



The Corporation of the City of Brampton

By-law

Number 123 - 2026

To adopt Amendment Number OP 2023- 033

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, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2023- 033 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 8th day of July, 2026.

Approved as to
form.

2026/June/26

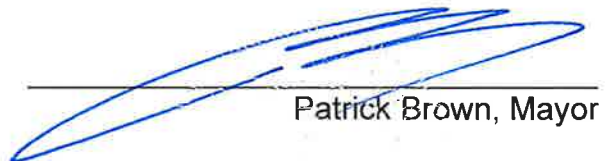
AJC

Approved as to
content.

2026/June/26

Allan A. Parsons

(OZS-2023-0022)


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023- 033

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to amend the 2023 Official Plan of the City of Brampton, Mount Pleasant Secondary Plan (SPA 51), and Mount Pleasant Block Plan 51-2 to include additional land use permissions for lands shown outlined on Schedules 'A' - 'C' to this Amendment.

2.0 Location:

The lands subject to this amendment are located at the southwest corner of McLaughlin Road and Mayfield Road. The lands have a gross area of 5.65 hectares (13.96 acres) and are legally described as:

PT LT 17 CON 2 WHS CHINGUACOUSY; PARTS 1-6, PLAN 43R40803; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2, 3, 4 & 5 ON 43R40803 AS IN PR4029696; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 3 & 4 ON 43R40803 AS IN PR4029699; SUBJECT TO AN EASEMENT OVER PARTS 5 & 6, 43R40803 AS IN PR4090591; CITY OF BRAMPTON

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:

1. By revising Schedule 2 of the 2023 Official Plan as outlined on Schedule 'A' to this amendment from 'Neighborhoods' to 'Mixed Use';
2. By adding to the list of amendments pertaining to Secondary Plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 033.

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding to "Schedule SP 51(a)" of the Mount Pleasant Secondary Plan, to designate the lands located at the southwest corner of McLaughlin Road and Mayfield Road as shown on Schedule 'B' to this amendment:
 - a) By redesignating the lands west of the Natural Heritage System Channel from 'Low/Medium Density' to 'Low/Medium Density' and 'Special Policy Area 3';
 - b) By redesignating the lands east of the Natural Heritage System Channel from 'Medium Density' to 'Neighbourhood Retail' and 'Mixed Use Area 8'; and
 - c) By redesignating a portion of the lands at the northeast corner of the subject lands from 'Neighbourhood Retail' to 'Neighbourhood Retail' and 'Mixed Use Area 8'
2. By adding the following as Section 5.1.3.7 Special Policy Area 3 to Section 5 of Chapter 51 of Part II: Secondary Plans:

“5.1.3.7 Special Policy Area 3, located at the southwest corner of McLaughlin Road shall permit a maximum density of 52 units per net residential hectare.”

