

Strategic Development Opportunity

8273 HERITAGE RD.

Brampton, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

An exceptional 2.71-acre strategic development opportunity situated within one of Brampton's fastest-growing commercial, residential, and employment corridors. Prominently located along Heritage Road, with convenient connectivity to Highways 407 and 401, the property offers compelling long-term redevelopment and land investment potential.

The property is currently zoned Agricultural (A1) and designated Neighbourhood Commercial within the Bram West Secondary Plan (Area 40D), positioning the site for potential future commercial redevelopment, subject to applicable municipal approvals.

A significant residential development is located immediately behind the property, demonstrating the continued evolution and intensification of the surrounding area. Municipal servicing infrastructure is located in close proximity to the site, further strengthening its strategic position for future redevelopment, subject to confirmation of servicing capacity, availability, and connection requirements.

The property is also strategically positioned within an established and expanding employment corridor anchored by major corporate and industrial occupiers, including Amazon Fulfilment & Sort Centre, Gay Lea Foods, G&W Canada, Loblaw Companies Limited, Air Canada Operations Centre, Canon Canada, Conestoga Cold Storage, and the MOPAR Parts Distribution Centre.

With 2.71 acres of land, immediate proximity to residential growth, nearby municipal infrastructure, and excellent access to major transportation routes, the property represents a compelling opportunity for developers, investors, owner-users, and land bankers seeking a strategic position within Brampton's expanding Bram West corridor.

*****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.

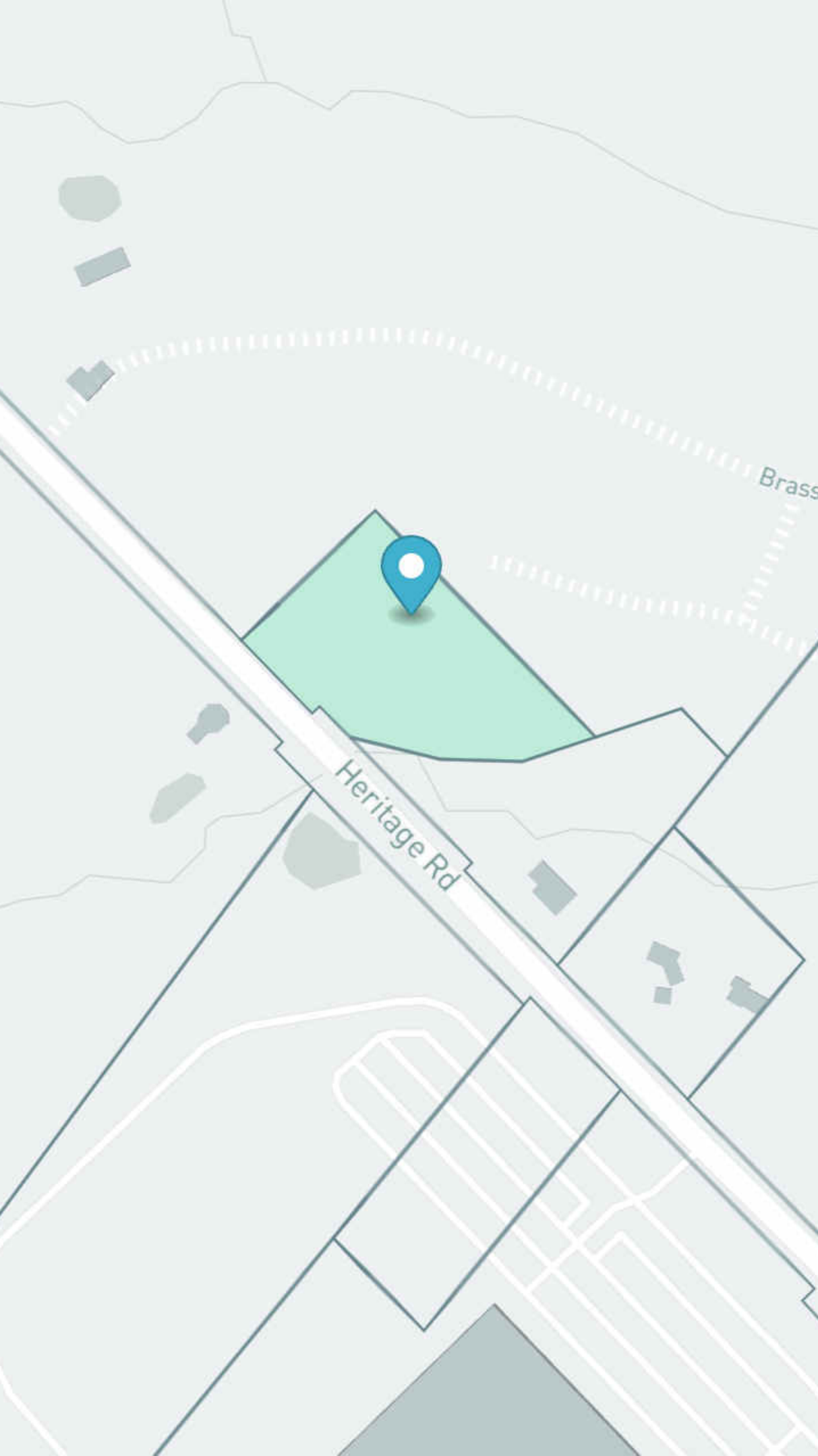
The surrounding area has experienced significant commercial, industrial, and residential growth over the past decade, with continued investment in logistics, warehousing, advanced manufacturing, and mixed-use communities. The property's location places it in close proximity to major employment centres, 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.

