

**Adoption of Official Plan Amendment OP2023-027 (By-law 75-2026)
and Zoning By-law 76-2026**

8840 The Gore Road

Date of Decision: May 6, 2026
Date of Notice: May 20, 2026
Last Date of Appeal: June 9, 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 75-2026, to adopt Official Plan Amendment OP2023-027, and By-law 76-2026, 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 KLM Planning Partners Inc., c/o Forestside Estates Inc., Ward 8 (File: OZS-2025-0055).

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 request an amendment to the Official Plan and Secondary Plan, and to the Zoning By-law, to permit the lands to be developed with high-rise residential uses.

Location of Lands Affected: northwest corner of Attmar Drive and The Gore Road, legally described as Block 8 Registered Plan 43M-2068, Part Block 7 Registered Plan 43M-2068, and Part 3 Registered Plan 43R-39591, and municipally known as 8840 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. Any further inquiries or questions should be directed to Shiza Athar, Planner, Planning, Building and Growth Management Services at Shiza.Athar@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 June 9, 2026**. Appeal forms are available from the OLT website at 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.

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 75 - 2026

To adopt Amendment Number OP 2023-027

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:

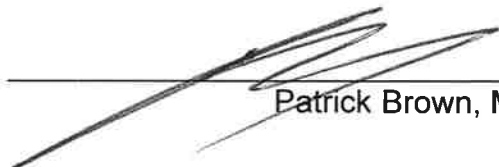
1. Amendment Number OP 2023-027 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

Enacted and passed this 6th day of May, 2026.

Approved as to
form.

2026/April/29

AJC


Patrick Brown, Mayor

Approved as to
content.

2026/April/28

AAP


Genevieve Scharback, City Clerk

(OZS-2025-0055)

AMENDMENT NUMBER OP 2023- 027

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to amend the Official Plan and the Bram East Secondary Plan (SP41a) to permit lands municipally known as 8840 The Gore Road to be developed with high density residential uses.

2.0 Location:

The subject lands are located at the northwest corner of Attmar Drive and The Gore Road and are municipally known as 8840 The Gore Road. The lands are approximately 0.26 hectares (0.63 acres) in area, with approximately 45 metres (148 feet) of frontage along The Gore Road, and approximately 56 metres (184 feet) of frontage along Attmar Drive. The lands are legally described as Block 8 of Registered Plan 43M-2068, Part Block 7 of Plan 43M-2068 and Part 3 of Registered Plan 43R-39591, in the City of Brampton in the Peel Region.

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:

