

**Adoption of Official Plan Amendment OP2023-039 (By-law 183-2026)
and Zoning By-laws 184-2026 and 185-2026**

11722 Mississauga Road

Date of Decision: September 23, 2026

Date of Notice: October 8, 2026

Last Date of Appeal: October 28, 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 183-2026, to adopt Official Plan Amendment OP2023-039, By-law 184-2026, to amend Comprehensive Zoning By-law 270-2004, and By-law 185-2026, to amend Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by MHBC Planning Urban Design and Landscape Architecture, c/o 11722 Mississauga GP Inc., Ward 6, File: OZS-2024-0063.

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) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment (By-law 183-2026):

To amend the 2023 Official Plan and Heritage Height Secondary Plan (SPA 52), to permit industrial development consisting of industrial and natural heritage blocks.

The Purpose and Effect of the Zoning By-law Amendment (By-law 184-2026):

To request for an amendment to Zoning By-law 270-2004 to permit industrial development consisting of industrial and natural heritage blocks.

The Purpose and Effect of the Zoning By-law Amendment (By-law 173-2026):

To request for an amendment to Zoning By-law 14-2026 to permit industrial development consisting of industrial and natural heritage blocks.

Location of Lands Affected: western corner of the intersection of Mayfield Road and Mississauga Road, legally described as Parts of Lot 17, Con. 5, W.H.S., and municipally known as 11722 Mississauga Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws 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 Saghar Massah, Planner, Planning, Building and Growth Management Services at Saghar.massah@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 28, 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 183 - 2026

To adopt Amendment Number OP2023-039 to the Official Plan of the City of
Brampton Planning Area

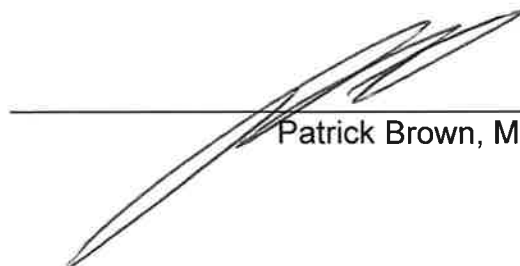
Now therefore the Council of The Corporation of the City of Brampton in
accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13,
ENACTS as follows:

1. Amendment Number OP 2023-039 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 day of September, 2026.

Approved by Legal Services:

Approved as to
form.
2026/SEPT/21
AJC


Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to
content.
2026/Sept/18
Allan A. Parsons


Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023- 039
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the City of Brampton Official Plan to redesignate a portion of the subject lands from “Neighbourhoods” to “Employment” to bring the designation of the subject lands into conformity with the Heritage Heights Secondary Plan (SP52). In addition, the Amendment will establish a Scoped Precinct Plan and associated policies within Precinct 52-3 of the Heritage Heights Secondary Plan (SP52) that will facilitate the development of employment uses, together with associated 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.

2.0 Location:

Scoped Precinct Plan Area 52-3 comprises an area of approximately 58.2 hectares (143.82 acres) located at the southwest corner of Mississauga Road and Mayfield Road in the City of Brampton. The lands are located within the Heritage Heights Secondary Plan Area identified on Schedule 2 – Designations of the Brampton Plan, 2023.

The lands are legally described as Parts of Lot 17, Concession 5, West of Hurontario Street (W.H.S.), in the City of Brampton, 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 amending Schedule 2 of the Brampton Official Plan to redesignate a portion of the lands identified on Schedule “A” to this Amendment from “Neighbourhoods” to “Employment”.
- b. 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- 039;

