



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

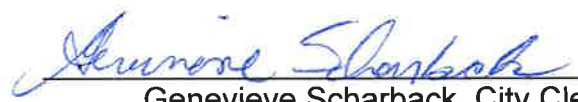
Approved by Legal Services:

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:

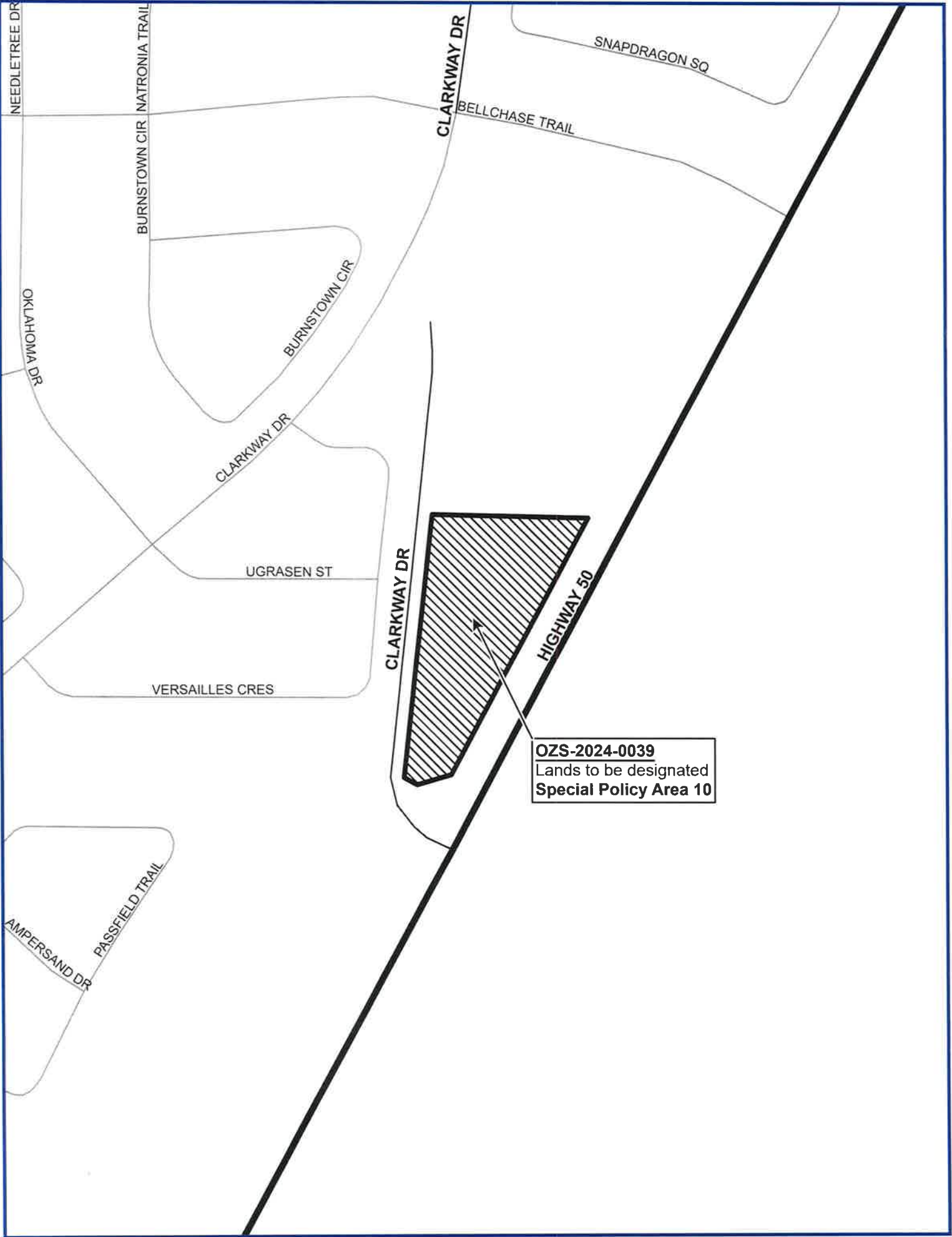
1. Apartment buildings shall be permitted, in conjunction with ground floor commercial and office uses to a maximum combined density of 308 units per residential hectare, and a maximum building height of 14 storeys.
2. Upscale landscape treatment should be applied along Highway 50 to reflect an appropriate 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.



