

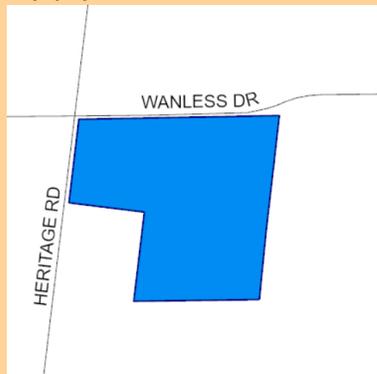
**Korsiak Urban Planning - TFP  
Heritage Wanless Inc.**

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

Address: 0 Heritage Road  
(East of Heritage Rd. and South of Wanless Dr.)

City File #: OZS-2025-0028

Ward: 6



**Purpose and Effect**

The purpose of the application is to permit 112 single detached units, 39 street townhouses, 82 dual-front townhouses, and 58 back-to-back townhouses for a combined total of 291 residential units. The proposal also includes four mixed use employment/commercial/residential blocks (Corridor Mixed Use A and Corridor Mixed Use B designations), an open space block and areas protected for the natural heritage system. The application also contemplates rezoning the lands from "Agricultural (A)" to various site specific residential zones and an Industrial Business zone; and Open Space [OS] and Floodplain [F] zones.



*Proposed Draft Plan of Subdivision*

**We value your input...**

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

**If you have received this notice as an owner of a property and the property contains 7 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.**

**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](mailto:CityClerksOffice@brampton.ca) no later than 4:30 p.m. on Tuesday, September 2<sup>nd</sup>, 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](mailto:CityClerksOffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Raj Lamichhane, Development Planner ([Raj.Lamichhane@brampton.ca](mailto:Raj.Lamichhane@brampton.ca)); AND/OR

- Mail comments to:

Planning, Building and Growth Management Department  
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](mailto:CityClerksOffice@brampton.ca) and must be received no later than 4:30 p.m. on September 2<sup>nd</sup>, 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 request to amend the Official Plan, 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-2025-0028** on the following web page: <https://planning.brampton.ca/>

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

**Important Information about making a submission**

If an agency/body 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.

**Public Notice**



**Monday,  
September 8<sup>th</sup>,  
2025**

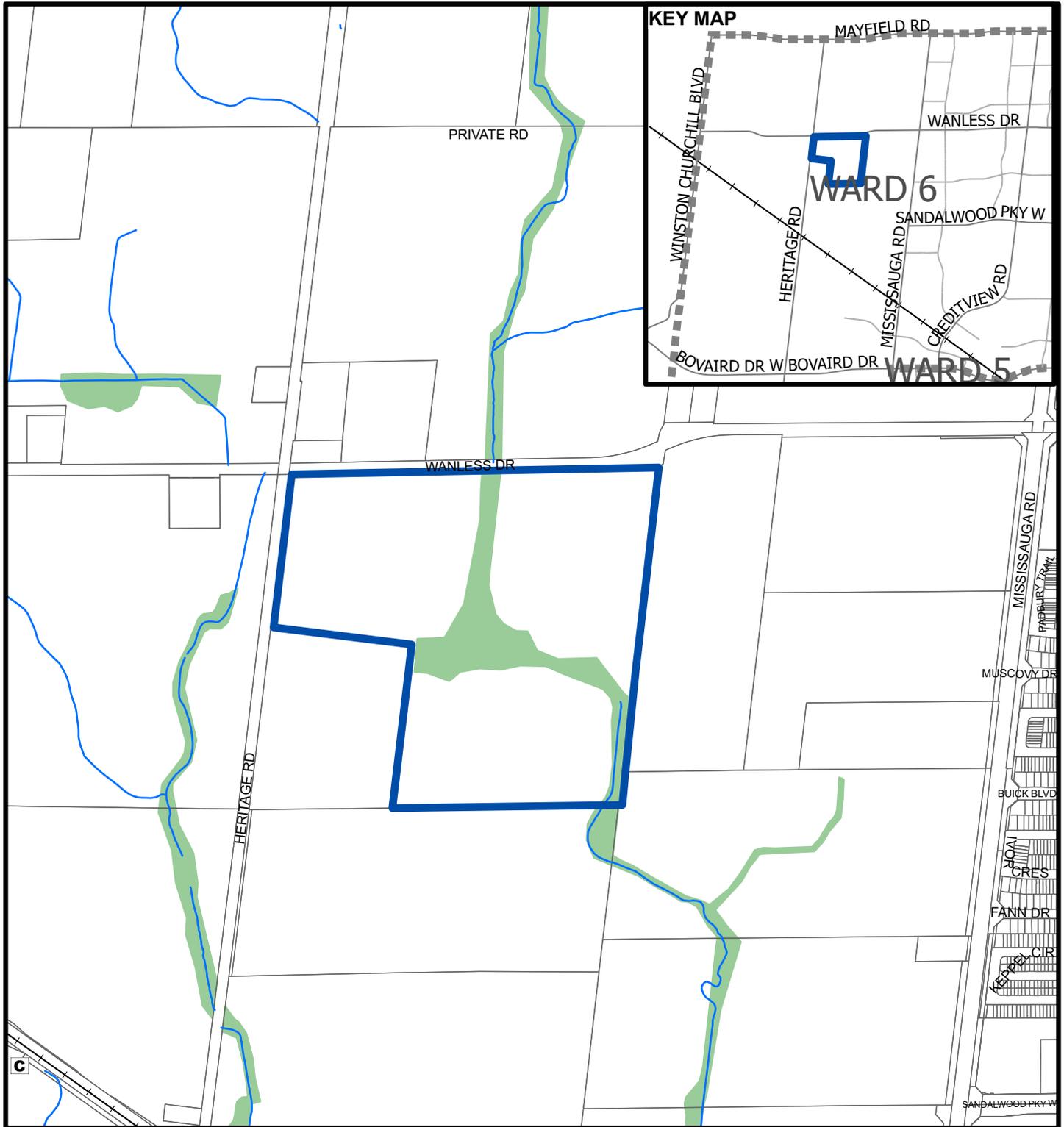


**7:00 p.m.**



**City Hall Council Chamber  
& Virtual Option**  
[http://video.isilive.ca/  
brampton/live.html](http://video.isilive.ca/brampton/live.html)

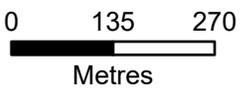
*Information is available in  
alternative / accessible  
format upon request.*



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



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2025/07/29

**APPENDIX 2  
LOCATION MAP**

**Owner: TFP Heritage Wanless Developments Inc.,  
Applicant: Korsiak Urban Planning**

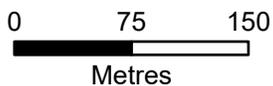
CITY FILE: OZS-2025-0028



-  OZS-2025-0028
-  Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT



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APPENDIX 1  
CONCEPT PLAN

Owner: TFP Heritage Wanless Developments Inc.,  
Applicant: Korsiak Urban Planning

CITY FILE: OZS-2025-0028