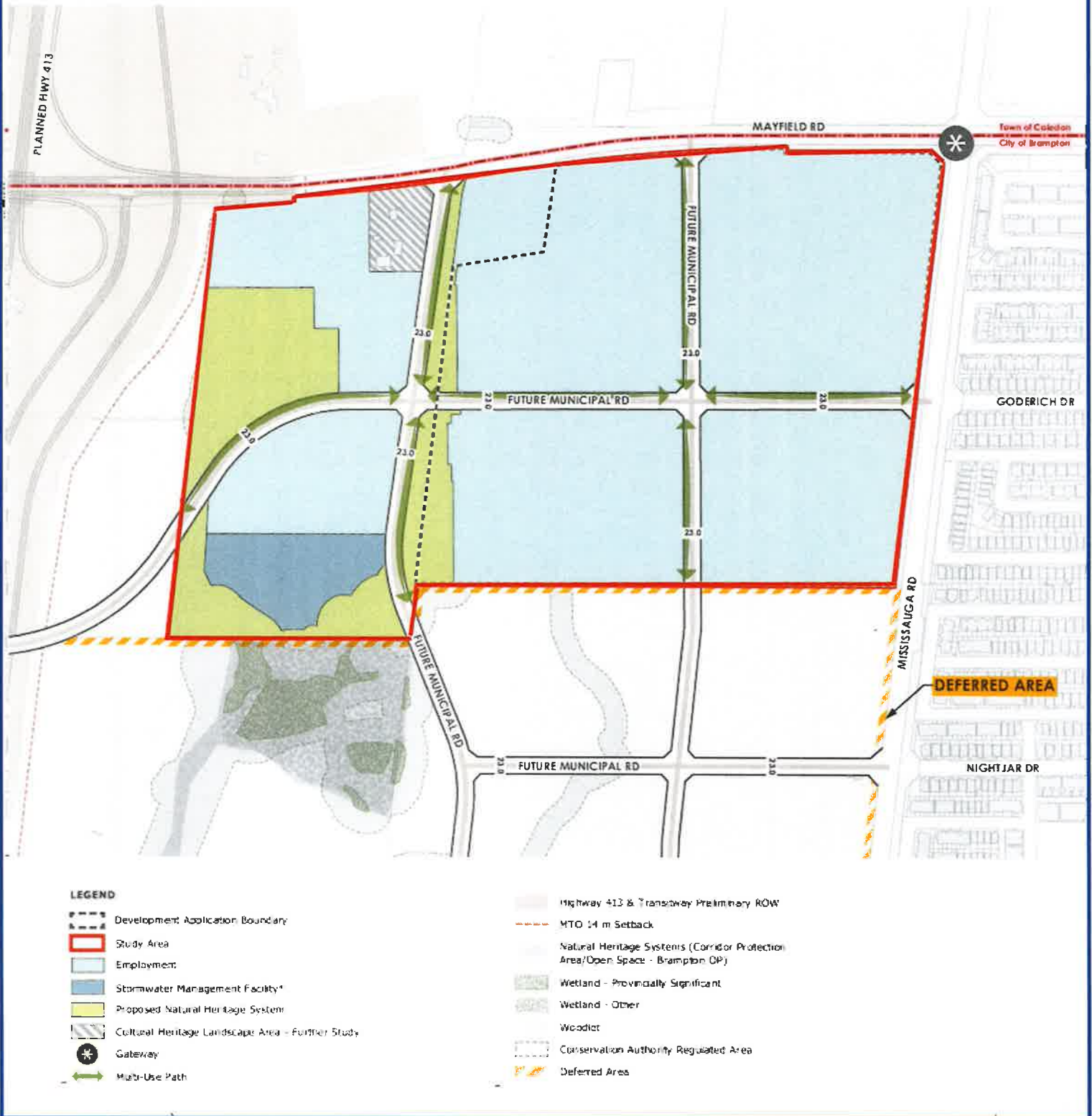
3.2 The portions of the document known as the Heritage Heights Secondary Plan, being Chapter 52 of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. By adding Schedule 52-3 (Heritage Heights Secondary Plan Scoped Precinct Plan 52-3) in accordance with Schedule “B” to this Amendment;
- b. That the following text be added after Section 13.1.19 of the Heritage Heights Secondary Plan:

