

Adoption of Official Plan Amendment OP2023-029 (By-law 82-2026)

East of Winston Churchill Boulevard, south of CN Railway, north of Bovaird Drive West, and west of the proposed Highway 413

Date of Decision: May 6, 2026

Date of Notice: May 21, 2026

Last Date of Appeal: June 10, 2026 (no later than 4:30 p.m.)

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 82-2026, to adopt Official Plan Amendment OP2023-012, under section 17 of the Planning Act R.S.O., c.P.13, as amended, pursuant to an application by Precinct 52-5 Landowners Group Inc., c/o Glen Schnarr and Associates Inc. (File: OZS-2025-0049).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) of the Planning Act.

The Purpose and Effect of Official Plan Amendment OP2023-029: To request for an amendment to the Official Plan to establish a scoped Precinct Plan within 52-5 consisting of a mixed-use community with a range of housing types, employment opportunities, institutional, and open space uses.

Location of Lands Affected: The land affected by By-law 82-2026 has an area of approximately 289.35 hectares (714.99 acres) in northwest Brampton and is bound to the north by CN Railway, to the east by Heritage Road, to the south by Bovaird Drive West, and to the west by Winston Churchill Boulevard. The lands are legally described as Lots 11 to 15, Concession 6, W.H.S. in the City of Brampton and Regional Municipality of Peel.

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Arjun Singh, Planning, Building and Growth Management Services Department at Arjun.Singh@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on June 10, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 82 - 2026

To adopt Amendment Number OP2023-029 to the Official Plan of the City of
Brampton Planning Area

Now therefore the Council of The Corporation of the City of Brampton in
accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13,
ENACTS as follows:

1. Amendment Number OP 2023-029 to the Official Plan of the City of
Brampton Planning Area is hereby adopted and made part of this by-law.

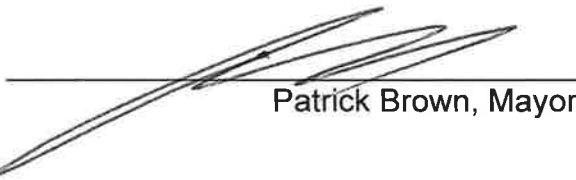
Enacted and passed this 6th day of May, 2026.

Approved by Legal Services:

Approved as to
form.

2026/May/04

AJC

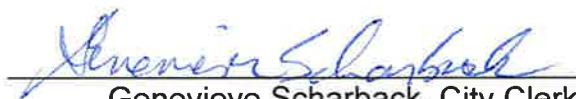

Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to
content.

2026/May/04

AAP


Genevieve Scharback, City Clerk

(File No. OZS-2025-0049)

**AMENDMENT NUMBER OP 2023-029
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this Amendment is to amend the Heritage Heights Secondary Plan (SP52) to establish a scoped Precinct Plan within 52-5 consisting of a mixed-use community with a range of housing types, employment opportunities, institutional, and open space uses.

The Precinct Plan implements the findings of a number of background studies completed to address environmental, servicing, transportation, urban design, and growth management considerations.

The proposed amendment would add Schedule 52-5 (Heritage Heights Secondary Plan Scoped Precinct Plan 52-5) in accordance with Schedule 'A' to this Amendment along with additional policies to support the development of these lands.

2.0 Location:

Scoped Precinct Area 52-5 comprises an area of approximately 289.35 hectares (714.99 acres) in northwest Brampton and is bound to the north by CN Railway, to the east by Heritage Road, to the south by Bovaird Drive West, and to the west by Winston Churchill Boulevard. The lands are located within the Northwest Brampton Urban Development Area identified on Schedule 2 – Designations, to Brampton Plan, 2023.

The lands are legally described as Lots 11 to 15, Concession 6, W.H.S. in the City of Brampton and Regional Municipality of Peel. The lands subject to this amendment are specifically indicated on Schedule A to this Amendment.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended as follows:

- a. By adding to the list of amendments pertaining to the Secondary Plan Area Number 52: The Heritage Heights Secondary Plan set out in Part II: Secondary Plans, thereof, Amendment Number OP 2023-029;

3.2 The portions of the document known as the Heritage Heights Secondary Plan, being Chapter 52 of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. By adding Schedule 52-5 (Heritage Heights Secondary Plan Scoped Precinct Plan 52-5) in accordance with Schedule "A" to this Amendment;
- b. That the following text be added after Section 13.1.18:

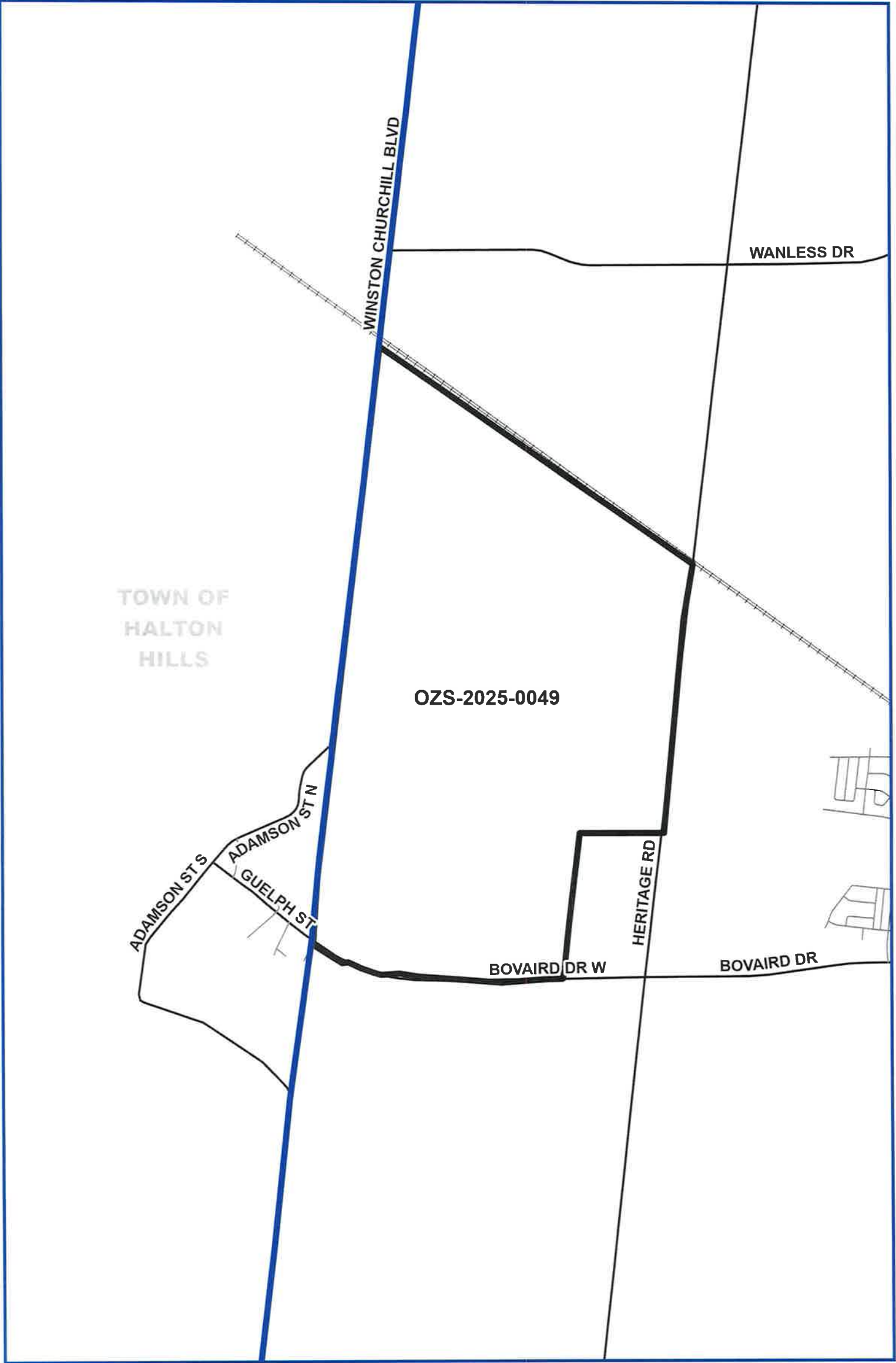
"13.1.19 Precinct Plan Policies

13.1.19.5 Precinct Plan 52-5

- a. Prior to approval of the first Draft Plan of Subdivision or approval of a Zoning By-Law Amendment within Precinct Plan 52-5, the following Precinct 52-5 level studies shall be deemed satisfactory to the City of Brampton, and relevant approval authorities (i.e. Credit Valley Conservation Authority) as appropriate: Environmental Implementation Report, Functional Servicing Report(s), Noise Study, Transportation Considerations Report, Growth Management Staging and Sequencing Study (GMSS).
- b. Roads and associated infrastructure external to the approved Scoped Precinct Plan including but not limited to Street C, Heritage Road and the future Street D connection to Heritage Road may be delivered in absence of a Scoped and/or full Precinct Plan being approved for that area without need for an amendment to this plan. Through subsequent Draft Plans of Subdivision and Zoning By-law amendments in coordination with the GMSS, the City will determine the appropriateness and requirement of the delivery of Street C and other roads/infrastructure external to the approved precinct area to support the development needs of Precinct 52-5 on a per application basis.
- c. Potential compensation areas have been indicated on the Precinct Plan. Prior to the Draft Approval of the first Draft Plan of Subdivision or approval of an associated Zoning By-Law Amendment within Precinct 52-5 which contains an existing feature to be compensated or a potential compensation area, the City and Credit Valley Conservation Authority (CVC) must be satisfied with the provision of the delivery of compensation areas in accordance with the City of Brampton Official Plan and CVC guidelines.
- d. Stormwater Management Facilities have been conceptually shown on the Precinct Plan. The final location, size and design will be refined through subsequent Draft Plan of Subdivision and Zoning By-Law Amendment applications to the satisfaction of the City of Brampton and Credit Valley Conservation and will not require a further amendment to this plan.
- e. A Secondary School site, with an approximate size of 16 acres, generally located on the east side of Heritage Road, north of future Street C may advance by way of a Zoning By-Law Amendment without the need for a Precinct Plan being approved for that area. The final location and size will be to the satisfaction of the City and Peel District School Board."

Summary of OPA Schedules:

- Schedule "A" – Introduction of a new Schedule into the Brampton Official Plan, called "Schedule 52-5 (Heritage Heights Secondary Plan - Precinct Plan 52-5)"



 Subject Lands  City Limit  Railway  Major Street  Minor Street



KEY MAP