HERITAGE ROAD

RIVERMONT RD

STEELES AVE. WEST

STEELES AVE. WEST

EDGEWARE ROAD

HIGHWAY 407

HIGHWAY 407

DANBRO CRES.

EAST DANBRO CRES.

MEADOWVALE BOULEVARD

MEADOWPINE BLVD.

MEADOWPINE BLVD.

HIGHWAY 401

ARGENTIA RD.

IRAPISTAN CT.

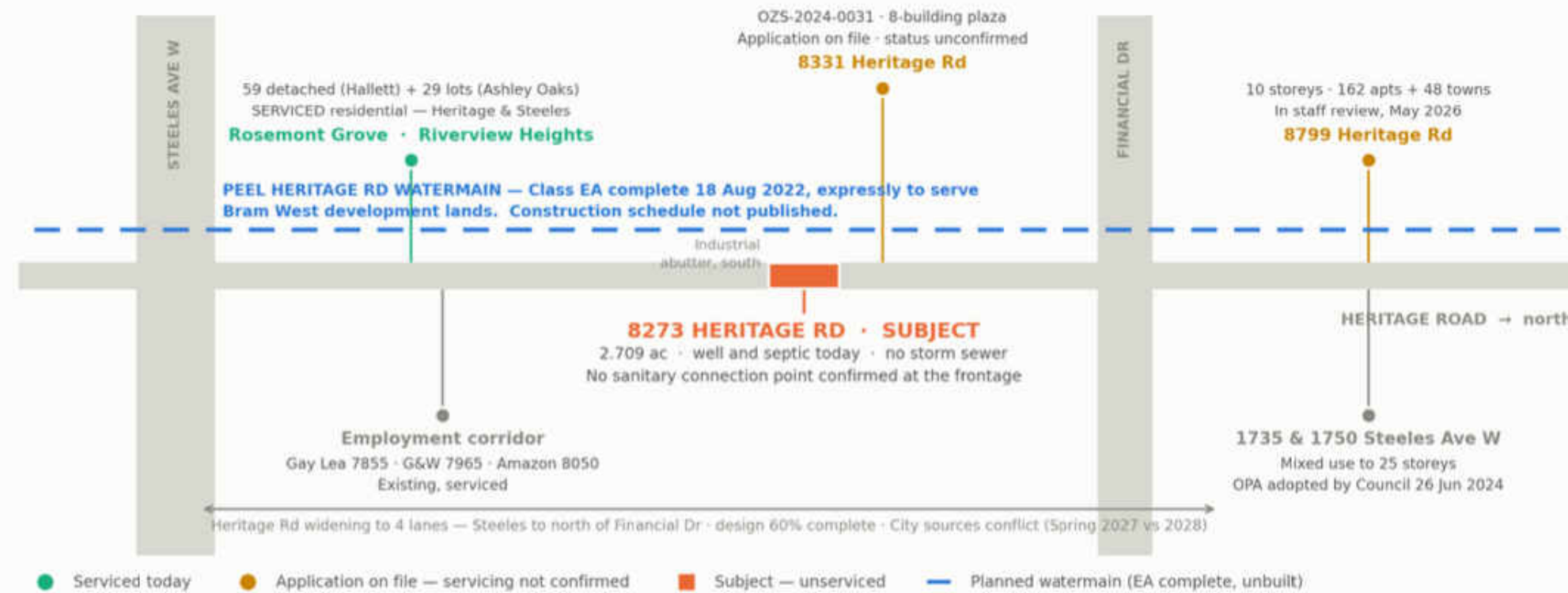
MUNICIPAL SERVICING

- 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 servicing context — what is on the record

Schematic, not to scale. Positions are ordered by municipal address along Heritage Road, not surveyed.



