



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 28 - 2025

To Adopt Amendment Number OP 2023- 269

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, hereby ENACTS as follows:

1. Amendment Number OP 2023- 269 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 5th day of February, 2025.

Approved as to
form.

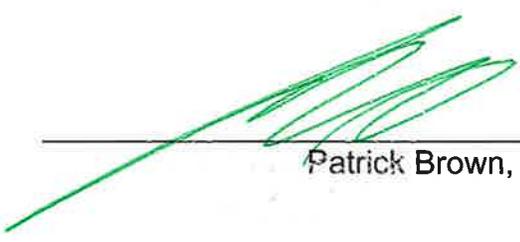
2025/01/28

MR

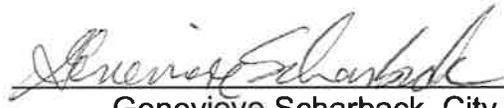
Approved as to
content.

2025/Jan/24

AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2021-0038)

AMENDMENT NUMBER OP 2023- 269
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 Highway 427 Industrial Secondary Plan (SP47) to permit the development of 178 single detached dwellings, 530 townhouse units, 913 apartment units and 320 mixed use apartment units on the lands shown outlined on Schedule 'A' to this amendment in order to permit a broader range of land uses and higher densities.

2.0 LOCATION:

The lands subject to this amendment are comprised of a parcel totaling 70.79 hectares (174.92 acres) in area, located on the north side of Castlemore Road, east of The Gore Road and west of Clarkway Drive. The lands have a frontage onto The Gore Road, Castlemore Road, and Clarkway Drive. The lands are legally described as Lot 11 and 12, Concession 10 N.D., in the City of Brampton, Regional Municipality of Peel.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby as follows:

- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 47: The Highway 427 Industrial Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 269.

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, Brampton Plan, which remain in force, as it relates to the Highway 427 Industrial Secondary Plan Area 47 (being Part Two Secondary Plans), as amended is hereby further amended:

- 1) By amending Schedule 47a of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located north of Castlemore Road, east of The Gore Road and west of Clarkway Drive, is hereby amended from 'Low / Medium Density Residential' and 'Medium Density Residential' to 'Valleyland'.
- 2) By removing the lands shown on Schedule 47a of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located north of Castlemore Road, east of The Gore Road and west of Clarkway Drive, is hereby amended from 'Special Policy Area 9' to 'Special Policy Area 13'.
- 3) By replacing Section 6.10.1 Special Policy Area 10 with the following text:

"Notwithstanding Section 5.1.7 in the 'High Density Residential' designation, the lands within Special Policy Area 10 are permitted to have a maximum density of 350 units per hectare (141 units per net residential acres) and a maximum height of 10 storeys. Mixed uses are permitted on the ground floor of a building that include retail, office, personal commercial, service commercial, and restaurant."
- 4) By adding to Schedule 47(a) of Chapter 47 of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as "Special Policy Area 12".

- 5) By adding the following as Section 6.12 Special Policy Area 12:

“6.12 Special Policy Area 12

6.12.1 Notwithstanding Section 5.1.7 in the ‘High Density Residential’ designation, the lands within Special Policy Area 12 are permitted to have a maximum density of 450 units per hectare (182 units per net residential acres) and a maximum height of 12 storeys.”

- 6) By adding to Schedule 47(a) of Chapter 47 of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as “Special Policy Area 13”.

- 7) By adding the following as Section 6.13 Special Policy Area 13:

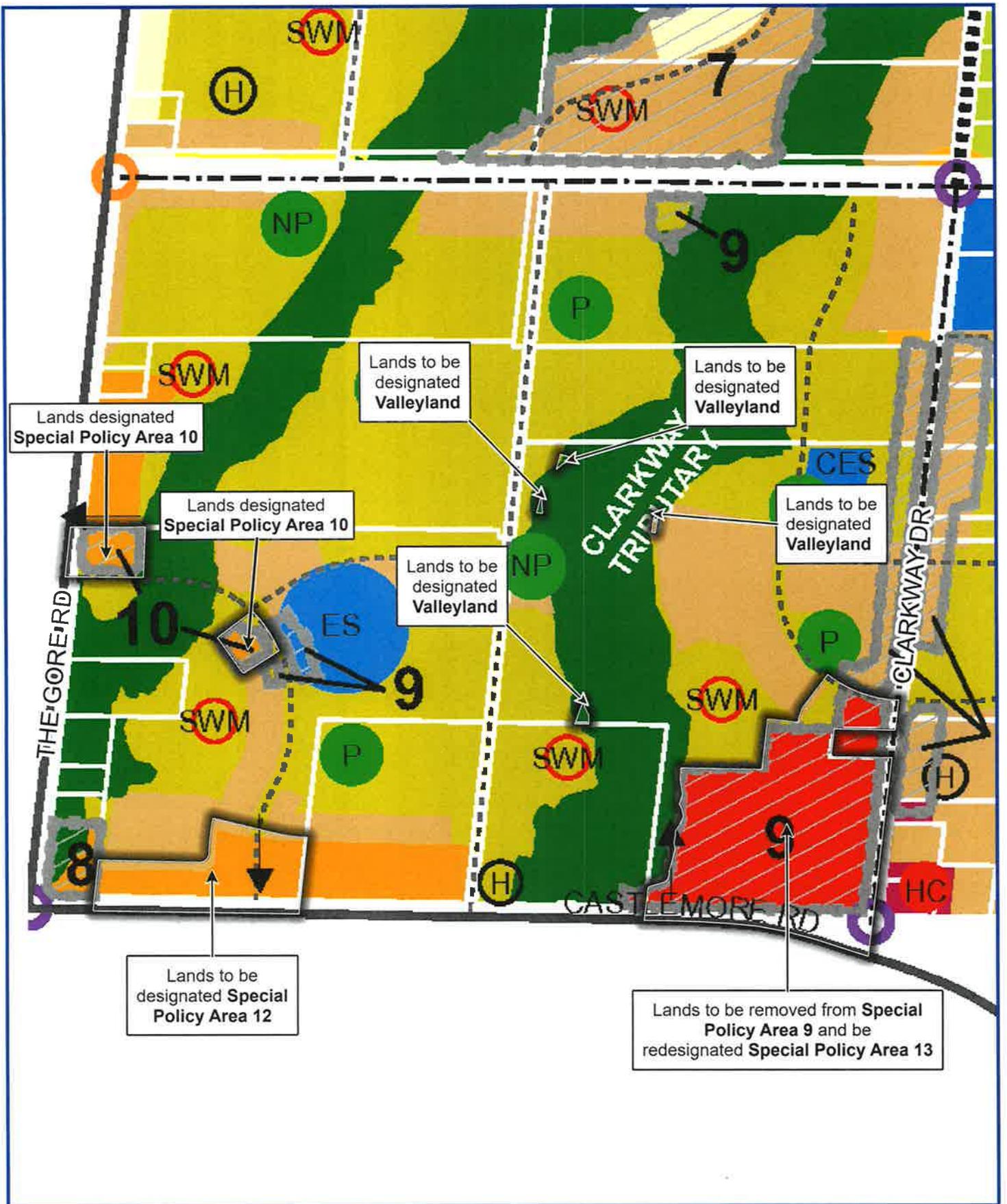
“6.13 Special Policy Area 13

6.13.1 Notwithstanding Section 5.2.2 in the ‘District Retail’ designation, the lands within Special Policy Area 13 include High Density Residential as a permitted use with a maximum density of 400 units per hectare (182 units per net residential acres), a minimum height of 6 storeys, and a maximum height of 20 storeys.

6.13.2 Residential uses shall be oriented backing onto the Natural Heritage System (NHS) and Stormwater Management Pond (SWM Pond).

6.13.3 Commercial uses shall be oriented along Clarkway Drive and Castlemore Road.

6.13.4 A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required.”



EXTRACT FROM Schedule SP 47(a) Highway 427 Industrial Secondary Plan (Area 47)

Subject Lands

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- EXECUTIVE RESIDENTIAL

EMPLOYMENT

- OFFICE NODE
- PRESTIGE INDUSTRIAL
- LOGISTICS/WAREHOUSE/TRANSPORTATION
- MIXED COMMERCIAL / INDUSTRIAL
- BUSINESS PARK

COMMERCIAL

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

ROAD NETWORK

- MAJOR ARTERIAL ROAD
- ROAD ASSESSMENT/INDENTATION/CONCEPTUAL
- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- MAJOR COLLECTOR ROAD

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- WETLAND RESTORATION AREA
- VALLEYLAND

RECREATION OPEN SPACE

- CP COMMUNITY PARK
- PARKLETTE
- NP NEIGHBOURHOOD PARK

INSTITUTIONAL

- PSV PUBLIC SECONDARY SCHOOL
- FIRE STATION
- CES CATHOLIC ELEMENTARY SCHOOL
- PLACE OF WORSHIP
- ESV ELEMENTARY SCHOOL

UTILITIES AND INFRASTRUCTURE

- TRANS CANADA PIPELINE
- CONUR PROTECTOR AREA (Reduced in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2018)
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- HERITAGE RESOURCE
- SWM FACILITY
- SPECIAL POLICY AREA
- CEMETERY
- SP-47 BOUNDARY
- SCOOPED/APPEALED LANDS

