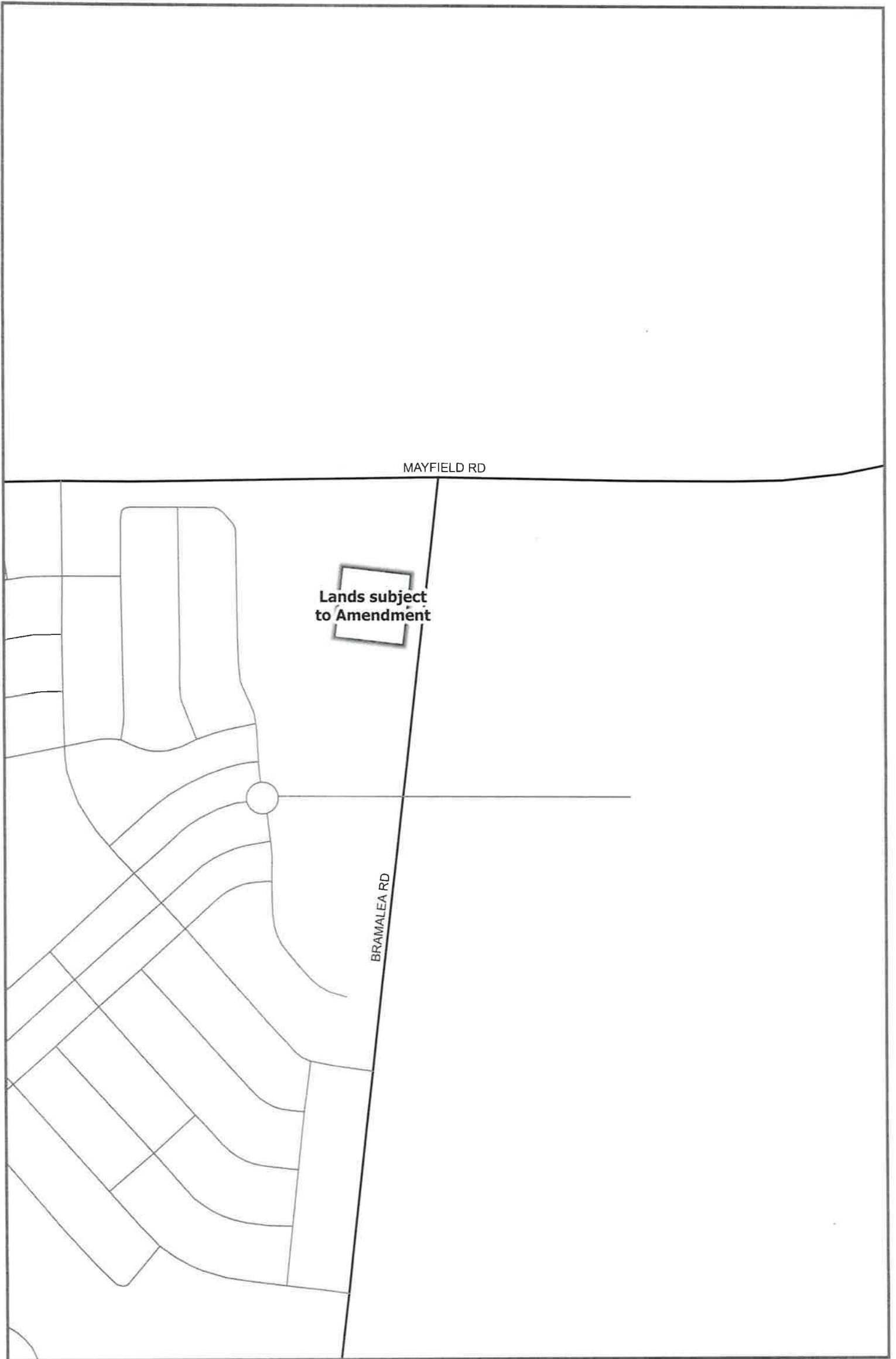
COMMERCIAL

- DISTRICT RETAIL
- MOTOR VEHICLE COMMERCIAL
- CONVENIENCE RETAIL
- NEIGHBOURHOOD RETAIL
- MIXED USE
- VILLAGE CORE

- SPECIAL POLICY AREA
- AMENDMENT AREA

RECREATION / HERITAGE / MANAGEMENT

- CITY WIDE PARK
- NEIGHBOURHOOD PARK
- VALLEYLAND
- WOODLOT
- STORM WATER MANAGEMENT FACILITY



MAYFIELD RD

Lands subject to Amendment

BRAMALEA RD

Subject Lands
 GISPRD.STREETS
— MINOR
MAJ_MIN
MAJOR



KEY MAP