NO SANITARY OR WATER CONNECTION POINT IS PLOTTED, because none has been confirmed. Brampton Development Engineering has advised that water may front Heritage Rd, that there is no storm sewer, and that sanitary is most likely unavailable. Adjacent registered residential is serviced under its own subdivision agreements; those services are sized and allocated for those lots and do not confer a right of connection on this parcel. 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.

What is confirmed

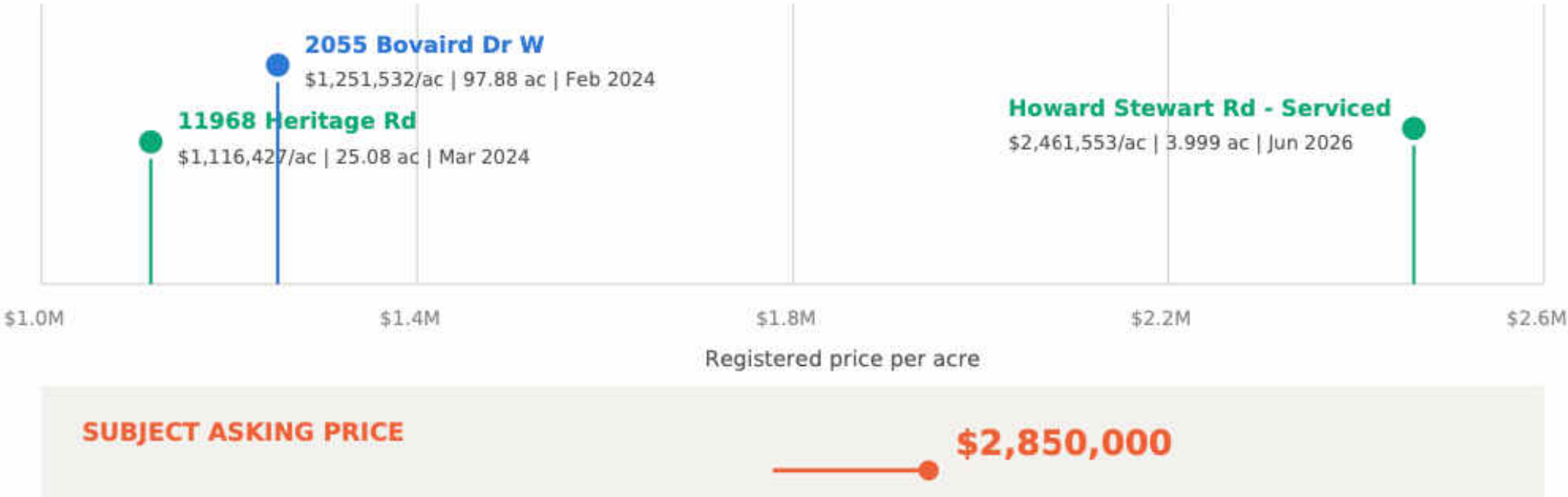
- The Bram West Secondary Plan requires development to proceed **only with full municipal services** — piped water, sanitary and stormwater.
- Registered residential immediately south at Heritage & Steeles — **Rosemont Grove and Riverview Heights** — is serviced. Municipal infrastructure is physically close.
- The **Peel Heritage Rd watermain Class EA completed 18 August 2022**, expressly to serve Bram West development lands.
- The subject is on **private well and septic** today, with no storm sewer.

How to close it

- **Written Peel servicing enquiry** for the subject frontage — availability, distance and capacity. No cost. This is the only answer an engineer will underwrite.
- **Functional servicing reports** filed with 8331 Heritage Rd (OZS-2024-0031) and 8799 Heritage Rd (PRE-2022-0172) — both identify connection points and invert levels for this stretch.
- **Riverview Heights subdivision engineering drawings** — the as-built services immediately south.
- **CVC Solicitor / Realtor property information request** — confirms the regulated-area extent.

COMPARABLE SALES

Registered sales provide context across future-development and serviced land



Comparable details shown for site and transaction context.

The registered sales

11968 Heritage Rd

25.08 ac; sold March 6, 2024 for \$28,000,000; \$1,116,427 per acre.

2055 Bovaird Dr W

97.88 ac; sold February 22, 2024 for \$122,500,000; \$1,251,532 per acre.

