



Agenda
Planning & Development Committee
The Corporation of the City of Brampton

Date: Monday, February 12, 2024
Time: 7:00 p.m.
Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall
Members: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:
Gagandeep Jaswal, Legislative Coordinator, Telephone 905.874.2116, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Consent Motion

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

To Permit: A faith-based community teaching centre at 8627 Mississauga Road.

Location: 8627 Mississauga Road

Staff: Marco Gerolini, Planner, Development Services

Recommendation

5.2 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc., Glen Schnarr & Associates Inc., 0 Countryside Drive, Ward 10, File: OZS-2023-0023 & 21T-23006B

To Permit: A residential development consisting of 81 single-detached units, 36 semi-detached units, 71 street townhouses, and 17 dual frontage townhouse units. A small portion of a future school block and Natural Heritage System (NHS) is also included in the Plan.

Location: 0 Countryside Drive

Staff: Samantha Dela Pena, Planner, Development Services

Recommendation

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B

To Facilitate: A mixed-use development consisting of 5 buildings and 7 towers.

Location: Northwest Corner of Bovaird Drive West and Creditview Road (0 Lagerfeld Drive)

Staff: Arjun Singh, Planner, Development Services

Recommendation

6. **Public Delegations (5 minutes maximum)**

7. **Staff Presentations and Planning Reports**

- 7.1 Staff Report re: City-Initiated By-Law - Right of Entry for Maintenance

Staff: Noel Cubacub, Planner, Development Services

Recommendation

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-0006

To Permit: An eight (8) storey residential apartment building consisting of 82 dwelling units including a retail use at grade.

Location: 75 Clarence Street, Part Block A, Plan 521

Staff: Harsh Padhya, Planner, Development Services

Recommendation

8. **Committee Minutes**

- 8.1 Brampton Heritage Board - Summary of Recommendations - January 30, 2024

To be received

Note: This item will be distributed prior to the meeting.

9. **Other Business/New Business**

9.1 Staff Report re: Illegal Development and Land Use Related to Truck, Trailer, and Container Storage

Staff: Peter Bryson, Acting Director, Enforcement and By-law Services

Recommendation

9.2 Streamlining the Administrative Subdivision Assumption Process

Staff: Luciano Totino, Manager, Development Construction

Recommendation

10. Referred/Deferred Matters

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

11. Correspondence

11.1 Correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated January 22, 2024, re CVC Final Report on the Conservation Authorities Act Transition Period

To be received.

12. Councillor Question Period

13. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Note: A separate package regarding this agenda item is provided to Members of Council and senior staff only.

15. Adjournment

Next Regular Meeting: Monday, March 18, 2024 at 1:00 p.m.

Date: 2024-01-15

File: OZS-2023-0037

Subject: **Information Presentation – Application to Amend the Zoning By-Law**
To permit a faith-based community teaching centre at 8627 Mississauga Road.
Meridian Planning Consultants on behalf of Darul Imaan Institute
8627 Mississauga Road
Ward 4

Contact: Marco Gerolini, Development Planner III, Development Services & Design

Mana Zavalat, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2024-032

Recommendations:

1. That the presentation from Marco Gerolini, Development Planner III, Development Services and Design to the Planning and Development Committee Meeting of February 12th, 2024, re: **Application to Amend the Zoning Bylaw, Meridian Planning Consultants on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4**, be received.

Attachments:

- OZS-2023-0037_Statutory Public Meeting Presentation

Public Information Meeting

APPLICATION TO AMEND THE ZONING BY-LAW

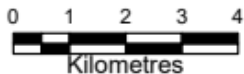
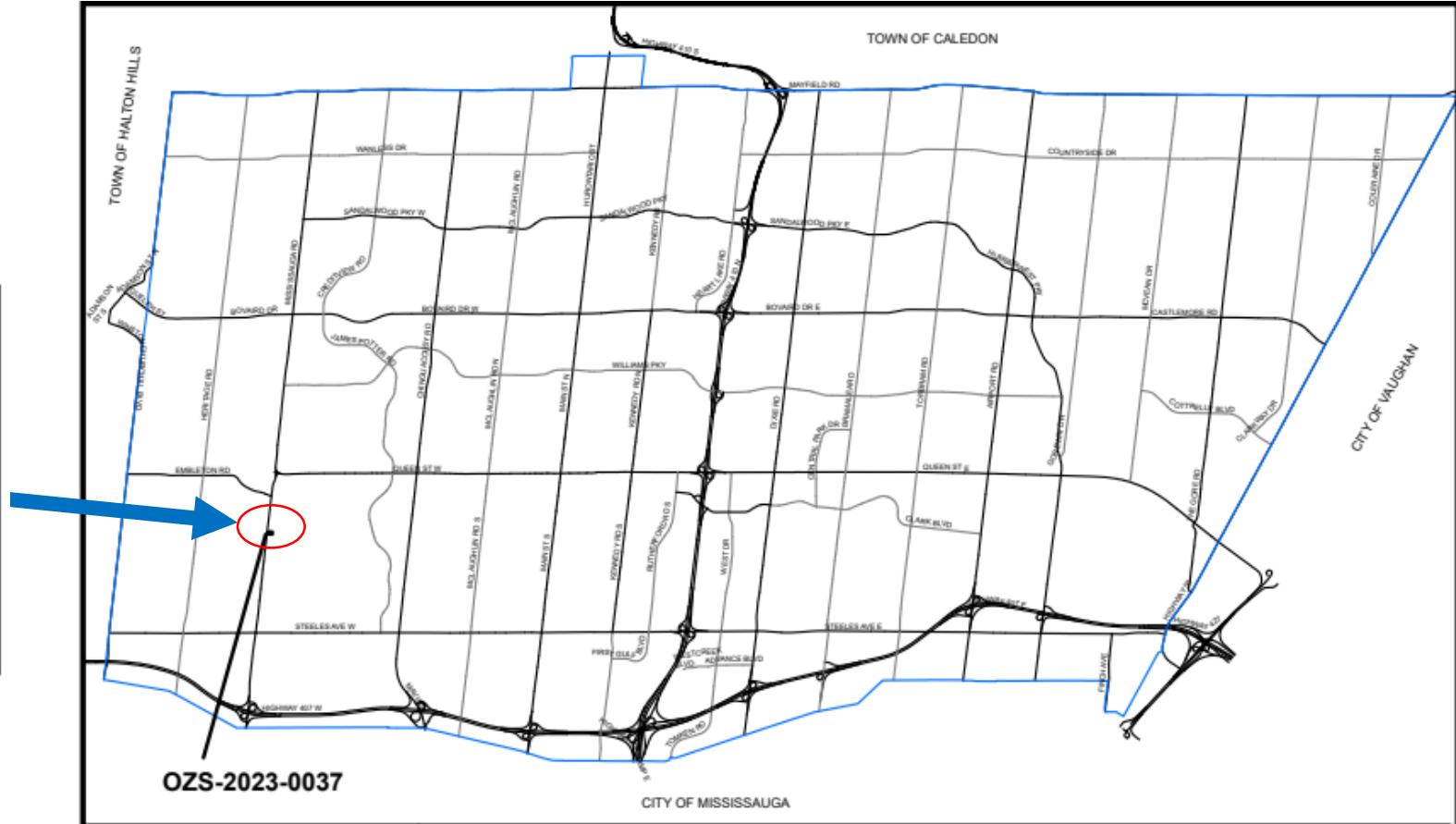
To facilitate the development of a Faith-Based Community Teaching Centre

8627 Mississauga Road
City of Brampton File: OZS-2023-0037

Application by:
MERIDIAN PLANNING CONSULTANTS on behalf of **DARUL IMAAN INSTITUTE**

WARD 4
REGIONAL COUNCILLOR: DENNIS KEENAN
REGIONAL COUNCILLOR: MARTIN MEDEIROS

LOCATION OF SUBJECT PROPERTY



CITY FILE: OZS-2023-0037
PUBLIC MEETING: FEBRUARY 12, 2024



AREA CONTEXT



North: A private driveway, beyond which are single detached residential dwellings;

East: Lionhead Golf Club and Conference Centre

South: Single Detached Residential Dwellings


West: Mississauga Road, beyond which are lands for future development

- | | | |
|--|---|---|
|  Agricultural |  Open Space |  City Limit |
|  Commercial |  Residential |  Subject Lands |



SITE CONTEXT



 Subject Land

Site Photos



View from
Mississauga Road,
looking south



View from
Mississauga
Road, looking
West



View from
Mississauga
Road,
looking
North

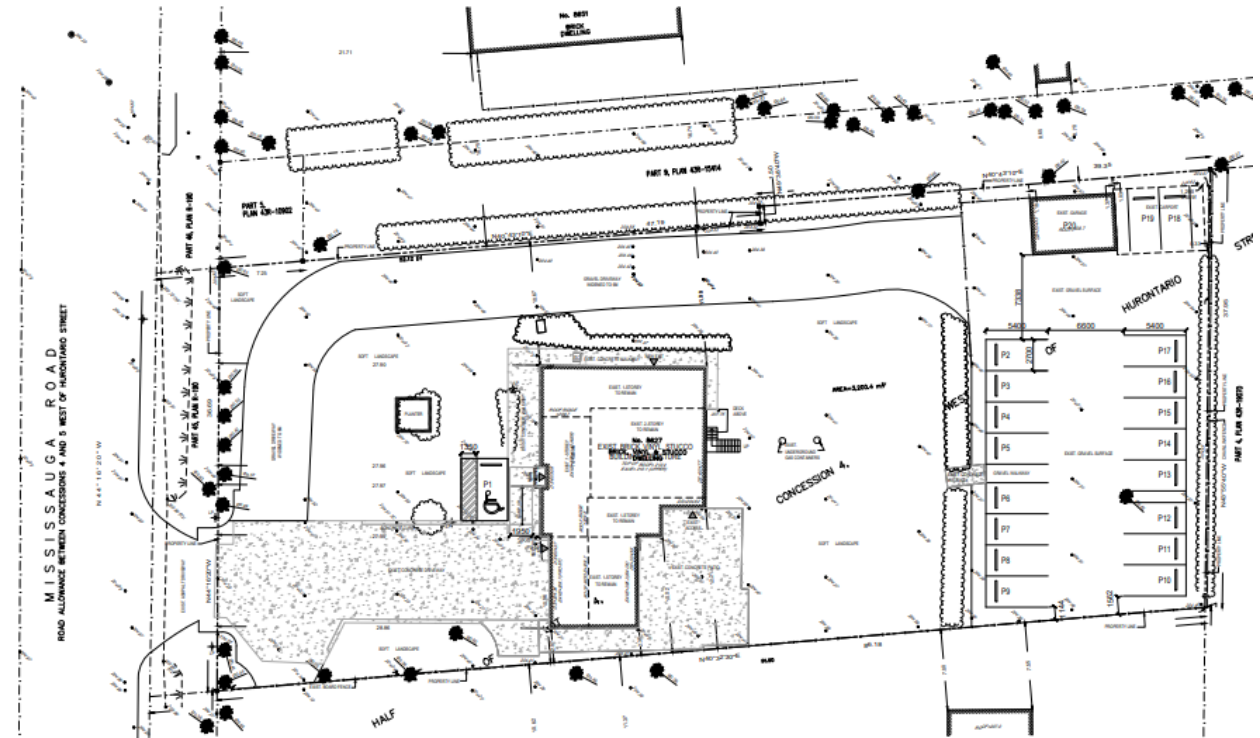


View of site.
Existing
structure, to
remain

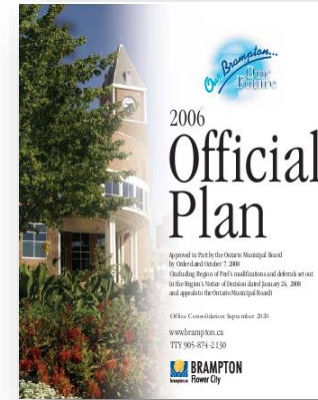
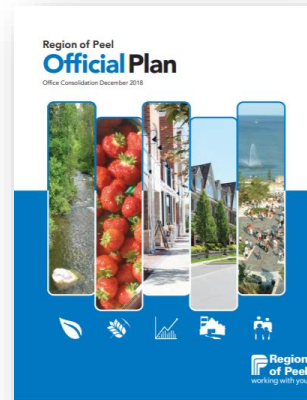
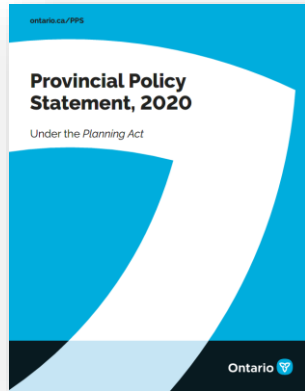
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

- To change the land use from “Agricultural” to “Institutional” in order to allow for a faith-based community teaching centre
- Existing residential dwelling to remain and adapted into new use
- Minor grading, landscaping, and new parking lot to be added in subsequent site plan application
- Existing access to remain from Mississauga Road



PLANNING FRAMEWORK SUMMARY



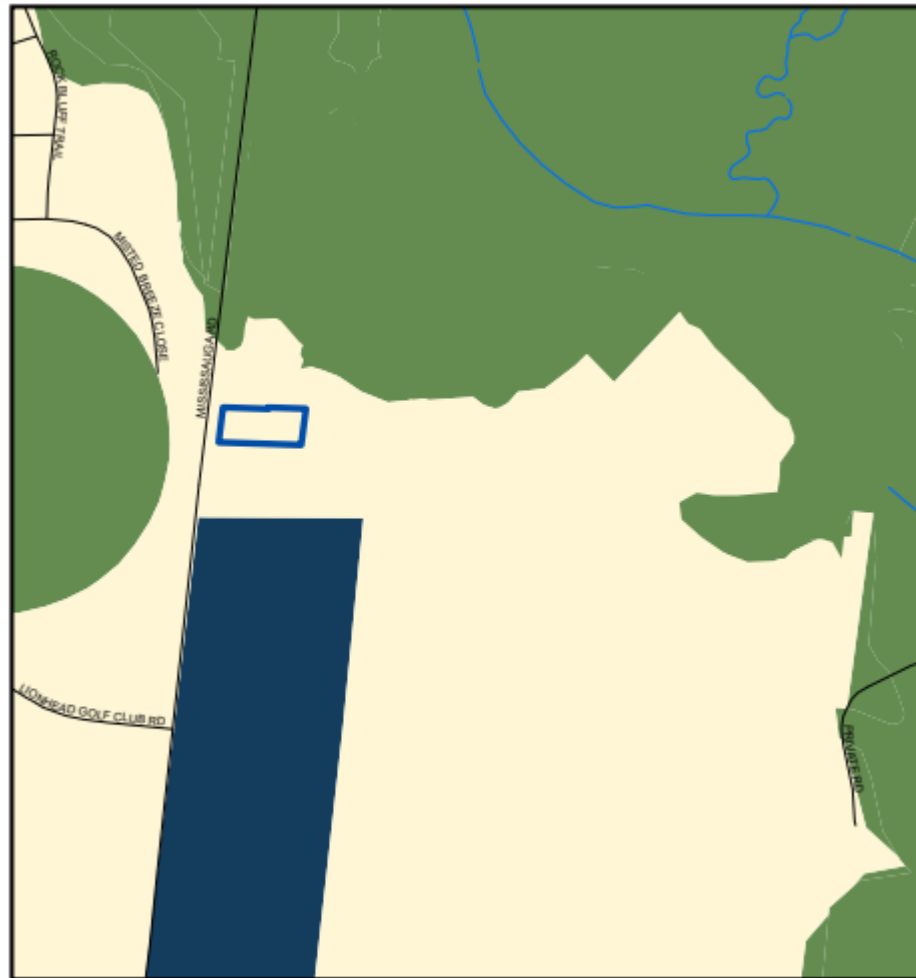
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



“Residential” on Schedule A – General Land Use Designations

- Permits predominately residential land uses
- Complementary commercial and institutional land uses are also permitted, such as: schools, libraries, daycares, community and recreation centres, health centres, etc.

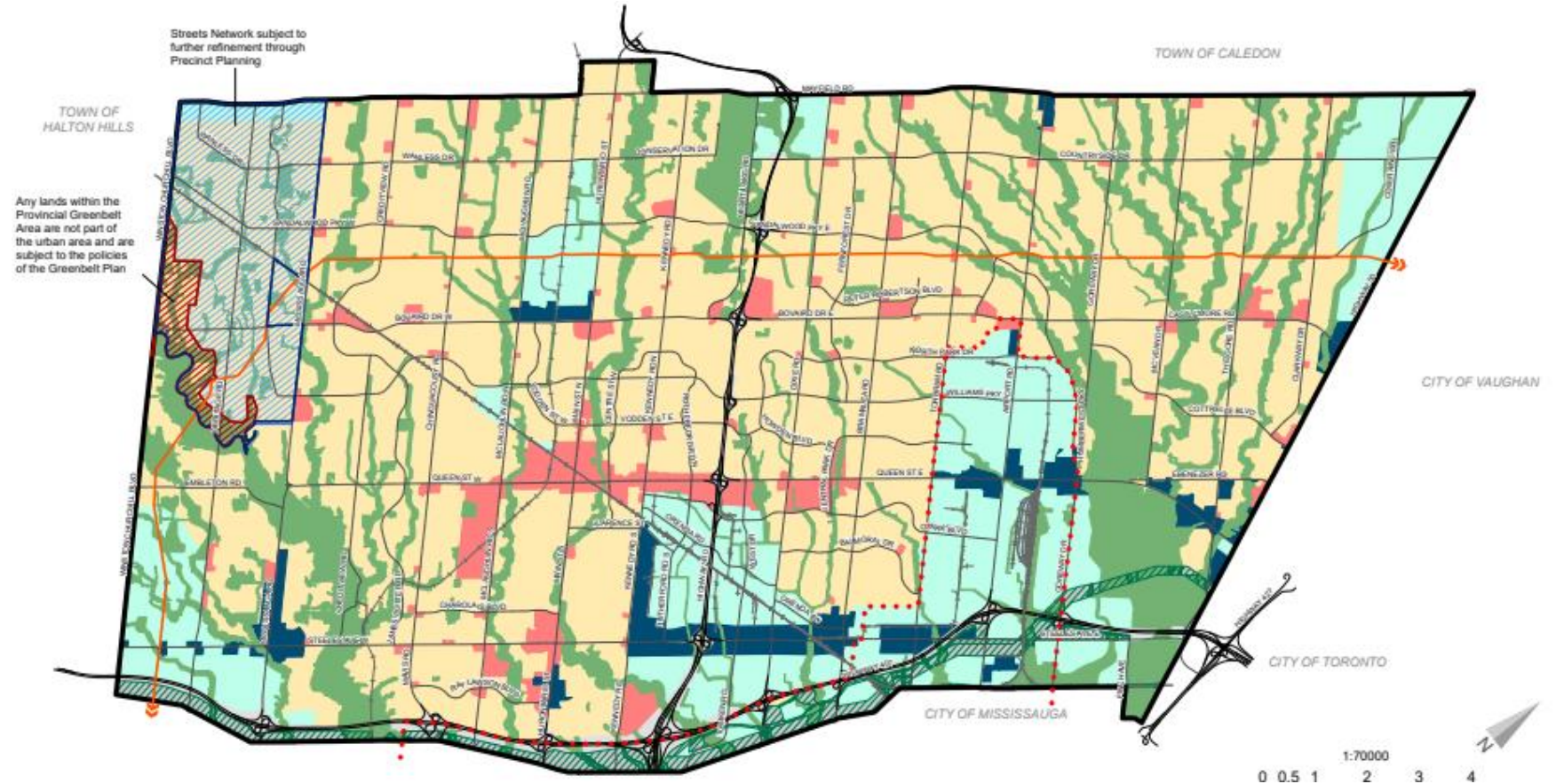
An Amendment to the Official Plan is therefore **not** required.



PLANNING CONTEXT: BRAMPTON PLAN 2023

Final Draft 2023 Official Plan:

- Designated 'Neighbourhoods' within Schedule 2 – Designations of the Brampton Plan
- Designated "Community Area" along a "Secondary Urban Boulevard" in Schedule 1A – City Structure



Designations

- Mixed Use
- Neighbourhoods
- Employment
- Mixed-Use Employment

- Natural Heritage System
- Parkway Belt West

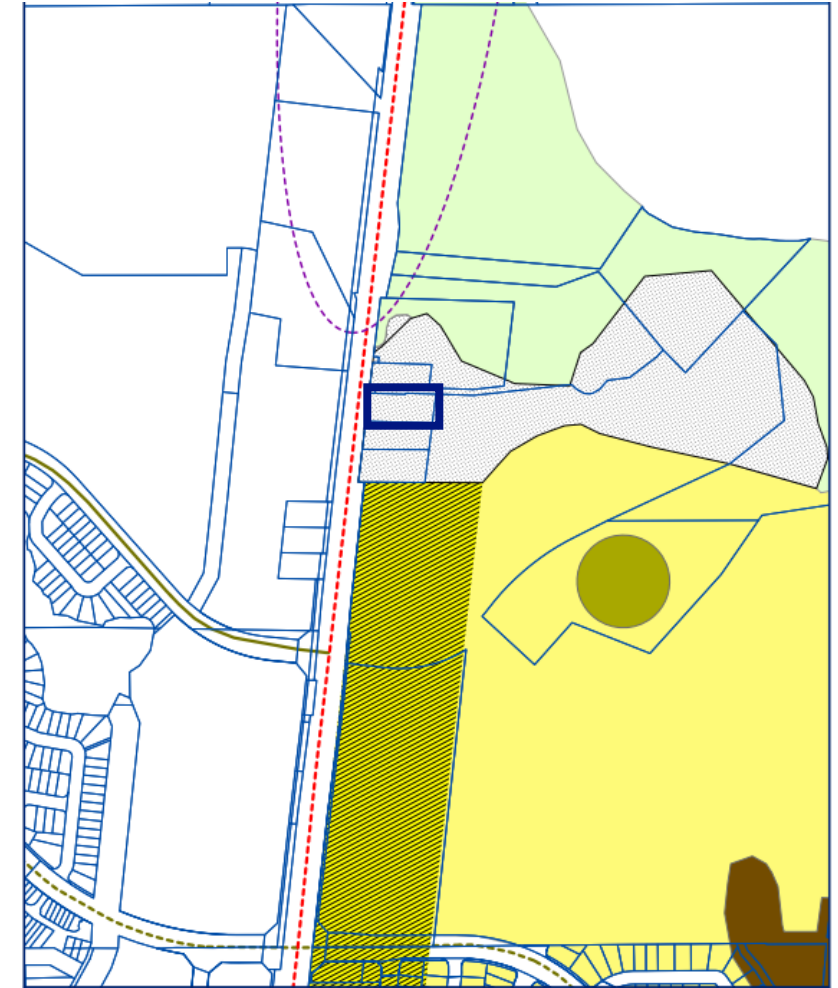
Overlays

- Lester B. Pearson International Airport (LBPIA) Operating Area
- Greenbelt Plan
- TransCanada Pipeline
- Heritage Heights Secondary Plan Area
- North West Brampton Development Area

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Bram West Secondary Plan

- **Land Use Designation:** “Executive Residential”
- Section 3.4.28.(ii) states that complementary uses shall also be permitted, such as :
 - Private educational facilities, libraries, daycares, etc.
- An amendment to the Secondary Plan is therefore **not** required to facilitate the proposed use;



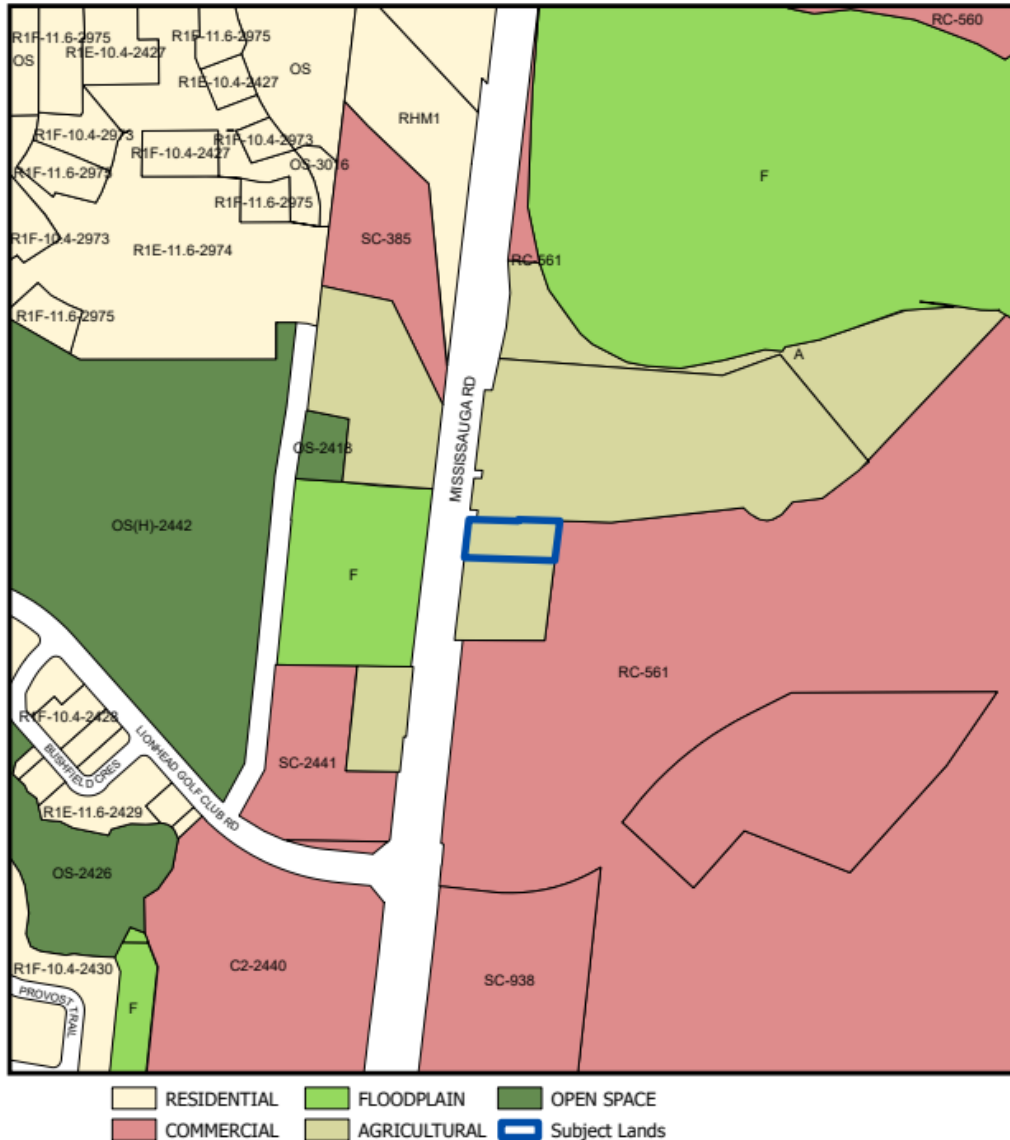
RESIDENTIAL	EMPLOYMENT	INSTITUTIONAL	OPEN SPACE	ROADS & INFRASTRUCTURE
EXECUTIVE RESIDENTIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	VALLEYLAND	MINOR COLLECTOR ROAD (23-26 METRES)
LOW / MEDIUM DENSITY	NEIGHBOURHOOD COMMERCIAL	SENIOR ELEMENTARY SCHOOL	CITY WIDE PARK	MAJOR COLLECTOR ROAD (26-30 METRES)
MEDIUM DENSITY	SERVICE COMMERCIAL	ELEMENTARY SCHOOL	NEIGHBOURHOOD PARK	MINOR ARTERIAL ROAD (36 METRES)
VILLAGE RESIDENTIAL	CONVENIENCE COMMERCIAL	PLACE OF WORSHIP	PARKETTE	MAJOR ARTERIAL ROAD (45-50 METRES)
HIGH DENSITY	HIGHWAY & SERVICE COMMERCIAL		CEMETERY	PROVINCIAL HIGHWAY
MIXED USE	SPECIALTY OFFICE AND SERVICE COMMERCIAL		OPEN SPACE	HYDRO ONE CORRIDOR
CHURCHVILLE HERITAGE CONSERVATION DISTRICT	OFFICE CENTRE		WOODLOT	RAILWAY
			SWM FACILITIES	HIGHWAY No. 407
				PRIMARY GATEWAY
				SECONDARY GATEWAY
				AMENDMENT BOUNDARY
				INTERCHANGE

CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Agricultural

Permits structures or buildings for the purpose of agricultural uses.

An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Institutional (I1) - XXXX	<ul style="list-style-type: none">• Permit a faith-based community teaching centre, day nursery, and accessory uses.• Minimum interior side yard setback of 2.36m• All other zone provisions of Institutional One (I1) zone.

KEY ISSUES / CONSIDERATIONS

- Providing appropriate landscape buffer for privacy of neighbouring residential uses
- Appropriateness of increased traffic for site due to existing use being of a residential tenure
- Utilizes existing underutilized residential dwelling with minor interior and exterior renovations/site alterations
- Provides accessibility to daycare/private school in residential area

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – Dec 21st 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

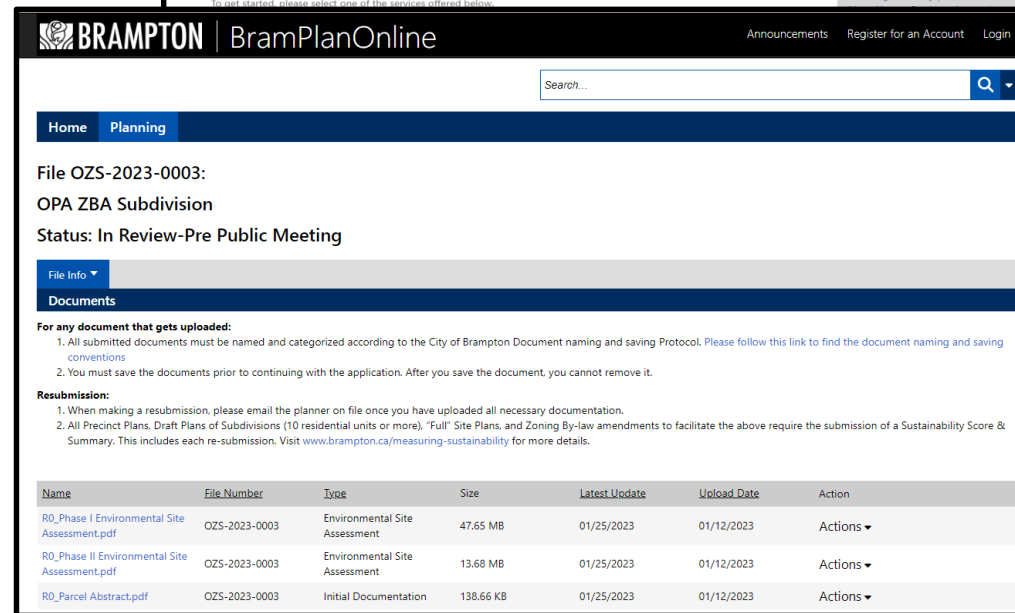
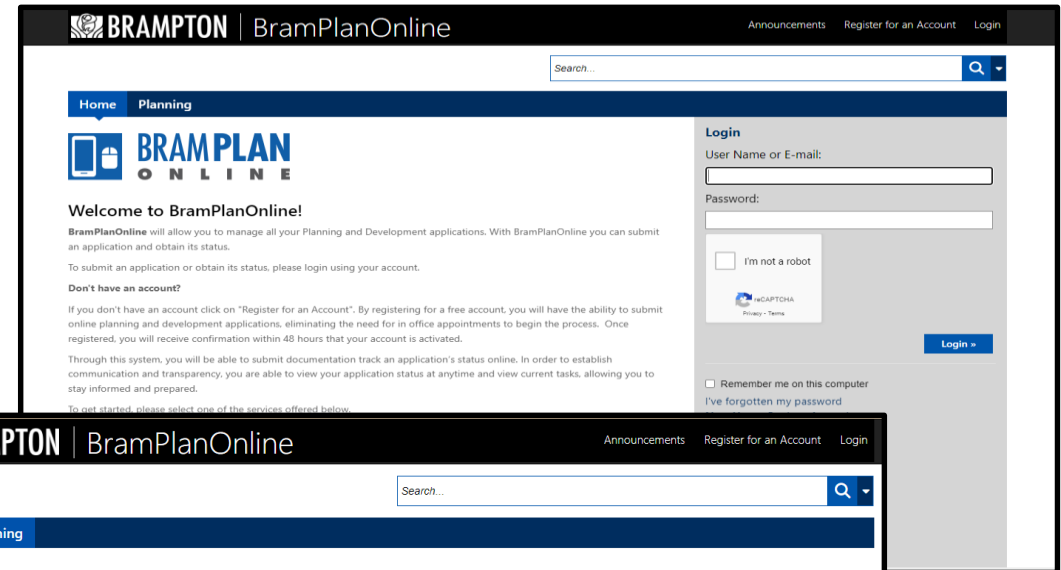
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0037**.
3. On the [OZS-2023-0037 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Marco Gerolini, MCIP, RPP
Development Planner III
City of Brampton
marco.gerolini@brampton.ca

- **Applicant information:**

Toula Theocharidis, MCIP, RPP
Meridian Planning Consultants
toula@meridian-vaughan.ca

Thank you!

Date: 2024-01-04

File: OZS-2023-0023 & 21T-23006B

Subject:

Information Presentation - Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision
To permit a residential development consisting of 81 single-detached units, 36 semi-detached units, 71 street townhouses, and 17 dual frontage townhouse units. A small portion of a future school block and Natural Heritage System (NHS) is also included in the Plan.

Royalcliff Homes Countryside Inc. - Glen Schnarr & Associates Inc.
0 Countryside Drive
Ward: 10

Contact:

Samantha Dela Pena, Development Planner, Development Services & Design
Ambrico, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2024-041

Recommendations:

1. That presentation from Samantha Dela Pena, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of February 12th, 2024, re: **Information Presentation - Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc. - Glen Schnarr & Associates Inc, 0 Countryside Drive, Ward 10, be received.**

Attachment:

- OZS-2023-0023 – Public Meeting Presentation

APPLICATION TO AMEND THE ZONING BY-LAW

To permit a development of a residential community with 205 residential units, an elementary school block, and a Natural Heritage System.

0 Countryside Drive

City of Brampton File: OZS-2023-0023

Application by:

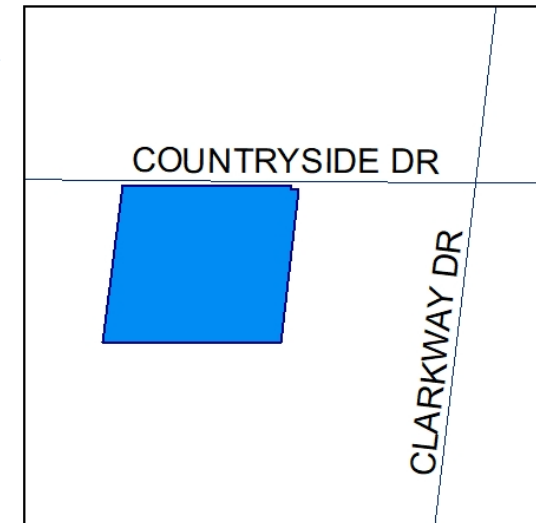
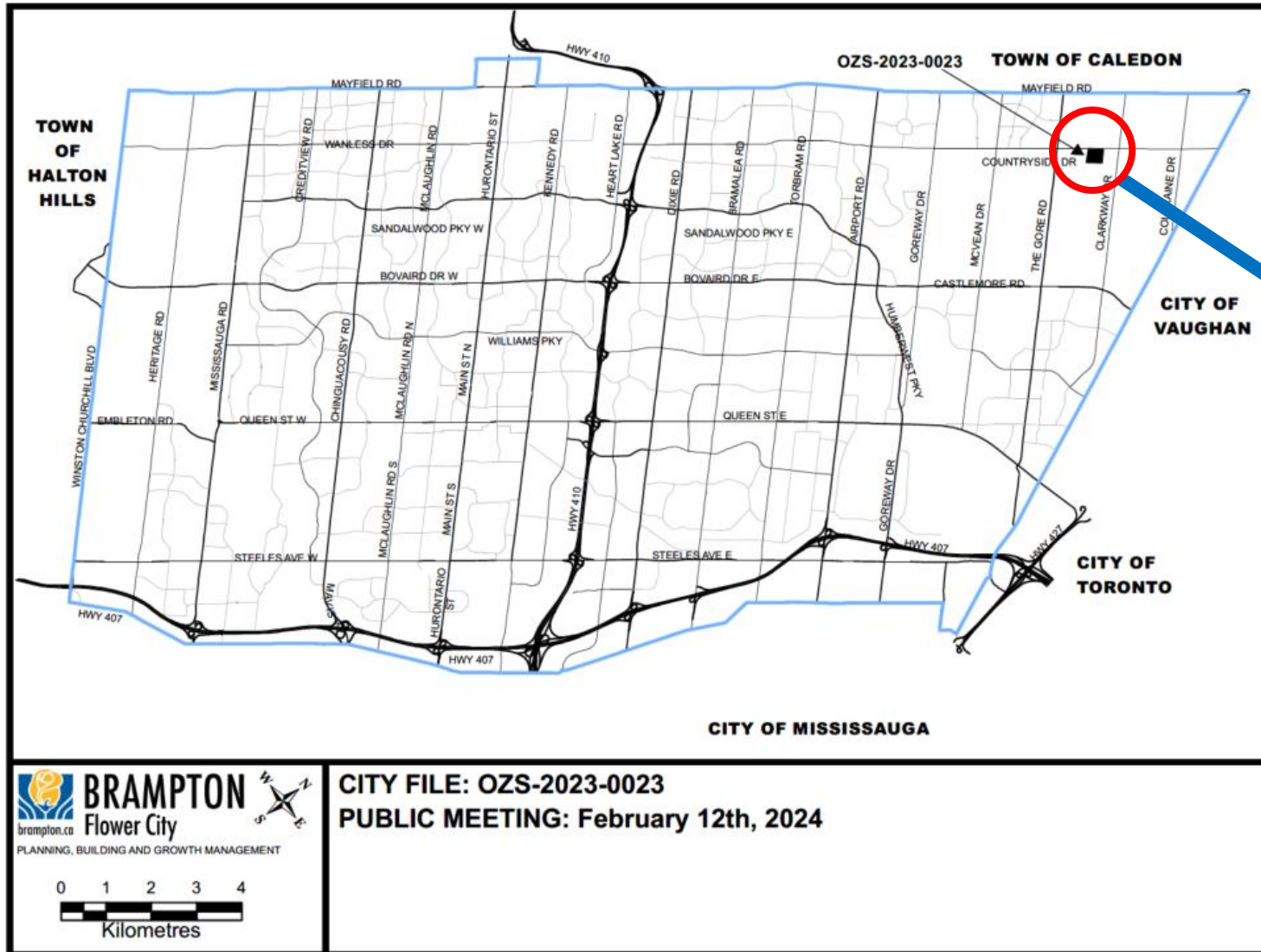
GLEN SCHNARR & ASSOCIATES INC. on behalf of ROAYLCLIFF HOMES COUNTRYSIDE INC.


WARD : 10


REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR: HAKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



**BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT



0 1 2 3 4
Kilometres

CITY FILE: OZS-2023-0023
PUBLIC MEETING: February 12th, 2024

AREA CONTEXT



North: Countryside Drive, beyond which are agricultural uses and single detached residential dwellings;

South: Agricultural uses;

East: Agricultural uses; and,

West: Agricultural uses and single detached residential dwellings.

