

**Adoption of Official Plan Amendment OP2023-028 (By-law 77-2026)
and Zoning By-law 78-2026**

9379 Clarkway Drive

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 77-2026, to adopt Official Plan Amendment OP2023-028, and By-law 78-2026, 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 Blackthorn Development Corporation, c/o Sam Di Gregorio, 1000158200 Ontario Inc., Ward 10 (File: OZS-2024-0039).

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 amend the Official Plan and Bram East Secondary Plan of the City of Brampton to permit a maximum building height of 14-storeys and redesignate the lands from "Mixed Commercial/Industrial" to "Cluster and High Density Residential," and creating "Special Policy Area 10" in the Bram East Secondary Plan.

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

To amend the Zoning By-law to permit a mixed-use development consisting of a four-storey podium with ground-floor retail uses, with residential towers located above, resulting in heights of 12, 13, and 14-storeys, comprising a total of 330 dwelling units, and 226 parking spaces in an underground parking garage.

Location of Lands Affected: legally described as Part Lot 7 Con. 11 N.D., and municipally known as 9379 Clarkway 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. Any further inquiries or questions should be directed to Harjot Sra, Planner, Planning, Building and Growth Management Services at Harjot.Sra@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 77 - 2026

To adopt Amendment Number OP 2023 - 028 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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2023 - 028 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 6th day May, 2026

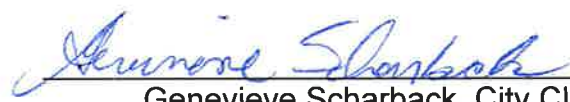
Approved by Legal Services:

Approved as to form. 2026/April/29 AJC


Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content. 2026/April/29 AAP
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Genevieve Scharback, City Clerk

(file reference, if applicable, or delete)

AMENDMENT NUMBER OP 2023 – 028

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 Bram East Secondary Plan, Area 41, Schedule SP41(a) and policies on a site-specific basis to permit the lands municipally known as 9379 Clarkway Drive to be developed with mixed-use residential uses.

2.0 Location:

The lands subject to this amendment are located west of Highway 50, north and east of Clarkway Drive, and south of Bellchase Trail, municipally known as 9379 Clarkway Drive. The lands have a gross area of 1.07 Hectares, and are legally described as Part of Lot 7, Concession 11, Northern Division, Geographic Township of Toronto Gore, now in the City of Brampton, Regional Municipality of Peel.

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 10 to Schedule 12, as shown on Schedule 'A' to this amendment.
2. By adding the following as Special Land Use Policy Area 10: 9379 Clarkway Drive under Chapter 4, Special Land Use Policy Areas:

“10. Special Land Use Policy Area 10: 9379 Clarkway Drive:

- a) The lands subject to Special Land Use Policy Area 10 located at west of Highway 50, north and east of Clarkway Drive and south of Bellchase Trail, shall be developed for a residential apartment building(s) with a maximum building height of 14 storeys.
- b) The lands subject to Special Land Use Policy Area 10 may be developed to include ground use commercial uses.

