BRAMPTON
brampton.ca Flower City

Planning & Development Services Committee

PUBLIC MEETING
December 7, 2020

Chair - Regional Councillor: Martin Medeiros
Vice-Chair - Regional Councillor: Pat Fortini

Statutory Public Information Meeting Under the Planning Act of Ontario

- **An opportunity for the public to provide input into planning applications received by the City.**
- **These are not proposals of the City of Brampton unless specifically identified as City initiated applications.**
- **No decisions are made at the public meeting.**
- **Members of Committee attend in order to hear public input but not to engage in debate about the merits of the application.**

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Written Submissions are welcome throughout the Process

WE ARE HERE

Proposal Submitted & Circulated → **Public Meeting with Information Report** → Receipt of comments from departments and other agencies; technical review / planning analysis; and recommendation report preparation → Staff Recommendation to Planning Committee and *City Council Decision

6 to 24 months

* The Council decision can be appealed to the Local Planning Appeal Tribunal

Planning & Development Services Department: 905-874-2050

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Supporting information and documentation for each current development application is available on the City's website at:
http://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Welcome.aspx

AGENDA

Agenda Item Title	Item #
City-Initiated Review of the City's Supportive Housing Policies and Regulations (City Wide)	5.1
Great Gulf Homes c/o Scottish Heather Dev't Inc. & Brampton G&A Holdings (File #: OZS-2020-0011) – Ward 6	5.2
Gagnon Walker Domes – Gurpreet Gill (File #: OZS-2020-0018) – Ward 5	5.3
2613497 Ontario Inc. – Evans Planning Inc. (File #: OZS-2020-0014) – Ward 4	5.4

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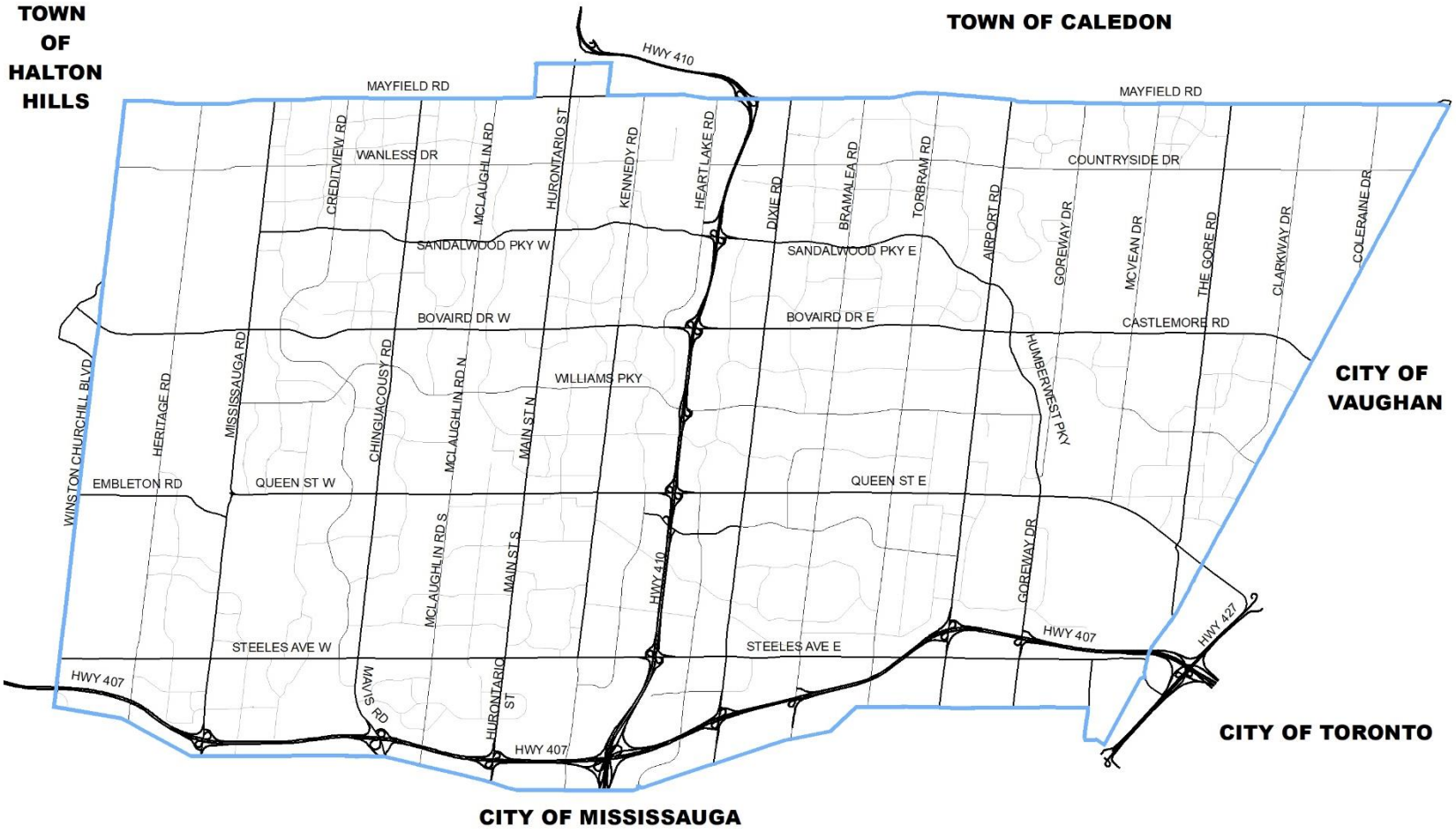
Statutory Public Meeting

