

**Adoption of Official Plan Amendment OP2023-033 (By-law 123-2026)
and Zoning By-laws 124-2026 and 125-2026**

0 Mayfield Road

Date of Decision: July 8, 2026

Date of Notice: July 16, 2026

Last Date of Appeal: August 5, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of The Corporation of the City of Brampton passed By-law 123-2026, to adopt Official Plan Amendment OP2023-033, By-law 124-2026, to amend Comprehensive Zoning By-law 270-2004, and By-law 125-2026, to amend Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr and Associates Inc., on behalf of McLaughlin Developments Inc., Ward 6, File: OZS-2023-0022.

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 (By-law 123-2026):

To request an amendment to the 2023 Official Plan of the City of Brampton Planning Area, Mount Pleasant Secondary Plan (SPA 51) and Mount Pleasant Block Plan 51-2, to facilitate the development of residential dwellings in the form of street townhouses and condominium townhouses, one mixed-use commercial plaza and one Natural Heritage System Block.

The Purpose and Effect of the Zoning By-law Amendment (By-law 124-2026):

To request for an amendment to Zoning By-law 270-2004 to permit the development of residential dwellings in the form of street townhouses and condominium townhouses, one mixed-use commercial plaza and one Natural Heritage System Block.

The Purpose and Effect of the Zoning By-law Amendment (By-law 125-2026):

To request for an amendment to Zoning By-law 14-2026 to permit the development of residential dwellings in the form of street townhouses and condominium townhouses, one mixed-use commercial plaza and one Natural Heritage System Block.

Location of Lands Affected: southwest corner of McLaughlin Road and Mayfield Road, legally described as Part Lot 17 Con 2 WHS Chinguacousy, Parts 1-6, Plan 43R40803, and municipally known as 0 Mayfield Road.

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 Raj Lamichhane, Planner, Planning, Building and Growth Management Services at Raj.Lamichhane@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 August 5, 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 123 - 2026

To adopt Amendment Number OP 2023- 033

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- 033 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 8th day of July, 2026.

Approved as to
form.

2026/June/26

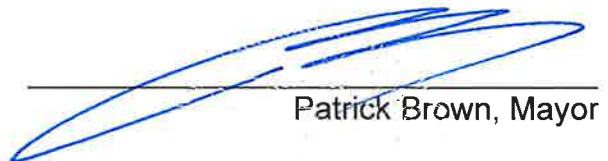
AJC

Approved as to
content.

2026/June/26

Allan A. Parsons

(OZS-2023-0022)


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023- 033

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to amend the 2023 Official Plan of the City of Brampton, Mount Pleasant Secondary Plan (SPA 51), and Mount Pleasant Block Plan 51-2 to include additional land use permissions for lands shown outlined on Schedules 'A' - 'C' to this Amendment.

2.0 Location:

The lands subject to this amendment are located at the southwest corner of McLaughlin Road and Mayfield Road. The lands have a gross area of 5.65 hectares (13.96 acres) and are legally described as:

PT LT 17 CON 2 WHS CHINGUACOUSY; PARTS 1-6, PLAN 43R40803; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2, 3, 4 & 5 ON 43R40803 AS IN PR4029696; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 3 & 4 ON 43R40803 AS IN PR4029699; SUBJECT TO AN EASEMENT OVER PARTS 5 & 6, 43R40803 AS IN PR4090591; CITY OF BRAMPTON

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 revising Schedule 2 of the 2023 Official Plan as outlined on Schedule 'A' to this amendment from 'Neighborhoods' to 'Mixed Use';
2. By adding to the list of amendments pertaining to Secondary Plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 033.

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding to "Schedule SP 51(a)" of the Mount Pleasant Secondary Plan, to designate the lands located at the southwest corner of McLaughlin Road and Mayfield Road as shown on Schedule 'B' to this amendment:
 - a) By redesignating the lands west of the Natural Heritage System Channel from 'Low/Medium Density' to 'Low/Medium Density' and 'Special Policy Area 3';
 - b) By redesignating the lands east of the Natural Heritage System Channel from 'Medium Density' to 'Neighbourhood Retail' and 'Mixed Use Area 8'; and
 - c) By redesignating a portion of the lands at the northeast corner of the subject lands from 'Neighbourhood Retail' to 'Neighbourhood Retail' and 'Mixed Use Area 8'
2. By adding the following as Section 5.1.3.7 Special Policy Area 3 to Section 5 of Chapter 51 of Part II: Secondary Plans:

“5.1.3.7 Special Policy Area 3, located at the southwest corner of McLaughlin Road shall permit a maximum density of 52 units per net residential hectare.”

