

Notice of Passing of Zoning By-law 152-2026**0 Heritage Road****Date of Decision: September 9, 2026****Date of Notice: September 21, 2026****Last Date of Appeal: October 13, 2026 (no later than 4:30 p.m.)**

On the Date of Decision, the Council of the Corporation of the City of Brampton passed By-law 152-2026, to amend Zoning By-law 14-2026, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Korsiak Urban Planning, on behalf of Demson Properties Inc. and 1761540 Ontario Ltd., Ward 6 (File: OZS-2025-0035).

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 34(19) of the *Planning Act*.

The Purpose and Effect of the Zoning By-law: To request for an amendment to Zoning By-law 14-2026 to permit the development of residential uses in the form of single-detached dwellings and townhouses (street townhouses, dual frontage townhouses and back-to-back townhouses); including four mixed-use (residential/commercial/employment) blocks, three open space blocks, one stormwater management pond block and areas protected for the Natural Heritage System.

Location of Lands Affected: north of CN Rail and east of Heritage Road, legally described as Lot 14, Con. 5, W.H.S., and municipally known as 0 Heritage Road.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Raj Lamichhane, Planner, Planning, Building and Growth Management Services at raj.lamichhane@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

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 October 13, 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 152 - 2026

To amend Zoning By-law 14-2026, as amended.

WHEREAS 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, hereby ENACTS as follows:

1. By-law 14-2026, as amended, is hereby further amended:

- (1) by changing Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
AGRICULTURAL (A)	RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2846 (R2G-2846) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2847 (R2G-2847) RESIDENTIAL SECOND DENSITY – GREENFIELD MIXED DENSITY – Section 2848 (R2G-2848) MIXED-USE HIGH RISE (HOLDING) – Section 2849 [(H) MH-2849] PRESTIGE EMPLOYMENT (HOLDING) – Section 2850 [(H) PE-2850] OPEN SPACE (OS) NATURAL SYSTEM (NS)

- (2) by changing Schedule B thereto, the maximum building height (storeys) permitted on the lands are as shown outlined on Schedule B to this by-law.

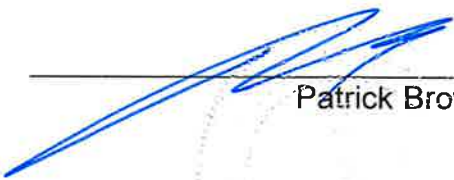
Enacted and passed this 9th day of September, 2026.

Approved as to
form.
2026/09/03

[MRA]

Approved as to
content.
2026/Sept/3

[David
VanderBerg]

