

**Adoption of Official Plan Amendment OP2006-273 and OP2023-010
(By-law 131-2025) and Zoning By-law 132-2025**

8331 Heritage Road

Date of Decision: September 10, 2025

Date of Notice: September 24, 2025

Last Date of Appeal: October 14, 2025 (no later than 4:30 p.m.)

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 131-2025, to adopt Official Plan Amendment OP2006-273 and OP2023-010, and By-law 132-2025, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Ltd., Ward 6 (File: OZS-2024-0031).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:

To request an amendment to the Official Plan, Bram West Secondary Plan, and the Zoning By-law to facilitate the development of two commercial/retail plazas.

Location of Lands Affected: east side of Heritage Road, north and south of Brasstown Valley Trail, legally described as Part Lot 2, Con 5 WHS Chinguacousy, designated as Part 1, PL 43R35140, municipally known as 8331 Heritage Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Saghar Massah, Planner, Planning, Building and Growth Management Services at Saghar.Massah@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands, except for an approved application for a Draft Plan of Subdivision 21T-19015B.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on October 14, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 131 - 2025

To adopt Amendment Number OP 2006- 273 ^{MR} _{AP}
and OP 2023-010
To the Official Plan of the
City of Brampton Planning Area

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, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 273 ^{MR} _{AP} to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.

2025/09/03

MR

Patrick Brown, Mayor

Approved as to
content.

2025/June/17

AAP

Genevieve Scharback, City Clerk

(OZS-2024-0031)

AMENDMENT NUMBER OP 2006- 273 and OP2023-010
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

MR
JP

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan to change the land use designations on the subject lands from “Residential” and “Commercial Retail” to “Commercial Retail” and “Neighborhood Retail” to permit the development of a commercial plaza comprised of eight buildings and supplementary at grade parking.

2.0 LOCATION:

The lands subject to this amendment are located on the east side of Heritage Road, north and south of Brasstown Valley Trail. The lands are legally described as PART OF LOT 2, CONCESSION 5WHS CHINGUACOUSY, DESIGNATED AS PART 1, PL 43R35140 SUBJECT TO AN EASEMENT OVER PART 1, 43R37483 AS IN PR3190828 CITY OF BRAMPTON.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

