

**Adoption of Official Plan Amendment OP2023-015 (By-law 198-2025)  
and Zoning By-law 199-2025**

**507 Balmoral Drive**

**Date of Decision: December 10, 2025**  
**Date of Notice: December 18, 2025**  
**Last Date of Appeal: January 7, 2026 (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 198-2025, to adopt Official Plan Amendment OP2023-015, and By-law 199-2025, 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 Balmoral Inc., c/o Gagnon, Walker Domes Ltd., Ward 7 (File: OZS-2025-0013).

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 permit a high-density residential development on the property.

**Location of Lands Affected:** legally described as Part Block M, Registered Plan 688, Con. 4, E.H.S., and municipally known as 507 Balmoral 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 Alex Sepe, Manager, Planning, Building and Growth Management Services at [alex.sepe@brampton.ca](mailto:alex.sepe@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**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 January 7, 2026**. 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 198 - 2025

To adopt Amendment Number OP-2023 - 015

To the Official Plan of the City of Brampton Planning Area

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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- 015 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 10<sup>th</sup> day of December 2025.

Approved as to  
form.

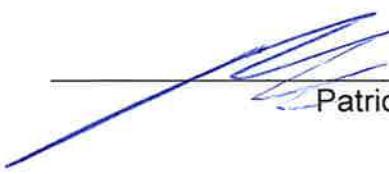
2025/Dec/03

AJC

Approved as to  
content.

2025/Dec/03

AAP

  
Patrick Brown, Mayor

Original Signed by:

  
Genevieve Scharback, City Clerk

(OZS-2025-0013)

AMENDMENT NUMBER OP 2023 - 015

To the Official Plan of the  
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to add a new Special Land Use Policy Area to the Official Plan and amend the Bramalea Secondary Plan (SPA 3) to permit the lands municipally known as 507 Balmoral Drive to be developed with high density residential uses.

2.0 Location:

The lands subject to this amendment are located at the southwest corner of Bramalea Road and Balmoral Drive and are municipally known as 507 Balmoral Drive. The lands have a gross area of 1.36 hectares (3.36 acres) and are legally described as Part of Block M, Registered Plan 688, Chinguacousy, in the 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 adding the following Special Land Use Policy Area 9 to Schedule 12, as shown on Schedule 'A' to this amendment.
2. By adding the following as Special Land Use Policy Area 9: 507 Balmoral Drive under Chapter 4, Special Land Use Policy Areas:

"9. Special Land Use Policy Area 9: 507 Balmoral Drive:

- a) The lands subject to Special Land Use Policy Area 9 located at the southwest corner of Bramalea Road and Balmoral Drive and municipally known as 507 Balmoral Drive, shall be developed for residential apartment buildings with a maximum Floor Space Index (FSI) of 5.3 and density of 706 units per net residential hectare."

3. By adding to the list of amendments pertaining to Secondary Plan Area Number 3: Bramalea set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 015.

3.2 The document known as the Bramalea Secondary Plan, being Chapter 3 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding to “Schedule 3” of the Bramalea Secondary Plan, to designate the lands located at the south-west corner of Bramalea Road and Balmoral Drive to “Special Site Area 3” as shown on Schedule ‘B’ to this amendment.
2. By adding the following as Section 8.3 Special Site Area 3 to Section 8 of Chapter 3 of Part II: Secondary Plan:

