

**Adoption of Official Plan Amendment OP2006-278 and OP2023-024
(By-law 51-2026)**

Several Secondary Plans City-wide

Date of Decision: April 8, 2026
Date of Notice: April 23, 2026
Last Date of Appeal: May 13, 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 51-2026, to adopt Official Plan Amendment OP2006-278 and OP2023-024, under section 17 of the Planning Act R.S.O., c.P.13, as amended, pursuant to a City-initiated Official Plan Amendment, City-wide.

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) of the *Planning Act*.

The Purpose and Effect of Official Plan Amendment OP2006-278 and OP2023-024:

To adopt city-initiated Official Plan Amendments OP 2006-278 and OP 2023-024, to implement minor clerical corrections to the Official Plans of the City of Brampton, including corrections to duplicated special policy areas, minor typographical issues and policies being placed in incorrect sections in the 2006 Official Plan and several Secondary Plans including SPA 2, SPA 7, SPA 39, SPA 41, SPA 44, SPA 48b, and SPA 51.

Location of Lands Affected: City-wide.

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Christine Tao, Planner, Planning, Building and Growth Management Services Department at Christine.Tao@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.

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 May 13, 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 51 - 2026

To adopt Amendment Number OP 2006-~~218~~ & OP 2023-~~024~~ 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 2006-278 & OP 2023-024 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

Enacted and passed this 8th day of April 2026.

Approved as to
form.

2026/03/26

AJC

A handwritten signature in black ink, appearing to read "Patrick Brown", written over a horizontal line.

Patrick Brown, Mayor

Approved as to
content.

2026/03/25

HFZ

A handwritten signature in black ink, appearing to read "Genevieve Scharback", written over a horizontal line.

Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2006-278 & OP 2023-024
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER OP2006-278 &
OP2023-024

TO THE OFFICIAL PLAN OF THE CITY OF
BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this Official Plan Amendment (OPA) is to clean up a number of clerical errors in the 2006 Official Plan, including duplicated special policy areas, minor typographical issues and policies being placed in incorrect sections. The modifications apply to the parent Official Plan and several Secondary Plans including Springdale Secondary Plan (SP2), Downtown Brampton Secondary Plan (SP7), Goreway Drive Corridor Secondary Plan (SP39), Bram East Secondary Plan (SP41), Fletchers Meadow Secondary Plan (SP44), Countryside Villages Secondary Plan (SP48b), and Mount Pleasant Secondary Plan (SP51).

Location:

This amendment applies City-wide.

2. Amendments and Policies Relevant Thereto:

2.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- a) By amending Section 4.14.3.21 Estate Residential — Special Land Use Policy Area 22: 10196 Bramalea Road as amended by OPA 2006-206, by:
 - i) renumbering Section 4.14.3.21 to Section 4.14.3.22;
- b) By amending Section 4.14.3.21 Estate Residential — Special Land Use Policy Area 22: 11499 The Gore Road, as amended by OPA 2006-240, by:
 - i) renumbering Section 4.14.3.21 to Section 4.14.3.23;
 - ii) deleting "Special Land Use Policy Area 22" and replacing it with "Special Land Use Policy Area 23".
- c) By amending Schedule 'A' — General Land Use Designations by adding "Special Land Use Policy Area 23", as shown in Schedule 'A' of this amendment.

2.2 The document known as known as Secondary Plan Area 2 — Springdale Secondary Plan (Part Two: Secondary Plan, as amended), is hereby further amended as follows:

- a) By amending Section 7.6, Special Site Area 6, as amended by OPA 2006-259, by:
 - i) renumbering Section 7.6 as Section 7.7; and
 - ii) deleting "Special Site Area 6" and replacing it with "Special Site Area 7".
- b) By amending Schedule 2 of the Springdale Secondary Plan to change "Special Site Area 6" to "Special Site Area 7", as shown in Schedule 'B' of this amendment.

