The Corporation of the City of Brampton

By-law

Number 148 - 2026

To adopt Amendment Number OP2023-036 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 2023-036 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: OZS-2025-0033)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023- 036
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 West) 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 West comprises an area of approximately 54.35 hectares (134.42 acres) in northwest Brampton and is bound to the south by CN Railway, to the east by portions of the Natural Heritage System, to the north by Wanless Drive, and to the west by the future Highway 413. 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 13-15, 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 2023-036;

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 West) in accordance with Schedule "A" to this Amendment;

b. That the following text be added after Section 13.1.19:

"13.1.19.2.2 Precinct Plan 52-2 West

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.

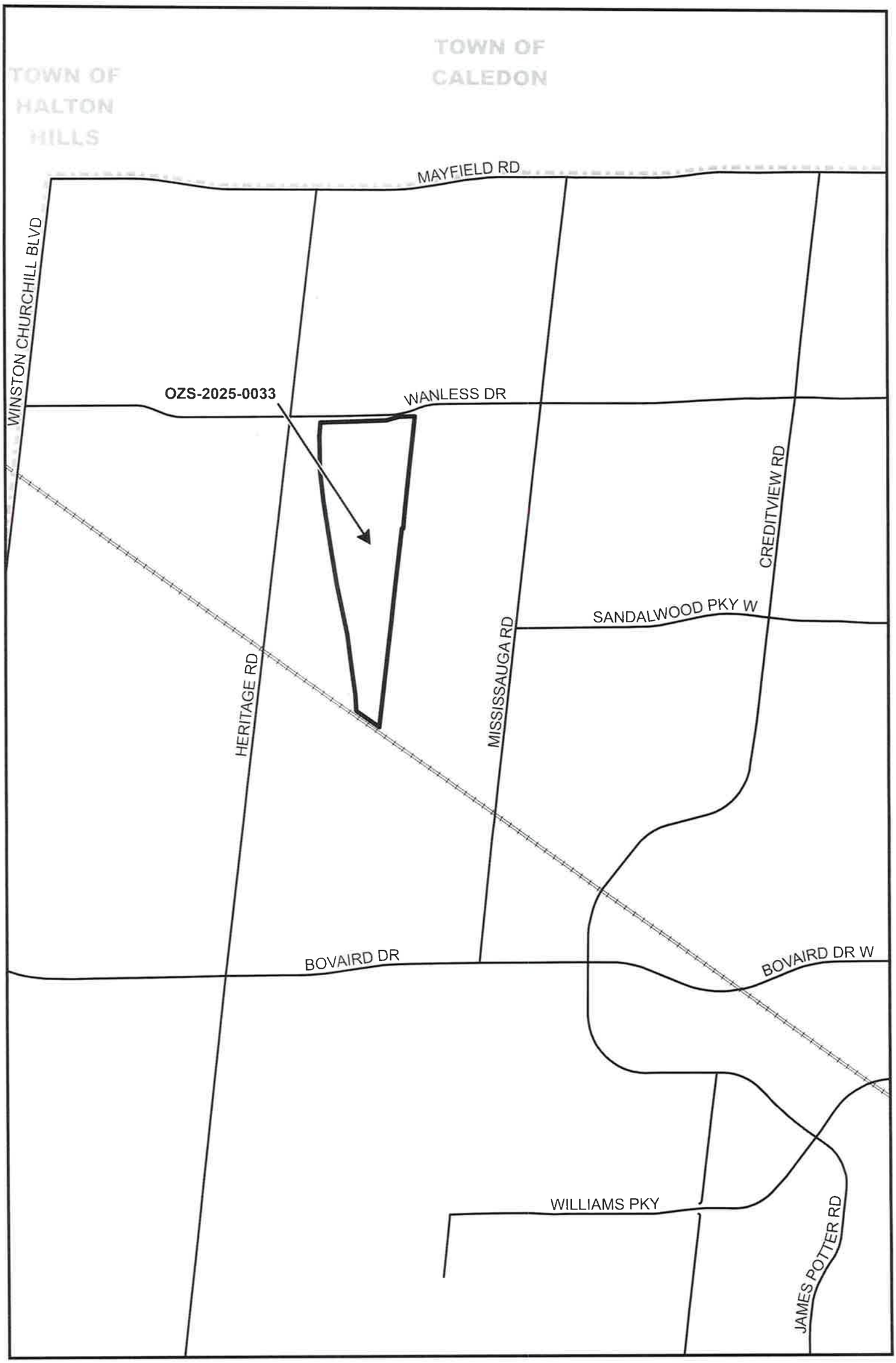
c. Neighbourhood Centres may be partially or fully located within the Corridor Mixed Use B designation.

d. 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, roads, community features 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.

e. The land use designations of "Corridor Mixed Use B" and "Corridor Mixed Use A" west of Street A, east of the future Highway 413 boundary are currently located within the regulatory floodplain. Until such a time that mitigation measures are implemented to eliminate the natural hazard to the satisfaction of the Credit Valley Conservation and the Commissioner of Planning, Building and Growth Management, approval of site plan applications shall not proceed."