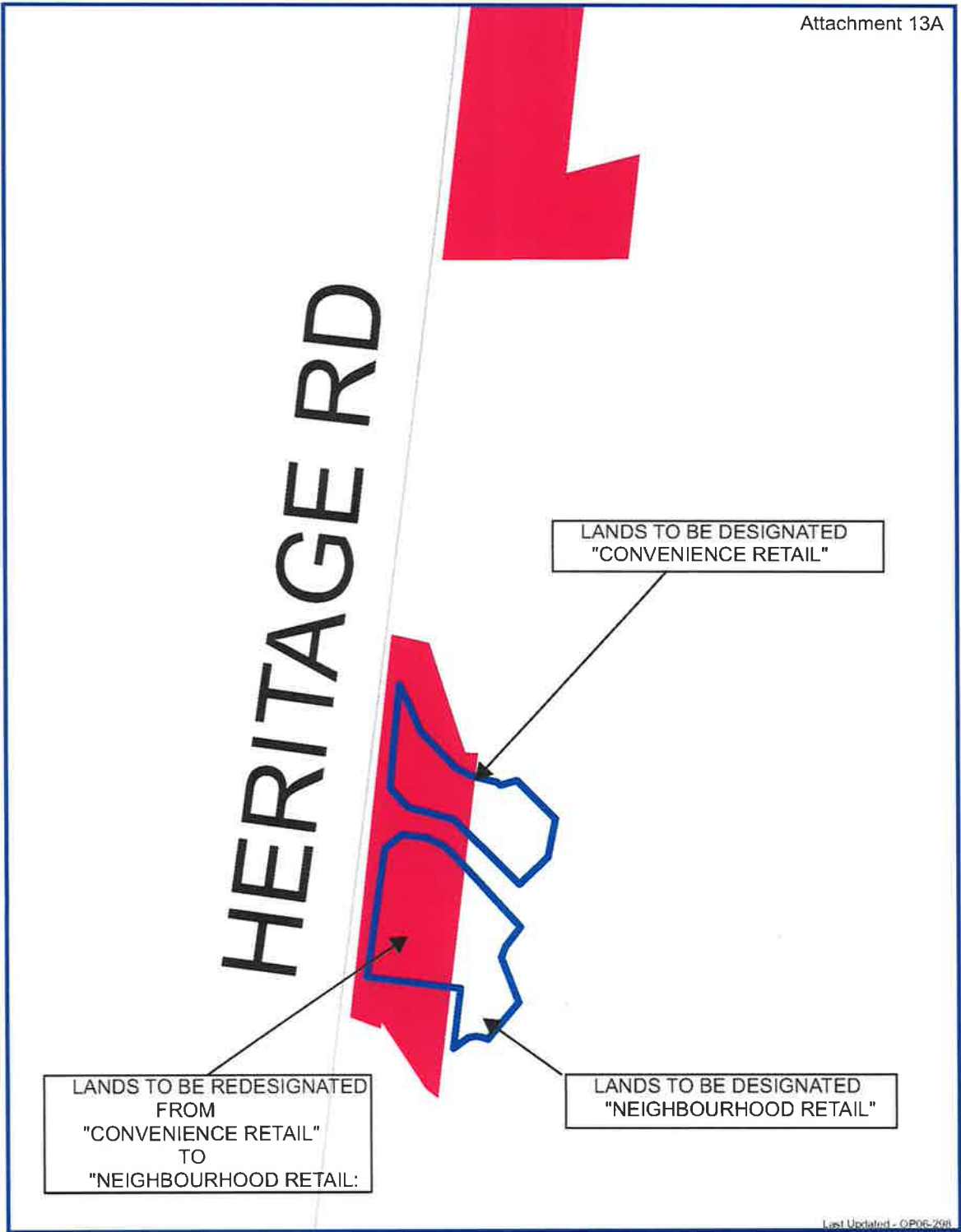
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by:

- a) Revising the northern portion of the lands designated “Convenience Retail” on Schedule A2 – Retail Structure of the Official Plan to reflect updated block limits, as shown on Schedule ‘A’ to this amendment
- b) Redesignating the southern portion of the lands from “Convenience Retail” to “Neighbourhood Retail” on Schedule A2 – Retail Structure, and updating the block limits accordingly, as shown on Schedule ‘A’ to this amendment.
- c) Adding to the list of amendments pertaining to Secondary Plan Area Number 40(d): Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 273 and OP2023-010

MR
JP

3.2 The portions of the document known as the Bram West Secondary Plan, being Chapter 40(d), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

