

Strategic Development Opportunity

8273 HERITAGE RD.

Brampton, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

Urban Land Group is pleased to present a rare opportunity to acquire approximately 117,983.11 sq. ft. (2.709 acres) at 8273 Heritage Road, Brampton, strategically located near the prominent intersection of Heritage Road and Steeles Avenue West within one of the Greater Toronto Area's premier employment corridors.

Situated in one of Brampton's most active and rapidly growing commercial and employment districts, the property offers exceptional accessibility, excellent visibility, and immediate connectivity to Highways 407, 401, and 410, providing seamless access to the GTA's major transportation network.

The property is directly beside Rosemont Grove, an exclusive new community of 59 detached homes, highlighting the continued residential growth occurring in the immediate area. The site is also just metres from the proposed development at 8799 Heritage Road, featuring a 10-storey apartment building, stacked townhomes, and commercial uses, further demonstrating the ongoing intensification and evolution of the Heritage Road corridor.

Surrounded by established industrial, logistics, commercial, employment, and growing residential developments, this strategically positioned site presents outstanding long-term investment, land banking, and future redevelopment potential.

Whether acquired as a strategic land holding, repositioned for future development, or utilized for owner-occupancy, the property offers significant upside within one of Southern Ontario's most strategically located growth areas.

*****Buyer is responsible to confirm all the details.***



Quick Facts:

- **Property Address:** 8273 Heritage Road, Brampton, ON
- **Property Type:** Development Land
- **Site Area:** Approximately 2.71 Acres (117,983 SF)
- **Frontage:** Approximately 208.92 Feet
- **Current Zoning:** A1 (Agricultural)
- **Official Plan Designations:** Residential, Commercial & Natural Heritage System
- **Current Property Classification:** Farm Property (Vacant Land – No Buildings)
- **Location:** Corner of Heritage Road & Steeles Avenue West
- **Accessibility:** Immediate access to Highways 407, 401 & 410
- **Investment Opportunity:** Land Banking • Future Redevelopment • Development Potential (Subject to Municipal Approvals)
- **Surrounding Uses:** Established Industrial, Commercial, Logistics & Employment Developments
- **Market:** One of Brampton's fastest-growing employment corridors



Area Overview





Prime Location

Strategically positioned at the high-profile intersection of Heritage Road and Steeles Avenue West, 8273 Heritage Road is located within one of Brampton's fastest-growing employment and commercial corridors. The property benefits from exceptional regional connectivity, providing convenient access to Highways 407, 401, and 410, allowing efficient travel throughout the Greater Toronto Area and direct access to Pearson International Airport.