- 2.3 The document known as Downtown Brampton Secondary Plan Area 7 (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By moving policies Special Policy Area Number 7, amended by OP1993-272, from Section 5.1.2.6 to Section 5.6.7.
 - b) By amending Section 5.6.7 Special Policy Area Number 8, amended by OP 2006-184, by
 - i) renumbering Section "5.6.7" as Section "5.6.8";
 - c) By amending Section 5.6.8 Special Policy Area Number 9, amended by OP 2006-258, by
 - i) renumbering Section "5.6.8" as Section "5.6.9";
 - d) By amending Section 5.6.8 Special Policy Area Number 9, amended by OP 2023-011, by
 - i) renumbering Section "5.6.8" as Section "5.6.10";
 - ii) deleting "Special Policy Area 9" and replacing it with "Special Policy Area 10".
 - e) By amending Schedule 7(c) of the Downtown Brampton Secondary Plan to change "Special Policy Area 9" to "Special Policy Area 10", as shown in Schedule 'C' of this amendment.
- 2.4 The document known as Goreway Drive Corridor Secondary Plan Area 39 (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By amending Section 3.7.5, as amended by LPAT/OPA 1-2020, by
 - i) renumbering Section "3.7.5" as Section "3.7.6"; and
 - ii) deleting "Special Site Area 5" and replacing it with "Special Site Area 6"
 - b) By amending Schedule 39 of the Goreway Drive Corridor Secondary Plan to change "Special Policy Area 5" to "Special Policy Area 6", as shown in Schedule 'D' of this amendment.
- 2.5 The document known as Bram East Secondary Plan Area 41 (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By moving policies Special Policy Area 18 (Mixed use High Density), amended by OP2006-195, from Section 3.1.27 to Section 3.2.40.
 - b) By moving policies Special Policy Area 19 (Office Node), amended by OP2006-195, from Section 3.2.39 to Section 3.2.41.
- 2.6 The document known as The Fletchers Meadow Secondary Plan Area 44 (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By amending Section 3.1.16, amended by OP2006-193, by
 - i) renumbering Section "3.1.16" as Section "3.1. 17";
 - ii) renumbering Section "3.1.17" as Section "3.1. 18";
 - iii) renumbering Section "3.1.20" as Section "3.1. 19";
 - iv) renumbering Section "3.1.21" as Section "3.1. 20"; and
 - v) renumbering Section "3.1.22" as Section "3.1. 21".

- 2.7 The document known as Countryside Villages Secondary Plan Area 48b (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By amending Section 5.2.6 High Density Residential, amended by OP 2006-233, by
 - i) renumbering Section "5.2.6" as Section "5.2.7"; and
 - ii) renumbering the subsequent sections from "5.2.6.1" to "5.2.7.1".
- 2.8 The document known as Mount Pleasant Secondary Plan Area 51 (Part Two: Secondary Plan, as amended), is hereby further amended:
- a) By amending Section 5.1.4 Live-Work, by
 - i) renumbering Section "5.1.4" as Section "5.1.5";
 - ii) renumbering the subsequent sections from "5.1.4.1", "5.1.4.2", "5.1.4.3", "5.1.4.4", to "5.1.5.1", "5.1.5.2", "5.1.5.3", "5.1.5.4".

LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL - SPECIAL LAND USE POLICY 22" TO "ESTATE RESIDENTIAL - SPECIAL LAND USE POLICY 23"

