



FOR SALE

2696 EMBLETON ROAD,
BRAMPTON, ON

16.41 ACRES | RESIDENTIAL DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is pleased to present a prime ±16.4 acre future residential development site with ±10.95 net developable acres in Brampton’s Bram West Secondary Plan. Strategically located on Embleton Road near Heritage Road, with excellent access to highways 401, 407, and the proposed 413.

The site offers a compelling opportunity to forward-looking developers, the site is zoned agricultural and is “Designated Employment Estates”, ideal for long-term low and medium-residential development with future full municipal services.

The preliminary concept plan shows the sites capability for a total of 111 residential townhouse units and a 6-storey residential apartment building (±137,347 SF Total Gross Floor Area) with 145 to 212 residential apartment units within.

PROPERTY DETAILS:

PIN	14091-0077
TOTAL SIZE	16.41 Gross Acres ± 10.95 Acres Net Developable
ZONING	A1 - Agriculture
SECONDARY PLAN	Bram West Secondary Plan
DESIGNATED	Employment Estates
SERVICING	Well Water & Septic
TOPOGRAPHY	Irregular
FRONTAGE	± 250’ along Embleton Road ± 516’ along Browns Lane
ASKING PRICE	\$13,500,000



PROPERTY IMAGES



AERIAL FACING NORTH



AERIAL FACING SOUTHWEST



AERIAL FACING SOUTHEAST

PRELIMINARY SITE PLAN

Approximately 323 Single Family Dwellings

This preliminary site plan is focused on a low to medium-residential density development, composed of both townhouses and a 6-storey residential apartment building.

The developable portion of this site totals 10.95 acres which in this preliminary site plan is split between 8.99 acres of residential townhouse area and 1.96 acres of residential apartment building area.

The available preliminary site plan considers the following:

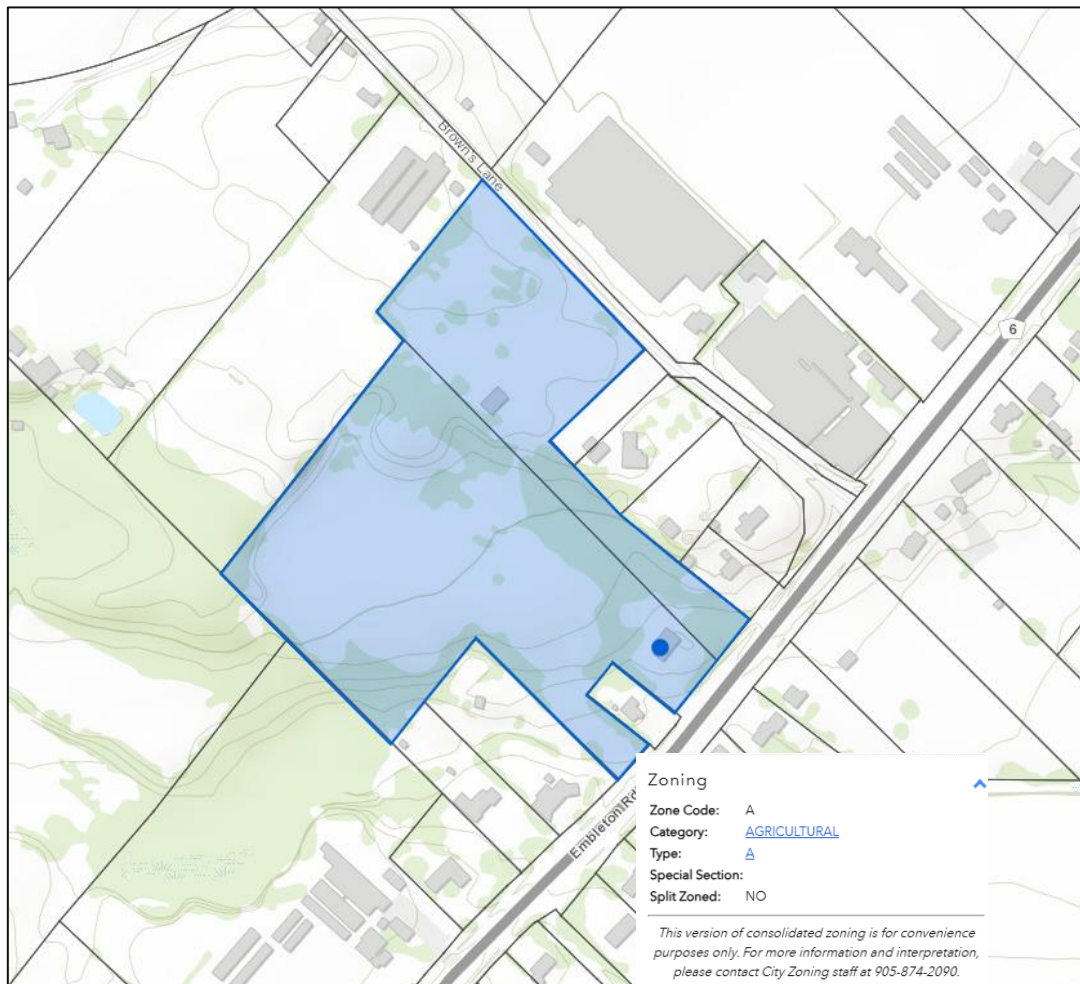
- 111 Residential Townhouse Units
- 145 to 212 Residential Apartment Units
- 182 to 265 Parking Spaces