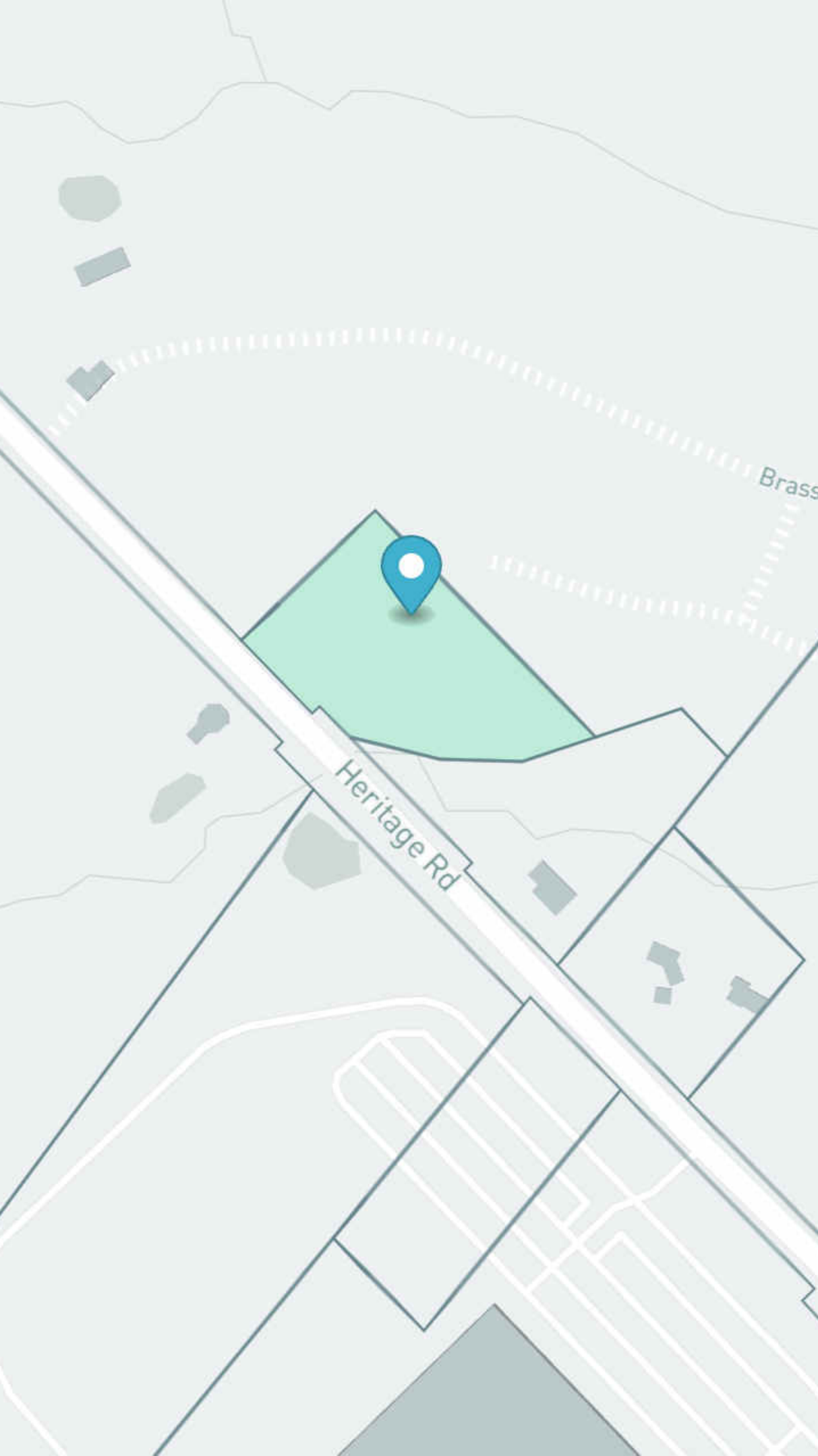
The surrounding area has experienced significant commercial, industrial, and residential growth over the past decade, with continued investment in logistics, warehousing, advanced manufacturing, and mixed-use communities. The property's location places it in close proximity to major employment centres, established residential neighbourhoods, retail amenities, public transit, and key transportation infrastructure, making it an attractive destination for businesses, developers, and long-term investors.

Positioned within one of Ontario's most active economic regions, the site offers immediate access to a highly skilled labour force, extensive consumer amenities, and one of Canada's largest transportation and distribution networks. Its strategic location, combined with strong long-term growth fundamentals, presents a compelling opportunity to capitalize on Brampton's continued expansion and the increasing demand for well-located development land.

Location Highlights:

- Prominent frontage along Heritage Road, just north of Steeles Avenue West
- Approximately 5 minutes to Highway 407
- Approximately 8 minutes to Highway 401
- Approximately 10 minutes to Highway 410
- Approximately 20 minutes to Toronto Pearson International Airport
- Close proximity to the Brampton Gateway Terminal and public transit
- Surrounded by established industrial, logistics, commercial, and employment developments
- Minutes from major retailers including Costco, Home Depot, Canadian Tire, Fortinos, Walmart, SmartCentres, restaurants, and everyday services
- Located within one of the GTA's fastest-growing employment and industrial markets
- Excellent accessibility to Mississauga, Vaughan, Toronto, and the broader Greater Toronto Area

Investment Advantage: Combining strategic highway connectivity, a growing employment base, and proximity to major commercial amenities, 8273 Heritage Road is exceptionally positioned for long-term investment, future redevelopment, and value appreciation.



PLANNING & ZONING

8273 Heritage Road is currently zoned A1 – Agricultural and is designated Residential, Commercial, and Natural Heritage System under the City of Brampton's Official Plan. The property's strategic location within a rapidly growing employment corridor presents strong long-term land banking and future redevelopment potential, subject to municipal planning approvals.

(253-2021)

SECTION 46.1 AGRICULTURAL ZONE – A

The lands zoned A on Schedule A to this by-law:

46.1.1 shall only be used for the following purposes:

(a) <u>Agricultural</u>	
(1)	agricultural purposes as defined in Section 5 of this by-law
(b) <u>Non-Agricultural</u>	
(1)	a single detached dwelling
(2)	Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
(3)	a cemetery
(4)	an animal hospital
(5)	a kennel
(6)	a home occupation
(c) <u>Accessory</u>	
(1)	purposes accessory to the other permitted purposes

Reference: https://www.brampton.ca/EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/CATEGORY/SECTION_46_AGRICULTURAL.PDF