3. By adding to the list of amendments pertaining to the Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2023-028.

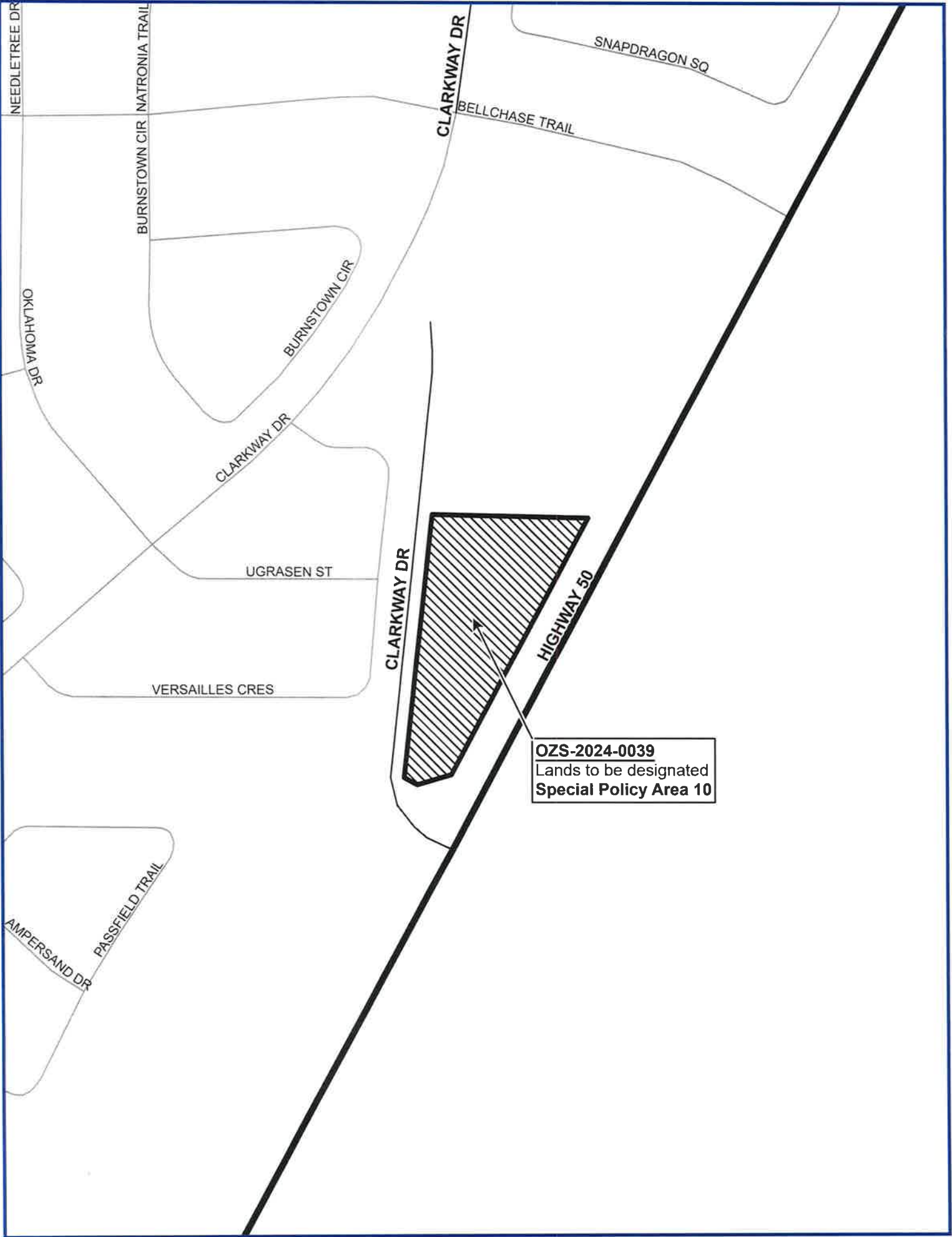
3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bram East Secondary Plan, Part II, Secondary Plan as amended are hereby further amended:

1. By revising Schedule SP41(a) of the Secondary Plan to redesignate the lands (9379 Clarkway Drive) from “Mixed Commercial/Industrial” and to redesignate the Subject Lands as “Cluster and High Density” as shown on Schedule ‘B’.

2. By adding policy 3.1.7.2, as follows:

Notwithstanding the policies within the Cluster/High Density designation, lands shown outlined as “Special Policy Area 20” on Schedule SP41(a) should be developed in accordance with the following:

1. Apartment buildings shall be permitted, in conjunction with ground floor commercial and office uses to a maximum combined density of 308 units per residential hectare, and a maximum building height of 14 storeys.
2. Upscale landscape treatment should be applied along Highway 50 to reflect an appropriate character given the importance of this area at the edge of the City of Brampton. In this regard, landscaping is to include upscale items such as decorative metal fencing, masonry columns, and significant plantings.
3. Service loading areas and garbage disposals should be incorporated into the building design and screened from view through appropriate fencing and landscaping.



