



October 21, 2025

Via Email

The Corporation of the City of Brampton
Planning & Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Members of City of Brampton Council
Ms. Genevieve Scharback, City Clerk
Mr. Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Mr. Henrik Zbogor, Director, Integrated City Planning, Building and
Growth Management
Mr. Vikram Hardatt, Principal Planner/Supervisor, Integrated City Planning

**Re: October 22, 2025 Committee of Council
Item 9.2.10 – Staff Report
GTA Transmission Corridor and Heritage Heights Secondary Plan Area
Heritage Heights Landowners Group
Public Input Letter**

Gagnon Walker Domes Ltd. (GWD) and Glen Schnarr & Associates Inc. (GSAI) act as Planning and Development Consultants to the Northwest Brampton Landowners Group Inc. (NWBLG) and the Heritage Heights Landowners Group (HHLOG), which is a part of the NWBLG. The HHLOG owns approximately 552 hectares (1,364 acres) within the Heritage Heights Secondary Plan (HHSP) Area 52 in the City of Brampton. For the purposes of this submission, the comments set out herein are being advanced for both the HHLOG and NWBLG as well as the individual registered landowners. The individual registered landowners who are currently participating in the NWBLG are identified by parcel on the attached map (see Attachment A).

- Bruce and Shirley Reed (Parcel 180)
- Bramwest Development Corp. (Parcel 170)
- James Reed (Parcel 113)
- 2266591 Ontario Inc. (D'Orazio Group) (Parcel 116)
- Seconfar Holdings Limited (D'Orazio Group) (Parcel 115)
- Primont Homes (Heritage Heights 1) Inc. (Parcel 114)
- Primont Homes (Heritage Heights 3) Inc. (Parcel 126/127/129)
- Primont Homes (Heritage Heights 4) Inc. (Parcel 168)
- Pulcher Holdings Ltd. (Primont Homes) (Parcel 162)
- Wanless Properties Ltd. (Parcel 124)
- Tiber Brampton Holdings Inc. (Parcel 147)

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- Mattamy Homes (Parcel 115/116)
- Argo TFP Brampton III Limited (Parcel 93/94/95/96)
- Argo TFP Brampton IV Limited (Parcel 215)
- GIL (Heritage Heights) Inc. (Parcel 85)
- Demson Properties Inc. (Parcel 120)
- 1761540 Ontario Inc. (Parcel 123)
- Vascon Properties Inc. (Parcel 167)
- 1575690 Ontario Ltd. (Parcel 196)
- Mississauga Road Joint Venture (Ashley Developments Limited and Mother and Son Holdings Ltd. (Parcel 122)

NWGTA Transmission Corridor and Heritage Heights Secondary Plan

On behalf of the HHLOG, we have had an opportunity to review the City of Brampton Staff Report entitled “GTA Transmission Corridor and Heritage Heights Secondary Plan” tabled on the October 22, 2025 Committee of Council Meeting (Item 9.2.10). **On behalf of the HHLOG, we wish to affirm our support of the staff recommendations contained in the aforementioned Staff Report.**

Thank you for the opportunity to provide comments on the aforementioned Staff Report. In this regard, we offer the following comments, observations and recommendations.

1. We are supportive of the proposal to repeal ICBL 306-2003. As noted in the Staff Report, the in-effect ICBL focused its protections on the May 2025 reduced Highway 413 Focused Analysis Area (FAA)/NWGTA Transmission Corridor Narrowed Area of Influence (NAI). The release of lands from the NAI will allow ongoing land development applications to advance, allow approvals to be issued, and for construction to proceed; all of which contributes to the delivery of much needed housing in this part of the GTA.
2. The Heritage Heights Secondary Plan was subject to a multi-decade planning approvals process and was concluded by way of an Ontario Land Tribunal (OLT) decision in August 2024. After decades of planning within the HHSP area, the conceptual transmission corridor was always shown as being located immediately adjacent to the proposed Highway 413 right-of-way. It was intended that the transmission corridor would be maintained within the current corridor protection area/FAA. This was reinforced by the Notice of Refinements to the NWGTA Transmission Corridor NAI in May 2025, which identified the area of interest for the location of the transmission corridor as coinciding with the Highway 413 FAA limits.

In reviewing the proposed refinement of the NWGTA Transmission Corridor NAI, the transmission corridor is proposed outside of the Highway 413 FAA/corridor protection area and transects the middle of the 52-5 and 52-6 Precinct Planning Areas, through future key community spine roads, and future developable lands. The proposed alignment is inconsistent with previously identified NAI and the area identified for protection for this transmission corridor and has the effect of significantly disrupting



the long-historical planning process which has occurred in the Heritage Heights Secondary Plan Area.