The zoning is agricultural, but the site is designated "Employment Estate" intended for future residential development. The information of this preliminary site plan is for discussion purposes only and is to be confirmed with the City of Brampton.



ZONING

The property is zoned A – Agricultural and is located within the Bram West Secondary Plan. The site is designated as “Employment Estates” inside the Bram West Secondary Plan for urban residential designation. These designations accommodate the forecasted employment, housing and related needs for Bram West.



Section 46.1 – AGRICULTURE ZONE – (A)

Lands zoned (A) shall only be used for the following purposes:

- General Farming
- Forestry
- Field Crops
- Fruit Farming
- Marketing Gardening
- Dairying
- Pasturage
- Animal Husbandry
- Sale of Produce

Permitted, non-Agricultural uses:

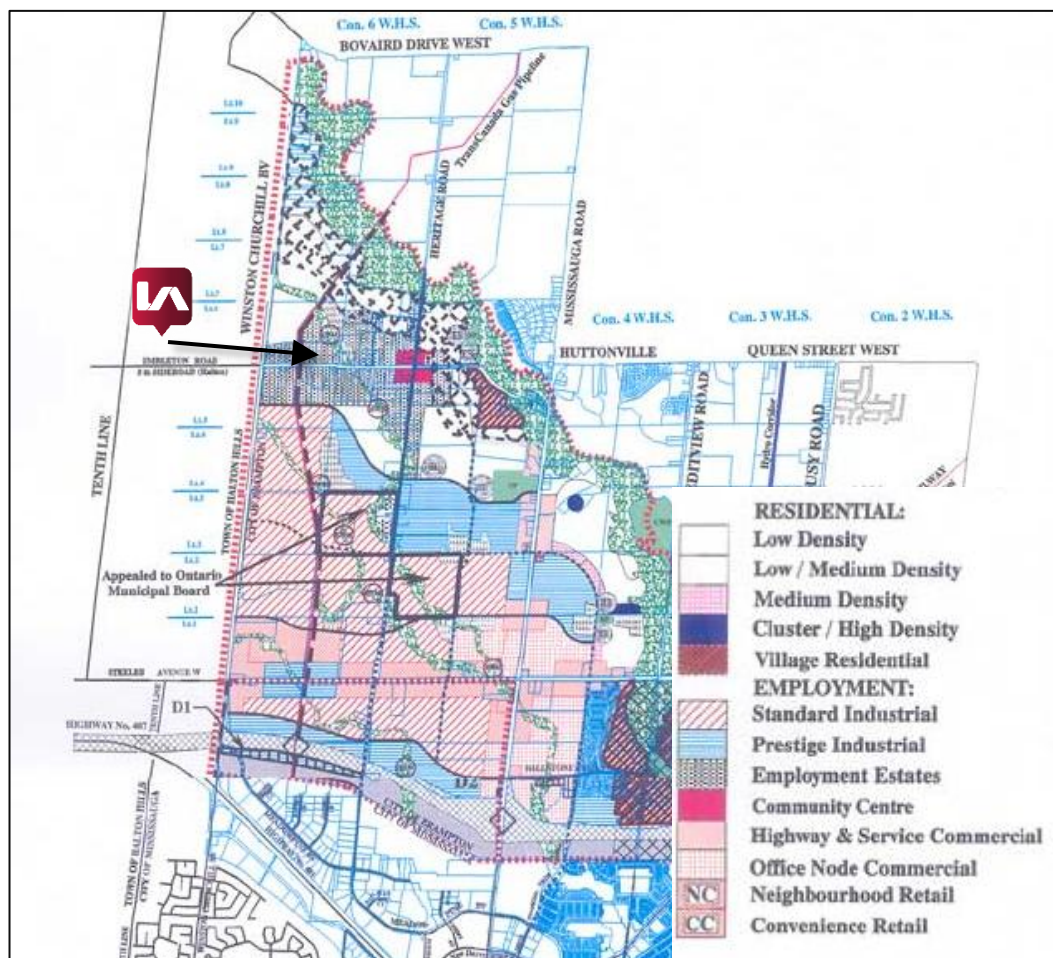
- Single Detached Dwelling
- Supportive Housing Residence Type 1 & 2
- Cemetery
- Animal Hospital
- Kennel
- Home Occupation