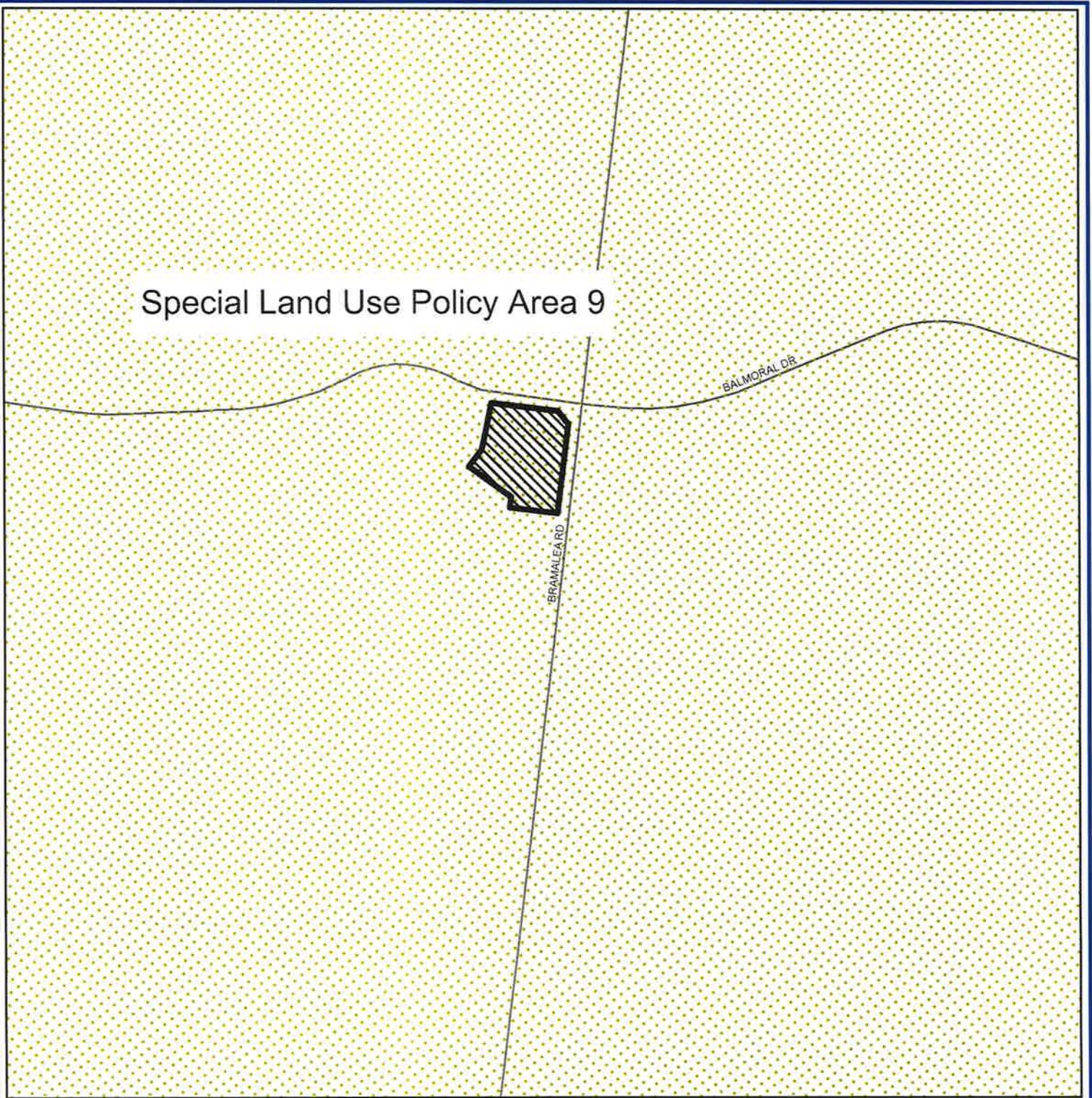
“8.3 Special Site Area 3, located at the south-west corner of Bramalea Road and Balmoral Drive shall permit residential apartment buildings in accordance with the following:

- i. Retail, commercial, office and restaurant uses are permitted on the ground floor of an apartment building.
- ii. A maximum Floor Space Index (FSI) of 5.3 (exclusive of an underground parking garage, all accessory buildings and structures).
- iii. A maximum density of 706 units per net residential hectare and a maximum tower height of 19-storeys (exclusive of a roof structure used to house enclosed stairways and or mechanical equipment).
- iv. Buildings shall include appropriately scaled podiums and heights to successfully transition to adjacent low density residential uses.
- v. Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.
- vi. The tower floorplate for the proposed northern residential towers located within 88 metres of Balmoral Drive may exceed 800 square metres for the portion of the tower between the 13th and 19th storeys, but shall not exceed 1,260 square metres, provided that the following requirements are met:
  - a. The height, massing and scale of the building are appropriate to the context of the host neighbourhood and results in acceptable relationships to surrounding properties

including, but not limited to; building articulation, building and podium setbacks, mitigating shadowing impacts and pedestrian level wind conditions, while ensuring a sensitive transition to adjacent lower-scale development.

