

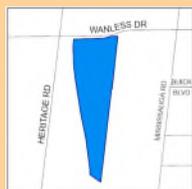
**TFP Heritage Wanless Developments Inc., 2125325 Ontario Ltd. 1761540 Ontario Ltd. & Demson Properties Inc.– Korsiak Urban Planning**

Application to Amend the Official Plan

Address:  
South of Wanless Drive & East of Heritage Road

City File #: OZS-2025-0033

Ward: 6



**Purpose and Effect**

The proposal requests approval of a Precinct Plan and Official Plan Amendment for Precinct 52-2 West in Brampton's Heritage Heights Secondary Plan, spanning about 54 hectares east of Highway 413. The proposed amendments will change Secondary Plan land use designations to accommodate the proposed community with 2,656 housing units, a central park, protected natural areas, and 41 acres of employment lands to deliver 2,000 jobs, alongside mixed-use hubs to support transit and walkability.



**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 [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@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 [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Saghar Massah, Development Planner ([Saghar.massah@brampton.ca](mailto:Saghar.massah@brampton.ca))
- Mail comments to: Planning, Building and Growth Management Department, 2 Wellington Street West, 3rd Floor Brampton ON L6Y 4R2
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@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.

**Public Notice**

**We value your input...**

Any person may express their support, opposition



**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.**

**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-2025-0033 on the following web page: <https://planning.brampton.ca/>.

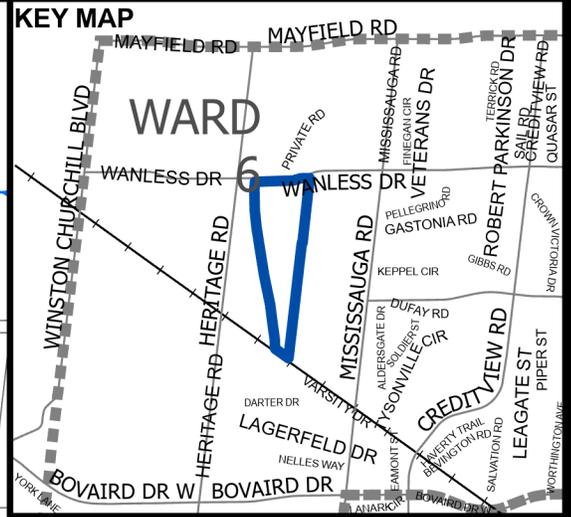
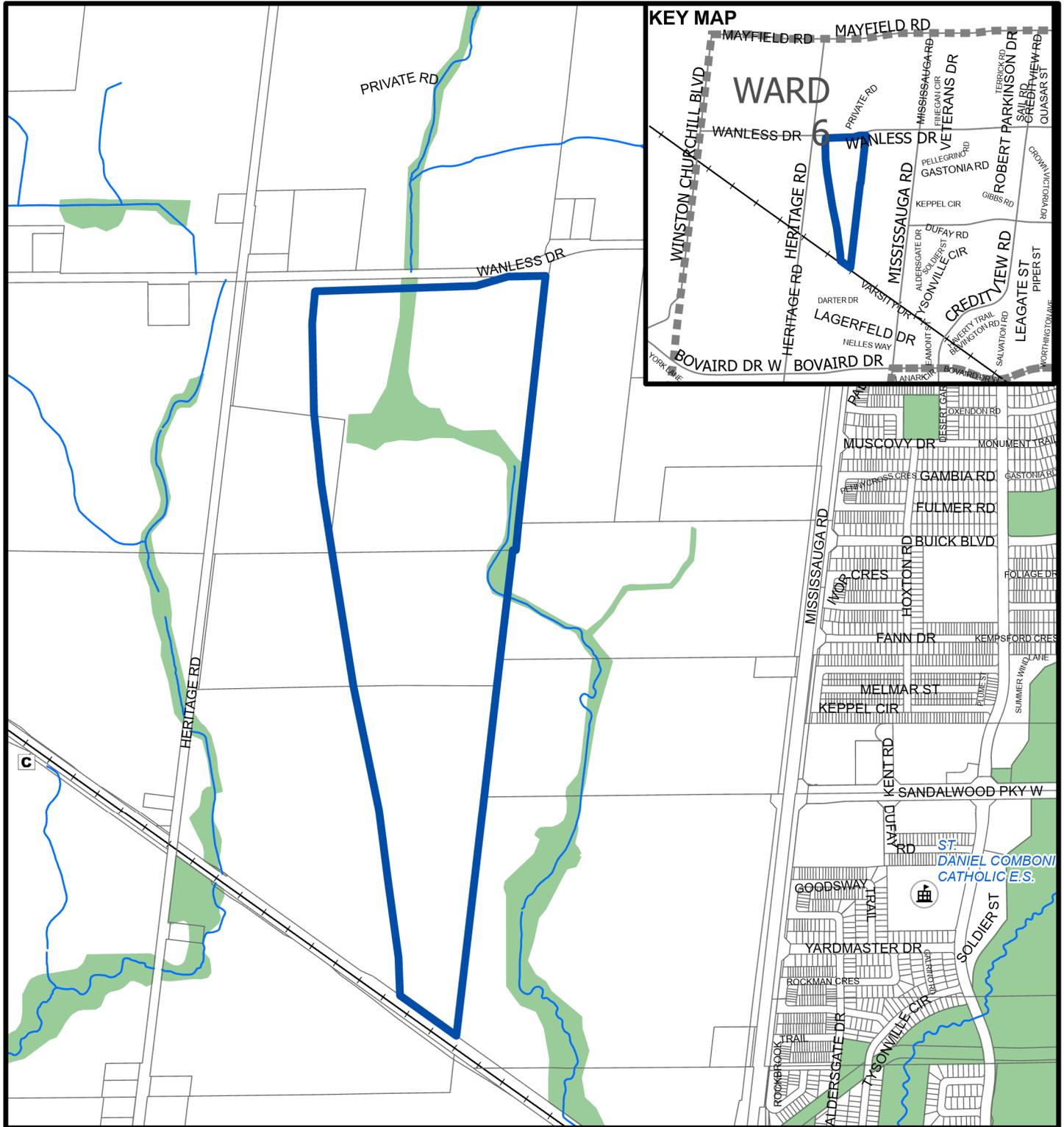
Please note that the current Provincial Planning Act legislation only permits certain agencies/bodies/specified persons to appeal Official Plan or Zoning By-law Amendment applications. For more information about this matter, contact the City Planners identified in