[Click for further information about A – Agriculture Zone.](#)

BRAM WEST SECONDARY PLAN

Overview

The property is designated Employment Estates inside the Bram West Secondary Plan. The Bram West land use structure has redesignated the Employment Estates land use to an urban residential designation to be developed on full municipal services.



Key Highlights of the Secondary Plan

- Purpose:** Designated for accommodate the forecasted employment, housing and related needs for Bram West.
Location Strategy: Employment Estates are positioned near major roads and future highways (e.g., Mississauga Road, Bram West Parkway) for visibility and access.
- Development Standards:** High architectural design, no outdoor storage, and limited ancillary retail (up to 15%) are required.
- Planning Alignment:** The designation supports economic growth while protecting natural features, consistent with the Provincial Policy Statement and Region of Peel Official Plan.

Click here for further information about the [Bram West Secondary Plan](#).

CONSERVATION

CREDIT VALLEY CONSERVATION AUTHORITY

1. **Regulated Area:** Approximately 5.45 acres of the 16.41-acre site fall within the Credit River Watershed Boundary, as identified by the Credit Valley Conservation Authority (CVCA). These lands are subject to conservation regulations aimed at protecting natural heritage features.
2. **Environmental Protection and Watershed Goals:** The CVCA's mandate is to manage and preserve the Credit River Watershed, prioritizing the protection of valley lands, wetlands, floodplains, and hydrological functions. Development activities within regulated areas require CVCA review and permitting.
3. **Impact on Development:** Approximately 10.95 acres remain usable for residential development outside of the regulated area. The regulated portion is generally reserved for environmental protection, open space, and stormwater management, ensuring integration with sustainable community planning.
4. **Site-Specific Considerations:** Development proposals must incorporate buffers, such as the 30-metre setback from valley lands shown on the Concept Plan and will require stormwater management and ecological impact studies to meet CVCA standards.
5. **Alignment with Municipal and Conservation Policies:** The site's planning framework, including the Bram West Secondary Plan and CVCA guidelines, promotes a balance between urban growth and environmental stewardship, supporting compact, resilient residential communities

LABOUR & DEMOGRAPHICS

Strategically located along Embleton Road in the western Greater Toronto Area, **Brampton** offers exceptional multimodal connectivity and lifestyle amenities. It provides direct access to 400-Series highways, proximity to Toronto Pearson International Airport, and adjacency to CN's Brampton Intermodal Terminal, supporting both resident mobility and supply chain logistics.

Transit accessibility is a core value driver, with Mount Pleasant GO Station just 15 minutes away, offering direct service to Union Station and future two-way, all-day service under Metrolinx expansion plans. Brampton's Züm Bus Rapid Transit ensures frequent crosstown service, while nearby amenities, Eldorado Park, Andrew McCandles Park, and the planned Embleton Recreation Centre enhance quality of life for residents.

Brampton's robust growth outlook further strengthens development potential. The city's population is forecast to reach 1.0-1.1 million by 2051, with a mandate to deliver 113,000 new homes by 2031. Initiatives such as Housing Brampton and the City-wide Community Improvement Plan for Affordable Housing provide grant incentives, positioning this site as a prime candidate for impactful development.