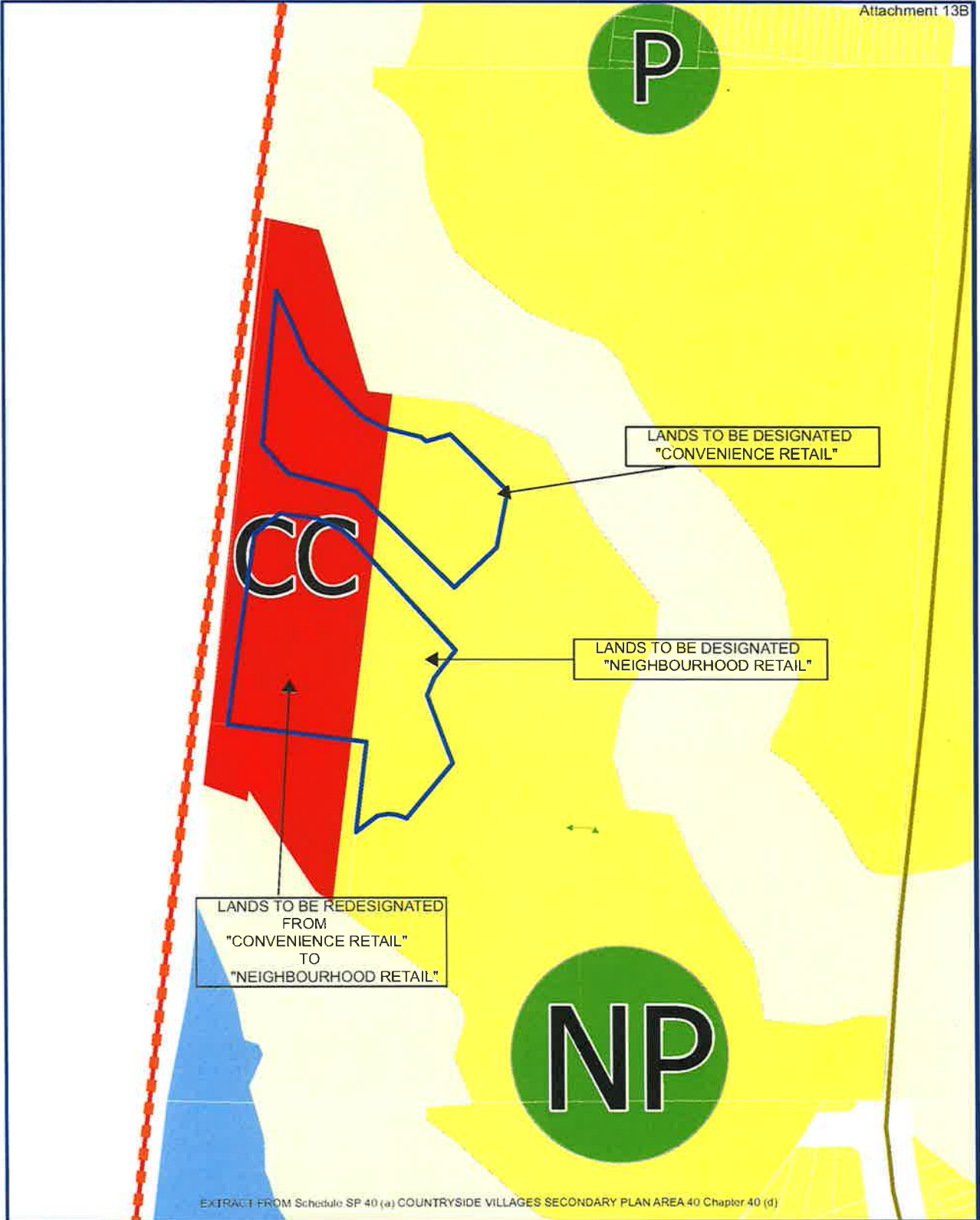
- a) By revising the northern portion of the lands shown on Schedule ‘B’ of this amendment, on Schedule SP40(a), from “Low/Medium Density Residential” to “Convenience Commercial”, to reflect updated block limits.
- b) By revising the southern portion of the lands shown on Schedule ‘B’ of this amendment, on Schedule SP40(a), from “Low/Medium Density Residential” and “Convenience Commercial” to “Neighbourhood Commercial”, to reflect updated block limits.



EXTRACT FROM Schedule 'A2' OF THE DOCUMENT KNOWN AS Retail Structure

- CONVENIENCE RETAIL
- MAJOR STREETS
- Subject Lands





RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW-MEDIUM DENSITY
- MEDIUM DENSITY
- VILLAGE RESIDENTIAL
- MEDIUM-HIGH DENSITY
- MIXED USE

EMPLOYMENT

- PRESTIGE INDUSTRIAL
- NEIGHBOURHOOD COMMERCIAL
- SERVICE COMMERCIAL
- CONVENIENCE COMMERCIAL
- SPECIALTY OFFICE & SERVICE COMMERCIAL
- OFFICE CENTER

INSTITUTIONAL

- SECONDARY SCHOOL
- JUNIOR & SENIOR MIDDLE SCHOOL
- ELEMENTARY SCHOOL
- PLACE OF WORSHIP (RESERVE)
- RAIL STATION
- RECREATION USE
- Subject Lands

