

**Adoption of Official Plan Amendment OP2023-017 (By-law 3-2026)  
and Zoning By-law 4-2026**

**0 and 11860 Bramalea Road, Ward 9**

**Date of Decision: January 21, 2026**

**Date of Notice: January 23, 2026**

**Last Date of Appeal: February 12, 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 3-2026, to adopt Official Plan Amendment OP2023-017, and By-law 4-2026, 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 2766321 Ontario Inc., c/o Gagnon Walker Domes Ltd., Ward 9 (File: OZS-2024-0036).

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:**

To request for an amendment to the Countryside Villages Secondary Plan Area 48(b) to permit medium and high density residential uses.

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

To request for an amendment to the Zoning By-law to permit floodplain, open space and residential apartment uses.

**Location of Lands Affected:** 2 parcels of land located south of Mayfield Road and west of Bramalea Road. The parcels are legally described as Part Lot 17, Con. 4, E.H.S. (Chinguacousy), Part 1, Plan 43R-2480, Save and Except Parts 1, 2, and 3; and Part Lot 17, Con. 4, E.H.S (Chinguacousy), Part 2, Plan 43R-2480, Save and Except Part 1, and municipally known as 0 and 11860 Bramalea 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 Simran Sandhu, Planner, Planning, Building and Growth Management Services at [Simran.Sandhu@brampton.ca](mailto:Simran.Sandhu@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 February 12, 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 3 - 2026

To adopt Amendment Number OP-2023 - 017

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 - 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 21<sup>st</sup> 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:*

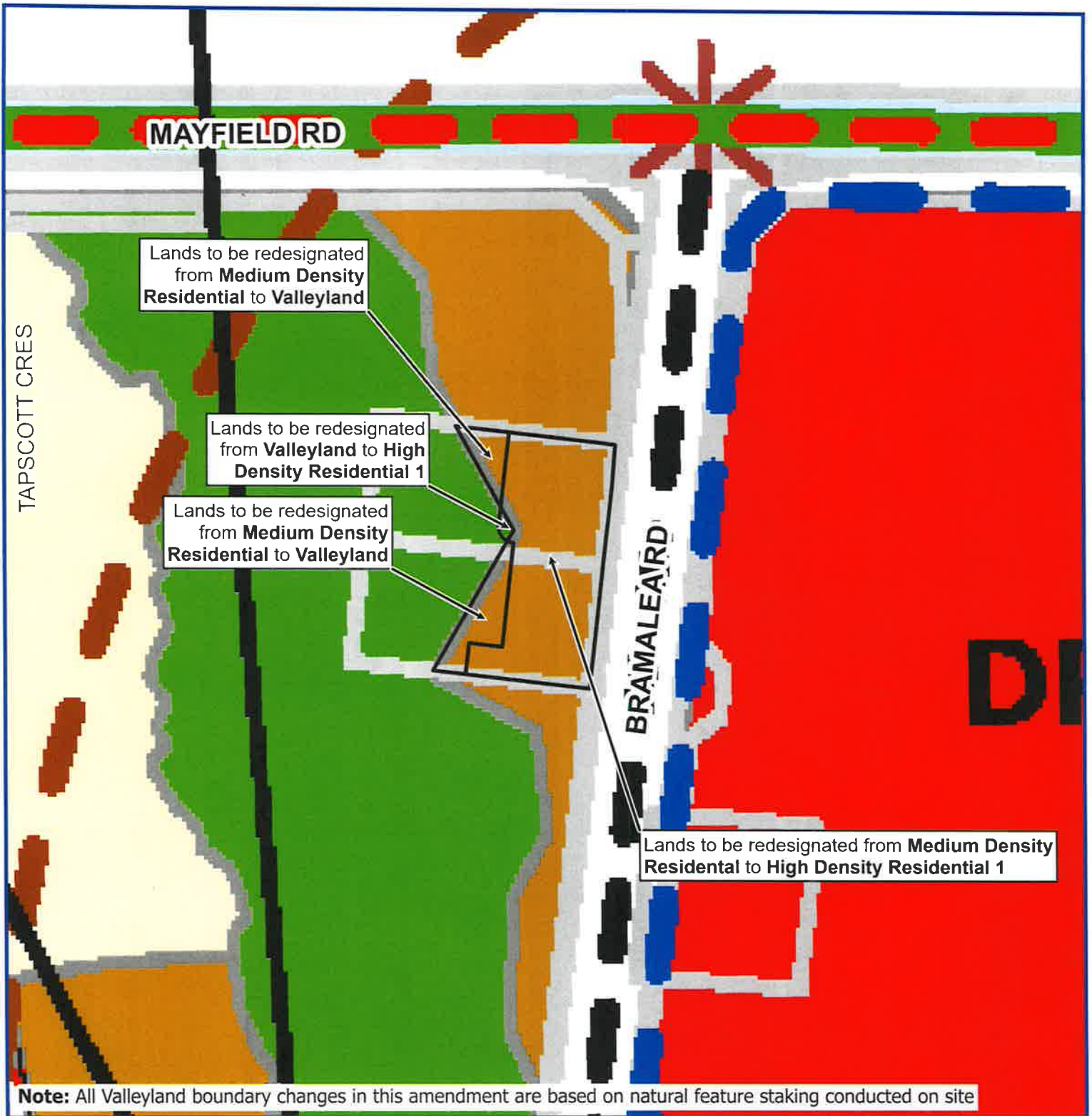
*5.2.8.1 The lands shall permit townhouses, townhouse structure types, low to mid-rise apartments, and high-rise apartments.*