Legend

-  SUBJECT LAND
-  Industrial
-  Residential
-  Agricultural
-  Institutional
-  Utility
-  Commercial
-  Open Space



Aerial Photo



Site Photos



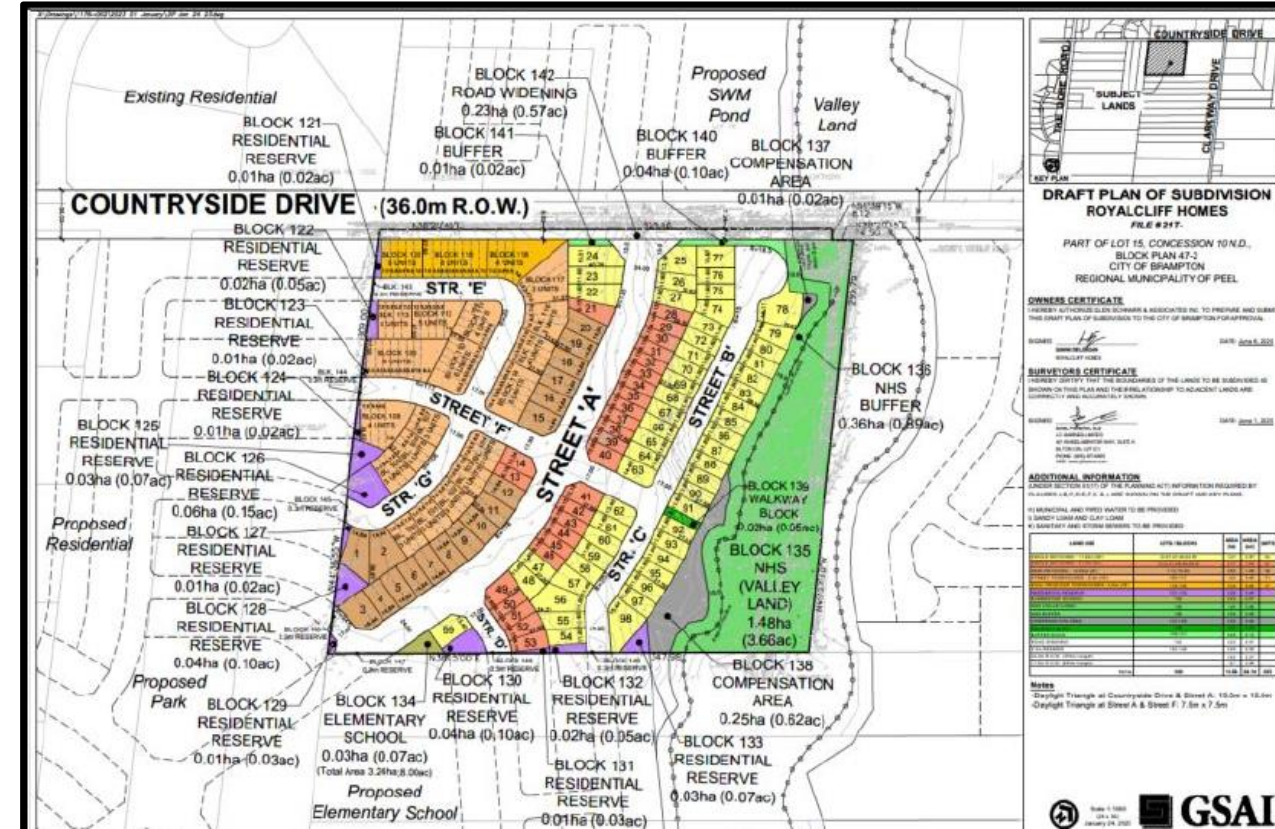
Views of Subject Property looking south, from Countryside Drive

DEVELOPMENT PROPOSAL

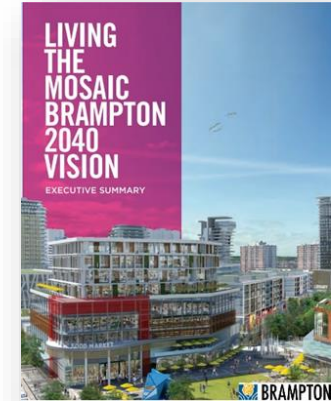
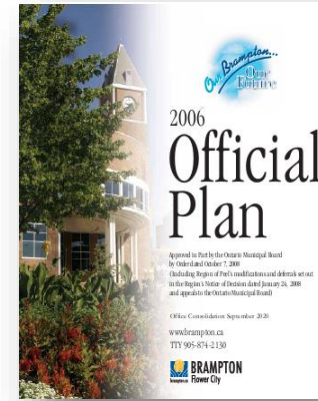
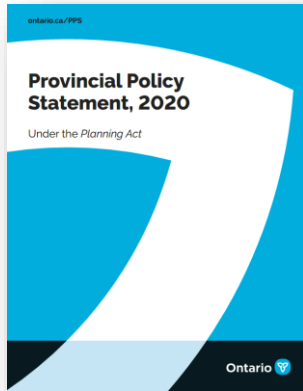
An Application to Amend the Zoning By-law and a Draft Plan of Subdivision:

To facilitate the site development of 10.58 Hectares (26.14 acres) with:

- A total of 205 residential units consisting of:
 - 81 single-detached units
 - 36 semi-detached units
 - 71 street townhouse units
 - 17 dual frontage townhouse units
- Small portion of land for a future school block
- Natural Heritage System (NHS)



PLANNING FRAMEWORK SUMMARY



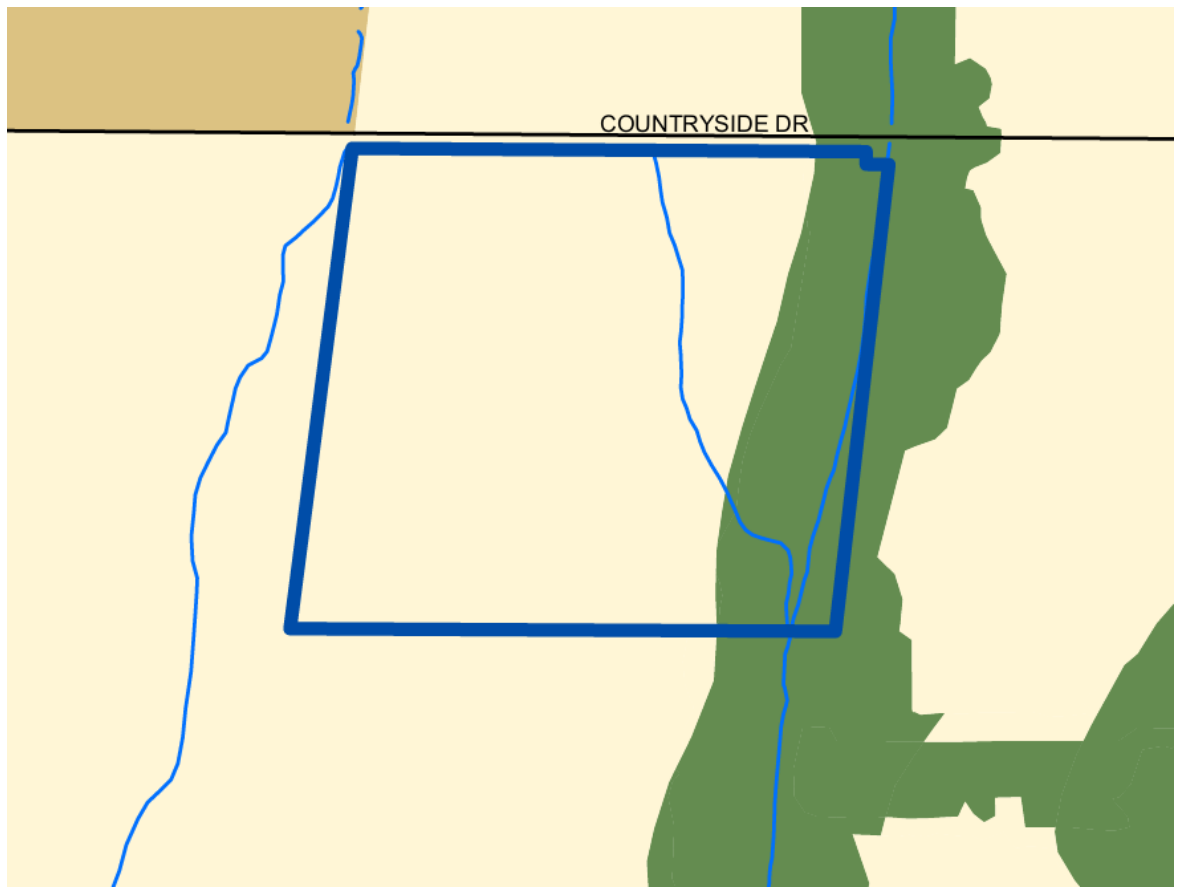
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- MAJOR WATERCOURSES
- ESTATE RESIDENTIAL
- RESIDENTIAL
- SPECIAL STUDY AREA
- OPENSOURCE, UTILITY/OPENSOURCE
- Subject Lands

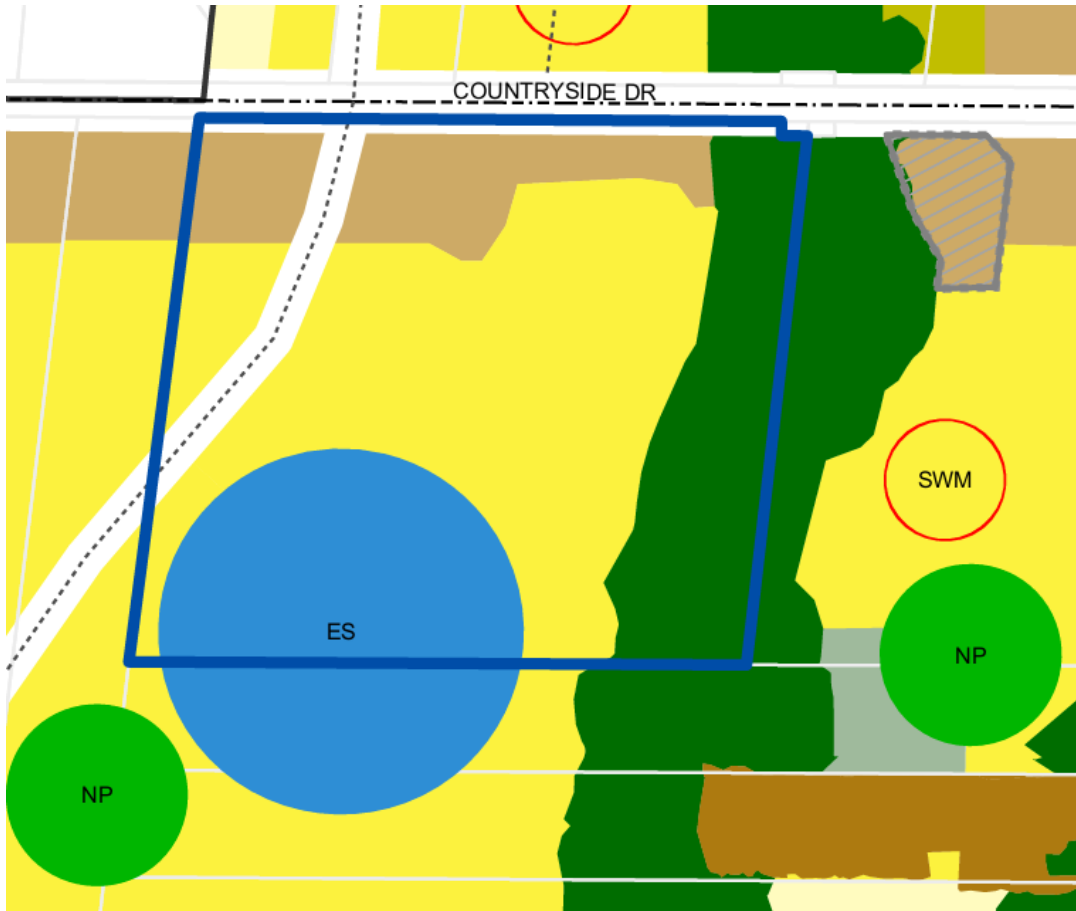
OP Land Use Designation: “Residential” & “Open Space” (Schedule A – General Land Use Designations)

The property is designated ‘Residential’ and ‘Open Space’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

An amendment to the Official Plan is **not** required for the proposed development.



CURRENT PLANNING CONTEXT: SECONDARY PLAN



Highway 427 Industrial Secondary Plan (Area 47)

Land Use Designations:

- Low Density Residential;
- Medium Density Residential;
- Elementary School; and
- Valleyland.

An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

COMMERCIAL

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- HIGHWAY & SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

EMPLOYMENT

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2
- PRESTIGE EMPLOYMENT
- MIXED EMPLOYMENT COMMERCIAL

INSTITUTIONAL

- SECONDARY SCHOOL
- FIRE STATION
- PLACE OF WORSHIP
- SPECIAL SITE AREA

ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- HIGHWAY
- RAILWAY

NATURAL HERITAGE SYSTEM

- CEMETERY
- FLOOD PLAIN
- SPECIAL SITE AREA
- UTILITY



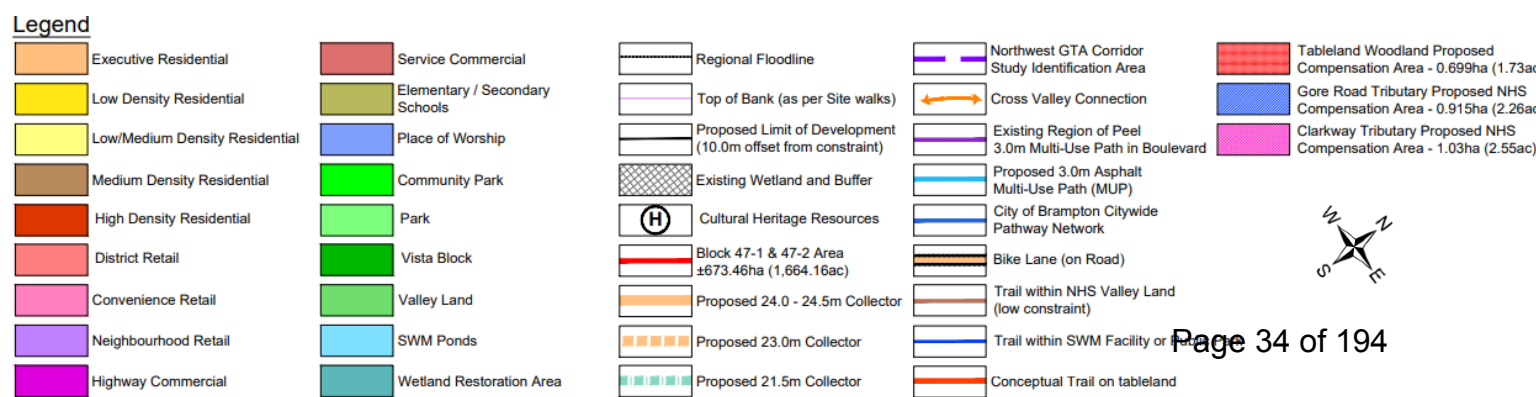
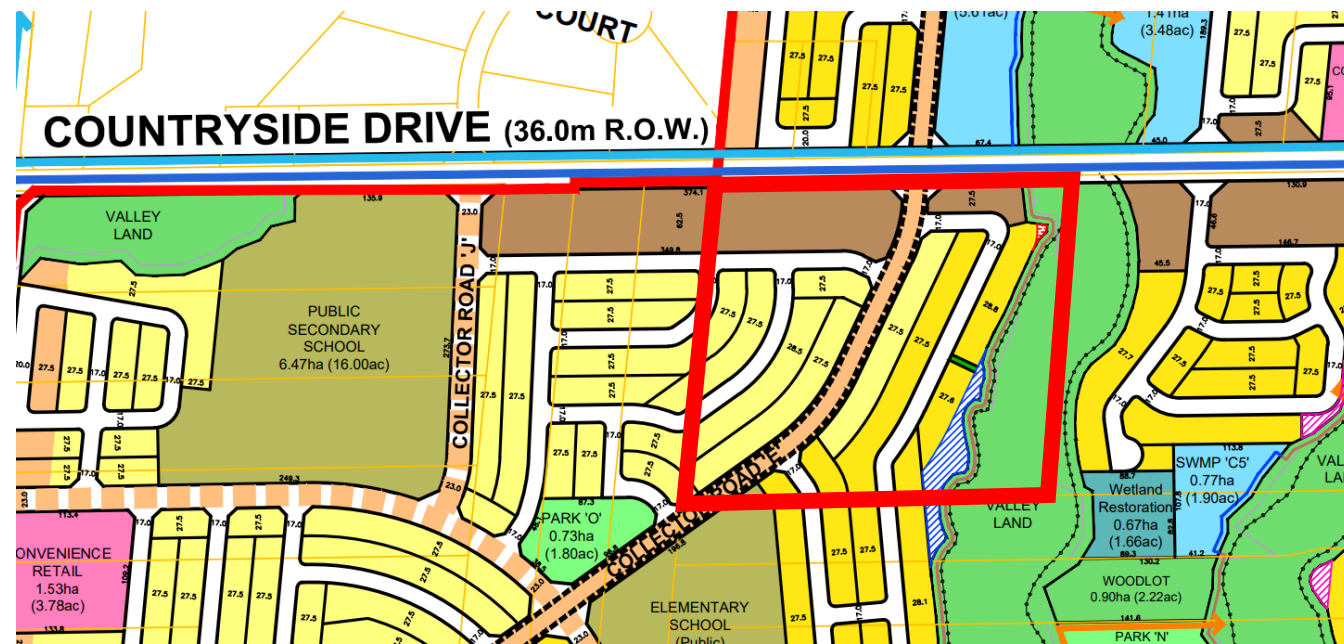
CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 47-1 & 47-2

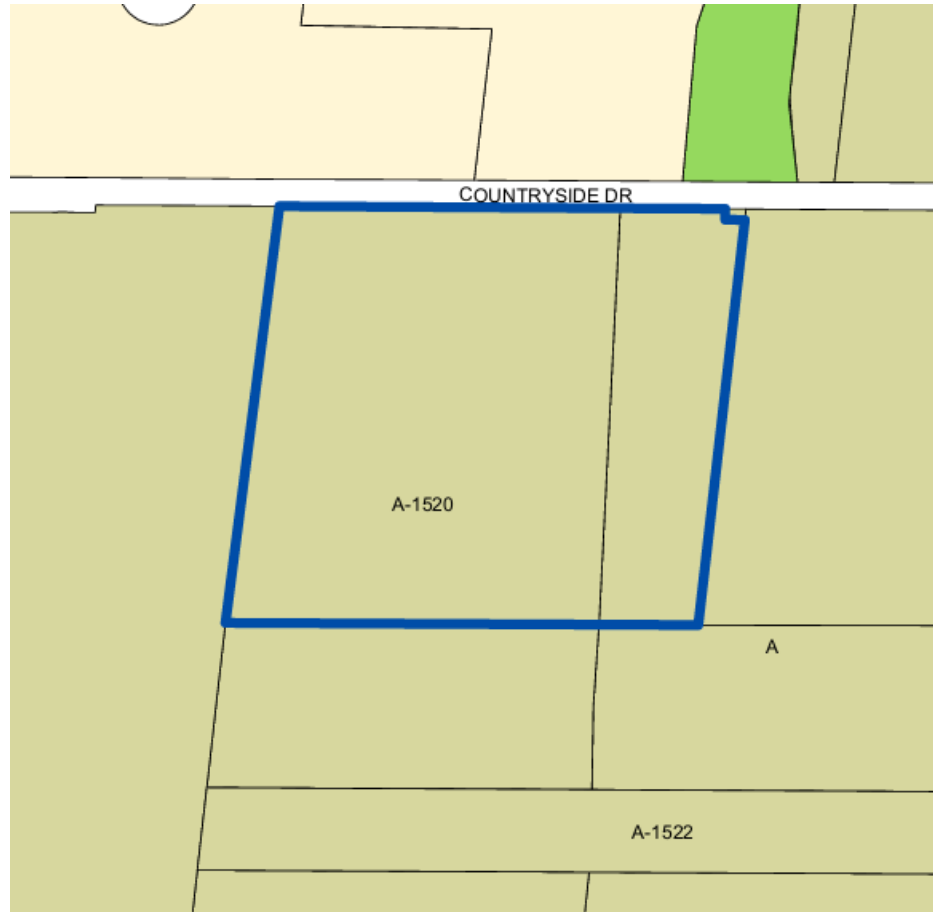
Land Use Designations:

- Low Density Residential;
- Low/Medium Density Residential;
- Medium Density Residential;
- Elementary School; and
- Valleyland

An amendment to the Block Plan is **not** required to facilitate the proposed uses.



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) & Agricultural Special Section 1520 (A-1520)

Agricultural (A) Land Use Permissions:

- Agricultural purposes
- A single detached dwelling
- Supportive Housing Residence
- Cemetery
- Animal hospital / kennel
- Home Occupation
- Accessory uses

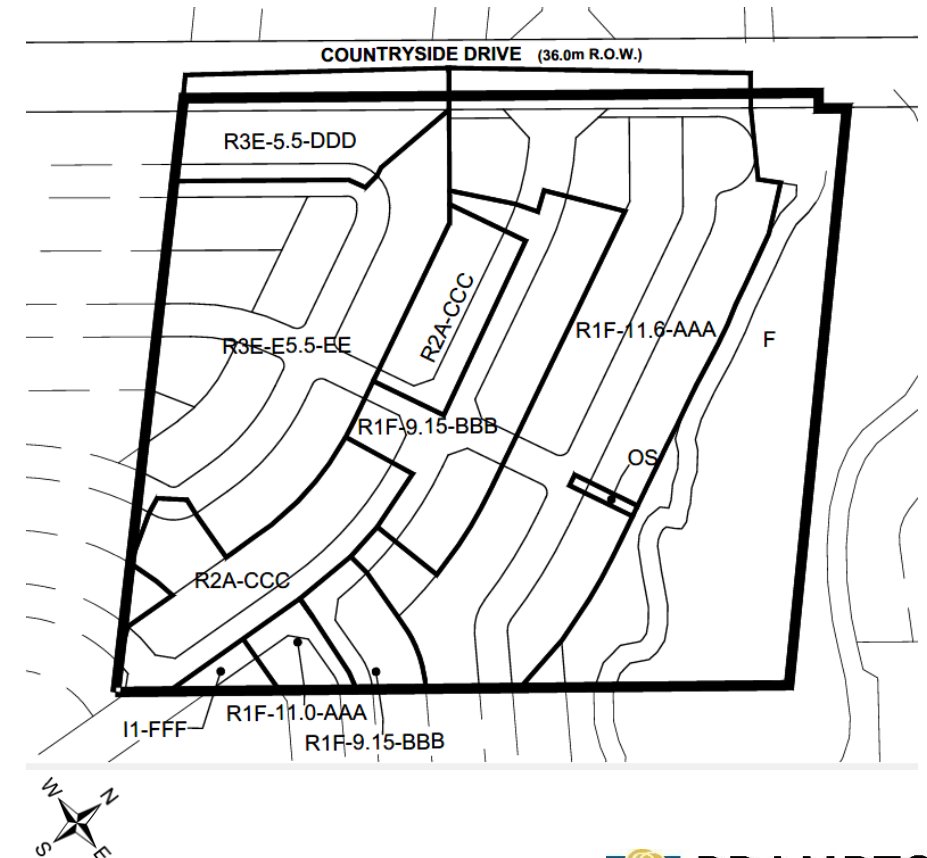
An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

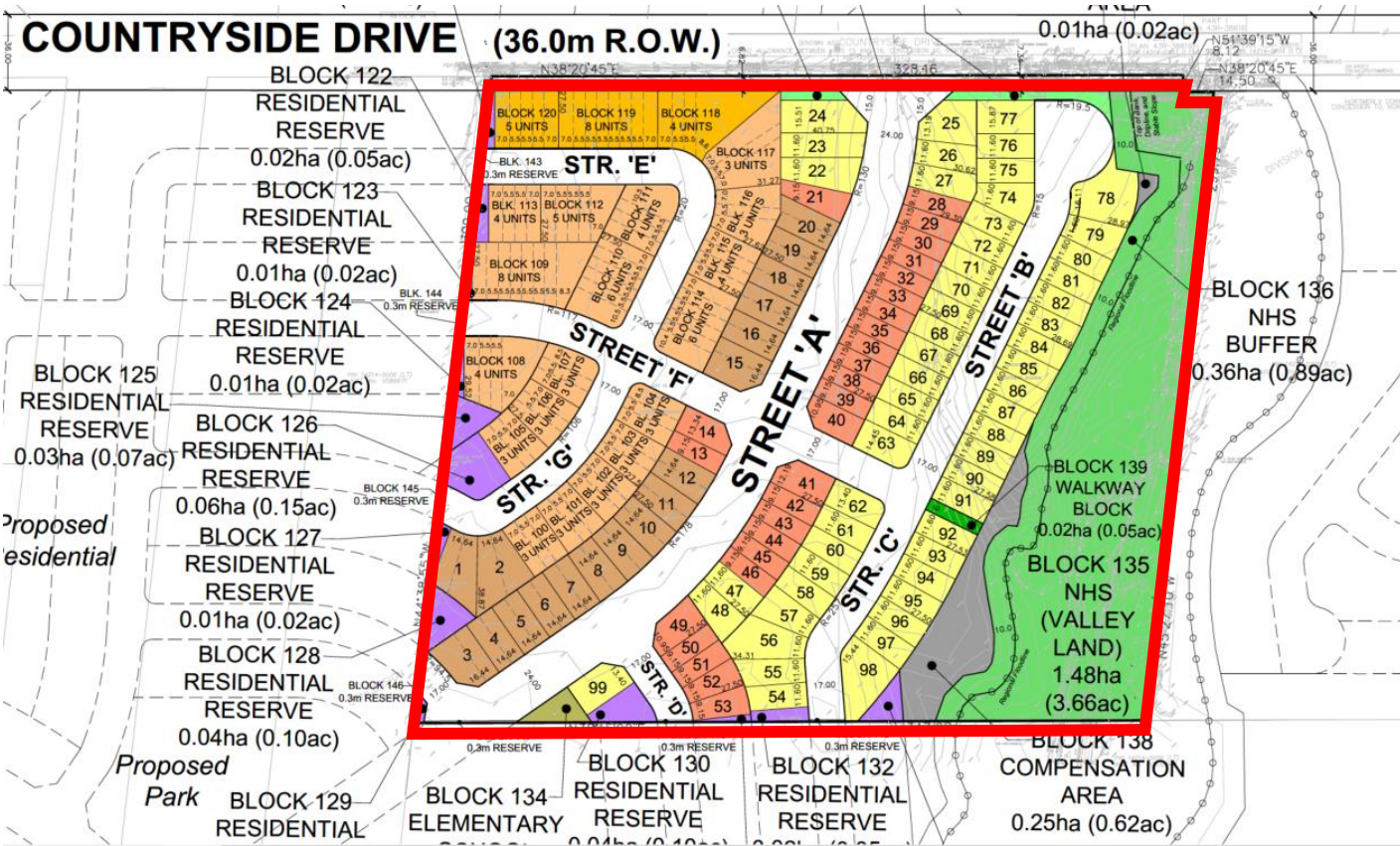
The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural (A)” and “Agricultural – Section 1520 (A-1520)” to Residential Single Detached, Residential Semi-Detached, Residential Townhouse, Institutional, Open Space, and Floodplain.

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL SINGLE DETACHED F – 11.6 – SECTION AAA (R1F – 11.6 – AAA)	<ul style="list-style-type: none"> Single Detached Residential with frontages ranging from XX to XX
RESIDENTIAL SIGNLE DETACHED F – 9.15 – SECTION BBB (R1F – 9.15 – BBB)	
RESIDENTIAL SEMI-DETACHED – SECTION CCC (R2A – CCC)	<ul style="list-style-type: none"> Residential Semi-Detached Units
RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION DDD (R3E – 5.5 – DDD)	<ul style="list-style-type: none"> Residential Townhouses
RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION EEE (R3E – 5.5 – EEE)	
INSTITUTIONAL ONE I1 (I1 – FFF)	<ul style="list-style-type: none"> Elementary School
OPEN SPACE (OS)	
FLOODPLAIN (F)	



KEY ISSUES / CONSIDERATIONS

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Potential impacts to the existing community.
- Opportunities to achieve a higher sustainability score from the current Bronze score.
- Spine Servicing Agreement for Block 47-2



LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED - 11.60m (38')	22-27,47,48,54-99	2.01	4.97	54
SINGLE DETACHED - 9.15m (30')	13,14,21,28-46,49-53	0.77	1.90	27
SEMI DETACHED - 14.64m (48')	1-12,15-20	0.80	1.98	36
STREET TOWNHOUSES - 5.5m (18')	100-117	1.43	3.53	71
DUAL FRONTAGE TOWNHOUSES - 5.5m (18')	118-120	0.33	0.82	17
RESIDENTIAL RESERVE	121-133	0.28	0.69	
ELEMENTARY SCHOOL	134	0.03	0.07	
NHS (VALLEY LAND)	135	1.48	3.66	
NHS BUFFER	136	0.36	0.89	
COMPENSATION AREA	137,138	0.26	0.64	
WALKWAY BLOCK	139	0.02	0.05	
BUFFER BLOCK	140,141	0.05	0.12	
ROAD WIDENING	142	0.23	0.57	
0.3m RESERVE	143-149	0.00	0.00	
24.0m R.O.W - (375m Length)		0.92	2.27	
17.0m R.O.W - (892m Length)		1.61	3.98	
TOTAL	149	10.58	26.14	205

Subject Lands



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application - November 24th, 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

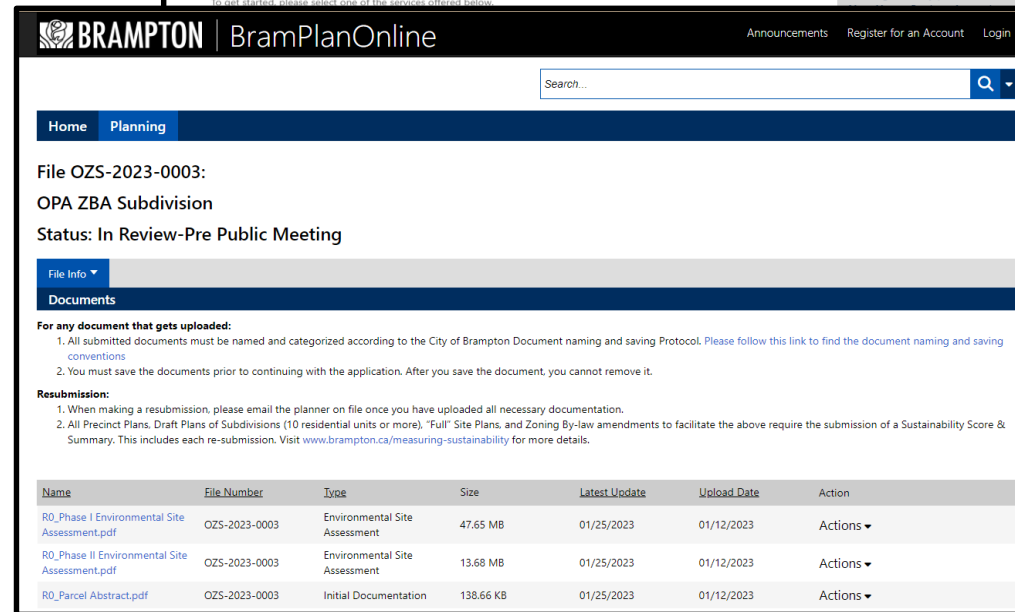
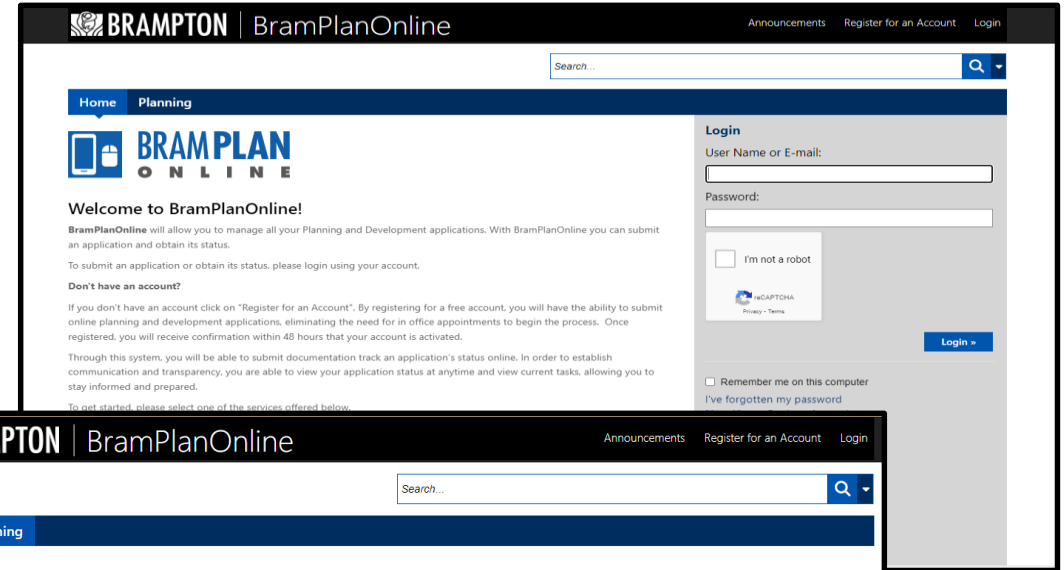
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0023**.
3. On the [OZS-2023-0023 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Samantha Dela Pena
Development Planner
City of Brampton
Samantha.DelaPena@Brampton.ca

- **Applicant information:**

Mark Condello
Glen Schnarr & Associates Inc. (GSAI)
markc@gsai.ca

Thank you!

Date: 2024-01-17

File: OZS-2023-0039 & 21T-23009B

Subject: **Information Presentation – Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision**
To facilitate a mixed-use development consisting of 5 buildings and 7 towers.
MHBC Planning on behalf of Bovaird West Holdings Inc.
Northwest Corner of Bovaird Drive West and Creditview Road (0 Lagerfeld Drive)
Ward 6

Contact: Arjun Singh, Development Planner, Development Services & Design
Mana Zavalat, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2024-072

Recommendations:

1. That the presentation from Arjun Singh, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of February 12th, 2024, re: **Application to Amend the Zoning Bylaw and for a Draft Plan of Subdivision, MHBC Planning on behalf of Bovaird West Holdings Inc, Northwest Corner of Bovaird Drive West and Creditview Road (0 Lagerfeld Drive), Ward 6**, be received.

Attachment

- OZS-2023-0039 – Public Meeting Presentation

Public Information Meeting

APPLICATION TO AMEND THE ZONING BY-LAW & FOR A DRAFT PLAN OF SUBDIVISION

TO FACILITATE THE MIXED-USE DEVELOPMENT OF 5 BUILDINGS WITH 7 TOWERS

Northeast Corner of Bovaird Drive West and Creditview Road
City of Brampton file: OZS-2023-0039

Application by:

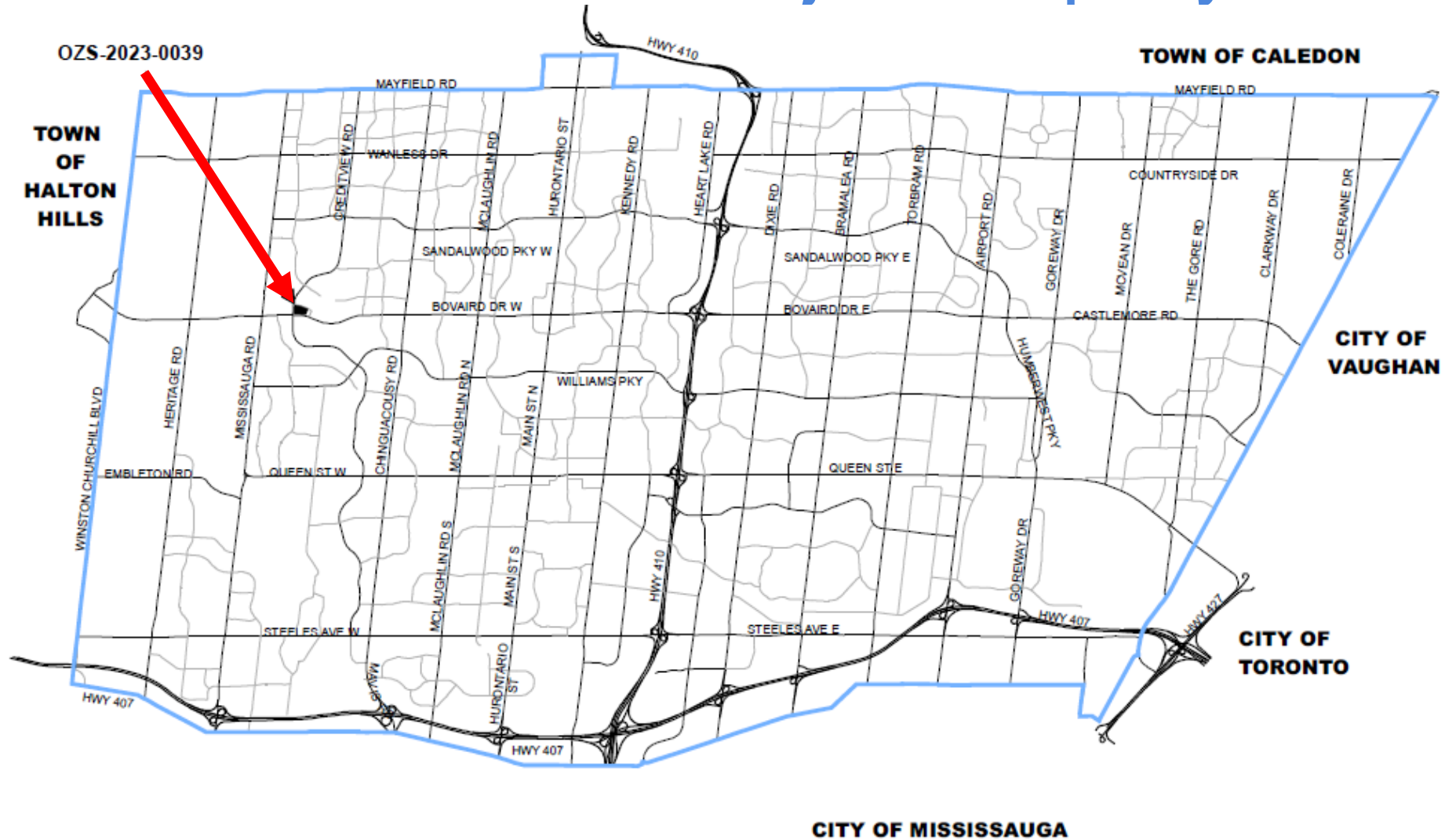
MHBC Planning on behalf of Bovaird West Holdings Inc.

WARD : 6

REGIONAL COUNCILLOR: MICHAEL PALLESCHI

REGIONAL COUNCILLOR: NAVJIT KAUR BRAR

Location of Subject Property



Area Context



North:

Lagerfeld Drive, and beyond are Mount Pleasant GO station lands, the rail corridor, and existing low and medium density residential.