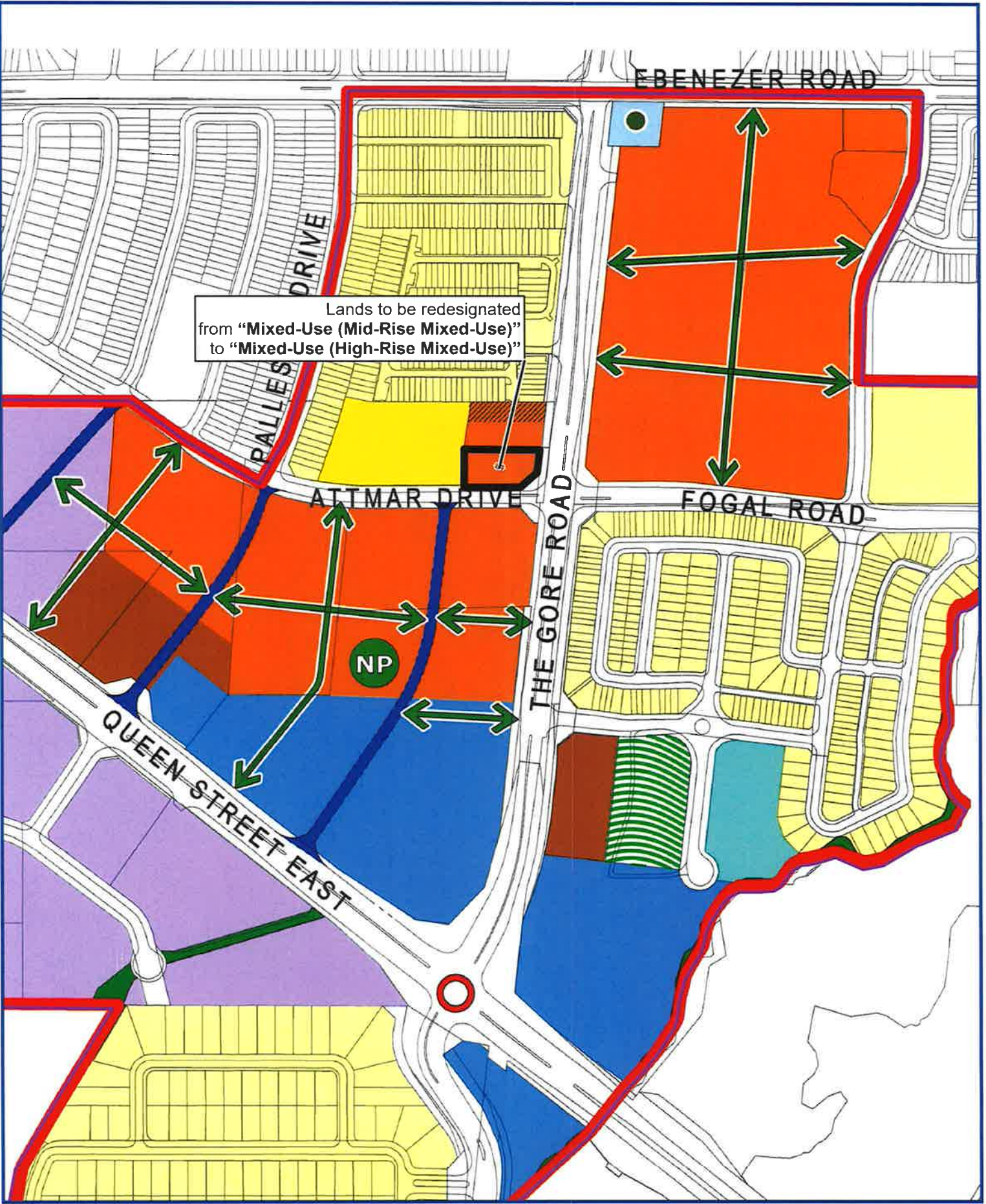
1. By changing on Schedule 13k the designation of the lands shown outlined on Schedule 'A' to this by-law from 'Mixed-Use (Mid-Rise Mixed-Use)' to 'Mixed-Use (High-Rise Mixed-Use)'.

3.2 The portions of the 2023 Official Plan of the City of Brampton Planning Area that remain in force as they relate to the Bram East Secondary Plan Area 41 are hereby amended:

1. By adding to Schedule SP41(a) a new "Special Policy Area 21", as shown on Schedule 'B', to this amendment.
2. By adding to Section 3.1.7 Cluster and High Density Residential the following as Subsection 3.1.7.2 – Special Land Use Policy Area 21: The Gore Road:

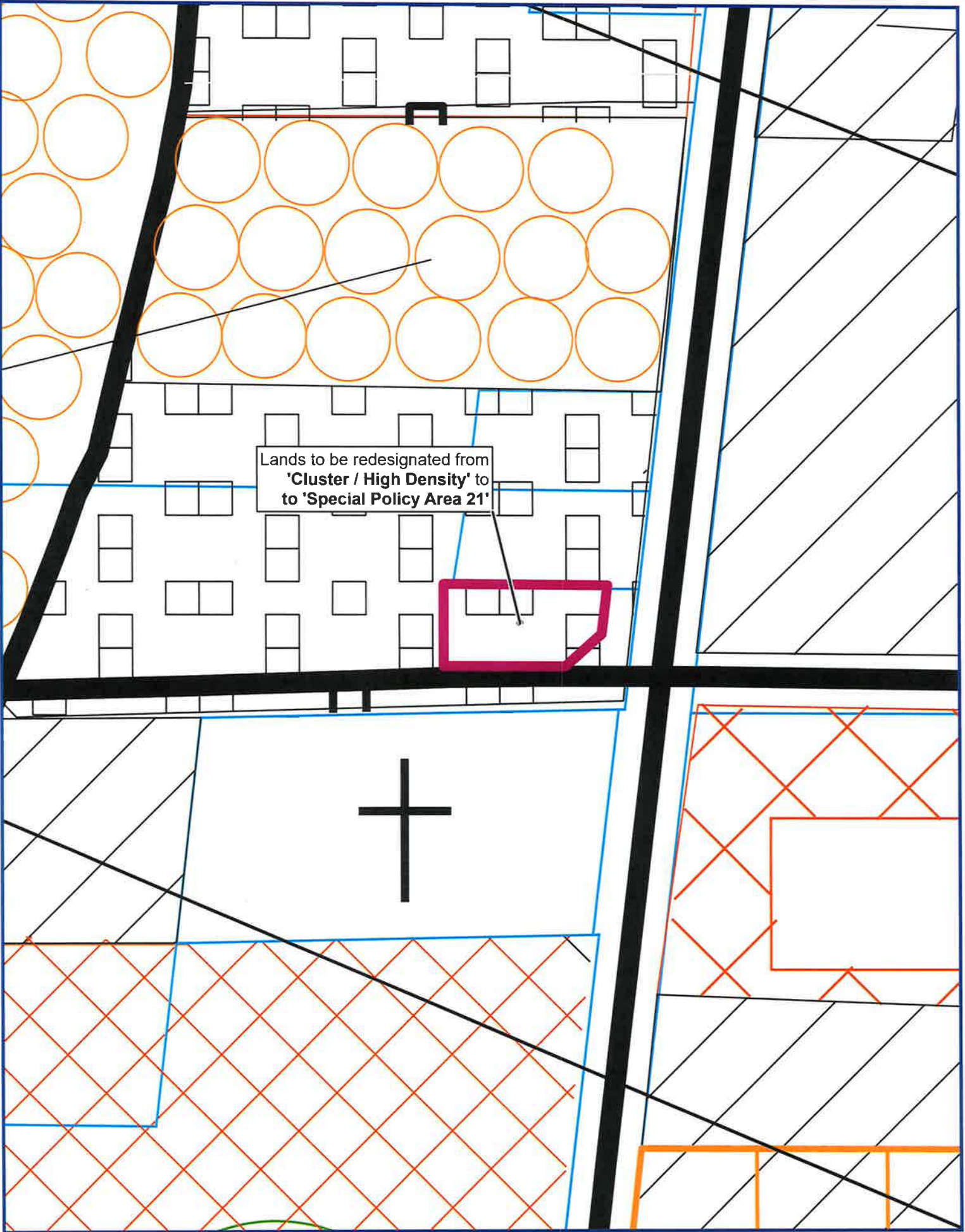
"3.1.7.2 Notwithstanding the policies within the Cluster/High Density designation, lands shown outlined as "Special Policy Area 21" on Schedule 41(a) should be developed in accordance with the following:

- a) A residential apartment building is permitted, with a maximum density of 530 units per net hectare, a maximum height of 18 storeys and an FSI of 3.5."