3. From a planning and development perspective, the proposed NWGTA Transmission Corridor NAI alignment through the HHSP area has a significant negative impact on the City of Brampton's and the HHLOG's vision for a well-planned community for the following reasons:
 - 1) The proposed NWGTA NAI alignment would be located in an area of the HHSP surrounded by sensitive, generally low-density residential land uses, and natural heritage system (NHS) features. This location in the middle of a low-density residential community will result in poor aesthetics and create a less attractive place to live. This can be substantially mitigated by locating the NWGTA Transmission Corridor adjacent to the Highway 413 right-of-way, thereby limiting its interface impacts with the surrounding residential community.
 - 2) The proposed NWGTA NAI alignment would traverse through an existing cemetery, an existing Place of Worship (Assembly of Jehovah's Witnesses) located on the north side of Bovaird Drive West, as well as through lands owned by the City of Brampton intended for active recreational purposes. This can be substantially mitigated by locating the NWGTA Transmission Corridor adjacent to the Highway 413 right-of-way, thereby avoiding impacts to these land uses and their existing and planned functions.
 - 3) The proposed NWGTA NAI alignments would result in the fragmentation of the HHSP planning area, creating an inefficient and undesirable development pattern. The community was planned through the HHSP process to be walkable, well-connected and accessible. This would be otherwise avoided by locating the NWGTA Transmission Corridor adjacent to the Highway 413 right-of-way.
 - 4) Multiple road and pedestrian crossings of the proposed NWGTA NAI alignment/ corridor would be required to provide connectivity within and beyond the community. Such corridor crossings will increase unwanted exposure and access to the transmission corridor and negatively impact on public safety.

The HHLOG are concerned with the October 2025 proposed refinements to the NWGTA Transmission Corridor NAI. We are of the opinion that the proposed refinements do not represent good planning, and is unacceptable, particularly when such corridor protection for the transmission corridor was contemplated as part of the Highway 413 route selection process.

Based on the aforementioned, we are supportive of the Staff Recommendations contained in the Staff Report tabled as Item 9.2.10 of the October 22, 2025 Brampton Committee of Council Meeting insofar as recommending that the transmission corridor alignment through

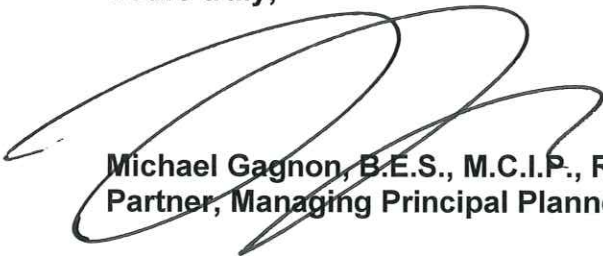


the HHSP area be maintained within the Highway 413 FAA, and that the transmission corridor be located immediately adjacent to the Highway 413 Corridor right-of-way.

On behalf of the HHLOG, we reserve the right to provide additional comments on the NWGTA Transmission Corridor NAI. In this regard, we intend to raise our concerns directly with the Ministry of Energy and Mines (MEM) and the Independent Electricity System Operator (IESO) who are responsible for undertaking the NWGTA Transmission Corridor Study.

We look forward to the meeting scheduled on Friday, October 24, 2025 with the City of Brampton, MEM and our group captain to further the dialogue between the parties. Please feel free to contact the undersigned if you have any questions or require further information.


Yours truly,

A large, stylized black ink signature of Michael Gagnon.

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Partner, Managing Principal Planner**

A large, stylized black ink signature of Andrew Walker.

