



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:

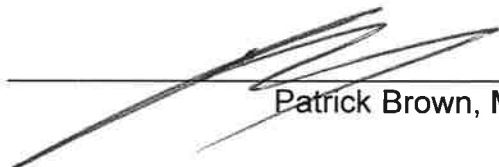
1. Amendment Number OP 2023-027 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

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:

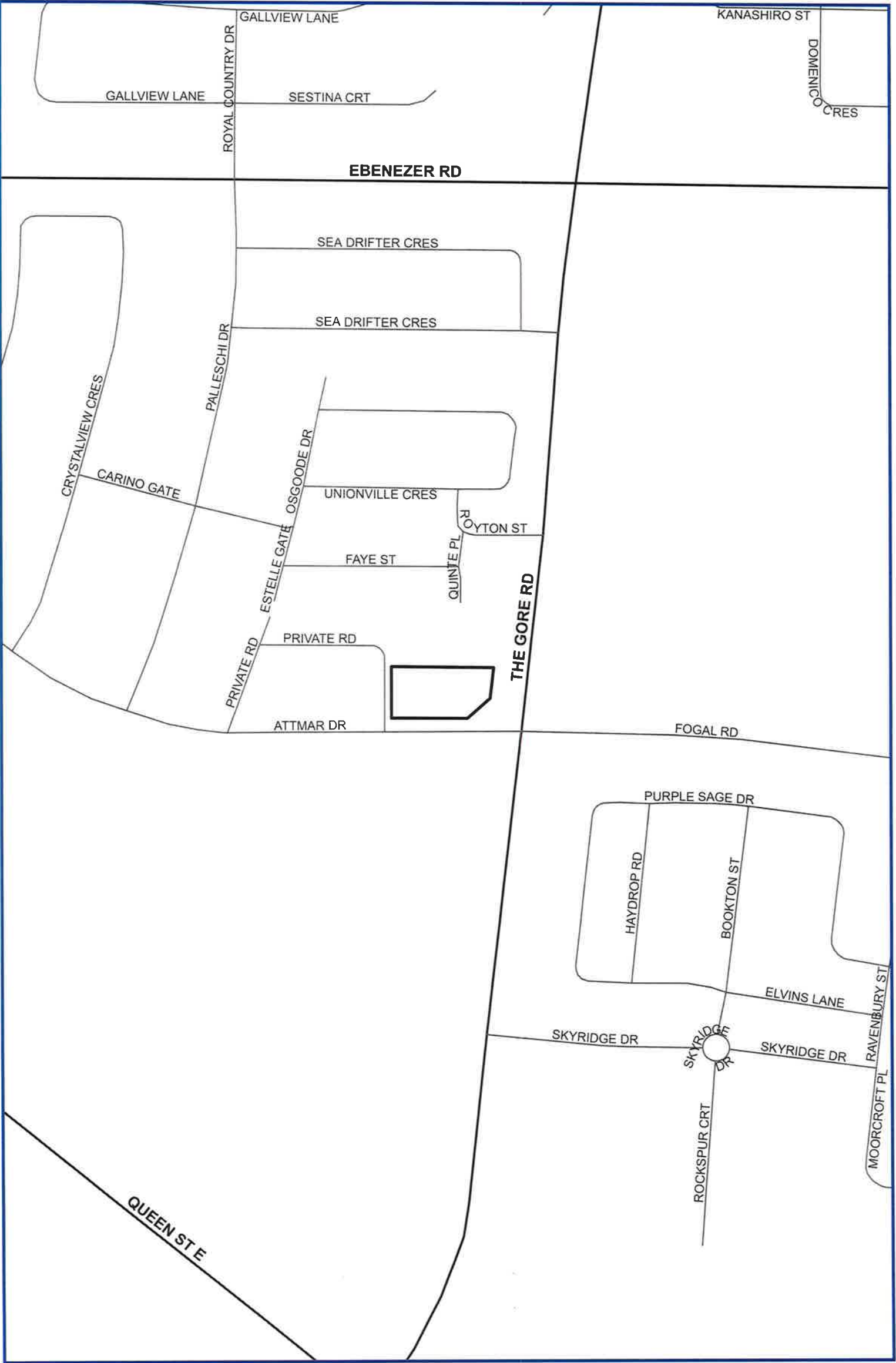
1. By changing on Schedule 13k the designation of the lands shown outlined on Schedule 'A' to this by-law from 'Mixed-Use (Mid-Rise Mixed-Use)' to 'Mixed-Use (High-Rise Mixed-Use)'.