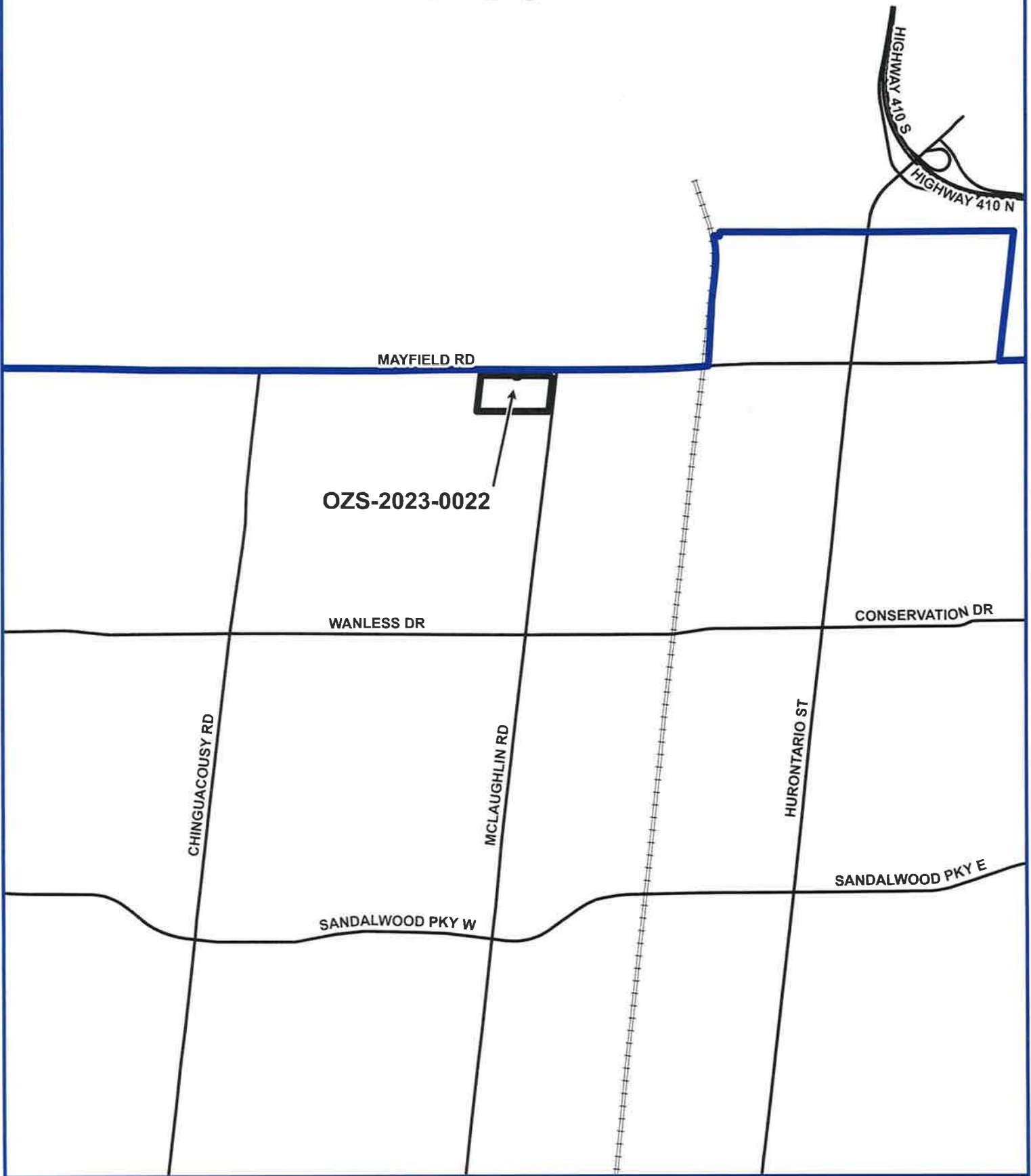
3. By amending Section 5.2.1.1 of Chapter 51 of Part II: Secondary Plans by deleting the existing policy and replacing it with the following:

“5.2.1.1 Special Lands designated Mixed-Use Areas 1 to 5 inclusive, and Mixed-Use Areas 7 and 8 on Schedule SP51 (a) are intended to accommodate Mixed-Use development incorporating a combination of commercial, retail, office, institutional, recreational open space, medium density residential and livework uses in accordance with the provisions of Section 4.10.3.4 and other relevant policies of the Official Plan and this Chapter. Mixed-Use Areas shall contribute to the development of a complete and compact, transit supportive community by providing a unique built form and community character, including public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods. Higher density housing will be located in the Mixed-Use Areas to contribute to an appropriate overall Growth Plan target for the entire Secondary Plan area. Density in excess of 100 units per net residential hectare and building heights above 6 storeys will be permitted within Mixed-Use Areas subject to superior design and built form through the approved Community Design Guidelines at the Block Plan.”

