

**KLM Planning Partners—
Vardon Flyer Inc. and York Major
Holdings Inc.**

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

Address: 10100 Heart Lake Road

City File #: OZS-2025-0043

Ward: 2



The proposed site is located at the northwest
corner of Bovaird Drive East, and Heart Lake
Road

Purpose and Effect

The purpose of the application is to permit the development of a mixed-use community comprised of 945 new residential housing units in 4 residential towers ranging from 8-stories to 29-stories, and 4 Commercial buildings comprised of 11,320m² of commercial gross floor area, a public park, a public stormwater management pond, open space, and active transportation.

This proposed development requires an amendment to the Official Plan, Zoning By-law, and a Draft Plan of Subdivision application. The retention, expansion and further upgrades of Turnberry Golf Course is also contemplated through a separate Site Plan application

This proposed development requires an Official Plan Amendment to amend the existing designation from "Communities" to 'Mixed-Use'. An amendment to the Snelgrove-Heartlake Secondary Plan is also required to amend the existing designation from 'Private Commercial Recreation' to 'Neighbourhood Retail', 'High Density Residential', and 'Open Space'.

A Zoning By-law Amendment application to amend the existing zoning from "Recreation Commercial, Special Section 1029 (RC-1029) to 'Residential Apartment A (R4)', 'Commercial Three (C3)' and 'Open Space (OS)' is required.



Proposed Concept Site Plan

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.

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, November 25th, 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 Aferdita Dzaferovska, Strategic Leader, (Aferdita.Dzaferovska@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, November 25th, 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-2025-0043 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



**Monday, December
1st, 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.*

Important Information about making a submission

If a person or public body 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:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



 Subject Lands  Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT
 0 95 190
 Metres
 Author: CAntoine
 Date: 2025/10/17

**APPENDIX 1
 CONCEPT PLAN**

Applicant: KLM Planning Partners Inc.
Owner: Vardon Flyer Inc. and York Major Holdings Inc.
 CITY FILE: OZS-2025-0043