 Subject Lands  City Limit  Major Street  Minor Street



KEY MAP



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

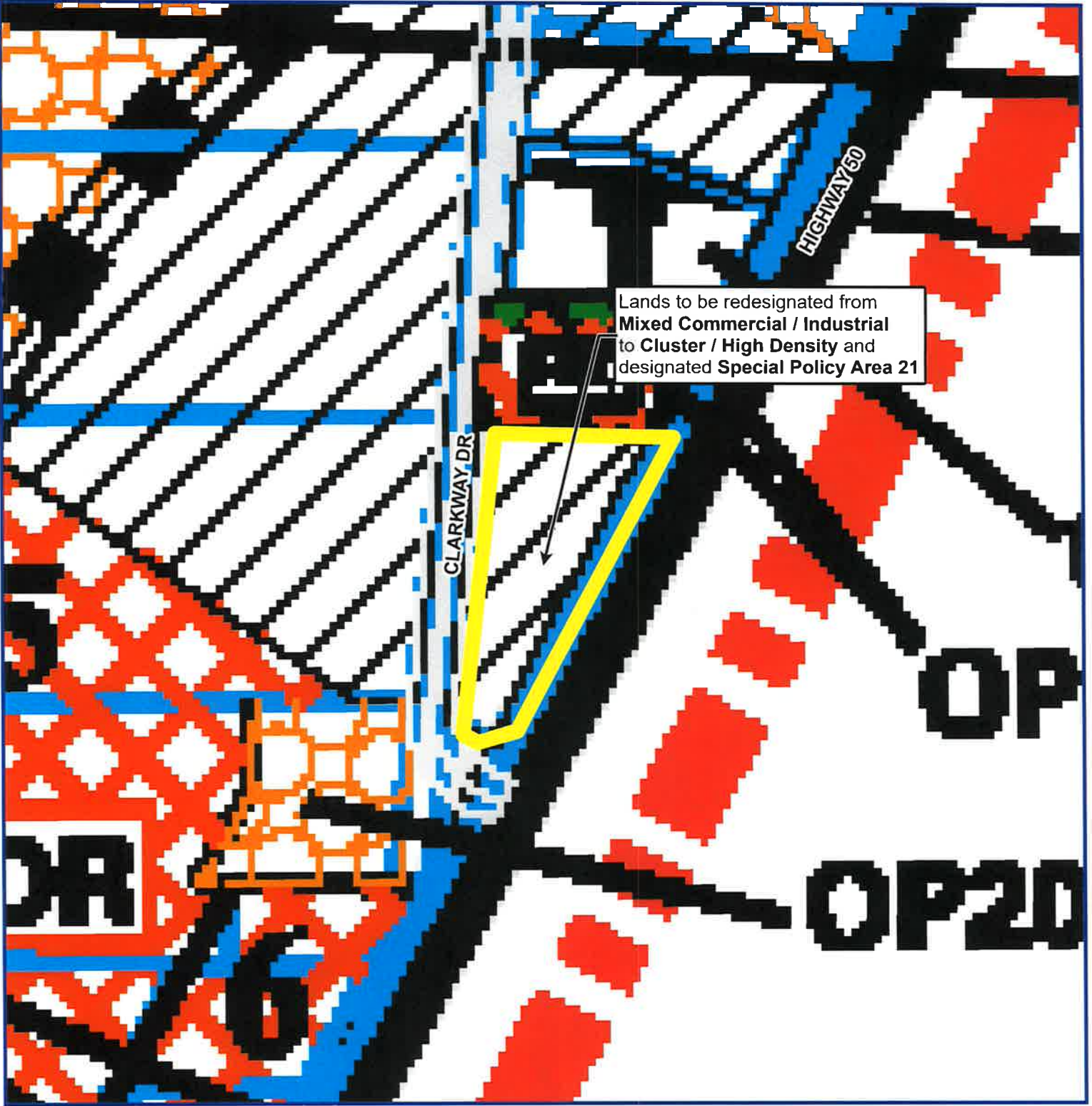
City Boundary

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:

ES

Elementary School (JK-5 or JK-8)

SP

Senior Public School (6-8)

SS

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

↑

Place Of Worship

F

Fire Hall

H

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)

BRAMPTON

Flower City

brampton.ca

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0039_OPA_A

Date: 2026/04/29

SCHEDULE B TO OFFICIAL PLAN AMENDMENT

OP2023# 028

BY-LAW 77-2026