

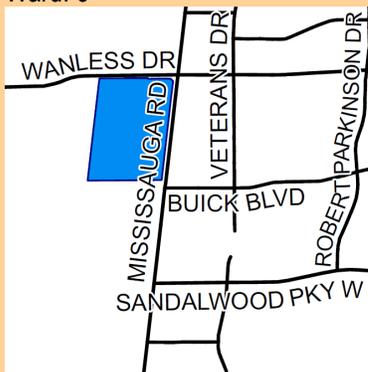
Glen Schnarr and Associates - Primont Homes (Heritage Heights 3) Inc.

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

Address: 10916 Mississauga Road
(West of Mississauga Rd. and South of Wanless Dr.)

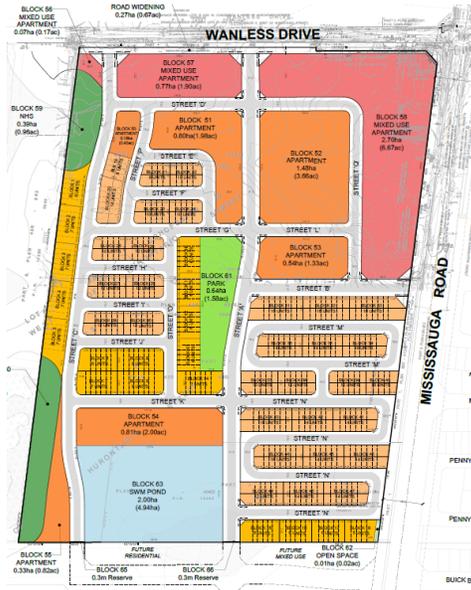
City File #: OZS-2025-0017

Ward: 6



Purpose and Effect

The purpose of the application is to permit 117 street townhouses, 392 back-to-back townhouses, six high-density residential development blocks, three mixed use blocks, one stormwater management pond, and natural heritage system, park and open space. The application also contemplates rezoning the lands from "Agricultural (A)" to site-specific Residential Townhouse and Residential Apartment zones, and Open Space [OS] and Floodplain [F] zones.



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, May 6th, 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 Lamicchane, Development Planner (Raj.Lamicchane@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 Tuesday, May 6th, 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,
May 12th, 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.

