

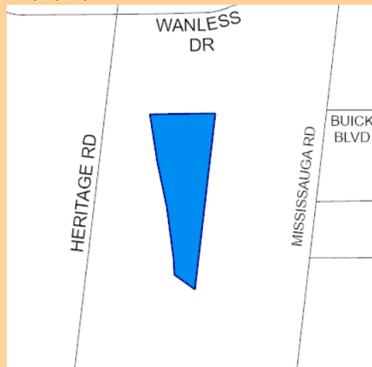
Korsiak Urban Planning - Demson Properties Inc. & 1761540 Ontario Ltd.

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

Address: 0 Heritage Road (East of Heritage Rd. and North of CN Rail)

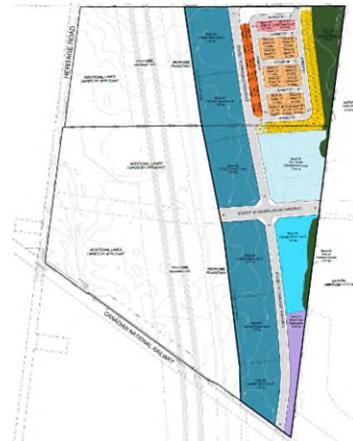
City File #: OZS-2025-0035

Ward: 6



Purpose and Effect

The purpose of the application is to permit 36 single detached units, 77 street townhouses, 34 dual-front townhouses, and 26 back-to-back townhouses for a combined total of 173 residential units. The proposal also includes one mixed-use block (residential/commercial), seven mixed-use employment/commercial/residential blocks (Corridor Mixed Use A and Corridor Mixed Use B designations), a stormwater management pond 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 Floodplain [F] zone.



Proposed Draft Plan of Subdivision

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 2nd, 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 Raj Lamichhane, Development Planner (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 and must be received no later than 4:30 p.m. on September 2nd, 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

Public Notice



**Monday,
September 8th,
2025**



7:00 p.m.



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

Information is available in alternative / accessible format upon request.

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.

More Information:

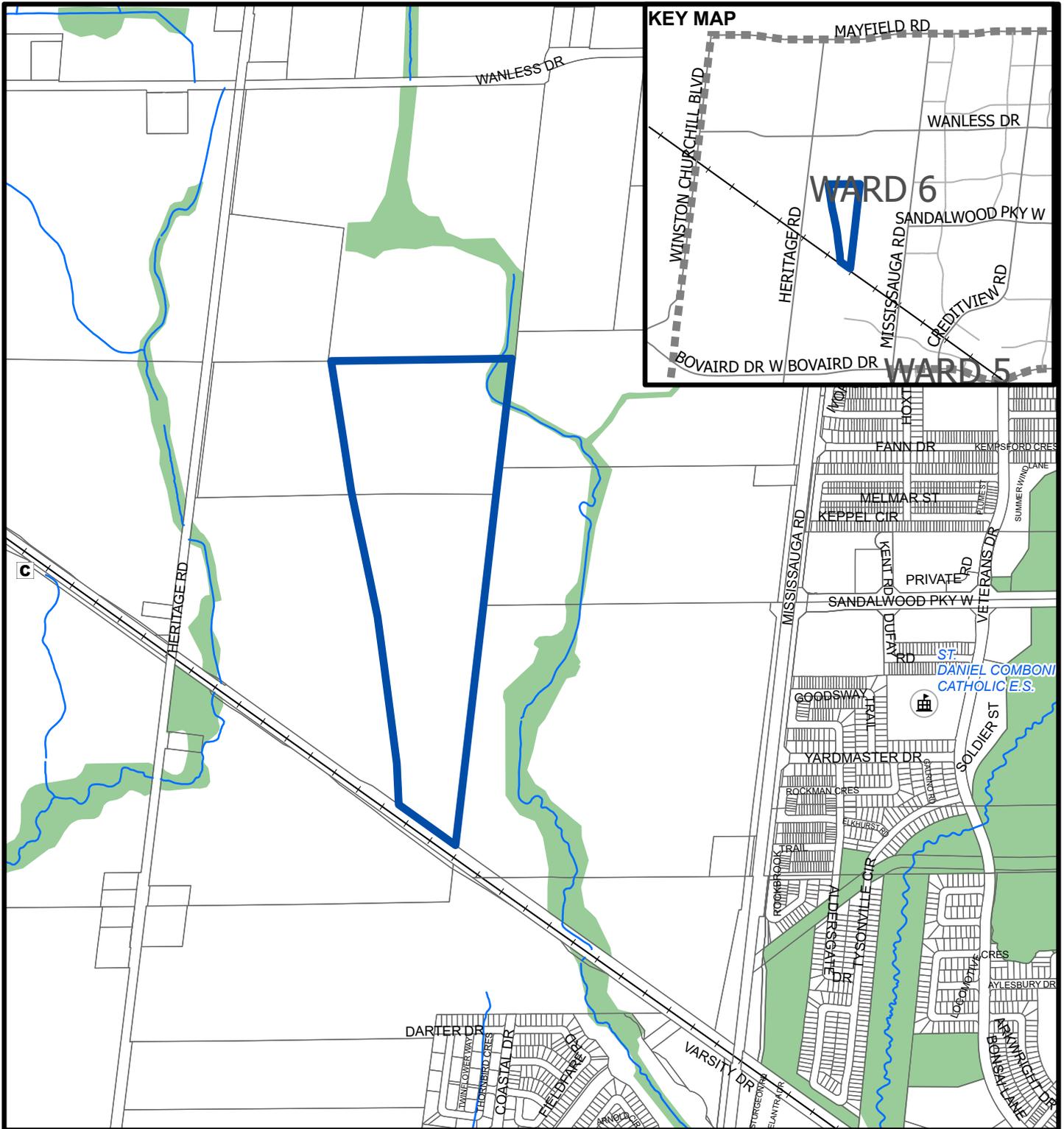
Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on "Search for an Application", and using City File #OZS-2025-0035 on the following web page: <https://planning.brampton.ca/>

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:

- They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- 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.