South:

Bovaird Drive, and beyond are low and medium density residential in the form of semi-detached dwellings

East:

Vacant lands that are subject to a site plan application for high density residential development in the form of high-rise towers and mid-rise buildings

West:

Creditview Road, and beyond are vacant lands subject to a site plan application for commercial development

Agricultural

Open Space

City Limit

Commercial

Residential

Subject Lands

Institutional

Utility



Area Context



Site Photos



View of Site facing Northeast from the corner of Bovaird Drive West & Creditview Road



View of Site facing Northwest from the Corner of Bovaird Drive West and Ashby Field Road



View of Site facing Southeast from the Corner of Lagerfeld Drive & Creditview Road



View of Site facing South from Mount Pleasant GO (West Parking Lot)

Development Proposal

- Mixed-use development that would consist of a total of 5 buildings with 7 towers of varying heights ranging from 28 to 47 storeys
- 6 towers will be on 4 mixed-use podiums (Blocks A - C)
- 1 tower on a residential podium (Block D)
- A new public road oriented north - south (to be conveyed through the Draft Plan of Subdivision)
- A private road oriented east – west
- A privately owned public space (POPs) is proposed in the center of the development.



Development Proposal

The following are further details on the proposal:

- Total Unit Count: 2,801 units
 - 906 - 1 Bedroom
 - 729 - 1 Bedroom + Den
 - 721 - 2 Bedroom
 - 166 - 2 Bedroom + Den
 - 279 - 3 Bedroom
- Total Vehicular Parking: 2,204 spaces
- Total Bicycle Parking: 2,145 spaces
- Total POPs Area: 2,626 sq.m.
- Total FSI: 6.01
- Total Retail Gross Floor Area: 3,445 sq.m.

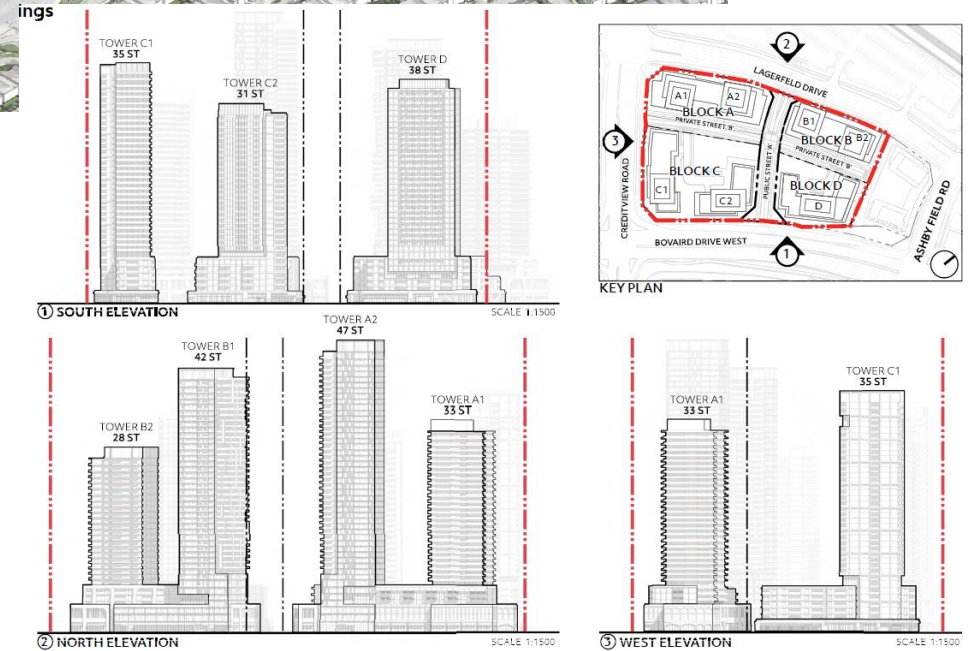
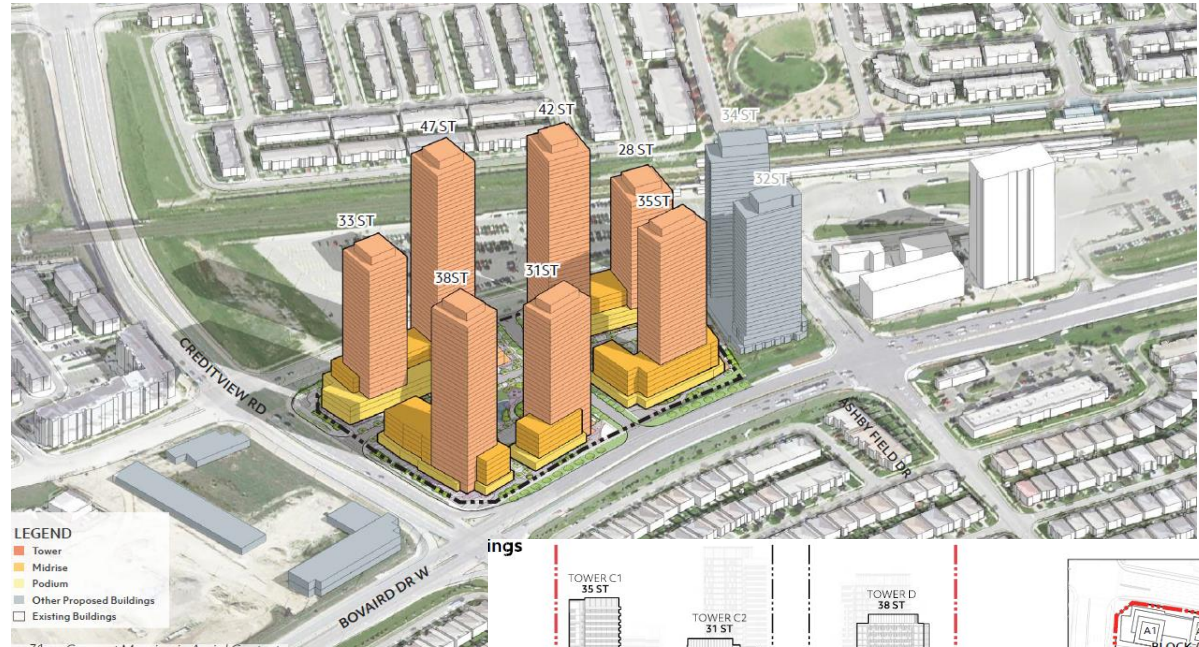
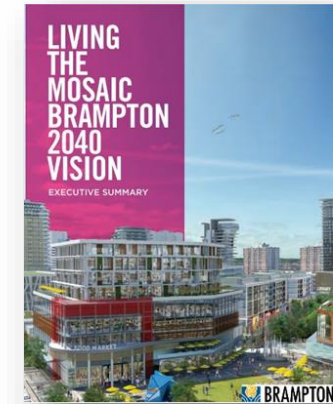
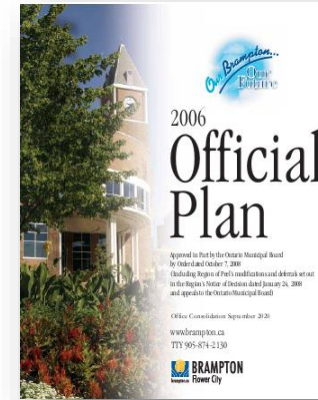
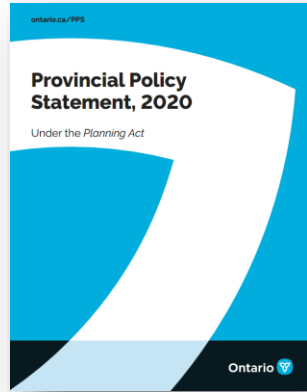


Figure 35. Built Form Elevations

Planning Framework Summary



The application will be evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Fletchers Creek Secondary Plan (Area 44)

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan

The property is designated as 'Residential' on Schedule A – General Land Use Designations, and permits:

The 'Residential' designation permits a full range of dwelling types ranging from single detached houses to high-rise apartments and complimentary uses.

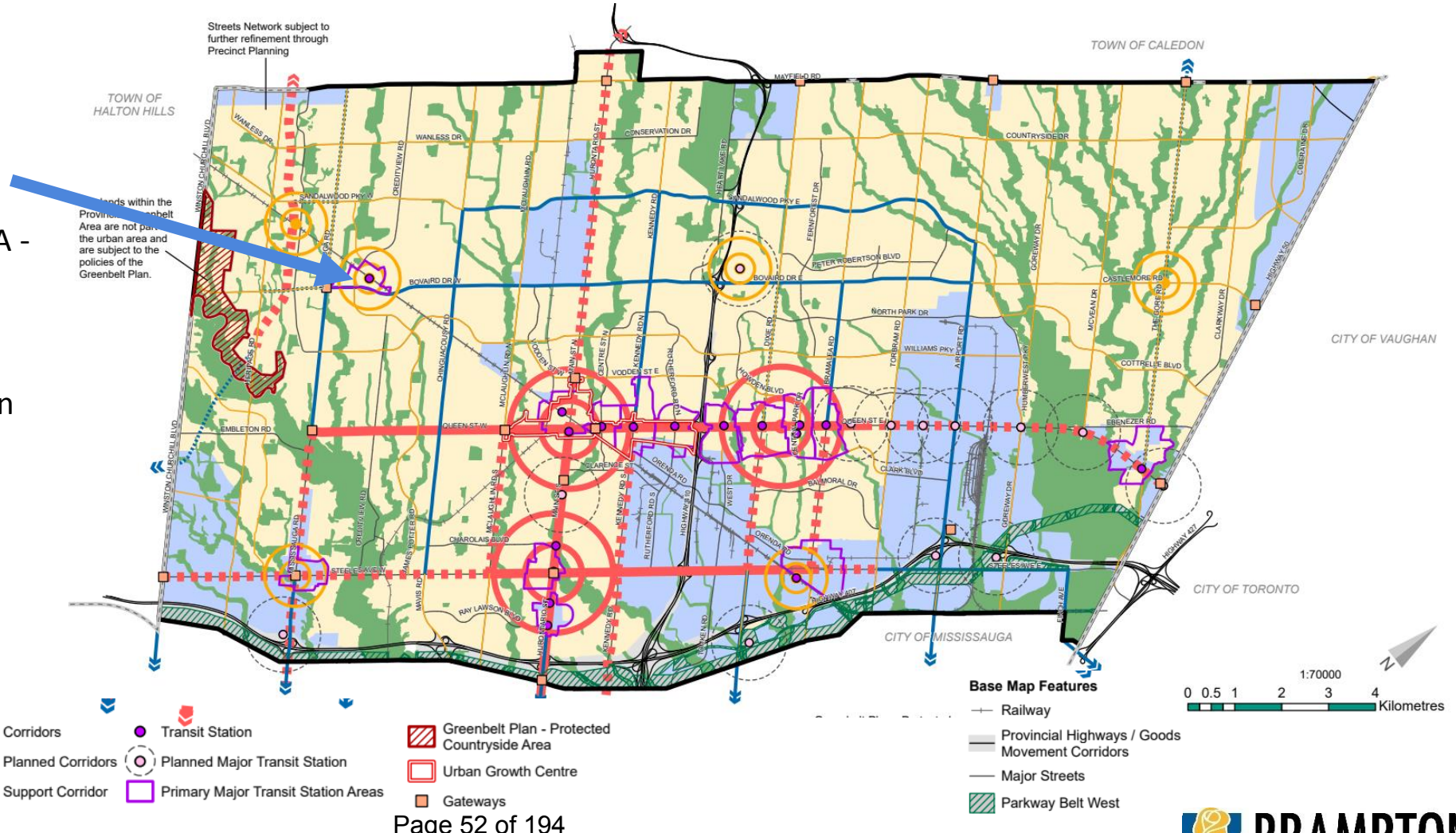
The property is also located within the boundaries of a Gateway Mobility Hub and the Mount Pleasant GO MTSA (Major Transit Station Area)

An amendment is not required to facilitate the proposed development.



Current Planning Context: Brampton Plan

- The subject lands are designated as 'Town Centre' and 'Primary Major Transit Station Area' on Schedule 1A - City Structure
- The subject lands are designated as 'Mixed Use' on Schedule 2 – Designations



Current Planning Context: Secondary Plan

Fletchers Meadow Secondary Plan (SP 44)

The current designation in the Secondary Plan is 'Mixed Use Node' and 'Special Policy Area GO Transit/Mixed Use Node'

Permitted uses shall include office, convenience commercial, and cluster and high-density residential subject to site specific review.

Policy 6.3 states: "The City of Brampton may enact a Zoning By-law (without the need for an Official Plan Amendment) authorizing increases in height and density and/or a broader range of uses for a development proposal provided that the proposal implements transit oriented and pedestrian friendly development principles."

An amendment to the Secondary Plan is not required provided the proposal meets the transit oriented and pedestrian friendly development principles in the Fletcher's Meadow Secondary Plan.



COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
CONVENIENCE RETAIL	GENERAL EMPLOYMENT 1	ELEMENTARY SCHOOL	LOW DENSITY RESIDENTIAL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD
DISTRICT RETAIL	GENERAL EMPLOYMENT 2	MIDDLE SCHOOL	LOW DENSITY 1 RESIDENTIAL	RECREATION OPEN SPACE	MINOR ARTERIAL ROAD
HIGHWAY AND SERVICE COMMERCIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	MEDIUM DENSITY RESIDENTIAL	CEMETERY	MAJOR ARTERIAL ROAD
HIGHWAY COMMERCIAL	Subject Lands	INSTITUTIONAL	MEDIUM / HIGH DENSITY RESIDENTIAL	PRIVATE COMMERCIAL RECREATION	PROVINCIAL HIGHWAY
MIXED EMPLOYMENT COMMERCIAL	Mixed Use Node	PLACE OF WORSHIP	HIGH DENSITY RESIDENTIAL		RAILWAY
NEIGHBOURHOOD RETAIL				UTILITY	
SERVICE COMMERCIAL				UTILITY	

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will retain zoning on the subject lands of Commercial Three – Special Section 3526 and amend the zone as follows:



Proposed Zone	Highlight of proposed Zone
<ul style="list-style-type: none"> Commercial Three – Special Section 3526 (C3-3526) 	<ul style="list-style-type: none"> Maximum building height shall apply to Residential Development and Mixed-Use Development in the C3-3526 Zone: 47 storeys; The following minimum number of parking spaces shall apply to Residential Development & Mixed-Use Development in the C3-3526 Zone: <ul style="list-style-type: none"> 0.65 spaces for each 100 square metres of floor area; and, 0.10 spaces for each 100 square metres of floor area for visitor parking; and, 0.50 spaces per 100 sq m for non-residential

Key Issues & Considerations

Issues:

- Potential shadowing & wind effects
- Appropriateness of the distribution of heights across the proposal
- Adequacy of pedestrian access to the proposed POP's space to existing and planned developments
- Opportunities for reducing driveway encroachments into the POP's
- Noise considerations with proximity to Mount Pleasant GO Station
- Appropriate phasing of the development
- Potential traffic generated with development being in proximity with Mount Pleasant GO West Parking Lot
- Appropriateness of development standards within the proposed Zoning By-Law Amendment

Consideration:

- Largescale mixed-use development adding to the City's housing stock
- Introduction of parks space into existing built-up area
- Transit supportive and active transportation supportive development



Next Steps

Notice of complete application – January 9th, 2024

Circulation to departments and agencies

Notice of public meeting – February 12th, 2024

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

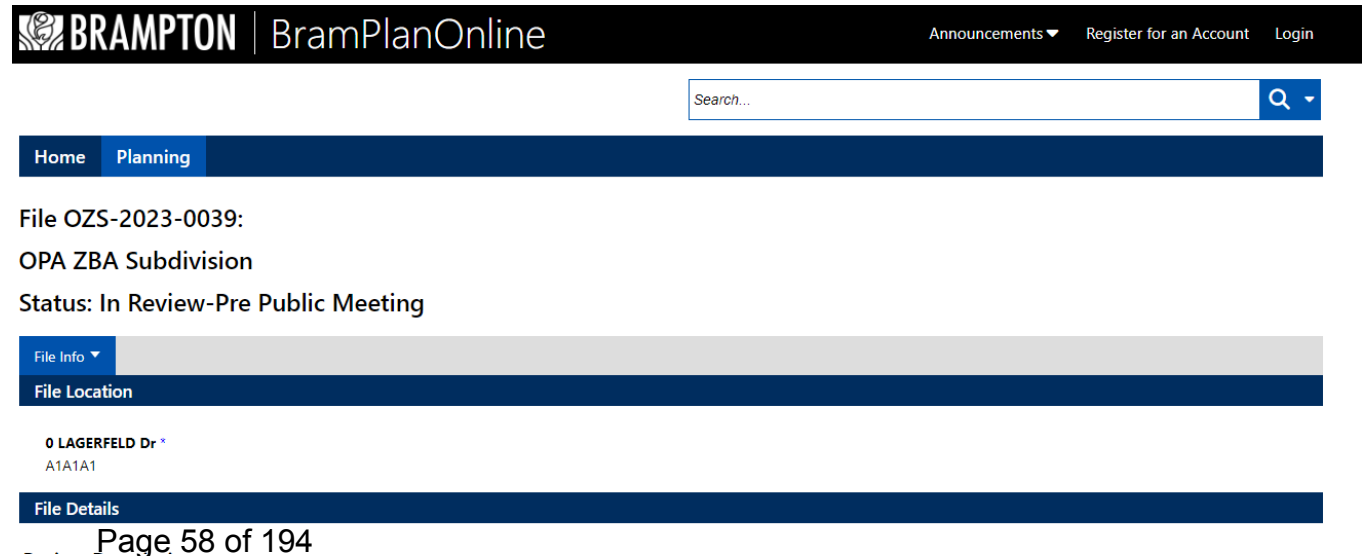
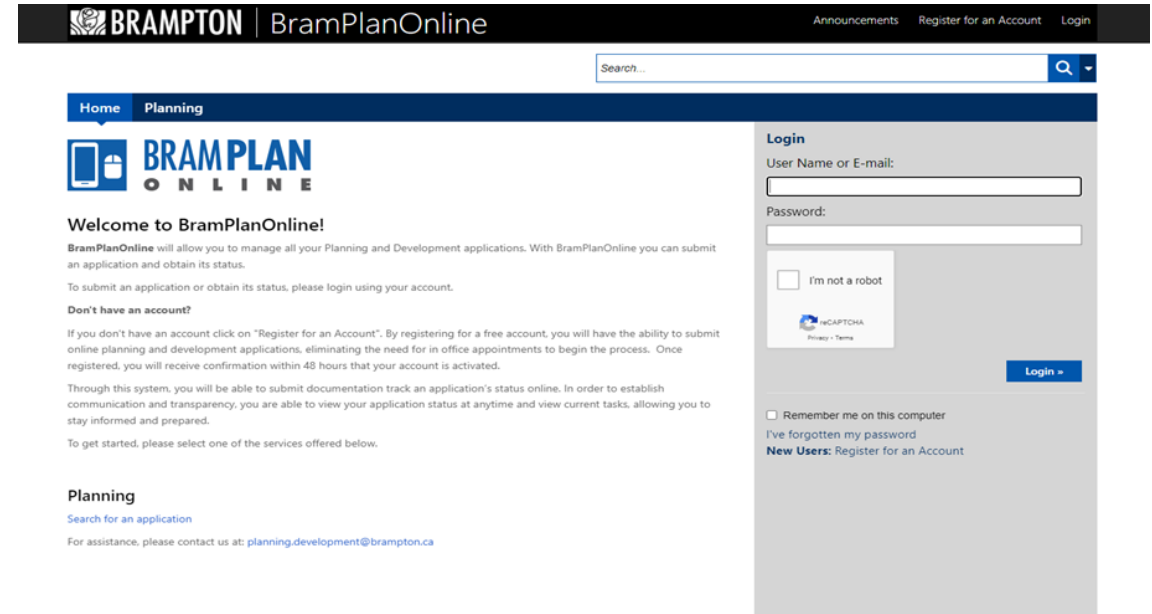
Appeal period



Access More Information

More information on the development proposal, including the full plans and supporting studies submitted by the applicant can be found on the BramPlan Online portal. The information can be found by:

1. Click here to access [BramPlanOnline](#).
2. Type the **file number** in the required field:
File Number: OZS-2023-0039.
3. On the [OZS-2023-0039 file page](#) click:
The File Info Tab, and click documents to review all application drawings and documents.



Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the [MEETINGS](#) and [AGENDAS](#) page.

- **City Planner contact:**

Arjun Singh
Development Planner
Arjun.Singh@brampton.ca

- **Applicant information:**

Oz Kemal
MHBC Planning, Urban Design & Landscape Architecture
okemal@mhbcplan.com

Thank you!

Date: 2024-01-17

Subject: **Information Report: City-Initiated By-Law - Right of Entry for Maintenance**

Contact: Noel Cubacub, Development Planner III, Planning, Building & Growth Management
David VanderBerg, Manager, Development Services

Report Number: Planning, Bld & Growth Mgt-2024-045

Recommendations:

1. That the report from Noel Cubacub, Development Planner III, Planning, Building and Growth Management to the Planning and Development Committee Meeting of February 12th, 2024, re: **Information Report – City-Initiated By-Law: Right of Entry for Maintenance**, be received, and;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and draft “Right of Entry for Maintenance” by-law.

Overview:

- In 2022, the Planning, Building, and Growth Management department engaged in a Development Application End to End Review to identify opportunities to create greater efficiency and effectiveness in service delivery while improving development application processing timelines.
- A report was prepared and recommended that City of Brampton adopt successful practices from other municipalities. One practice being the removal of the need to create maintenance easements through a “Right of Access for Maintenance” By-Law.
- The purpose of this report is to present information to the public and the Committee comparing the City’s current process in creating maintenance easements and the proposed strategy of enacting a “right of entry” by-law allowing landowners to access adjoining lands.
- The overall purpose and function of a City-wide “Right of Access for Maintenance” By-law would be to eliminate the need to create maintenance easements through the City’s various development application processes while also reducing financial and time-consuming burdens on residents and applicants.

Background:

In 2022, the Planning, Building, and Growth Management Department engaged in a Development Application End-to-End Review to identify opportunities to create greater efficiency and effectiveness in service delivery. The purpose of that review was to improve development application processing times while maintaining legislated requirements and excellence in customer service.

The outcome of the review was a report that outlined the current state of affairs as well as a desired future state for the development application review process to be achieved through a series of recommendations set out in the report. The report is a representation of both quantitative and qualitative data received from internal staff members associated with the review processes and the City's "customers" – residents, consultants and developers that submit development applications.

The report included a "Voice of the Customer" (VOC) section detailing feedback from the City's customers, both positive and opportunities for potential improvement. One of the opportunities for improvement identified was to eliminate potentially non-value added tasks, such as the creation of maintenance easements.

This report presents information for a public meeting for a by-law being proposed to fulfill that recommendation by establishing a right of entry for people to enter onto their neighbour's property to perform maintenance on their own property.

Current Situation:

Property owners often need to gain access to a portion of an adjacent property in order to be able to perform maintenance on their property or dwelling. An example of this is when a property owner needs to erect a ladder along the side of their house in order to be able to access the side of the dwelling or the roof. Because there is often minimal depth in a side yard (often only 0.6m or 1.2 metres) it is necessary for the bottom of the ladder to be placed in the neighbouring property. Despite this, a property owner in Brampton currently does not have an inherent right to enter onto an adjacent property to maintain their property, or buildings and structures on their property.

Presently, there are three ways a property owner can legally gain access to an adjoining property to conduct repairs and general maintenance:

1. With the consent of the adjoining neighbour;
2. Through registered legal access easements over an adjacent property (this type of easement commonly exists along the interior side lot lines for townhouses and semi-detached houses built within the last 40 years); or
3. By obtaining a court order.

Maintenance easements on adjoining properties are not always necessary to conduct repairs or maintenance on an owner's property. However, it is important to acknowledge that recent housing development practices and typologies have shifted towards more compact forms such as back-to-back towns, stacked towns, etc. These types of buildings are often designed in a way where access to the adjoining property is sometimes required to conduct maintenance and repair work.

The City offers services to create easements, particularly maintenance easements. A maintenance easement can be created through a variety of planning development applications, most notably being Exemption from Part-Lot Control, Draft Plans of Subdivision/Condominium, as well as Consent (severance) through the Committee of Adjustment. However, it should be noted that the Exemption from Part-Lot Control application is the only application type that is generally submitted solely for the purpose of creating maintenance easements.

These applications can add additional financial and time-consuming burdens on residents and the development community to achieve legal access to the adjoining property for conducting maintenance and/or repair work.

Exemption from Part-Lot Control Applications

In the *Planning Act*, "Part-lot Control" is a regulatory framework designed to oversee the division of land within a plan of subdivision. It also regulates the transfer or sale of a lot or block within a registered plan of subdivision. An Exemption from Part Lot Control application accommodates a by-law being passed by Council to temporarily (often 3 years) remove part-lot control from all or any part of a registered plan of subdivision to:

1. facilitate the division of blocks on registered plans of subdivision into townhouse, or semi-detached dwelling unit lots,
2. facilitate the subdivision of commercial and industrial blocks on registered plans of subdivision, or,
3. facilitate the creation of maintenance easements.

The process of reviewing an application for exemption of part-lot control, preparing the By-law and presenting it to Council typically takes about 6 weeks after confirmation of a complete application. In addition, the application carries a base fee of \$3,051.00.

Staff are seeking direction to explore and develop a City-wide "Right of Entry for Maintenance" By-law that provides for a less costly and time-consuming alternative for residents and developers to obtain legal access to the adjoining property for conducting maintenance and/or repair work, as well as creating efficiencies across multiple City departments.

Proposed Right of Entry By-law

Section 132 of the *Municipal Act, 2001* provides a municipality the basis to enact a by-law authorizing the owner or occupant (or agent thereof) of land to enter adjoining land for the purpose of making repairs or alterations to a building, fence, or other structures on the land of the owner or occupant but only to the extent necessary to carry out the repairs or alterations. The Act also stipulates that the following conditions are applicable to the power of entry under a by-law enacted under section 132:

1. The power of entry may be exercised by an employee or agent of the owner or occupant of land;
2. A person exercising the power of entry must display or, on request, produce proper identification;
3. Nothing in a by-law under this section authorizes entry into a building;
4. The owner or occupant shall provide reasonable notice of the proposed entry to the occupier of the adjoining land; and
5. The owner or occupant of land shall, in so far as is practicable, restore the adjoining land to its original condition and shall provide compensation for any damages caused by the entry or by anything done on the adjoining land.

Staff have examined seven municipalities in Ontario that have right-of-entry bylaws similar to that being explored, including Toronto, Ottawa, Windsor, Hamilton, Oshawa, London, and Markham. Some by-laws, like that of Toronto, Ottawa and Windsor require the landowner to apply for and obtain a permit from the municipality to authorize the entry. The remaining municipalities do not create additional administrative requirements such as fees, permit applications, or municipal regulation.

Attachment 1 outlines a comparison of the seven noted municipalities that have enacted similar by-laws. Staff have contacted appropriate staff members at each municipality requesting feedback on the implementation of their respective by-laws. In Attachment 1 staff have taken identified key takeaways and findings that would be accounted for in the creation of a made-in-Brampton by-law from that research.

Subject to the direction of Council, staff will develop a right of entry by-law for its consideration that incorporates the noted research and feedback from this public meeting. The by-law will include stipulations consistent with the conditions under Section 132 of the *Municipal Act* and may include further rules and regulations related to: notice of entry (time and duration); permitted works; exclusions and restrictions; and restoration of land.

Staff note that key internal stakeholders, such as Legislative Services, Risk Management, and Building, would be involved in drafting the by-law.

Corporate Implications:

Financial Implications:

Financial implications related to the Right of Entry By-law and the changes to the current processes will be addressed in a future Recommendation Report.

Other Implications:

Other technical planning and development implications, as well as those brought forward by members of the public, associated with this proposal will be undertaken and discussed within the forthcoming Recommendation Report.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall Brampton 2040 Vision.

Strategic Focus Area:

This report aligns with and furthers the Strategic Focus Area of Government & Leadership by way of creating avenues for efficiency, both internally and externally, as well as showcasing transparent information sharing and decision making.

Conclusion:

A future Recommendation Report will detail the results of this public meeting and bring forward a draft “Right of Entry for Maintenance” by-law.

Authored by:

Reviewed by:

Noel Cubacub
Planner III
Planning, Building & Growth
Management

Allan Parsons, MCIP, RPP
Director, Development Services and
Design

Approved by:

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building & Growth
Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1: Municipal Benchmarking
- Attachment 2: Information Presentation: City-Initiated By-Law – Right of Entry for Maintenance

Appendix 1: Municipal Benchmarking – Right of Entry By-laws

Municipality	Document Details (By-Laws)	Key Takeaways & Findings
<p>City of Toronto</p>	<p>By-Law No. 1184-363-8 - Right of Entry</p> <p>Passed: 2008 Amended: 2023</p> <p>Standard Definitions</p> <ul style="list-style-type: none"> • Building; • City Property; • Executive Director; • Occupant; • Officer; • Owner; and • Property. <p>By-Law Parameters</p> <ul style="list-style-type: none"> • Not permit based; and • Owner or occupant (or agent thereof) is permitted access. <p>By-Law Compliance & Conditions</p> <ol style="list-style-type: none"> 1) A person exercising the power of entry shall display or, on request, produce proper identification; 2) (a) The owner or occupant of the property shall provide reasonable written notice of the proposed entry to the occupant of the adjoining property at least 24 hours before any person enters the adjoining property; (b) The notice shall include: <ol style="list-style-type: none"> [1] A description of the repairs or alterations and how the repairs will be made; [2] The date of entry and duration of occupation; and [3] A telephone number that can be used to contact owner or occupant of the property; 	<ol style="list-style-type: none"> 1. This by-law does not create additional administrative responsibilities for the municipality; 2. This by-law provides clear compliance requirements and conditions when entering an adjoining property; 3. This by-law clearly outlines the scope of work permitted when entering adjoining properties; 4. This by-law clearly outlines that there are exemptions to this right of entry – ie City property; 5. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural; 6. This by-law does not include specifications on when the land can be accessed throughout the day;

	<p>(c) The notice shall be served personally on the person to whom it is directed or by registered mail to the last known address of that person, in which case it shall be deemed to have been given on the third day after it is mailed;</p> <ol style="list-style-type: none"> 3) Despite § 363-8.2C(2), in the case of an emergency, a notice that includes the content prescribed under § 363-8.2C(2)(b) may be given less than 24 hours before any person enters the adjoining property or as soon as practicable after any person enters the adjoining property in any manner likely to come to the attention of the occupant of the adjoining property; 4) The duration of the entry shall not exceed the period of time reasonably required to complete the repairs or alterations described in the notice; 5) The owner or occupant of the property shall ensure that the person exercising the power of entry does not create any hazards or allow any hazards to exist on the adjoining property; 6) The owner or occupant of the property shall, in so far as is practicable, restore the adjoining land to its original condition, including removing any equipment or materials on the adjoining property as a result of the entry; and 7) The owner or occupant of the property shall provide compensation for any damages caused by the entry or by anything done on the adjoining land. <p>Municipal Responsibilities</p> <ul style="list-style-type: none"> • N/A as no permit is required. <p>Does not Authorize</p> <ul style="list-style-type: none"> • Entry onto City property; • Entry into a building on the adjoining property; • Entry for a purpose other than conducting the repairs or alterations described in the notice; • The storage of materials or equipment, or the parking of vehicles, on the adjoining property; and 	
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	<ul style="list-style-type: none"> An exemption to any person from complying with other applicable federal or provincial legislation or City by-laws. <p>Notes:</p>	
<p>City of Ottawa</p>	<p>By-Law No. 205-326 - Right of Entry</p> <p>Passed: 2005 Amended: 2009</p> <p>Standard Definitions</p> <ul style="list-style-type: none"> Building; City; Council; Director; Land; and Permit. <p>By-Law Parameters</p> <ul style="list-style-type: none"> Permit based; Completed application form and descriptions of work, land details, contact information, permit fee and deposits, owner authorization; A By-Law officer will be assigned to inspect the property; and Deposit to generally equal the amount required to fully restore property if not done so by the owner seeking entry. <p>By-Law Compliance and Conditions</p> <ol style="list-style-type: none"> The repairs or alterations to a building, fence or other structure are made only to the extent necessary to effect such repairs or alterations; The adjoining land is left in the same condition as it was prior to such entry; The entry is only for the days and hours of work specified in the permit; The power of entry is only exercised by the owner or his or her employees or agents; 	<ol style="list-style-type: none"> This by-law does create an additional administrative exercise by way of a “right-of-entry permit” application; The department facilitating this is the Emergency and Protective Services Department (By-law and Regulatory Services); Appropriate fees and deposits are required in order to facilitate the application; The deposit is retained until such time as the land is restored – if not restored the City will issue notices and provide the deposit to the affected land owner; The permit does specify a particular amount of time when and how long the property can be accessed; Inspections by the City are required to facilitate issuance of the permit; This by-law does include a section regarding interpretation of the by-law – ie Severability & singular vs plural;

	<p>5) The person exercising the power of entry displays or produces proper identification on request; and</p> <p>6) The owner provides reasonable notice of the proposed entry to the owner or authorized agent of the owner of the adjoining land.</p> <p>Municipal Responsibilities</p> <ul style="list-style-type: none"> • Inspections required to determine that the work being requested and the land(s) being requested to enter is necessary for the purposes of making repairs or alterations; and • Administrative and enforcement responsibilities. <p>Does not Authorize</p> <ul style="list-style-type: none"> • Entry into a building on the adjoining property; <p>Notes:</p> <p>Offences and Penalties</p> <ul style="list-style-type: none"> • Contravention of provisions of this by-law will be guilty of an offence and if convicted is liable to a fine as provided for in the Provincial Offences Act, R.S.O. 1990, Chapter. P.33, as amended; and • Further involvement of the Ontario Court of Justice or any court of competent jurisdiction, may, in addition to any penalty imposed on the person convicted, issue an Order prohibiting the continuation or repetition of the offence by the person convicted 	
<p>City of Oshawa</p>	<p>By-Law No. 46-96 - Right of Entry</p> <p>Passed: 2018</p> <p>Standard Definitions</p> <ul style="list-style-type: none"> • Property; • Owner; and • Maintenance. <p>By-law Parameters</p>	<ol style="list-style-type: none"> 1. This by-law does not create additional administrative responsibilities for the municipality; 2. This by-law specifies how far in advance a notice is to be given as well as provides stipulations on what qualifies as notice (written or mail – allowing for 5 days for delivery of mail); 3. This by-law does not specify an appropriate time or length of work that

	<ul style="list-style-type: none"> • Not permit based; and • Owner or occupant (or agent thereof) is permitted access. <p>By-law Compliance & Conditions</p> <ol style="list-style-type: none"> 1) Written notice, with a minimum of seventy-two (72) hours, with his or her intent to enter the adjoining property; 2) Notice to specify the time frame of entry and be hand delivered with and must be signed as being received; and 3) Legal obligation to leave the entered land in the condition that it was in at the time of entry. <p>Municipal Responsibilities</p> <ul style="list-style-type: none"> • N/A as no permit is required <p>Does not Authorize</p> <ul style="list-style-type: none"> • The infringement of rights to bring a civil action for damages (or otherwise) arising out of the entry by an owner on adjacent land <p>Notes:</p> <ul style="list-style-type: none"> • 	<p>is appropriate to conduct the maintenance/alterations;</p> <ol style="list-style-type: none"> 4. This by-law states very clearly that Civil Rights are preserved should the owner(s) choose to take legal action as a result of the entry; 5. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural;
<p>City of Hamilton</p>	<p>By-Law No. 05-336 - To Adopt a Bylaw to Allow for the Entry of Adjoining Property for Maintenance Purposes</p> <p>Passed: 2005</p> <p>No Standard Definitions</p> <p>By-Law Parameters</p> <ul style="list-style-type: none"> • Not permit based; • Owner or occupant (or agent thereof) is permitted access; and • By-law restricted to a specific geographic area based on associated Schedule A (generally downtown Hamilton). <p>By-law Compliance & Conditions</p>	<ol style="list-style-type: none"> 1. This by-law does not create additional administrative responsibilities for the municipality; 2. This by-law identifies a specific geographic area in which the “right-of-entry” is permitted within the City of Hamilton; 3. This by-law does not include specifications on the time frame in which notice should be provided – relies on “reasonable” notice; 4. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural;

	<p>1) Proper identification must be presented by those conducting the maintenance;</p> <p>2) Prior written notice and proposed work and duration of time of entry is required to be given to adjoining properties;</p> <p>3) Restoration of property; and</p> <p>4) Only permitted when work is not otherwise feasible to be conducted from owner lands or the public right of way.</p> <p>Does not Authorize:</p> <ul style="list-style-type: none"> • Entry to the adjoining buildings. <p>Municipal Responsibilities</p> <ul style="list-style-type: none"> • N/A as no permit is required <p>Notes:</p> <ul style="list-style-type: none"> • Clause that notes no relief from liability claims, requirement for permits or compliance with any applicable law, by-law, or regulation 	<p>5. This by-law does not include specifications on when the land can be accessed throughout the day;</p>
<p>City of Windsor</p>	<p>By-Law No. 5711 - A By-Law To Authorize Entry Upon Adjoining Land For The Purpose Of Making Repairs, Alterations Or Improvements</p> <p>Passed: 1977 Amended: 1992</p> <p>Standard Definitions</p> <ul style="list-style-type: none"> • Applicant; • Building Commissioner; • Corporation; and • Permit. <p>By-Law Parameters</p> <ul style="list-style-type: none"> • Permit based; • By-law administered by the City’s Building Commissioner; • Permit is not transferable; 	<p>1. This by-law does create an additional administrative exercise by way of a “right-of-entry permit” application;</p> <p>2. The department facilitating this is the Building Department – specifically the office of the Building Commissioner;</p> <p>3. The application is specific and requires: a fee; a sworn declaration; and Land Surveyor’s survey;</p> <p>4. This by-law does have a valid period of two months from the date of issue, but can also be extended an additional two months for a nominal fee;</p> <p>5. Contravention clause adds additional stipulations and penalties to be paid;</p>

	<ul style="list-style-type: none"> Completed application form and descriptions of work, land details, contact information, permit fee and deposits, owner authorization; Fee varies based on use; Deposit to generally equal the amount required to fully restore property if not done so by the owner seeking entry; and Permit valid for a period of two months (subject to renewal with a smaller fee). <p>By-law Compliance & Conditions</p> <ol style="list-style-type: none"> Three day notice requirement or proof of registered mailing; and Obligation to leave the entered land in the condition that it was in at the time of entry <p>Does Not Authorize</p> <ul style="list-style-type: none"> N/A <p>Municipal Responsibilities</p> <ul style="list-style-type: none"> Inspections required to determine that the work being requested and the land(s) being requested to enter is necessary for the purposes of making repairs or alterations ; Administrative and enforcement responsibilities <p>Notes:</p> <p>Offences and Penalties</p> <ul style="list-style-type: none"> Contravention of provisions of this by-law will is guilty of an offence and if convicted is liable to a fine as provided for in the Provincial Offences Act, R.S.O. 1990, Chapter. P.33, as amended – penalty of up to \$5,000.00 excluding costs 	<p>6. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural;</p>
<p>City of London</p>	<p>By-Law No. A-6 – Access to Adjoining Property</p> <p>Passed: 1993</p>	<p>1. This by-law does not create additional administrative responsibilities for the municipality;</p>

	<p>Standard Definitions:</p> <ul style="list-style-type: none"> • N/A <p>By-law Parameters:</p> <ul style="list-style-type: none"> • Not permit based; • Owner or occupant is permitted (or agent thereof); • Consent can be given from occupier of adjoining land and notice can be foregone <p>By-law Compliance & Conditions:</p> <ol style="list-style-type: none"> 1) 48-hour notice is required when consent from adjacent landowner is not received; 2) Every owner, occupant, or agent entering the adjoining property shall leave the property in the same condition it was in prior to entry <p>Municipal Responsibilities:</p> <ul style="list-style-type: none"> • N/A as no permit is required <p>Does not Authorize:</p> <ul style="list-style-type: none"> • The infringement of rights to bring a civil action for damages (or otherwise) arising out of the entry by an owner on adjacent land <p>Notes:</p>	<ol style="list-style-type: none"> 2. This by-law does not outline definitions of terms such as “entry;” “repairs;” “maintenance;” etc; 3. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural; 4. This by-law states very clearly that Civil Rights are preserved should the owner(s) choose to take legal action as a result of the entry; 5. This by-law specifies how far in advance a notice is to be given;
<p>City of Markham</p>	<p>By-Law No. 2014-116 – Right of Access for Maintenance By-law</p> <p>Passed: 2014</p> <p>Standard Definitions:</p> <ul style="list-style-type: none"> • Adjoining Lands; • Adjoining Lands Owner; • Buildings; • Owner; 	<ol style="list-style-type: none"> 1. This by-law does not create additional administrative responsibilities for the municipality; 2. This by-law provides clear compliance requirements and conditions when entering an adjoining property;

<ul style="list-style-type: none"> • Owner’s Lands; • Permitted Access Time; and • Maintenance. <p>By-law Parameters:</p> <ul style="list-style-type: none"> • Not permit based; • Owner or occupant is permitted (or agent thereof); • Consent can be given from owner of adjoin lands owner to achieve compliance with the By-Law; • Owner assumes sole risk and responsibility for personal injury or death of any person and damage to any property; • Adjoining Lands Owner has no liability except with respect to gross negligence or wilful misconduct <p>By-law Compliance & Conditions:</p> <ol style="list-style-type: none"> 1) 48-hour notice is required when consent from adjacent landowner is not received; 2) Time of Entry; Length of Time; Certificate of Insurance; Description of the Work; Signed Statement from the Owner Conducting the Work; 3) Notice shall be in writing – personal delivery or registered mail (5 days after mail was sent is considered valid); 4) Owner must display, or upon request, produce proper identification; 5) Contractor Retained - Commercial General Liability Insurance is required; 6) Contractor retained - Clearance Certificate issued by WSIB; 7) Limitation of 5 days access per calendar year; 8) No vehicles are permitted entry; 9) Only works as described in the by-law are permitted; 10) Storage of materials is not permitted; 11) Entry is only permitted within the Permitted Access Time; 12) Failure to comply will result in revocation of authorization to entry; 13) Age requirement to enter being 18 years of age; 14) Restoration of the land to it’s original condition at the owner’s sole cost and expense; 	<ol style="list-style-type: none"> 3. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural; 4. This by-law does not include specifications on when the land can be accessed throughout the day; 5. This by-law specifies how far in advance a notice is to be given as well as provides stipulations on what qualifies as notice, as well as provisions on confirming receipt of notice (written or mail – allowing for 5 days for delivery of mail); 6. This by-law includes requirements of regarding insurance; 7. This by-law includes references to abiding by provincial and federal legislation; 8. This by-law includes stipulations regarding the age of any accessing the adjoining lands; 9. This by-law includes stipulations regarding the amount of time , in calendar days, that the property is able to be accessed; 10. This by-law includes stipulations related to responsibility and claims as it relates to personal injury and death; 11. This by-law does not include a section regarding interpretation of the by-law – ie Severability & singular vs plural;
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	<p>Municipal Responsibilities:</p> <ul style="list-style-type: none">• N/A as no permit is required <p>Does not Authorize:</p> <ul style="list-style-type: none">• Impediment of any other applicable Federal and Provincial legislation;• Entry into adjoining buildings; <p>Notes:</p>	
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PUBLIC INFORMATION MEETING

City-Initiated By-Law: Right of Entry for Maintenance

Proposed to be applied City-wide

Meeting: February 12, 2024

Background

Development
Application End-to-End
Review Begins (January
2022)

Development
Application End-to-End
Report Received
(December 2022)

Report includes a “Voice
of Customer”
recommendation to
adopt changes to
development application
processes

Staff conduct
preliminary cross
jurisdictional scan of
municipalities that
enacted “right of entry”
by-laws



Background

Voice of Customer (VOC) recommendation from Development Application End to End Study:

- Recommendation to remove “non-value add” tasks/applications – specifically the creation of Maintenance Easements.