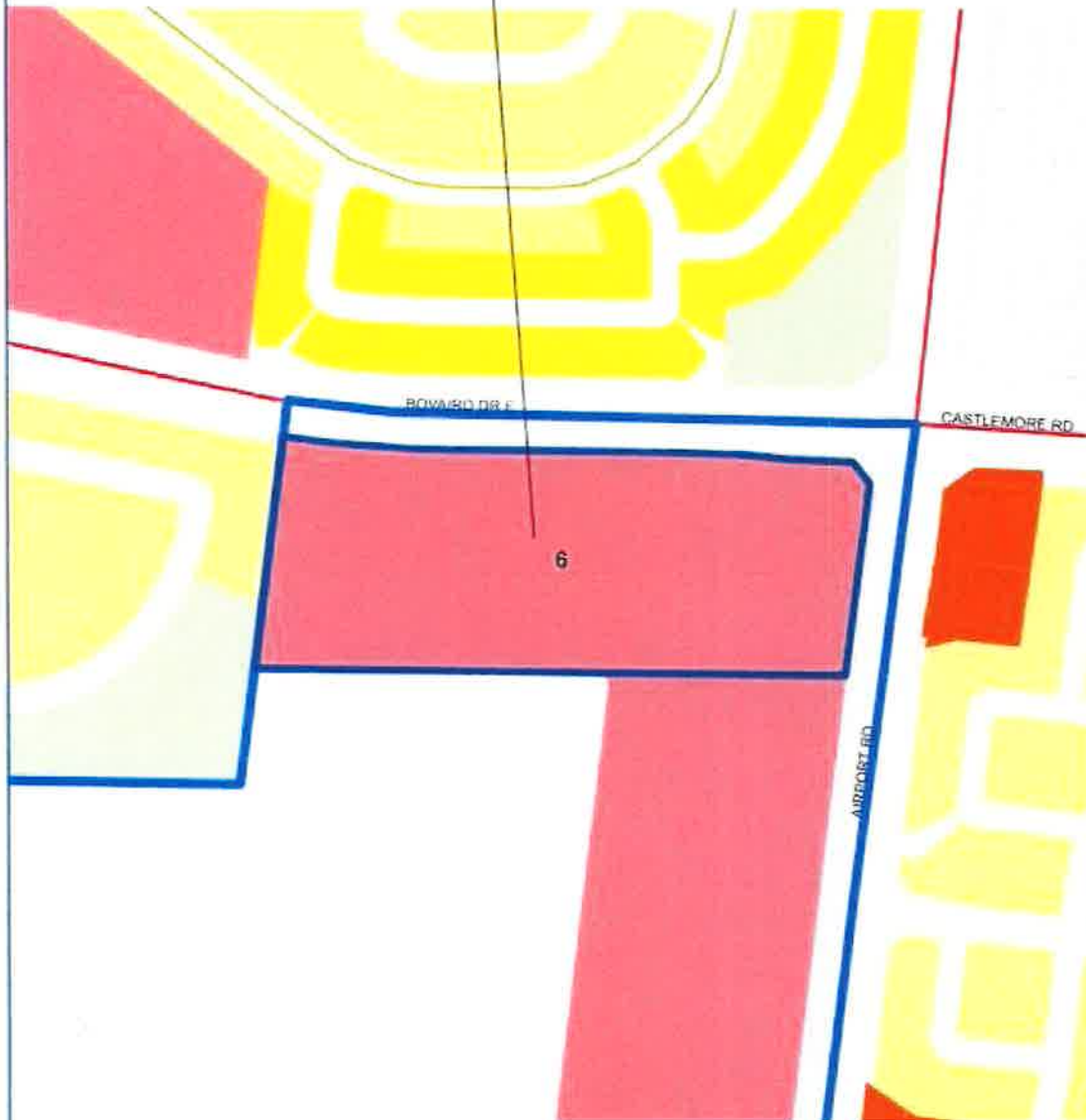


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- ESTATE RESIDENTIAL
- OPENSOURCE
- RESIDENTIAL
- ESTATE RESIDENTIAL-SPECIAL LAND USE POLICY 22



LANDS TO BE REDESIGNATED FROM "SPECIAL SITE AREA 6" TO "SPECIAL SITE AREA 7"