EXTRACT FROM Brampton Plan Schedule 12 - Site and Area Specific Policies

Subject Lands

Lester B. Pearson International Airport (LBPIA) Operating Area

Mature Neighbourhoods

Established Rural Estate Residential Area

Special Land Use Policy Areas

Corridor Protection Area

Special Study Areas

McVean Drive/Rae Avenue Special Study Area

Mississauga Road Corridor

Base Features

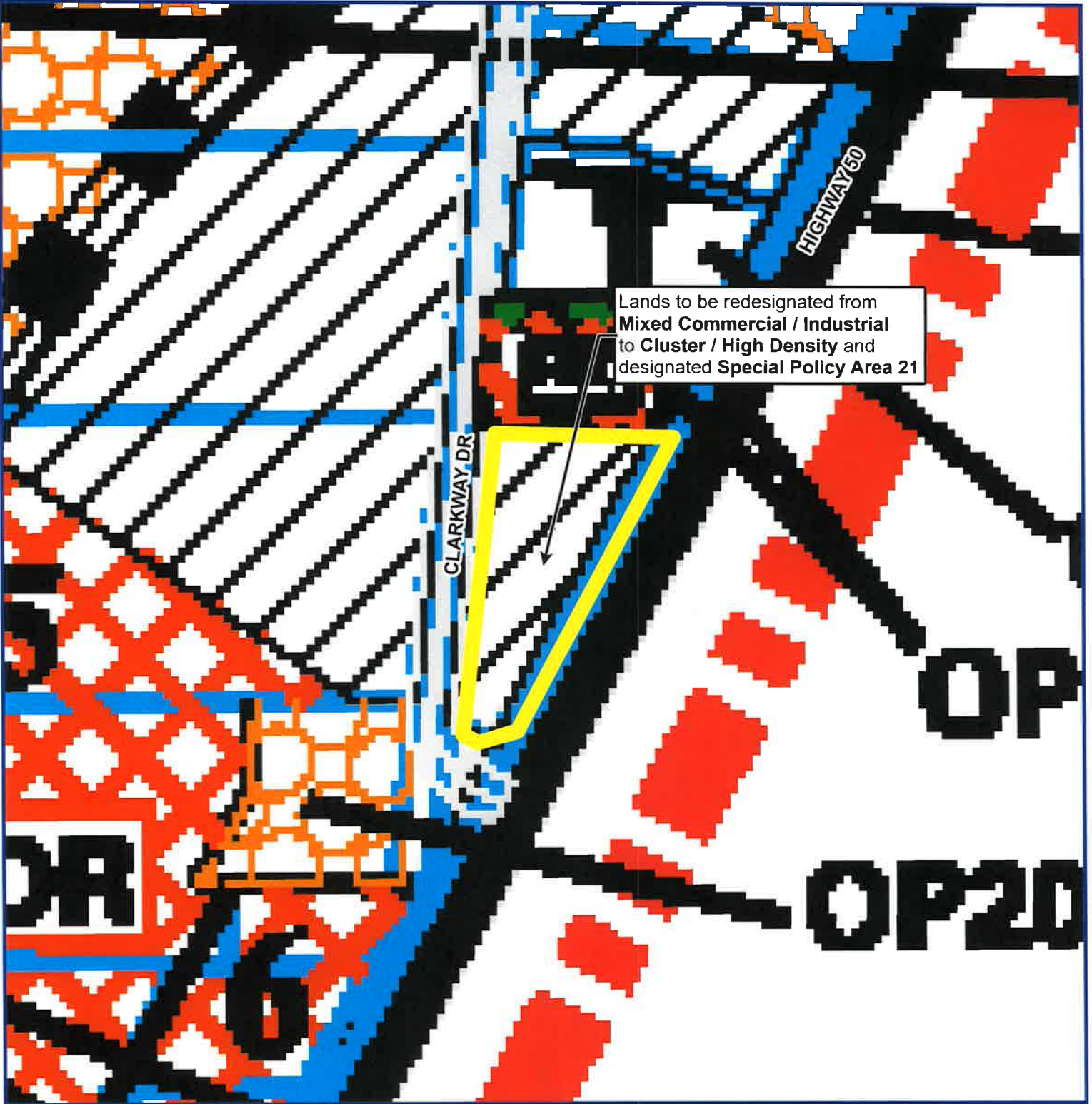
City Boundary

Railway

Highway

Major Streets

Minor Streets



EXTRACT FROM BRAM EAST SECONDARY PLAN SCHEDULE SP41 (a)

Subject Lands

RESIDENTIAL LANDS:

Estate Residential

Low Density

Low / Medium Density

Medium Density

Cluster / High Density

EMPLOYMENT LANDS:

Office Node

Mixed Commercial / Industrial

District Retail

Neighbourhood Retail

Convenience Retail

Highway / Service Commercial

OPEN SPACE:

Valleyland

Conservation Lands

Private Commercial Recreation

Community Park

Neighbourhood Park

Woodlot

Storm Water Management Facility

Cemetery

ROAD NETWORK :

Highway

Major Arterial

Minor Arterial

Collector Road

Local Road

INSTITUTIONAL:

Elementary School (JK-5 or JK-8)

Senior Public School (6-8)

Secondary School (9-O.A.C.)

