

West Humber River Developments Inc. – KLM Planning Partners

Application(s) for an Official Plan Amendment, a Zoning By-Law Amendment and a Draft Plan of Subdivision

Address:
10309-10434 McVean Drive,
BRAMPTON, ON L6P0K3

City File #: OZS-2025-0056

Ward: 10



Purpose and Effect

The purpose of this application is to amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision to facilitate the development of the 'West Precinct' of the Gore Meadows Secondary Plan. The proposal includes adding designations for 'Low Density Residential', 'Medium Density Residential', 'Open Space', and 'Institutional'.

The application will facilitate the development of 866 residential units with approximately 432 single-detached dwellings, 352 townhouses and 82 units within three (3) medium density blocks. The proposal also includes the dedication of public parks, a place of worship block, stormwater management ponds and a public road network.



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, January 13, 2026 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)
- Mail comments to:
Planning, Building and Economic Development
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, January 13, 2026.

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.

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-2025-0056 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



January 19, 2026



7:00 p.m.



City Hall Council Chamber & Virtual Option

<http://video.isilive.ca/brampton/live.html>

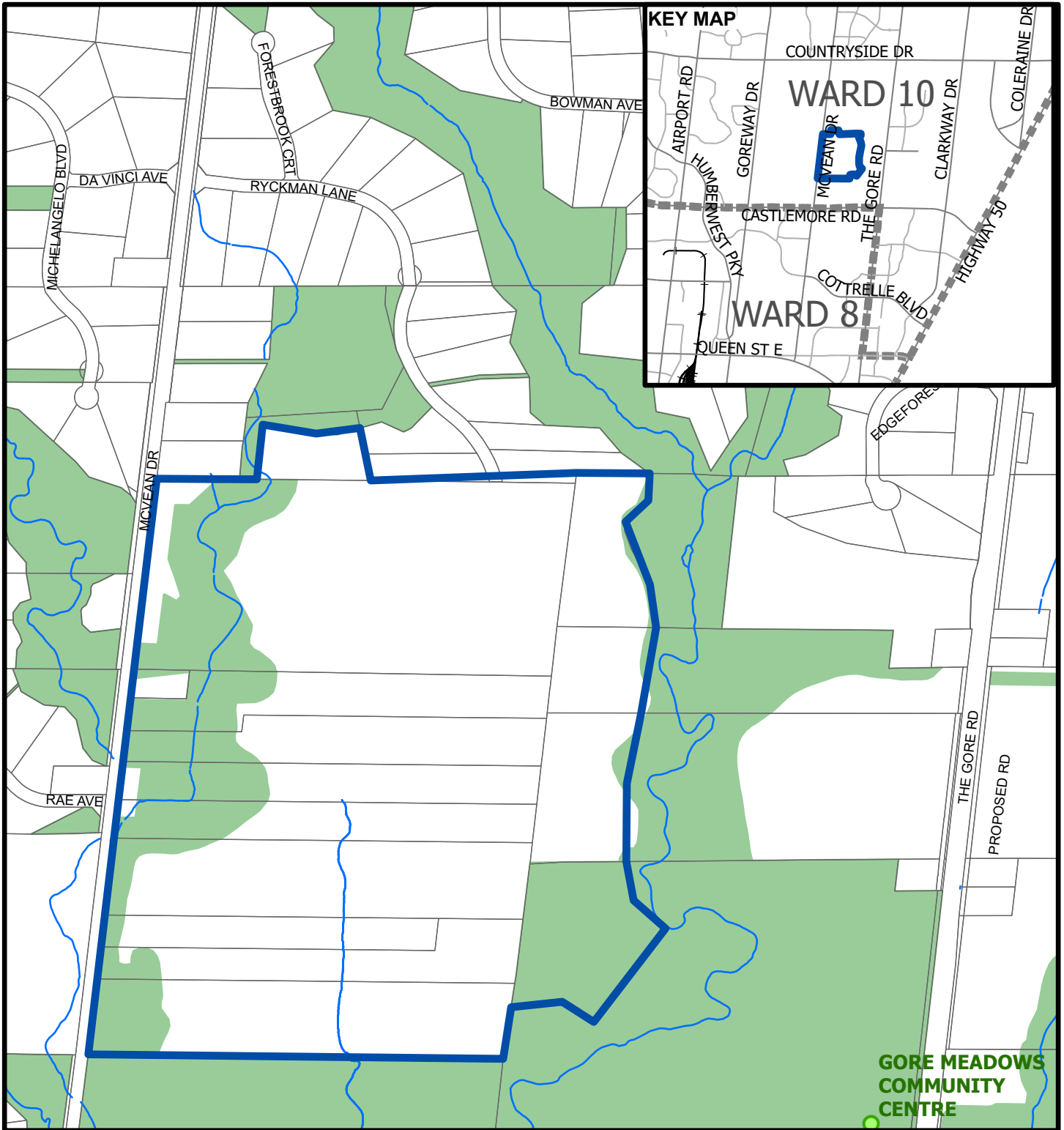
Information is available in an alternative/accessible format upon request

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.

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:

- 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.



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



PLANNING, BUILDING AND GROWTH MANAGEMENT

0 115 230
Metres

Author: CAntoine
Date: 2025/12/15

APPENDIX 2 LOCATION MAP

Applicant: KLM Planning Partners – Marshall Smith
Owner: West Humber River Developments Inc.

CITY FILE: OZS-2025-0056