Howard Stewart Rd

3.999 ac; sold June 15, 2026 for \$9,843,750; \$2,461,553 per acre; serviced and entitled.

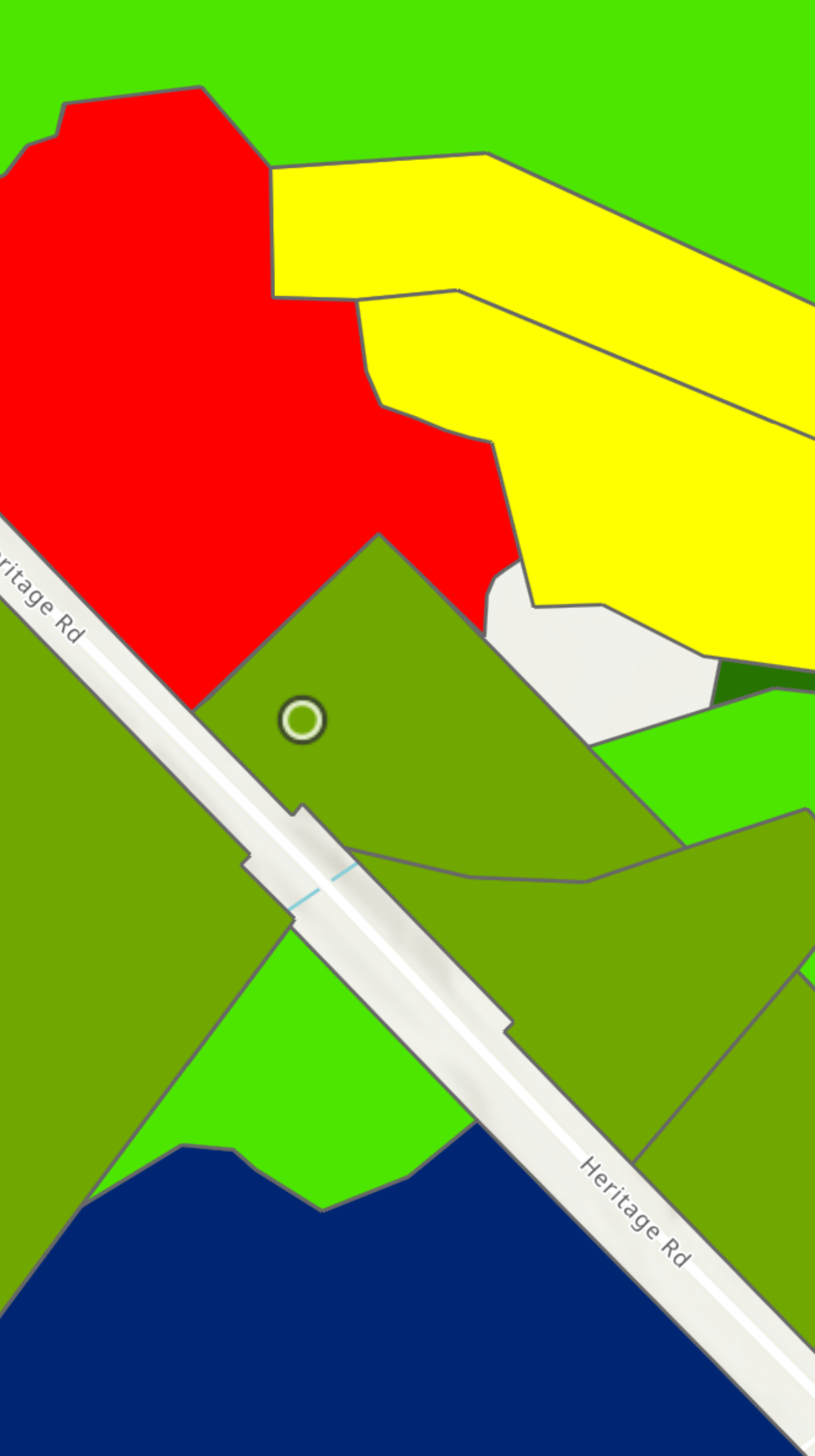
Howard Stewart Road is shown as a separate serviced reference tier.

How the sites compare

The Heritage Road and Bovaird sales provide future-development land evidence. Howard Stewart Road is a serviced block in a registered plan, approximately 2.5 km from the subject in the same secondary plan.

Where that leaves the opportunity

The sales demonstrate active buyer interest across the west Brampton land market. The subject offers a 2.709-acre Neighbourhood Commercial opportunity near established residential and employment growth.



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



Property Photos



Property Photos



Our Land *Expert*



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