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

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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 2023-039 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

(File No. OZS-2025-0063)

By-law Number 183 - 2026

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



LEGEND

- Development Application Boundary
- Study Area
- Employment
- Stormwater Management Facility*
- Proposed Natural Heritage System
- Cultural Heritage Landscape Area - Further Study
- Gateway
- Multi-Use Path
- Highway 413 & Transitway Preliminary ROW
- MTO 14 m Setback
- Natural Heritage Systems (Corridor Protection Area/Open Space - Brampton OP)
- Wetland - Provincially Significant
- Wetland - Other
- Woodlot
- Conservation Authority Regulated Area
- Deferred Area

Scoped Precinct Plan and OPA boundary

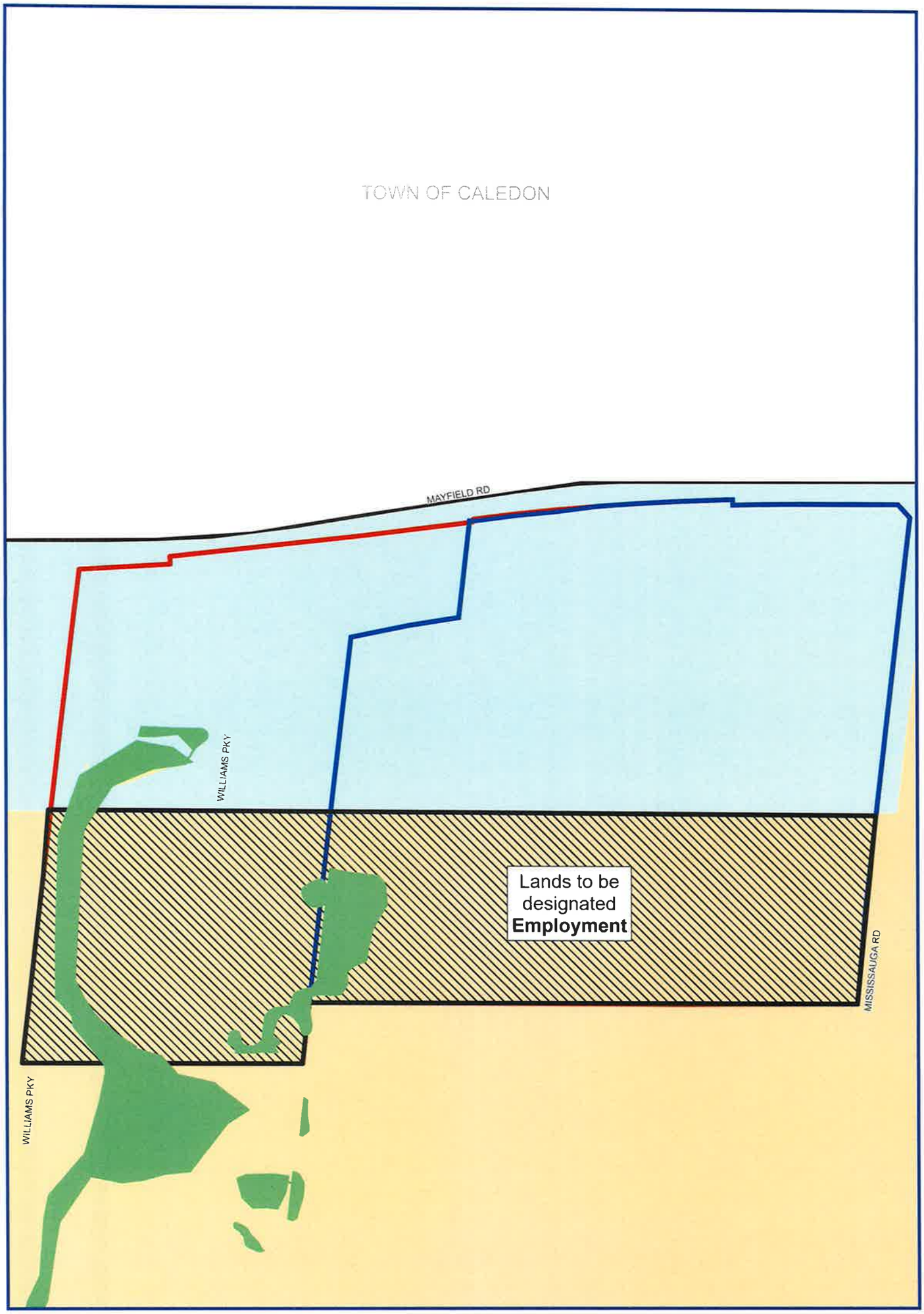
City Boundary

BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0063 OPA
Date: 2026/09/09 Drawn by: CAntoine

