

GIL (Heritage Heights) Inc. c/o Glenn Schnarr and Associates Inc.

Application to Amend the Zoning By-law and for a Draft Plan of Subdivision

Address:
2055 W BOVAIRD DR,
BRAMPTON, ON L6X0T5

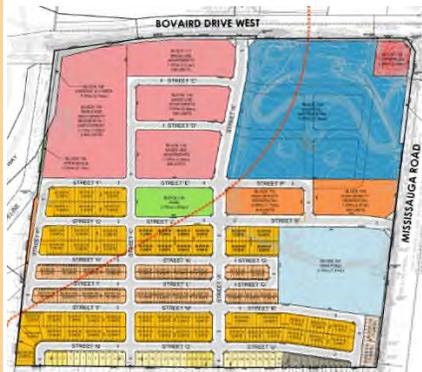
City File #: OZS-2025-0034

Ward: 6



Purpose and Effect

The purpose of this application is to amend the Zoning By-law for a Draft Plan of Subdivision to facilitate a mixed use subdivision comprising 35 single detached dwelling units, 627 townhouse dwelling units, and approximately 5,627 apartment units, totaling to 6,289 residential units. The development also proposes lands designated for a 72,200 sq. m. hospital block, a 3,900 sq. m commercial block, a public park, a stormwater management pond, and ground floor commercial and office space in the mixed use blocks.



** Applicant submitted concept Draft Plan of Subdivision.

We value your input...

Any person may express their support, opposition or comments to this application.

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email cityclerksoffice@brampton.ca no later than 4:30 p.m. on Tuesday, September 2, 2025 to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing cityclerksoffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Rajvi Patel, Development Planner (Rajvi.Patel@brampton.ca, 905-874-2331)
- Mail comments to:
Planning, Building and Economic Development
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2; AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to cityclerksoffice@brampton.ca and must be received no later than 4:30 p.m. on Tuesday, September 2, 2025.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a Zoning By-law Amendment, adoption of an Official Plan Amendment, or of the refusal of a proposal, you must make a written request to:

City Clerks, City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2.

More Information:

Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on "Search for an Application", and using City File #OZS-2025-0034 on the following web page: <https://planning.brampton.ca/>.

Please note that the current Provincial Planning Act legislation only permits certain agencies/bodies/specified persons to appeal Official Plan or Zoning By-law Amendment applications. For more information about this matter, contact the City Planners identified in this notice.

Public Notice



September 8, 2025



7:00 p.m.



