



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.

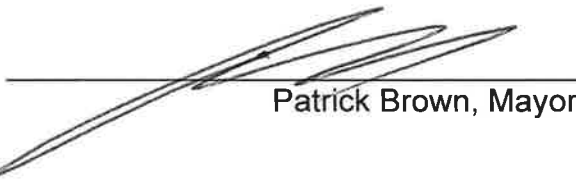
Enacted and passed this 6th day of May, 2026.

Approved by Legal Services:

Approved as to
form.

2026/May/04

AJC

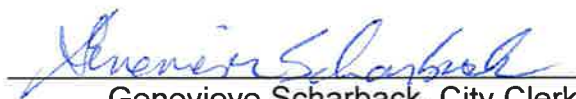

Patrick Brown, Mayor

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:

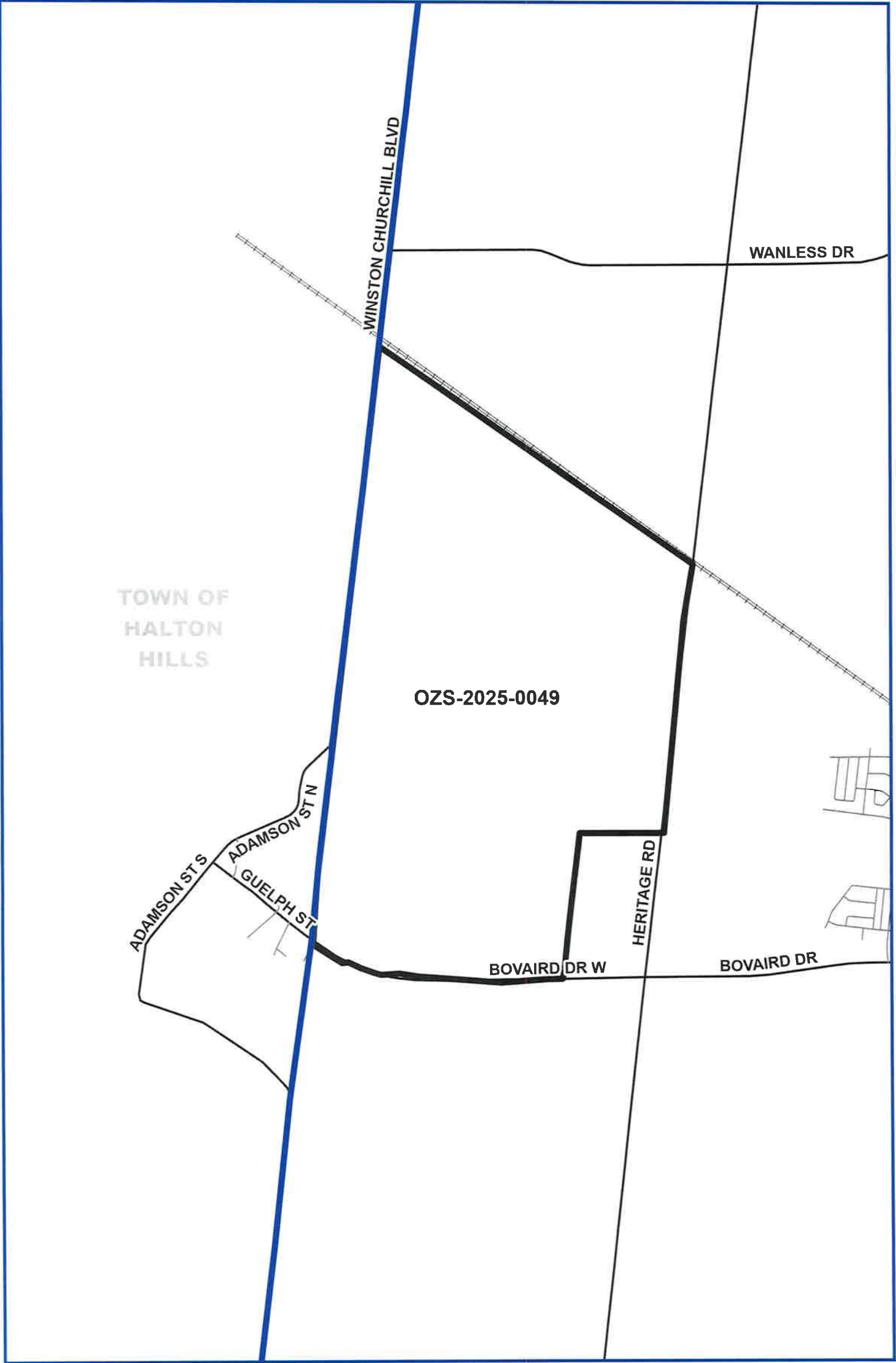
"13.1.19 Precinct Plan Policies

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:

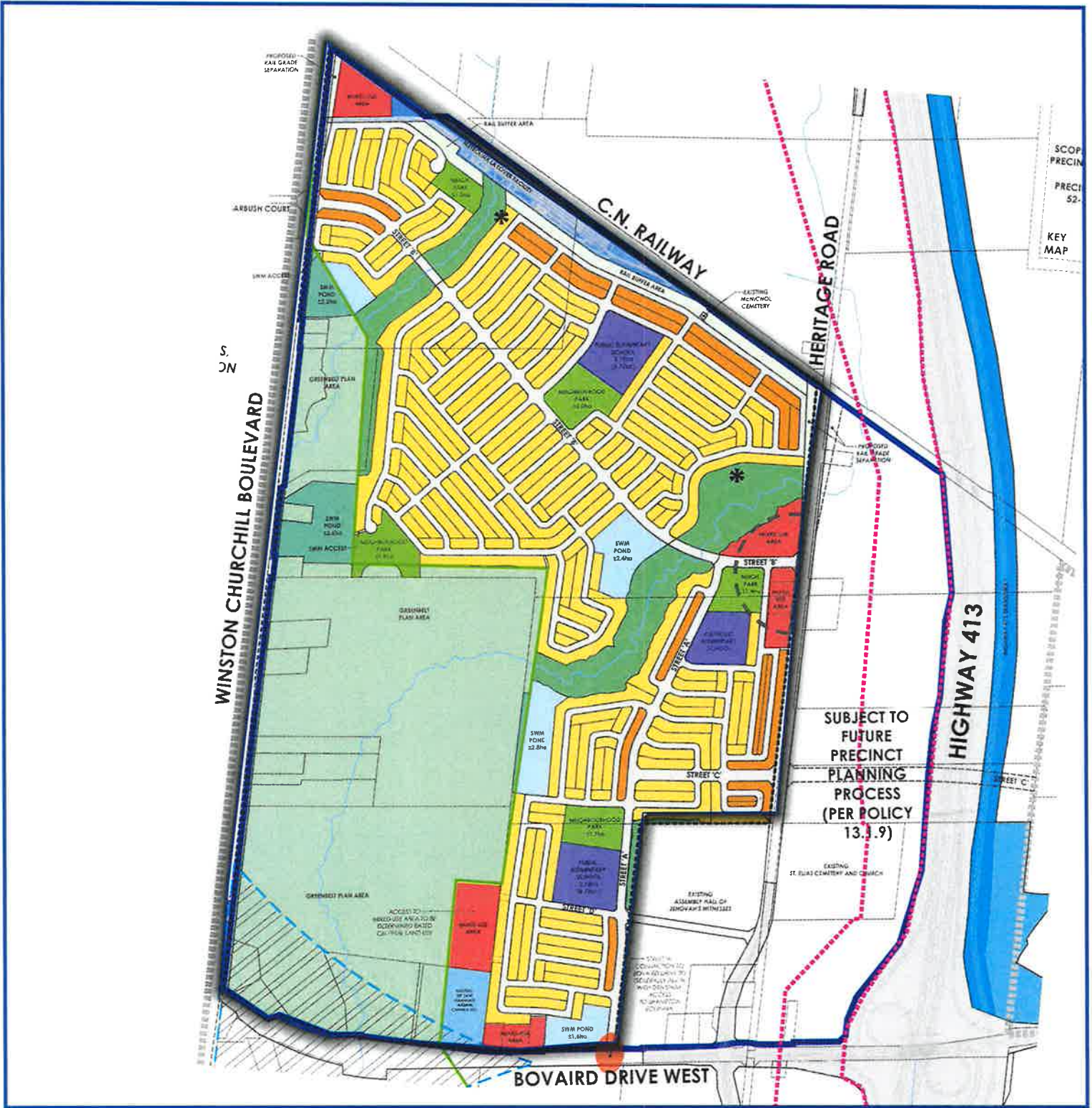
- Schedule "A" – Introduction of a new Schedule into the Brampton Official Plan, called "Schedule 52-5 (Heritage Heights Secondary Plan - Precinct Plan 52-5)"



 Subject Lands  City Limit  Railway  Major Street  Minor Street



KEY MAP



EXTRACT FROM SCOPED PRECINCT PLAN 52-5 HERITAGE HEIGHTS SECONDARY PLAN

SCOPED PRECINCT PLAN 52-5

HERITAGE HEIGHTS SECONDARY PLAN

CITY OF BRAMPTON,
REGIONAL OF PEEL

SCALE 1:5000
APRIL 8, 2026

RESIDENTIAL

- LOW DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- MIXED USE AREA

INSTITUTIONAL

- SCHOOLS
- EXISTING INSTITUTIONAL

OTHER

- SECONDARY PLAN BOUNDARY
- PRECINCT BOUNDARY

SCOPED PRECINCT AREA

- HIGHWAY 413 R.O.W.
- HIGHWAY 413 TRANSITWAY
- NW GTA NARROWED AREA OF INTEREST
- METROLINK LAYOVER FACILITY
- EAST-WEST CONNECTION FOCUS AREA
- PUMPING STATION
- NHS TRAIL SYSTEM
- POTENTIAL WETLAND REPLICATION AREAS
- NEIGHBOURHOOD CENTRE

OPEN SPACE

- NEIGHBOURHOOD PARK
- OPEN SPACE
- NATURAL HERITAGE SYSTEM
- CHANNEL / LINKAGE
- SWM PONDS
- SWM PONDS WITHIN NHS
- GREENBELT PLAN AREA

GSAI
Glen Schnarr & Associates Inc.