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

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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 9th day of September, 2026.

Approved as to form.
2026/09/02
MKR

Approved as to content.
2026/Sept/1
[David VanderBerg]

(File No: OZS-2025-0014)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

By-law Number 145 - 2026

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.

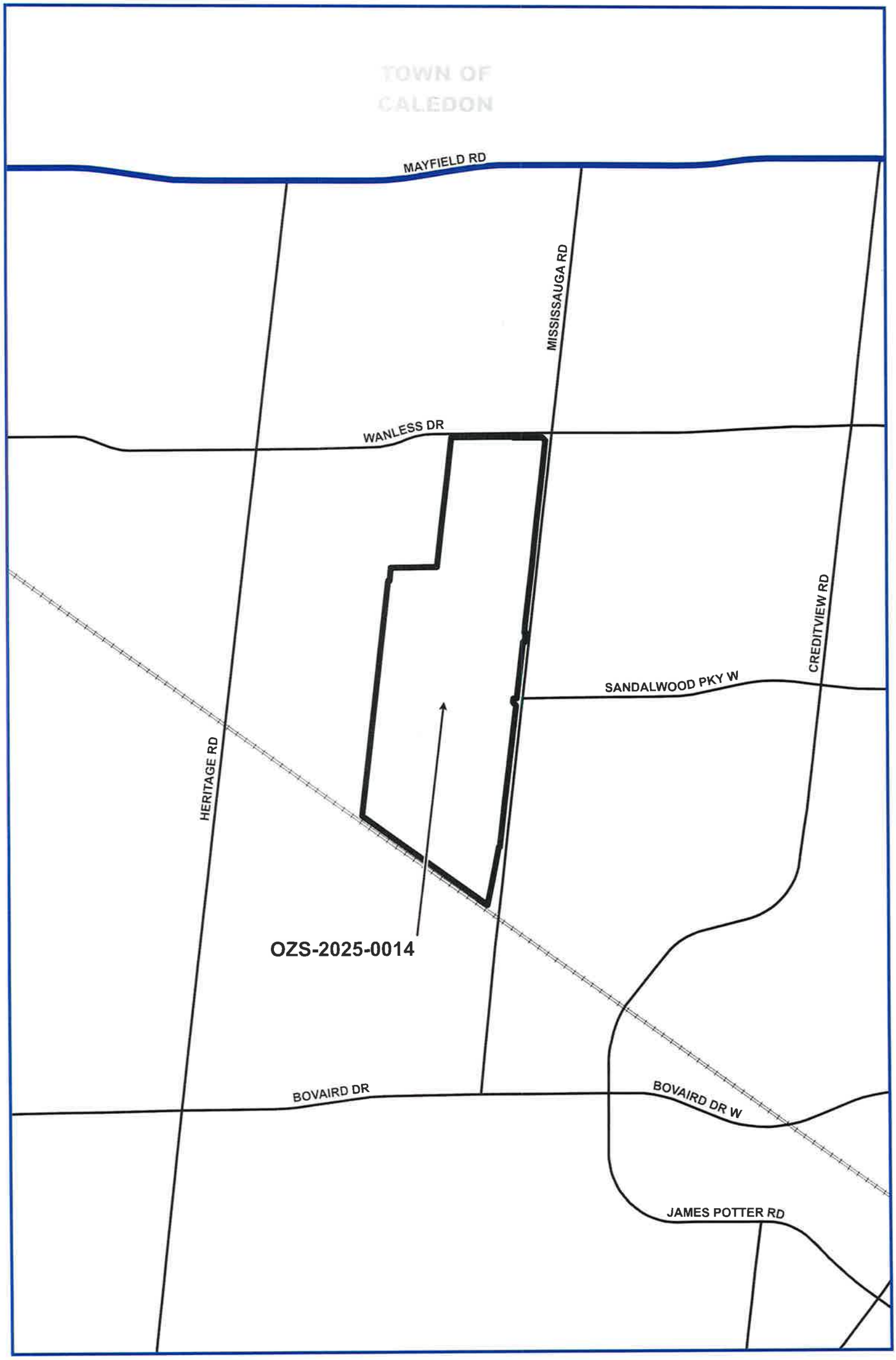
e. Adjustments to the boundaries of the NHS Lands, as per the approved 52-2 Precinct Plan schedule, specifically the portion of the NHS Lands that is considered to be "table land", may be permitted provided that the changes are to the satisfaction of the Commissioner of Planning, Building and Growth 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)"