EXTRACT FROM Schedule 13K of Brampton Plan

- | | |
|---|---|
| NEIGHBOURHOOD (LOW-RISE RESIDENTIAL) | PROPOSED PUBLIC OR PRIVATE STREET NETWORK |
| NEIGHBOURHOOD (LOW-RISE PLUS RESIDENTIAL) | POTENTIAL MID-BLOCK CONNECTION |
| MIXED-USE (MID-RISE MIXED-USE) | STORMWATER MANAGEMENT POND |
| MIXED-USE (HIGH-RISE MIXED-USE) | DESIGNATED HERITAGE PROPERTY |
| MIXED-USE (INSTITUTIONAL) | HEIGHT TRANSITION AREA |
| MIXED-USE EMPLOYMENT (OFFICE MIXED-USE) | MTSA BOUNDARY |
| EMPLOYMENT (PRESTIGE INDUSTRIAL) | MTSA STATION |
| NATURAL SYSTEM | Lands to be re-designated from 'Mixed-Use(Mid-Rise Mixed-Use)' to 'Mixed-Use (High-Rise Mixed-Use)' |
| EXISTING PARK | |
| CEMETERY | |
| PROPOSED NEIGHBOURHOOD PARK | |



EXTRACT FROM Bram East Secondary Plan Schedule SP41 (a)

RESIDENTIAL LANDS:

- Estate Residential
- Low Density
- Low / Medium Density
- Medium Density
- Cluster / High Density

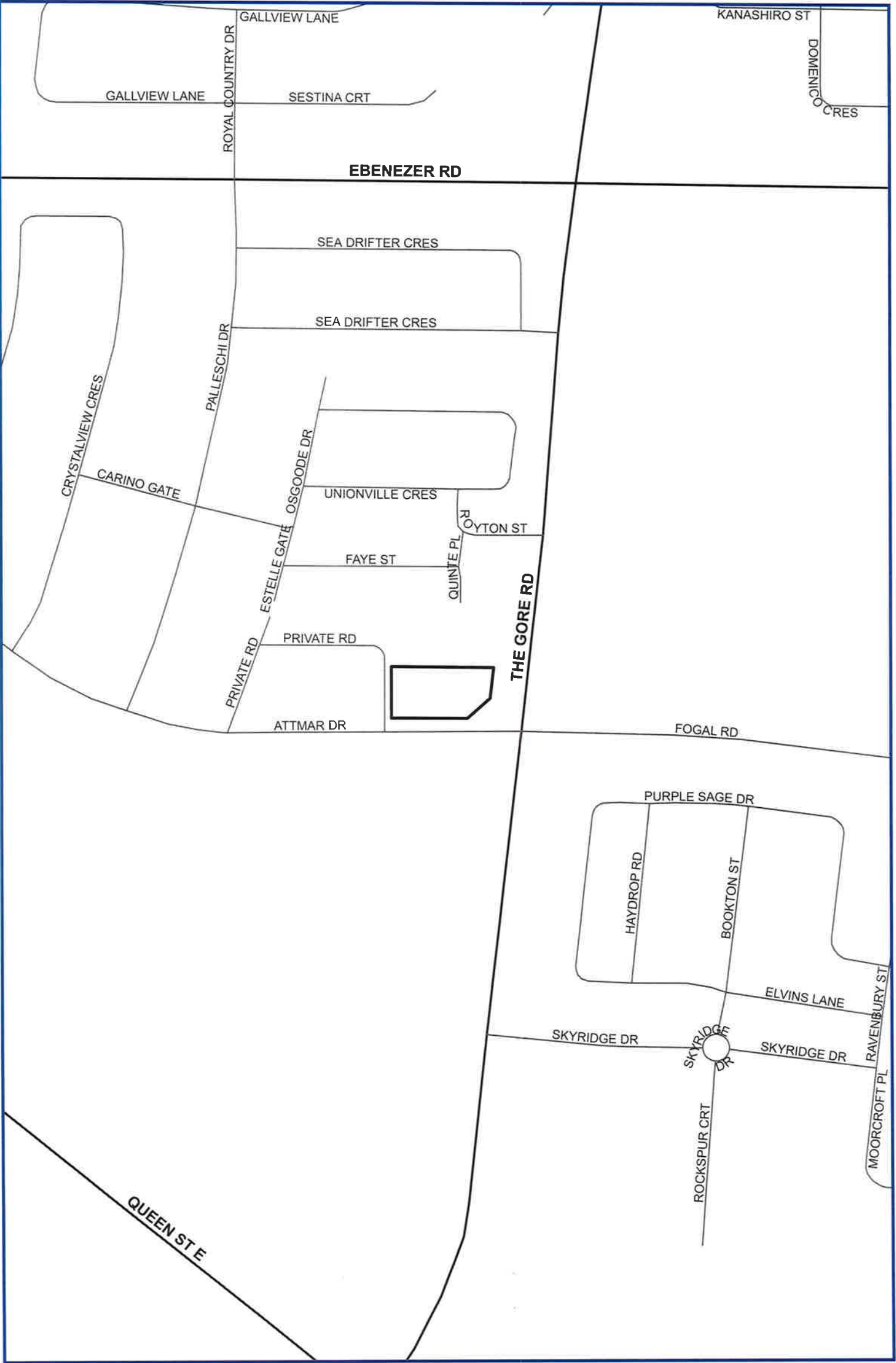
ROAD NETWORK :