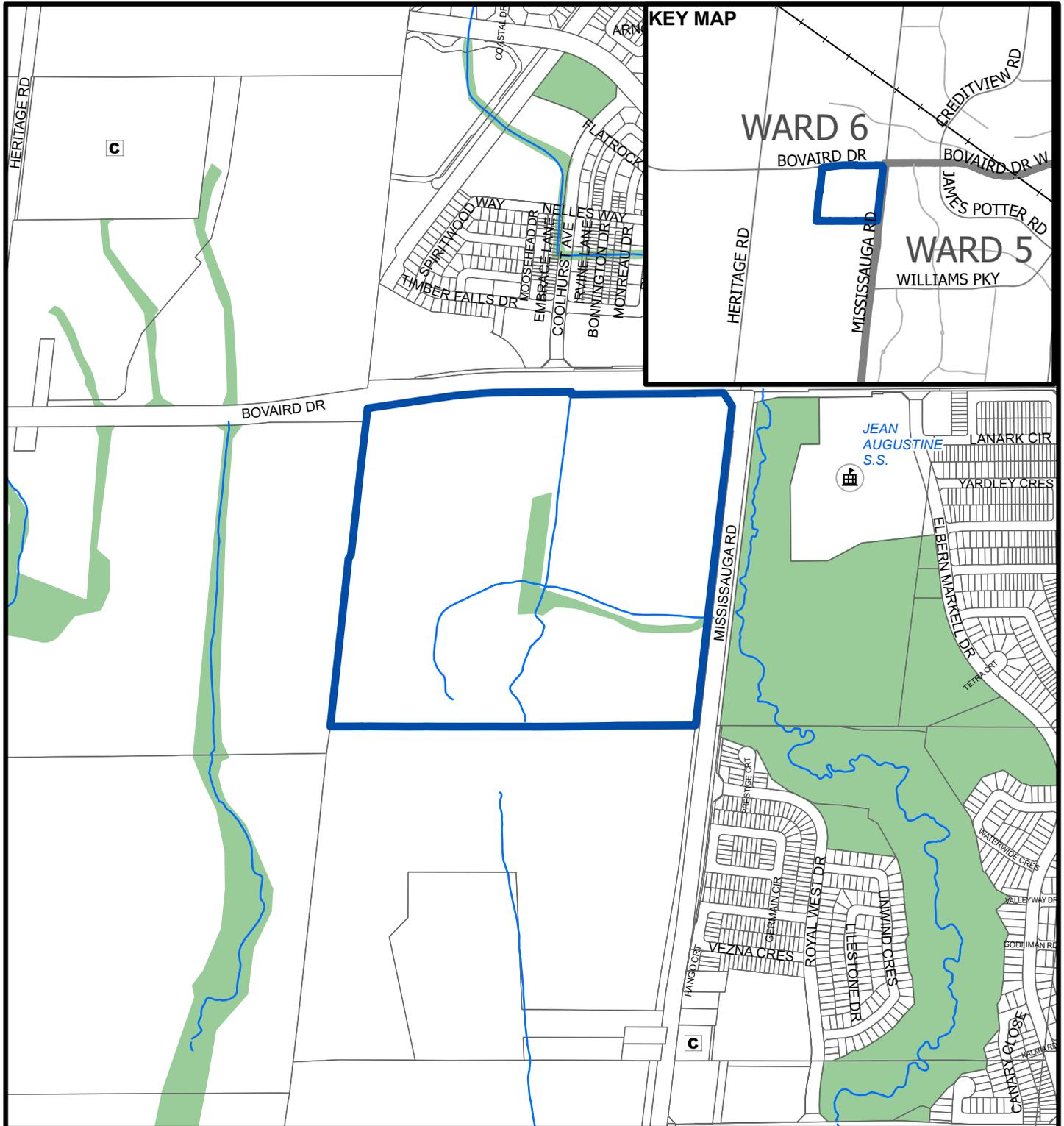
City Hall Council Chamber & Virtual Option
<http://video.isilive.ca/brampton/live.html>

Information is available in an alternative/accessible format upon request

If you have received this notice as an owner of a property and the property contains **seven or more residential units**, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

Important Information about making a submission

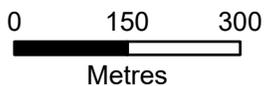
If an agency/body/specified person with appeal rights as per the Planning Act does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted: (a) They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and, (b) They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



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|---------------|-------------------|------------|--------------|
| Subject Lands | Lake | Recreation | School |
| Parcel Fabric | Major Watercourse | Cemetery | Fire Station |
| Park | Railway | Hospital | |



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: LCarter
Date: 2025/07/25

**APPENDIX 2
LOCATION MAP**

**Applicant: Glenn Schnarr and Associates Inc
Owner: GIL (Heritage Heights) Inc.**

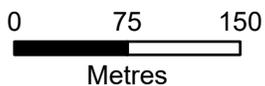
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Subject Lands
 Draft Plan of Subdivision (Source: GSAI, Jan. 24, 2025)
 Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: LCarter
 Date: 2025/07/29

**APPENDIX 1
 DRAFT PLAN OF SUBDIVISION**

**Applicant: Glenn Schnarr and Associates Inc.
 Owner: GIL (Heritage Heights) Inc.**

CITY FILE: OZS-2025-0034