Prominent application types for creating maintenance easements:

- Exemption from Part-Lot Control, Consent to Sever, and Plans of Subdivision.

Definition of a Maintenance Easement:

- An easement for the right to travel onto and use another person’s land for a specified purpose – in this case for general maintenance/alterations to a structure.

Current Situation

Property Owner Rights

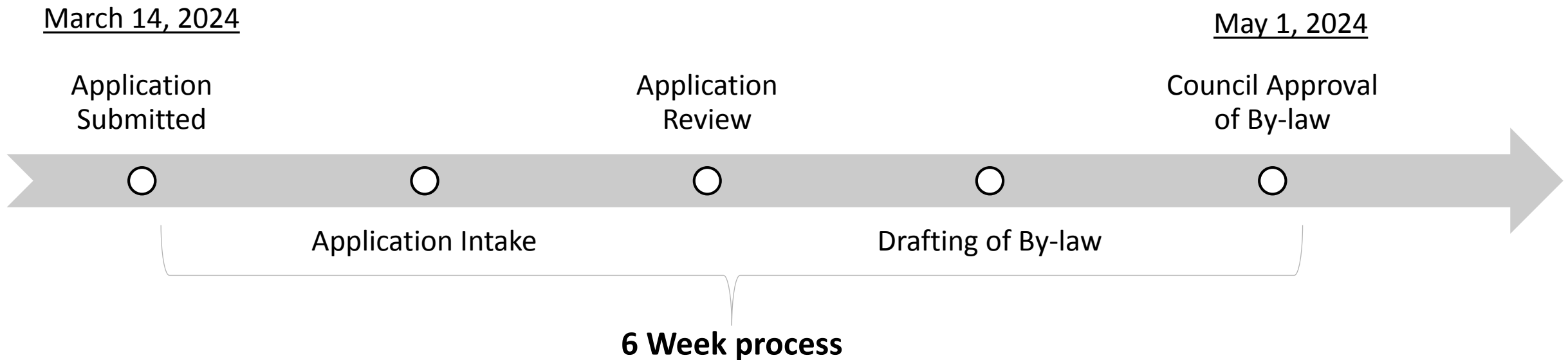
- A property owner in Brampton does not currently have an inherent right to enter onto a portion of an adjacent property to maintain buildings and structures on their property.

A property owner can currently legally gain access to an adjacent property only by:

- Receiving the **consent** of that neighbour;
- Having a **registered easement** over a portion of the adjacent property (common along interior side yards of townhouses and semi-detached lots (last 40 years); or
- Obtaining a **court order**.

Current Situation

Typical timeline to process an Exemption from Part Lot Control Application - to create a maintenance easement



Purpose

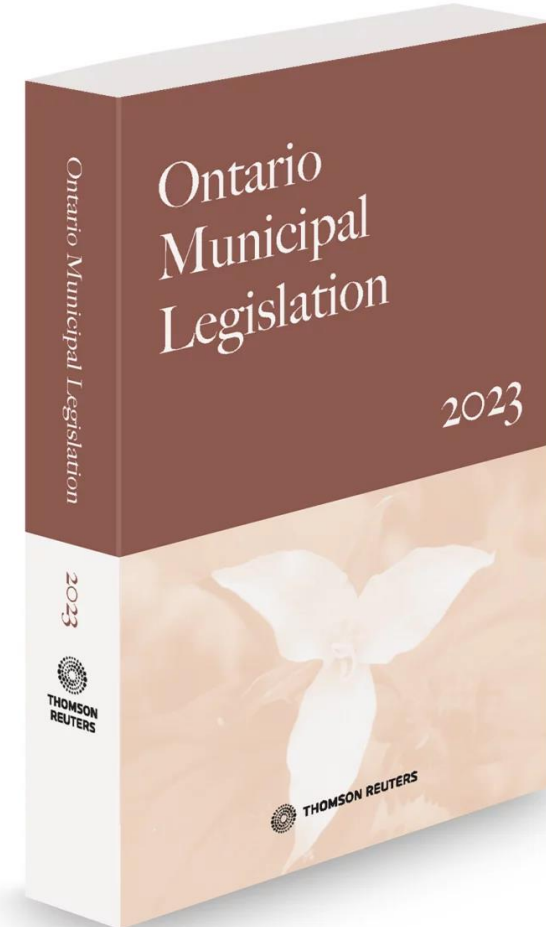
- Provide reasonable Right of Entry onto adjacent properties to perform maintenance - to apply through a new City-wide by-law.
- Eliminate requirements for expensive (\$3,051 per application), and time-consuming (approx. 6 weeks) maintenance easements for these routine actions for landowners and residents.

Legislative Framework

Municipal Act, 2001, S.O. 2001, c. 25

Section 132: Repairs or Alterations

- Provides a municipality the basis to enact a **by-law** authorizing the owner or occupant (or agent thereof) of land to enter adjoining land for the purpose of making **repairs or alterations** to any **building, fence or other structures** on the land of the owner.
- Applicable to landowners and residents as well as the municipality itself to enter adjoining lands in order conduct repairs or maintenance for **municipal properties**



Legislative Framework

Municipal Act, 2001, S.O. 2001, c. 25

Section 132: Repairs or Alterations (Conditions)

1. The power of entry may be exercised by an **employee or agent** of the owner or occupant of land;
2. A person exercising the power of entry must display or, on request, produce **proper identification**;
3. Nothing in a by-law under this section authorizes **entry into a building**;
4. The owner or occupant shall provide **reasonable notice** of the proposed entry to the occupier of the adjoining land; and
5. The owner or occupant of land shall, in so far as is practicable, **restore the adjoining land to its original condition** and shall provide **compensation for any damages caused** by the entry or by anything done on the adjoining land.

Municipal Benchmarking



By-Law No. 1184-363-8 - Right of Entry

- Not permit based
- Specifies no entry onto city property is permitted

By-Law No. 205-326 - Right of Entry

- Permit based
- Application required and associated fees

By-Law No. 46-96

- Not permit based
- Clearly states that Civil Rights are preserved

By-Law No. 05-336

- Not permit based
- Only applicable to a specified geography

By-Law No. 5711

- Permit based
- Includes a maximum amount of time to enter

By-Law No. A-6 – Access to Adjoining Property

- Not permit based
- Clearly states that Civil Rights are preserved

By-Law No. 2014-116 – Right of Access for Maintenance By-law

- Not permit based
- Includes stipulating related to injury and death

Right of Entry Area



Next Steps

Identification of Operating Improvements & Information Gathering

Notice of Public Meeting (Date)

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- City Planner contact:
NOEL CUBACUB
DEVELOPMENT PLANNER III
CITY OF BRAMPTON
NOEL.CUBACUB@BRAMPTON.CA

The background image shows a city street scene with a prominent clock tower on the right side. In the foreground, there is a bus stop shelter with a sign that says "Wellington". The scene is overlaid with a semi-transparent blue filter. The text "Thank you!" is centered in the middle of the image.

Thank you!

Date: 2024-01-15

Subject: **Recommendation Report**
Application to Amend the Official Plan and Zoning By-law (To permit an eight (8) storey residential apartment building consisting of 82 dwelling units including a retail use at grade)
Glen Schnarr & Associates Inc. – Soneil Clarence Inc.
75 Clarence Street, Part Block A, Plan 521
Ward 3

File: OZS-2019-0006

Contact: Harsh Padhya, Planner III, Development Services & Design
Alex Sepe, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2024-058

Recommendations:

1. That the report from Harsh Padhya, Planner III, Development Services & Design, to the Planning and Development Committee of February 12th, 2024 titled, **Recommendation Report** Application to Amend the Official Plan and Zoning By-law (To permit an eight (8) storey residential apartment building consisting of 82 dwelling units including a retail use at grade), **Glen Schnarr & Associates Inc. – Soneil Clarence Inc.** 75 Clarence Street, Part Block A, Plan 521, Ward 3, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc. on behalf of Soneil Clarence Inc, Ward 3 File: OZS-2019-006 be approved, on the basis that it represents good planning, including that it is consistent with the s. 22 and s. 34 of the Planning Act, is consistent with Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and

5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **The report recommends approval of amendments to the Official Plan and Zoning By-law to permit the development of an eight (8)- storey apartment building containing 82 residential units and 443 square metres of ground floor retail space.**
- **The subject property is designated ‘Residential’ on Schedule A of the Official Plan and ‘Service Commercial’ within the Flowertown Secondary Plan (SP6). An amendment to the Secondary Plan is proposed (attached as Attachment 10) to permit the intended residential development.**
- **The property is zoned ‘Service Commercial’ which permits a variety of retail uses such as personal services, banks, offices, dry cleaning and laundry, and restaurants. The proposed Zoning By-law Amendment (attached as Attachment 11) will permit the intended residential development.**
- **A statutory public meeting for the above-referenced development proposal was held on February 10, 2020, at the Planning and Development Committee. Due to the file’s inactivity, a second Public Meeting was held to present the updated concept plan and seek additional feedback from members of the public on August 22, 2022 at the Planning and Development Committee. Details of that meeting are noted in this report.**
- **The proposal is consistent with the Strategic Focus Area – Growing Urban Centres & Neighbourhoods. The proposed apartment development will contribute to building complete communities that support housing and invest in strategic growth areas.**
- **The proposed Official Plan and Zoning By-law Amendment represents good planning, has regard for the Planning Act, is consistent with the provincial Policy Statement, and is in conformity with a Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and City of Brampton Official Plan.**

Background:

This application proposes to amend the Flowertown Secondary Plan (SPA6) and Zoning By-law to facilitate the development of an eight (8)-Storey apartment building with 82 residential units and 443 square metres of ground floor retail. Glen Schnarr and

Associates Inc. submitted the subject application on behalf of Soneil Clarence Inc. on September 13, 2019, which was determined to be Complete for the purposes of the Planning Act on October 17, 2021. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on February 10, 2020 and on August 22, 2022.

Current Situation:

Proposal:

The applicant is proposing to amend the Flowertown Secondary plan (SPA6) and Zoning By-law to permit the development of an apartment building with ground floor retail uses.

Details of the proposal are as follows:

- An 8-storey apartment building with 82 residential units comprised of:
 - 33 one bedroom plus den units
 - 33 two-bedroom units
 - 16 three-bedroom units
 - 443 square metres of ground floor commercial area
 - A total of 106 parking spaces (82 underground, 24 surface)
 - 82 resident parking spaces
 - 24 shared parking spaces – retail / visitor
- A Floor Space Index (FSI) of 2.8.
- An outdoor amenity area and landscape buffer (9 metres) towards the rear portion of the building.
- The rear portion of the building contains building 'stepbacks' on the 6th, 7th and 8th floor. This creates a 45-degree angular plane at the rear of the building as each higher floor is 'stepped back' from the previous floor, mitigating shadow impacts on the abutting neighbourhood.

Application to Amend the Official Plan and Zoning By-law

The subject property is located within the Brampton Flowertown Secondary Plan (SPA 6) and is designated 'Service Commercial'. Lands designated Service Commercial are intended to be used for predominantly service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities and small offices. The draft Secondary Plan Amendment (Attachment 10) proposes a designation to permit high-density uses in addition to the service commercial uses. The proposed Zoning By-law amendment (Attachment 11) seeks to amend the zoning by-law on the subject properties from 'Service Commercial' (SC) to Residential Apartment A (R4A). The proposed zoning by-law includes site-specific zoning standards, which include, but are not limited to maximum lot coverage, a maximum floor space index (FSI) of 2.8, and a maximum commercial and retail gross floor area of 443 square metres. The detailed planning analysis (Attachment 7) provides a detailed overview of the Official Plan and Zoning By-law Amendment.

Property Description and Surrounding Land Use (Attachment 6):

The lands have the following characteristics:

- Located south of Clarence Street, west of Sterne Avenue;
- A rectangular shaped lot with a total site area of approximately 0.34 hectares (0.84 acres);
- A frontage of approximately 46.1 metres on Clarence Street; and
- Currently contains a single-storey retail plaza with surface parking.

The surrounding land uses are described as follows:

North:	Clarence Street and existing single-detached dwellings
South:	Existing single detached dwellings and Helen Wilson Public School
East:	An existing 4-storey apartment building and an Esso Gas Station at the southwest corner of Clarence Street and Sterne Ave.
West:	Existing 4-storey and 3-storey apartment buildings.

Summary of Recommendations

This report recommends the approval of an Official Plan and Zoning By-law Amendment to facilitate the proposed development. The proposed Official Plan Amendment is attached hereto as Attachment 10 and the proposed Zoning By-law Amendment is attached as Attachment 11.

Matters of Provincial Interest

Planning Act

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the Planning Act R.S.O 1990. The proposed Official Plan Amendment and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

In accordance with section 2 of the Planning Act, the application has regard to, among other matters of Provincial interest such as:

- (h) The orderly development of safe and healthy communities;
- (j) The adequate provision of a full range of housing, including affordable housing;
- (p) The appropriate location of growth and development;
- (r) The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The recommendations are consistent with the above-noted matters by adding housing stock and directing intensification and redevelopment in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These are described in the relevant sections below.

Provincial Policy Statement (PPS)

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposed Official Plan Amendment and Zoning By-law Amendment applications conform to Sections 1.1.1 and 1.1.2 of the PPS as the subject lands are located within a Settlement Area and contribute to the existing housing stock and maintain retail/commercial opportunities in the area which will assist in meeting the long-term needs of a healthy, livable and safe community. The proposed residential component will contribute to an appropriate mix of housing types in an area that is predominantly comprised of single detached dwellings.

The proposed development integrates with the existing sidewalks and pedestrian network and is serviced by public transportation systems providing options for alternative modes of transportation.

As per section 1.1.3.2 of the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which (a) efficiently use land and resources and (b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

The subject property is located within an existing Settlement Area, the proposed eight (8)-storey apartment structure will offer a variety of dwelling sizes, providing housing options for current and future Brampton residents. City of Brampton and Region of Peel staff review of the submission materials it was determined that existing public services and infrastructure will adequately service the proposed development, mitigating the need for unjustified and/or uneconomical expansion.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The proposed development demonstrates consistency with the policies of the Growth Plan as it proposes to gently intensify an existing settlement area. The mixed-use development will support the creation of a complete community as it proposes both residential and commercial uses and is situated in close proximity to existing commercial areas along Main Street and Kennedy Road, in addition to institutional uses such as elementary and secondary schools and recreational uses.

The location provides ease of access to multi-modal transportation options and will therefore encourage residents to engage in alternative modes of transportation such as public transit and active transportation. The proposal demonstrates conformity with the Growth Plan's objective to promote the integration of transportation and land use planning and supports intensification objectives.

Therefore, Staff is satisfied that the recommendations of this report conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

Municipal Planning Documents:

Region of Peel Official Plan

The Regional Official Plan (the "ROP") is the primary long-range strategic land use policy document for the Region of Peel. It is a broad land use policy document, which provides Regional Council with a long-term policy framework for guiding growth and development in Peel Region while having specific regard for protection of the natural environment, managing renewable and non-renewable resources, and outlining a regional structure that manages such growth. It also provides guidance to the area municipalities in the preparation and implementation of their local Official Plans. The subject lands are designated "Urban System" in schedule E-1 of the Region of Peel Official Plan.

The goal of the defined Regional Plan's land use structure, in conjunction with the allocated growth forecasts, is to facilitate the development of healthy complete communities by offering a wide range and mix of housing, employment, recreational and cultural activities. The Official Plan and Zoning By-law Amendment proposes permitting a mixed-use development that is transit-supportive, serviced and is representative of pedestrian friendly development.

The proposal will result in a compact, well-designed development that provides various housing options to meet the needs of different households. Furthermore, the proposal

demonstrates conformity to this plan by being a compact urban form that will intensify underutilized land. Accordingly, the subject applications conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated as 'Residential' on Schedule A of the Official Plan. The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments.

The Brampton Flowertown Secondary Plan Area 6 (SPA6)

The lands subject to Brampton Flowertown Secondary Plan Area (SPA6) are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west. The Brampton Flowertown Secondary Plan Area (SPA 6) sub-designates the subject property as "Service Commercial". The proposed Official Plan amendment to the Flowertown Secondary Plan (SPA6) seeks to create a Special Site Area, permitting high-density residential uses in addition to commercial uses.

The development proposal is planned in a manner that is expected to achieve a physical environment that is attractive, safe, and sensitive to the neighbourhoods evolving character and existing built form. The submission materials provided by the applicant confirm that the proposed development satisfies a 45-degree angular plane from the southerly property line. A development that is contained within a 45-degree angular plane when adjacent to adjacent low-rise residential properties helps to ensure that the massing of the development is sensitive to the adjacent lands by not having an imposing character that blocks sight lines, further it helps to mitigate shadow and privacy concerns on abutting lots, allowing the development to harmoniously integrate into the existing neighborhood context. Attachment 9, displays the 45 degree angular plane in relation to the proposed development. The 45-degree angular plane analysis helps ensure that the massing of the proposed development is appropriate to abutting land uses. The proposed development satisfies the angular plane requirement, helping mitigate shadow and privacy concerns on abutting lots. The Detailed Planning Analysis (Attachment 7) includes a detailed overview of the Official Plan Amendment.

As per Brampton Flowertown Secondary Plan Area (SPA6), the subject lands are designated Service Commercial (SC). The permitted uses within the Service Commercial designation consist of small-scale retail and convenience stores, service uses, restaurants, recreation facilities and small offices. Although the proposed Official Plan Amendment requests additional land use permissions related to the provision of high-density residential units, the original intent of the service commercial designation is maintained.

The subject proposal helps to provide a diverse range and mix of dwelling options for residents in the City. The proposed apartment has been designed in a manner that is compact, transit-supportive and within the Downtown Core, and will have access to multiple transit opportunities. It makes efficient use of the existing and planned infrastructure.

Zoning By-law Amendment

The subject property is currently zoned ‘Service Commercial’ (SC) by By-law 270-2004, as amended. This zone permits retail establishments, service shops and other permitted uses. The draft Zoning By-law (Attachment 11) proposes to re-designate the subject lands to a site-specific Residential Apartment A (R4A) zone and will also maintain permissions for a range of commercial uses including but not limited to; a retail establishment having no outside storage, a service shop, a commercial school, a take-out restaurant, an office, and purpose accessory to other permitted purposes. The proposed Zoning By-law amendment contains performance standards requiring a minimum front yard depth of 6 metres, minimum interior side yard width (east) 0 metres, interior side yard width (west) of 2 metres, a maximum floor space index (FSI) of 2.8 and a maximum commercial and retail GFA of 443 square metres.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City’s website.

A formal Notice of Complete Application dated October 17, 2019, was provided to the applicant. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on February 10, 2020, and August 22, 2022. The February 10, 2020, public meeting had 16 delegations from members of the public and August 22, 2022, public meeting had two delegations and four written submissions received by the Clerk’s Office. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues are included in the summary chart below.

Issue Raised At Public Meeting	Response
<i>Increased Traffic and Speeding</i>	<ul style="list-style-type: none"> • Through consultations with City staff and the applicant, the proposed development will be required to be constructed with the installation of a left turn signal at Clarence Street and Stern

	Avenue. This improvement will help alleviate traffic congestion and provide further traffic calming.
<i>Safety Issues for Pedestrian</i>	<ul style="list-style-type: none"> • Paved sidewalks on the north side of the property fronting Clarence Street will provide a safe area for pedestrian movements. These sidewalks will provide connections to existing public transit to parks, schools, and outdoor amenities within the surrounding neighbourhood, which will reduce the need for automobile use.
<i>Built form, height and transition</i>	<ul style="list-style-type: none"> • The proposed 8 storey building will be contained within a 45-degree angular plane from the southerly property line, which will be achieved through the use of a 'stepping' of the building at the 6th, 7th and 8th floors. This will help to create a sensitive built form transition to the abutting low-density residential lots to the south. This will also help to reduce any shadowing and privacy concerns on abutting properties. In addition, the applicant revised the proposal to provide considerable rear yard setbacks which creates an opportunity for additional buffering through vegetation or tree planting, which will be further refined through the forthcoming Site Plan application.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere.

Strategic Focus Area:

The application is consistent with the ‘**Growing Urban Centres & Neighbourhoods**’ strategic focus area. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Efficiently using land and resources;
- Directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- Providing opportunity for efficient growth within an existing community.

Conclusion:

Staff recommend approval of the proposed Official Plan Amendment (Attachment 10) and Zoning By-law Amendment (Attachment 11). The proposed development represents good planning and satisfactorily addresses all technical and financial matters of the City. The application is consistent with the Planning Act, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, City of Brampton Official Plan and the Brampton Flowertown Secondary Plan Area (SPA6). The proposed development provides an opportunity to direct growth to an existing settlement area and provides a range of residential dwelling types. Technical requirements have been satisfactorily addressed through studies submitted in support of the proposal and approved by City staff.

Authored by:

Reviewed by:

Harsh Padhya, M.Plan., CAHP,
Planner III, Development Services
Planning, Building and Growth
Management

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building and Growth
Management

Approved by:

Approved by:

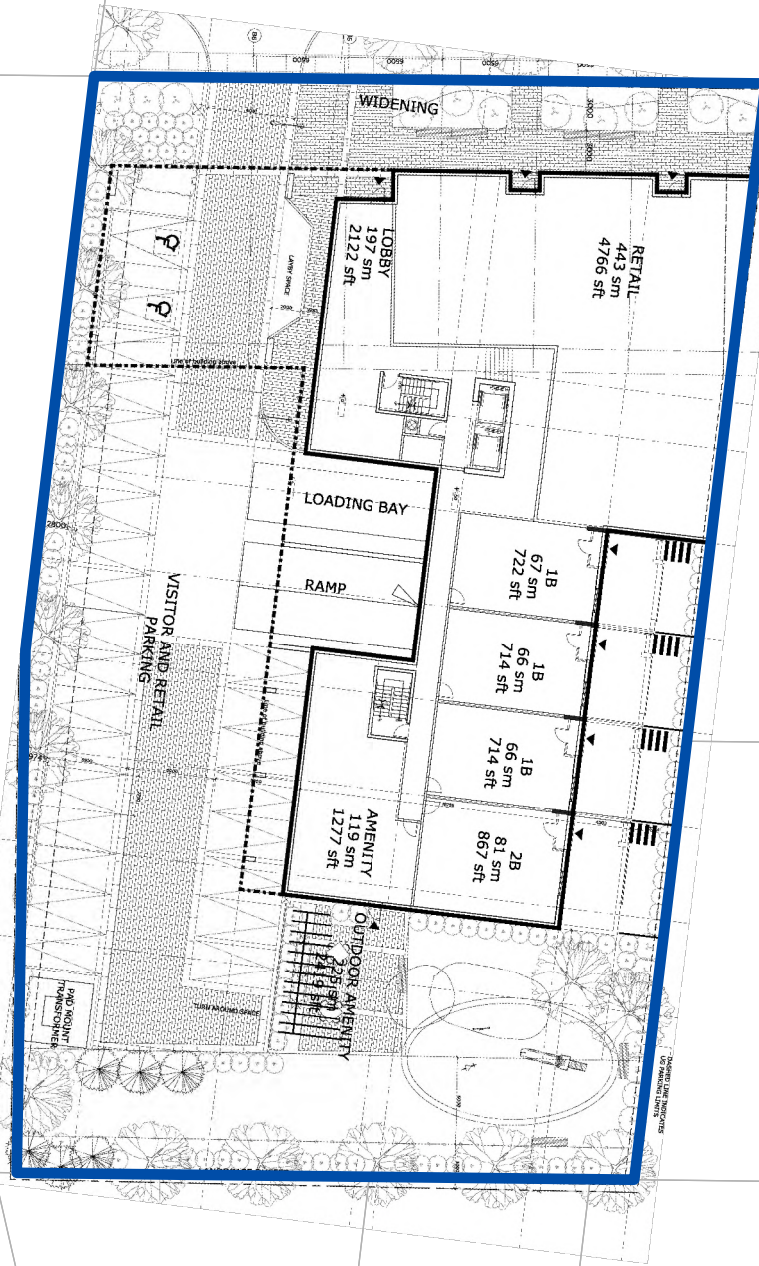
Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building and Growth
Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

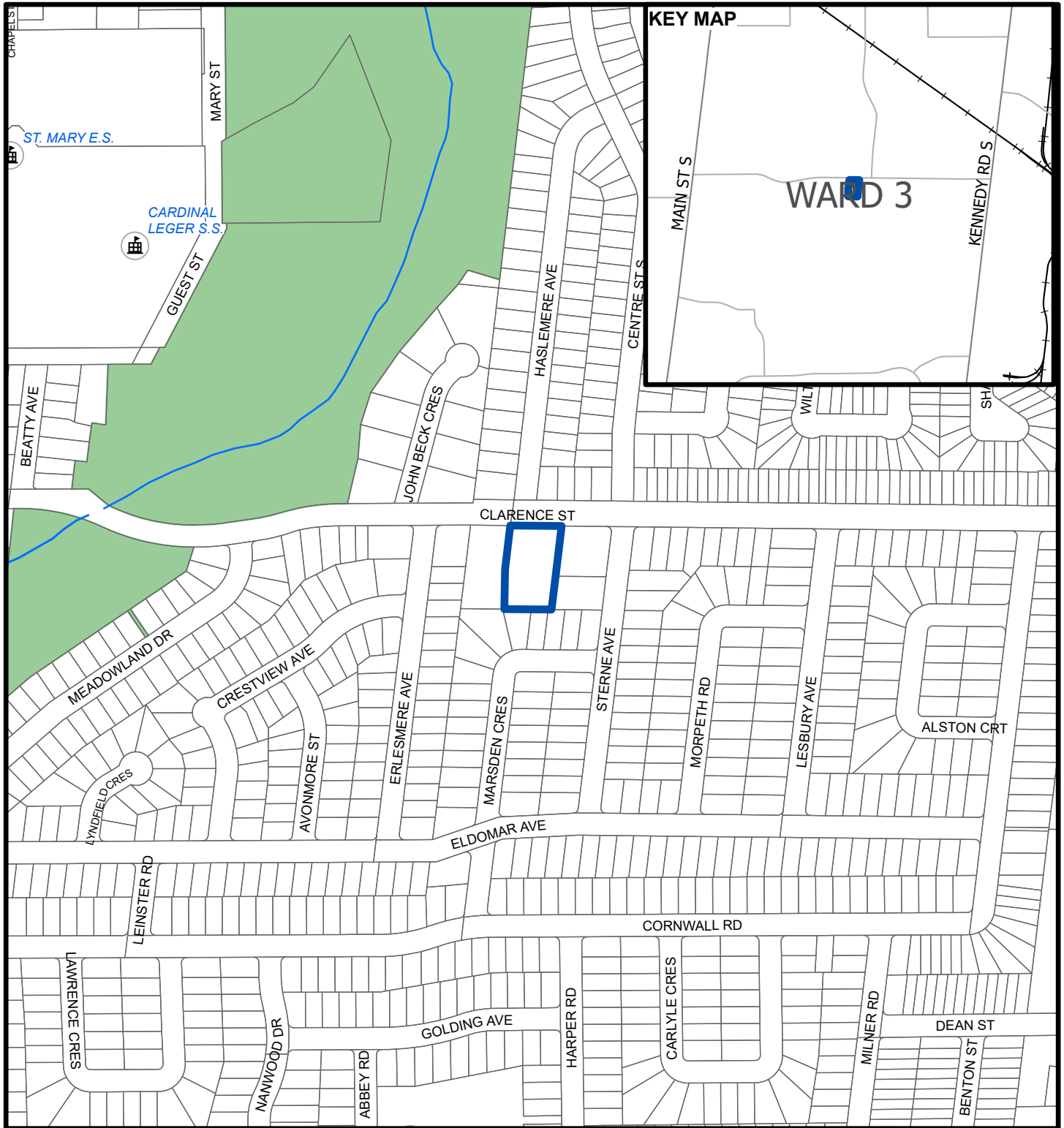
- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Detail Planning Analysis
- Attachment 8 – Sustainability Score
- Attachment 9 – Massing and Angular Planes
- Attachment 10 – Draft Official Plan Amendment
- Attachment 11 – Draft Zoning By-law Amendment
- Attachment 12 – Results of Circulation
- Attachment 13 – Results of Public Meeting







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APPENDIX 1
CONCEPT PLAN

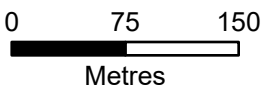
Applicant: Herman Wessels
Owner: SONEIL CLARENCE INC



-  School
-  Park
-  Major Watercourse
-  Parcel Fabric
-  Railway
-  Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT



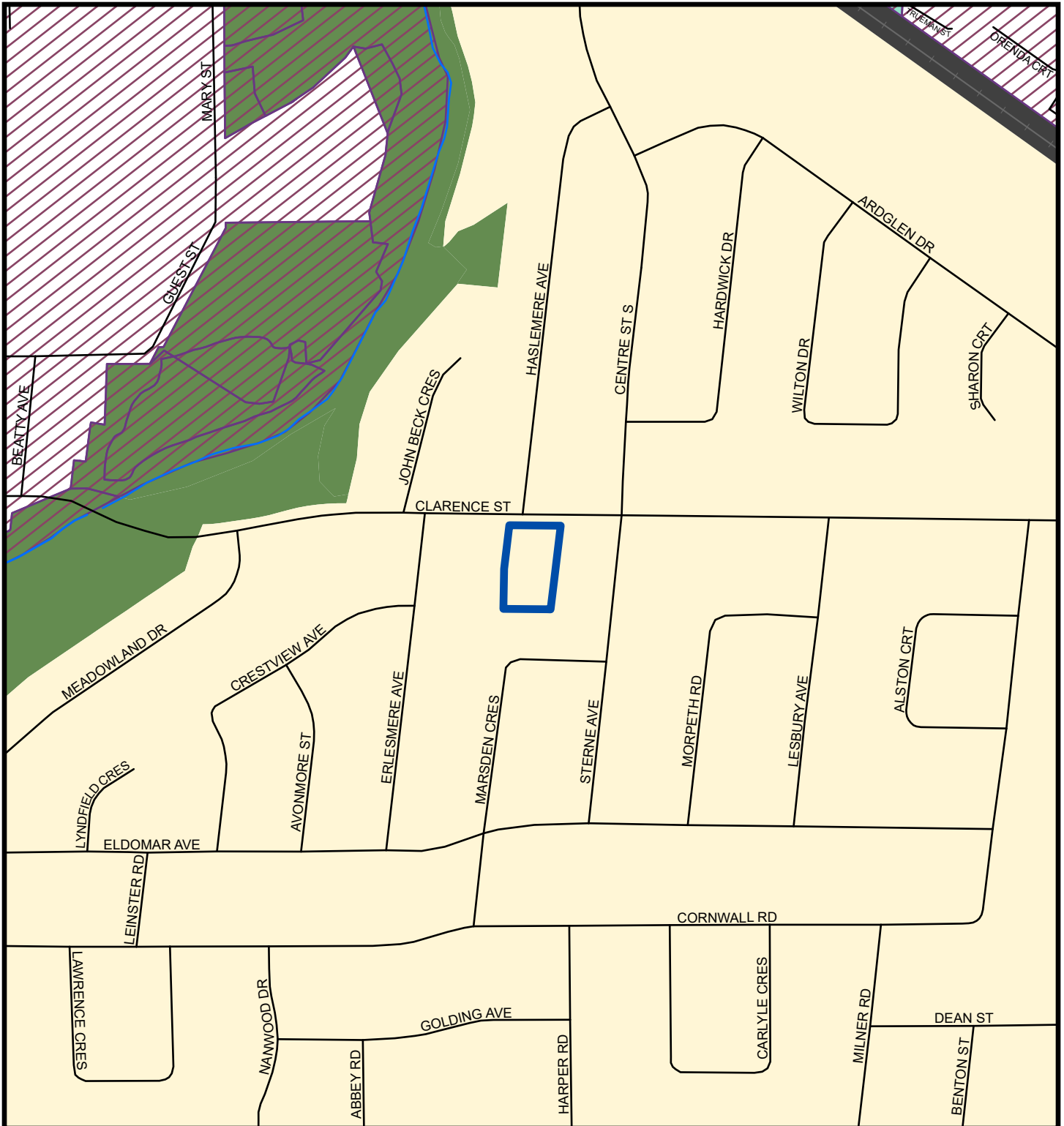
Author: CAntoine
Date: 2023/12/11



**APPENDIX 2
LOCATION MAP**

**Applicant: Herman Wessels
Owner: SONEIL CLARENCE INC**

Page 103 of 104
CITY FILE: 025-2019-0006



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- MAJOR WATERCOURSES
- CENTRAL AREA/MAJOR INSTITUTIONAL
- RESIDENTIAL
- Subject Lands
- RAILWAYS
- CENTRAL AREA/OPENSACE
- UTILITY
- CENTRAL AREA
- OPENSACE, UTILITY/OPENSACE



PLANNING, BUILDING AND GROWTH MANAGEMENT

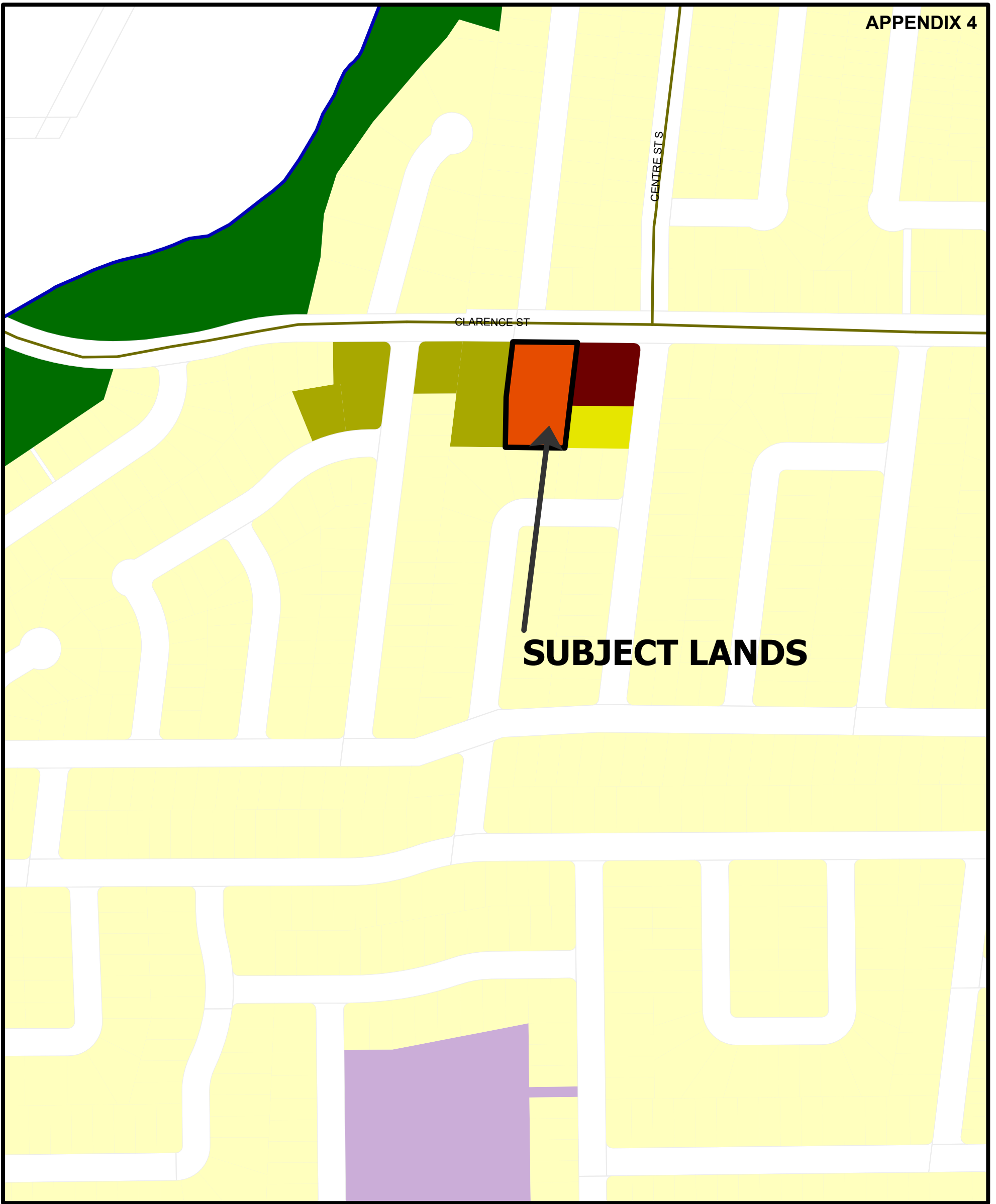
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Author: CAntoine
Date: 2023/12/11