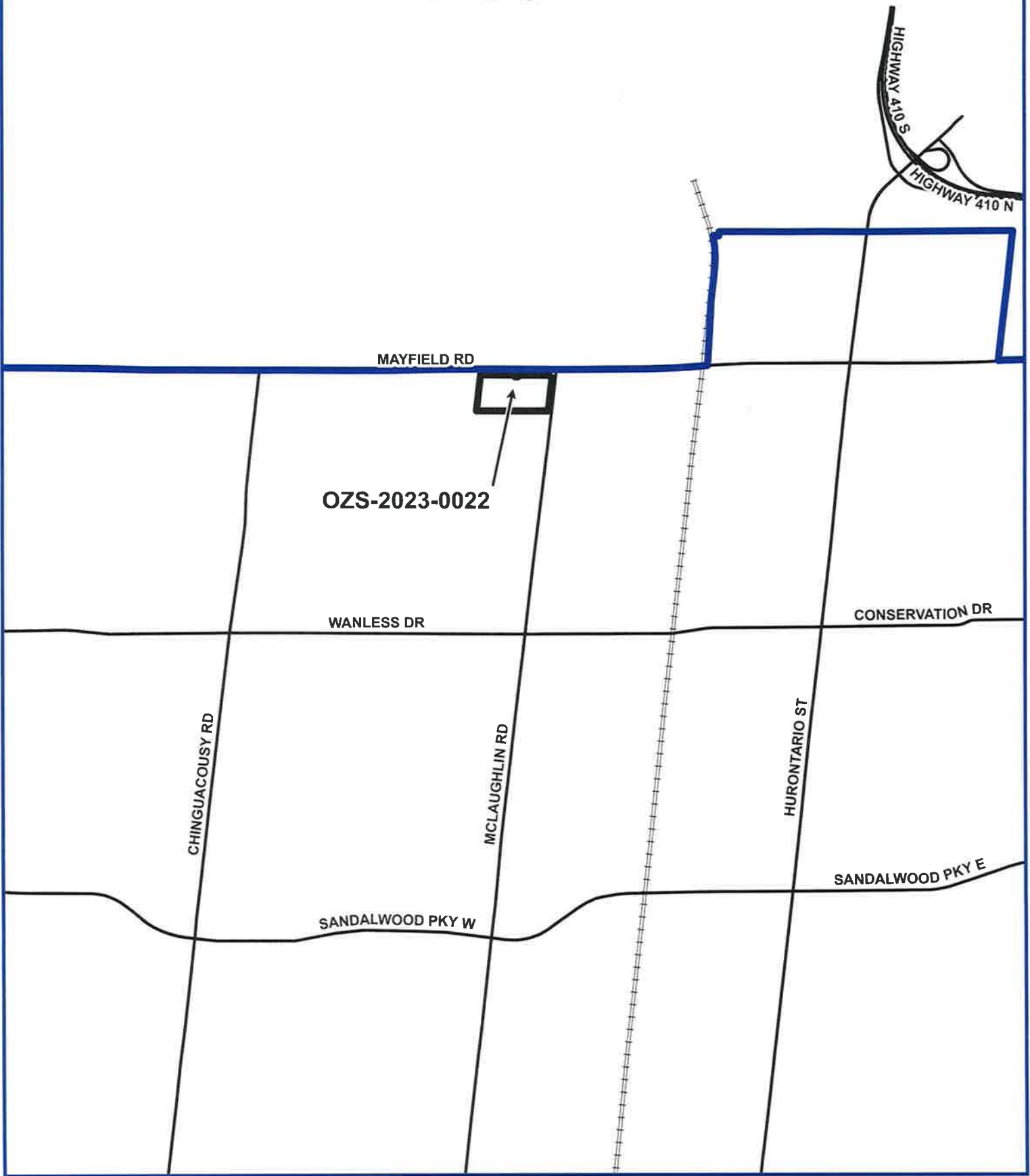
3. By amending Section 5.2.1.1 of Chapter 51 of Part II: Secondary Plans by deleting the existing policy and replacing it with the following:

“5.2.1.1 Special Lands designated Mixed-Use Areas 1 to 5 inclusive, and Mixed-Use Areas 7 and 8 on Schedule SP51 (a) are intended to accommodate Mixed-Use development incorporating a combination of commercial, retail, office, institutional, recreational open space, medium density residential and livework uses in accordance with the provisions of Section 4.10.3.4 and other relevant policies of the Official Plan and this Chapter. Mixed-Use Areas shall contribute to the development of a complete and compact, transit supportive community by providing a unique built form and community character, including public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods. Higher density housing will be located in the Mixed-Use Areas to contribute to an appropriate overall Growth Plan target for the entire Secondary Plan area. Density in excess of 100 units per net residential hectare and building heights above 6 storeys will be permitted within Mixed-Use Areas subject to superior design and built form through the approved Community Design Guidelines at the Block Plan.”

- 3.3 The document known as the Mount Pleasant Block Plan 51-2, being Part III: Block Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding to “Block Plan Area No. 51-2” of the Mount Pleasant Secondary Plan Area 51, to designate the lands located at the southwest corner of McLaughlin Road and Mayfield Road as shown on Schedule ‘C’ to this amendment:
 - a) By redesignating the lands from ‘Convenience/Retail Commercial’ to ‘Neighborhood Retail/Mixed Use; and
 - b) By redesignating the lands from ‘Medium Density Residential’ to ‘Neighborhood Retail/Mixed Use;
2. By revising the area of the lands as shown on Schedule ‘C’ to this amendment from ‘1.27 ha/3.14 ac’ to ‘1.43 ha/3.53 ac’