**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,

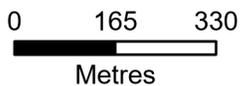
(b) They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



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



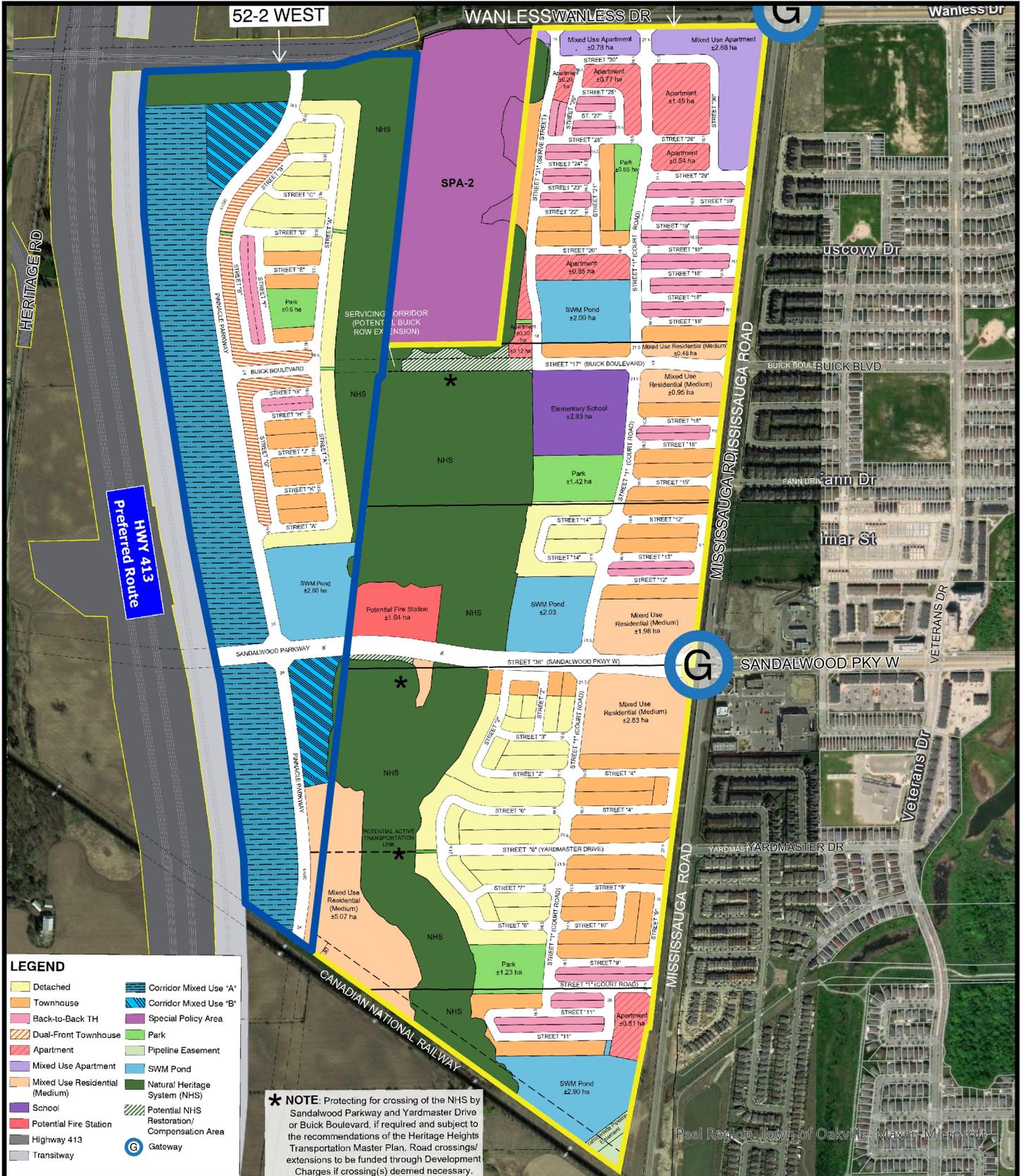
PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca  
Date: 2025/07/25

**APPENDIX 2  
LOCATION MAP**

Applicant: Korsiak Urban Planning  
Owner: TFP Heritage Wanless Developments Inc.,  
2125325 Ontario Ltd., 1761540 Ontario Ltd. & Demson Properties Inc  
CITY FILE: OZS-2025-0033



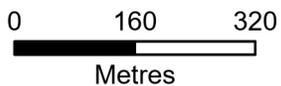
**LEGEND**

Detached	Corridor Mixed Use "A"
Townhouse	Corridor Mixed Use "B"
Back-to-Back TH	Special Policy Area
Dual-Front Townhouse	Park
Apartment	Pipeline Easement
Mixed Use Apartment	SWM Pond
Mixed Use Residential (Medium)	Natural Heritage System (NHS)
School	Potential NHS Restoration/Compensation Area
Potential Fire Station	Highway 413
Transitway	Gateway

**\* NOTE:** Protecting for crossing of the NHS by Sandalwood Parkway and Yardmaster Drive or Buick Boulevard, if required and subject to the recommendations of the Heritage Heights Transportation Master Plan. Road crossings/ extensions to be funded through Development Charges if crossing(s) deemed necessary.



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca  
Date: 2025/07/28

**APPENDIX 1  
CONCEPT PLAN**

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