Place Of Worship

Fire Hall

Heritage Resource

OPA 201 (Woodlands)

Secondary Plan Boundary

1

Special Policy Area 1 (Office)

2

Special Policy Area 2 (Public Use / Commercial)

3

Special Policy Area 3 (Upscale Executive Housing)

3A

Special Policy Area 3A (Upscale Executive Housing Area)

3B

Special Policy Area 3B (The Gore Road Upscale Executive Housing)

4

Special Policy Area 4 (McVean Corridor)

5

Special Policy Area 5 (Residential/Commercial)

6

Special Policy Area 6 (Commercial)

7

Special Policy Area 7 (Low Density Residential)

8

Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)

9

Special Policy Area 9 (Medium Density Residential)

10

Special Policy Area 10 (Riverstone)

11

Special Policy Area 11 (Mixed Commercial/Industrial)

12

Special Policy Area 12 (Office Node & Mixed Commercial/Industrial)

13

Special Policy Area 13 (Low/Medium Density Residential)

16

Special Policy Area 16

17

Special Policy Area 17 (Office/Mixed Use)

18

Special Policy Area 18 (Office Node - Mixed Use High Density)

19

Special Policy Area 19 (Office Node)

20

Special Policy Area 20 (Office Node)





 Subject Lands  City Limit  Major Street  Minor Street



The Corporation of the City of Brampton

By-law

Number 78 - 2026

To amend 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, as amended, 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:
Highway Commercial One – Section 1525 (HC1-1525) and Agricultural (A)	Residential Apartment B – Section 3868 (R4B-3868)

3868 The lands designated R4B-3868 on Schedule A to this by-law:

3868.1 Shall only be used for the following purposes:

- 1) An apartment dwelling
- 2) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment building:
 - a) an office;
 - b) a bank, trust company or financial institution;
 - c) a retail establishment;
 - d) a convenience store or grocery store;
 - e) a dry cleaning and laundry distribution station;
 - f) a laundromat;
 - g) a dining room restaurant;
 - h) a take-out restaurant;
 - i) a service shop;
 - j) a personal service shop;
 - k) a printing or copying establishment;
 - l) an art gallery;
 - m) a community club;
 - n) a commercial school;

- o) a health or fitness centre;
- p) a place of worship;
- q) a day nursery;
- r) a library;
- s) a theatre;
- t) a place of commercial recreation;
- u) an administrative office of any public authority;
- v) an animal hospital;
- w) a travel agency;
- x) a micro manufacturing use; and
- y) a custom workshop.

3868.2 Shall be subject to the following requirements and restrictions;

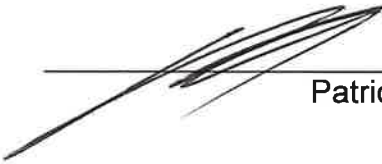
- 1) For the purpose of this section, the front lot line shall be Regional Road 50 and all lands zoned R4B-3868 shall be treated as one lot for Zoning purposes.
- 2) Minimum Front Yard Depth: 5 metres to a podium and 4 metres to a tower, except within 60 metres to the daylight triangle, the tower setback is reduced to 3 metres;
- 3) Minimum Setback from any Lot Line to a Hydro Transformer: 0.3 metres;
- 4) Minimum Interior Side Yard: 14 metres;
- 5) Minimum Exterior Side Yard: 12 metres;
- 6) Minimum Rear Yard Depth: 5 metres
- 7) Minimum below grade setback to underground parking garage: 0 metres;
- 8) Maximum Building Height: 14 Storeys;
- 9) Maximum Lot Coverage: 45%;
- 10) Minimum Landscaped Open Space: 20% of the lot area, including a minimum 3 metre wide landscaped open space strip along all lot lines except at approved access locations;
- 11) Minimum Residential Parking: 0.9 spaces per Apartment Dwelling Unit;
- 12) Minimum Combined Commercial & Visitor Parking: 66 spaces;
- 13) Maximum Floor Space Index: 2.8;
- 14) Loading, Unloading and Waste Disposal Storage:
 - a. One on-site loading space shall be provided;
 - b. Loading, unloading and waste disposal facilities shall not be located on the wall of a building facing a street.
 - c. Loading, unloading and waste disposal areas shall be enclosed and screened from view from Highway 50 and Clarkway Drive by any combination of fencing and landscaping.
- 15) Minimum Tower Separation Distance: 20 m;
- 16) Maximum Tower Floorplate: 1000 square metres

3868.3 For the purpose of this section:

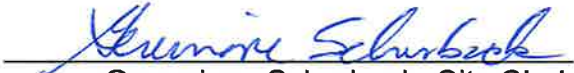
- 1) a Micro Manufacturing Use shall mean a building or part thereof used for small scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery
- 2) a Tower shall mean any portion of the building greater than 4 storeys in building height.
- 3) A Podium shall mean any portion of the building 4 storeys or less in building height.