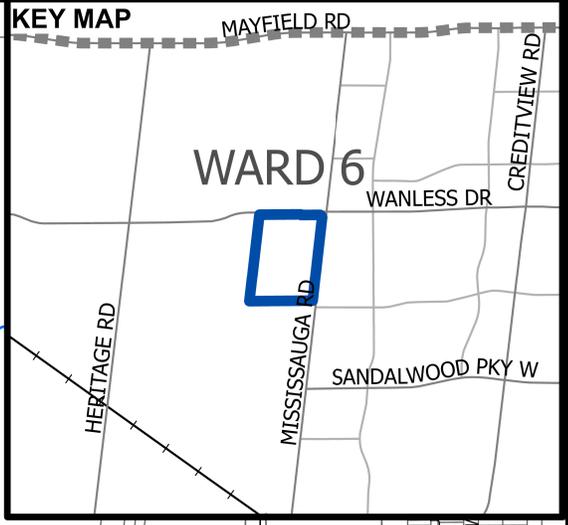
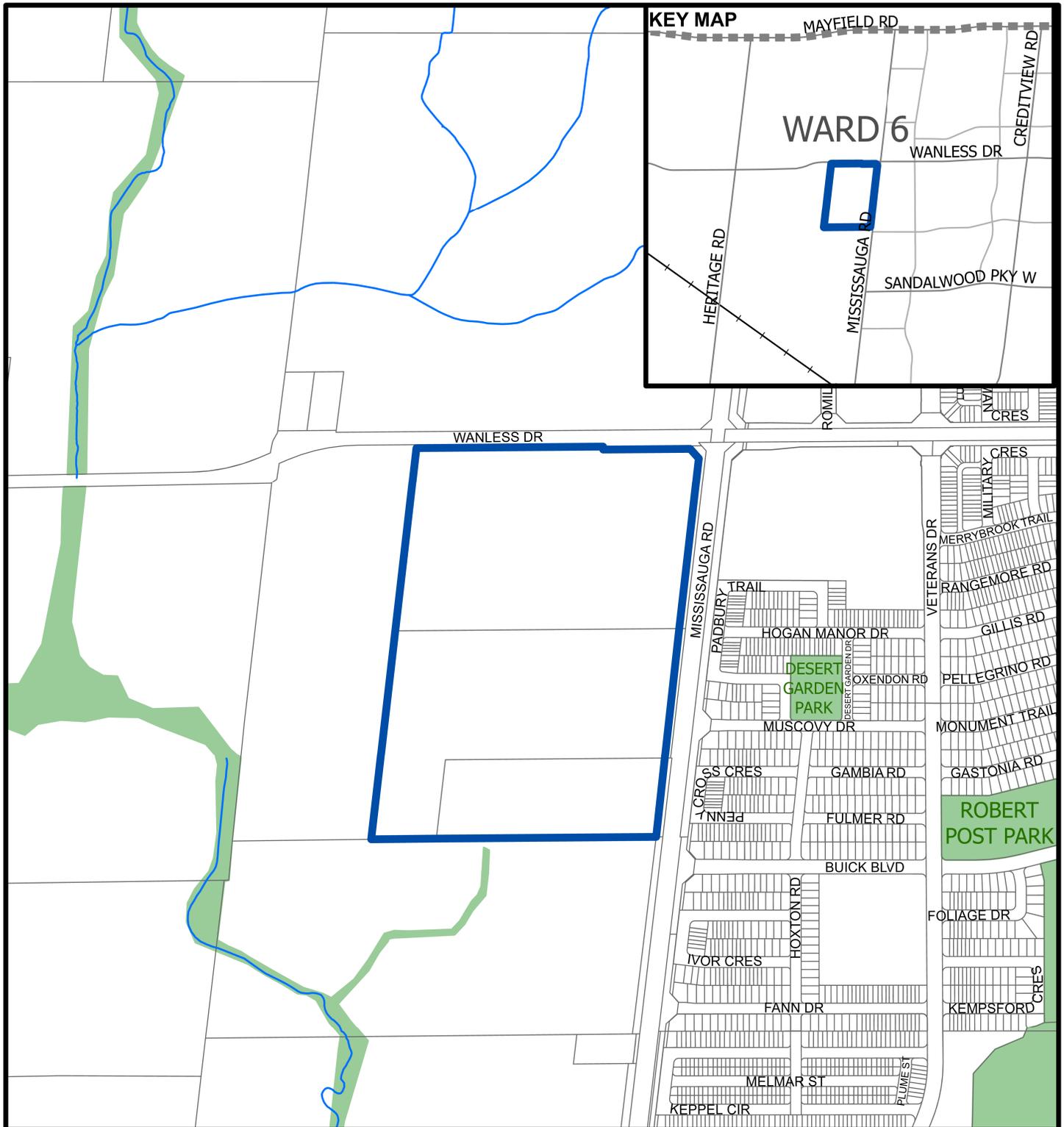
Important Information about making a submission

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.

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-2025-0017 on the following web page: <https://planning.brampton.ca/>

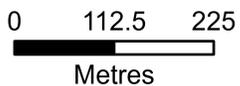
Please note that the current Provincial Planning Act legislation only permits certain agencies/bodies to appeal Official Plan or Zoning By-law Amendment applications. For more information about this matter, contact the City Planners identified in this notice