- b. The proposed building demonstrates a high standard of architectural design that contributes positively to the character of the host area, incorporating architectural enhancements to visually reduce the building massing and ensure compatibility with the surrounding context.”

# Special Land Use Policy Area 9



EXTRACT FROM Schedule 12 - SITE AND AREA SPECIFIC POLICIES

- +— Railway
- Highway
- Major Streets
- ▨ Subject Lands
- ▨ Mature Neighbourhoods
- ▨ Corridor Protection Area
- ▨ Lester B. Pearson International Airport (LBPIA) Operating Area
- ▨ Exception



EXTRACT FROM Schedule 3 of the Bramalea Secondary Plan Area 3

**COMMERCIAL**

- HIGHWAY COMMERCIAL
- HIGHWAY SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- CONVENIENCE RETAIL
- NEIGHBOURHOOD RETAIL

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- FIRE STATION
- PLACE OF WORSHIP
- Subject Lands

**OPEN SPACE**

- RECREATION OPEN SPACE
- CEMETERY
- NATURAL HERITAGE SYSTEM

**UTILITY**

- UTILITY

**RESIDENTIAL**

- LOW DENSITY 1 RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SPECIAL SITE AREA
- SPECIAL POLICY AREA

**ROADS**

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY

**EMPLOYMENT**

- MIXED EMPLOYMENT COMMERCIAL



**SCHEDULE B TO OFFICIAL PLAN AMENDMENT**  
**OP2023# 015**

BY-LAW 198-2025





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 199 - 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:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL APARTMENT A(1) – 101 [R4A(1) – 101]	RESIDENTIAL APARTMENT A – 3861 (R4A – 3861)

(2) By adding the following Sections:

“3861 The lands designated R4A – 3861 on Schedule A to this by-law:

3861.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone;
- 2) Senior citizen residence;
- 3) Residential care home;
- 4) Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor of a building up to a maximum combined gross floor area of 600m<sup>2</sup>:
  - a. A retail establishment;
  - b. An office, including an office of a physician, dentist, or drugless practitioner;
  - c. A grocery store or supermarket;
  - d. A service shop;
  - e. A personal service shop, excluding a massage or body rub parlour;
  - f. A bank, trust company or finance company;
  - g. A dry cleaning and laundry distribution establishment;
  - h. A laundromat;

- i. A dining room restaurant, a convenience restaurant, or a take-out restaurant none of which shall include a drive-through facility;
- j. A printing or copying establishment;
- k. A custom workshop;
- l. A day nursery;
- m. A commercial school;
- n. A health or fitness centre;

5) Purposes accessory to the other permitted purposes;

3861.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;
- 4) For the purposes of this Section:
  - a. The lot line abutting Balmoral Drive shall be the front lot line;
  - b. The lot line abutting Bramalea Road shall be the exterior side lot line;
- 5) Minimum Front Yard Depth:
  - a. For any portion of the building up to 6 storeys in height: 5.0 metres; and
  - b. For any portion of a building 7 storeys in height or greater: 8.0 metres;
- 6) Minimum Interior Side Yard Width:
  - a. For any portion of the building up to 6 storeys in height: 7.5 metres; and
  - b. For any portion of a building 7 storeys in height or greater: 10 metres;
- 7) Minimum Exterior Side Yard Width:
  - a. For any portion of the building up to 6 storeys in height: 5.0 metres; and
  - b. For any portion of a building above 7 storeys in height or greater: 8.0 metres;
  - c. For a building located within 45.0 metres of a rear lot line and to any portion of the building up to 6 storeys in height: 3.0 metres;
  - d. For a building located within 45.0 metres of a rear lot line, for any portion of a building greater than 6 storeys in height or greater: 5.5 metres;
- 8) Minimum Rear Yard Depth:
  - a. For any portion of a building up to 6 storeys in height: 8.0 metres;
  - b. For any portion of a building 7 storeys in height or greater: 11.0 metres;
- 9) Minimum Setback to a Daylight Triangle or Rounding: 5.0 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres from all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an underground parking garage: 1.0 metre;
- 12) Minimum Ground Floor Height: 4.5 metres;