- Highway
- Major Arterial
- Minor Arterial
- Collector Road
- Local Road

EMPLOYMENT LANDS:

- Office Node
- Mixed Commercial / Industrial
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Highway / Service Commercial

Lands to be redesignated from
 'Cluster / High Density' to 'Special Policy Area 21'



— Major Street — Minor Street



The Corporation of the City of Brampton

By-law

Number 76 - 2026

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 deleting Section 2873 in its entirety and replacing it with the following:

"2873 The lands designated R4A(H) – 2873 on Schedule A to this By-law:

2873.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

1. Purposes permitted in the R4A Zone.

2873.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Width: 25 metres
- 2) Minimum Front Yard Depth to the lot line abutting The Gore Road:
 - a. For any portion of the building up to 4 storeys in height: 3 metres
 - b. For any portion of the building 5 storeys in height or greater: 4 metres
- 3) Minimum Interior Side Yard Width:
 - a. For any portion of the building up to 4 storeys in height: 7.5 metres
 - b. For any portion of the building 5 storeys in height or greater: 12.5 metres
- 4) Minimum Exterior Side Yard Width: 5.0 metres
- 5) Minimum Rear Yard Depth: 25.0 metres
- 6) Minimum Setback to Daylight Triangle: 0 metres
- 7) Minimum setback to an enclosed stairwell: No requirement

- 9) Maximum Building Height: 18 storeys, excluding rooftop mechanical penthouse or architectural features
- 10) Maximum Lot Coverage: 45% by the main building
- 11) Minimum Landscaped Open Space: 20% of the lot area
- 12) Maximum Floor Space Index (excluding underground parking): 3.5
- 13) Minimum Number of Bicycle Parking Spaces: 79 spaces

2873.3 Conditions for Removing the H – Holding Symbol

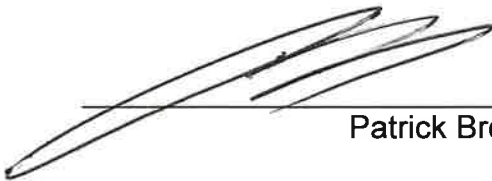
- 1) That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study has been completed and approved.

2873.4 Uses permitted prior to the Removal of the H – Holding Symbol:

- 1) Uses legally existing as of the date of the passing of this by-law amendment.”

Enacted and passed this 6th day of May, 2026.