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

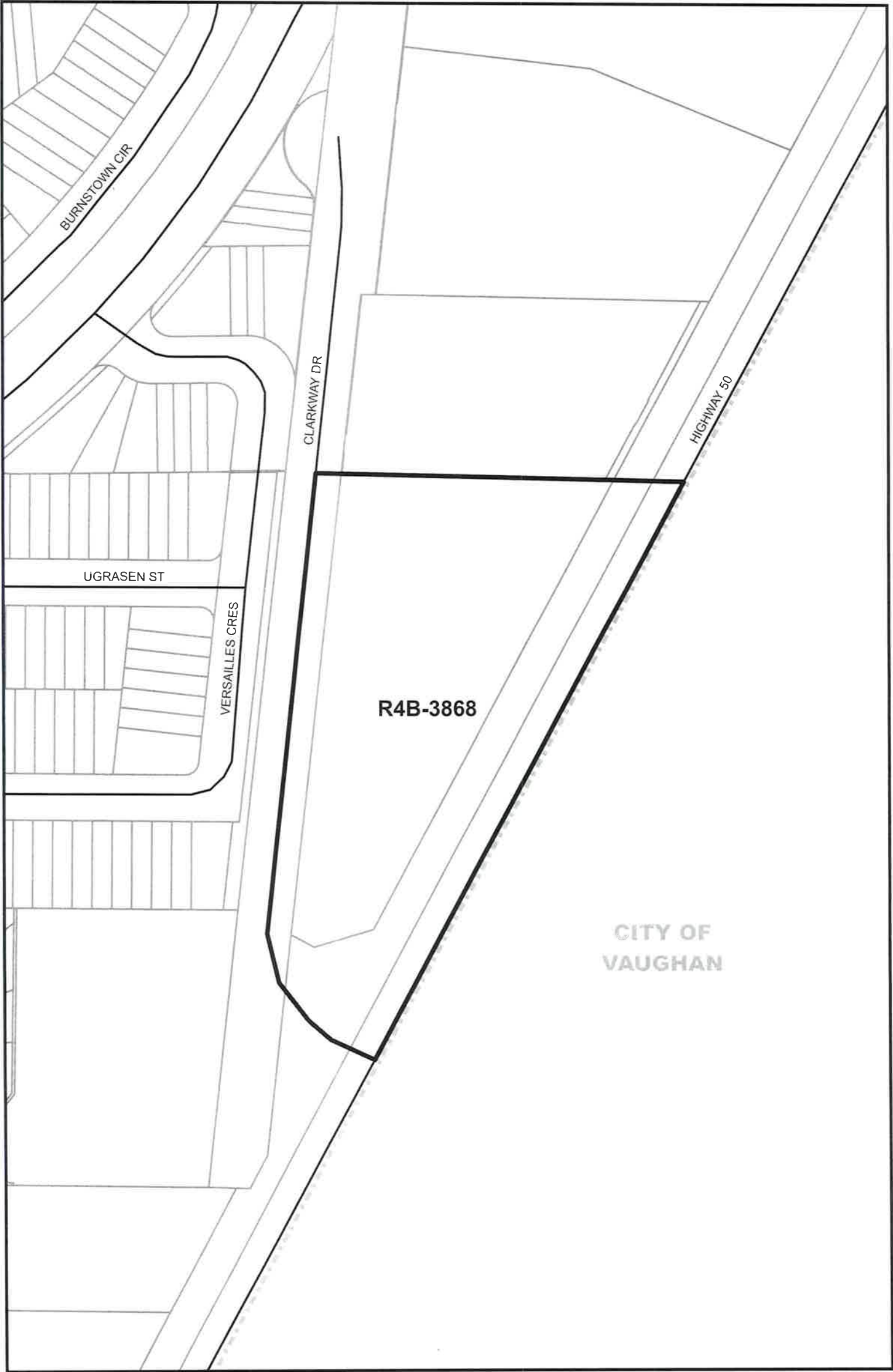
Approved as to
form.
2026/April/29
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/April/29
AAP

