

**NOTICE OF INTENT TO PASS A ZONING BY-LAW
TO REMOVE A HOLDING SYMBOL IN ACCORDANCE WITH THE
REQUIREMENTS OF THE PLANNING ACT**

The City of Brampton has received an application by Nick Huynh – 1000375363 Ontario Inc., File: OZS-2025-0046 that proposes to Amend the Zoning By-law to remove a “Holding (H)” symbol from lands are zoned ‘Residential Apartment A(1) – Section 3680 (R4A(1)(H) - 3680)’ to facilitate the development of lands for residential purposes.

In accordance with the requirements of the Planning Act, the purpose of this notice is to advise of the City of Brampton’s intent to pass a Zoning By-law Amendment to remove the “H” Symbol from the property’s zoning designation.

Location:

The property is located on the west side of Mississauga Road and south of Embleton Road in Ward 6, and is municipally known as 8654 Mississauga Rd. The lands are legally described as CON 5 WHS PT LOT 4 RP 43R17833 PARTS 1,2,3.

Proposal:

The subject lands are zoned “Residential Apartment A(1) (R4A(1)(H) - 3680)”. The intent of the Holding Symbol was to demonstrate to the satisfaction of the Commissioner of Planning, Building and Growth Management that a receipt of confirmation from the Cost Sharing Agreement trustee, a future private access easement in favour of the adjacent property to the north (8672 Mississauga Rd) and a vehicular and pedestrian access to the site via a private road on an easement over the City-owned lands and a public road over the City-owned lands located to the west and south of the subject site connecting to Lionhead Golf Club Road. The Holding Symbol also requires confirmation from the Region of Peel’s Commissioner of Public Works or Designate that they are satisfied with a Functional Servicing Report.

The applicant is proposing to remove the Holding (“H”) symbol from the lands zoned ‘Residential Apartment A(1) (R4A(1)(H) - 3680)’ to facilitate the development of the lands for residential purposes.

Recommendation:

Staff supports the removal of the “H” symbol upon each of the requirements to lift the H being satisfied. At this time several of the required items have been satisfied, and a couple of items are expected to be satisfied in the coming days. In this respect the following are completed, or expected to be satisfied shortly:

- The applicant has submitted a Functional Servicing Report that the Commissioner of Public Works at the Region of Peel has confirmed as appropriate.
- A receipt of confirmation from the Cost Sharing Agreement trustee is expected in the coming days.

- Arrangements for the creation of access for the lands to the north are satisfied through a condition of site plan agreement to be registered on title for the subject lands.
- The applicant is finalizing arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management for access to the site to be achieved through a new public road. In this regard a pre-servicing agreement is executed, a plan of subdivision for the road is draft approved, and financial securities are to be posted via a letter of credit in the coming days.

NOTE: Through the City of Brampton's delegated process, the By-law to remove the holding symbol will be approved by the Commissioner, Planning Building and Growth Management (or delegate).

In accordance with Section 36 of the Planning Act, no public meeting is required. Decisions related to this application are only appealable by the applicant.

If you have comments on this application, please provide them to the individual below prior to 4:30pm on Wednesday Jan 21, 2026.

FOR MORE INFORMATION: Please contact Qian (Andrea) Zhang, Development Planner at Qianandrea.zhang@Brampton.ca and/or send comments to the Development and Design Division, 3rd Floor, 2 Wellington Street West, Brampton, Ontario L6Y 4R2.



Allan Parsons, MCIP, RPP
 Director, Development Services and Design
 Planning, Building and Growth Management
 City of Brampton