“13.1.19.3 Scoped Precinct Plan 52-3

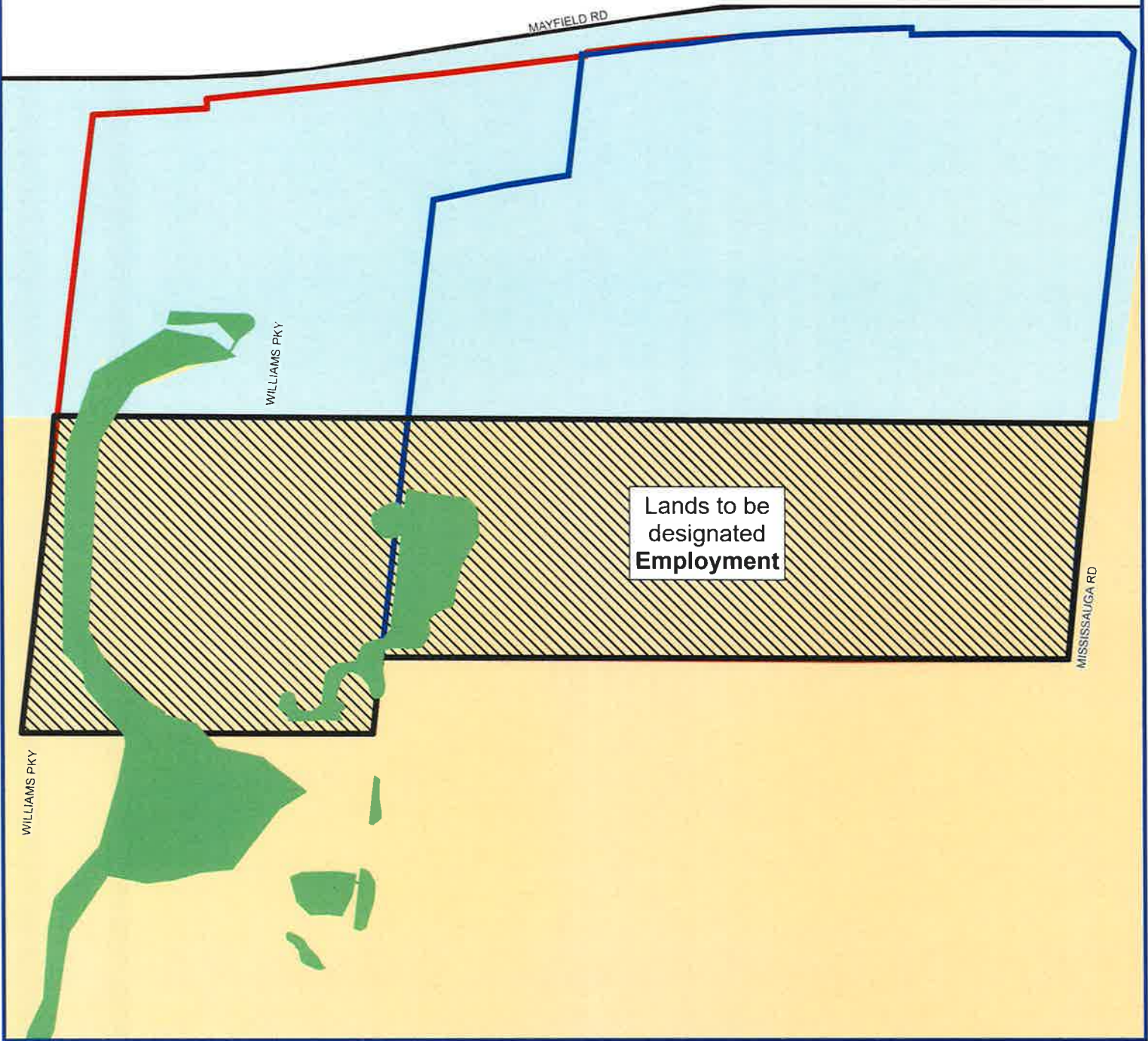
- a. Schedule 52-3 illustrates the attributes of the Scoped Precinct Plan Area that address and implement the land use designations and policies of the Heritage Heights Secondary Plan. Adjustments and relocations of the land uses, community features and infrastructure shown on Schedule 52-3 can be made without any further Official Plan Amendment, as long as the general intent and policy direction of the Heritage Heights Secondary Plan are maintained.
- b. Crossings of the Natural Heritage System along the western border of the Scoped Precinct Plan Area may be added, removed, or revised per an approved Environmental Impact Study, without an Official Plan Amendment.
- c. 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.
- d. Notwithstanding Policy 12.1, development within the Secondary Plan Area may operate on interim private servicing, until such a time that full urban municipal services are available, in accordance with the findings of a Functional Servicing Study that is supported by the Region of Peel and City of Brampton”