SCHEDULE B TO OFFICIAL PLAN AMENDMENTO
P2023# 039

BY-LAW 183-2026



EXTRACT FROM Brampton Plan Schedule 2

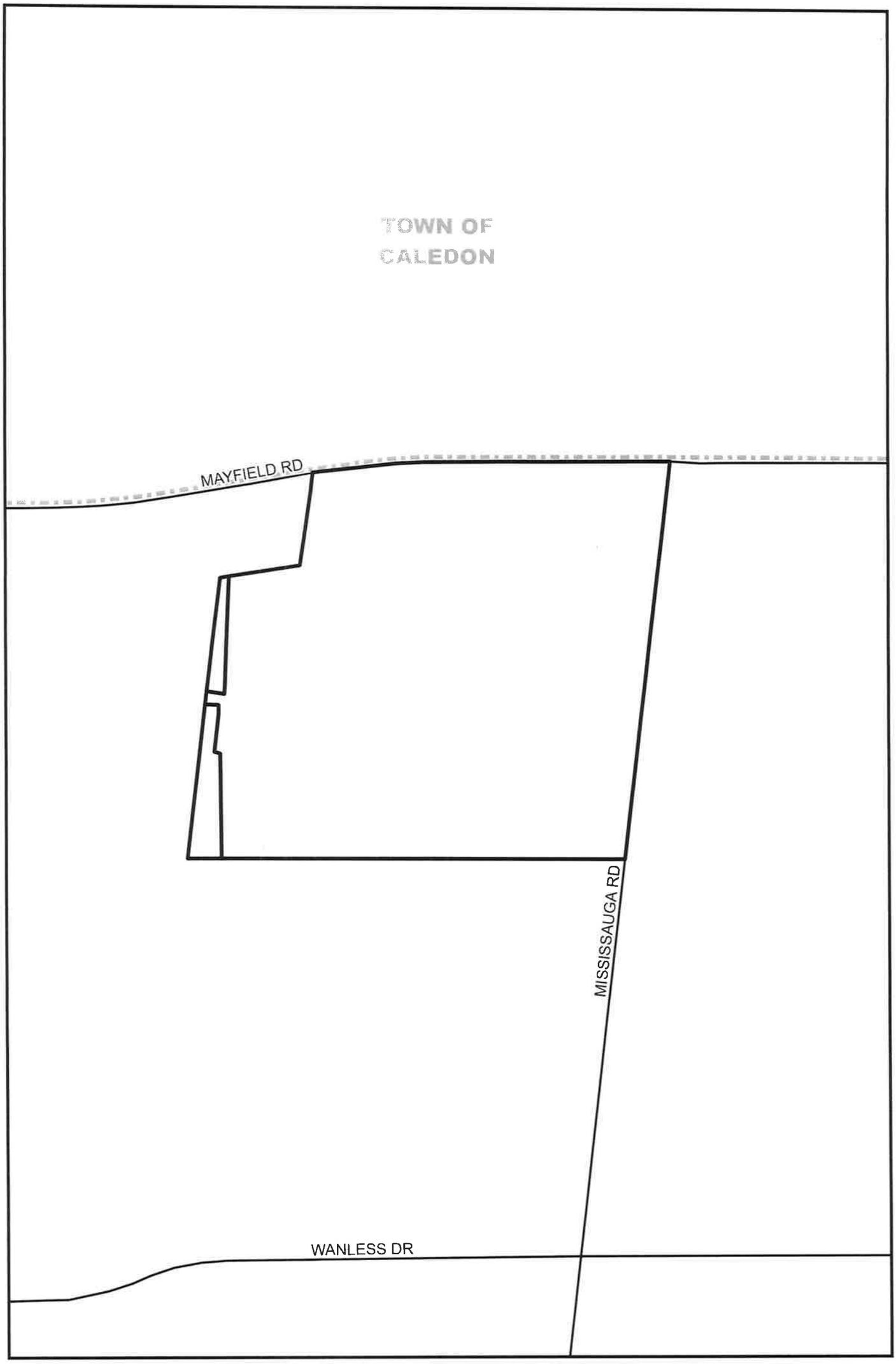
- Subject Lands
- Zoning By-law amendment and Draft Plan of Subdivision Boundary
- Scoped Precinct Plan and OPA boundary
- Neighbourhoods
- Employment
- Natural Heritage System (NHS)
- City Boundary

BRAMPTON Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0063 OPA
Date: 2026/09/09 Drawn by: CAntoine

SCHEDULE A TO OFFICIAL PLAN AMENDMENTO
P2023# 039

BY-LAW 183-2026



City Limit — Major Street

BRAMPTON
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PLANNING, BUILDING AND GROWTH MANAGEMENT

File: _KM
Date: 2026/09/17
Drawn by: CAntoine

KEY MAP

BY-LAW 183-2026