

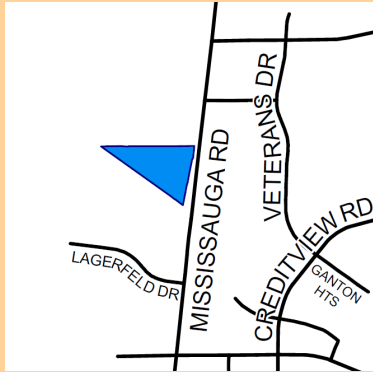
Glen Schnarr and Associates - Primont Homes (Heritage Heights 1) Inc.

Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision

Address: 10344 Mississauga Road
(West of Mississauga Rd. and North of Lagerfeld Dr.)

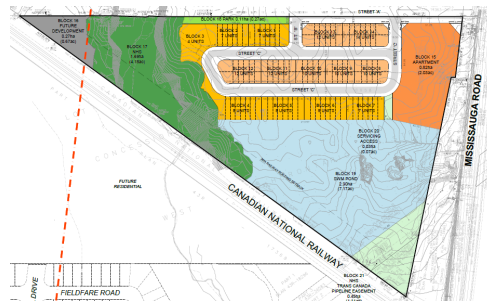
City File #: OZS-2025-0016

Ward: 6



Purpose and Effect

The purpose of the application is to permit 49 street townhouses, 80 back-to-back townhouses, a high-density residential development block, a stormwater management pond, and natural heritage system and park. The application proposes to rezone the lands from "Agricultural (A)" to a site-specific Residential Townhouse zone [R3E – XXXX], Residential Apartment zone [R4A(1) – XXXX], Open Space [OS] and Floodplain [F] zones.



Proposed Draft Plan of Subdivision

We value your input...

Any person may express their support, opposition or comments to this application.

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email CityClerksOffice@brampton.ca no later than **4:30 p.m. on Tuesday, May 6th, 2025**, to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing CityClerksOffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Raj Lamichhane, Development Planner (Raj.Lamichhane@brampton.ca); AND/OR

- Mail comments to:

Planning, Building and Growth Management Department
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2; AND/OR

- Submit an audio or video recording (up to 5 minutes) to be played at the meeting. Submissions may be sent to CityClerksOffice@brampton.ca and must be received no later than **4:30 p.m. on Tuesday, May 6th, 2025**.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a Zoning By-law Amendment, adoption of an Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to:

City Clerks, City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Public Notice



**Monday,
May 12th, 2025**



7:00 p.m.



**City Hall Council Chamber
& Virtual Option**
<http://video.isilive.ca/brampton/live.html>

Information is available in alternative / accessible format upon request.

If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

More Information:

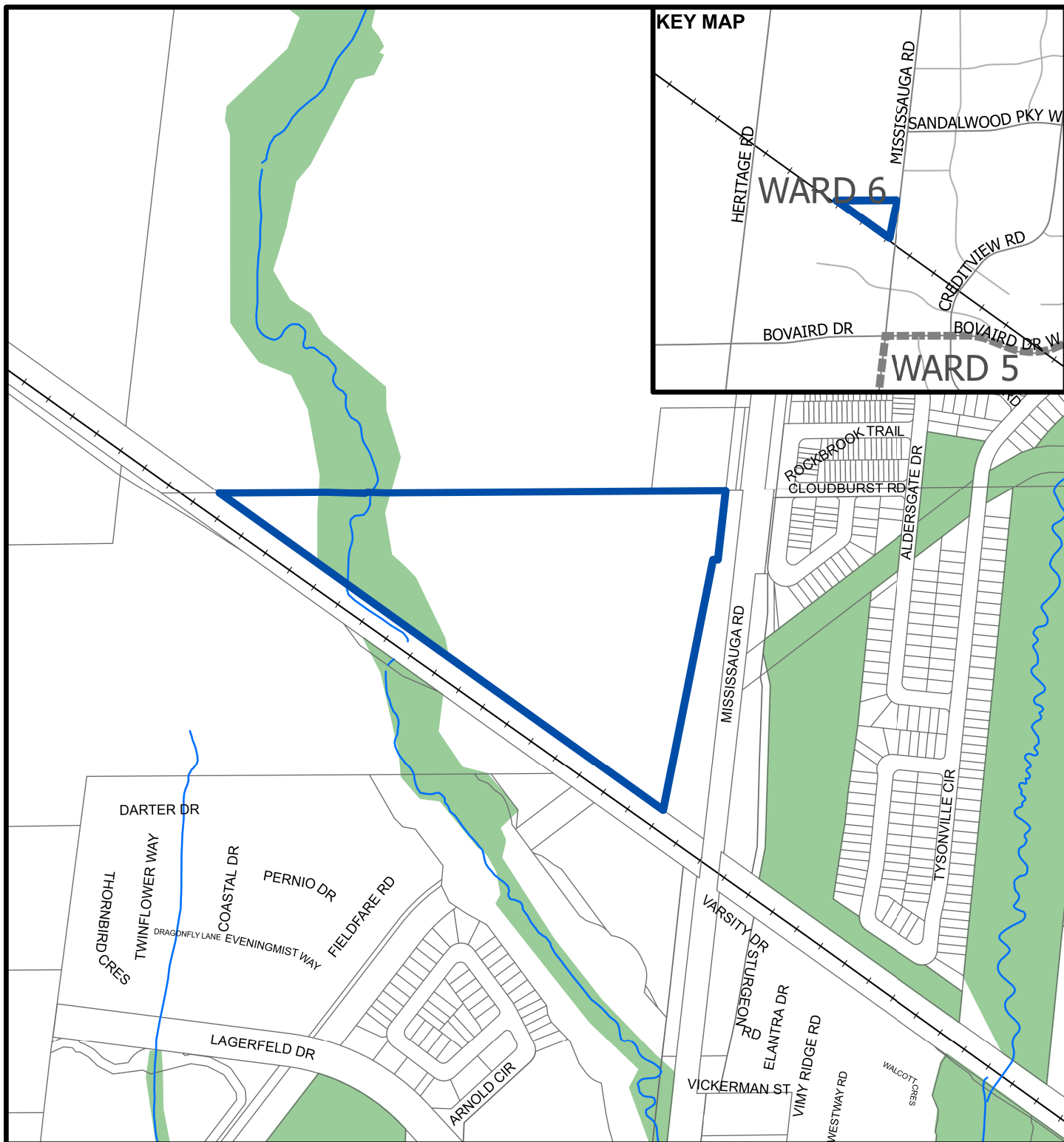
Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on "Search for an Application", and using City File #OZS-2025-0016 on the following web page: <https://planning.brampton.ca/>

Please note that the current Provincial Planning Act legislation only permits certain agencies/bodies to appeal Official Plan or Zoning By-law Amendment applications. For more information about this matter, contact the City Planners identified in this notice

Important Information about making a submission

If an agency/body with appeal rights as per the Planning Act does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted:

- They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



- | | | | |
|---------------|-------------------|------------|--------------|
| Subject Lands | Lake | Recreation | School |
| Parcel Fabric | Major Watercourse | Cemetery | Fire Station |
| Park | Railway | Hospital | |