- 3.3 The document known as the Mount Pleasant Block Plan 51-2, being Part III: Block Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding to “Block Plan Area No. 51-2” of the Mount Pleasant Secondary Plan Area 51, to designate the lands located at the southwest corner of McLaughlin Road and Mayfield Road as shown on Schedule ‘C’ to this amendment:
 - a) By redesignating the lands from ‘Convenience/Retail Commercial’ to ‘Neighborhood Retail/Mixed Use; and
 - b) By redesignating the lands from ‘Medium Density Residential’ to ‘Neighborhood Retail/Mixed Use;
2. By revising the area of the lands as shown on Schedule ‘C’ to this amendment from ‘1.27 ha/3.14 ac’ to ‘1.43 ha/3.53 ac’

TOWN OF
CALEDON



 Subject Lands  City Limit  Railway  Major Street  Minor Street



KEY MAP

TOWN OF CALEDON

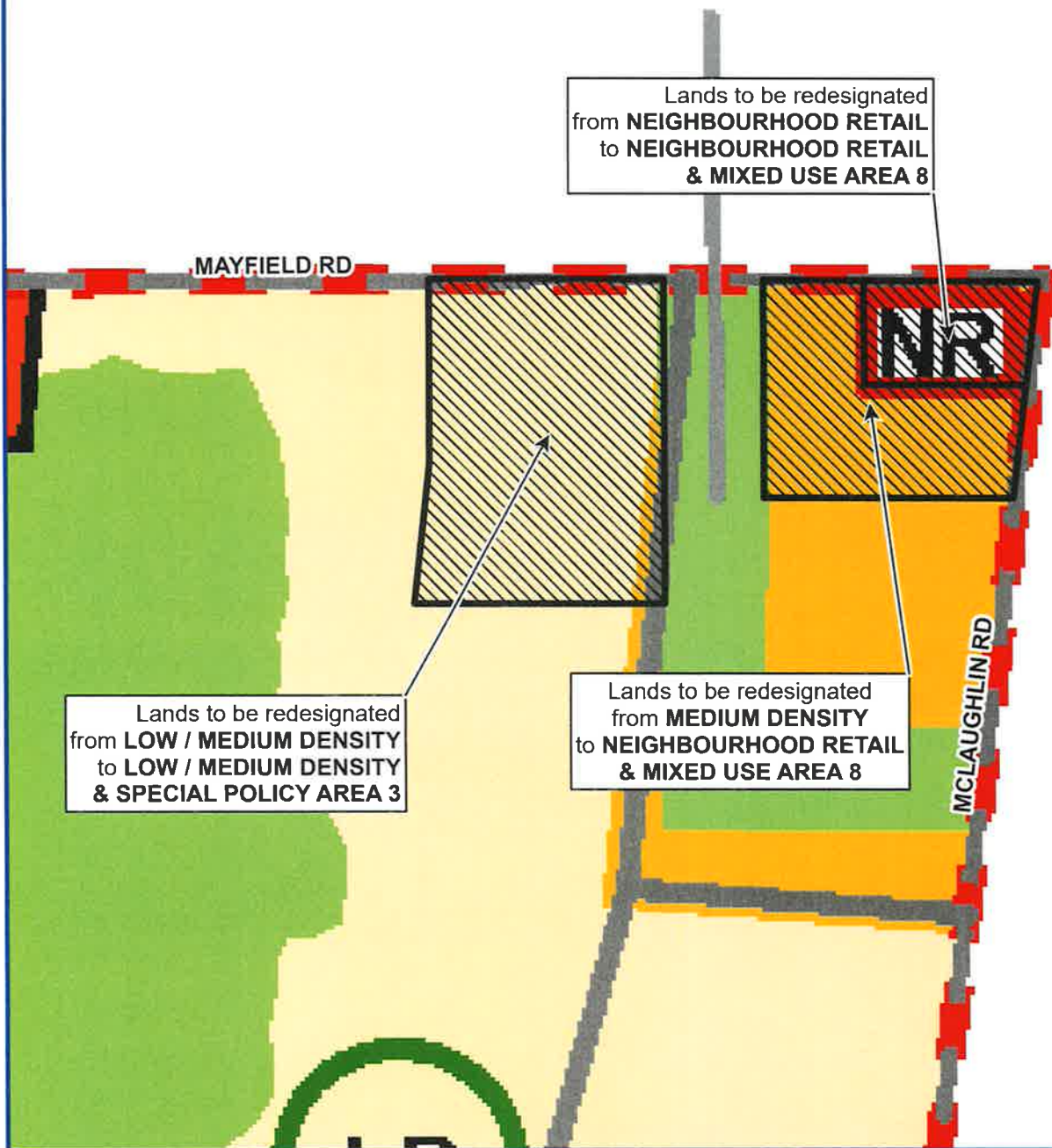
MAYFIELD RD

MCLAUGHLIN RD

Lands to be redesignated from **NEIGHBOURHOODS** to **MIXED USE**

BY-LAW 123-2026

OP2006-83



EXTRACT FROM SCHEDULE SP 51(a) MOUNT PLEASANT SECONDARY PLAN AREA No. 51

 Subject Lands

ROAD NETWORK

-  Transit Spine Collector Road
 Arterial Road
 Collector Road
 Potential Connection

NATURAL HERITAGE SYSTEM

-
- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

-  LOW / MEDIUM DENSITY
 MEDIUM DENSITY
 HIGH DENSITY SPECIAL POLICY AREA 1

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
-  Grade Separation
-  Stormwater Management Facility

INSTITUTIONAL

- | | |
|------------|--------------------------------------|
| K-5 | Public Junior Elementary School Site |
| 6-8 | Public Senior Elementary School Site |
| SE | Separate Elementary School Site |
| PS | Public Secondary School Site |
| SP | Separate Secondary School Site |
| W | Place of Worship |