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 14,815m<sup>2</sup> (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

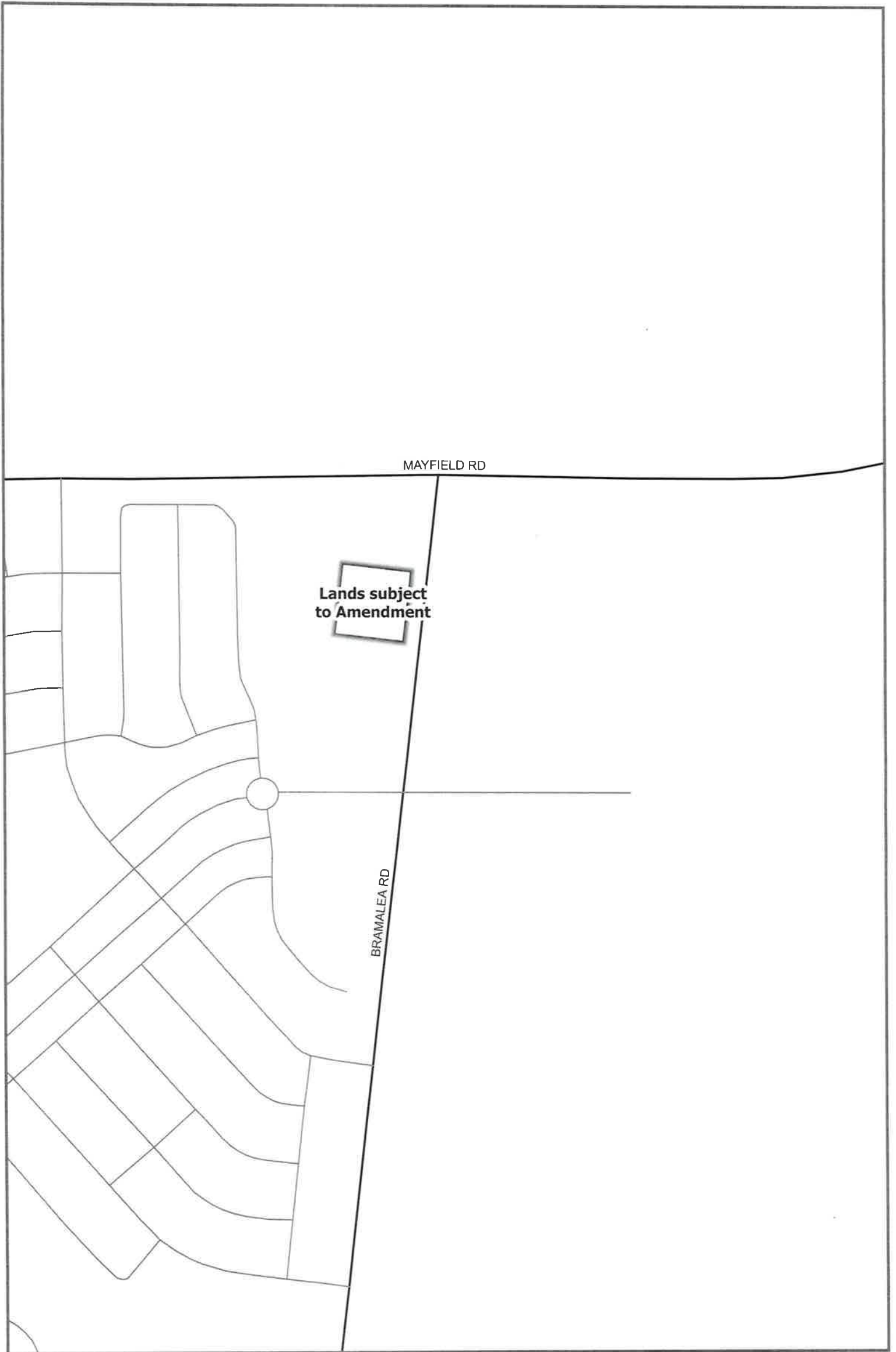
**COMMERCIAL**

- 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



Subject Lands
 GISPRD.STREETS — MINOR  
 MAJ\_MIN  
 MAJOR





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 4 - 2026

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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
AGRICULTURAL (A); and FLOODPLAIN (F)	RESIDENTIAL APARTMENT A (HOLDING) – 3859 (R4A (H) –3859);  OPEN SPACE – 3860 (OS – 3860); and FLOODPLAIN (F)

(2) by adding the following Section:

“3859 The lands designated R4A(H) – 3859 on Schedule A to this by-law:

3859.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- 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 525m<sup>2</sup>:
  - a. A retail establishment with or without outdoor display and sales;
  - b. An office, including an office of a physician, dentist, or drugless practitioner;
  - c. A service shop;
  - d. A personal service shop, excluding a massage or body rub parlour;
  - e. A bank, trust company or finance company;
  - f. A dry cleaning and laundry distribution establishment;

- g. A laundromat;
- h. A dining room restaurant, a convenience restaurant, or a take-out restaurant;
- i. A printing or copying establishment;
- j. A custom workshop;