TOWN OF
CALEDON



Subject Lands City Limit Railway Major Street Minor Street



KEY MAP

TOWN OF
CALEDON

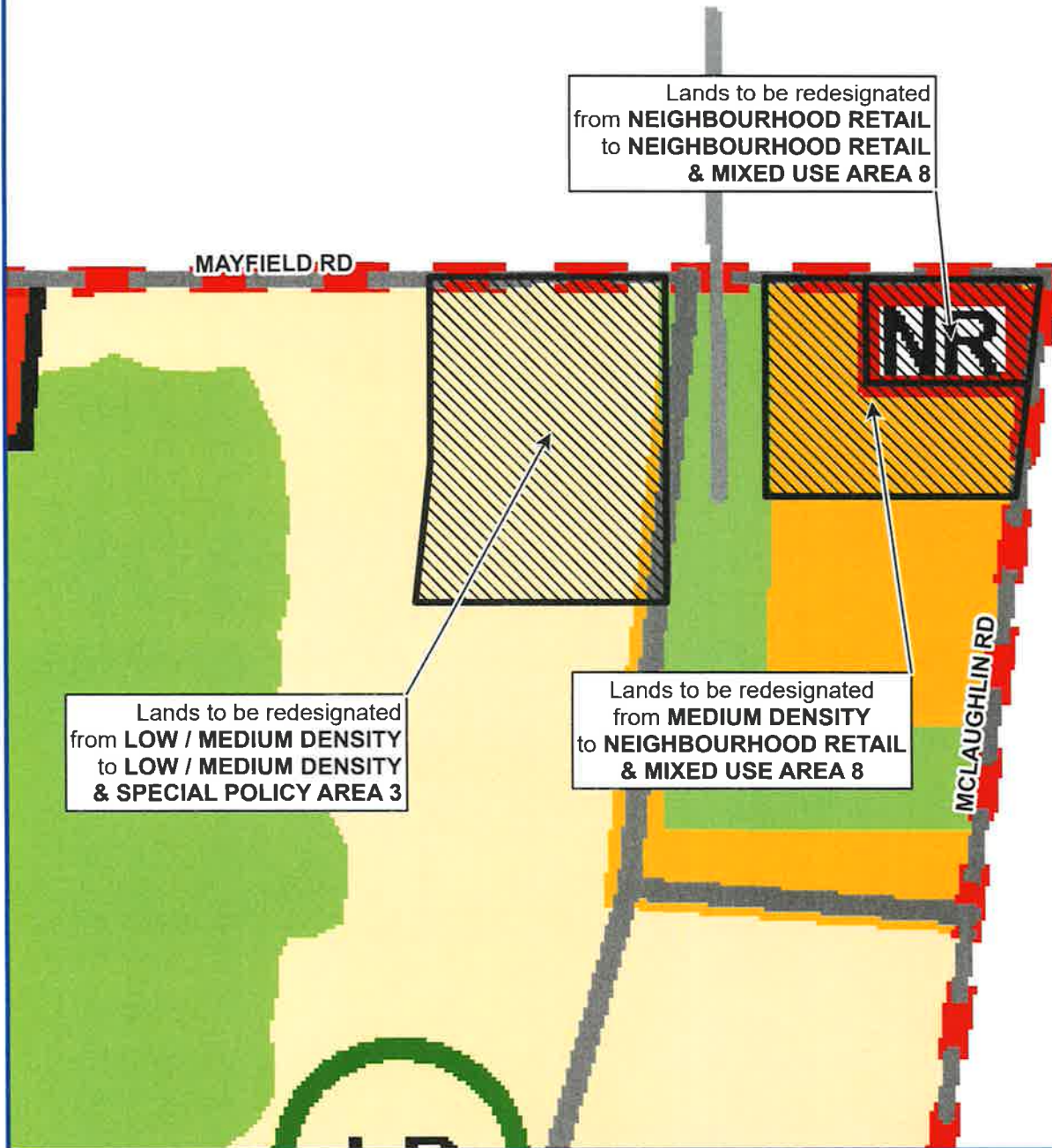
MAYFIELD RD

MCLAUGHLIN RD

Lands to be redesignated
from **NEIGHBOURHOODS**
to **MIXED USE**

BY-LAW 123-2026

OP2006-83



EXTRACT FROM SCHEDULE SP 51(a) MOUNT PLEASANT SECONDARY PLAN AREA No. 51

Subject Lands

ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- HIGH DENSITY SPECIAL POLICY AREA 1

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- Grade Separation
- Stormwater Management Facility

INSTITUTIONAL

- Public Junior Elementary School Site
- Public Senior Elementary School Site
- Separate Elementary School Site
- Public Secondary School Site
- Separate Secondary School Site
- Place of Worship