RECREATIONAL OPEN SPACE

-  City Park
-  Local Park
-  Parkette
-  Town Square
-  Vest Pocket

RETAIL

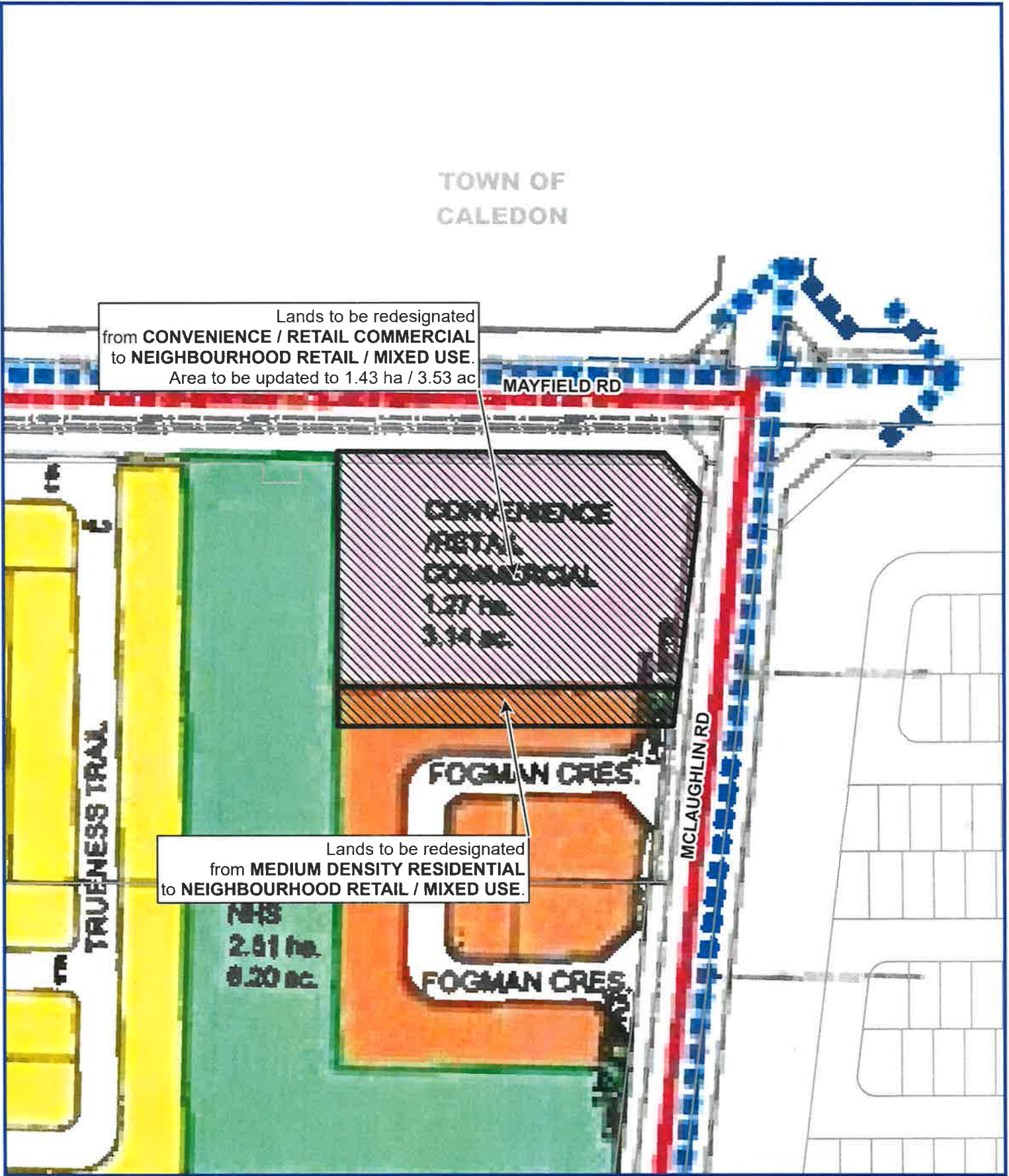
-  District Retail
-  CR Convenience Retail
-  NR Neighbourhood Retail
-  MVC Motor Vehicle Commercial

OTHER

- | | |
|---|--|
|  | Heritage Resource Designation under the Ontario Heritage Act |
|  | Heritage Resource Listed on the City of Brampton Register of Heritage Properties |
|  | Mixed Use Area |
|  | Special Policy Area 1-2 |
|  | Osmington Special Policy Area (Mixed Use Centre) |
|  | Area Subject to this Amendment |

NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block amendment and subdivision approval process.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.



EXTRACT FROM MOUNT PLEASANT SECONDARY PLAN AREA BLOCK PLAN AREA NO. 51-2

 Subject Lands

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-2
- NODE BOUNDARY
- PARTICIPATING PROPERTIES
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS

- SWM PONDS
- INSTITUTIONAL
- PARKS / VEST POCKETS PARKETTES / TOWN SQUARE
- OPEN SPACE/ BUFFERS
- NATURAL HERITAGE SYSTEM (NHS)
- NHS CHANNELS / BUFFERS
- NHS WETLANDS
- NHS WOODLANDS

- HERITAGE LISTED RESOURCE
- MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
- ON-STREET BIKE LANE (CLASS 2)
- POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
- GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)

- NOTES:
- "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
 - "THE FINAL LOCATION FOR PATHS/BIKELANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
 - "WHERE LANEWAYS HAVE A 90° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."