**APPENDIX 3
OFFICIAL PLAN DESIGNATIONS**

**Applicant: Herman Wessels
Owner: SONEIL CLARENCE INC**



EXTRACT FROM SCHEDULE SPA 6 (A) OF THE DOCUMENT KNOWN AS BRAMPTON FLOWERTOWN SECONDARY PLAN

COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

UTILITY

- UTILITY

INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

EMPLOYMENT

- GENERAL EMPLOYMENT 1

OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

- RAILWAY

- 1 SPECIAL SITE AREA

- SPECIAL POLICY AREA

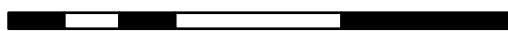
- SECONDARY PLAN BOUNDARY

ROADS

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



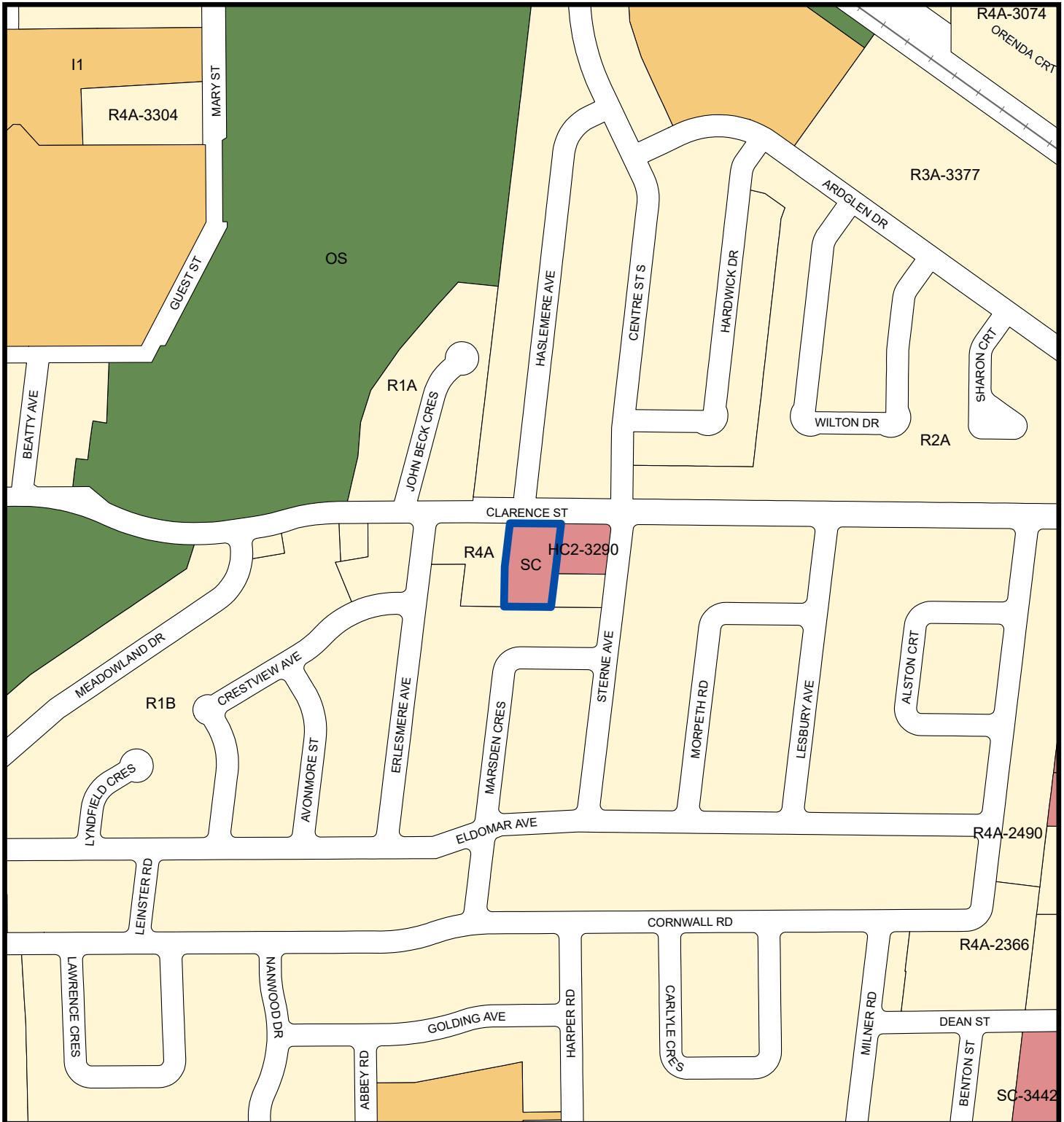
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Appendix 4 - Secondary Plan Designations

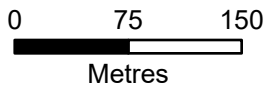
Applicant: Herman Wessels
 Owner: SONEIL CLARENCE INC



- RESIDENTIAL
- INSTITUTIONAL
- COMMERCIAL
- OPEN SPACE
- Subject Lands
- GISPRD.RAILWAYS



PLANNING, BUILDING AND GROWTH MANAGEMENT

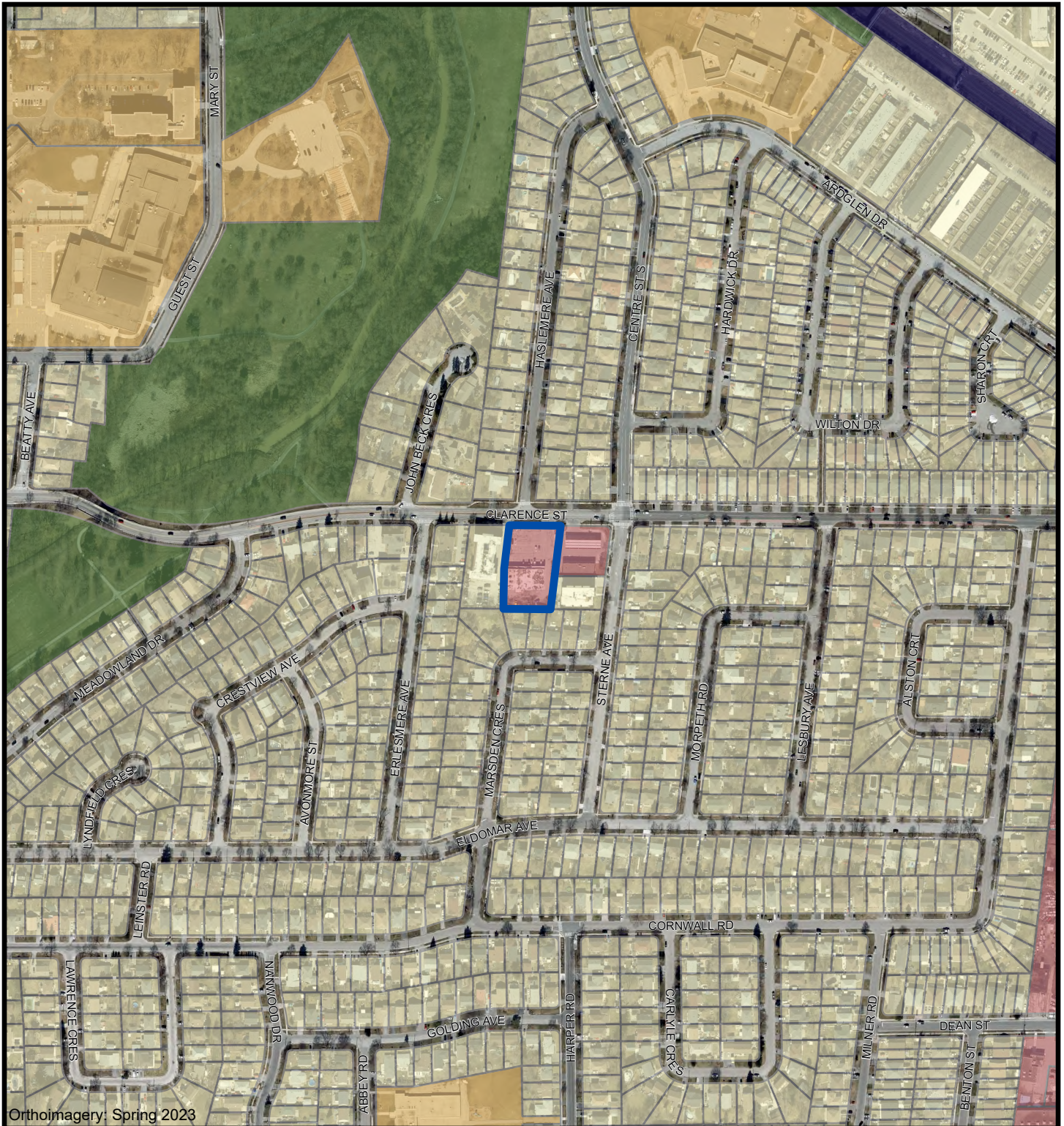


Author: CAntoine
Date: 2023/12/11



**APPENDIX 5
ZONING MAP**

Applicant: Herman Wessels
Owner: SONEIL CLARENCE INC



Orthoimagery: Spring 2023

- Commercial
- Residential
- Institutional
- Utility
- Open Space
- City Limit
- Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT

0 75 150
Metres

Author: CAntoine
Date: 2023/12/11

**APPENDIX 6
AERIAL & EXISTING LAND USE**

**Applicant: Herman Wessels
Owner: SONEIL CLARENCE INC**

Detailed Planning Analysis

City File Number: OZS-2019-0006

Overview

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City's Official Plan, and other applicable City of Brampton guidelines and priorities.

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development through development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Matters of Provincial Interest

Planning Act:

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the *Planning Act* R.S.O 1990. The proposed Official Plan Amendment and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

The application has regard to, among other matters of provincial interest such as:

- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- p) The appropriate location of growth and development;
- q) The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The recommendations are consistent with the above noted matters by adding housing stock and directing intensification and redevelopment in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These are described in the relevant sections below.

Provincial Policy Statement (PPS)

The current Provincial Policy Statement (PPS) came into effect as of April 30, 2014. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3(5) of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Section 1 of the PPS contains policies that provide direction to build strong communities through efficient development and land use patterns.

As required by Sections 2 and 3 of the Planning Act, the following sections will demonstrate how the proposed Official Plan Amendment and Zoning By-law Amendments will bring the subject lands to consistency with the PPS.

Sections 1.1.1 and 1.1.2 state:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting cost-effective development standards to minimize land consumption and servicing costs.*
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific

areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and if necessary, designated growth areas.

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted;

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion

4. support active transportation;

5. transit-supportive, where transit is planned, exists or may be developed;

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.4 of the PPS 2014 provides policies relating to housing:

“1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and

redevelopment and, if necessary, lands which are designated and available for residential development; and

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use;*
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*
- f) The proposed development intensifies the use of the existing site and will be supported by existing infrastructure and public service facilities. The proposed development has been designed to be compact in form while also considering risks to public health and safety through landscape design, architectural design, shadow studies and sustainability measures. The proposal will offer an appropriate means of regeneration within the area by animating the street through reduced setbacks and façade design. The proposal will promote the efficient use of available land by providing for an intensified, compact built form, which is encouraged by the PPS where it can be accommodated.*
- g) Along with the transit options provided along Clarence Street, as well as Centre Street, the sites proximity to Main Street and Kennedy Road provides a well-connected public transportation system as well as opportunities for cycling and walkability features. The proposal will contribute to a desirable pedestrian realm and provide ease of access to a range of uses. This will be supported through the provision of high- quality built form, pedestrian connections and the provision retail/commercial and residential opportunities.*
- h) Based on the above analysis, it is our opinion that the proposed development is consistent with the locational criteria for intensification and the proposed Official Plan and Zoning By-law Amendment is therefore consistent with the PPS policies for creating efficient land use patterns within Settlement Areas.*

The following polices in Section 1.6 relate to land use and transportation and infrastructure facilities:

- “1.6.4.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible;*
- 1.6.5.2 Efficient use shall be made of existing and planned infrastructure;*
- 1.6.5.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus;*
- 1.6.5.5 Transportation and land use considerations shall be integrated at all stages of the planning process.*
- 1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible;*
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.”*

The proposed Official Plan Amendment and Zoning By-law Amendment applications conform to Sections 1.1.1 and 1.1.2 of the PPS as the subject lands are located within a Settlement Area and further will contribute to the existing housing stock and maintain retail/commercial opportunities in the area which will assist in meeting the long-term needs of a healthy, livable and safe community. The proposed residential component will contribute to an appropriate mix of housing types in an area which is largely dominated by single detached housing with dispersed apartment dwellings.

The proposed development includes connections to existing sidewalks and nearby public transportation systems thereby encouraging walking and engagement with public transit as priority options for alternative modes of transportation. The proposed development intensifies the use of the existing site and will be supported by existing infrastructure and public service facilities. The proposed development has been designed to be compact in form while also considering risks to public health and safety through landscape design, architectural design, shadow studies and sustainability measures.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) came into effect July 1, 2017, replacing the 2006 Growth Plan. Under the Planning Act, all planning decisions with respect to land use shall conform to the Growth Plan. The Growth Plan is intended to be a framework for implementing the Province's vision for supporting strong prosperous communities through managing growth in the region through 2041. The 2017 Growth Plan builds from the progress of the former plan and provides stronger policies regarding the importance of optimizing the use of land and infrastructure as well as the achievement of complete communities.

As required by Sections 2 and 3 of the Planning Act, the following sections demonstrate the proposed Official Plan Amendment and Zoning By-law Amendment conformity with the Places to Grow: Growth Plan for the Greater Golden Horseshoe.

Growth Plan policies relevant to the proposed development include Section 2.2.1 – Managing Growth, Section 2.2.2 – Delineated Built-up Areas, and 2.2.6 – Housing which provide that:

“2.2.1.2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems;*
 - and,*
 - iii. can support the achievement of complete communities;**

- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned**

- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*

- e) development will be generally directed away from hazardous lands;*
and

With respect to the establishment of complete communities, Policy 2.2.1.4 Managing Growth provides that:

- 2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;**

- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes*
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:

 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;**
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;*
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low- carbon communities;*

Policy 2.2.2 (1) Delineated Built-up Areas, establishes the required target for development within delineated built-up areas:

- 2.2.2.1. By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.*
- 2.2.2.2. By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.*
- 2.2.2.4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

 - a) encourage intensification generally to achieve the desired urban structure;*
 - b) identify the appropriate type and scale of development and transition of built form to adjacent areas;*
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities**

Section 2.2.6 of the Growth Plan provides policy guidance related to housing, including

Policy 2.2.6.2 which builds on the objective of previous sections, emphasizing the importance of achieving complete communities.

- 2.2.6.1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that*
- a) supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by
 - i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and**
- 2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
 - d) planning to diversify their overall housing stock across the municipality.*
- 2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

The proposed development demonstrates consistency with the policies of the Growth Plan as it proposes an increase in residential density in a location which is situated within the existing settlement area and delineated built boundary. The mixed-use development will support the creation of a complete community as it proposes both residential and continued commercial opportunities and is situated proximally to existing commercial areas along Main Street and Kennedy Road, in addition to institutional uses such as elementary and secondary schools and recreational opportunities.

The development demonstrates consistency with the Growth Plan as it proposes an increase in residential density in an area that is appropriately serviced relative to the population generation anticipated by the proposal. Given the subject property's location, it's accessibility to several existing transit options, therefore, reduced dependence on private automobile travel and a potential reduction in greenhouse gas emissions can be anticipated. Overall, the proposed mixed-use development adheres to the objectives of the Growth Plan by providing residential intensification while considering the achievement of complete communities, built form, scale and transition to adjacent areas through compact and inclusive and overarching urban design practices.

The location provides ease of access to multi modal transportation options and will therefore encourage residents to engage in alternative modes of transportation such as public transit and active transportation, which are both readily available in the area. The proposal demonstrates conformity with the Growth Plan's objective to promote the integration of transportation and land use planning and supports intensification objectives. Therefore, Staff is satisfied that the recommendations of this report conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

The Regional Official Plan (the “ROP”) is the primary long-range strategic land use policy document for the Region of Peel. It is a broad land use policy document, which provides Regional Council with a long- term policy framework for guiding growth and development in Peel Region while having specific regard for protection of the natural environment, managing renewable and non-renewable resources, and outlining a regional structure that manages such growth. It also provides guidance to the area municipalities in the preparation and implementation of their local Official Plans. The subject lands are designated “Urban System” in schedule E-1 of the Region of Peel Official Plan.

As required by Sections 2 and 3 of the Planning Act, the following sections demonstrate the proposed Official Plan Amendment and Zoning By-law Amendment’s conformity with the Region of Peel Official Plan.

It is the goal of the Region of Peel to:

“5.1.2 To provide a diversity of healthy complete communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi modal transportation system and provide and efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards, and resources and the characteristics of existing communities in Peel”

Section 5.3 of the Official Plan notes that the “Urban System” is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The Region has general objectives for lands in the “Urban System”, which include the following:

“5.3.1.1 To conserve the environmental and resource attributes of the Region.

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;

5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services;

5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive;

5.3.1.6 To promote crime prevention and improvement in the quality of life.

5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.

- 5.3.2.2 *Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans; and*
- 5.3.2.3 *Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.*
- 5.3.2.6 *Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:*
 - a) *support the Urban System objectives and policies in this Plan;*
 - b) *support pedestrian-friendly and transit-supportive urban development;*
 - c) *provide transit-supportive opportunities for redevelopment, intensification and mixed land use.*
 - d) *support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*

The Region's general policies for growth management relevant to the proposed development include the following:

"5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.

5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.

5.5.2.4 Prohibit the establishment of new settlement areas."

Section 5.5.3: Intensification indicates that a significant portion of new growth should be directed to built-up areas, promote compact urban form and intensification. The general intensification objectives relevant to the proposed development include the following:

"5.5.3.1.1 To achieve compact and efficient forms.

5.5.3.1.2 To optimize the use of existing infrastructure and services.

5.5.3.1.3 To revitalize and/or enhance developed areas.

5.5.3.1.4 To intensify development on underutilized lands.

5.5.3.1.5 To reduce dependence on the automobile through the development of

mixed use, transit-supportive, pedestrian-friendly urban environments.

5.5.3.1.6 *To optimize all intensification opportunities across the region.*

5.5.3.1.8 *To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.”*

The Region's general policies for intensification relevant to the proposed development include the following:

It is the policy of Regional Council to:

5.5.3.2.2 *Facilitate and promote intensification*

5.5.3.2.3 *Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.*

The Regional Plan promotes the provision of a range and mix of housing types, sizes and densities that will provide access to rental housing for all income groups. Specifically, the Regional Plan provides the following policies:

5.8.2.3 *Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.*

The goal of the defined Regional Plan's land use structure, in conjunction with the allocated growth forecasts, is to facilitate the development of healthy complete communities by offering a wide range and mix of housing, employment, recreational and cultural activities. The Official Plan and Zoning By-law Amendment proposes permitting a mixed-use development that is transit-supportive, serviced and is representative of pedestrian friendly development.

The proposal will result in a compact, well-designed development that provides various housing options to meet the needs of different households. Furthermore, the proposal demonstrates conformity to this plan by being a compact urban form that will intensify underutilized land. Accordingly, the subject applications conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The City of Brampton's Official Plan contains goals, objectives and policies used to guide decisions on land use, built form, transportation, the environment and the manner in which the City should grow. The Plan incorporates upper-level planning policies of the PPS, Growth Plan and Regional Plan. The property is designated as 'Residential' on Schedule A of the Official Plan. Moreover, the subject property is located within the new Flowertown Secondary Plan area designated as Service Commercial.

The Official Plan policies that are applicable to this application include but are not limited to:

d) Promote economic prosperity, improve live/work ratios and enhance the economic integrity of the municipality by ensuring that an appropriate amount of land is designated for mixed use residential and commercial/employment uses;

Section 3.1 of the Brampton Official Plan, Sustainable Planning Framework reads:

The City's sustainable planning framework is built on:

- An integrated land use and transportation plan that provides a balanced transportation system giving priority to public transit and pedestrians and creating complete communities;*
- Fostering vibrant residential neighbourhoods that provide a variety of housing options for people at various stages of their life cycle;*

Section 4.1 relating to residential development in the City are as follows:

(i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.

(v) Promoting the intensification of land use as one of the strategies for protecting the natural heritage system and for the purposes of retaining lands for recreation purposes. Land use intensification will be achieved through increased densities involving infill development on vacant or underutilized sites, conversions and redevelopment to minimize the infrastructure requirements and within close proximity to transit.

(vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.

Section 4.1.1 General Residential Policies:

4.1.1.1 The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses to be permitted, subject to specific Secondary Plan policies or designations, may include uses permitted in the Commercial and Institutional and Public Uses designations of this Plan such as schools, churches, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

4.1.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan.

The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule G as being subject to the New Housing Mix and Density Categories:

New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
▪ Low Density	▪ 30 units/ net hectare ▪ 12 units/ net acre	▪ Single detached homes
▪ Medium Density	▪ 50 units/ net hectare ▪ 20 units/ net acre	▪ Single detached homes ▪ Semi-detached homes ▪ Townhouses
▪ High Density	▪ 200 units/ net hectare ▪ 80 units/ net acre	▪ Townhouses ▪ Duplexes ▪ Maisonettes ▪ Apartments

The residential component of the proposal is categorized under the “High Density” density category of the New Housing Mix and Density Categories of Section 4.2.1.2 of the Brampton Official Plan. Despite the high-density residential permission, the scale and mass of the building will respect and enhance the existing area and not adversely affect the existing low density residential in the immediate neighbourhood.

The proposed development is an appropriate form of infill development related to the intensification policies outlined in the Brampton Official Plan. The proposed infill development puts to use existing infrastructure and supports the efficient use of land. Additional residential policies relevant to the proposal are:

4.1.1.3 The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate

4.1.1.6 The City shall consider designating maximum densities for apartment buildings and the apartment component of mixed-use buildings in any Secondary Plan where such uses are permitted.

4.1.1.7 Notwithstanding the generality of the foregoing policy, the City may consider designating high density residential sites relative to the following criteria:

- (i) Compliance with the policies of the relevant Secondary Plan;*
- (ii) The ability of the road network and local transit to properly service the proposed density increase;*
- (iii) No detrimental physical impacts on adjacent properties including privacy and shadowing; and,*
- (iv) The ability to physically integrate the proposed development with the host neighbourhood in an acceptable and appropriate manner including density, design,*

and functional and physical considerations.

The residential portion of the proposal is to be permitted through an Official Plan Amendment to the Brampton Flowertown Secondary Plan Area. The Official Plan Amendment will prescribe the maximum height of the residential development which has been supported by the technical studies and reports as prepared by the consulting team in support of the Official Plan and Zoning By-law Amendment applications.

The Traffic Impact Statement as prepared by Crozier & Associates details the anticipated traffic generation from the residential land use and also accounts for the anticipated trips to/from the site post development. The commercial portion of the site is intended to serve the immediate and surrounding area and is accessible by foot from area residents.

The proposal remains in compliance with the secondary plan area policies as it maintains the service commercial permissions as originally intended for the subject site. Further, it is in conformity with the City of Brampton Official Plan as it promotes the efficient use of underutilized lands whilst still maintaining the intended use of the subject lands as set forth by the City of Brampton.

The proposal is not anticipated to have any significant negative impacts on adjacent uses as depicted in the Shadow Study as prepared by RAW Architects. The building is stepped at the rear so to provide for appropriate sight lines catering to the privacy of the existing low density residential located immediately to the south of the property.

The proposal will consider the existing neighbourhood with specific regard to massing and scale, along with the integration of similar building materials so to ensure a fluid transition. The stepped building feature is intended to be sensitive to the existing neighbourhood fabric. The existing apartments located immediately to the west and east of the subject site will provide for an appropriate transition in built form that is sensitive to the area.

Additional residential policies relevant to the proposal are:

4.1.1.8 The City shall strive to locate proposed high density residential buildings in areas that may have one or more of the following attributes:

- (i) Have primary access to an Arterial, Collector or Minor Collector Road;*
- (ii) Are either within or adjacent to major compatible concentrations of commercial, recreational or institutional uses;*
- (iii) Are adjacent to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines; or,*
- (iv) Are close to significant public transportation facilities in accordance with the Transportation section of this Plan.*

The high-density residential land use permissions as proposed through this application for official plan and zoning by-law amendment are in conformity with the City of Brampton Official Plan residential policies.

Clarence Street is designated as a Collector Road, as referenced above in policy 4.1.1.8 (i). The utility of a collector road is defined below as per the definition offered in the city of Brampton official plan:

The site is proximal to Main Street South, and in turn will have access to the future Hurontario LRT (“the LRT”). The area will be serviced by bus routes which will ultimately provide access to the future LRT. The LRT will provide inter-regional access and extensive connections to the GTA (policy 4.1.1.8 (iv)).

Relevant policy excerpts from section 4.1.8 Design read:

The City of Brampton will strive to create communities that have a high quality of development by:

(i) Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;

(iii) Enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road right-of-way. The layout of circulation and open space systems and the siting of major features, public uses and built form;

(iv) Creating an environment that contributes to the reduction of the fear and incidence of crime and improvement in the quality of life based on the Crime Prevention Through Environmental Design (CPTED) principles; and,

For non-ground related residential developments, the following objectives shall be encouraged in accordance with the Development Design Guidelines:

- *to locate at primary streets and gateways intersections;*
- *to locate primary building faces parallel to primary roads;*
- *to locate parking areas below grade (where possible);*
- *to provide pedestrian protection (i.e. canopies) for apartment entrances;*
- *to encourage grade-related apartment units (i.e. entrance and main windows) facing the principal street; and*
- *to locate mixed use development on the ground floor.*

From a design perspective, the development proposal is intended to fit in with the surrounding area context and further, enhance the existing neighbourhood through urban design and soft landscaping strategies. Minimal setbacks to Clarence Street and pedestrian accesses to the commercial/retail portion of the building will provide for an animated streetscape and promote universal accessibility through thoughtful site design such as appropriate sidewalk widths and depressed curbs. Superior urban design will be exhibited through proposed features of the building such as the overhang entry feature, appropriately

finished windows along the Clarence Street frontage, and strategically chosen soft landscaping features. The primary building face runs parallel to Clarence Street and is elongated to provide for an enhanced street presence.

Mixed-use development is encouraged to be provided on the ground floor, which is in conformity with development design guidelines. Windows and entrances for the grade-related commercial units are configured to face the Clarence Street frontage. Parking is proposed for visitors and users of the commercial/retail component at grade which provides convenience and safety. Pedestrian foot traffic is also anticipated in terms of accessing the commercial/retail portion. The function of the service commercial uses are to provide for the area residents.

The existing character area has been evaluated and further incorporated through the proposed building design in terms of massing, scale and building materials. The scale of the building is not anticipated, visually, to have significant impacts on the existing neighbourhood which is largely characterized by low density residential. Rather, the proposal will provide for an appropriate mix of scale/height as it is placed between the two adjacent apartment buildings and is appropriately proposed as a stepped design to mitigate visual impacts and privacy concerns for the single detached dwellings located beyond the rear property line. Evidence of this can be seen in the Shadow Study as prepared by RAW Architects. The shadow study exhibits minimal impacts to the existing area.

The proposal includes open space at the rear of the site which will function as usable amenity space for the residents of the residential component. The streetscaping treatment and soft landscaping features that will be implemented along Clarence Street will help to revitalize the area and add to the inventory of street trees. The surface parking area will be screened by soft landscaping features and buffered appropriately from the existing 4 storey apartment.

The increase in density and reduced setbacks to lot lines are supportive of the concept of CPTED and provide for eyes on the street which will improve perceived safety for pedestrians and area residents.

4.1.8.1 Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan.

4.1.8.3 The City shall encourage the use of the City of Brampton Accessibility Technical Standards in the design of public and private residential development to promote universal accessibility

Section 4.1.8.1 states that residential development proposals and complementary uses shall be in accordance with the development design guidelines and urban design section of the Brampton Official Plan.

Universal accessibility guidelines and the City of Brampton Accessibility Technical Standards were considered in the preliminary stages of site design and will be included in the detailed design stage where appropriate.

4.1.8.4 Through its review and approval of site plans for residential developments pursuant to the Planning Act and in accordance with the Urban Design and Natural Heritage and Environmental Management sections of this Plan, the City shall:

- (i) Promote an appropriate massing and conceptual design of buildings;*
- (ii) Endeavour to achieve satisfactory access for public transit, automobiles, pedestrians, cyclists and persons with disabilities;*
- (iii) Encourage the protection and enhancement of safe and attractive built environments;*
- (iv) Encourage a high quality of landscape treatment which reflects the needs of both the site users and passers by;*

The development proposal represents appropriate massing as exhibited in the architectural package as prepared by RAW design and the Urban Design Brief as prepared by NAK. The property is situated between two existing residential apartment buildings which are 4 storeys in height, respectively. The variability in scale is minimal as per the design of the building, which will ultimately fit in with the neighbourhood fabric. The elevations prepared by RAW Architects in support of this development show a stepped design which will foster an ease in transition and so to not negatively impact the existing low density residential.

The subject site is located in an area that is well serviced by transit and is accessible both by automobiles and pedestrian traffic. Bicycle spaces will be provided for residents, visitors and those who engage with the commercial uses to promote active, multi modal transportation options. These transportation options will be appropriately accommodated for through site design and supply of facilities (i.e bike racks, storage etc.). The area is largely characterized by residential uses and so the commercial/retail portion of the development will not only be advantageous for the residents, but also for those area residents. The proposal maintains the original intention as imposed by the City of Brampton in terms of providing service commercial uses in this area.

The proposal will further aid to revitalize the area and capitalize on underutilized lands. The built form will strategically coexist with the existing neighbourhood and be both aesthetically appealing and increase perceived sense of safety for area residents. Landscape treatment provided along the Clarence Street frontage, and throughout the site will be visually appealing and function to screen parking and other structures used for maintenance of the building (i.e hydro transformer). The amenity area proposed for residents will be appropriately landscaped and act as a safety buffer from the parking area and potential secondary access.

Section 4.2.1 General Commercial Policies relevant to the site read:

4.2.1.2 The City shall, in considering applications for commercial or mixed commercial-residential uses adjacent to residential areas, give due regard to the minimization of environmental, noise, pollution and visual impacts in accordance with the Urban Design and Natural Heritage and Environmental Management sections of this Plan.

In support of this development application, technical studies for environmental, noise and architectural elements, among others, have been prepared. These documents provided as

a part of this application to better understand the feasibility of the development related to each element. The conclusion section of this Planning Justification Report also summarizes the findings of these reports.

4.2.1.3 Development of some office or mixed-use projects will be governed by a hierarchy of maximum density guidelines to be found in the relevant Secondary Plans. Specific refinement of permissible office and mixed use densities within these ranges may be specified where appropriate in the relevant Secondary Plans.

The City of Brampton Flowertown Secondary Plan Area (SPA6) outlines in Section 1.4 policies related to high density residential uses. The site specific prescriptions (which are proposed via an Official Plan Amendment), which are proposed in order to accommodate the unique characteristics of this development will maintain the intention of the policies related to both Sections 2.4 Service Commercial and 1.4 High Density Residential. The site specific amendment is required as there are no mixed use permissions in SPA6 and will be discussed in this report.

4.2.1.4 The City shall encourage the use of the City of Brampton Accessibility Technical Standards to promote universal design in commercial development.

The City of Brampton Accessibility Technical Standards have been considered and will be detailed further at a site plan stage to the City of Brampton standards. These standards are developed in conjunction with various Provincial design standards related to accessibility and other public agencies at a Federal and Municipal level.

The subject site is designated Convenience Retail under *Schedule A2 – Retail Structure* of the City of Brampton Official Plan. Section 4.2.11 *Local Retail* discusses the several commercial designations which are outlined in the Secondary Plan Areas. The relevant policies are as follows:

Local Retail centers consists of Neighbourhood Retail and Convenience Retail sites as designated on Schedule “A2”. These sites are usually located in residential areas in order to serve the shopping needs of the community. Designations and related policies are specified in this Plan act as a guide to detailed policies and locations in the applicable Secondary Plan.

The Service Commercial designation as it is defined in the relevant Secondary Plan area is discussed in the following section of this report. Policies in section 4.2.11 *Local Retail* read:

4.2.11.1 Local Retail sites may front onto local, collector or arterial roads subject to the access policies of Section 4.4 Transportation and shall be easily accessible to the residential areas they are intended to serve. Designated sites should provide easy access to pedestrians, transit and auto routes.

4.2.11.2 Local Retail sites will preferably be located at an intersection with a transit stop and in conjunction with open space, a public amenity and/or higher density housing to form a localized focal point for the trade area intended to be served and to promote a walkable, transit-supportive community.

4.2.11.3 Local Retail sites shall be well served by public transit.

4.2.11.4 Permitted uses typically include small scale retail stores, supermarkets or specialty stores, junior department stores, pharmacies, restaurants and service establishments that primarily serve the surrounding residential area. Notwithstanding the permission for restaurant uses, drive-through facilities, where permitted shall be located in the site plan sensitive to their impact on adjacent residential areas.

4.2.11.5 The Local Retail uses are defined as follows:

b) Convenience Retail: One or more retail or service establishments planned and developed as a unit not exceeding 3,700 square metres (40,000 square feet).

4.2.11.6 Complementary uses such as those permitted in the Institutional and Open Space designations may also be permitted within areas designated for Local Retail purposes in Secondary Plans.

4.2.11.7 The City may permit complementary uses such as gas bars, car washes, service commercial, office and entertainment uses in conjunction with any of these Local Retail designations. Motor vehicle sales and rentals, body repair shops and truck washes are not permitted uses.

4.2.11.8 The City shall designate Local Retail use areas in appropriate locations within Secondary Plans subject to the general intent and policies of this Plan. An Official Plan Amendment will be required to permit the development of a new Local Retail centre in a location not designated for such a use in the relevant Secondary Plan or to permit an extension to an existing Local Retail centre.

Bus Rapid Transit (BRT) Corridors: high-frequency services on key north-south and east-west spines designed initially as BRT corridors with flexibility to be operated as LRT corridors, linking major destinations both within and beyond the City. Peak headways are targeted at being 5 minutes or less, and transit priority is ensured via design and signal systems;

Primary Transit Corridors: high frequency service with peak headways targeted at 5 to 7.5 minutes. These are major grid services linking destinations within the City, as well as to external destinations;

Further, relevant policies in Section 4.5.4 of the City of Brampton Official Plan read:

4.5.4.5 The City will monitor and manage urban form standards and site plans in a way that will support transit use and facilitate pedestrian movements including that of persons with disabilities in accordance with Section 4.11 Urban Design policies of this Plan, and the City of Brampton Accessibility Technical Standards.

4.5.4.6 The City shall use transit infrastructure to help shape growth in a way that will support transit use and reduce traffic congestions.

4.5.4.7 The City shall, in conjunction with other local and regional governments as required, play a leadership role in the planning and development of a higher order transit system in the Bus Rapid Transit Corridors in accordance with Schedule "C". These Bus Rapid Transit Corridors would enable rapid connections between Brampton and major destinations in the Cities of Mississauga Vaughan and Toronto.

Neighbourhood level policies are implemented throughout the City of Brampton and delegated through the City of Brampton Official Plan. These neighbourhood level policies are governed through Secondary Plan Area policies. As discussed, the subject site falls within SPA6 of the City of Brampton Official Plan.

Relevant policies from Section 5.4 Secondary Plans of the Brampton Official Plan read:

5.4.1 Secondary Plans and amendments to Secondary Plans form part of the Official Plan and will be subject to the same administrative and public involvement procedures as an Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions. Secondary Plans shall take the form of an amendment to the Official Plan and may be produced and consolidated as documentation separate from this Plan.

5.4.2 Secondary Plans shall conform to and be designed to implement the objectives, policies and land use designations of the Official Plan.

The subject property is situated within the Brampton Flowertown Secondary Plan Area (SPA 6). In light of the existing Service Commercial (SC) designation in SPA6, an Amendment to the Official Plan will be required. The development proposal was subject to a high standard of urban design and has undergone significant urban design considerations in order to support and achieve a physical environment that is attractive, safe, functionally efficient and sensitive to the City's evolving character.

Therefore, Planning Staff recommends acceptance of the proposed development application. The proposed 45-degree angular design will also mitigate shadow and wind concerns for the adjacent properties. The building and site design treatments are well proposed to ensure the built form will integrate harmoniously into the existing neighbourhood context and pattern. The subject proposal adds to the range of housing that is required within the City. The type of development is compact and transit-supportive. Staff is satisfied that the proposed development conforms to the Official Plan.

The Brampton Flowertown Secondary Plan Area 6 (SPA6)

The purpose of the Brampton Flowertown Secondary Plan Area (SPA6) was to establish specific land use and policy guidelines for the area generally located east of Main Street South, west of Kennedy Road South, north of Steeles Avenue East, and south of Queen Street East. The policies contained in the Secondary Plan were intended to develop a land use pattern that would contribute to desirable and efficient urban development.

As per Brampton Flowertown Secondary Plan Area (SPA6), the subject lands are designated Service Commercial (SC). The permitted uses within the Service Commercial designation include service establishments that primarily serve the surrounding residential area.

The proposed Official Plan Amendment proposes to maintain the existing Service Commercial (SC) designation and further provide land use permissions to permit for high density residential. Section 1.4 of the Brampton Flowertown Secondary Plan area requires that:

1.4.1 Uses permitted on lands designated High Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

2.4.1 Uses permitted on lands designated Service Commercial on Schedule 6 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

Although the proposed Official Plan Amendment requests additional land use permissions related to the provision of high-density residential units, the original intent of the service commercial designation is maintained.

Further, the amendment is to support the redevelopment of the subject properties into a more vibrant, mixed-use, transit-oriented community. The subject proposal adds to the range of housing that is required within the City. The application proposes development that is compact, transit-supportive and within the Downtown Core, with access to multiple transit opportunities. It makes efficient use of the existing and planned infrastructure.

The proposed OPA is specifically related to the relevant Secondary Plan Area, being the Brampton Flowertown Secondary Plan Area (SPA6). The amendment is required to create a new Special Site Area within SPA 6.

Section 8 of the Brampton Flowertown Secondary Plan Area outlines the Special Site Areas. The Official Plan Amendment relevant to the subject site includes the creation of a new Special Site Area. Proposed policies and schedules related to the new Secondary Plan Area are provided in support of this application for Official Plan Amendment.