OPEN SPACE

- VALLEY FLAND
- WOODS
- NEIGHBOURHOOD PARK
- PARKETTE
- WOODLOT
- WETLAND

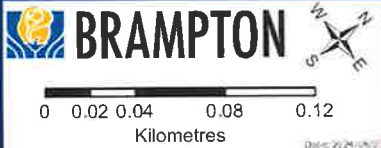
- LINKAGE
- WATERFLOUTER (QUANTITY)
- SECONDARY PLAN BOUNDARY
- PRIMARY GATEWAY

ROAD NETWORK

- MINOR COLLECTOR ROAD (20-26 METRES)
- MAJOR COLLECTOR ROAD (25-32 METRES)
- MINOR ARTERIAL ROAD (35 METRES)
- MAJOR ARTERIAL ROAD (45-50 METRES)

INFRASTRUCTURE

- TRANSCANADA GAS PIPELINE
- NORTH-SOUTH TRANSPORTATION CORRIDOR



SCHEDULE B TO OFFICIAL PLAN AMENDMENT
OP 2006-213 and OP 2023-010

BY-LAW 131-2025



 Subject Lands



brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0031_ZBL

Date: 2025/06/05

Drawn by: CAntoine

KEY MAP

BY-LAW 131-2025



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 132-2025

To amend By-law 270-2004, as amended.

WHEREAS 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, hereby ENACTS as follows;

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
FUTURE DEVELOPMENT (FD)	COMMERCIAL THREE (HOLDING) - SECTION 3836 (C3(H) - 3836)

- (2) by adding thereto, the following sections:

- "3836 The lands designated C3(H) - 3638 on Schedule A to this by-law:
- 3836.1 Shall only be used for the purposes permitted in a C3 zone, excluding a place of worship;
- 3836.2 The following uses shall be prohibited:
 - a) a private school; and
 - b) a day nursery or child care centre;
- 3836.3 Shall be subject to the following requirements and restrictions:
 - a) Minimum Building Setbacks:
 - i. 6 metres to any lot line abutting a Residential zone;

ii. 3 metres to all other lot lines.

b) Maximum Building Height:

- i. 2 storeys for any building or portion thereof within 50 metres of Heritage Road;
- ii. 1 storey for any building or portion thereof 50 metres or more from Heritage Road.

c) Minimum Landscaped Open Space:

- i. 3 metres along any lot line abutting a street; and,
- ii. 8% of the total lot area.

3836.4 Holding (H) Symbol:

- a) The Holding (H) symbol shall remain in place until the following condition has been completed to the satisfaction of the Commissioner, Planning, Building, and Growth Management:
 - i. The owner shall provide a Trustee Letter confirming that all payments required under the Bram West 40-3 Cost Sharing Agreement (CSA) have been received for the associated subdivision.
- b) While the Holding (H) symbol remains in place, the lands shall only be used for purposes permitted in the FD zone subject to the requirements and restrictions of the FD zone.”

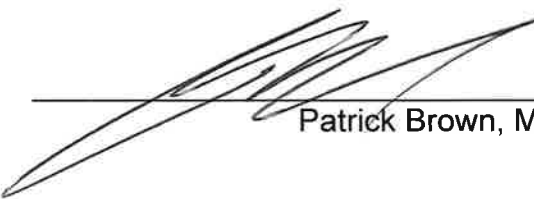
ENACTED and PASSED this 10th day of September 2025.

Approved as to
form.

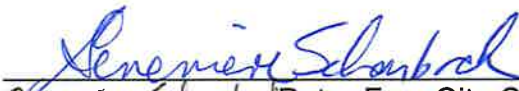
MR
2025/June/19

Approved as
to content.

AAP
2025/June/19



Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2024-0031)



0 50 Metres



Subject Lands — Street



Parcel Fabric



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT



LOT 5, CONCESSION 2 W.H.S.

File: OZS-2024-0031_ZBL
Date: 2025/05/06

Drawn by: CAntoine

BY-LAW 132-2025

SCHEDULE A



 Subject Lands