- k. A day nursery;
- l. A commercial school;
- m. A health or fitness centre;

5) Purposes accessory to the other permitted purposes

3859.2 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) Minimum Front Yard Depth: 3.0 metres;
- 5) Minimum Interior Side Yard Width: 10.0 metres;
- 6) Minimum Rear Yard Depth:
  - a. Between any portion of the rear wall of a main building and lands zoned OS-3860: 10.0 metres;
  - b. To a porte cochère and lands zoned OS-3860: 0.0 metres;
- 7) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 8) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 9) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- 10) Minimum Ground Floor Height: 4.5 metres;
- 11) Maximum Building Height: 50.0 metres; (Exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16);
- 12) Maximum Tower Floor Plate Area: 890 m<sup>2</sup>;
- 13) Maximum Gross Floor Area: 14,815 m<sup>2</sup>; (Exclusive of an underground parking garage, all accessory buildings and structures);
- 14) Maximum Floor Space Index (FSI): No requirement;
- 15) Maximum Number of Dwelling Units: 245;
- 16) Maximum Lot Coverage: 45% of the lot area;
- 17) Minimum Landscaped Open Space: 25% of the lot area;
- 18) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 19) Minimum Amenity Area: 4.0 m<sup>2</sup> per apartment dwelling unit;
- 20) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