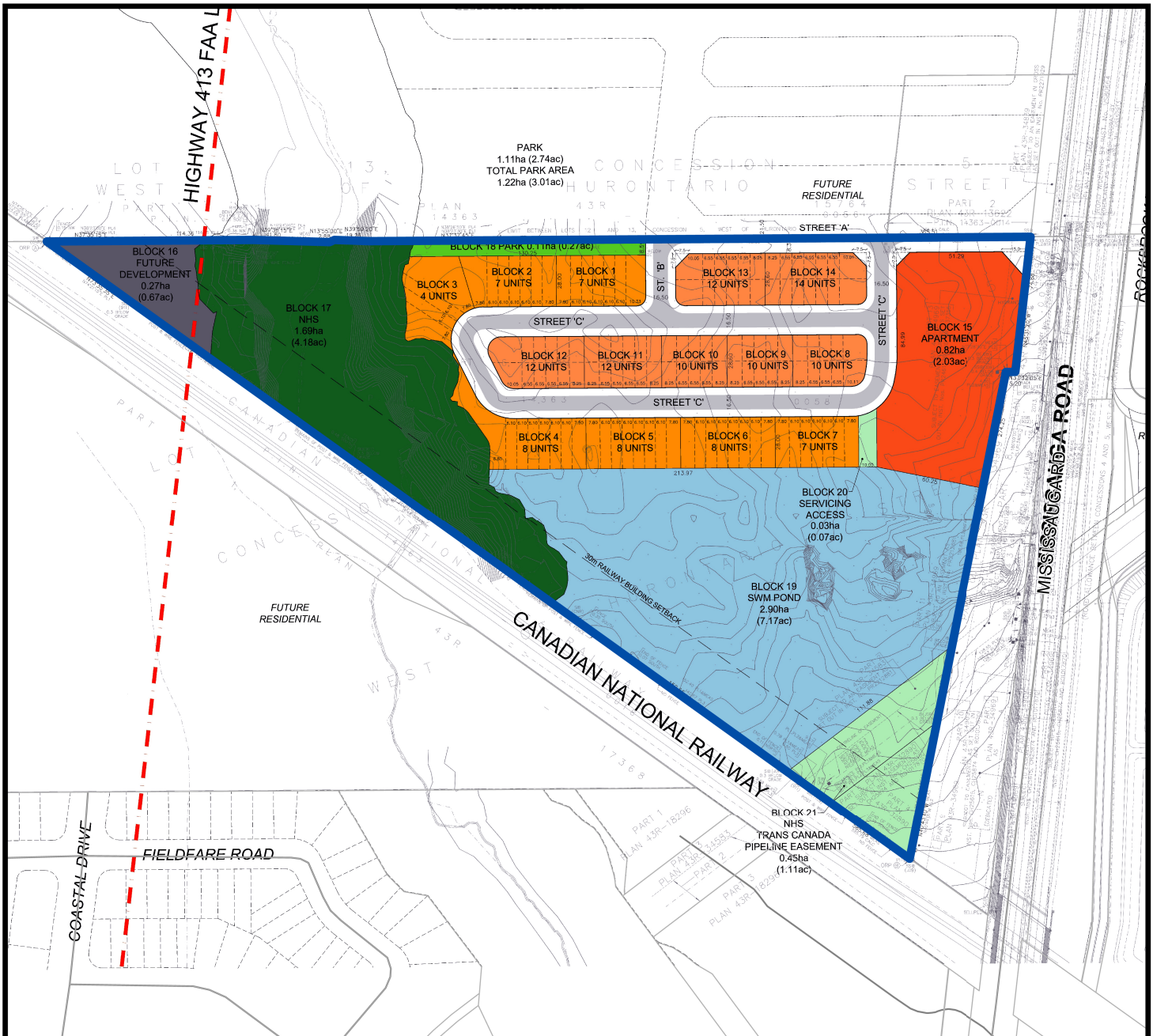
PLANNING, BUILDING AND GROWTH MANAGEMENT

0 80 160
Metres

Author: N Ramusca
Date: 2025/04/01

APPENDIX 2 LOCATION MAP

Applicant: Glen Schnarr & Associates Inc.
Owner: Primont Homes (Heritage Heights 1) Inc.
CITY FILE: OZS-2025-0016



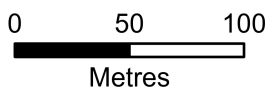
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
STREET TOWNHOUSES - 6.10m (20')	1-7	1.03	2.55	49	47.6
BACK-TO-BACK TOWNHOUSES - 6.40m (21')	8-14	0.88	2.17	80	90.9
APARTMENT	15	0.82	2.03		
FUTURE DEVELOPMENT	16	0.27	0.67		
NHS	17	1.69	4.18		
PARK	18	0.11	0.27		
SWM POND	19	2.90	7.17		
SERVICING ACCESS	20	0.03	0.07		
NHS TRANS CANADA PIPELINE	21	0.45	1.11		
16.5m LOCAL ROW (582m)		0.98	2.42		
21.5m LOCAL ROW (213m)		0.18	0.44		
TOTAL	21	9.34	23.08	129	

Subject Lands

Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca

Date: 2025/04/01

APPENDIX 1 CONCEPT PLAN

Applicant: Glen Schnarr & Associates Inc.
Owner: Primont Homes (Heritage Heights 1) Inc.

CITY FILE: OZS-2025-0016