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner, Principal Planner**

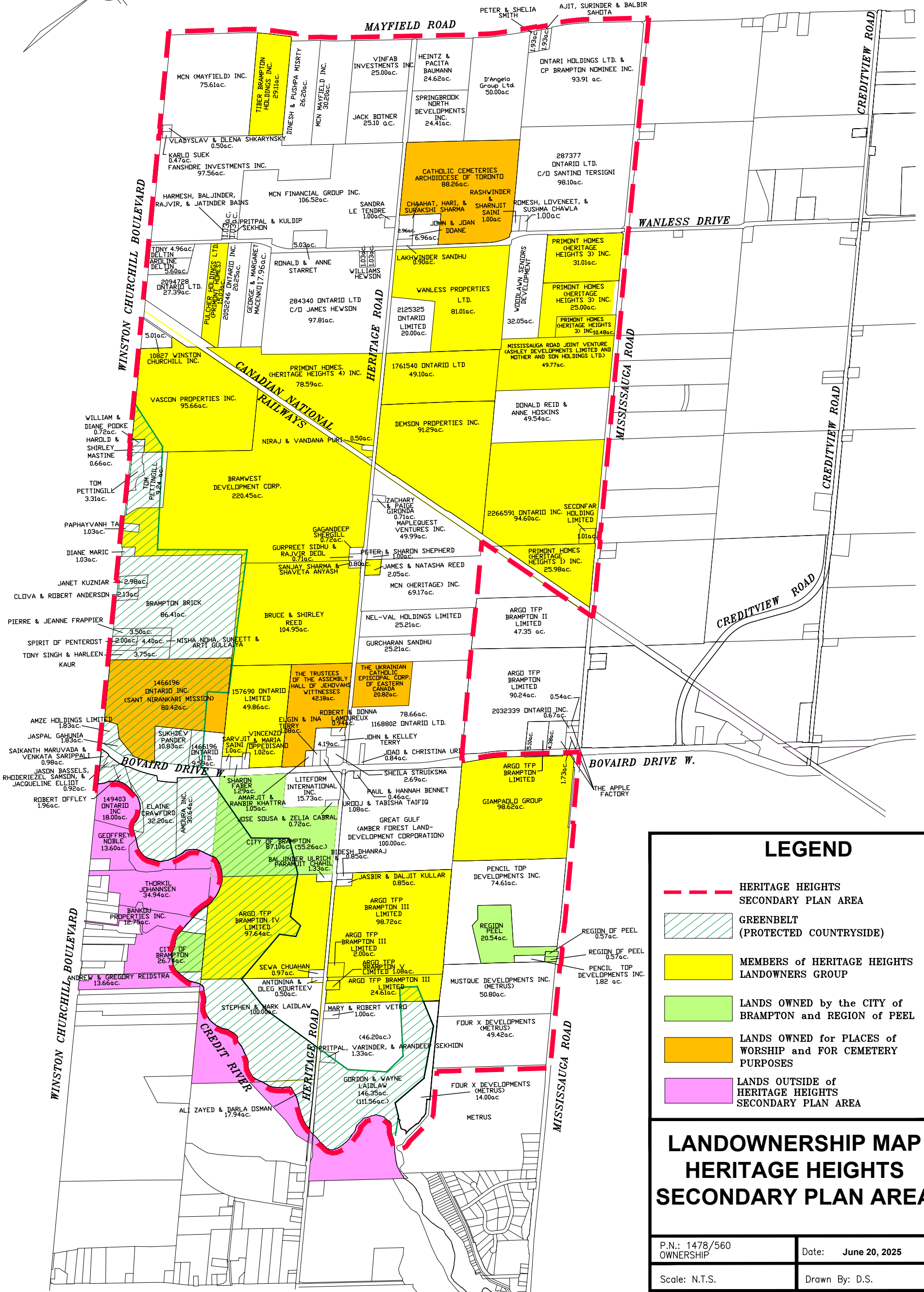
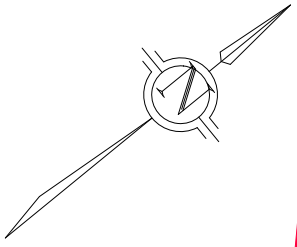
A smaller, stylized black ink signature of Colin Chung.

**Colin Chung, M.C.I.P., R.P.P.
Managing Partner**

c.c. Heritage Heights Landowners Group Members

ATTACHMENT “A”

PLAN NO. 1



LEGEND

- - - HERITAGE HEIGHTS SECONDARY PLAN AREA
- GREENBELT (PROTECTED COUNTRYSIDE)
- MEMBERS OF HERITAGE HEIGHTS LANDOWNERS GROUP
- LANDS OWNED BY THE CITY OF BRAMPTON AND REGION OF PEEL
- LANDS OWNED FOR PLACES OF WORSHIP AND FOR CEMETERY PURPOSES
- LANDS OUTSIDE OF HERITAGE HEIGHTS SECONDARY PLAN AREA