- 21) Maximum encroachment of windscreens in any yard: 1.0 metre;
- 22) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on lands zoned R4A-3859 to a maximum height of 2.0 metres;
- 23) 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;
- 24) Minimum Number of Loading Spaces per building: 1 space;
- 25) Parking Space Requirements:
  - a. Resident: 0.80 spaces per apartment dwelling unit;
  - b. Visitor: 0.20 spaces per apartment dwelling unit;
  - c. Non-Residential Uses: 1.0 space for each 19m<sup>2</sup> of gross commercial floor area or portion thereof;
  - d. Residential Care Home and Senior Citizen Residence: 0.50 spaces for residents and 0.25 spaces for visitors per unit;
- 26) Bicycle Parking:
  - a. Bicycle parking must be located on the same lot as the use or 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 80% 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;
- 27) Waste Disposal and Storage:
  - a. Loading, unloading and waste disposal facilities, excepting access thereto, when facing a public street shall be screened from view;

- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

28) All lands zoned R4A – 3859 shall be treated as a single lot for zoning purposes;

29) 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 3859;

3859.3 For the purposes of the R4A(H) – 3859:

- a. “Tower” shall mean the portion of the building located above a height of 38 metres (12 storeys) measured from established grade;
- b. “Tower Floor Plate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls;
- c. “Porte Cochère” shall mean a portico-like structure or architectural feature that enables vehicles to pass through a building, provide a temporary vehicle parking area and/or to enable passengers to be picked up or dropped off under shelter from the weather. A porte cochère shall be considered to form part of the associated main building and shall not be considered accessory;
- d. “Amenity Area” shall mean an area used for amenity purposes located at grade, on any rooftop/terrace, or within a building exclusively accessible to residents;
- e. “Windscreen” shall mean a physical feature or barrier with a maximum sides or segments and designed to mitigate impact of wind;

3859.4 Holding (H) symbol:

- a. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) Zone and Floodplain (F) Zone.
- b. The Holding (H) symbol shall be lifted when all the following conditions and requirements have been satisfied:
  - I. That the Commissioner of Planning, Building and Growth Management is satisfied with shared servicing and access arrangements and/or easements for the neighbouring lands north and south of the subject property, generally located south west of the intersection of Mayfield Road and Bramalea Road.
  - II. That the Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreement(s) of which the landowner is identified as being a party.

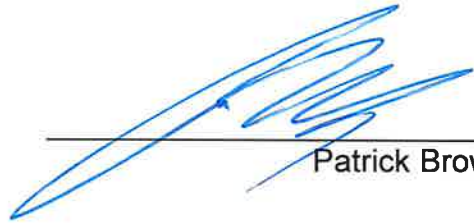
3860 The lands designated OS – 3860 on Schedule A to this by-law:

3860.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the OS zone; and
- 2) Flood and erosion control.”

ENACTED and PASSED this 21<sup>st</sup> day of January, 2026.

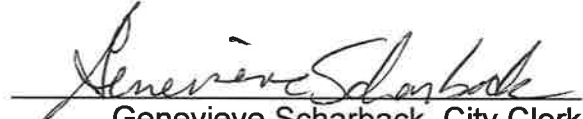
Approved as to  
form.  
2026/January/12  
AJC



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Patrick Brown, Mayor

Approved as to  
content.  
2026/January/09  
AAP



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Genevieve Scharback, City Clerk

(OZS-2024-0036)

MAYFIELD RD

OS - 3860

R4A (H) - 3859

F

BRAMALEA RD





 SUBJECT LANDS



**KEY MAP**

BY-LAW 4-2026

Drawn by: LCarter