The Corporation of the City of Brampton

By-law

Number 124 - 2026

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

WHEREAS 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. By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From	To
AGRICULTURAL (A)	RESIDENTIAL TOWNHOUSE E-5.5 Section 3888 (R3E-5.5-3888) RESIDENTIAL TOWNHOUSE E-5.5 Section 3889 (R3E-5.5-3889) COMMERCIAL 3 (C3) Section 3890 (C3-3890) FLOODPLAIN (F)

(2) By adding thereto the following sections:

"3888 For the lands designated R3E-5.5-3888 on Schedule A:

3888.1 The lands shall only be used for the following purposes:

- a) Purposes permitted in the R3E-X zone; and
- b) Dwelling, Semi-Detached

3888.2 Dwelling, Semi-Detached shall be subject to requirements and restrictions outlined in the R2B zone.

3888.3 Street Townhouse Dwellings shall be subject to the requirements and restrictions of the R3E zone. In addition, the lands shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width:
 - i. Interior Lot – 5.5 metres
 - ii. Corner Lot – 6.5 metres
- b) Minimum Dwelling Unit Width - 4.8 metres

- c) Minimum Lot Area:
 - i. Interior Lot – 135.0 square metres
 - ii. Corner Lot – 150.0 square metres
- d) Minimum Front Yard Depth:
 - i. 3.0 metres
 - ii. 6.0 metres to garage door facing the front lot line
- e) Minimum Interior Side Yard:
 - i. 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings
- f) Minimum Exterior Side Yard:
 - i. 2.5 metres
- g) Minimum Rear Yard:
 - i. 6.0 metres for an interior lot
- h) Maximum Building Height - 12.0 metres
- i) Permitted Yard Encroachments:
 - i. A porch and/or balcony with or without foundation or cold cellar may encroach 1.8 metres into the minimum front yard;
 - ii. A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard, rear yard and exterior side yard; and
 - iii. The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle
- j) The following shall apply to a bay, bow or box window:
 - i. Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.0 metres with a maximum height of one-storey measured from the finished floor level of the first storey;"

(3) By adding thereto, the following sections:

"3889 For the lands designated R3E-5.5-3889 on Schedule A:

3889.1 The lands shall only be used for the following purposes:

- a) Purposes permitted in the R3E-X zone;
- b) Dwelling Townhouse in Condominium Tenure;
- c) Dwelling, Rear Lane Townhouse; and
- d) Dwelling, Live-Work Townhouses

3889.2 The lands shall be subject to the same development standards outlined within the R3E-5.5-3888 zone; and the following requirements and restrictions:

- a) Minimum Lot Depth – 23 metres
- b) Minimum Private Road Width shall be 6.6 metres, including the curb;
- c) Minimum Required Parking for Townhouses (except Live Work Units) - 2.0 parking spaces for residents and 0.20 parking spaces for visitors per unit;

- d) Minimum Required Parking for Live-Work Units - 1.0 parking space for residents and 0.20 parking spaces for visitors per unit;
- e) Minimum Amenity Area - 5.0 m² per dwelling unit

(4) By adding thereto, the following sections:

“3890 For the lands designated C3-3890 on Schedule A:

3890.1 The lands shall only be used for the following purposes:

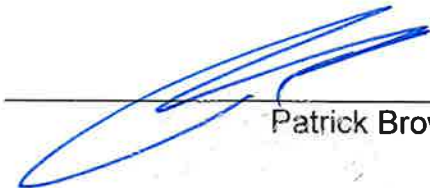
- a) a retail establishment having no outside storage
- b) a supermarket
- c) a service shop
- d) a personal service shop
- e) a bank, trust company, or finance company
- f) an office
- g) a dry cleaning and laundry distribution station
- h) a laundromat
- i) a dining room restaurant, a convenience restaurant, a take-out restaurant, a catering service
- j) a printing or copying establishment
- k) a commercial school
- l) a garden centre sales establishment
- m) an amusement arcade
- n) a temporary open air market
- o) a place of commercial recreation but not including a billiard hall
- p) a community club
- q) a health or fitness centre
- r) a tavern
- s) a custom workshop
- t) a swimming pool sales and service establishment; and
- u) an animal hospital
- v) a day nursey

3890.2 The lands shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth - 3 metres
- b) Minimum Rear Yard - 3 metres except that where the rear yard abuts a Residential Zone, the minimum rear yard shall be 9 metres.
- c) Minimum Exterior Side Yard Width - 3 metres
- d) Minimum Interior Side Yard - 6 metres
- e) Minimum Parking for Development consisting of 5 or more non-residential units on the same lot shall be 2.25 spaces per 100 m² of Gross Floor Area”

Enacted and passed this 8th day of July, 2026.