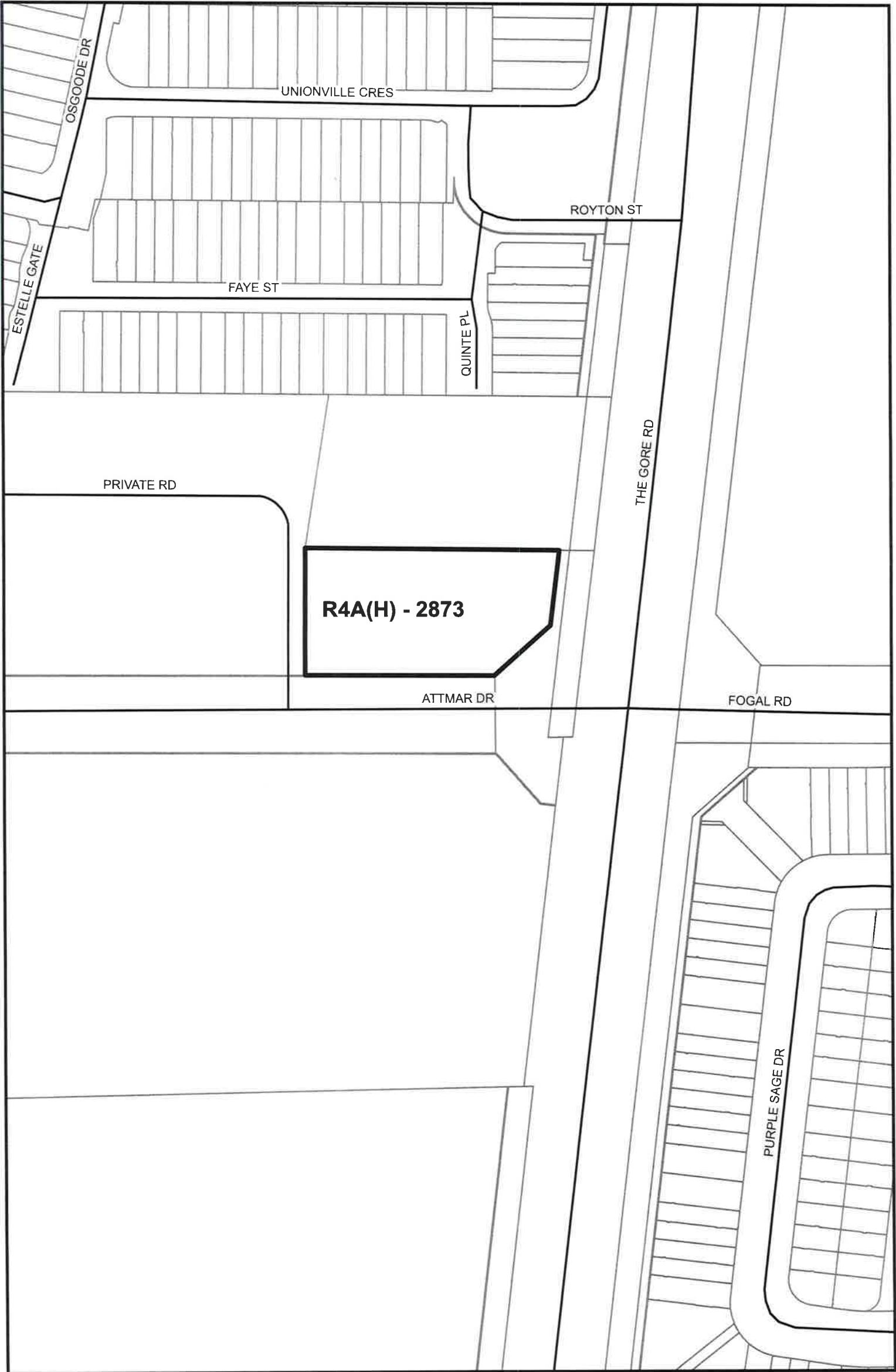
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Patrick Brown, Mayor

Approved as to
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2026/April/28
AAP


Genevieve Scharback, City Clerk

(OZS-2025-0055)