EXTRACT FROM SPA 2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN

SUBJECT LANDS

RESIDENTIAL

- LOW DENSITY RESIDENTIAL 1
- MEDIUM DENSITY RESIDENTIAL

COMMERCIAL

- DISTRICT RETAIL
- SERVICE COMMERCIAL

OPEN SPACE

- NATURAL HERITAGE SYSTEM

SPECIAL SITE AREA

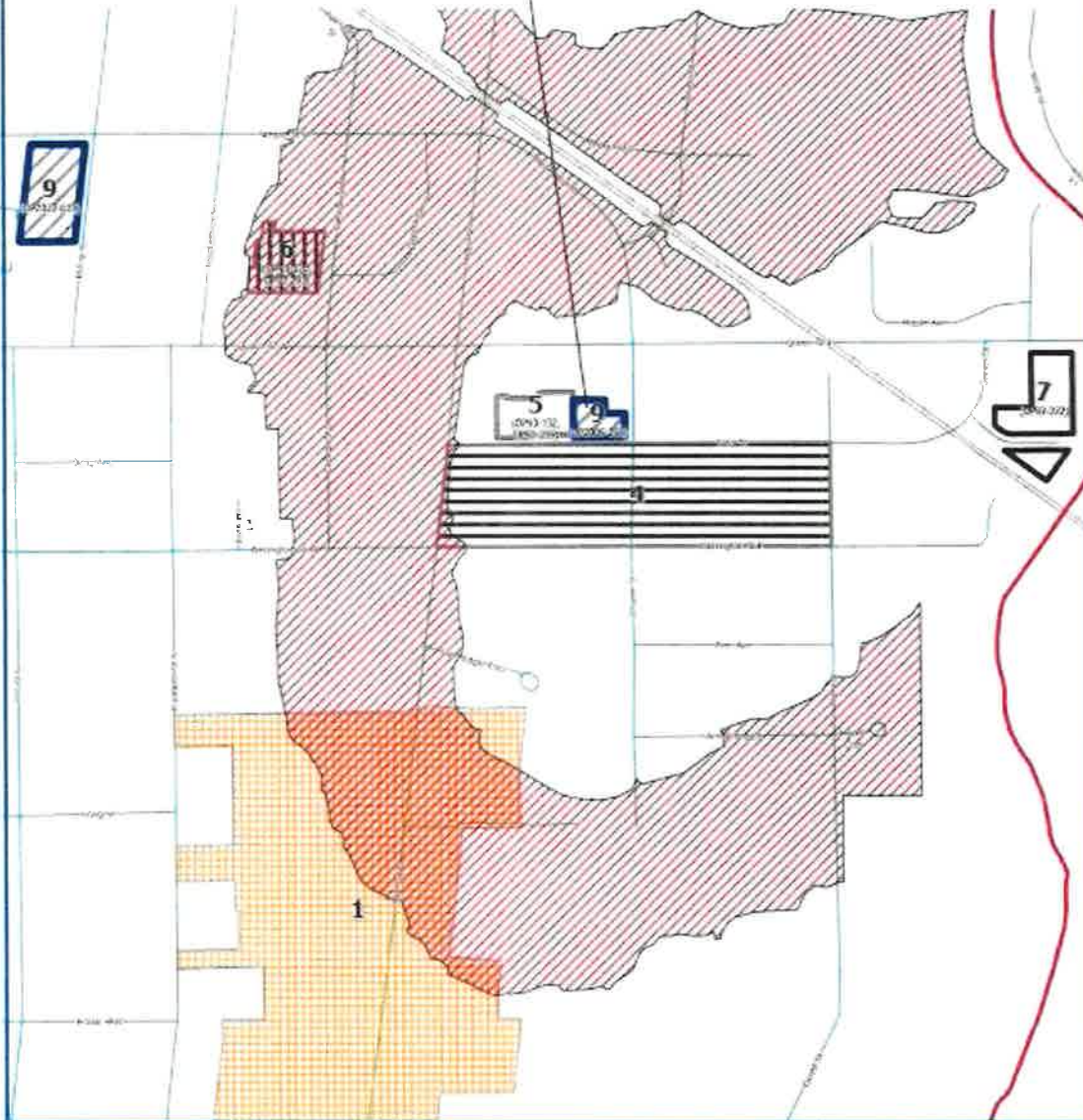
- SPECIAL SITE AREA
- LBPIA Operating Area

ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD



LANDS TO BE REDESIGNATED FROM "SPECIAL POLICY AREA 9" TO "SPECIAL POLICY AREA 10"