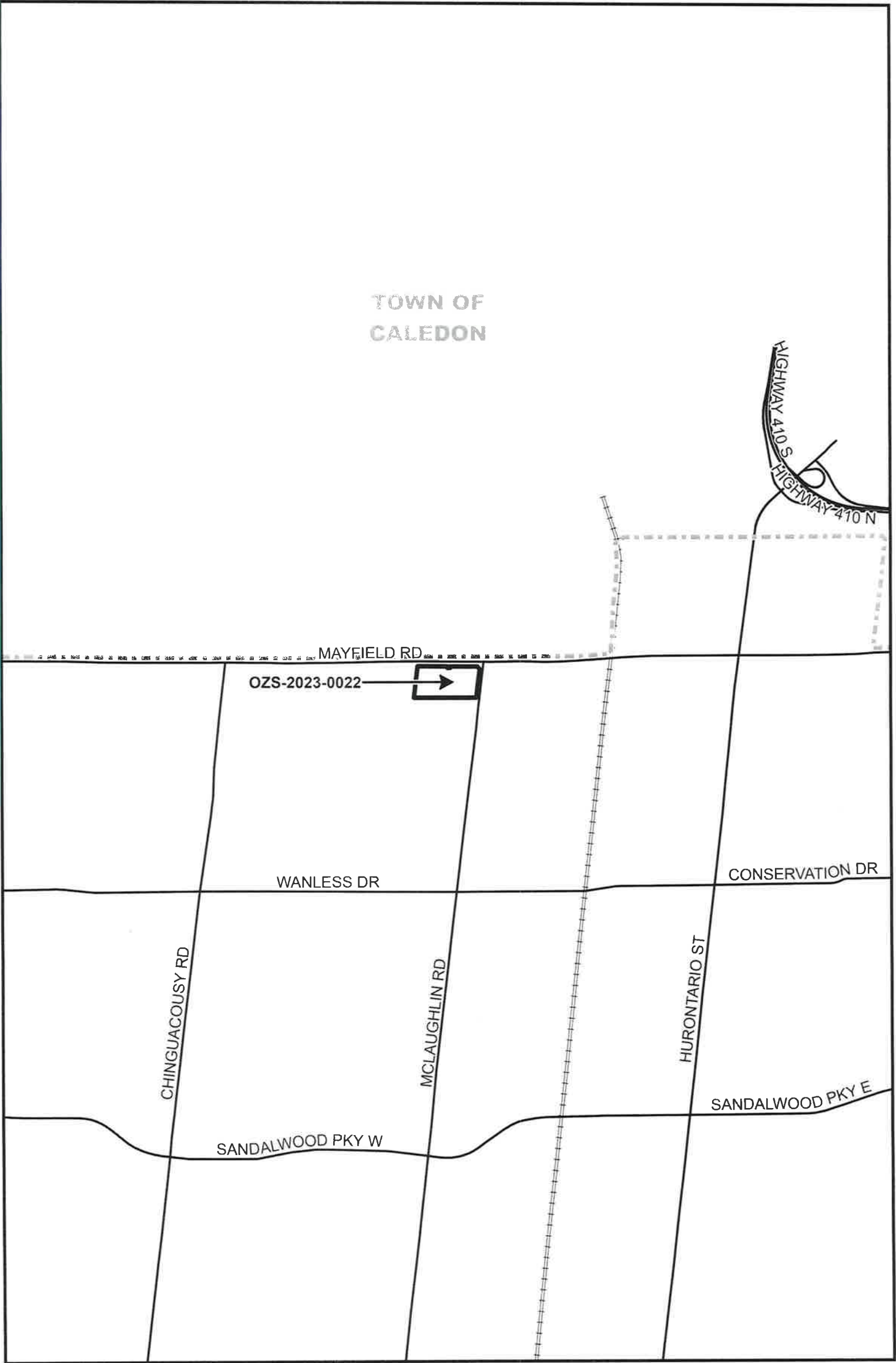
Approved as to
form.
2026/June/26
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/June/26
Allan A. Parsons