Subject Lands



Parcel Fabric



brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0055_ZBLA

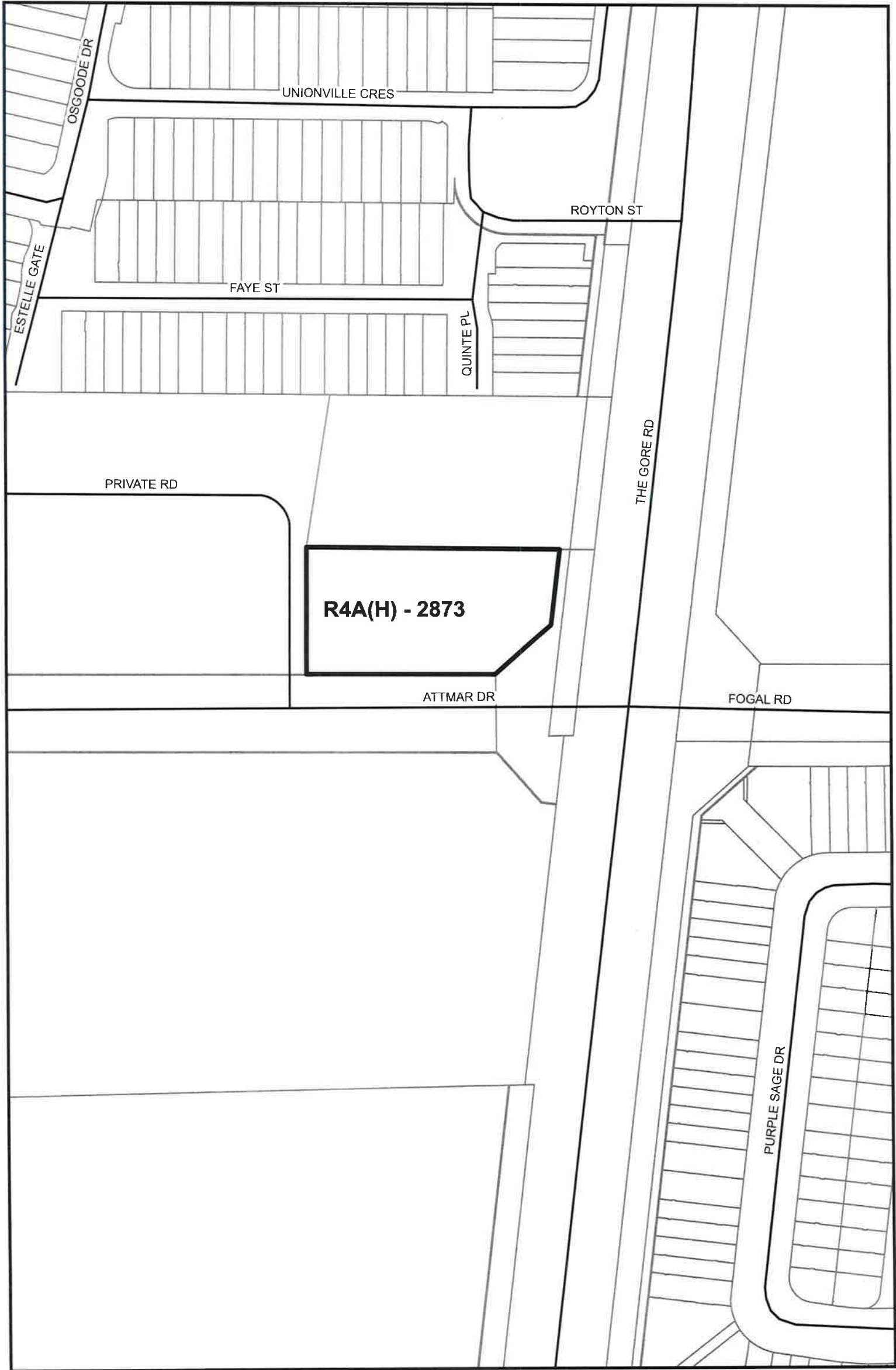
Date: 2026/01/30

Drawn by: CAntoine

LOT 5, CONCESSION 9 N.D

BY-LAW 76-2026

SCHEDULE A



Subject Lands