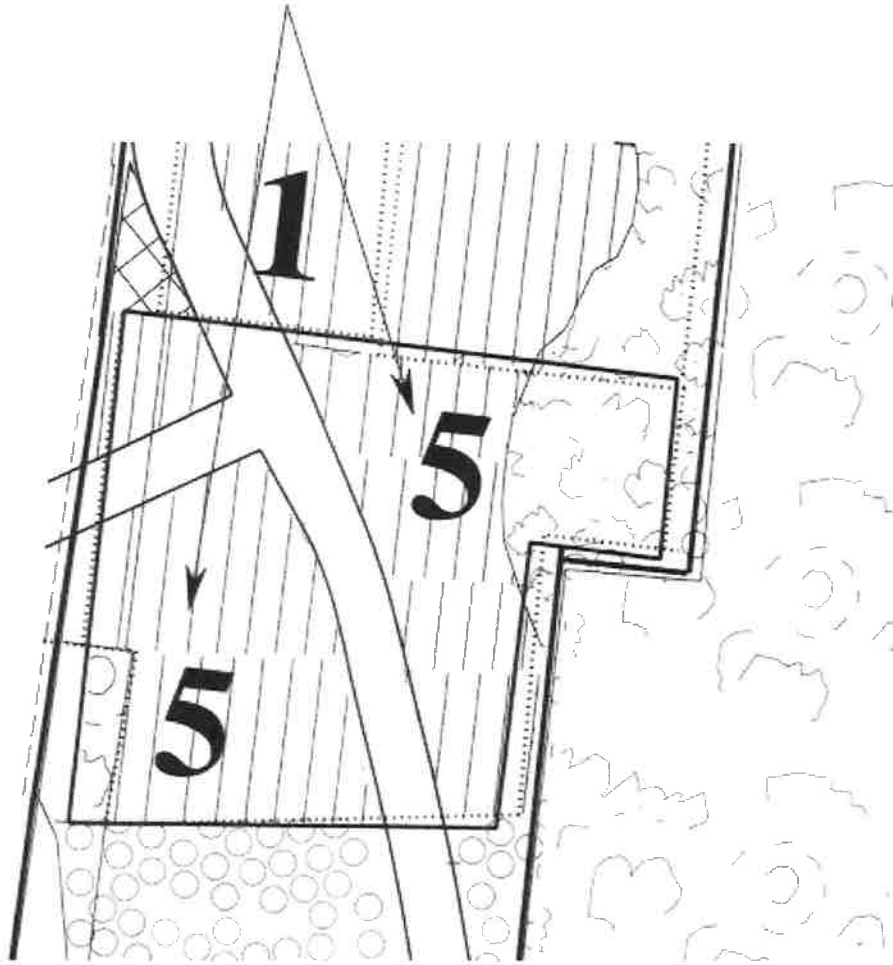


EXTRACT FROM SPA 7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN








- | | | |
|---|---|---------------------------|
| SUBJECT LANDS | SPECIAL POLICY AREA NO. 3 | SPECIAL POLICY AREA NO. 7 |
| Secondary Plan Area 7 | SPECIAL POLICY AREA NO. 4 | SPECIAL POLICY AREA NO. 8 |
| SPECIAL POLICY AREA NO. 1 (Refer to Policy 5.6.1) | SPECIAL POLICY AREA NO. 5 (Refer to Policy 5.6.5) | SPECIAL POLICY AREA NO. 9 |
| SPECIAL POLICY AREA NO. 2 | SPECIAL POLICY AREA NO. 6 | |



LANDS TO BE REDESIGNATED FROM
"SPECIAL POLICY AREA 5" TO "SPECIAL
POLICY AREA 6"



EXTRACT FROM SCHEDULE 39(A) OF THE DOCUMENT KNOWN
AS THE GOREWAY DRIVE CORRIDOR SECONDARY PLAN

-  OPEN SPACE
-  HIGHWAY & SERVICE COMMERCIAL
-  INTERMEDIATE OFFICE
-  MEDIUM-HIGH & HIGH DENSITY RESIDENTIAL
-  BOUNDARY OF SUBJECT LANDS
-  SPECIAL POLICY AREA No. 1
-  SPECIAL POLICY AREA No. 5