- 13) Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):
  - a. 19 storeys for any portion of the building within 85 metres of the front lot line and more than 10.0 metres from the interior side lot line;
  - b. 15 storeys for any portion of building located within 45.0 metres of a rear lot line;
- 14) Maximum Floorplate Area: 1,260m<sup>2</sup>  
(For the portion of a building located above a height of 12 storeys measured from established grade);
- 15) Minimum Tower Separation Distance: 23 metres
- 16) Maximum Floor Space Index (FSI): 5.3  
(Exclusive of an underground parking garage, all accessory buildings and structures);
- 17) Maximum Number of Units: 932
- 18) Maximum Lot Coverage: 45% of the lot area;
- 19) Minimum Landscape Open Space of 25% of the lot area;
- 20) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunk patios and porches (covered and uncovered) and utility infrastructure;
- 21) Minimum Amenity Area: 2.0m<sup>2</sup> per apartment dwelling unit;
- 22) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 23) Maximum encroachment of windscreens in any yards: 1.0 metres;
- 24) Notwithstanding Section 10.10 of the By-law, windscreens are permitted to a maximum height of 2.0 metres in any yard;
- 25) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- 26) Minimum Number of Loading Spaces: 1 space;
- 27) Parking Space Requirements:
  - a. Resident: 0.60 spaces per apartment dwelling unit;
  - b. Visitor: 0.20 space per apartment dwelling unit;
  - c. Non-residential uses Establishment: 1.0 space for each 23m<sup>2</sup> of gross commercial floor area or portion thereof;
- 28) Bicycle Parking:
  - a. Bicycle parking must be located on the same lot as the use of building for which it is required;
  - b. Resident: 0.50 spaces per apartment dwelling unit;
  - c. Visitor: 0.10 spaces per apartment dwelling unit;
  - d. 1 space for each 500m<sup>2</sup> of commercial gross floor area or portion thereof;

- e. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
- f. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - (1) A building or structure;
  - (2) A secure area such as a supervised parking lot or enclosure; or;
  - (3) Within bicycle lockers;
- g. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
- h. Dimensions:
  - (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
  - (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

29) Waste Disposal and Storage:

- a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public road;
- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

30) All lands zoned R4A – 3861 shall be treated as one lot for zoning purposes;

31) Shall also be subject to the requirements and restrictions of the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3861;

3861.3

For the purposes of the R4A – 3861:

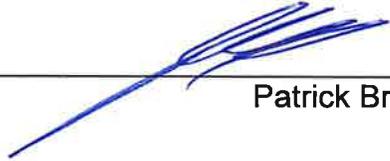
- a. “Podium” Shall mean any of the various building elements that form the lower part of a building and does not include the tower.
- b. “Tower” shall mean the portion of the building located above a height of 12 storeys measured from established grade.
- c. “Floorplate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls.
- d. “Amenity Area” shall mean a common amenity area located at grade, on any rooftop/terrace, or within a building, designed for active or passive recreation for the exclusive use and benefit of the residents/tenants in a residential building or development. Common amenity areas shall include outdoor and indoor recreation spaces such as common gyms and social spaces which are available to residents of the development. Common amenity areas shall exclude landscaped open space that does not contain active or passive recreational areas.
- d. “Windscreen” shall mean a physical feature or barrier with a maximum sides or segments and designed to mitigate impact of wind.

3861.4

Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the R4A(1) – 101.”

ENACTED and PASSED this 10<sup>th</sup> day of December 2025.