Parcel Fabric



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0055_ZBLA

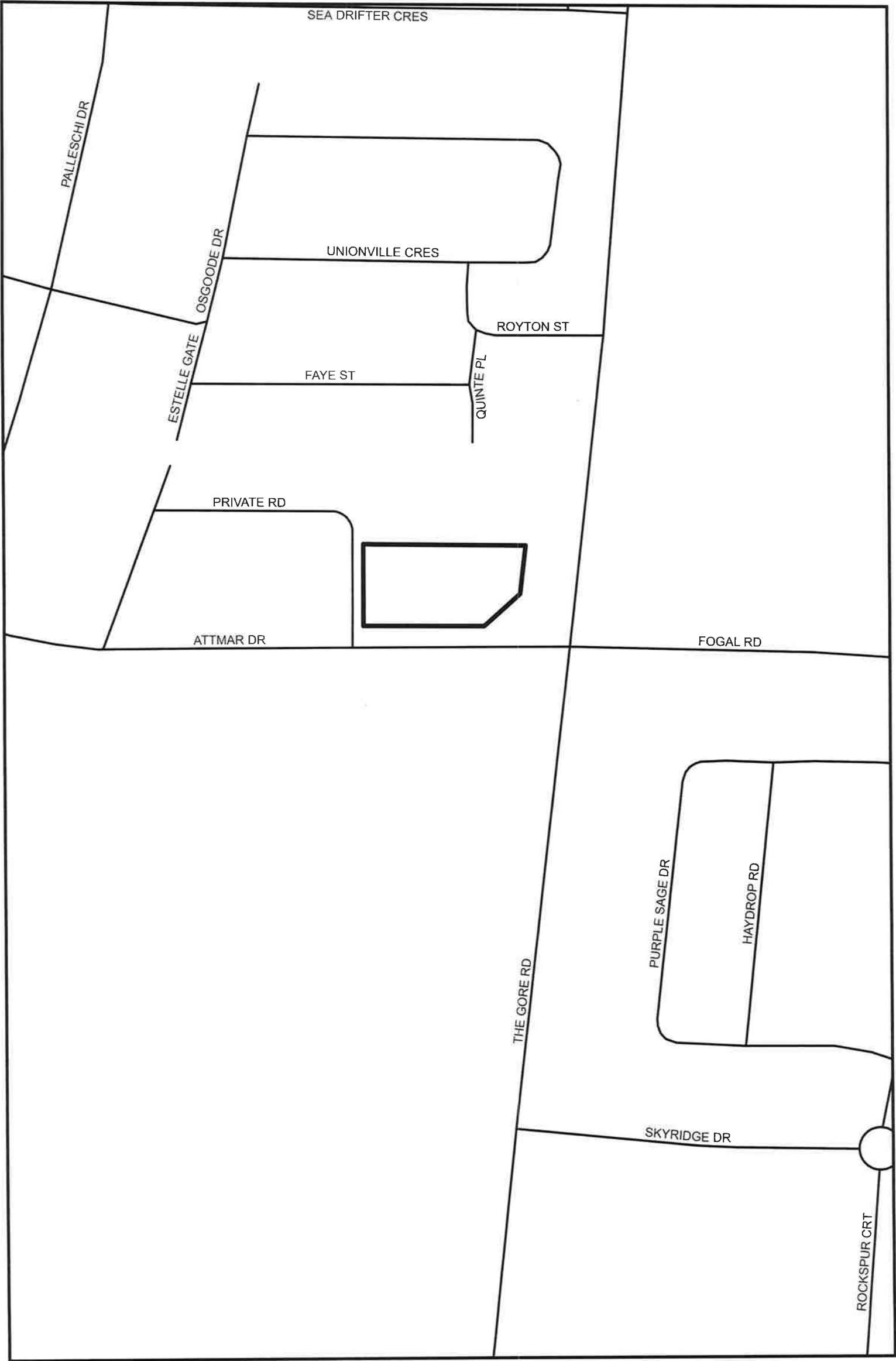
Date: 2026/01/30

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LOT 5, CONCESSION 9 N.D

BY-LAW 76-2026

SCHEDULE A



 SUBJECT LANDS