Summary of OPA Schedules:

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



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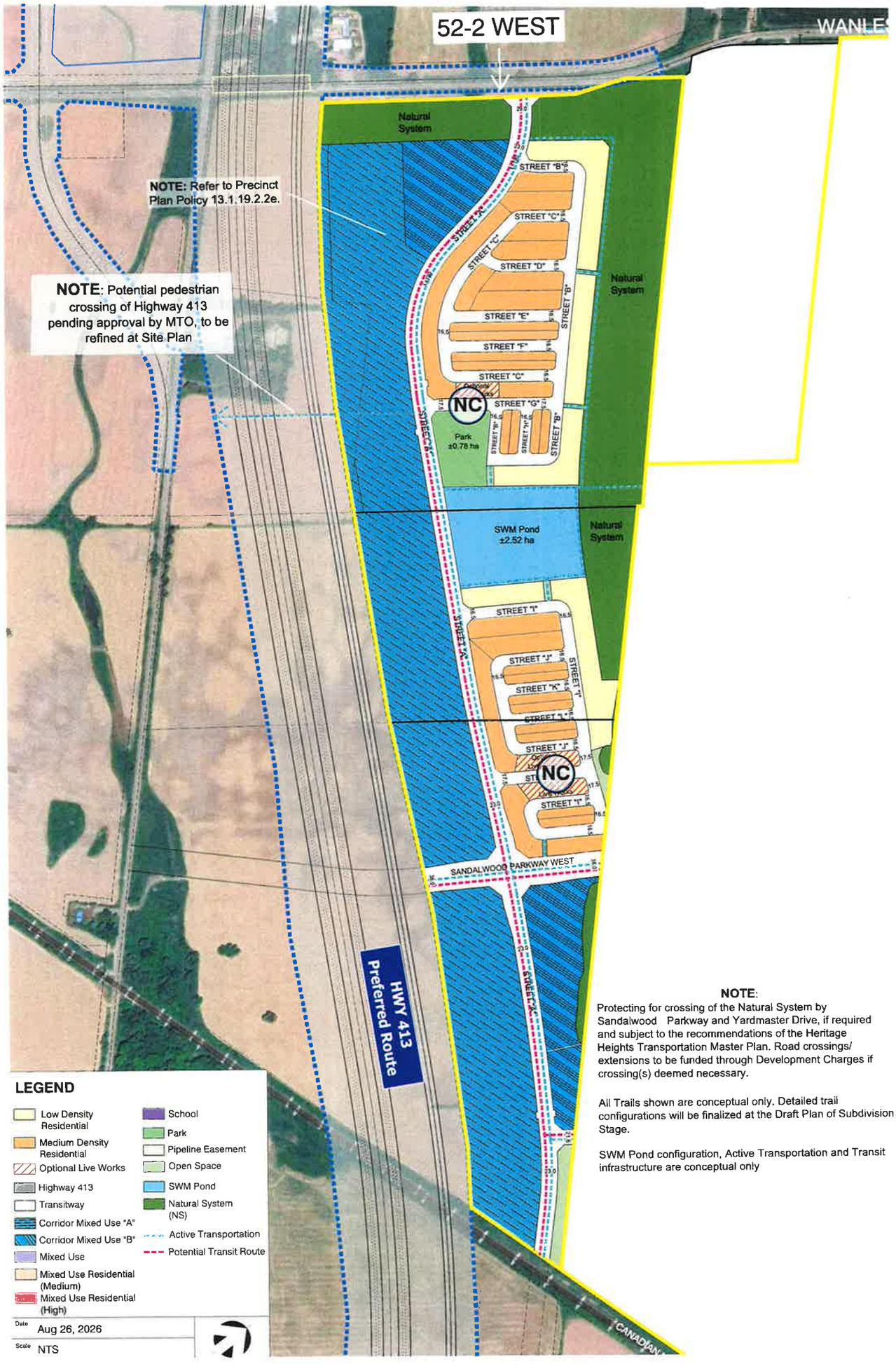
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0033 KM
Date: 2026/08/31
Drawn by: LCarter

KEY MAP

BY-LAW 148-2026



NOTE:
Protecting for crossing of the Natural System by Sandalwood Parkway and Yardmaster Drive, if required and subject to the recommendations of the Heritage Heights Transportation Master Plan. Road crossings/ extensions to be funded through Development Charges if crossing(s) deemed necessary.

All Trails shown are conceptual only. Detailed trail configurations will be finalized at the Draft Plan of Subdivision Stage.

SWM Pond configuration, Active Transportation and Transit infrastructure are conceptual only

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

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File: OZS-2025-0033_OPA_A
Date: 2026/05/04 Drawn by: CAntoine

SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2023# 036

BY-LAW 148-2026