

**Adoption of Official Plan Amendment OP2023-035 (By-law 145-2026)****10344 Mississauga Road****Date of Decision: September 9, 2026****Date of Notice: September 23, 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 145-2026, to adopt Official Plan Amendment OP2023-035, under section 17 of the Planning Act R.S.O., c.P.13, as amended, pursuant to an application by Precinct 52-2 East Landowners Group Inc. c/o Korsiak Planning, Ward 6 (File: OZS-2025-0014).

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 OP2023-035:** To request for an amendment to the Official Plan to establish a scoped Precinct Plan within 52-2 East consisting of a mixed-use community with a range of housing types, employment opportunities, institutional, and open space uses.

**Location of Lands Affected:** area of approximately 114.41 hectares (282.71 acres) in northwest Brampton and bound to the south by CN Railway, to the east by Mississauga Road, to the North by Wanless Drive, and to the west by the Natural Heritage System, legally described as Parts of Lots 12-15, Con. 3, W.H.S, and municipally known as 10344 Mississauga Road.

**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](http://www.brampton.ca). Further enquiries should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services Department at [Arjun.Singh@brampton.ca](mailto:Arjun.Singh@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](http://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](http://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 145 - 2026

To adopt Amendment Number OP2023-035 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 2023-035 to the Official Plan of the City of  
Brampton Planning Area is hereby adopted and made part of the Official  
Plan.

Enacted and passed this 9<sup>th</sup> day of September, 2026.

Approved as to  
form.

2026/09/02

MKR

Approved as to  
content.

2026/Sept/1

[David  
VanderBerg]

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

(File No: OZS-2025-0014)

AMENDMENT NUMBER OP 2023- 035  
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 52-2 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 52-2 (Heritage Heights Secondary Plan Scoped Precinct Plan 52-2 East) 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 52-2 East comprises an area of approximately 114.41 hectares (282.71 acres) in northwest Brampton and is bound to the south by CN Railway, to the east by Mississauga Road, to the north by Wanless Drive, and to the west by the Natural Heritage System. 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 Parts of Lots 12-15, Concession 3, 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- 035;

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 52-2 (Heritage Heights Secondary Plan Scoped Precinct Plan 52-2 East) in accordance with Schedule "A" to this Amendment;
- b. That the following text be added after Section 13.1.19:

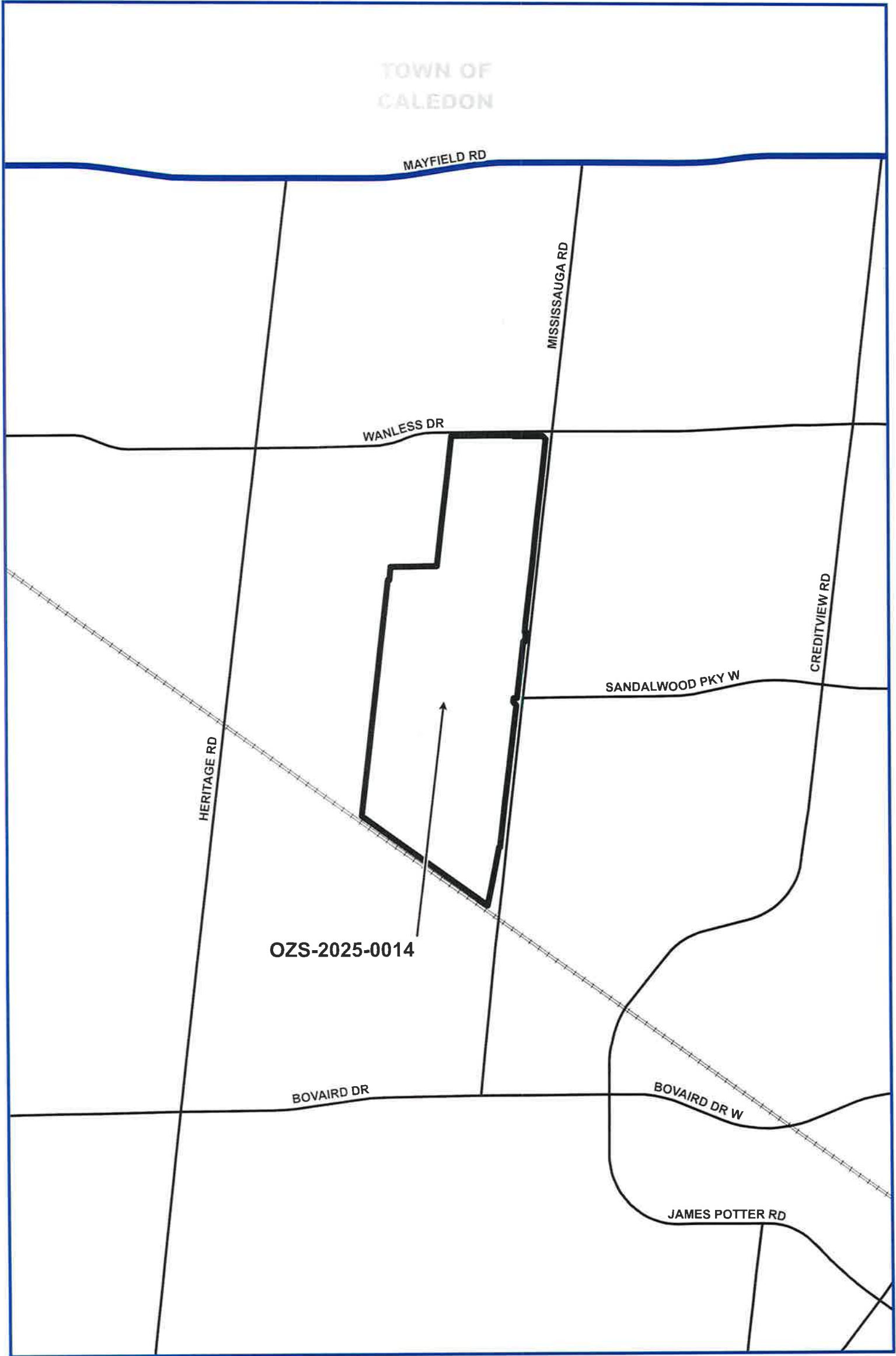
“13.1.19.2.1 Precinct Plan 52-2 East

- a. Roads and associated infrastructure external to the approved Scoped Precinct Plan 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 other roads/infrastructure external to the approved precinct area to support the development needs of Precinct 52-2 West on a per application basis.
- b. 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.
- c. A minimum of 2 access points to the SPA-2 lands will be provided through the adjacent development through Street 26 shown on the Schedule for Precinct 52-2 East. Should development proceed for the adjacent lands, the City may utilize controls to restrict portions of development until such a time where access considerations for the SPA-2 lands are sufficiently addressed.
- d. Notwithstanding Section 8.4.1, mid-rise building heights may exceed those in Table 1 without an Official Plan Amendment, subject to Section 8.4.2.
- e. Adjustments to the boundaries of the NHS Lands, as per the approved 52-2 Precinct Plan schedule, specifically the portion of the NHS Lands that is considered to be “table land”, may be permitted provided that the changes are to the satisfaction of the Commissioner of Planning, Building and Growth Management, and are aligned with all appropriate technical environmental planning considerations, including with respect to compensation areas.
- f. An urban elementary school site, with an approximate size of 2.5 hectares, south of Wanless Drive, north of future Buick Boulevard is conceptually shown on the scoped precinct plan. The final location and size will be determined through a demonstration plan and/or the processing of that draft plan of subdivision application (which contains the school) to the satisfaction of the City and Peel District School Board.

- g. Schedule A illustrates the attributes of the Precinct Plan area that address and implement the land use designations and policies of the Heritage Heights Secondary Plan. Adjustments and relocations of the land uses, community features, roads, and infrastructure shown on Schedule A can be made without an Official Plan Amendment as long as the general intent and policy direction of the Heritage Heights Secondary Plan are maintained and such modifications will not compromise the development of other lands within the Precinct.”

**Summary of OPA Schedules:**

- Schedule “A” – Introduction of a new Schedule into the Brampton Official Plan, called “Schedule 52-2 East (Heritage Heights Secondary Plan - Precinct Plan 52-2 East)”



**KEY MAP**