City Of Brampton Zoning By-Law 270-2004

The City of Brampton's Zoning By-law zones the subject property Service Commercial (SC), which permits a bank, office, and retail establishment having no outside storage, among other uses. A Zoning By-law Amendment is required to permit the residential component of the proposed development, as well as relief from the Service Commercial zone.

Proposed Zoning By-Law Amendment

An amendment to the City of Brampton Official Plan's Secondary Plan policies, as well as an amendment to the City of Brampton Zoning By-law will be required to permit for the proposed development.

The applicant has applied for a Zoning By-law Amendment to permit the proposed residential development. The property is currently zoned 'Service Commercial', which permits retail establishments, service shop and other permitted uses under the by-law. The Brampton Flowertown Secondary Plan permits a range of Commercial, Employment, Institutional, Residential and Mixed-Use Development.

The property is proposed to be rezoned to Residential Apartment A – Special Exception

(R4A – 3765). The proposed zoning designation permits a range of Residential and Non-residential development. The recommended By-law permits the proposed housing types (apartments), and some retail / commercial uses on the ground floor. The proposed By-law includes development standards such as building setbacks from the street, open space, angular planes, and parking requirements, etc. to ensure the appropriate built form for the area and compatibility with adjacent land uses. It should be noted that if the proposal is approved, the applicant will be required to go through the Site Plan Approval process for a review of the detailed design of the building.

Given the above staff is recommending approval of the Zoning By-law Amendment, generally in accordance with the Appendix.

Planning Justification Report:

The Planning Justification Report was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan and the Zoning By-Law are satisfied, and that the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

Traffic Impact Statement:

A Traffic Impact Study (TIS) was prepared by CF Crozier and Associates (Crozier) to assess the transportation related aspects of the proposed development. The memo includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The Traffic Services department have reviewed the TIS and have found the document to be satisfactory.

Land Use:

The proposed amendment to the Official Plan and Zoning By-law allows for a range of housing that is compatible and provides a density that encourages public transit usage. Furthermore, contemplation has been given to mitigating impacts on the adjacent properties, including through changes recommended by Staff on the building height and tower form.

Urban Design:

The Urban Design policies within the Official Plan require that development adhere to appropriate urban design principles in order to successfully integrate into the City's various nodes, corridors, neighbourhoods and districts. As well as part of these applications an Urban Design Brief was submitted. The detailed design of the development will be further addressed through the Site Plan Approval application.

Functional Servicing And Stormwater Management Report

C.F. Crozier & Associates Inc. was retained by Soneil Clarence Inc. to prepare a Functional Servicing and Stormwater Management Report in support of the proposed development. The Functional Servicing Report provides background information regarding the subject property, provides information regarding the proposed development conditions, outlines the

existing and preliminary proposed grading and outlines the existing and preliminary proposed servicing.

The Functional Servicing Report concludes that the proposed development can be serviced utilizing the existing infrastructure and that the subject property can be adequately serviced with water, sanitary drainage, stormwater drainage and stormwater management.

Phase 1 & 2 Environmental Site Assessment

Envirovision Inc. was retained to complete a Phase One and Two Environmental Site Assessment (ESA) of the subject property. The Phase One Environmental Site Assessment had identified potential environmental concerns based on the historical uses located on the subject property. As such, Envirovision indicates in the Phase One ESA that a Phase Two Environmental Site Assessment is required.

The Phase Two ESA was undertaken as per the findings of the Phase One ESA. In order to formally file for a Record of Site Condition, a Phase Two ESA was undertaken for the subject property. The Phase Two ESA report indicated the subject property meets the applicable standards for the proposed use, therefore no further investigation activities are warranted.

Geotechnical Report

Haddad Getechnical Inc. to conduct a subsurface investigation and to provide geotechnical engineering design advice for the proposed development. The anticipated construction conditions pertaining to foundation design, seismic site classification, slab on grade design, earth pressure design, excavation, and other constructability recommendations are discussed in the Geotechnical Design Report for technical review.

Urban Design Brief

The Urban Design policies within the Official Plan require that development adhere to appropriate urban design principles in order to successfully integrate into the City's various nodes, corridors, neighbourhoods and districts. As well as part of these applications an Urban Design Brief was submitted. The detailed design of the development will be further addressed through the Site Plan Approval application.

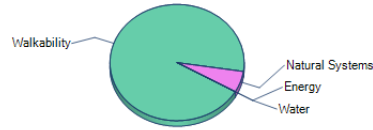
SUSTAINABILITY SCORE SNAPSHOT

APPLICATION DETAILS:

Project Name: 75-85 CLARENCE STREET

City File Number: OZS-2019-0006

Plan Type: Site Plan



SUSTAINABILITY SCORE: **36**

THRESHOLD ACHIEVED: **BRONZE**

Land use Diversity Mix: Proximity to Basic Amenities

- [Minimum] Select amenities are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs.

Land use Diversity Mix: Proximity to Lifestyle Amenities

- [Minimum] Select amenities are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs.
- [Aspirational] Select amenities are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs.

Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

- [Minimum] All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity), organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight, and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m² at proper planting depth of unobstructed growing medium per tree.

Site Accessibility - Universal Design

- [Minimum] 20% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).

Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

- [Aspirational] 75% of sidewalks will have shade provided by trees within 10 years of development. If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees).

Parking - Off-Street Parking

- [Minimum] All new off-street parking has been located beside or behind a building.
- [Aspirational] Less than 20% of the total developmental area has been dedicated to new off-street surface parking facilities.
- [Aspirational] Structure parking has been consolidated for 85% or more of the surface parking.

Parking - Surface Parking

- [Minimum] A strategy has been developed to minimize surface parking for permanent employees and residents.

Pedestrian Connections - Proximity to School

- [Minimum] 50% of dwelling units are within 800 m walking distance of public/private elementary, Montessori, and middle schools.

- [Minimum] 50% of dwellings units are within 1600 m of public/private high schools.
- [Aspirational] 75% of dwellings units are within 1000 m of public/private high schools.

Site Permeability - Connectivity

- [Aspirational] Amenities and street furniture (benches, additional bike parking, landscaping) have been provided along connections on the site and between the site and adjacent destinations.

Transit Supportive - Distance to Public Transit - Site Plans

- [Minimum] The site is within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or the site is within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] The site is within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or, the site within 200 m walking distance to 1 or more bus stops with frequent service

Walkability - Promote Walkable Streets

- [Aspirational] 100% of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards.
- [Aspirational] Pedestrian amenities have been provided to further encourage walkable streets.

Energy Conservation - Building Energy Efficiency - Single Family

- [Minimum] Single family homes and multi-unit residential buildings have been built to EnerGuide 83 or equivalent.

Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

- [Aspirational] There is expected energy savings of more than 55% for the proposed building relative to MNECB compliance.

Materials and Solid Waste Management - Solid Waste

- [Minimum] For Multi-Unit, Commercial, Retail and Institutional buildings, storage and collection areas for recycling and organic waste are within or attached to the building. Alternatively, deep collection recycling and organic waste storage facilities are provided





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To Adopt Amendment Number OP 2006-
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, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2006-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this [enter date] day of [enter month], 2024.

<p>Approved as to form.</p> <p>2024/MM/DD</p>

Patrick Brown, Mayor

<p>Approved as to content.</p> <p>2024/MM/DD</p>
--

Peter Fay, City Clerk

(OZS-2019-0006)

AMENDMENT NUMBER OP 2006-_____

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend Schedule 6 from the Brampton Flowertown Secondary Plan (SPA 6) to revise the land use designation from Service Commercial to High Density Residential.

The purpose of this amendment is to designate lands located within the Brampton Flowertown shown on Schedule 'A' to permit the development of a high-density residential building. This Official Plan Amendment is intended to maintain the Service Commercial (SC) designation and include permissions for high density residential.

2.0 Location:

The lands subject to this amendment are located on the south side of Clarence Street, west of Sterne Avenue, and east of Erlesmere Avenue in the City of Brampton. The subject property is a rectangular shaped parcel with a frontage of 40.1 meters along Clarence Street. The site has a gross site area of 0.34 hectares (0.84 acres) and is currently occupied by a single-story commercial building and surface parking with frontage onto Clarence Street. The lands are legally described as PT BLK A, PL 521 as in VS112747, City of Brampton.

3.0 Amendments and Polices Relative Thereto:

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

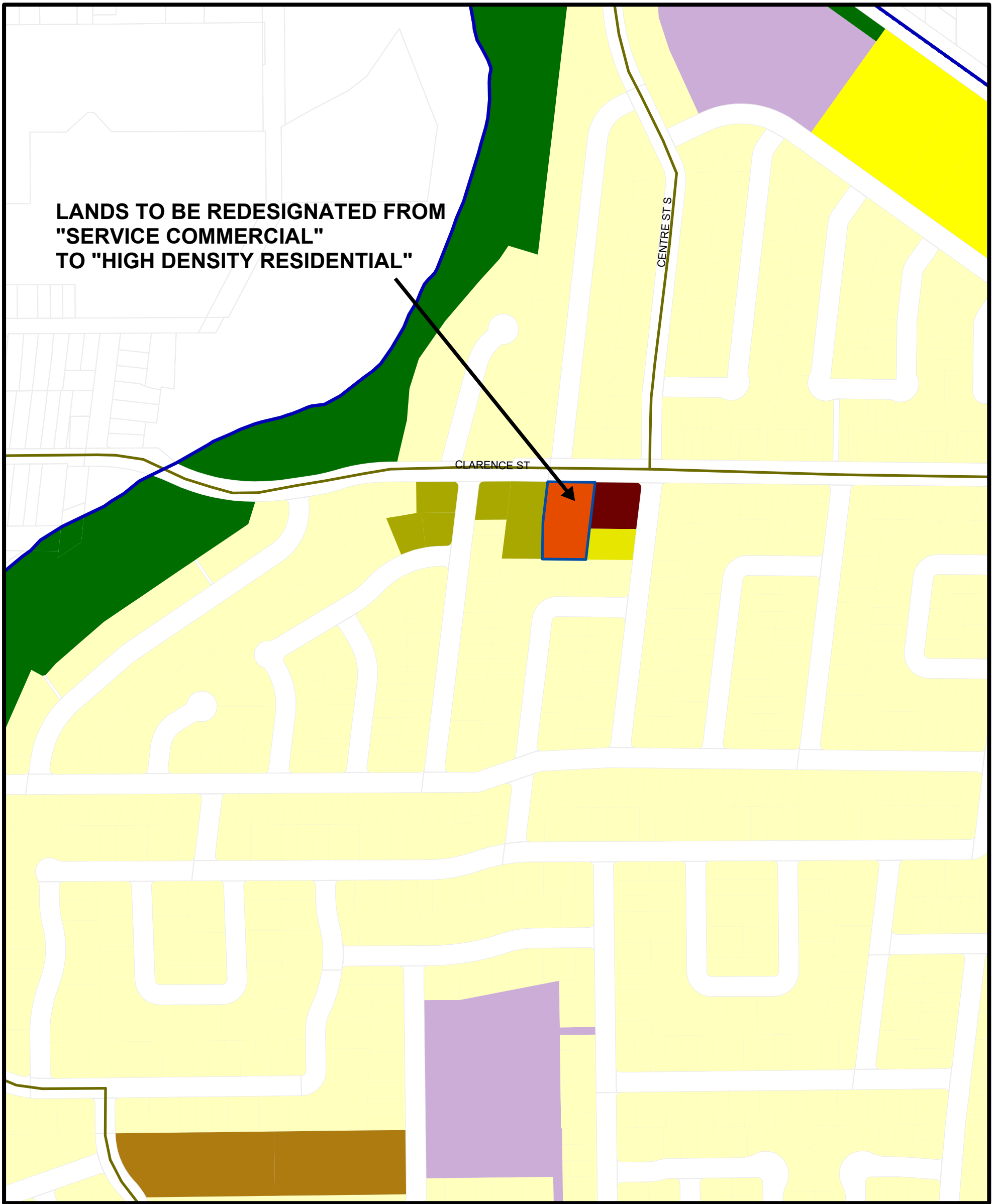
1. By amending to the list of amendments pertaining to the Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, thereof, Amendment Number OP 2006 – _____.

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Brampton Flowertown Secondary Plan (Being Part Two: Secondary Plan, as amended) are hereby further amended:

1. by adding, after policy 2.4.1 the following:
 - “2.4.2 Amending Schedule 6 of Brampton Flowertown Secondary Plan Area 6, of Part II: Secondary Plans, the land use designation of the lands outlined on Schedule 6 to this Amendment to include High Density Residential to the existing Service Commercial designation for lands located at 75 Clarence Street.”.
 - 2.4.3 “For lands designated Service Commercial located at 75 Clarence Street, a maximum density of 250 units per net hectare with a maximum building height of 30 Meters be permitted.”

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Development Services and Design



LANDS TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"

EXTRACT FROM SCHEDULE SPA 6 (A) OF THE DOCUMENT KNOWN AS BRAMPTON FLOWERTOWN SECONDARY PLAN

COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

UTILITY

- UTILITY

INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

EMPLOYMENT

- GENERAL EMPLOYMENT 1

OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

- RAILWAY

- SPECIAL SITE AREA

- SPECIAL POLICY AREA

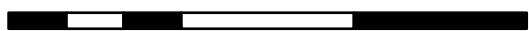
- SUBJECT LANDS

ROADS

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



0 0.04 0.09 0.17 0.26



Kilometres

SCHEDULE A TO OFFICIAL PLAN AMMENDMENT OP2006# _____



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend By-law 270-2004 (known as “Zoning By-law 2004”), as amended.

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, as amended, 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:
Service Commercial (SC)	Residential Apartment A – Special Exception (R4A - 3765)

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

“3765 The lands designated R4A – 3765 on Schedule A to this by-law:
 3765.1 Shall only be used for the purposes permitted in a R4A zone and the following additional uses:
 1. Residential:

- a. An apartment dwelling
2. Only in conjunction with an apartment dwelling building, the following uses to a maximum combined gross floor area of 443 square metres:
 - a. A day nursery;
 - b. A retail establishment;
 - c. A personal service shop;
 - d. A commercial school;
 - e. A take-out restaurant;
 - f. An office: and
 - g. Purposes accessory to other permitted purposes, including outdoor display and sale of goods is permitted in conjunction with a permitted commercial use
3. The following uses shall be prohibited:
 - a. A drive-through facility

3765.2 Shall be subject to the following requirements and restrictions:

1. Minimum Front Yard Depth:
 - a. For any portion of a building 6 storeys in height or less: 6.0 metres
 - b. For any portion of a building 7 storeys in height or more: 9.8 metres
2. Minimum Interior Side Yard Width (East):
 - a. For any portion of a building within 21.4 m from the front lot line minimum interior side: 0.0 m
 - b. For any portion of a building beyond 21.4 m from the front lot line minimum interior side: 7.5 m
3. Minimum Interior Side Yard Width (West):
 - a. For any portion of a building within 18.0 m from the front lot line minimum interior side: 2.0 m
 - b. For any portion of a building within 18.0 m from the front lot line minimum interior side: 16.9 m
4. Minimum Rear Yard Depth:
 - a. For any portion of a building 2 to 5 storeys in height or less: 18.0 metres
 - b. For any portion of a building at the 6th storey: 20.0 metres
 - c. For any portion of a building at the 7th storey: 23.0 metres

- d. For any portion of a building at the 8th storey: 26.0 metres
5. FSI – 2.8
6. Maximum Height: 8 storeys
7. Maximum residential units: 82
8. Minimum parking requirement for an apartment dwelling use is 1.0 parking space per unit for residents and 0.20 parking space per unit for visitors.

3765.3 Residential dwelling units are permitted on all storeys.

3765.4 Maximum total commercial and retail gross floor area of those uses set forth in section XXX.1 of this By-law shall be 443m²

3765.5 Uses listed in section XXX.1 of this By-law shall be provided on the ground floor.

3765.6 Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.

ENACTED and PASSED this [enter date] day of [enter month], 2024.


PATRICK BROWN - MAYOR

PETER FAY - CITY CLERK

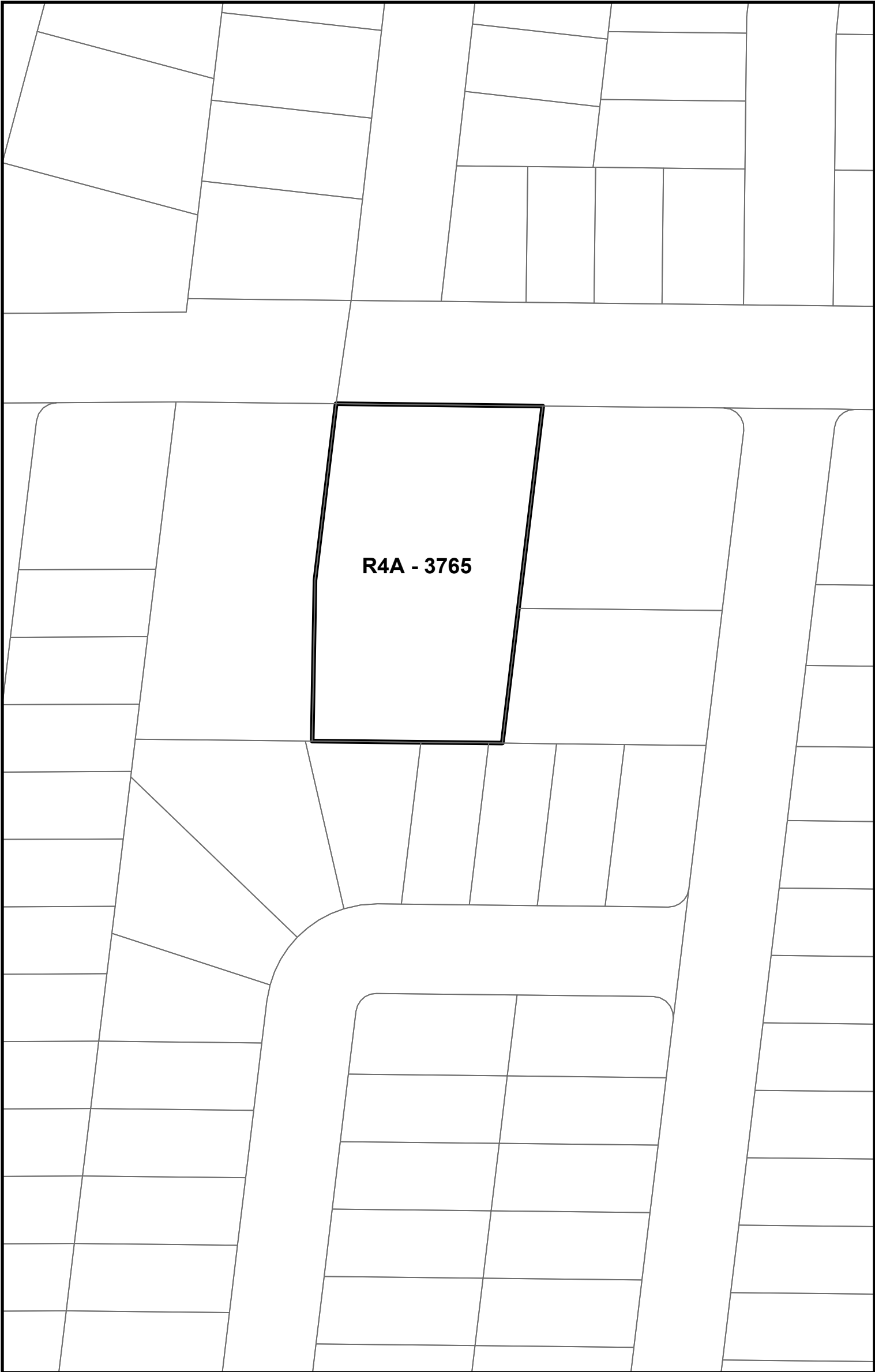
Approved as to content:

Allan Parsons, MCIP, RPP
Director of Planning and Development



 Subject Lands





Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

July 28, 2023

Angelo Ambrico
Development Services
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Angelo.ambrico@brampton.ca

RE: Region of Peel Comments
Official Plan Amendment and Rezoning
75 Clarence Street
Soniel Clarence Inc.
City File: OZS-2019-0006
Regional File: OZ-2019-006B

Dear Mr. Ambrico,

Further to the comments provided on February 3, 2022, Region of Peel staff have reviewed the above noted Official Plan Amendment and Rezoning Application resubmission (consisting of Plans, a Functional Servicing and Stormwater Management Report, and TIS) proposing to permit an 8-storey mixed use building containing 82 units with commercial at grade and offer regional clearance based on the following:

Prior to Site Plan Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan approval:

Waste Management Requirements

- For this type of development rear end packer is not permitted. Multi-Residential complexes with 60 or more dwelling units must set out front-end bins for garbage and recycling material.
- Prior to Site Plan Approval the applicant must submit a satisfactory Waste Management Plan meeting all applicable design requirements for Front End collection in the Waste Collection Design Standards Manual.
- For Mixed - Use Buildings with less than 500 Sq meters of commercial space within the development, the Region will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0, 4.0 and 5.0 of the Waste Collection Design Standards Manual (WCDSM) being met and labelled on a Waste Management Plan or Site Plan.
- A satisfactory Waste Management Plan is required demonstrating the following:
 - All roads must be designed to have a minimum width of 6m.
 - A 13m turning radii on all vehicular turns entering, internal to, and exiting the site.

- A minimum 18m head on approach to the collection point
- A 7.5m height clearance at the internal collection point
- For all waste management site design and collection requirements please refer to the [Waste Collection Design Standards Manual](#)

If you have any questions or concerns, please contact the undersigned at megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Yours truly,



Megan Meldrum
Junior Planner, Planning and Development Services
Region of Peel

May 30, 2022

Angelo Ambrico
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Angelo:

**RE: Application for an Official Plan Amendment and Zoning By-law Amendment
OZS-2019-0006 – Resubmission #1
Soneil c/o Glen Schnarr & Associates Inc.
75 Clarence Street
South side of Clarence Street, east side of Erlesmere Avenue
City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (82 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
9	6	2

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Helen Wilson P.S. <i>(Kindergarten to Grade 5)</i>	199	266	0
William G. Davis Sr. P.S. <i>(Grade 6 to Grade 8)</i>	437	507	1
Turner Fenton S.S. <i>(Grade 9 to Grade 12)</i>	1,558	2,040	0

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. Prior to final approval, the Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan until the permanent school for the area has been completed:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place, designated by the Peel District School Board.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information, please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, H.B.A, MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

OZS-2019-0006 comment.doc

June 22, 2022

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Angelo Ambrico

Re: Application for Zoning by-Law Amendment – 75 Clarence Street

COB File: OZS-2019-0006

Dear Angelo,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 26 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Padhya, Harsh

From: Nicholas Cascone <ncascone@trca.on.ca>
Sent: 2019/03/20 1:03 PM
To: Sarah Clark
Subject: RE: Property Inquiry - 75 Clarence st

Hello Sarah,

Unfortunately, I was unable to locate our past pre-consultation comments for this one. However, the site is located outside of our Regulated Area and is quite some distance from any natural features and/or hazards. Furthermore, the site is relatively small in size. As such, I suspect we deferred SWM review to the City of Brampton. Given the above, I do not expect the City of Brampton will circulate us on any future development applications for the site.

Regards,

Nick Cascone, M.Sc.PI
Planner
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5927
E: ncascone@trca.on.ca
A: 101 Exchange Avenue, Vaughan, ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

From: Sarah Clark <sarahc@gsai.ca>
To: Nicholas Cascone <ncascone@trca.on.ca>
Date: 03/20/19 10:51 AM
Subject: RE: Property Inquiry - 75 Clarence st

December 2017 was the precon I believe.

Sarah Clark | Planner
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
T: 905-568-8888 x237 | F: 905-568-8894
www.gesai.ca



From: Nicholas Cascone <ncascone@trca.on.ca>
Sent: March-20-19 10:50 AM
To: Sarah Clark <sarahc@gsai.ca>
Subject: Re: Property Inquiry - 75 Clarence st

Hello Sarah,

When was the pre-consultation application submitted for this one? I would like to see if we provided any comments to the City of Brampton before I provide you with a response.

Regards,

Nick Cascone, M.Sc.PI
Planner
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5927
E: ncascone@trca.on.ca
A: 101 Exchange Avenue, Vaughan, ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

From: Sarah Clark <sarahc@gsai.ca>
To: Nicholas Cascone <ncascone@trca.on.ca>
Date: 03/19/19 01:43 PM
Subject: Property Inquiry - 75 Clarence st

Good afternoon Nicholas,

Im coming in with an OPA/RZ for the property municipally addressed as 75 Clarence Street which is located within the Etobicoke Creek watershed and, as I understand, within the jurisdiction of the Toronto and Region Conservation Area.

Can you confirm for me if I will be required, based on its location, to provide the TRCA with a review/processing fee?

Our precon notes make no mention of it however I wanted to make sure, at risk of a set back, if this would be required or not
Thanks.

Sarah Clark | Planner
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
T: 905-568-8888 x237 | F: 905-568-8894
www.gesai.ca



RESULTS OF PUBLIC MEETING

RESULTS OF PUBLIC MEETING

Planning and Development Committee
Regular Meeting – February 10, 2020 and August 22, 2022
City File Number – OZS-2019-0006

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present:

Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Tammi Jackson, Legislative Coordinator
Clara Vani, Legislative Coordinator

Staff Report:

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

A Statutory Public Meeting for this application were held on February 10, 2020 and August 22, 2022. There were two (2) members of the public in attendance to speak to this item at the statutory public meeting. A Written correspondence comprising signatures from four (4) members of the public were received and presented at the Planning and Development Committee Meeting.

At public meeting area residents provided their views, suggestions, concerns and posed questions with respect to built form, height and transition, pedestrian safety and traffic and speeding as well as the appropriateness of the proposed development. In addition, one of the resident referenced a petition dated February 7, 2020 that was submitted at

a previous meeting on February 10, 2020. Committee commented that due to high density proposal for this area it may be difficult to add public transit.

Built Form and Compatibility with Existing Neighborhood

Residents raised concerns that the development is not compatible to the existing neighborhood.

Response: Planning Staff have reviewed the application and the submitted Planning Justification Report and is of the professional opinion that the proposed development is satisfactory based on the applicable provincial, regional and local policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification near Main Street.

The proposed development satisfies the 45-degree angular plan by 'stepping' the building. Providing a sensitive transition to the abutting low-density residential neighbourhood and mitigating shadowing and privacy by the proposed development. In addition, the applicant revised the proposal to provide considerable rear yard setbacks which creates and opportunity for additional buffering through vegetation or tree planting which will be further refined through the forthcoming Site Plan application.

Traffic Concerns

Residents had raised concerns with regards to increased traffic on Clarence Street through the proposed development.

Response: The Traffic Impact Study submitted pertaining to this application was reviewed and approved by Traffic Planning Staff. The Traffic Impact Study prepared to assess the proposed development proposes a 15-metre left-turn lane for the site access, with a two-way left-turn lane transition into the westbound left-turn lane at Centre Street/Sterne Avenue. The westbound left-turn lane at the site access would directly transition into the eastbound left-turn lane at Centre Street/Sterne Avenue. It found that the impacts from additional traffic from the development is acceptable.

Safety Concerns

Residents had concerns with pedestrian safety due to the vehicular access to the proposed development to the site.

Response: The proposed development includes connections to existing sidewalks and nearby public transportation systems thereby encouraging walking and engagement with public transit as priority options for alternative modes of transportation while addressing safety concerns.

Date: 2024-01-22

Subject: **Illegal Development and Land Use Related to Truck, Trailer, and Container Storage**

Contact: Peter Bryson, Acting Director, Enforcement and By-Law Services

Report Number: Legislative Services-2024-055

Recommendations:

1. That the report from Peter Bryson, Acting Director, Enforcement and By-Law Services to the Planning and Development Committee Meeting of January 29, 2024, re: **Illegal Development and Land Use Related to Truck, Trailer, and Container Storage**, be received;
2. That a copy of this report be shared with the Region of Peel, Town of Caledon, City of Mississauga, City of Vaughan, Ministry of Transportation, Ministry of Environment, Conservation and Parks, Canadian National Railway, Canadian Pacific Railway, and the Ontario Trucking Association;
3. That an official task force to continue enhanced enforcement measures be endorsed; and,
4. That staff be authorized to share enforcement information with external agencies, as necessary.

Overview:

- **Enforcement and By-law Services is addressing an influx of illegal development and land use complaints related to the commercial storage of large motor vehicles and intermodal containers.**
- **Property Standards, in collaboration with key internal and external partners, are enhancing the enforcement mechanisms and legal remedies used to cease the operations of illegal facilities, deter future illegal land use, and mitigate negative community impacts.**
- **Property Standards has reallocated staff to manage the increased workload and is refining standard operating procedures to optimize resource utilization,**

effectively implement regulatory tools, and improve communication across the organization.

Background:

Illegal Truck, Trailer, and Container Storage Operations in Brampton

Brampton is at the center of Canada's major transportation corridors. The COVID-19 pandemic underscored the important role the trucking industry plays in serving the day-to-day needs of Brampton residents and businesses, which contributes significantly to the national GDP. However, as the City continues to make important strides in establishing itself as an economic gateway, the illegal parking and storage operations on non-designated lands remain a pressing challenge.

This development and conversion of land without approval is inconsistent with the goals and objectives of the City's plans, policies, and by-laws; and poses risks to public safety, municipal growth, and environmental integrity. The impacts range from:

- Not levying property-appropriate municipal taxes or collecting the required permit application fees.
- Placing undue strains on municipal utilities and infrastructure, increasing the city's cost of maintenance and repair, including stormwater management systems and local roadways.
- Interfering with and damaging conservation features such as valley and stream corridors, flood storage and erosion control, fish and wildlife habitat, groundwater recharge and discharge, and air and water quality.

To address the growing issue, Enforcement and By-law Services is recommending the endorsement of a formal task force to align efforts and approaches for increased efficacy and coordination. This report aims to delineate the City's recent actions to educate owners, encourage faster compliance, and deter future infractions; and how we can improve this approach.

Enforcement Purpose and Objective

Based on the multi-faceted nature of these investigations, an inter-departmental and multi-governmental approach is important to ensure that locations do not conflict with adjacent land use. The collaborative efforts of staff target protecting public safety, maintaining the quality of life for residents, upholding the integrity of the community, and mitigating the potential negative impacts. Enforcement action aims to:

- Deter unauthorized development and land use.
- Align development projects with municipal plans, policies, and land use compatibility.
- Enhance road safety by preventing unauthorized access and haul routes.
- Preserve the local environment by minimizing pollutants and contamination.
- Maintain community aesthetics and prevent negative visual impacts.

- Support local businesses by preventing unfair competition from unregulated operations.
- Preserve property values by averting the depreciation caused by incompatibility.

Current Situation:

To operate an outdoor storage yard or intermodal facility on lands that do not support the use, applicants may either apply for a permanent Zoning By-law Amendment or a Temporary Zoning By-law Amendment. Once a Zoning By-law Amendment is approved, the approval of a site plan is required before development work commences. Land use changes for truck parking are no longer considered through Minor Variance Applications.

Between 2018 and December 2023, 47 Pre-consultation applications were received for proposed outdoor truck parking. These resulted in 15 Zoning By-law amendment applications and 21 site plan approval applications. Of these, only seven (7) by-law amendments have been approved, and eight (8) site plan approvals have been issued. The remaining will inform a proactive enforcement strategy for investigation in 2024. Several factors may be contributing to the influx of illegal truck parking operations, including:

- The proximity to transportation hubs.
- The rapid growth in e-commerce and supply chain disruptions.
- The increase in local independent truck owners/operators and the limited availability of long-term parking solutions.
- The escalating fuel, insurance, purchase, operating, and land costs.
- The availability of undeveloped agricultural properties.
- The small monetary penalties and lengthy compliance pursuit times.

Current State of Enforcement

Service requests for illegal truck/trailer/container parking and storage have varied year-over-year, however, in 2023 there was a significant increase.

Year	2018	2019	2020	2021	2022	2023
Service Requests	5	11	3	12	10	71

At the time of writing this report, there are 84 open cases under investigation. Some notable observations from these locations are that more than half are zoned Agricultural and Residential Rural Estate and nearly 40% are located on roadways that prohibit the movement and operation of heavy trucks. In addition to Zoning and Site Plan Control contraventions, other commonly observed contraventions include the:

- The unauthorized construction and use of accesses.
- The illegal use/import/export of excess soil and fill.
- The unauthorized injury or destruction of trees.
- The pollution/interference/damage to watercourses, wetlands, and storm sewers.

- The interference and damage to natural features, hazards, and biologically sensitive areas (floodplains, wildlife habitats, etc.).
- The damage to and deposits on regional and municipal roadways and culverts.

Environmental Concerns

Environmental Engineering has undertaken environmental due diligence work to assess the illegal work performed on some of these sites. One assessment revealed that the remediation cost would be approximately \$4 million, highlighting the magnitude of the illicit work that had been carried out, which included:

- Watercourses filled and rerouted through ditches and swales, impacting the habitat of local species.
- Improper surface installation procedures, increasing the risk of road sealant and other materials from recycled asphalt leaching into the subsurface, altering soil pH and affecting sensitive land use.
- Lack of soil compaction in the creation of the berms increasing risk of erosion, posing turbidity concerns in nearby surface water bodies.
- Spills from improper installation of above-ground fuel storage.

Enforcement Strategy

Faced with continued non-compliance, it was evident that traditional progressive models of enforcement were not an effective approach since small monetary penalties and lengthy compliance pursuit times are perceived as a cost of doing business.

Based on the multi-faceted nature of these investigations, a multi-pronged approach is often required, as these cases trigger provisions of other City's by-laws including Fill, Property Standards, Traffic, Building, Site Plan Control, Boulevard Maintenance and Highway Obstruction, Refuse and Dumping, Noise and Nuisance. Staff are reviewing current internal cross-functional collaborative processes that can aid enforcement and enhance communication across the organization. Many external stakeholders are also engaged in coordinating efforts and resources to increase efficacy, including but not limited to Conservation Authorities, Region of Peel, Ministry of Environment, Conservation and Parks ("MECP"), Peel Regional Police, and Ministry of Transportation.

Staff has been working with landowners and area Councillors to inform them of the impacts of illegal activities, locations that are desirable for parking and/or storage of trucks, and the approvals required for establishing such facilities. In November 2023, an industry workshop was hosted to provide a comprehensive overview of the development and planning process and establish a platform for open dialogue with landowners and operators.

Fines and Penalties: While the overall enforcement objective is to achieve compliance, Enforcement and By-Law Services, and Prosecutions will seek meaningful financial penalties for deterrence purposes and for those who have a willful disregard for the City's by-laws.

Under the *Planning Act*, landowners, corporations, businesses, and directors may be charged for using or permitting the use of land for purposes not permitted or undertaking development in a designated area without an approved site plan and upon conviction, is liable to:

- Individual: up to \$25,000 on a first conviction; and \$10,000 for each day the contravention continues after a conviction.
- Corporation: up to \$50,000 on a first conviction; and \$25,000 for each day the contravention continues after a conviction.

Every person charged with an offence made under the *Municipal Act*, upon conviction, is liable to a maximum fine established by a by-law not exceeding \$100,000; and \$10,000 for multiple or continuing offences. However, special fines can be established to eliminate or reduce any economic advantage or gain from contravening the by-law, which may exceed the maximum amount set.

Court Orders: The officer may also make an application to seek an injunction (order to restrain) for prohibiting a person or company from continuing operations and/or performing work to bring the property into a condition of compliance. Where an injunction is obtained, and a person or company fails to comply, then a contempt order will be sought which could facilitate imprisonment, fines, and seizure of land.

Current Challenges and Solutions

Limited Enforcement Tools and Court Delay

Under the *Planning Act*, the City faces significant delays in seeking fines and court orders to stop or prohibit work. Since these methods only move at the rate of the court system and do not always expedite compliance, staff are reviewing the financial feasibility of performing remedial work under the *Building Code Act* and *Municipal Act* to bring properties into compliance. The scope of this work has the potential to bear significant costs yet may act as a catalyst toward compliance.

Thus far, this has included the placement of concrete barriers at local and regional accesses that have been constructed or altered without authorization until such time that the right-of-way is restored to its original condition.

Staff are also reviewing the opportunities for housekeeping amendments to various by-laws to allow for the administration of administrative penalties and have requested the Ministry of Attorney General to provide short-form wording and fines to enable officers to commence a proceeding with a Certificate of Offence on site. These measures will not include a licensing or regulatory regime as under the *Municipal Act*, a municipality cannot provide for a system of licences with respect to a transportation business in which property is conveyed in motor vehicles, other than buses, cabs, and tow trucks, that are used for hire ([O. Reg 583/06](#)).

Limited Enforcement Resources

The enforcement situation is complicated, as many jurisdictions can be involved, including conservation authorities (site alteration), the Region (access and roads), and the MECP

(excess soil) which have different regulations but lack the staff to enforce the regulations. As a result, the municipality is responsible for enforcing the regulations through municipal mechanisms.

To accommodate the complexity and resource capacity demand of this initiative, four full-time officers have been temporarily redeployed to fulfill the required key project deliverables described herein including proactive investigations and regular follow-ups with offenders.

Additionally, there are other projects of corporate significance including the Proactive Property Standards Pilot, Second Unit Task Force, and Residential Rental Licensing Pilot that redeployed staff from general Property Standards investigations. Coupled with a steady increase in service requests annually, this has resulted in a backlog of initial files. It is anticipated that these impacts will continue as resources are redistributed. However, Enforcement and By-law Services are undertaking an operational review which aims to assess our current state and enhance service delivery. Findings of the review will be presented to Council at the end of Q1 2024.

Lack of Incentive to Comply

With the profitability of these operations, significant challenges are faced once operations are already established. Based on open-source searches, the average cost for a single truck parking spot is \$450 and the Daily Fee Per Unit as per CN 9400 Item [6500](#) Group 1 ([CN Served Off-Site Locations](#)) ranges from \$200 to \$500. Our approach to enforcement aims to prevent eventual operation by intervening early during the land development phase. Staff are currently undertaking a review of the current Fill By-law to modernize the regulations that prohibit and regulate site alteration to align with the Provincial regulatory framework for the management of excess soil.

Lack of Public Awareness

A strategic communications and engagement plan, and continued conversations with the industry will mitigate the lack of awareness about permitted land use and application requirements. The objective of this strategy will be to educate property owners, through various methods about the negative impacts, land use policies, by-laws, and enforcement action taken in the community.

Monitoring and Next Steps (12-month Workplan)

Enforcement efforts are aimed at reducing the frequency of illegal land use and deterring future unauthorized land development and operations, which will be measured by service request volumes. Enforcement will also monitor the efficacy of legal action by reviewing the time taken to restore the property to a condition of compliance. The following work will also be performed:

Enforcement Task Force Establishment (Immediate)

- Obtain Council endorsement for the continuation of a 12-month dedicated task force.
- Obtain authorization from City Council to share information about illegal operations with the Canadian Revenue Agency, Municipal Property Assessment Corporation, and Corporations.

Communications and Enforcement (Q1-Q2)

- Launch public awareness and education campaigns to enhance communication with the community and industry.
- Develop and implement a proactive enforcement strategy using planning applications, aerial mapping data, and insights from public communication engagement.

Enhanced Coordination and Regulatory Framework (Q2-Q3)

- Conduct a comprehensive review of municipal and provincial regulations, identifying gaps and proposing amendments.
- Establish inter-agency coordination and information exchange mechanisms to address contributing factors and cross-jurisdictional challenges.