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:

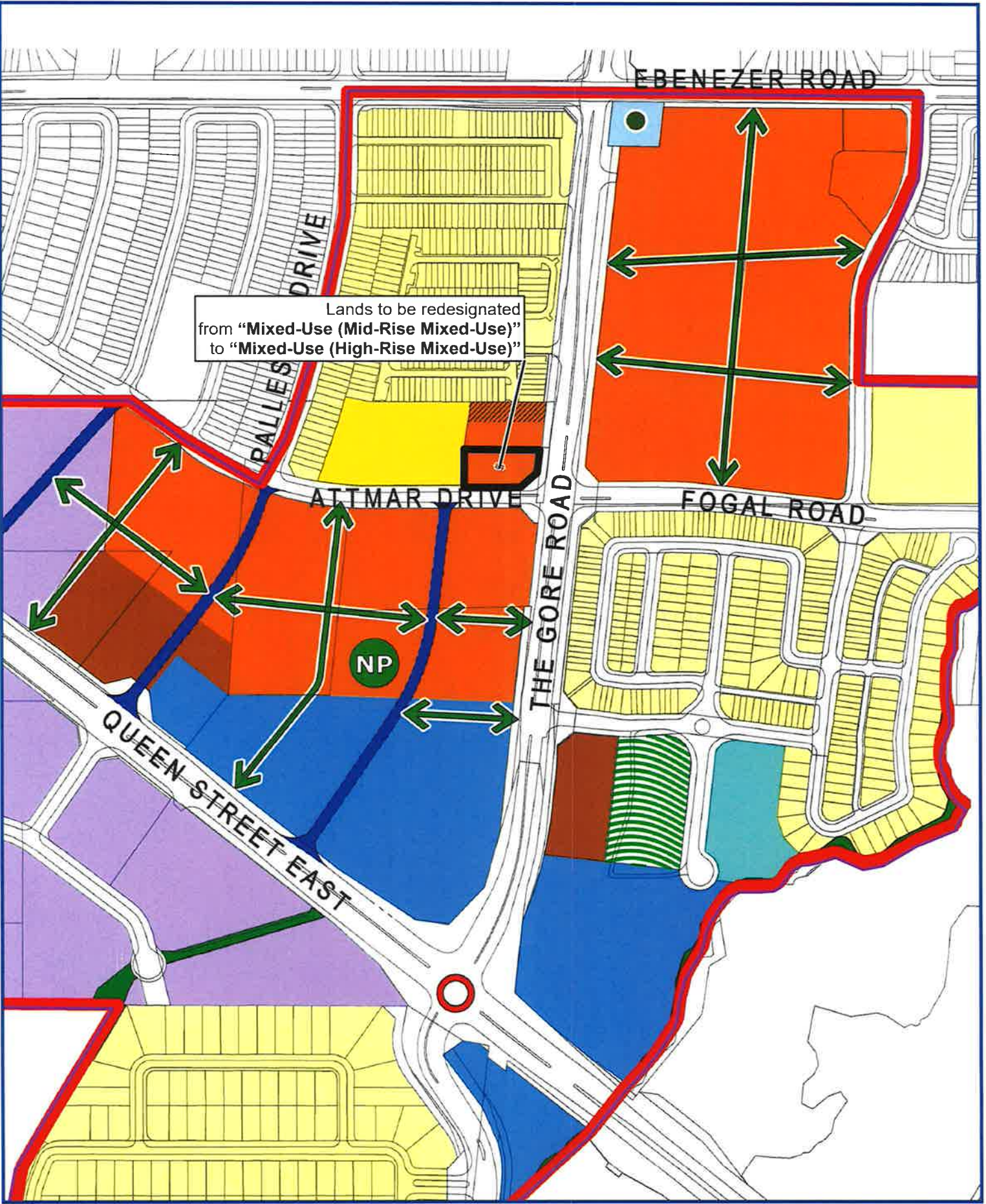
1. By adding to Schedule SP41(a) a new "Special Policy Area 21", as shown on Schedule 'B', to this amendment.
2. By adding to Section 3.1.7 Cluster and High Density Residential the following as Subsection 3.1.7.2 – Special Land Use Policy Area 21: The Gore Road:

"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."