HALTON HILLS

BRAMPTON



5 KM

10 KM

15 KM

MISSISSAUGA

403

OAKVILLE



656,480

TOTAL
POPULATION



355,755

LABOUR
FORCE

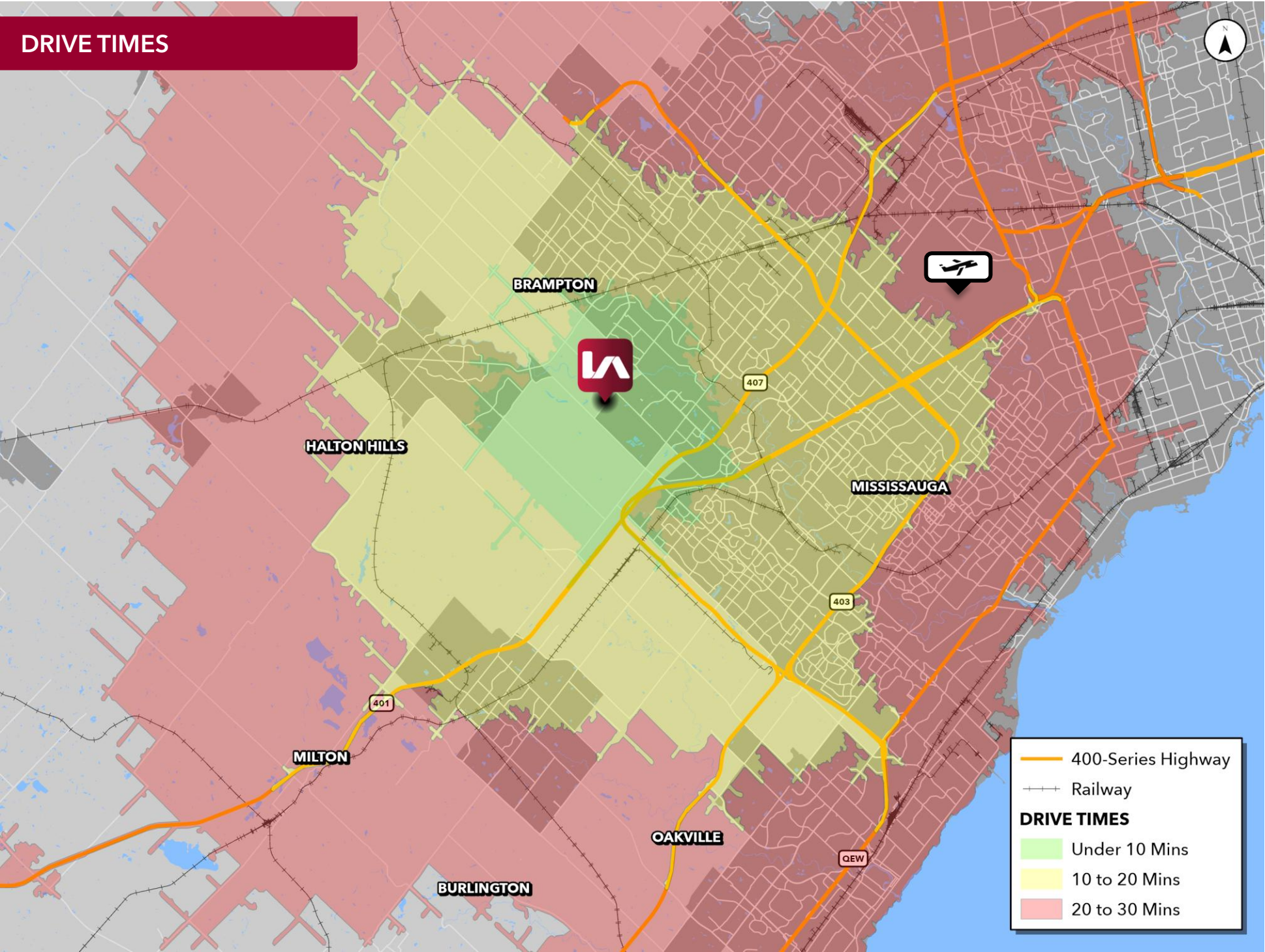


58%

EMPLOYMENT
RATE

401

DRIVE TIMES





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