Implementation and Review (Q3-Q4)

- Draft necessary by-law revisions in collaboration with Planning, Building and Growth Management.
- Re-evaluate efficacy, collect feedback, and implement improvements based on metrics.

Jurisdictional Scan

Enforcement is undertaking a study to identify the reason why the City is experiencing such a large influx of illegal truck parking operations, including assessing whether this is a localized issue or whether it is happening in other municipalities throughout the Greater Toronto and Hamilton Area (GTHA) and, if so, to what extent. Area municipalities were consulted and addressed these matters under Zoning, Property Standards, and Parking By-laws; however, many don't claim to face the same breadth of challenges.

Caledon, facing similar challenges, formed an Illegal Land Use Enforcement Taskforce. Their approach includes seeking Superior Court Orders and performing work under the *Municipal Act* to expedite compliance, including removing illegally placed fill. They also inform the Canadian Revenue Agency (CRA) and the Municipal Property Assessment Corporation (MPAC) of changes in the use of the property for reassessment. In 2023, there were 25 properties reassessed and this has resulted in more than a \$384,000 increase in the tax levy ([Town of Caledon Staff Report 2023-0327](#)).

The Council of the City of Vaughan also approved the use of various tools including correspondence and collaboration with various private corporations, utility companies, provincial ministries, and authorities to coordinate efforts to address the unlawful uses of agricultural lands ([Extract From Council Meeting Minutes Of December 13, 2022](#)).

Corporate Implications:

Financial Implications: The implementing actions described in this information report are currently accommodated within the approved budget and should not have implications for future budget approvals at this time.

Strategic Focus Area:

This strategy supports the City's strategic focus areas and priorities. Creating space for safe, compliant, and sustainable land use fosters local environmental resilience and sustainability; service effectiveness; and community health, and well-being.

Conclusion:

In summary, this report underscores the urgent need for a coordinated response to the challenges posed by illegal truck, trailer, and container storage operations in Brampton. The recommendations emphasize a multi-pronged approach to effectively tackle the issue, with a proposed workplan reflecting a proactive and strategic effort aligned with the City's priorities. Enhanced organizational coordination is vital for successful enforcement, and the proposed task force aims to achieve greater efficiency through cross-functional collaboration. With City Council's endorsement, the task force commits to regular reporting on performance metrics and a comprehensive re-assessment of operations after 12 months.

Authored by:

Reviewed by:

Allyson Sander, Strategic Leader,
Project Management, Legislative
Services

Peter Bryson, Acting Director,
Enforcement and By-law Services

Approved by:

Submitted by:

Steve Ganesh, MCIP,RPP
Commissioner, Planning, Building and
Growth Management

Marlon Kallideen, Chief Administrative
Officer

Sameer Akhtar, Acting
Commissioner, Legislative Services

Attachments:

- Attachment 1 – Illegal Land Use | Investigative Photographs
- Attachment 2 – Illegal Land Use | Map of Investigations

Attachment 1 | Photographs



1 - Zoned Agricultural (2019)



2 - Zoned Agricultural (2023)

Attachment 1 | Photographs

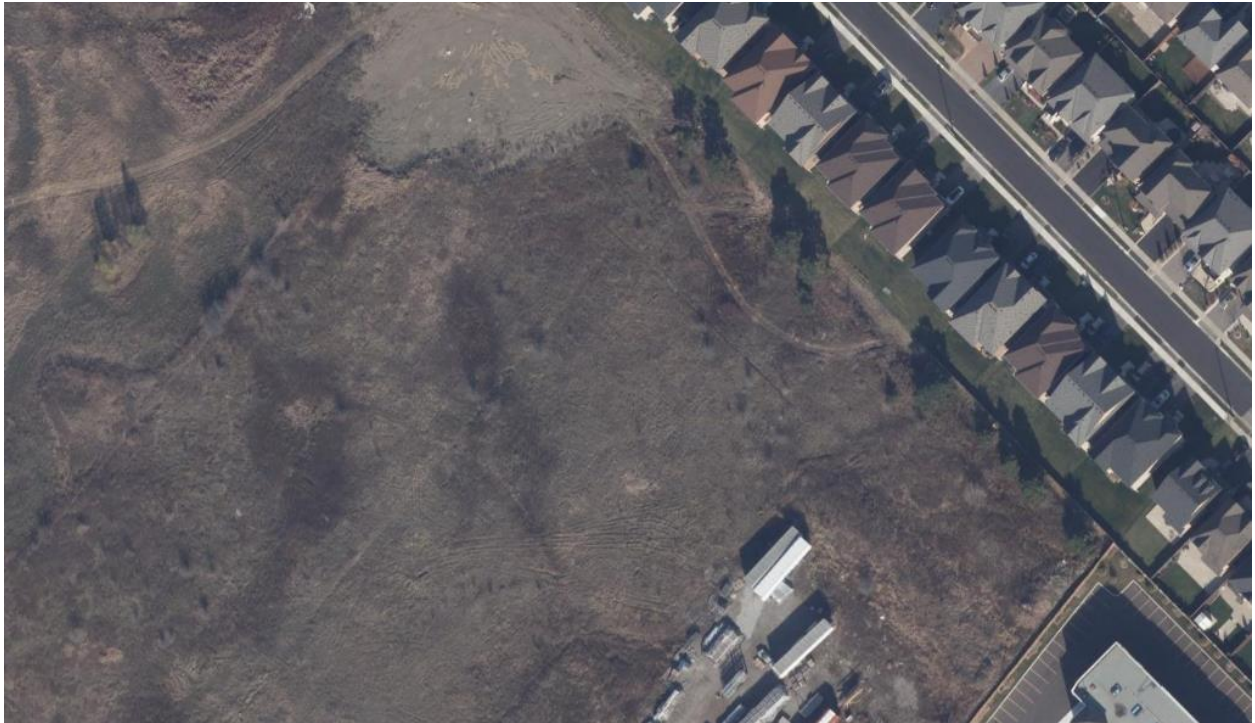


3 Zoned RE2 (2018)



4 Zoned RE2 (2023)

Attachment 1 | Photographs

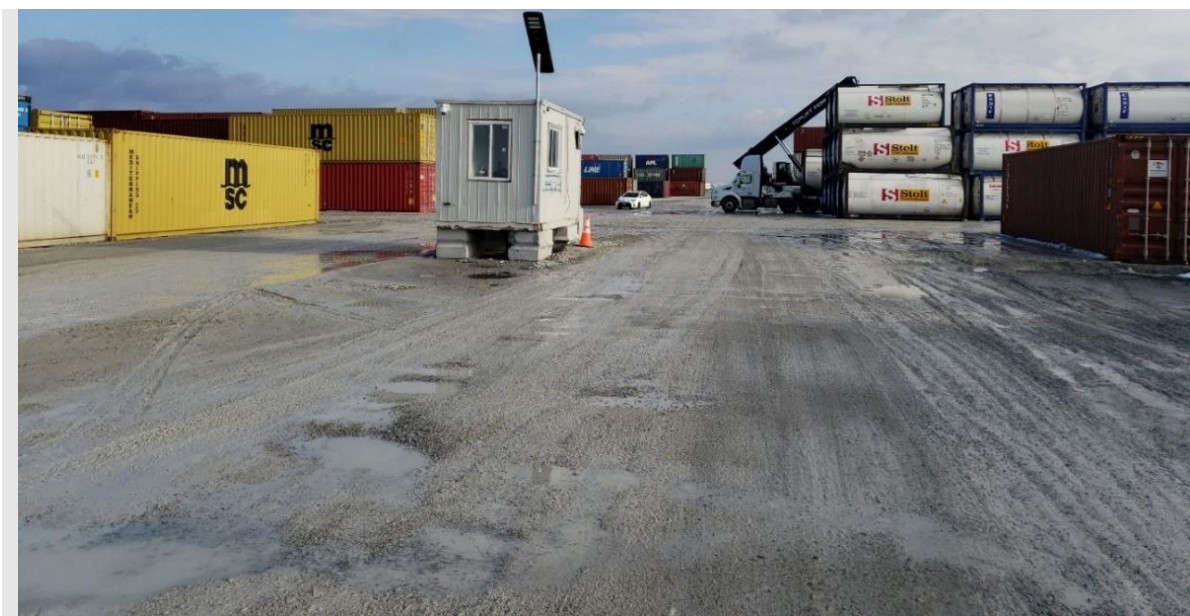


5 Zoned Industrial (2015)



6 Zoned Industrial (2023)

Attachment 1 | Photographs



7 - Zoned Agricultural



8 - Zoned Agricultural

Attachment 1 | Photographs



9 - Zoned Agricultural (2023)

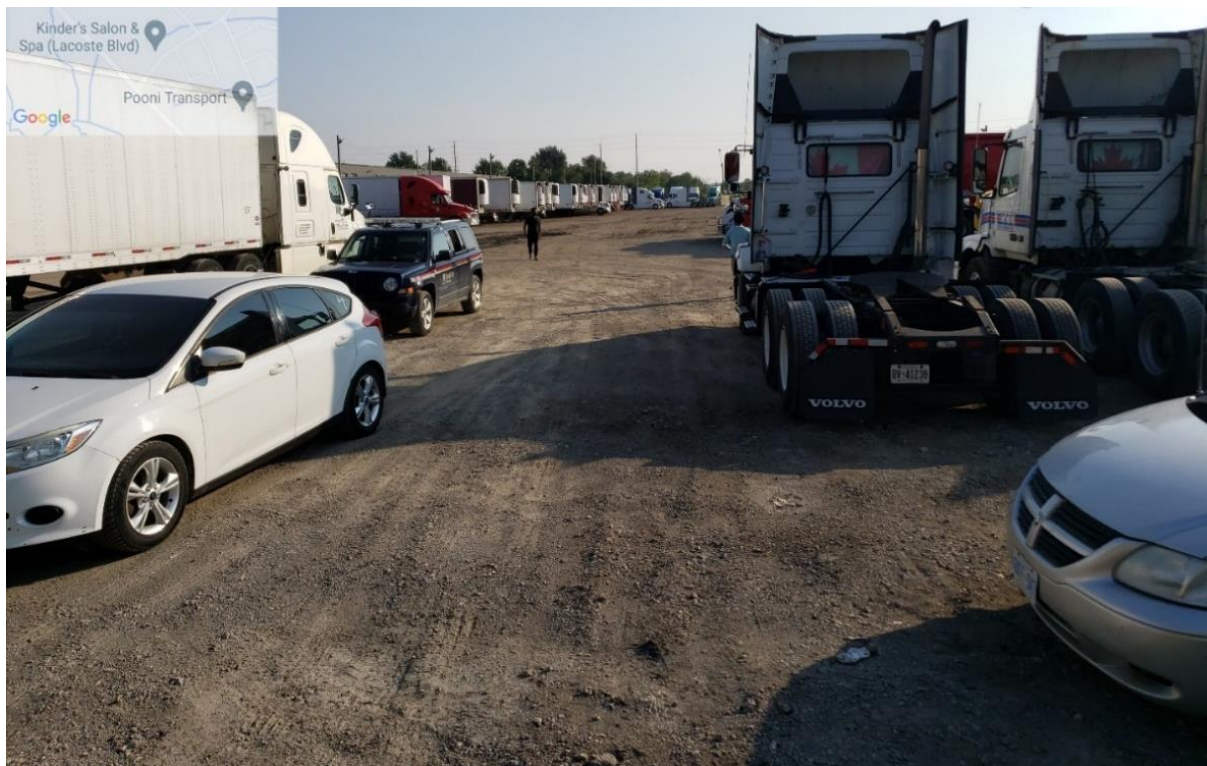


10 - Exceeding maximum height

Attachment 1 | Photographs



11 - Zoned RE2



12 – Zoned Industrial, use not permitted – No site plan approval.

Attachment 1 | Photographs



13- Unsightly storage



14- Unsightly storage

Attachment 1 | Photographs



15 - Zoned Residential



16 - Zoned Agricultural



17 Encroachment and Dumping into City-owned Watercourse Corridor



18 - Encroachment and Dumping into City-owned Watercourse Corridor

Attachment 1 | Photographs

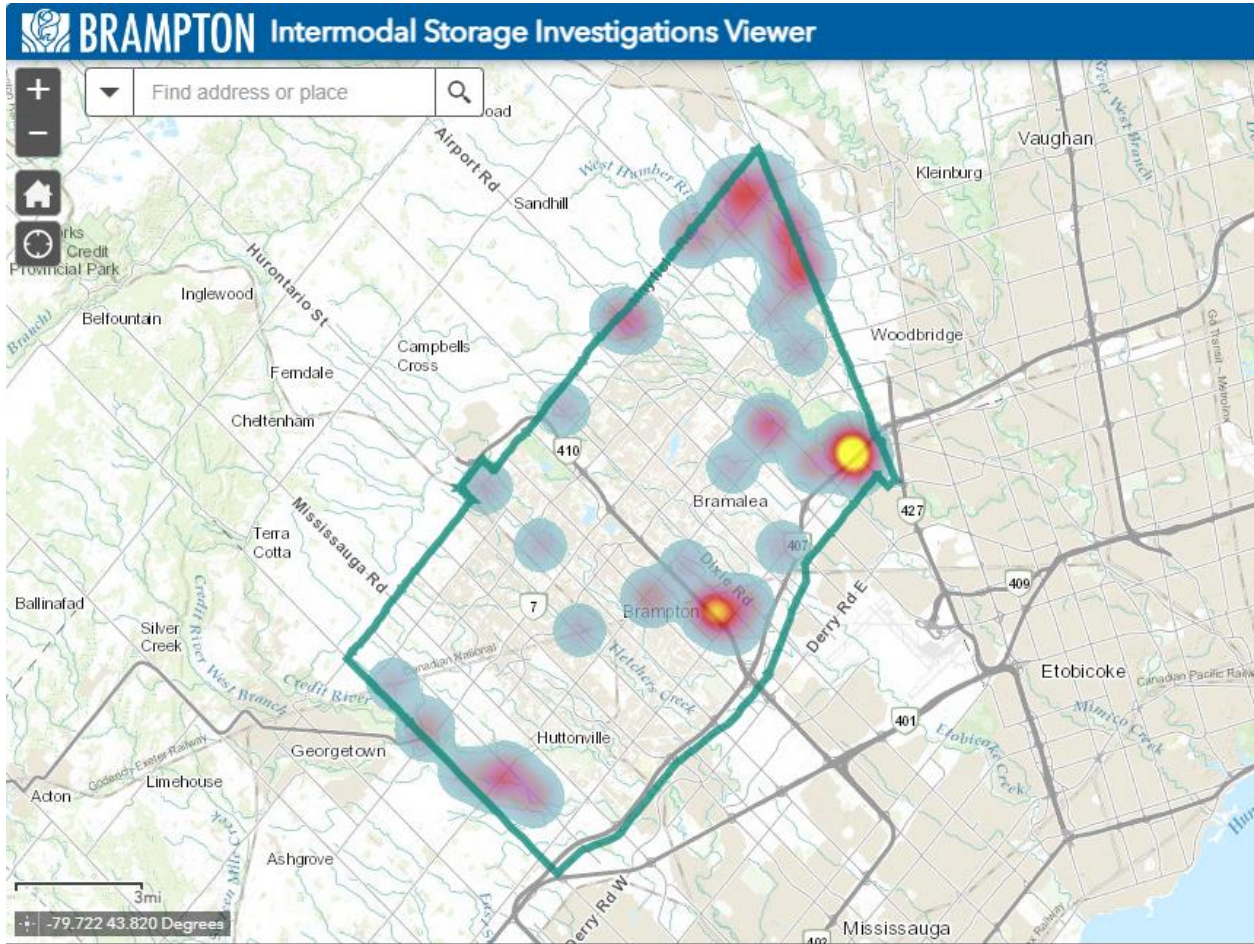


19 Work performed on City Right-of-way to create truck entrance (no permit)



20 Works performed on City Right-of-way to create truck entrance (no permit)

Attachment 2 | Map of Investigations



Ward	10	3	6	8	2	7	9
Cases	45	13	12	10	2	1	1

Date: 2024-01-03

Subject: **Streamlining the Administrative Subdivision Assumption Process**

Contact: **Luciano Totino, Manager, Development Construction**

Report Number: Planning, Bld & Growth Mgt-2024-026

Recommendations:

1. THAT the report titled **Streamlining the Administrative Subdivision Assumption Process** to the Planning and Development Committee meeting of February 12, 2024, be received; and
2. THAT Council endorse the proposed administrative process improvements related to the assumption of municipal services and infrastructure for plans of subdivisions.
3. THAT staff report annually with an update on the status of completed and anticipated assumptions. Appendix 1 and Appendix 2 in this report describes the anticipated assumptions for 2024.

Overview:

- **Assumption of municipal services is a process that transfers the responsibility for the perpetual maintenance of infrastructure such as sewers, roads, sidewalks, curbs, bridges, parks, etc. from the developer of a subdivision to the City.**
- **The assumption process entails a two-stage administration process and begins with an Initiation of Subdivision Assumption report to Committee of Council advising that staff are starting the process to assume the infrastructure constructed in a subdivision development project.**
- **At a later date, assumption of municipal services occurs through a Subdivision Assumption Report and a By-Law which is tabled to Council for approval.**

- **The necessary lead time required to include a report on a Committee of Council agenda is approximately 3 months which includes the gathering of information from other internal groups. This represents 33% of the total time in the lifecycle of the entire assumption process.**
- **The average length of time to complete the total assumption process is approximately nine months. The two-stage administration component impacts aspects such as the timely return of securities to developers and release of grading deposits to new homeowners.**
- **On June 29, 2023, the city hosted a workshop with representation from the development industry, with a commitment to review the overall subdivision assumption process. This report is the first phase of this endeavor.**
- **The improvements proposed in this report will reduce the subdivision assumption time from the current nine months down to approximately five months.**
- **These improvements will also result in reduced administrative demand on staff resources to produce and review reports resulting in savings of approximately \$30,000.00 annually in staff costs.**

Background:

Pursuant to the Municipal Act and associated agreements between the City and the developer of a subdivision, plans of subdivisions must be assumed once the Developers have completed all their obligations as described in the subdivision agreements.

The subdivision assumption process is designed to transfer the responsibility for maintenance of developer-constructed infrastructure (such as sewers, roads, sidewalks, curbs, bridges and parks) from the developer to the City once the developer has completed all of their obligations per the subdivision agreement. The City also returns all remaining securities to the developer once the subdivision is assumed. The entire assumption process currently requires an average of nine months to complete.

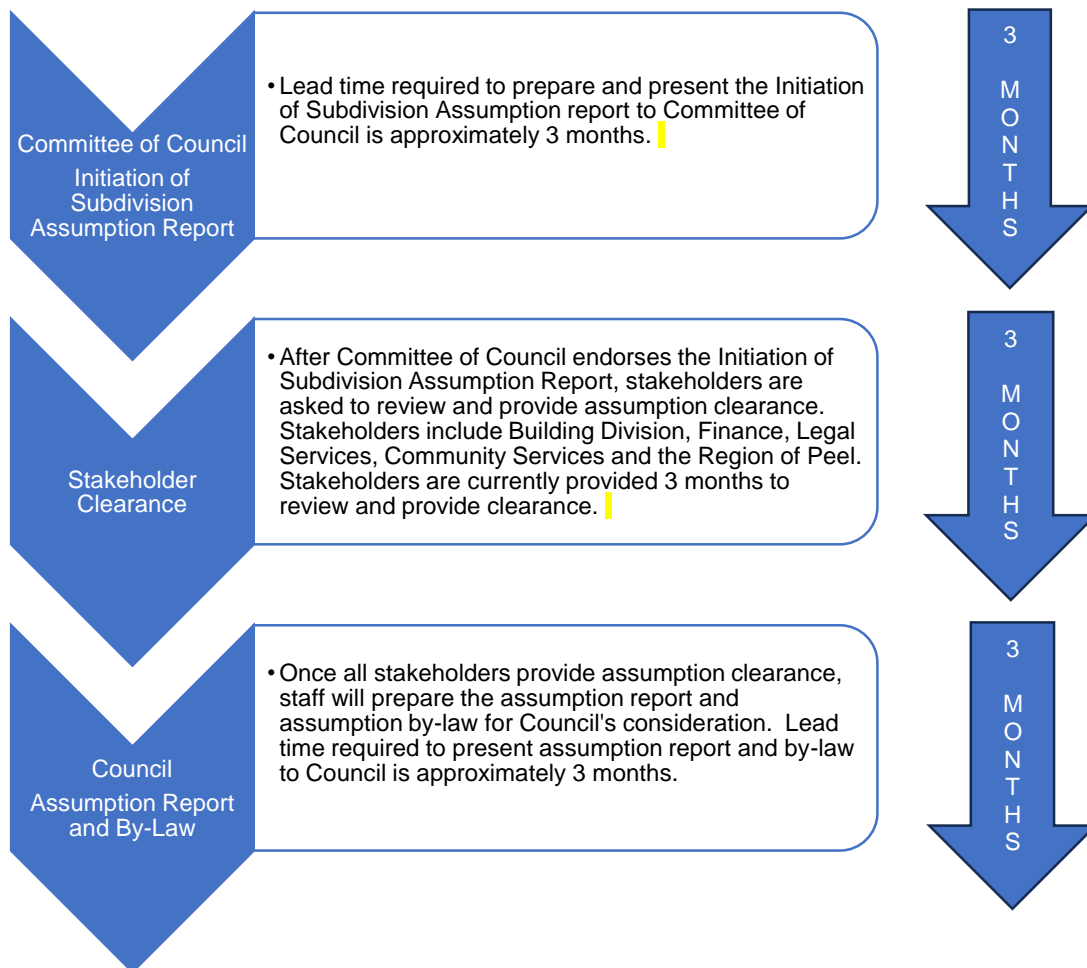
As part of the ongoing continuous improvement efforts to expedite development, the City hosted a workshop with the development industry on June 29, 2023, in which there was discussion on streamlining the City's subdivision assumption process to reduce the time required for assumption. This report is the first phase in this endeavor.

Current Situation:

The current assumption process begins with an initiation report to Committee of Council. This practice was adopted many years ago to notify Members of Council of the assumption of municipal services. Historically, these reports are accepted on consent and very rarely called for discussion at Committee of Council. Over the past five years, a total of 104 reports have been presented to Committee of Council and approved on consent.

The Initiation Report is followed by internal and external stakeholder clearances. Stakeholders involved are the Building Division, Legal Services, Finance, Community Services and the Region of Peel. The Developer must satisfy all the stakeholder requirements before assumption clearances are issued. Once all stakeholder clearances are received, an Assumption Report and By-Law are prepared and presented to Council for their approval.

Current Assumption Process Life Cycle



Practice in other Municipalities

Staff completed a jurisdictional scan of the assumption process for other local municipalities. Municipalities reviewed were the City of Vaughan, City of Barrie, City of Guelph and Town of Aurora. None of the municipalities scanned prepare an Initiation of Subdivision Assumption report to a Committee of Council.

Proposed Improvements

Elimination of Initiation Report

The necessary lead time required to include a report on a Committee of Council agenda is approximately 3 months, which includes gathering of information from other internal groups. On average, the city assumes approximately twenty subdivisions annually. Also, it requires approximately ten hours of Development Construction staff time to prepare and process the Initiation Report. Eliminating this report would also equate to a savings of two hundred hours of report writing for staff annually.

By eliminating the Initiation Report to Committee of Council, staff would be able to begin circulation to all internal and external stakeholders for their review and assumption clearances approximately 3 months sooner.

Assumption Report Only for Monetary Holdbacks

Legal Services was consulted to review and comment on the need for Assumption Reports and proposed the following to help reduce the number of reports going to Committee and Council with respect to subdivision assumptions.

- Eliminate the Assumption Report to Council to assume the subdivision when all securities are being released.
- If there is a holdback of securities at assumption, it will be at the Commissioner's discretion as to whether an Assumption Report is required to accompany the By-Law.

Section 74 of the Administrative Authority By-law 216-2017 delegates all authority under Section 51 of the *Planning Act* to the Commissioner of Planning. If a monetary hold back is required at assumption, the Commissioner of Planning Building and Growth Management will determine if an assumption report should accompany the assumption by-law on a case-by-case basis.

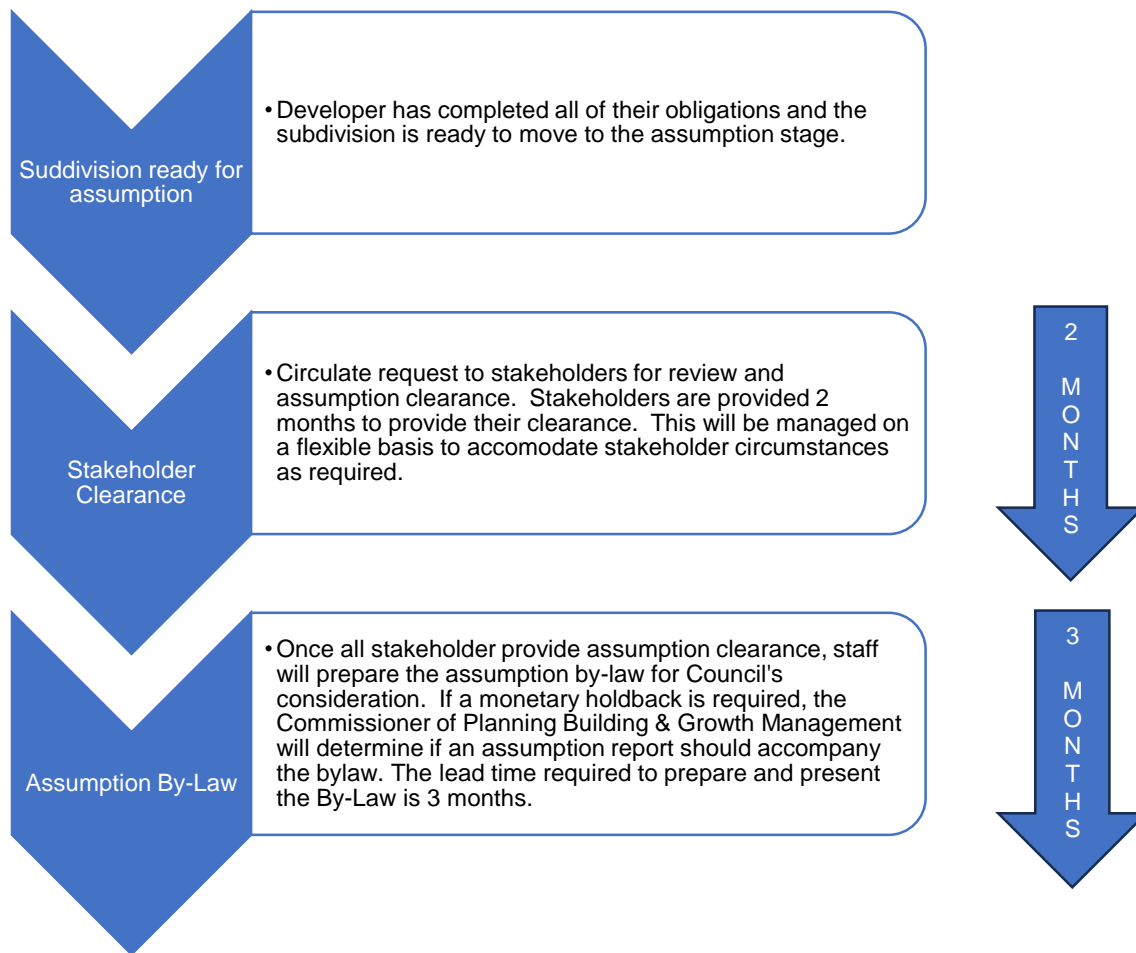
Eliminating the Assumption Report would result in 200 hours of staff time savings per year.

There are no additional risks to the City as a result of these recommendations.

Reduction in Review Time for Stakeholders

- It is further proposed that the amount of time for stakeholders to review and provide assumption clearances be reduced from the current 3 months to 2 months. This will be managed on a flexible basis to accommodate changes in stakeholder circumstances as required.

Proposed Assumption Process Life Cycle



Expected Benefits of Assumption Streamlining

- Reduced administrative demand on staff resources to produce and review reports resulting in savings of approximately \$30,000.00 annually in staff costs.
- With faster assumptions, Inspection staff will spend reduced time monitoring completed subdivisions and focus on active subdivision projects.

- Faster return of grading deposits from the builders to the purchasers resulting in reduced number of calls Council offices receive from residents regarding the refund of grading deposits by the builder.
- Faster release of Letters of Credit resulting in reduced number of calls to Council offices from Developers regarding the return of their development securities.
- Reduced number of reports on Committee of Council and Council meeting agendas.

Corporate Implications:

Financial Implications:

There are no direct financial implications associated with this report. Should Council endorse the proposed process improvements, any potential savings as a result of the proposed administrative improvements will be adjusted in future operating budget submissions.

Legal Implications:

There are no risks associated with the elimination of the Initiation Report and Assumption Report.

Strategic Focus Area:

This report aligns with the Strategic Focus Area of Government & Leadership by streamlining service delivery and effectively managing municipal assets.

Conclusion:

Assumption of municipal services in new subdivisions currently involves preparation of multiple efforts to Council at various stages in the assumption process and a by-law formalizing the assumption of services that completes the assumption process.

These reports have in the past been accepted on consent as they are standard and procedural. Over the last five years, a total of 104 subdivisions have been assumed with the reports being accepted on consent.

Proposed improvements to the assumption process would eliminate these reports and present the assumption By-Law to Council for their ratification to complete the assumption process.

Adopting the recommendations of this report would reduce the current overall assumption process timeline from approximately 9 months to 5 months or better.

These proposed improvements will free up staff resources, accelerate the administrative assumption process time and support positive business outcomes such as faster return of securities to Developers for redeployment in housing creation.

Respectfully submitted,

Authored by:

Luciano Totino, C.E.T.,
Manager, Development Construction
Environment & Development Engineering
Planning, Building & Growth Management

Reviewed and Recommended by:

Michael Heralall, P. Eng.,
Director,
Environment & Development Engineering
Planning, Building & Growth Management

Approved by:

Steve Ganesh, MCIP, RPP,
Commissioner,
Planning, Building & Growth Management

Approved by:

Marlon Kallideen,
Chief Administrative Officer

Attachment

- Attachment 1 – List of Anticipated Subdivision Assumption for 2024
- Attachment 2 – Anticipated Subdivision Assumption Map for 2024

APPENDIX 1

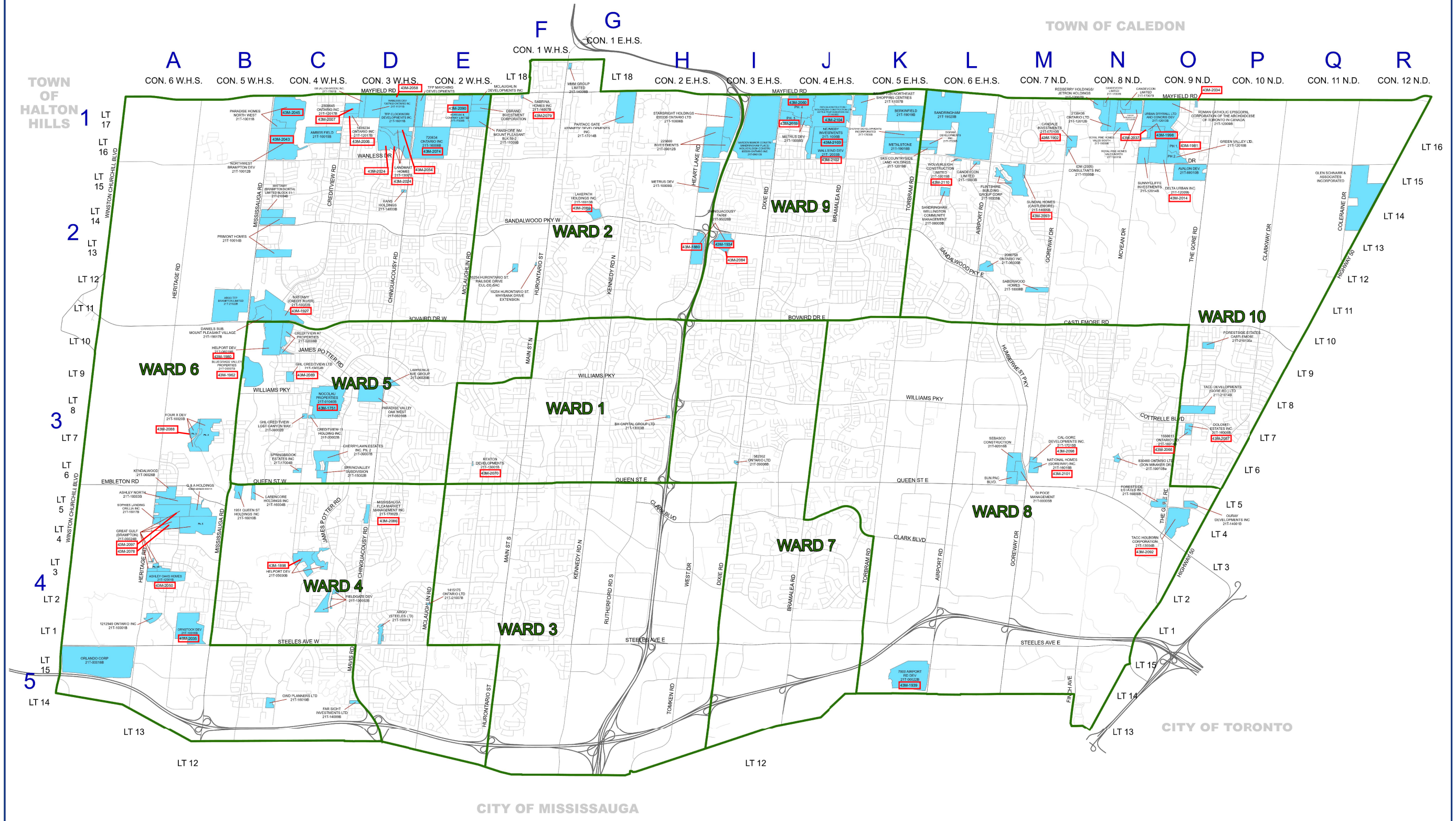
LIST OF ANTICIPATED SUBDIVISION ASSUMPTIONS FOR 2024

<u>Ward #</u>	<u>Subdivision Name</u>	<u>M-Plan #</u>	<u>21T-#</u>	<u>File #</u>
2	Lake Path Holdings Inc	43M-2080	21T-16013B	C04E14.027
2	Sabrina Homes Inc.(Mayfield Acquisitions)	43M-2079	21T-16007B	C01W17.022
4	Umbria Developers Inc.	43M-2086	21T-17002B	C03W05.020
5	GHL Creditview Ltd. (Tanyaville Phase 2)	43M-2089	21T-19014Ba	C04W09.008
5	Bluegrass Valley Properties Ltd. (West)	43M-1962	21T-05037B	C04W09.004
6	Four X Development Inc. (Phase 3)	43M-2088	21T-18007Ba	C05W07.006
6	Scottish Heather Development Inc. (Ph.4A)	43M-2078	21T-06024Bc	C05W04.005
6	Scottish Heather Development Inc. (Ph.4B)	43M-2097	21T-06024Bd	C05W04.005
6	Paradise Homes North West (Phase 3A)	43M-2045	21T-100011B	C04W17.002
6	Mayfield Road Brampton Inc.	43M-2090	21T-17008B	C02W17.005
6	1839234 Ontario Ltd. (Flato Phase 1)	43M-2006	21T-11010B	C03W17.002
6	2308645 Ontario Inc. (Flato Phase 2)	43M-2007	21T-12017B	C03W17.005
6	TFP Clockwork Developments	43M-2058	21T-16011B	C03W17.006
6	LIV Developments Ltd. (Landmart Phase 4)	43M-2054	21T-13007B	C04W16.004
6	720634 Ontario Limited (Grella)	43M-2074	21T-16008B	C02W16.003
8	National Homes Subdivision	43M-2101	21T-16016Ba	C08E06.008
8	Cal-Gore Subdivision	43M-2098	21T-17015Ba	C08E06.005
8	Tacc-Holburn Subdivision	43M-2092	21T-13003Ba	C10E04.005
9	Countryside Villages Phase 3	43M-2033	21T-10008B	CO4E16.002
9	Countryside Villages Phase 4	43M-2060	21T-10008B	CO4E16.002
9	Wallsend Development Inc.	43M-2102	21T-12003B	CO4E16.004
9	Neamsby Investments Inc.	43M-2103	21T-11006B	CO4E16.003
9	Patilda Construct., Kettlepoint Inv, Wolverleigh	43M-2104	21T-11005B	CO4E17.003
10	Forest Valley Estates	43M-1902	21T-07010B	CO8E16.004
10	Brookvalley Development Inc.	43M-2110	21T-16015Ba	CO6E16.006
10	Sundial Homes Ltd. Phase 3	43M-2093	21T-14005B	CO7E15.011

CARRY-OVER FROM PREVIOUS YEAR(S)

<u>Ward#</u>	<u>Subdivision Name</u>	<u>M-Plan #</u>	<u>21T-#</u>	<u>File #</u>
1	Rexton Developemnt Ltd.	43M-2070	21T-13001B	C01W06.072
2	Chinguacousy Farms phase 3	43M-1880	21T-95028B	C03E12.004
4	Helpport Phase 1	43M-1898	21T-05030B	C03W03.005
5	Helpport North	43M-1980	21T-06019B	C04W10.007
5	Nicolau Properties Phase 1	43M-1751	21T-01040B	C03W08.010
6	Ashley Oaks Homes Inc. (Kingshott)	43M-2050	21T-12001B	C05W03.007
6	Ornstock Developments Limited	43M-2035	21T-10016B	C05W01.006
6	Walness Developments Inc. Phase 4	43M-2043	21T-10012B	C04W16.003
6	Mattamy Lands South of C.N.R.	43M-1927	21T-10022B	C04W11.006
6	Landmart Realty Corp. Phase 2	43M-2024	21T-13007B	C03W16.004
6	Landmart Realty Corp. Phase 3	43M-2038	21T-13007B	C04W16.004
8	7900 Airport Road	43M-1939	21T-06022B	T06E15.009
9	Chinguacousy Farms phase 2	43M-1934	21T-95028B	C03E12.004
9	Chinguacousy Farms phase 4	43M-2084	21T-16012Ba	C02E12.019
9	Countryside Villages Ph. 3	43M-2033	21T-10008B	CO4E16.002
9	Countryside Villages Ph. 4	43M-2060	21T-10008B	CO4E16.002
10	Dolomiti Estates Subdivision Phase 2	43M-2057	21T-16006Ba	C07E10.007
10	155613 Ontario Limited (Baycliffe)	43M-2066	21T-16014Ba	C10E07.017
10	Forest Valley Estates	43M-1902	21T-07010B	CO4E16.004
10	Michael Ceci / Green Valley Phase 1	43M-1981	21T-12010B	C09E16.005
10	Urban Concris Subdivision	43M-1998	21T-12013B	C09E16.006
10	Vales of Humber Subdivision Phase 2	43M-2014	21T-12009B	C09E17.008
10	Urban Concris Subdivision Phase 2	43M-2037	21T-12013B	C09E16.006
10	Vales of Humber Phase 4	43M-2034	21T-12009B	C09E17.008

APPENDIX 2



BRAMPTON
PLANNING & DEVELOPMENT SERVICES

DECEMBER 2023

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Kilometres

Printed: 2023/12/12

ANTICIPATED SUBDIVISION ASSUMPTION MAP FOR 2024

- WARD BOUNDARY
- 43M- ANTICIPATED SUBDIVISION FOR ASSUMPTION



**Credit Valley
Conservation**
inspired by nature

January 22, 2024

SENT VIA EMAIL

Clerks Department - Credit Valley Conservation Participating Municipalities

RE: CVC Final Report on the Conservation Authorities Act Transition Period

Dear Sir or Madam,

As per Ontario Regulation 687/21 *Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Conservation Authorities Act*, I have attached the final inventory of Credit Valley Conservation's (CVC) programs and services. We confirm that the CVC has signed Memorandum of Understanding with all our participating municipalities as outlined in the attached January 19, 2024 report to the CVC Board of Directors.