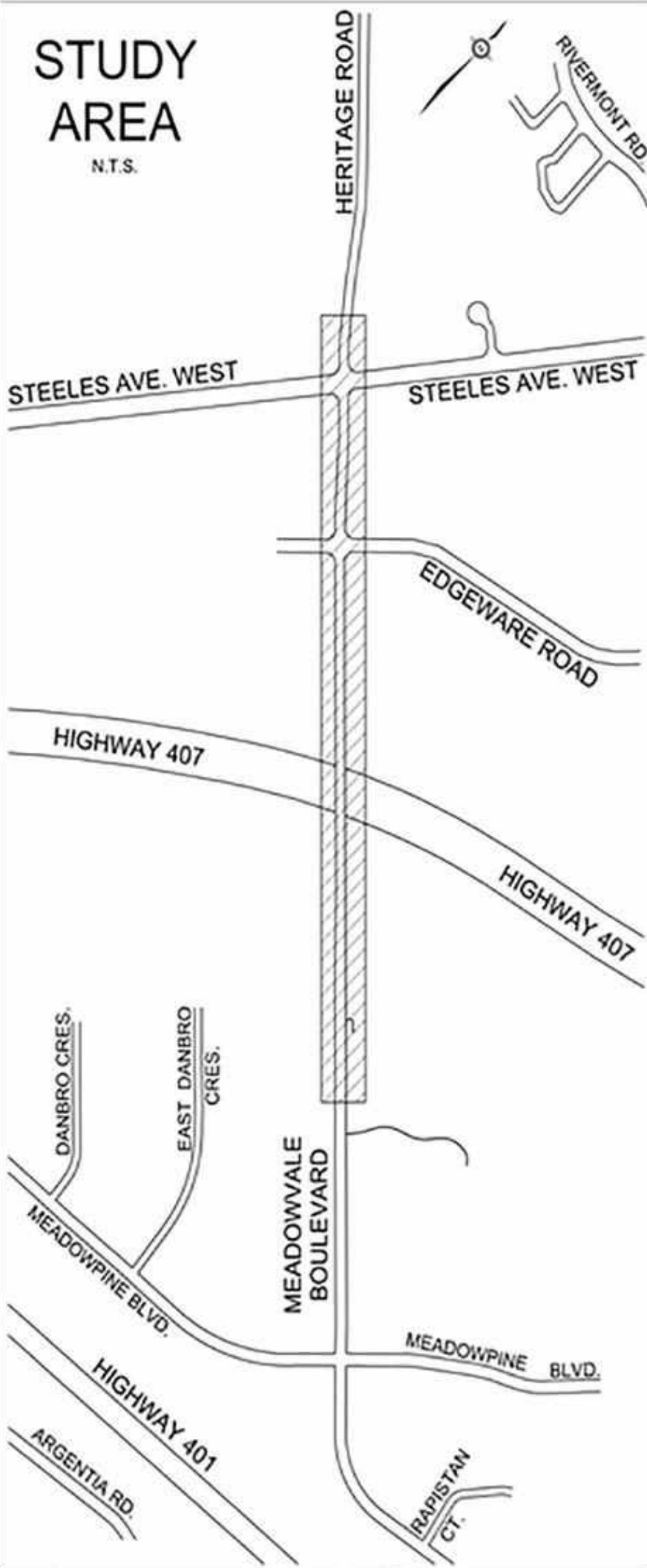
Development Potential

This offering presents a compelling opportunity for investors and developers seeking a strategic land holding within one of Brampton's fastest-growing corridors.

Key planning advantages include:

- Strategic location along Heritage Road & Steeles Avenue West
- Immediate access to Highways 407, 401 & 410
- Surrounded by established employment, industrial and commercial uses
- Located within an area experiencing continued residential and employment growth
- Official Plan designations include Residential, Commercial and Natural Heritage System
- Long-term land banking and redevelopment potential, subject to municipal approvals

STUDY AREA N.T.S.



MUNICIPAL SERVICING

- Brampton Development Engineering advises there may be water service fronting Heritage Road, no storm, and most likely no sanitary service available.
- The subject operates on private well and septic today.
- The Bram West Secondary Plan requires development to proceed only on full municipal services, piped water, sanitary and stormwater.
- Registered residential immediately south, Rosemont Grove and Riverview Heights at Heritage & Steeles, is serviced. Infrastructure is physically close.
- Those services are sized and allocated under those subdivisions' own agreements. Proximity is not a right of connection: extension requires inclusion in a block plan or subdivision agreement, an oversizing arrangement, or a local improvement.
- The Peel Heritage Rd watermain Class EA completed 18 August 2022, expressly to serve Bram West development lands. No construction schedule has been published.
- No trunk project serving this frontage appears in Peel's 2025/26 Water & Wastewater Master Plan, the 2026–29 capital plan, or the 2024 DC Background Study.