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



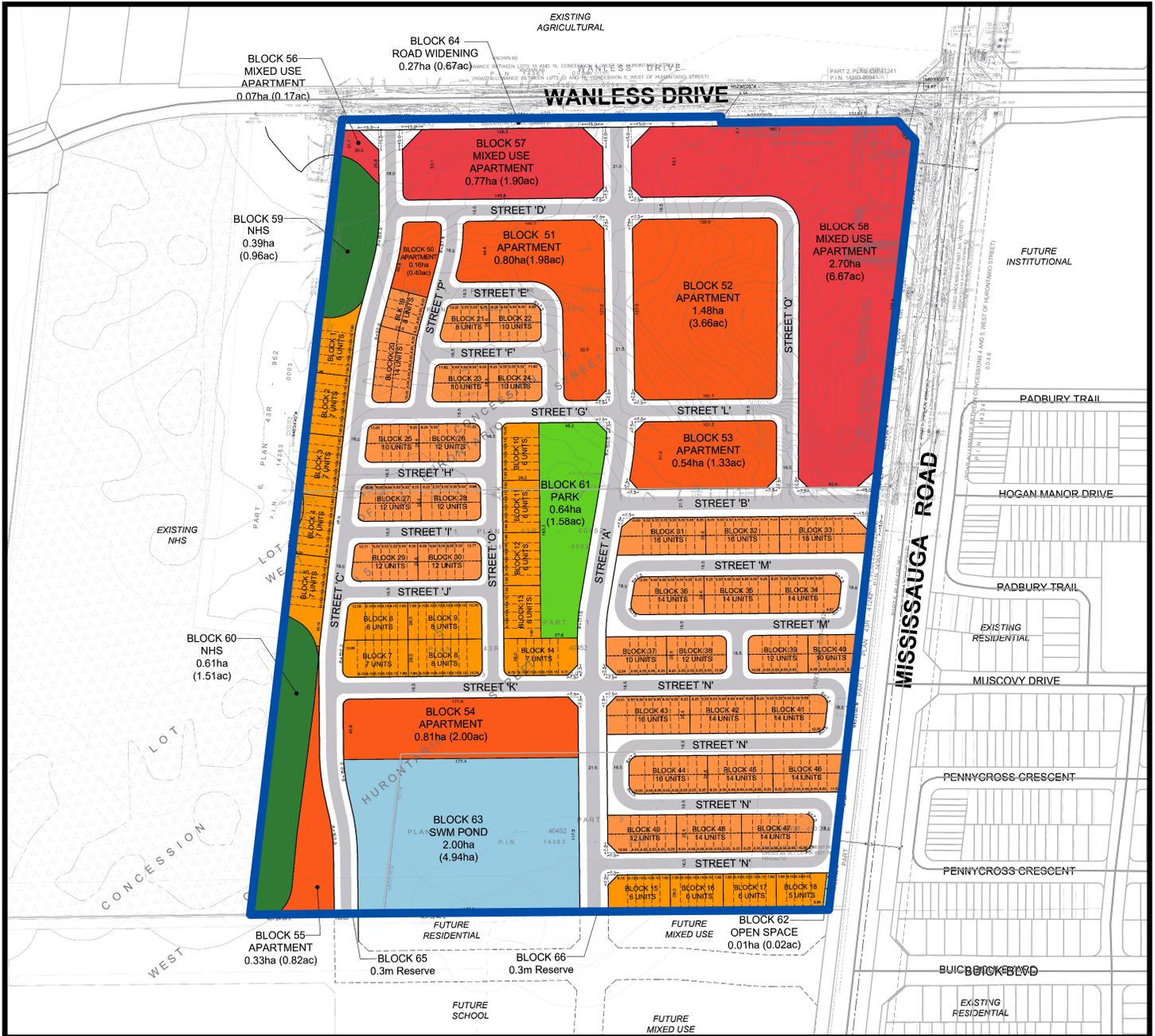
PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca
Date: 2025/04/01

**APPENDIX 2
LOCATION MAP**

Applicant: Glen Schnarr & Associates Inc.
Owner: Primont Homes (Heritage Heights 3) Inc.
CITY FILE: OZS-2025-0017

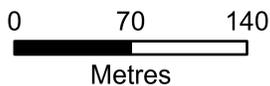


LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
STREET TOWNHOUSES - 6.10m (20')	1-18	2.31	5.71	117	50.6
BACK-TO-BACK TOWNHOUSES - 6.40m (21')	19-49	4.30	10.63	392	91.2
APARTMENT	50-55	4.12	10.18		
MIXED USE APARTMENT	56-58	3.54	8.75		
NHS	59,60	1.00	2.47		
PARK	61	0.64	1.58		
OPEN SPACE	62	0.01	0.02		
SWM POND	63	2.00	4.94		
ROAD WIDENING	64	0.27	0.67		
0.3m RESERVE BLOCK	65,66	0.01	0.02		
16.5m LOCAL ROW (2,945m)		4.97	12.28		
18.0m LOCAL ROW (599m)		1.10	2.72		
18.5m LOCAL ROW (86m)		0.17	0.42		
21.5m LOCAL ROW (785m)		1.74	4.30		
TOTAL	66	26.18	64.69	509	

- Subject Lands
- Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT



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**APPENDIX 1
CONCEPT PLAN**

**Applicant: Glen Schnarr & Associates Inc.
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