— Major Street — Minor Street



EXTRACT FROM Schedule 13K of Brampton Plan

- NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)

NEIGHBOURHOOD (LOW-RISE PLUS RESIDENTIAL)

MIXED-USE (MID-RISE MIXED-USE)

MIXED-USE (HIGH-RISE MIXED-USE)

MIXED-USE (INSTITUTIONAL)

MIXED-USE EMPLOYMENT (OFFICE MIXED-USE)

EMPLOYMENT (PRESTIGE INDUSTRIAL)

NATURAL SYSTEM

EXISTING PARK

CEMETERY

NP

PROPOSED NEIGHBOURHOOD PARK
- PROPOSED PUBLIC OR PRIVATE STREET NETWORK

POTENTIAL MID-BLOCK CONNECTION

STORMWATER MANAGEMENT POND

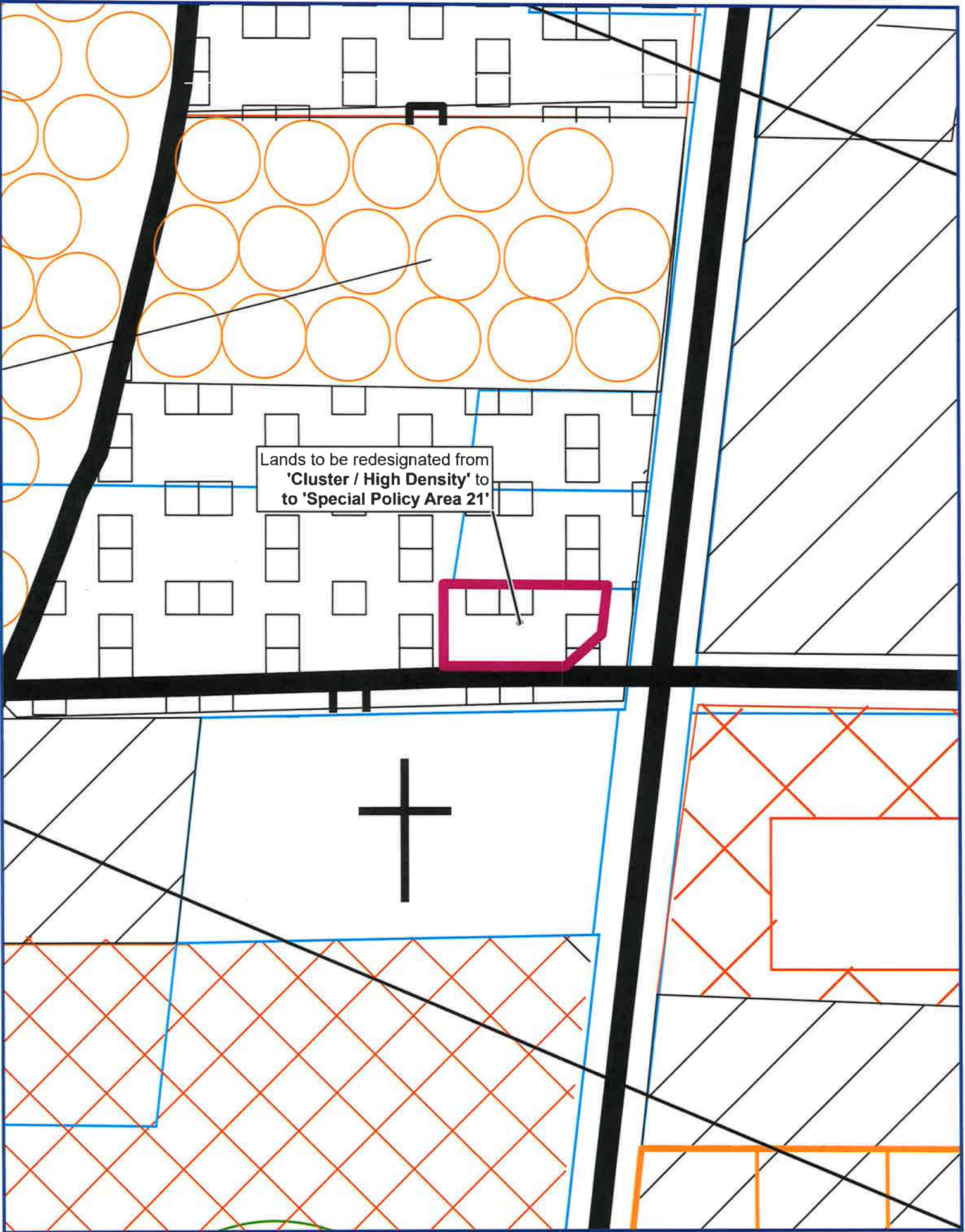
DESIGNATED HERITAGE PROPERTY

HEIGHT TRANSITION AREA

MTSA BOUNDARY

MTSA STATION

Lands to be re-designated from 'Mixed-Use(Mid-Rise Mixed-Use)' to 'Mixed-Use (High-Rise Mixed-Use)'



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'