SERVICING PROXIMITY MAP

Heritage Road corridor — what is serviced, what is studied, and where the studied work stops

Schematic corridor diagram ordered by municipal address and intersection. Not to scale, not to survey, and no pipe location, size, invert, capacity or easement is plotted or implied.

REGION OF PEEL — HERITAGE ROAD WATERMAIN · CLASS EA COMPLETED 18 AUGUST 2022

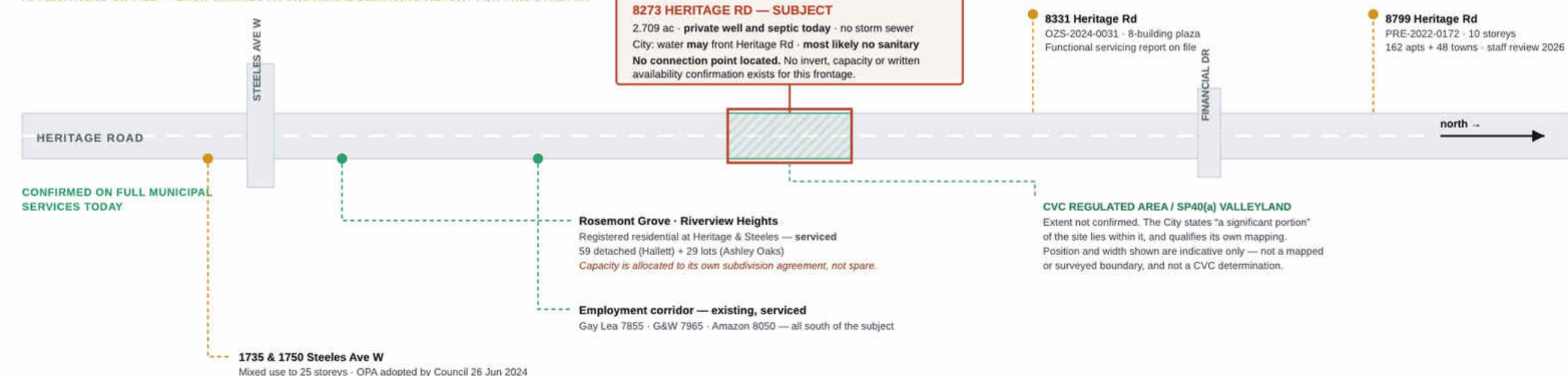
Studied limits: "from the Meadowvale North Pumping Station in Mississauga to Steeles Avenue West in Brampton." No construction schedule published.

— from Meadowvale North PS, Mississauga EA STUDY LIMIT ENDS AT STEELES AVE W

The studied main terminates at the intersection immediately south of the subject.

NO STUDIED, FUNDED OR SCHEDULED EXTENSION NORTH OF STEELES ALONG THIS FRONTAGE
Absent from Peel's 2025/26 Water & Wastewater Master Plan, the 2026–29 capital plan and the 2024 DC Background Study.