TOWN OF CALEDON



-  Scoped Precinct Plan and OPA boundary
 City Boundary

TOWN OF CALEDON



EXTRACT FROM Brampton Plan Schedule 2

- Subject Lands
- Zoning By-law amendment and Draft Plan of Subdivision Boundary
- Scoped Precinct Plan and OPA boundary
- Neighbourhoods
- Employment
- Natural Heritage System (NHS)
- City Boundary



TOWN OF
CALEDON

MAYFIELD RD

MISSISSAUGA RD

WANLESS DR



City Limit



Major Street



brampton.ca

BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: _KM

Date: 2026/09/17



KEY MAP

BY-LAW

183-2026

Drawn by: CAntoine



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 184-2026

To amend By-law 270-2004, 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 270-2004, as amended, is hereby further amended:
 - (1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
AGRICULTURAL (A)	INDUSTRIAL TWO (HOLDING) - SECTION 3912 (M2 (H) – 3912) AND Open Space (OS)

- (2) by adding thereto, the following sections:

“3912 The lands designated M2(H) - 3912 on Schedule A to this by-law:

- 3912.1 Shall only be used for the following, upon the lifting of the Holding (H) symbol:
 1. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop;
 2. non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit

3. a Printing Establishment;
4. a Warehouse;
5. a Parking Lot;
6. Micro-manufacturing;
7. Research and development;
8. Office;
9. Medical laboratory; and
10. Stormwater Management Purposes.
11. Non-industrial uses listed in Section 32.1.1 (b)
12. Accessory Uses
 - i. an associated educational use
 - ii. an associated office
 - iii. a retail outlet operated in connection with a particular purpose permitted by 3912.1 (1) through (9) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
 - iv. purposes accessory to the other permitted purpose
 - v. outside storage subject to the requirements and restrictions of 32.1.2 (h)

3912.2 Shall be subject to the following requirements and restrictions:

1. The minimum setback to Mississauga Road shall be 12 metres;
2. The minimum setback to Mayfield Road shall be: 10 metres
3. The minimum setback to any other lot line shall be: 6 metres
4. Each loading space shall be a rectangular area measuring not less than 3.0 metres in width and 9 metres in length; and
5. Minimum Landscaped Strip:
 - a. A minimum 5 metres landscape strip shall be provided along Mississauga Road;
 - b. A minimum 3-metre-wide landscape strip shall be provided along any other Lot Line abutting a street, including where the parking area is located in a yard abutting a street

3912.3 Shall also be subject to the requirements and restrictions relating to the M2 zone and all the general provisions of the by-law which are not in conflict with those set out in Section 3912.

3912.4 Holding (H) Symbol:

1. The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:
 - a. That a Functional Servicing Report be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton, The Region of Peel Commissioner of Public Works, and Credit Valley Conservation;
 - b. That appropriate arrangements are made between the owner, the City of Brampton, the Region of Peel, and its consultant, to the satisfaction of the Commissioner of Planning, Building, and Growth Management, for a satisfactory private or municipal servicing solution;
 - c. That written confirmation is provided by the Region of Peel Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management that a satisfactory and acceptable Storm Water Management Report, adequately addresses the relevant sections outlined in the Region's and City's Storm Water Management report criteria;
 - d. That an Environmental Implementation Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton and Credit Valley Conservation; and
 - e. That a Noise Impact Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton.
2. While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the Agricultural zone, subject to the requirements and restrictions of the Agricultural Zone."

ENACTED and PASSED this 23rd day of September, 2026.

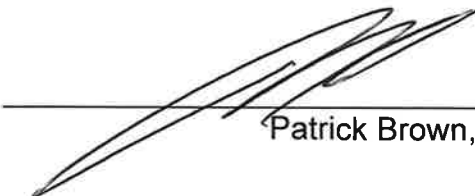
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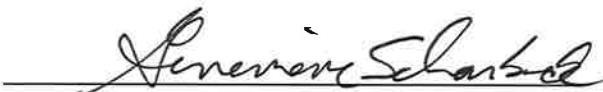
2026/Sept/21
AJC

Approved as
to content.

