

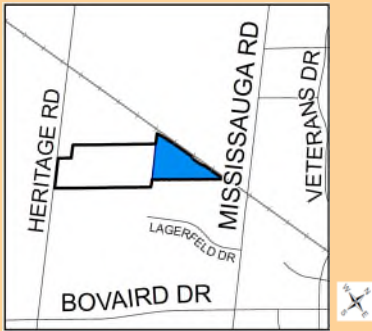
**Cortel Group —  
MCN (Heritage) Inc.**

Application to Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision

Address: 0 Heritage Road

City File #: OZS-2026-0007

Ward: 6



The proposed site is generally located West of Mississauga Rd, North of Lagerfeld Drive, and directly south of the CN Railway.

## Purpose and Effect

The purpose of the application is to permit the development of a mixed-use community comprised of 5,146 residential units in thirteen (13) towers ranging in height from 8 storeys to 44 storeys, and 5,624 m<sup>2</sup> of commercial gross floor area, 897 m<sup>2</sup> of Institutional gross floor area, as well as approximately 1.87 ha of privately owned public space (POPS). The proposal also includes a Natural Heritage System Feature and associated buffer.

The subject property is located on the west side of Mississauga Road, north of Lagerfeld Drive, and south of the CN Rail corridor. The project is anticipated to be developed in four separate phases.

The proposed development requires an Official Plan Amendment to amend the existing designation from 'NW Brampton Urban Development Area' and 'Open Space' to 'Residential' and 'Open Space'. An amendment to the Mount Pleasant Secondary Plan is also required to amend the existing designation from Special Policy Area 2' to 'Residential High Density' and 'Natural Heritage System Area'. A Zoning By-law Amendment application to amend the existing zoning from 'Agricultural (A)' to 'Residential Apartment B (R4B-XX)'.



Proposed Concept Site Plan

## 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](mailto:CityClerksOffice@brampton.ca) no later than **4:30 p.m. on Tuesday, March 17<sup>th</sup>, 2026**, 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](mailto:CityClerksOffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Aferdita Dzaferovska, Strategic Leader, ([Aferdita.Dzaferovska@Brampton.ca](mailto:Aferdita.Dzaferovska@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](mailto:CityClerksOffice@brampton.ca) and must be received no later than **4:30 p.m. on Tuesday, March 17<sup>th</sup>, 2026**.

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

## 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-2026-0007 on the following web page: <https://planning.brampton.ca/>.

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

## Public Notice



**Monday, March 23,  
2026**



**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.**

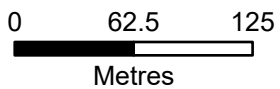
## Important Information about making a submission

If a person or public body 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:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2026/02/19



**APPENDIX 1  
CONCEPT PLAN**

**Applicant: Cortel Group  
Owner: MCN (Heritage) Inc**

**CITY FILE: OZS-2026-0007**