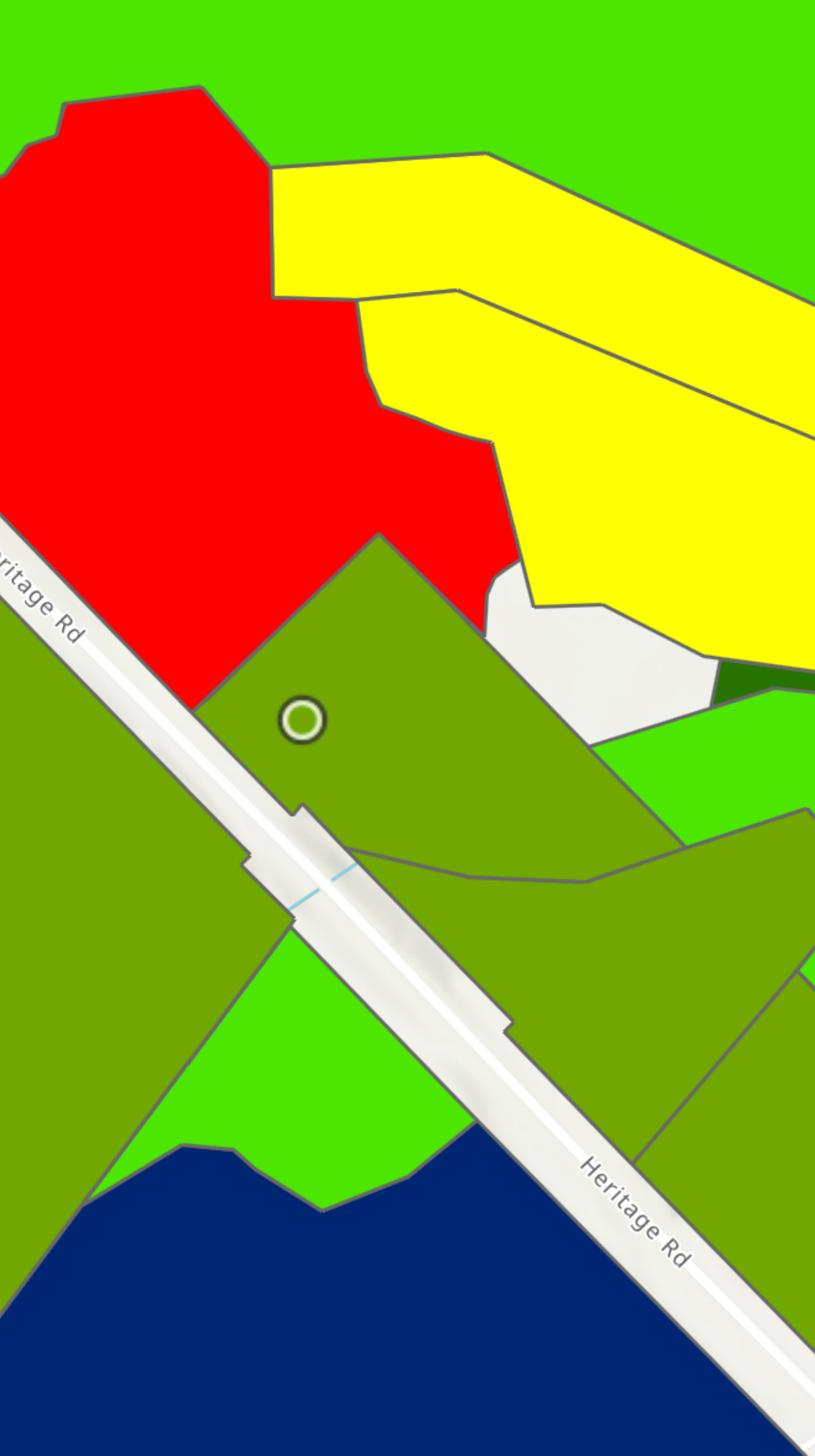
APPLICATIONS ON FILE — EACH CARRIES A FUNCTIONAL SERVICING REPORT FOR THIS STRETCH



What the map shows

- Municipal servicing exists **within a few hundred metres** of the subject in three directions — registered residential at Heritage & Steeles, and the established employment users on Heritage Rd to the south.
- The Region has **studied and approved a watermain** up Heritage Rd expressly to serve Bram West development lands. The Class EA is complete.
- Two active applications on the same stretch — 8331 and 8799 Heritage Rd — have **already filed functional servicing reports** identifying connection points and invert levels for this corridor. Those are obtainable.

Source: <https://peelregion.ca/construction/environmental-assessments/heritage-road-watermain-construction>



PERMITTED USES & PROPOSED CZBL (Comprehensive Zoning By-law) Map

Section 11.1: Requirements for Other Zones

11.1.A Permitted Uses

In the Other (Agricultural, Utility and Transportation, and Future Development) Zones, no **person** shall **use** a lot, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 11.1.1 and this section.

Key P Permitted Use

Table 11.1.1 – Permitted Uses in Other Zones

Uses	A	UT	FD	Use-Specific Standards
Residential				
Detached Dwelling	P		P	
Supportive Housing Residence Type 1	P		P	
Supportive Housing Residence Type 2	P			
Community				
Conservation Use	P	P	P	
Kennel	P			Section 11.2.C
Stormwater Management Facility		P		
Specified Accessory Uses				
Home Occupation	P		P	Section 3.11.C
Agricultural and Infrastructure				
Agricultural Use	P	P		
Infrastructure (as principal uses)	P	P		

CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW (FINAL – FEB. 4, 2026)

- Link to permitted uses - [HERE](#)
- [Proposed CZBL – Interactive Map](#)

**** NOTE:** Please be advised that the CZBL is not currently in effect, as it remains under appeal. City staff refer to both By-law 270-2004 and By-law 14-2026 when reviewing development applications, unless the site is located in an area excluded from the CZBL. This is because, once all appeals are resolved to the zoning, as per Section 34(30) of the Planning Act, By-law 14-2026 is "deemed to have come into force on the day it was passed", which in this case, would be March 11, 2026.

Property Photos



Property Photos



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Our Land *Expert*



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