Genevieve Scharback, City Clerk

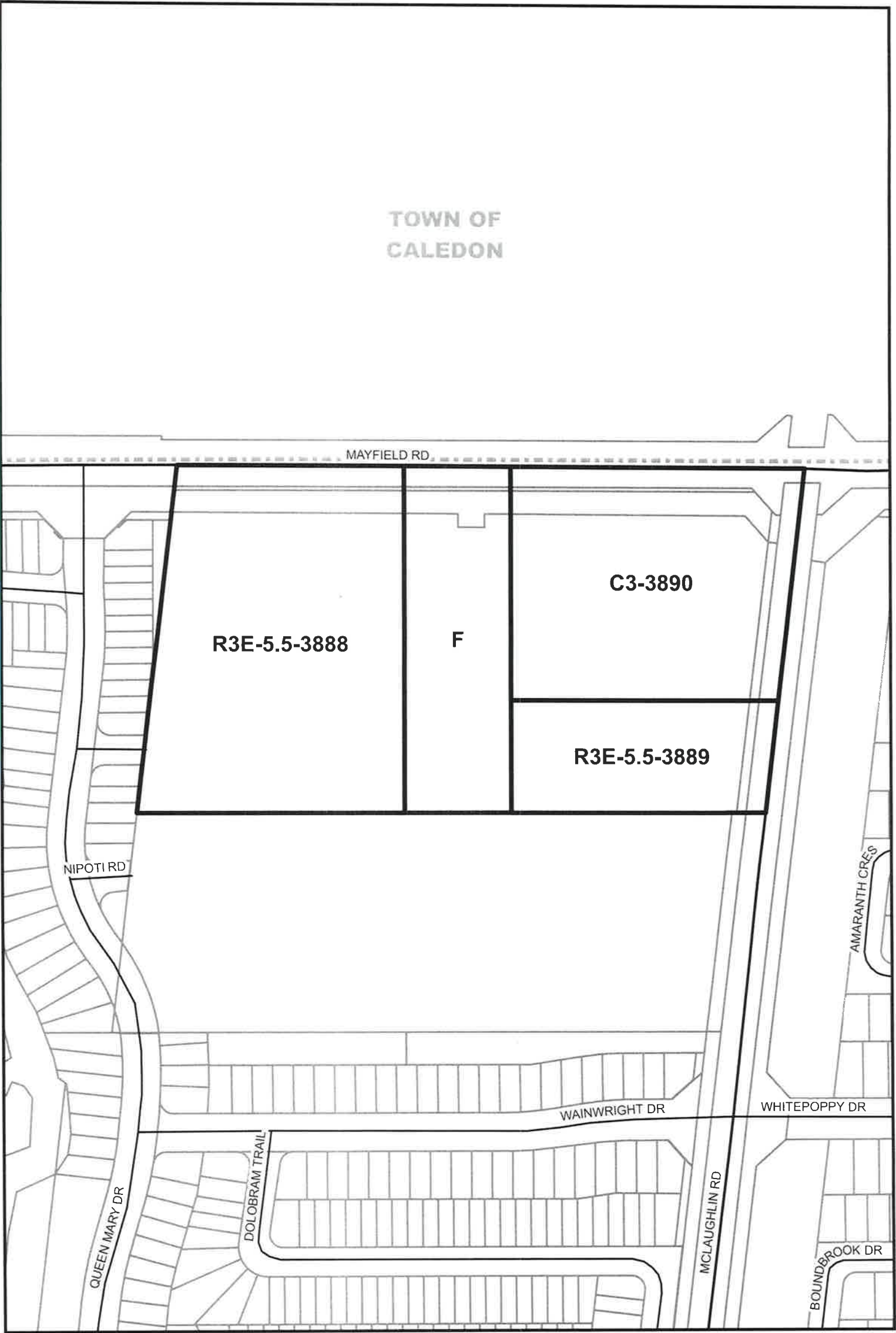
(OZS-2023-0022)



 Subject Lands
  City Limit
  Railways
  Major Street



KEY MAP



 Zoning  Parcel Fabric  Major Street  Minor Street



Zoning Amendment to By-law 270-2004
LOTS 17, CONCESSION 2 W.H.S.

BY-LAW 124-2026

SCHEDULE A



The Corporation of the City of Brampton

By-law

Number 125 - 2026

To amend By-law 14-2026, as amended

WHEREAS 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. By-law 14-2026, as amended, is hereby further amended:

(1) By changing Schedule A thereto the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SECOND DENSITY – TOWNHOUSES Section 2829 (R2-2829) RESIDENTIAL SECOND DENSITY – TOWNHOUSES Section 2830 (R2-2830) GENERAL COMMERCIAL Section 2831 (GC-2831) NATURAL SYSTEM (NS)

(2) By adding thereto, the following section:

“2829 For the lands designated R2-2829 on Schedule A:

2829.1 The lands shall only be used for the following purposes:

- a) Purposes permitted in the R2 zone; and
- b) Semi-Detached Dwellings

2829.2 Semi-Detached Dwelling shall be subject to requirements and restrictions outlined in the R1 zone.

2829.3 The lands shall be subject to the following requirements and restrictions:

- a) Maximum Building Height - 12 metres”

(3) By adding thereto, the following sections:

“2830 For the lands designated R2-2830 on Schedule A:

- 2830.1 The lands shall only be used for the following purposes:
- a) Purposes permitted in the R2 zone;
 - b) Lane-Based or Dual Frontage Townhouse Dwelling (Condominium Tenure);
 - c) Street Townhouse Dwelling (Condominium Tenure); and,
 - d) Dwelling, Live-work

- 2830.2 The lands shall be subject to the following requirements and restrictions:
- a) Maximum Building Height - 12 metres
 - b) Minimum Private Road Width shall be 6.6 metres, including the curb;
 - c) Minimum Required Parking for Townhouses (except Live Work Units) - 2.0 parking spaces for residents and 0.20 parking spaces for visitors per unit;
 - d) Minimum Required Parking for Live-Work Units - 1.0 parking space for residents and 0.20 parking spaces for visitors per unit;
 - e) Minimum Amenity Area - 5.0 m² per dwelling unit"

(4) By adding thereto, the following sections:

"2831 For the lands designated GC-2831 on Schedule A:

- 2831.1 The lands shall only be used for the following purposes:
- a) retail
 - b) a personal service shop
 - c) a financial service
 - d) an office
 - e) a dry cleaning and laundry distribution station
 - f) a restaurant
 - g) a commercial service and repair
 - h) a commercial school
 - i) a garden centre
 - j) a commercial recreation
 - k) an organizational club
 - l) a health or fitness centre
 - m) a workshop
 - n) a child care centre

- 2831.2 The lands shall be subject to the following requirements and restrictions:
- a) Minimum Interior Side Yard (abutting any Residential): 6 metres
 - b) Minimum Parking for Development consisting of 5 or more non-residential units on the same lot shall be 2.25 spaces per 100 m² of Gross Floor Area (GFA)"

ENACTED and PASSED this 8th day of July, 2026.