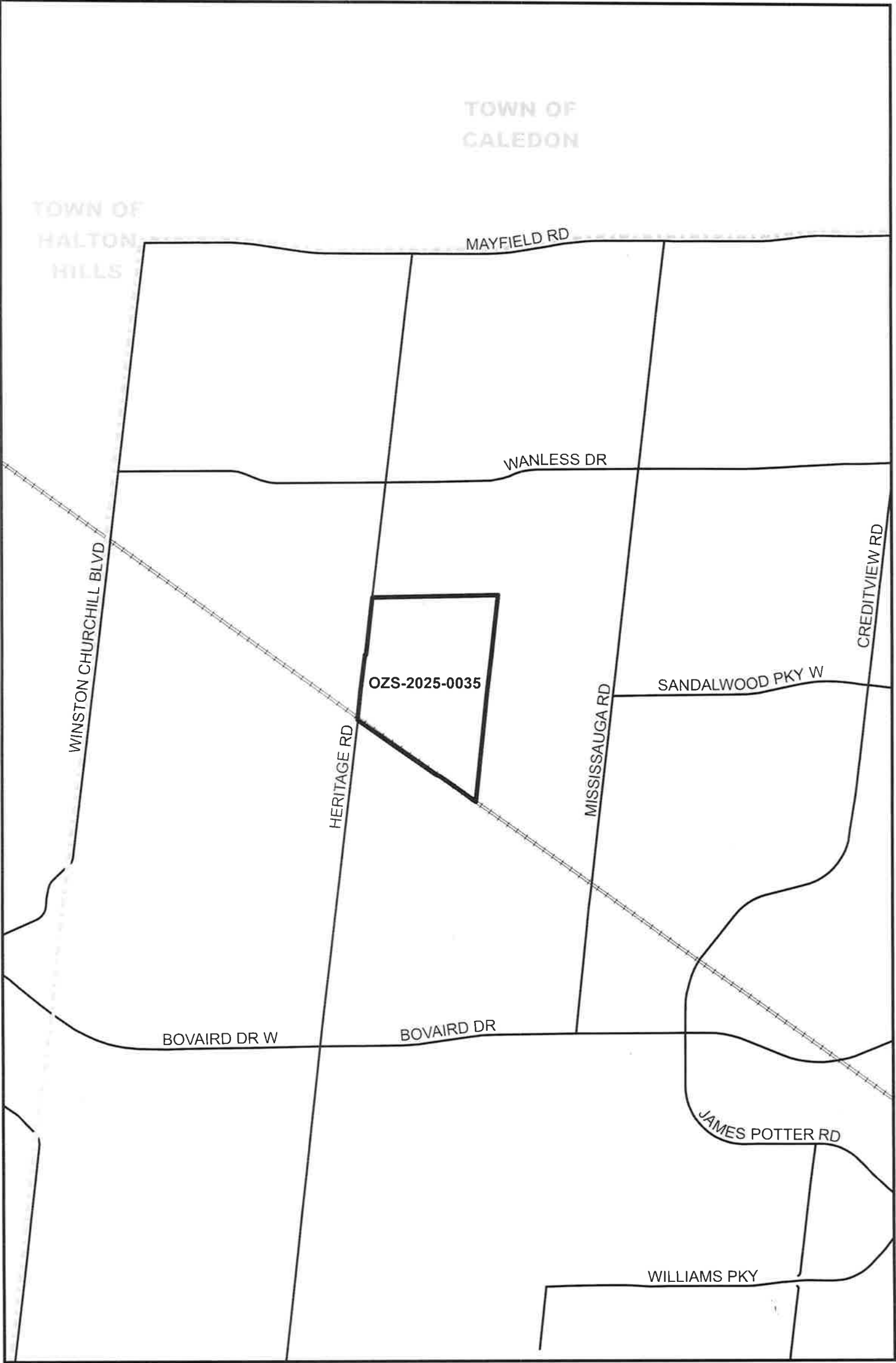


Patrick Brown, Mayor



Genevieve Scharback, City Clerk

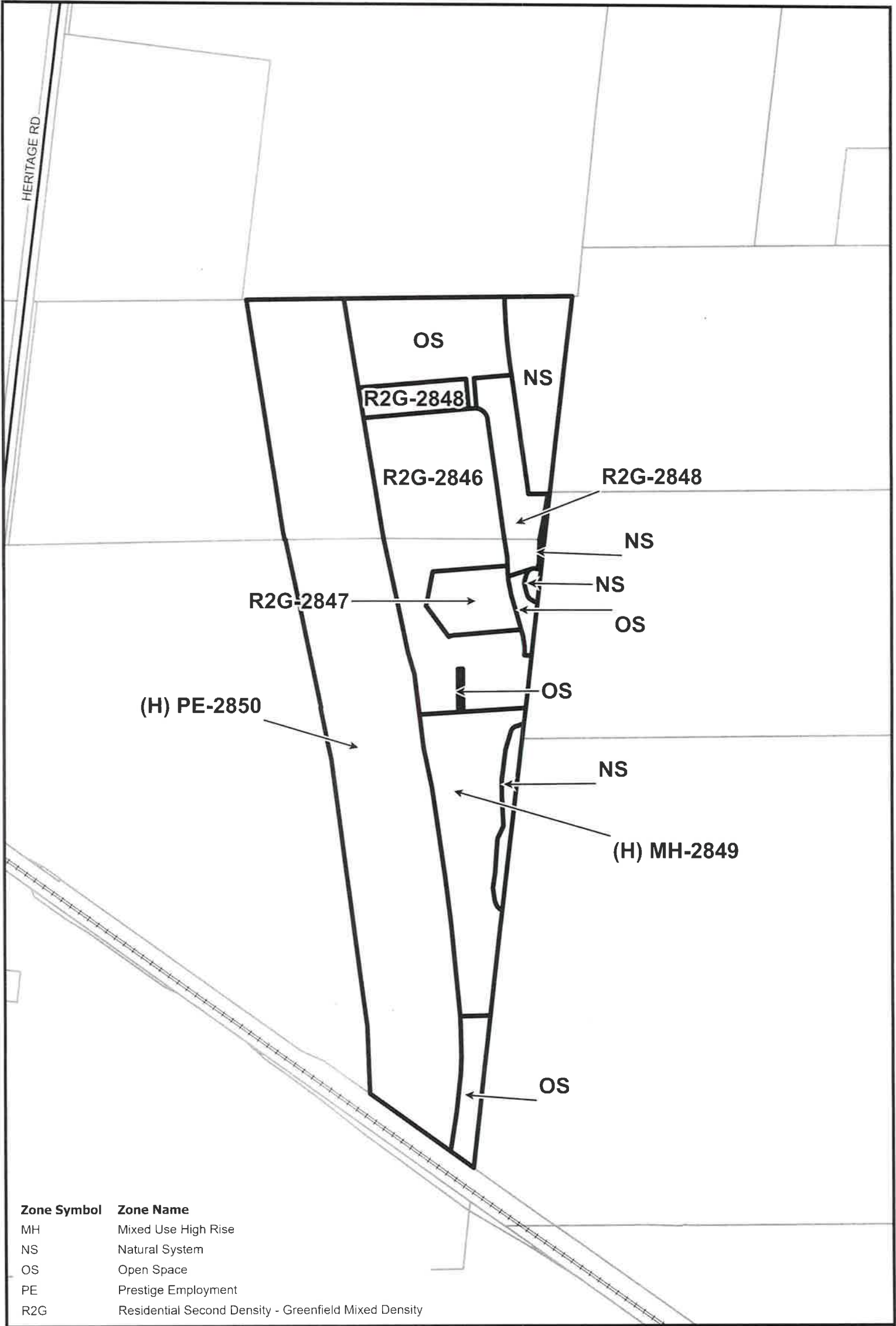
(OZS-2025-0035)



 Subject Lands  City Limit  Railways  Major Street



KEY MAP



**Zoning Amendment to
By-law 014-2026 Schedule A Zone Boundaries
LOT 14, CONCESSION 5 W.H.S.**

This by-law shall come into effect upon approval by the Ontario Land Tribunal of Zoning By-law 014-2026,
or partial approval of Zoning By-law 014-2026 upon the lands to which this by-law applies.

BY-LAW 152-2026

SCHEDULE A



 Maximum Building Height (Storeys)  Parcel Fabric  Major Street  Minor Street



Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 14, CONCESSION 5 W.H.S.

This by-law shall come into effect upon approval by the Ontario Land Tribunal of Zoning By-law 014-2026,
or partial approval of Zoning By-law 014-2026 upon the lands to which this by-law applies.

BY-LAW 152-2026

SCHEDULE B