LANDOWNERSHIP MAP HERITAGE HEIGHTS SECONDARY PLAN AREA

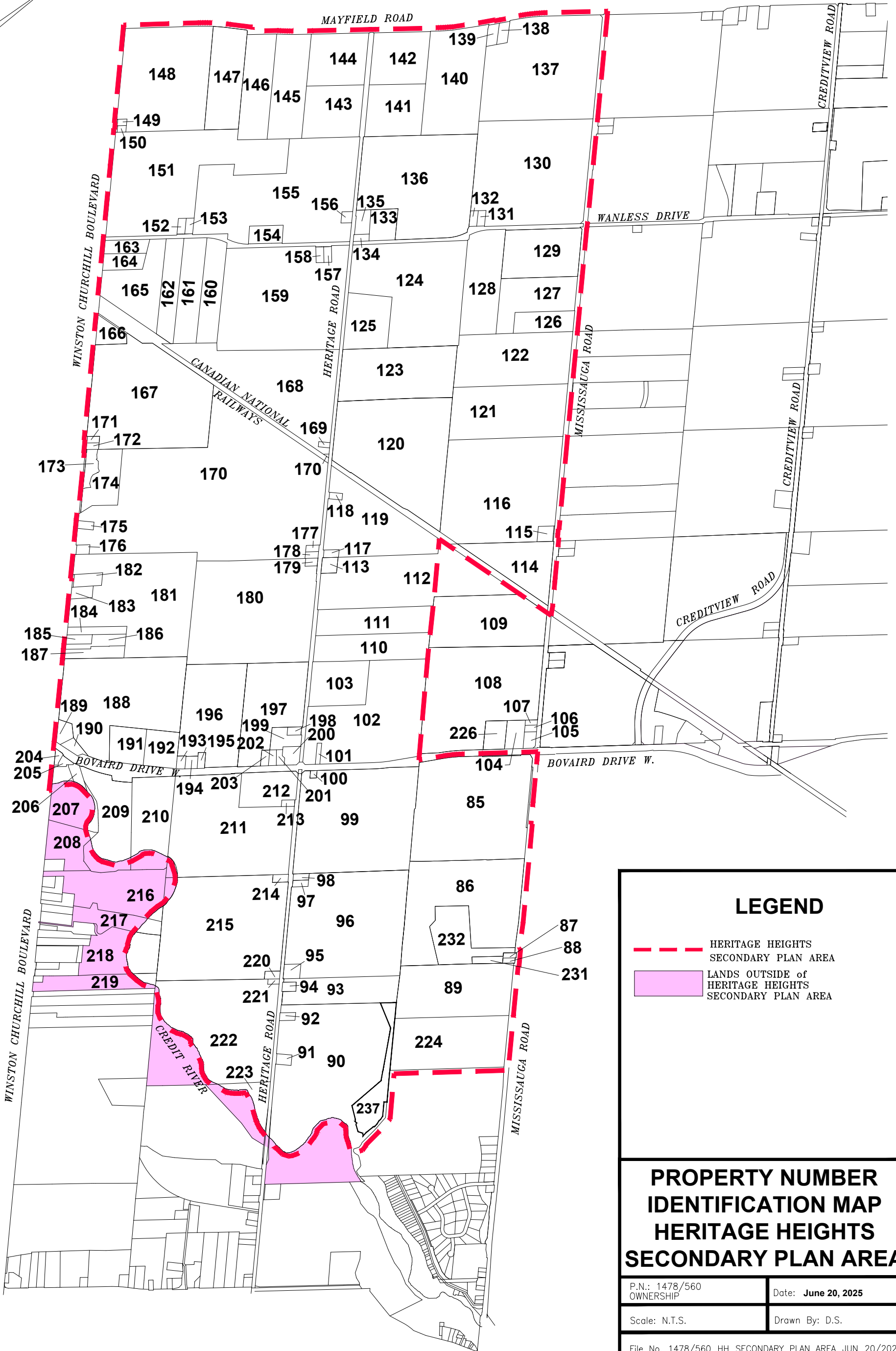
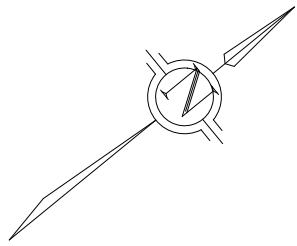
P.N.: 1478/560 OWNERSHIP	Date: June 20, 2025
Scale: N.T.S.	Drawn By: D.S.

File No. 1478/560_HH_SECONDARY PLAN AREA_JUN_20/2025

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PLAN NO. 2



LEGEND

- HERITAGE HEIGHTS SECONDARY PLAN AREA
- LANDS OUTSIDE of HERITAGE HEIGHTS SECONDARY PLAN AREA

PROPERTY NUMBER IDENTIFICATION MAP HERITAGE HEIGHTS SECONDARY PLAN AREA

P.N.: 1478/560 OWNERSHIP	Date: June 20, 2025
Scale: N.T.S.	Drawn By: D.S.

File No. 1478/560_HH_SECONDARY PLAN AREA_JUN_20/2025

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