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

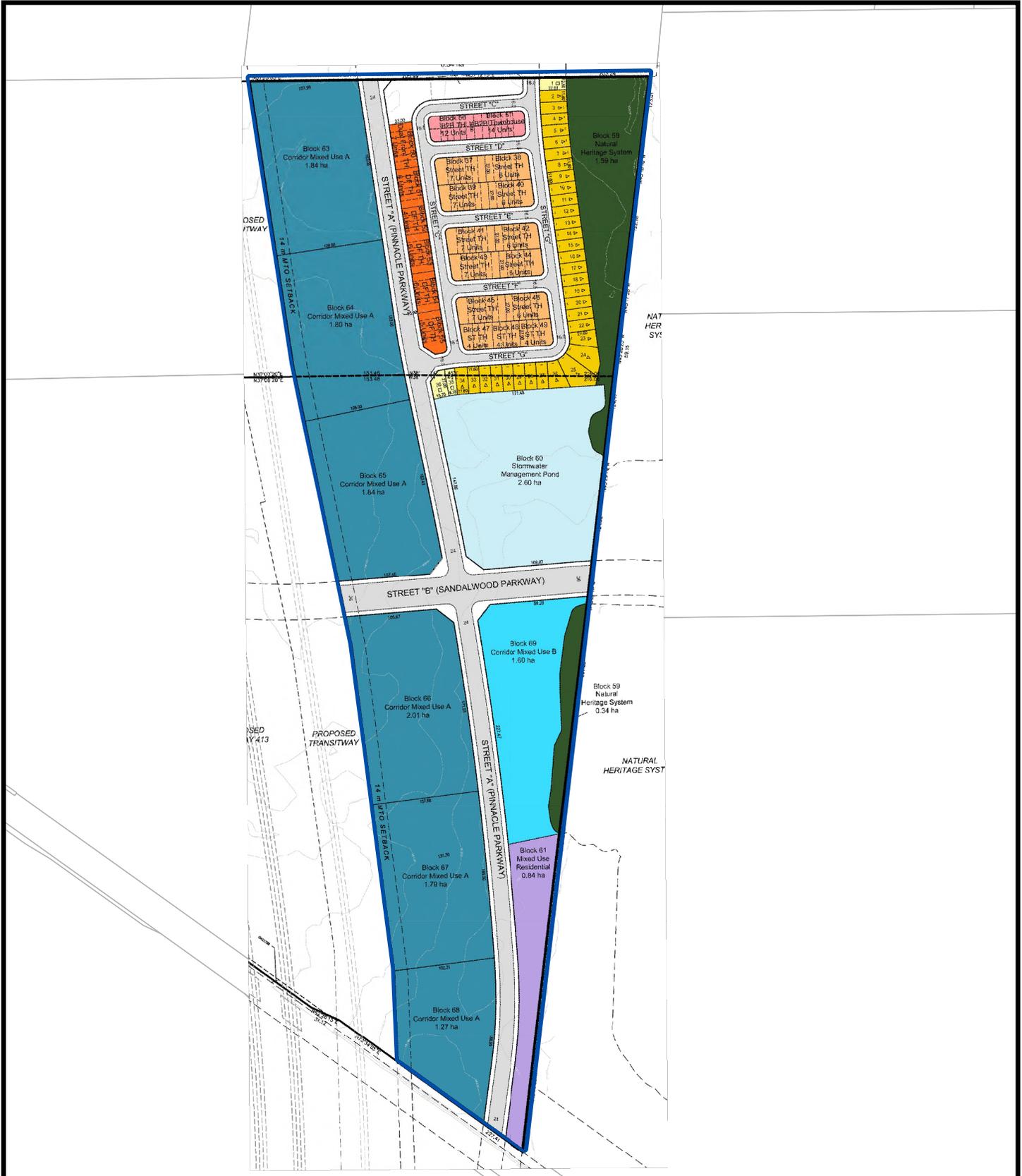


BRAMPTON
 PLANNING, BUILDING AND GROWTH MANAGEMENT
 0 165 330
 Metres
 Author: CAntoine
 Date: 2025/07/30

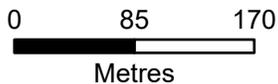
**APPENDIX 2
 LOCATION MAP**

**Applicant: Korsiak Urban Planning
 Owner: Demson Properties Inc. & 1761540 Ontario Ltd.**

CITY FILE: OZS-2025-0035



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine
Date: 2025/07/30

**APPENDIX 1
CONCEPT PLAN**

**Applicant: Korsiak Urban Planning
Owner: Demson Properties Inc. & 1761540 Ontario Ltd.**

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