2026/Sept./18
Allan A. Parsons

(OZS-2024-0063)


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

TOWN OF
CALEDON

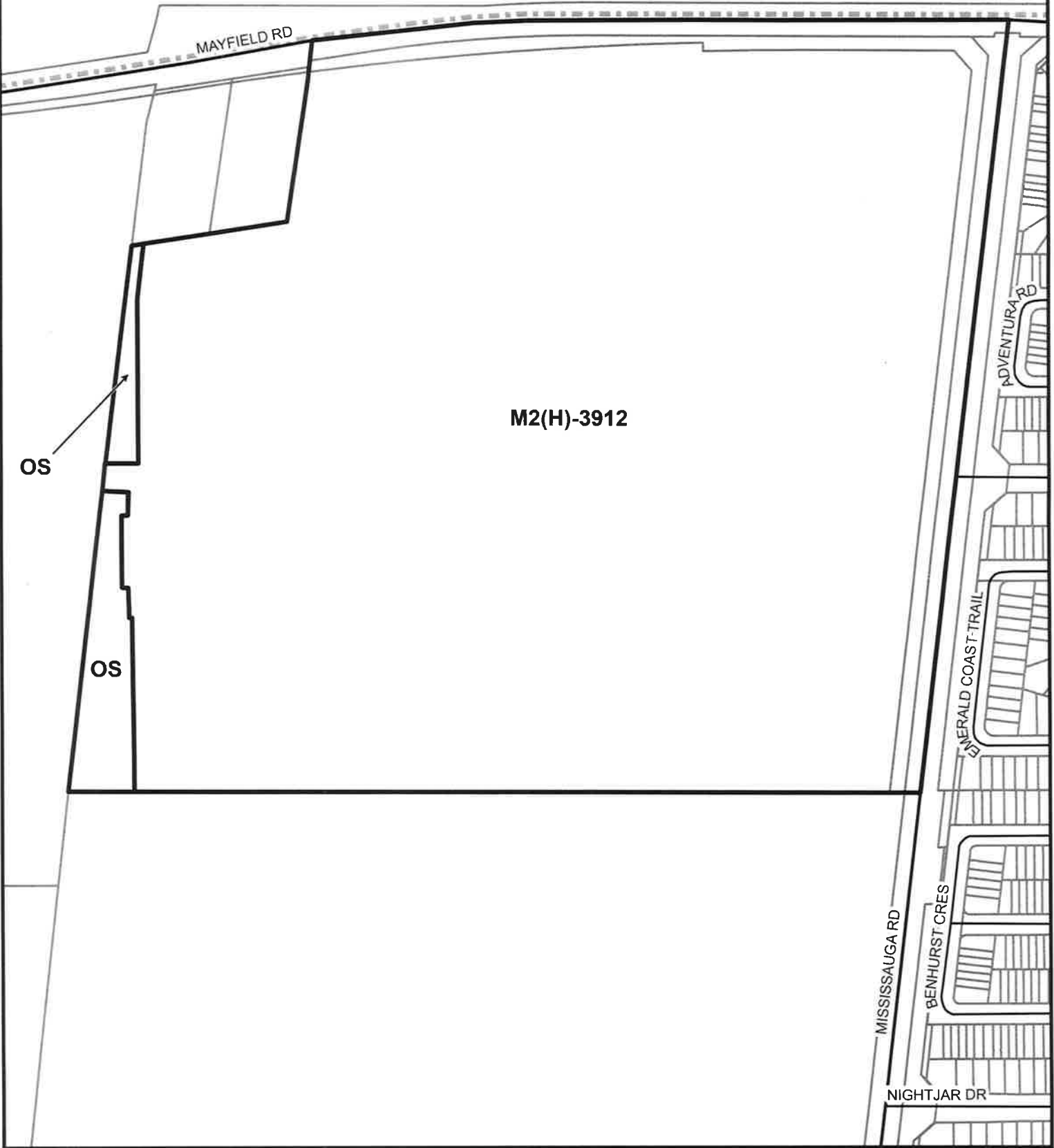


 City Limit  Major Street



KEY MAP

TOWN OF
CALEDON



Parcel Fabric
Subject Lands

Major Street
Minor Street

Railway
Adjacent Municipality Labels



Zoning Amendment to By-law 270-2004
LOT 17, CONCESSION 4 W.H.S.