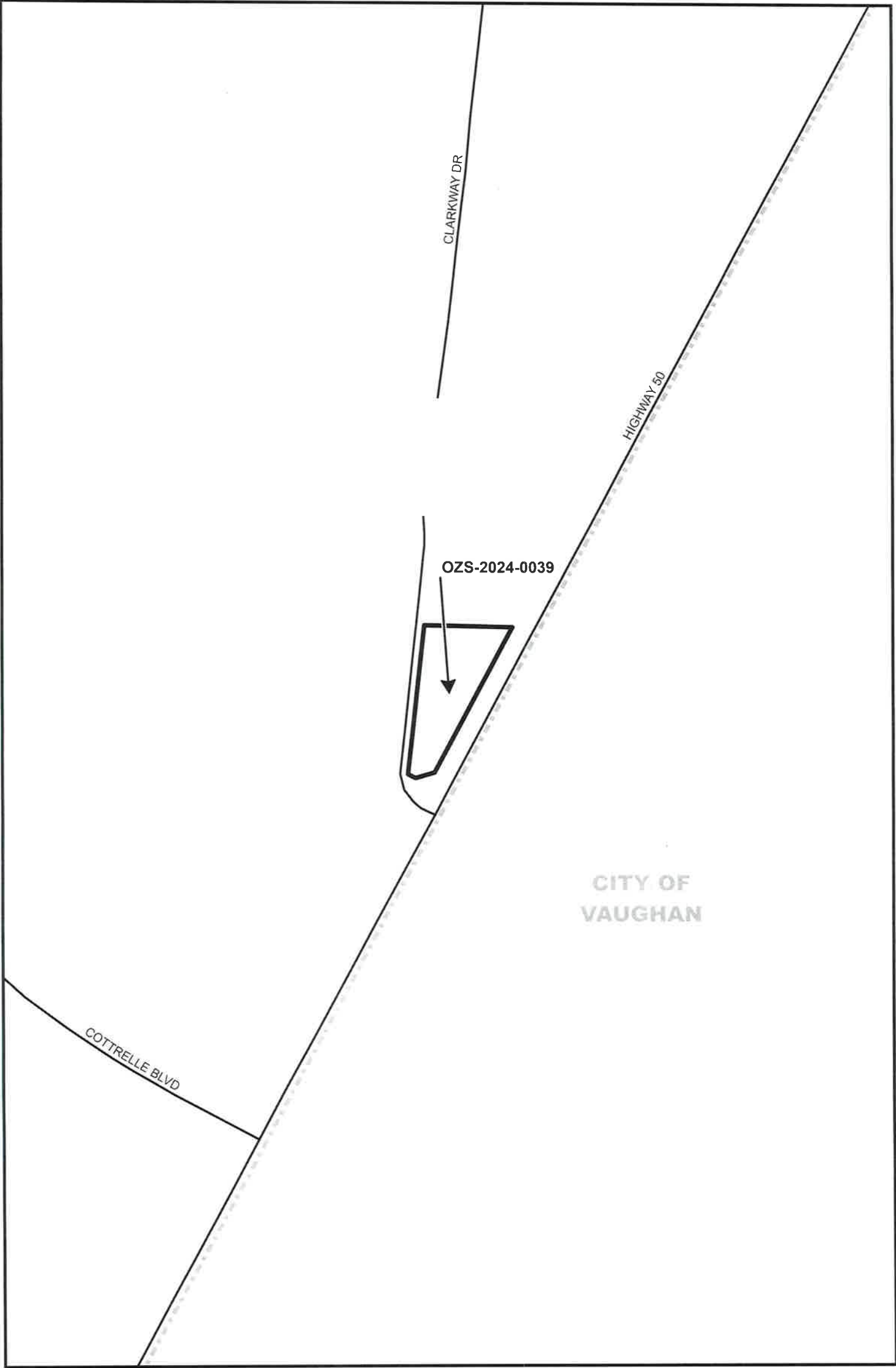

Genevieve Scharback, City Clerk

(OZS-2024-0039)



 Zoning  Parcel Fabric





 Subject Lands  City Limit  Major Street