If you have any further questions, please contact me.

Kind regards,

Tamara Chipperfield, Corporate Secretariat

tamara.chipperfield@cvc.ca

905-670-1615 ext. 420

**Subject: UPDATE ON THE CONSERVATION
AUTHORITIES ACT TRANSITION PERIOD,
INVENTORY OF PROGRAMS AND SERVICES,
AND MUNICIPAL AGREEMENTS**

To: The Chair and Members of the Board of Directors,
Credit Valley Conservation

Purpose: To inform the Board of Directors of CVC of progress made during the Conservation Authorities Act Transition Period executing Memorandums of Understanding (MOUs) with participating municipalities, including CVC's updated final Inventory of Programs and Services.

Background:

In recent years, the province has initiated a series of changes to the *Conservation Authorities Act*. (CA Act) Among other changes, these have had the effect of modifying the mandatory services that are offered by conservation authorities (CAs) and created a requirement for conservation authorities to enter into agreements with their participating municipalities to continue with any municipally funded, non-mandatory programs (considered as Category 2 or 3 programs) after December 31, 2023.

As a result of this, conservation authorities have needed to enter into Memorandums of Understanding (MOUs) with participating municipalities regarding the funding of municipally requested (Category 2) programs and services, and cost apportioning agreements for funding of other programs and services the CA determines is advisable to further the purposes of the CA Act (Category 3).

Regular updates have been provided to the Board of Directors regarding these amendments and CVC's progress in executing municipal agreements, including the report, "Changes to the Conservation Authorities Act in Bill 229," at the November 13, 2020 meeting (Resolution #108/20), briefing notes at the December 11, 2020 and February 19, 2021 meetings.

Based on the requirements of O. Reg. 687/21, "Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Act," staff presented a transition plan as information to the Board at the December 10, 2021 meeting, and a report including both the transition plan and an inventory of programs and services at the February 18, 2022 meeting (#20/22). Subsequently, we circulated the plan and inventory to the Ministry of Environment Conservation and Parks (MECP) and

participating municipalities before the end of the first phase of the transition period on February 28, 2022.

Through subsequent consultation with participating municipalities, a progress update and revised Inventory of Programs and Services were presented to the Board March 10, 2023 for approval. The six quarterly progress reports prepared for the Ministry between June 2022 and September 2023, as required by O. Reg. 687/21, were also presented to the Board, either in a report, as on March 10, 2023, or as a correspondence item.

CVC is required to submit a final Inventory of Programs and Services to the Ministry of Natural Resources and Forestry and all participating municipalities by January 30, 2024.

Analysis:

In March 2023, Credit Valley Conservation circulated the revised Inventory of Programs and Services to all participating municipalities as well as a draft Memorandum of Understanding for review.

Since that time, CVC staff held meetings with senior staff from all participating municipalities to discuss the draft inventory and work toward Council-endorsed MOUs affirming municipal support of CVC's category 2 programs and services.

CVC staff also met with partner municipalities in our jurisdiction, including Caledon, Brampton, Mississauga, Oakville, and Halton Hills, to discuss the inventory and transition period. Throughout, staff have been working closely with our neighbouring conservation authorities, including Toronto and Region Conservation Authority, Conservation Halton, Nottawasaga Valley Conservation Authority and Grand River Conservation Authority, to ensure consistency and coordination where appropriate.

As of December 2023, CVC has executed Council-approved Memorandums of Understanding with all of our seven participating municipalities, affirming their continued support for Category 2 programs and services as provided in the draft Inventory. The MOUs are for four (4) year terms, except for the Region of Peel MOU, which was set at a one-year term because of the then-anticipated dissolution of the Region of Peel as of December 31, 2024. The MOUs were all council approved by the end of November, 2023, and executed on the following dates:

- Region of Peel, dated December 31, 2023
- Region of Halton dated December 31, 2023
- Town of Orangeville, dated November 13, 2023
- Town of Erin, dated December 31, 2023
- Town of Mono, dated December 31, 2023
- Township of East Garafraxa, dated October 17, 2023
- Township of Amaranth, dated December 31, 2023

The above MOUs include an appended version of CVC's Inventory of Programs and Services, the full and final version of which is included as Schedule 'C', Appendix 1. The only change to the inventory approved by the Board in March 2023 is a minor addition to the description of two programs ("Plan review other than natural hazards" and "Land management, operation and maintenance non-CA lands") to note that these programs will not be delivered by CVC going forward, because of Provincial legislative changes.

As determined through consultation with our participating municipalities, CVC does not currently have any Category 3 programs and services that require a Cost Apportioning Agreement.

The attached inventory is the final version for the purposes of fulfilling the requirements set out in the amended *Conservation Authorities Act*. However, any redistribution of services between the Region of Peel and lower-tier municipalities in Peel could result in the need for future revisions to the inventory. Future changes may also be required to reflect any changes to services that our municipal partners may request. CVC staff will seek Board approval for any major subsequent revisions to the Inventory of Programs and Services.

Communications Plan:

As per O. Reg. 687/21, we will send copies of this report to the Ministry of Natural Resources and Forestry and CVC's participating municipalities.

Financial Implications:

There is no financial impact to CVC for this report.

Conclusion:

In fulfilling the requirements of the *Conservation Authorities Act* Transition Period, CVC has prepared a final Inventory of Programs and Services and executed MOUs with all participating municipalities prior to the December 31, 2023 deadline, to continue to provide Category 2 programs and services.

Recommended Resolution:

THEREFORE BE IT RESOLVED THAT the report entitled, "Update on the *Conservation Authorities Act* Transition Period and Municipal Agreements," be received and appended to the minutes of this meeting as Schedule 'C'; and

THAT the Board of Directors approve this report, and the associated MOUs in fulfillment of the final requirement for submissions due at the end of the Conservation Authorities Act transition period as required by O. Reg. 687/21 of the Act; and

THAT the Board of Directors authorize the Director, Corporate Services and CAO to make minor and administrative adjustments to the Inventory of Programs and Services as required based on ongoing discussions with participating municipalities; and further

THAT the report and Inventory contained herein be circulated to the Ministry of Natural Resources and Forestry (MNRF) as required in advance of January 30, 2024, and also circulated to participating municipalities, Conservation Ontario and neighbouring conservation authorities as appropriate.

Submitted by:

Andrew Kett
Director, Corporate Services

Recommended by:

Quentin Hanchard
Chief Administrative Officer

Credit Valley Conservation Inventory of Programs and Services, version 3 (final), January 19, 2024												
Service Area	Program/Service Name	Reference	Description/Rationale	Category	Method	Cost	Municipal	Fed/Prov	Non-gov	Self-gen	Municipality	MOU date
Watershed Studies and Strategies	Watershed-based Resource Management Strategy	21.1 (1) 2. 686/21 12. (4)	Development of a watershed-based resource management strategy as required by regulation. This is a new program.	1	C	\$100,000	\$100,000	\$0	\$0	\$0	n/a	n/a
Watershed Studies and Strategies	Provincial Groundwater and Stream Monitoring Programs	21.1 (1) 2. 686/21 12. (2) and (3)	A long-standing (20+ and 50+ years respectively) CA/MECP partnership for groundwater level and quality monitoring and stream water quality monitoring.	1	A	\$221,661	\$221,661	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Flood Forecasting and Warning	21.1 (1) 1. i. 686/21 2.	Flood event forecasting and flood warning. Maintenance of real-time streamflow and weather monitoring stations.	1	A	\$1,282,268	\$1,253,015	\$24,585	\$0	\$4,668	n/a	n/a
Natural Hazards Planning and Risk Management	Drought (or low water) Response	21.1 (1) 1. i. 686/21 3.	Drought conditions monitoring, modelling, and analysis.	1	A	\$37,726	\$37,726	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Ice Management	21.1 (1) 1. i. 686/21 4.	The development and updating of an ice management plan. Annual maintenance of the Erin Mills Ice Control Structure.	1	A	\$28,185	\$28,185	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Water and Erosion Control Infrastructure	21.1 (1) 1. i. 686/21 5.	Operation and management of water and erosion control infrastructure and low flow augmentation.	1	A	\$540,892	\$537,672	\$0	\$0	\$3,220	n/a	n/a
Natural Hazards Planning and Risk Management	Natural Hazards Studies and Information Management	21.1.1 (1)	Additional services including studies of surface water hydrology and hydraulics, stream morphology, and potential effects of climate change as related to natural hazards. Quantification of potential damages and mitigation measures.	1	A	\$268,734	\$267,354	\$0	\$0	\$1,380	n/a	n/a
Natural Hazards Planning and Risk Management	Application Review related to natural hazards	21.1 (1) 1. i. 686/21 6.	Input to the review and approval processes under other applicable law with comments principally related to natural hazards, wetlands, watercourses and Sec 28 permit requirements.	1	A	\$244,191	\$133,890	\$0	\$0	\$110,301	n/a	n/a
Natural Hazards Planning and Risk Management	Plan Review related to natural hazards	21.1 (1) 1. i. 686/21 7.	Technical information, advice, and input on natural hazard-related matters to municipalities on circulated municipal land use planning applications and strategic documents.	1	A	\$2,054,069	\$1,506,761	\$0	\$0	\$547,308	n/a	n/a
Natural Hazards Planning and Risk Management	Section 28.1 Permit Administration	21.1 (1) 1. i. 686/21 8.	Reviewing and processing permit applications, associated technical reports, site inspections and enforcement of regulations. Development and maintenance of flood hazard maps.	1	A	\$1,168,171	\$743,065	\$42,700	\$0	\$382,406	n/a	n/a
Lands and Conservation Areas	Conservation Areas Strategy and Land Inventory	21.1 (1) 1. ii. 686/21 10.-11.	Development of a Conservation Areas strategy and land inventory as required by regulation.	1	A	\$196,812	\$196,812	\$0	\$0	\$0	n/a	n/a
Lands and Conservation Areas	Land Management, Operation and Maintenance	21.1 (1) 1. ii. 686/21 9. (1) 2. i.-ii.	Management, operation and maintenance of Conservation Authority lands.	1	A	\$3,674,038	\$2,483,884	\$0	\$0	\$1,190,154	n/a	n/a
Lands and Conservation Areas	Land Management, Capital Projects	21.1 (1) 1. ii. 686/21 9. (1) 2. i.-ii.	Capital projects on Conservation Authority lands.	1	A	\$2,015,566	\$2,010,366	\$5,200	\$0	\$0	n/a	n/a

Lands and Conservation Areas	Section 29 Administration	21.1 (1) 1. ii. 686/21 9. (1) 4	Programs and services to ensure that the authority carries out its duties, functions, and responsibilities to administer regulations made under Section 29 and Regulation 688/21.	1	A	\$174,509	\$174,509	\$0	\$0	\$0	n/a	n/a
Lands and Conservation Areas	Restoration and Stewardship CA Lands	21.1 (1) 1. ii. 686/21 9. (1) 2. iv-v.	Programs and services to conserve, protect, rehabilitate, establish and manage natural heritage within CA lands, including forest management, terrestrial restoration, invasive species management, and aquatic restoration including wetlands and dam removal.	1	A	\$1,637,329	\$1,320,155	\$0	\$0	\$317,174	n/a	n/a
Lands and Conservation Areas	Natural Heritage Management CA Lands	21.1 (1) 1. ii. 686/21 9. (1) 2. iv-v.	Ecological inventories and monitoring to produce data, mapping and reports that inform planning, development and management of CA lands.	1	A	\$610,006	\$609,046	\$0	\$0	\$960	n/a	n/a
Environmental Resilience	Source Protection Authority	21.1 (1) 1. iii. 686/21 13.	Source Protection Area/Region activities required by the Clean Water Act and regulations.	1	A	\$488,243	\$110,510	\$377,733	\$0	\$0	n/a	n/a
Watershed Studies and Strategies	Watershed and Sub-watershed Planning	21.1.1 (1)	Plans which characterize the land use, stressors, and water resource and natural systems of the study area (Credit River Watershed or subwatersheds). These plans also provide analysis based on stressor and mitigation scenarios, as well as recommend implementation actions to meet study goals and objectives. Identification, prioritization and quantification of multi-flood hazard and climate-related risks and cost-benefit analysis of management options.	2	A	\$845,260	\$828,168	\$13,980	\$0	\$3,112	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Natural Heritage and Ecological Monitoring and Inventory	21.1.1 (1)	Ecological monitoring and inventory outside of Conservation Authority land. Information and mapping used to support watershed and subwatershed studies and municipal planning and natural heritage system management. Assessing vulnerability of natural heritage features (e.g., woodlands, wetlands) and developing approaches to help the natural heritage system adapt to the effects of climate change. Provides technical and administrative supervision of crews working on the Region of Peel Green Infrastructure Inventory and Condition Assessment for natural assets. Information will inform State of Infrastructure Report and an Invasive Species Strategy for the Region of Peel. Coordination of the Peel Urban Forest Strategy refresh. Ecohydrologic monitoring and analysis to improve our understanding of ecologic-hydrologic relationships to inform natural hazard and natural heritage management and support Regional Well development and management in vicinity of Inglewood. Support to the Peel Monitoring and Measures Report. Input to watershed studies, plans, and contributions to restoration monitoring.	2	A	\$2,634,117	\$2,633,637	\$0	\$0	\$480	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Climate Change Risk Management	21.1.1 (1)	Development of risk assessment/management methodology, identification of priority vulnerabilities of multi-flood and erosion hazards, social vulnerabilities and risks to natural and built infrastructure/properties, cost-benefit analysis, prioritized response actions and development of corporate mitigation and adaptation policies and plans. Tracking and documentation, implementation, predicted maintenance frequency of SWM ponds, flood performance of natural/green infrastructure, account for GHG supply chain and carbon sequestration of grey/green/nature-based solutions. Specific Peel Priority Projects include: Flood Risk Assessment, Overland Flood Assessment, Delineation of Peel owned stormwater ditches, support for DMAF applications.	2	A	\$203,218	\$188,975	\$11,650	\$0	\$2,593	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Integrated Water Management Science	21.1.1 (1)	Provision of stormwater management services such as infrastructure inspections, condition assessments, in-field evaluations, design review and climate change risk modelling to support municipal priorities towards advancing stormwater planning, design, operation & maintenance, and life cycle management to satisfy asset management requirements. Development of monitoring plans and delivery of monitoring services to fulfill provincial environmental compliance approval requirements for Peel municipalities. Development and delivery of training, guidance,	2	A	\$1,202,995	\$1,192,453	\$0	\$0	\$10,542	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023

			and knowledge transfer in collaboration with integrated water management implementation programs.									
Watershed Studies and Strategies	Modelling and Analysis	21.1.1.1 (1)	Targeted investigations and local scale modelling including water balance, erosion, and water quality assessments to support management strategies for flooding, natural hazards, and climate resilience, analysis and communication of results. In partnership with the University of Toronto, TRCA and the City of Brampton, examining a suite of SWM ponds through the City of Brampton to determine the cumulative thermal impact on receiving watercourses and pond performance.	2	A	\$296,442	\$291,462	\$0	\$1,800	\$3,180	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Real-time Water Quality Monitoring	21.1.1.1 (1)	Operation of a network of real-time water quality stations monitoring key water quality parameters; data analysis; communication of results to support watershed management.	2	A	\$203,881	\$200,141	\$0	\$2,200	\$1,540	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Natural Assets and Ecosystem Services	21.1.1.1 (1)	Development of methods, guidelines and tools on natural asset management and ecosystem services assessments to address municipal requests and assist CVC and external partners in natural asset planning, management, and restoration. Providing input and leading data analysis and the State of Infrastructure report writing for Region of Peel Natural Green Infrastructure Inventory and Condition Assessment for natural assets on Region of Peel properties. Working in partnerships with municipalities to help them to meet regulatory requirements with respect to natural assets and climate change.	2	A	\$309,263	\$218,895	\$37,400	\$0	\$52,968	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Natural Hazards Planning and Risk Management	Enhanced Flood Plain Mapping Services	21.1.1.1 (1)	Additional services to support expedited flood plain mapping.	2	A	\$232,523	\$224,088	\$8,435	\$0	\$0	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Natural Hazards Planning and Risk Management	Application Review other than natural hazards	21.1.1.1 (1)	Input to the review and approval processes under other applicable law, (e.g., Environmental Assessment Act, Drainage Act, Aggregate Resources Act, Niagara Escarpment Planning and Development Act proposals) with comments principally related to non-natural hazard related matters (as per plan review MOUs with municipal partners).	2	A	\$88,241	\$0	\$0	\$0	\$88,241	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Natural Hazards Planning and Risk Management	Plan Review other than natural hazards	21.1.1.1 (1)	Technical information and advice on non-natural hazard related matters to municipalities on circulated municipal land use planning applications - as per MOUs (Official Plan and Zoning By-law Amendments, Subdivisions, Consents, Minor Variances). Input to municipal land-use planning and strategic documents (OP, Comprehensive ZB, Secondary plans, subwatershed studies, natural heritage system strategies, parks and open space master plans, etc.) related to non-natural hazard matters.	2	A	\$550,832	\$412,565	\$0	\$0	\$138,267	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Lands and Conservation Areas	Public Engagement, Education, and Stewardship	21.1.1.1 (1)	Programs and services to engage, educate, and coordinate environmental stewardship programs on CA lands. Includes implementation of CA management plan and watershed plan recommendations, youth outdoor education programs, public volunteer and stewardship events in CAs, Conservation Youth Corps, as well as site planning, monitoring and assessment for stewardship projects on CA lands.	2	A	\$694,033	\$579,857	\$0	\$0	\$114,176	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023

Lands and Conservation Areas	Land Management, Operation and Maintenance non-CA lands	21.1 (1) 1. ii. 686/21 9. (2)	Management, operation and maintenance of non-Conservation Authority Lands (e.g., Ontario Heritage Trust properties). Including programs and services to maintain facilities and other amenities that support public access.	2	A	\$210,310	\$34,429	\$0	\$0	\$175,881	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Environmental Resilience	Community Engagement and Stewardship	21.1.1 (1)	Programs and services to engage, educate, and coordinate environmental stewardship programs on municipal and public lands with municipal partners. Includes Sustainable Neighbourhood Action Program (SNAP) implementation, public volunteer and stewardship events on municipal lands in partnership with municipalities, Conservation Youth Corps, as well as site planning, monitoring and assessment for stewardship projects on public lands.	2	A	\$972,135	\$826,671	\$0	\$0	\$145,464	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Environmental Resilience	Landowner Engagement and Stewardship	21.1.1 (1)	Engagement with urban, rural, and agricultural landowners to promote private land stewardship, provide project advice, design and implementation assistance to property owners. Implementation of watershed plan and Sustainable Neighbourhood Action Program (SNAP) priority stewardship recommendations. Includes management and implementation of Peel Rural Water Quality Program, Wellington-Dufferin Rural Water Quality Program, ALUS program, and Greening Corporate Grounds.	2	A	\$1,538,848	\$1,483,312	\$6,576	\$0	\$48,960	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Environmental Resilience	Restoration and Stewardship Private Lands	21.1.1 (1)	Implementation of terrestrial and aquatic restoration projects on private lands and supporting landowner engagement, education, and stewardship programs. Includes delivery of forestry services (tree nursery, planting and woodlot management); provincial, federal, ALUS-sponsored wetland restoration projects; and on-line dam removal and riparian restoration.	2	A	\$1,795,077	\$1,494,953	\$0	\$0	\$300,124	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Environmental Resilience	Integrated Water Management Implementation	21.1.1 (1)	Programs providing training and technical expertise to government partners, the development community, and landowners to achieve wide-scale implementation of green infrastructure (GI), integrated water management (IWM), and pollution prevention (P2) initiatives.	2	A	\$1,253,716	\$1,250,716	\$0	\$0	\$3,000	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Environmental Resilience	Sustainable Neighbourhoods Action Program	21.1.1 (1)	Neighbourhood-scale action planning, municipal and stakeholder engagement, and implementation of watershed, sub-watershed, and municipal priorities for urban renewal and climate action.	2	A	\$577,840	\$537,771	\$0	\$0	\$40,069	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Lands and Conservation Areas	Special Events and 3rd Party Activities	21.1.2 (1)	Programs and services to coordinate special events and festivals on CA lands, including administering activities with 3rd parties.	3	A	\$135,457	-\$91,537	\$0	\$0	\$226,994	n/a	n/a
Other - Foundation	Credit Valley Conservation Foundation	21.1.2 (1)	Arms' length charitable partner that raises funds and awareness in support of the conservation projects carried out by Credit Valley Conservation that protect, connect and sustain the health and well-being of the watershed and its communities.	3	A	\$380,511	\$165,018	\$0	\$0	\$215,493	n/a	n/a
Corporate Services	Corporate Administration and Governance	402/22	Administrative costs which are not directly related to the delivery of any specific program or service but are the overhead and support costs of the conservation authority. Includes supporting CA Boards, Advisory Committees, Office of CAO and Senior Leadership Team. Maintenance of records, privacy and freedom of information. Costs related to agreements/contracts, administrative by-law updates, litigation, general corporate services.	G	A	\$2,230,866	\$2,097,130	\$0	\$0	\$133,736	n/a	n/a
Corporate Services	Facilities, Fleet, and Asset Management	402/22	Overseeing facility operations and capital improvements, corporate fleet management, and asset management and long-range planning.	G	A	\$1,979,600	\$1,970,042	\$0	\$0	\$9,558	n/a	n/a

Corporate Services	Corporate Communications	402/22	Supporting delivery of products and programs through communication platforms and promotion of revenue generating activities, media relations, website creation and maintenance, strategic marketing.	G	A	\$1,019,423	\$1,019,423	\$0	\$0	\$0	n/a	n/a
Corporate Services	Financial Services	402/22	Financial support services including accounting, payables/receivables.	G	A	\$715,644	\$715,644	\$0	\$0	\$0	n/a	n/a
Corporate Services	Information Technology and Management	402/22	Provision of digital technology to support operations. Development and use of systems to collect and store data and to provide spatial geographical representations of data.	G	A	\$1,120,530	\$1,120,530	\$0	\$0	\$0	n/a	n/a
Corporate Services	Human Resources	402/22	Human resources administration including payroll, benefits, health and safety, compliance with employment legislation.	G	A	\$854,145	\$817,145	\$0	\$0	\$37,000	n/a	n/a
Corporate Services	Strategy and Business Development	402/22	Corporate strategic initiatives including strategic plan development and reporting, business planning, performance measurement.	G	A	\$203,836	\$184,067	\$0	\$0	\$19,769	n/a	n/a

Credit Valley Conservation Inventory of Programs and Services, version 3 (final), January 19, 2024

Service Area	Program/Service Name	Reference	Description/Rationale	Category	Method	Cost	Municipal	Fed/Prov	Non-gov	Self-gen	Municipality	MOU date
Watershed Studies and Strategies	Watershed-based Resource Management Strategy	21.1 (1) 2. 686/21 12. (4)	Development of a watershed-based resource management strategy as required by regulation. This is a new program.	1	C	\$100,000	\$100,000	\$0	\$0	\$0	n/a	n/a
Watershed Studies and Strategies	Provincial Groundwater and Stream Monitoring Programs	21.1 (1) 2. 686/21 12. (2) and (3)	A long-standing (20+ and 50+ years respectively) CA/MECP partnership for groundwater level and quality monitoring and stream water quality monitoring.	1	A	\$221,661	\$221,661	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Flood Forecasting and Warning	21.1 (1) 1. i. 686/21 2.	Flood event forecasting and flood warning. Maintenance of real-time streamflow and weather monitoring stations.	1	A	\$1,282,268	\$1,253,015	\$24,585	\$0	\$4,668	n/a	n/a
Natural Hazards Planning and Risk Management	Drought (or low water) Response	21.1 (1) 1. i. 686/21 3.	Drought conditions monitoring, modelling, and analysis.	1	A	\$37,726	\$37,726	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Ice Management	21.1 (1) 1. i. 686/21 4.	The development and updating of an ice management plan. Annual maintenance of the Erin Mills Ice Control Structure.	1	A	\$28,185	\$28,185	\$0	\$0	\$0	n/a	n/a
Natural Hazards Planning and Risk Management	Water and Erosion Control Infrastructure	21.1 (1) 1. i. 686/21 5.	Operation and management of water and erosion control infrastructure and low flow augmentation.	1	A	\$540,892	\$537,672	\$0	\$0	\$3,220	n/a	n/a
Natural Hazards Planning and Risk Management	Natural Hazards Studies and Information Management	21.1.1 (1)	Additional services including studies of surface water hydrology and hydraulics, stream morphology, and potential effects of climate change as related to natural hazards. Quantification of potential damages and mitigation measures.	1	A	\$268,734	\$267,354	\$0	\$0	\$1,380	n/a	n/a
Natural Hazards Planning and Risk Management	Application Review related to natural hazards	21.1 (1) 1. i. 686/21 6.	Input to the review and approval processes under other applicable law with comments principally related to natural hazards, wetlands, watercourses and Sec 28 permit requirements.	1	A	\$244,191	\$133,890	\$0	\$0	\$110,301	n/a	n/a
Natural Hazards Planning and Risk Management	Plan Review related to natural hazards	21.1 (1) 1. i. 686/21 7.	Technical information, advice, and input on natural hazard-related matters to municipalities on circulated municipal land use planning applications and strategic documents.	1	A	\$2,054,069	\$1,506,761	\$0	\$0	\$547,308	n/a	n/a
Natural Hazards Planning and Risk Management	Section 28.1 Permit Administration	21.1 (1) 1. i. 686/21 8.	Reviewing and processing permit applications, associated technical reports, site inspections and enforcement of regulations. Development and maintenance of flood hazard maps.	1	A	\$1,168,171	\$743,065	\$42,700	\$0	\$382,406	n/a	n/a
Lands and Conservation Areas	Conservation Areas Strategy and Land Inventory	21.1 (1) 1. ii. 686/21 10.-11.	Development of a Conservation Areas strategy and land inventory as required by regulation.	1	A	\$196,812	\$196,812	\$0	\$0	\$0	n/a	n/a
Lands and Conservation Areas	Land Management, Operation and Maintenance	21.1 (1) 1. ii. 686/21 9. (1) 2. i.-ii.	Management, operation and maintenance of Conservation Authority lands.	1	A	\$3,674,038	\$2,483,884	\$0	\$0	\$1,190,154	n/a	n/a
Lands and Conservation Areas	Land Management, Capital Projects	21.1 (1) 1. ii. 686/21 9. (1) 2. i.-ii.	Capital projects on Conservation Authority lands.	1	A	\$2,015,566	\$2,010,366	\$5,200	\$0	\$0	n/a	n/a

Lands and Conservation Areas	Section 29 Administration	21.1 (1) 1. ii. 686/21 9. (1) 4	Programs and services to ensure that the authority carries out its duties, functions, and responsibilities to administer regulations made under Section 29 and Regulation 688/21.	1	A	\$174,509	\$174,509	\$0	\$0	\$0	n/a	n/a
Lands and Conservation Areas	Restoration and Stewardship CA Lands	21.1 (1) 1. ii. 686/21 9. (1) 2. iv.-v.	Programs and services to conserve, protect, rehabilitate, establish and manage natural heritage within CA lands, including forest management, terrestrial restoration, invasive species management, and aquatic restoration including wetlands and dam removal.	1	A	\$1,637,329	\$1,320,155	\$0	\$0	\$317,174	n/a	n/a
Lands and Conservation Areas	Natural Heritage Management CA Lands	21.1 (1) 1. ii. 686/21 9. (1) 2. iv.-v.	Ecological inventories and monitoring to produce data, mapping and reports that inform planning, development and management of CA lands.	1	A	\$610,006	\$609,046	\$0	\$0	\$960	n/a	n/a
Environmental Resilience	Source Protection Authority	21.1 (1) 1. iii. 686/21 13.	Source Protection Area/Region activities required by the Clean Water Act and regulations.	1	A	\$488,243	\$110,510	\$377,733	\$0	\$0	n/a	n/a

Watershed Studies and Strategies	Watershed and Sub-watershed Planning	21.1.1 (1)	Plans which characterize the land use, stressors, and water resource and natural systems of the study area (Credit River Watershed or subwatersheds). These plans also provide analysis based on stressor and mitigation scenarios, as well as recommend implementation actions to meet study goals and objectives. Identification, prioritization and quantification of multi-flood hazard and climate-related risks and cost-benefit analysis of management options.	2	A	\$845,260	\$828,168	\$13,980	\$0	\$3,112	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2023
Watershed Studies and Strategies	Natural Heritage and Ecological Monitoring and Inventory	21.1.1 (1)	Ecological monitoring and inventory outside of Conservation Authority land. Information and mapping used to support watershed and subwatershed studies and municipal planning and natural heritage system management. Assessing vulnerability of natural heritage features (e.g., woodlands, wetlands) and developing approaches to help the natural heritage system adapt to the effects of climate change. Provides technical and administrative supervision of crews working on the Region of Peel Green Infrastructure Inventory and Condition Assessment for natural assets. Information will inform State of Infrastructure Report and an Invasive Species Strategy for the Region of Peel. Coordination of the Peel Urban Forest Strategy refresh. Ecohydrologic monitoring and analysis to improve our understanding of ecologic-hydrologic relationships to inform natural hazard and natural heritage management and support Regional Well development and management in vicinity of Inglewood. Support to the Peel Monitoring and Measures Report. Input to watershed studies, plans, and contributions to restoration monitoring.	2	A	\$2,634,117	\$2,633,637	\$0	\$0	\$480	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2024
Watershed Studies and Strategies	Climate Change Risk Management	21.1.1 (1)	Development of risk assessment/management methodology, identification of priority vulnerabilities of multi-flood and erosion hazards, social vulnerabilities and risks to natural and built infrastructure/properties, cost-benefit analysis, prioritized response actions and development of corporate mitigation and adaptation policies and plans. Tracking and documentation, implementation, predicted maintenance frequency of SWM ponds, flood performance of natural/green infrastructure, account for GHG supply chain and carbon sequestration of grey/green/nature-based solutions. Specific Peel Priority Projects include: Flood Risk Assessment, Overland Flood Assessment, Delineation of Peel owned stormwater ditches, support for DMAF applications.	2	A	\$203,218	\$188,975	\$11,650	\$0	\$2,593	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2025
Watershed Studies and Strategies	Integrated Water Management Science	21.1.1 (1)	Provision of stormwater management services such as infrastructure inspections, condition assessments, in-field evaluations, design review and climate change risk modelling to support municipal priorities towards advancing stormwater planning, design, operation & maintenance, and life cycle management to satisfy asset management requirements. Development of monitoring plans and delivery of monitoring services to fulfill provincial environmental compliance approval requirements for Peel municipalities. Development and delivery of training, guidance, and knowledge transfer in collaboration with integrated water management implementation programs.	2	A	\$1,202,995	\$1,192,453	\$0	\$0	\$10,542	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2026
Watershed Studies and Strategies	Modelling and Analysis	21.1.1 (1)	Targeted investigations and local scale modelling including water balance, erosion, and water quality assessments to support management strategies for flooding, natural hazards, and climate resilience, analysis and communication of results. In partnership with the University of Toronto, TRCA and the City of Brampton, examining a suite of SWM ponds through the City of Brampton to determine the cumulative thermal impact on receiving watercourses and pond performance.	2	A	\$296,442	\$291,462	\$0	\$1,800	\$3,180	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2027
Watershed Studies and Strategies	Real-time Water Quality Monitoring	21.1.1 (1)	Operation of a network of real-time water quality stations monitoring key water quality parameters; data analysis; communication of results to support watershed management.	2	A	\$203,881	\$200,141	\$0	\$2,200	\$1,540	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2028

Watershed Studies and Strategies	Natural Assets and Ecosystem Services	21.1.1 (1)	Development of methods, guidelines and tools on natural asset management and ecosystem services assessments to address municipal requests and assist CVC and external partners in natural asset planning, management, and restoration. Providing input and leading data analysis and the State of Infrastructure report writing for Region of Peel Natural Green Infrastructure Inventory and Condition Assessment for natural assets on Region of Peel properties. Working in partnerships with municipalities to help them to meet regulatory requirements with respect to natural assets and climate change.	2	A	\$309,263	\$218,895	\$37,400	\$0	\$52,968	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2029
Natural Hazards Planning and Risk Management	Enhanced Flood Plain Mapping Services	21.1.1 (1)	Additional services to support expedited flood plain mapping.	2	A	\$232,523	\$224,088	\$8,435	\$0	\$0	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2030
Natural Hazards Planning and Risk Management	Application Review other than natural hazards	21.1.1 (1)	Input to the review and approval processes under other applicable law, (e.g., Environmental Assessment Act, Drainage Act, Aggregate Resources Act, Niagara Escarpment Planning and Development Act proposals) with comments principally related to non-natural hazard related matters (as per plan review MOUs with municipal partners).	2	A	\$88,241	\$0	\$0	\$0	\$88,241	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2031
Natural Hazards Planning and Risk Management	Plan Review other than natural hazards	21.1.1 (1)	Technical information and advice on non-natural hazard related matters to municipalities on circulated municipal land use planning applications - as per MOUs (Official Plan and Zoning By-law Amendments, Subdivisions, Consents, Minor Variances). Input to municipal land-use planning and strategic documents (OP, Comprehensive ZB, Secondary plans, subwatershed studies, natural heritage system strategies, parks and open space master plans, etc.) related to non-natural hazard matters. This program is discontinued as of 2024.	2	A	\$550,832	\$412,565	\$0	\$0	\$138,267	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2032
Lands and Conservation Areas	Public Engagement, Education, and Stewardship	21.1.1 (1)	Programs and services to engage, educate, and coordinate environmental stewardship programs on CA lands. Includes implementation of CA management plan and watershed plan recommendations, youth outdoor education programs, public volunteer and stewardship events in CAs, Conservation Youth Corps, as well as site planning, monitoring and assessment for stewardship projects on CA lands.	2	A	\$694,033	\$579,857	\$0	\$0	\$114,176	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2033
Lands and Conservation Areas	Land Management, Operation and Maintenance non-CA lands	21.1 (1) 1. ii. 686/21 9. (2)	Management, operation and maintenance of non-Conservation Authority Lands (e.g., Ontario Heritage Trust properties). Including programs and services to maintain facilities and other amenities that support public access. This program is discontinued as of 2024.	2	A	\$210,310	\$34,429	\$0	\$0	\$175,881	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2034
Environmental Resilience	Community Engagement and Stewardship	21.1.1 (1)	Programs and services to engage, educate, and coordinate environmental stewardship programs on municipal and public lands with municipal partners. Includes Sustainable Neighbourhood Action Program (SNAP) implementation, public volunteer and stewardship events on municipal lands in partnership with municipalities, Conservation Youth Corps, as well as site planning, monitoring and assessment for stewardship projects on public lands.	2	A	\$972,135	\$826,671	\$0	\$0	\$145,464	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2035
Environmental Resilience	Landowner Engagement and Stewardship	21.1.1 (1)	Engagement with urban, rural, and agricultural landowners to promote private land stewardship, provide project advice, design and implementation assistance to property owners. Implementation of watershed plan and Sustainable Neighbourhood Action Program (SNAP) priority stewardship recommendations. Includes management and implementation of Peel Rural Water Quality Program, Wellington-Dufferin Rural Water Quality Program, ALUS program, and Greening Corporate Grounds.	2	A	\$1,538,848	\$1,483,312	\$6,576	\$0	\$48,960	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2036
Environmental Resilience	Restoration and Stewardship Private Lands	21.1.1 (1)	Implementation of terrestrial and aquatic restoration projects on private lands and supporting landowner engagement, education, and stewardship programs. Includes delivery of forestry services (tree nursery, planting and woodlot management); provincial, federal, ALUS-sponsored wetland restoration projects; and on-line dam removal and riparian restoration.	2	A	\$1,795,077	\$1,494,953	\$0	\$0	\$300,124	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2037
Environmental Resilience	Integrated Water Management Implementation	21.1.1 (1)	Programs providing training and technical expertise to government partners, the development community, and landowners to achieve wide-scale implementation of green infrastructure (GI), integrated water management (IWM), and pollution prevention (P2) initiatives.	2	A	\$1,253,716	\$1,250,716	\$0	\$0	\$3,000	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2038

Environmental Resilience	Sustainable Neighbourhoods Action Program	21.1.1 (1)	Neighbourhood-scale action planning, municipal and stakeholder engagement, and implementation of watershed, sub-watershed, and municipal priorities for urban renewal and climate action.	2	A	\$577,840	\$537,771	\$0	\$0	\$40,069	Peel, Halton, Orangeville, Erin, Mono, East Garafraxa, Amaranth	E. Garafraxa, Oct. 17, 2023; Orangeville, Nov. 13, 2023; all others, Dec. 31, 2039
Lands and Conservation Areas	Special Events and 3rd Party Activities	21.1.2 (1)	Programs and services to coordinate special events and festivals on CA lands, including administering activities with 3rd parties.	3	A	\$135,457	-\$91,537	\$0	\$0	\$226,994	n/a	n/a
Other - Foundation	Credit Valley Conservation Foundation	21.1.2 (1)	Arms' length charitable partner that raises funds and awareness in support of the conservation projects carried out by Credit Valley Conservation that protect, connect and sustain the health and well-being of the watershed and its communities.	3	A	\$380,511	\$165,018	\$0	\$0	\$215,493	n/a	n/a
Corporate Services	Corporate Administration and Governance	402/22	Administrative costs which are not directly related to the delivery of any specific program or service but are the overhead and support costs of the conservation authority. Includes supporting CA Boards, Advisory Committees, Office of CAO and Senior Leadership Team. Maintenance of records, privacy and freedom of information. Costs related to agreements/contracts, administrative by-law updates, litigation, general corporate services.	G	A	\$2,230,866	\$2,097,130	\$0	\$0	\$133,736	n/a	n/a
Corporate Services	Facilities, Fleet, and Asset Management	402/22	Overseeing facility operations and capital improvements, corporate fleet management, and asset management and long-range planning.	G	A	\$1,979,600	\$1,970,042	\$0	\$0	\$9,558	n/a	n/a
Corporate Services	Corporate Communications	402/22	Supporting delivery of products and programs through communication platforms and promotion of revenue generating activities, media relations, website creation and maintenance, strategic marketing.	G	A	\$1,019,423	\$1,019,423	\$0	\$0	\$0	n/a	n/a
Corporate Services	Financial Services	402/22	Financial support services including accounting, payables/receivables.	G	A	\$715,644	\$715,644	\$0	\$0	\$0	n/a	n/a
Corporate Services	Information Technology and Management	402/22	Provision of digital technology to support operations. Development and use of systems to collect and store data and to provide spatial geographical representations of data.	G	A	\$1,120,530	\$1,120,530	\$0	\$0	\$0	n/a	n/a
Corporate Services	Human Resources	402/22	Human resources administration including payroll, benefits, health and safety, compliance with employment legislation.	G	A	\$854,145	\$817,145	\$0	\$0	\$37,000	n/a	n/a
Corporate Services	Strategy and Business Development	402/22	Corporate strategic initiatives including strategic plan development and reporting, business planning, performance measurement.	G	A	\$203,836	\$184,067	\$0	\$0	\$19,769	n/a	n/a