BY-LAW 184-2026

SCHEDULE A



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 185-2026

To amend 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 amending on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law, as follows:

From the Existing Zoning of:	To:
AGRICULTURAL (A)	GENERAL EMPLOYMENT - SECTION 2853 ((H)GE – 2853) AND NATURAL SYSTEM (NS)

- (2) by adding thereto, the following sections:

“2853 The lands designated (H)GE - 2853 on Schedule A to this by-law:

2853.1 Shall only be used for the purposes permitted in the GE Zone, except for those listed in 2853.2 in addition to the following uses, upon the lifting of the Holding (H) symbol:

1. Micro-manufacturing; and
2. Stormwater Management Purposes.

2853.2 The following uses shall be prohibited:

1. Crematorium;

2. Hazardous Waste Transfer Use;
3. Hazardous Waste Processing Use;
4. Non-Hazardous Solid Waste Processing;
5. Power Generation (Fuel Combustion);
6. Thermal Degradation (Energy from Waste) Use;
7. Thermal Degradation (Hazardous Waste) Use;
8. Thermal Degradation (Non-Energy Producing) Use;
9. Motor Vehicle Impound Yard;
10. Waste Processing Station;
11. Waste Transfer Station;
12. Energy Generation Facility;
13. Courier or Taxi Service;
14. Self Storage Facility;

2853.3 Shall be subject to the following requirements and restrictions:

1. The minimum setback to Mississauga Road shall be 12 metres;
2. The minimum setback to Mayfield Road shall be: 10 metres
3. The minimum setback to any other lot line shall be: 6 metres
4. Each loading space shall be a rectangular area measuring not less than 3.0 metres in width and 9 metres in length;
5. Minimum Landscaped Strip:
 - a. A minimum 5 metres landscape strip shall be provided along Mississauga Road;
 - b. A minimum 3-metre-wide landscape strip shall be provided along any other Lot Line abutting a street, including where the parking area is located in a yard abutting a street

2853.4 Shall also be subject to the requirements and restrictions relating to the GE zone and all the general provisions of the by-law which are not in conflict with those set out in Section 2853.

2853.5 Holding (H) Symbol:

1. The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:
 - a. That a Functional Servicing Report be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton, The Region of Peel Commissioner of Public Works, and Credit Valley Conservation;
 - b. That appropriate arrangements are made between the owner, the City of Brampton, the Region of Peel, and its consultant, to the satisfaction of the Commissioner

of Planning, Building, and Growth Management, for a satisfactory private or municipal servicing solution;

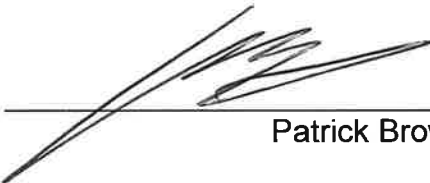
- c. That written confirmation is provided by the Region of Peel Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management that a satisfactory and acceptable Storm Water Management Report, adequately addresses the relevant sections outlined in the Region's and City's Storm Water Management report criteria;
 - d. That an Environmental Implementation Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton and Credit Valley Conservation; and
 - e. That a Noise Impact Study be completed and approved to the satisfaction of the Commissioner of Planning, Building and Growth Management at the City of Brampton.
2. While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the Agricultural zone, subject to the requirements and restrictions of the Agricultural Zone."

ENACTED and PASSED this 23rd day of September, 2026.

Approved as to form.

2026/Sept/21

AJC


Patrick Brown, Mayor

Approved as to content.