Approved as to
form.

2026/June/26

AJC

Approved as to
content.

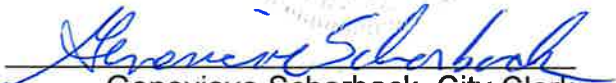
2026/June/26

Allan A. Parsons

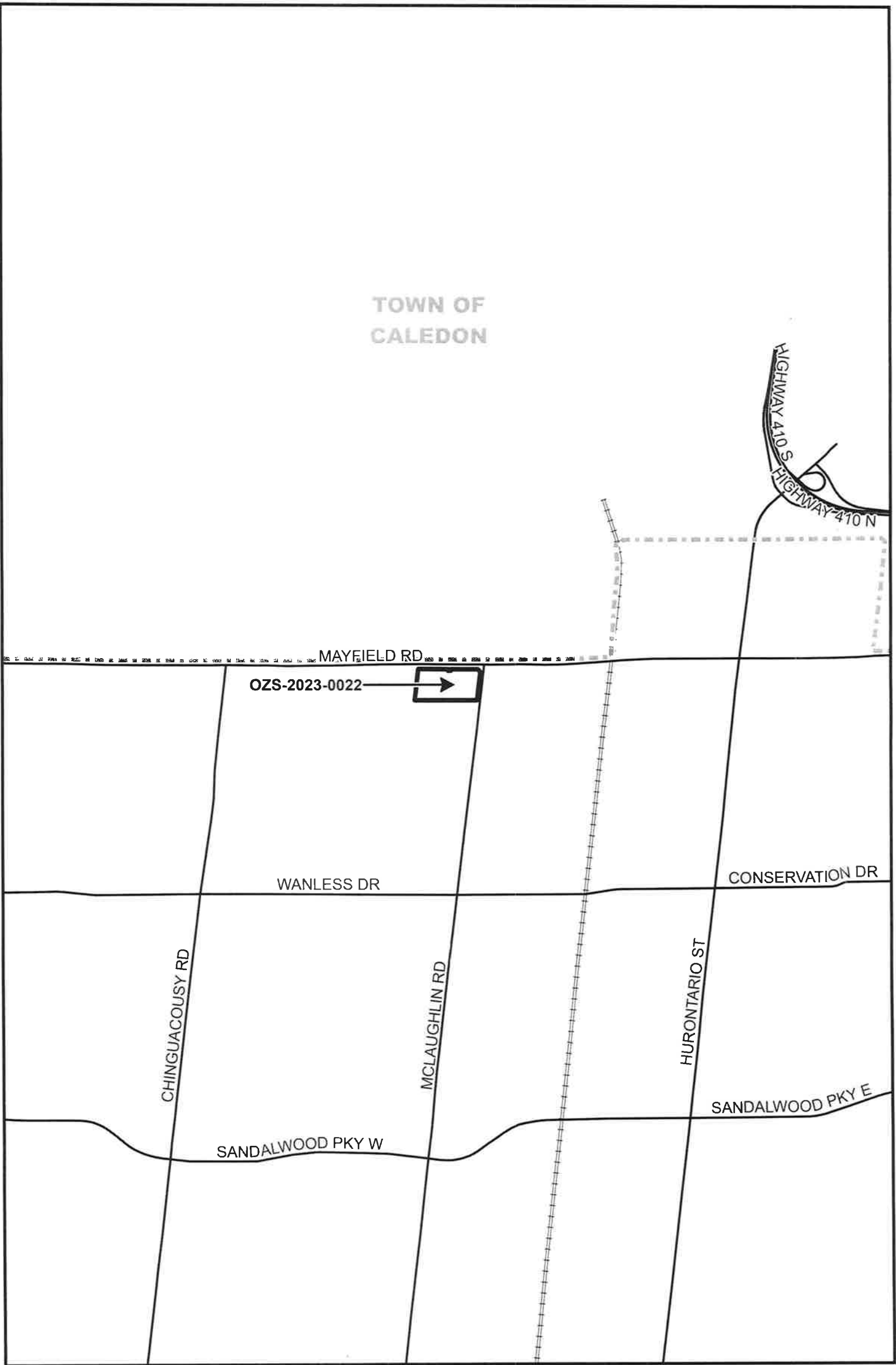
(OZS-2023-0022)



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



 Subject Lands
  City Limit
  Railways
  Major Street



KEY MAP

TOWN OF
CALEDON



Zoning Parcel Fabric