RECREATIONAL OPEN SPACE

- City Park
- Local Park
- Parkette
- Town Square
- Vest Pocket

RETAIL

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

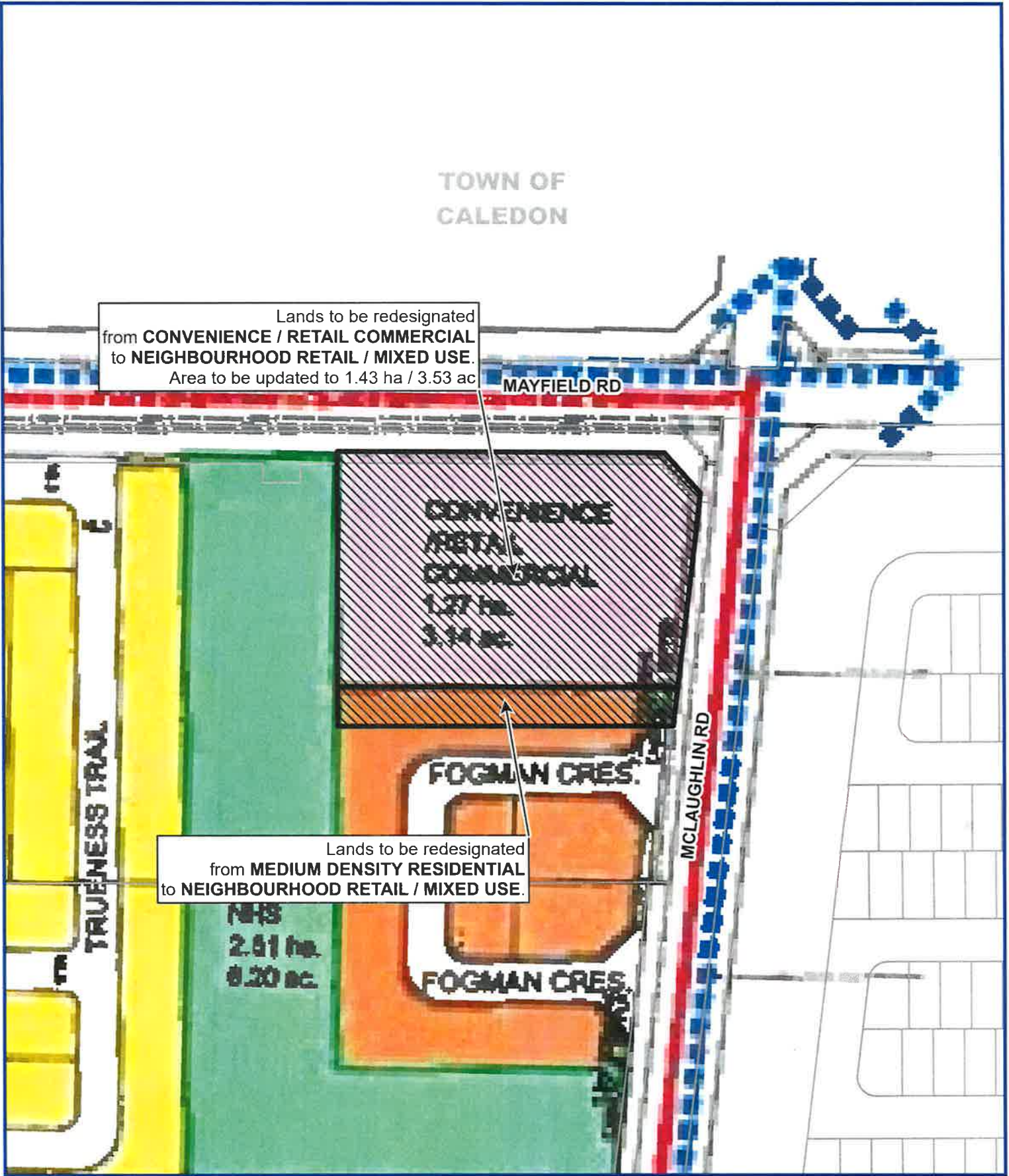
OTHER

- Heritage Resource Designation under the Ontario Heritage Act
- Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- Special Policy Area 1-2
- Osmington Special Policy Area (Mixed Use Centre)
- Area Subject to this Amendment

NOTES:

- The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
- The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block amendment and subdivision approval process.
- The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
- The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.





EXTRACT FROM MOUNT PLEASANT SECONDARY PLAN AREA BLOCK PLAN AREA NO. 51-2

Subject Lands

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-2
- NODE BOUNDARY
- PARTICIPATING PROPERTIES
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS

- SWM PONDS
- INSTITUTIONAL
- PARKS / VEST POCKETS PARKETTES / TOWN SQUARE
- OPEN SPACE/ BUFFERS
- NATURAL HERITAGE SYSTEM (NHS)**
- NHS CHANNELS / BUFFERS
- NHS WETLANDS
- NHS WOODLANDS



HERITAGE LISTED RESOURCE

- MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
- ON-STREET BIKE LANE (CLASS 2)
- POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
- GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)

NOTES:

- "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
- "THE FINAL LOCATION FOR PATHS/BIKELANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
- "WHERE LANEWAYS HAVE A 90° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."