2026/Sept/18

Allan A. Parsons


Genevieve Scharback, City Clerk

TOWN OF
CALEDON



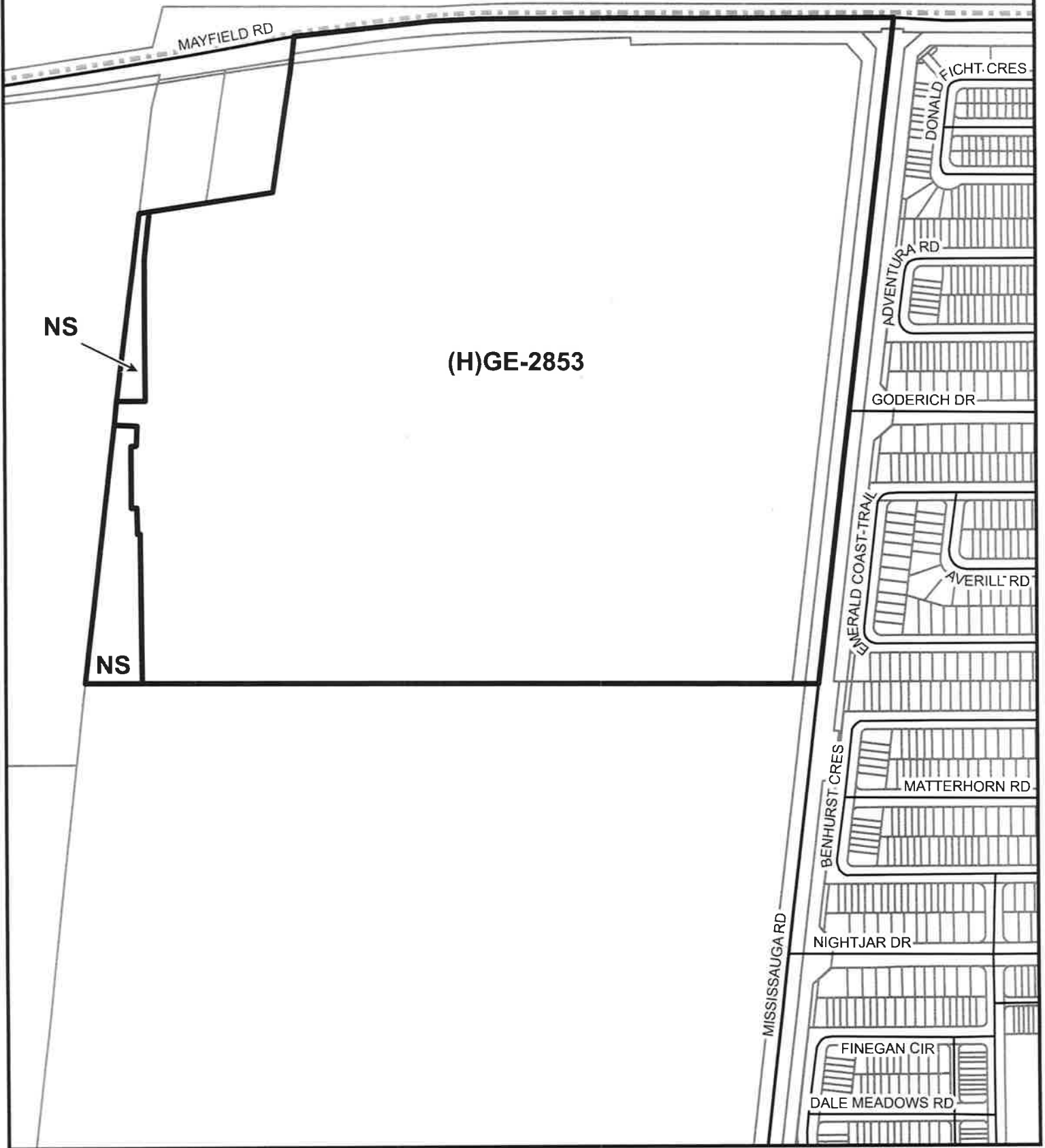
 City Limit  Major Street



KEY MAP

BY-LAW 185-2026

TOWN OF
CALEDON



Subject Lands Parcel Fabric Major Street Minor Street