BRAMPTON Flower City
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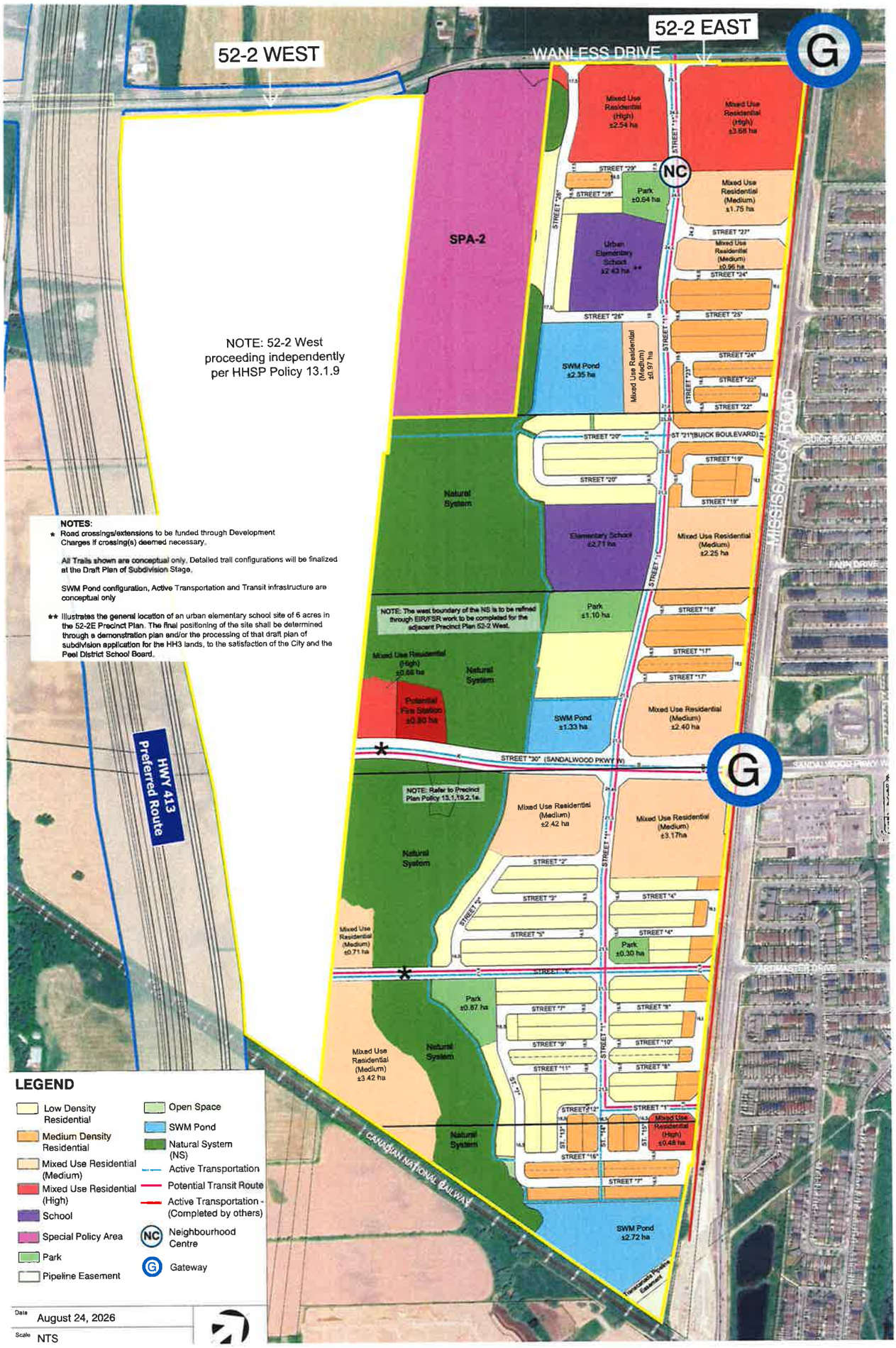
PLANNING BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0014_KM
Date: 2026/08/26
Drawn by: CAntoine

KEY MAP

BY-LAW 145-2026



EXTRACT FROM SCOPED PRECINCT PLAN 52-2 EAST HERITAGE HEIGHTS SECONDARY PLAN

BRAMPTON
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PLANNING, BUILDING AND GROWTH MANAGEMENT

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SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2023# 035

BY-LAW 145-2026