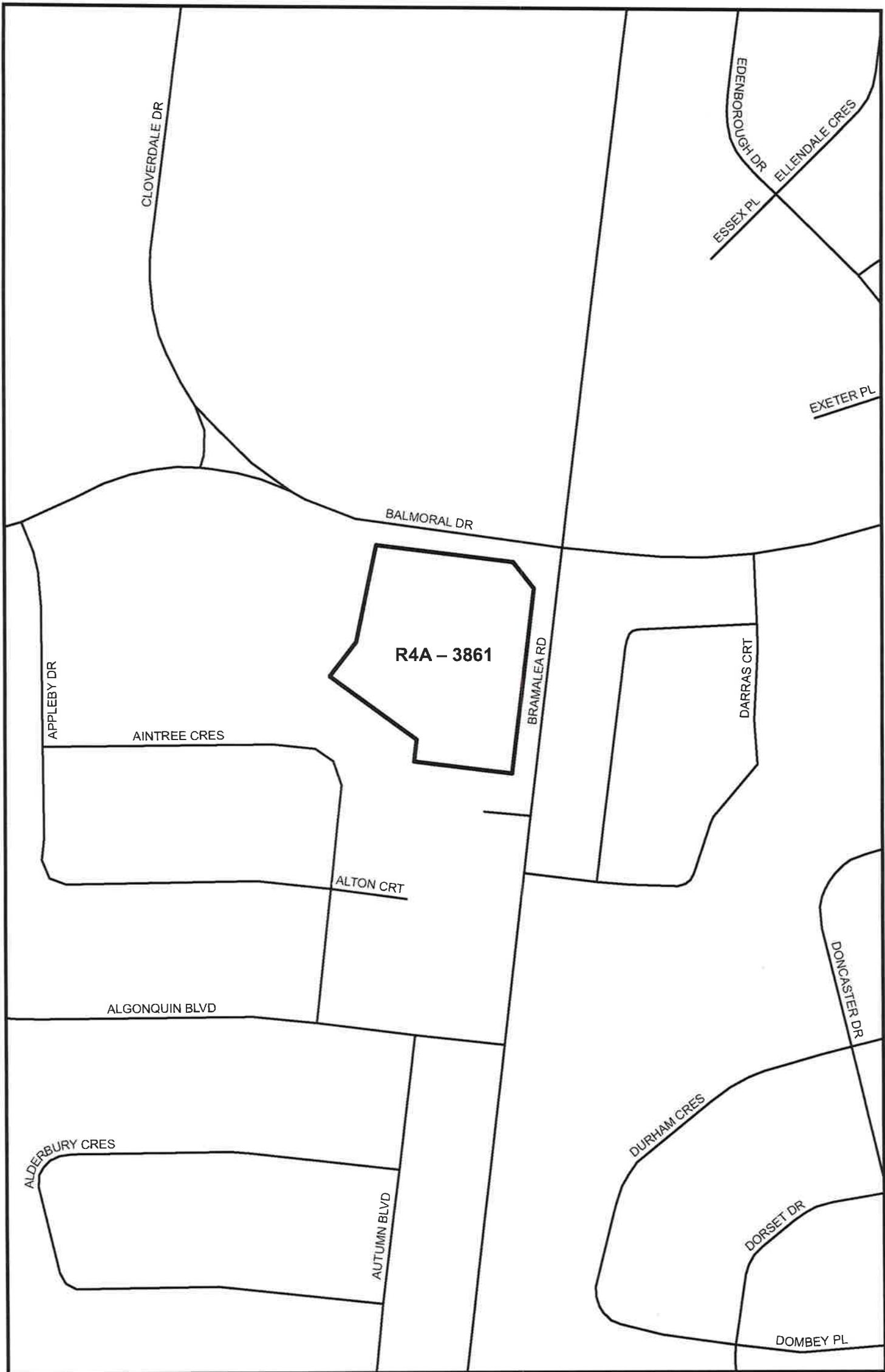
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form.  
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AJC

  
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Patrick Brown, Mayor

Approved as to  
content.  
2025/Dec/02  
AAP

Original Signed by:  
\_\_\_\_\_  
Genevieve Scharback, City Clerk

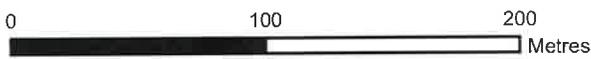
(OZS-2025-0013)



**LOT 14 and 15, CONCESSION 1 W.H.S.**

BY-LAW 199-2025

SCHEDULE A



—— Major Street    —— Minor Street



**KEY MAP**