City-Wide

City-Initiated Review of the City's Supportive Housing Policies and Regulations

Monday, December 7, 2020


TOWN OF HALTON HILLS
TOWN OF CALEDON
CITY OF VAUGHAN
CITY OF TORONTO
CITY OF MISSISSAUGA
HWY 410
MAYFIELD RD
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COUNTRYSIDE DR
CREDITVIEW RD
MCLAUGHLIN RD
HURONTARIO ST
KENNEDY RD
HEART LAKE RD
DIXIE RD
BRAMALEA RD
TORBRAM RD
AIRPORT RD
GOREWAY DR
MCVEAN DR
THE GORE RD
CLARKWAY DR
COLERAINE DR
SANDALWOOD PKY W
SANDALWOOD PKY E
BOVAIRD DR W
BOVAIRD DR E
CASTLEMORE RD
WILLIAMS PKY
HUMBERWEST PKY
WINSTON CHURCHILL BLVD
HERITAGE RD
MISSISSAUGA RD
CHINGUACOUSY RD
MCLAUGHLIN RD N
MAIN ST N
EMBLETON RD
QUEEN ST W
QUEEN ST E
MCLAUGHLIN RD S
MAIN ST S
HWY 410
STEELES AVE W
STEELES AVE E
HWY 407
HWY 427
MAVIS RD
HURONTARIO ST

Process to Date

Ongoing Official Plan & Zoning By-law Review

Staff Identify the Need for Updates & Gather Information

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period

Background

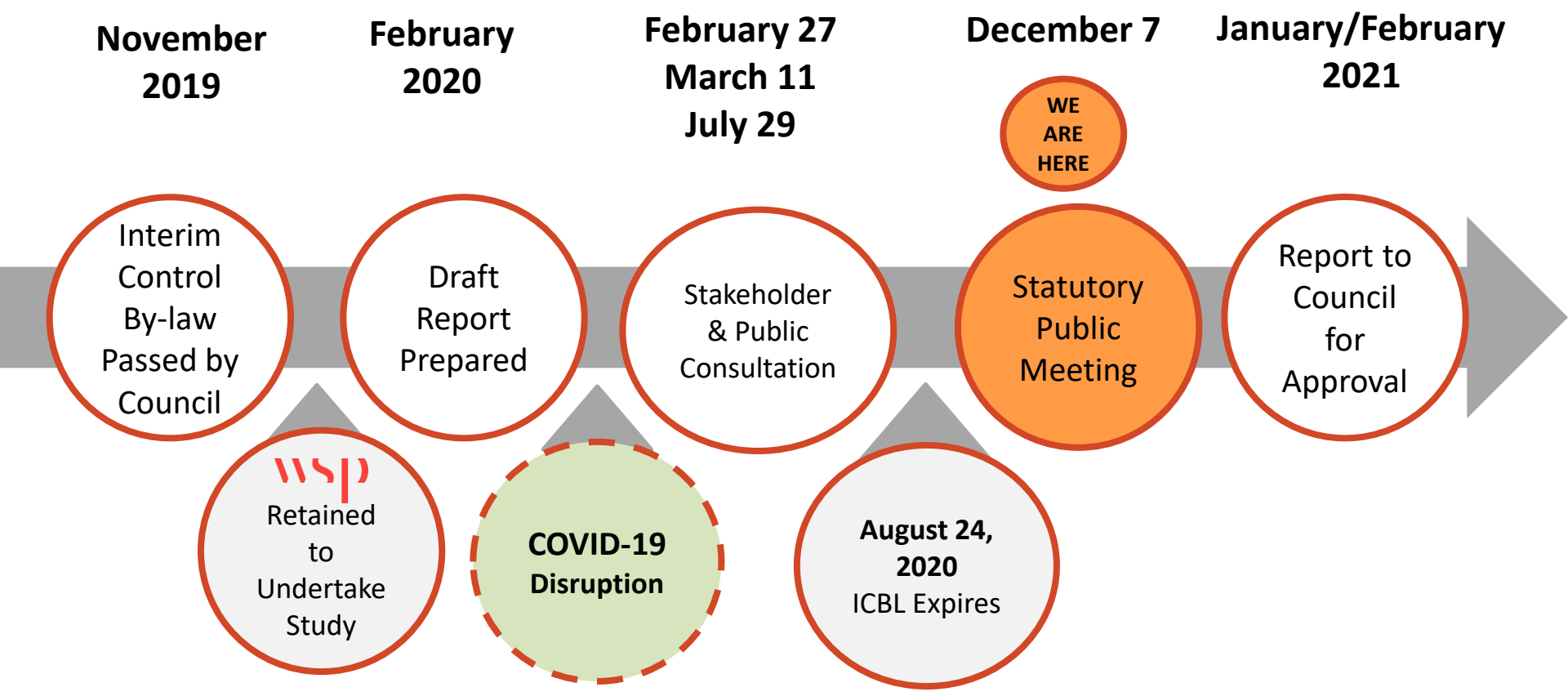
- Council directed staff to review the City's policies and regulations with respect to supportive housing, particularly Group Homes, to ensure the policies and provisions have regard for Provincial legislation and regulatory bodies.

- The purpose of this evening's public meeting is not to discuss individual applications or specific sites.

WSP was retained by the City to complete the **Supportive Housing Policy Review** to:

- Address updated provincial legislation and regulations, including Building Code
- Comply with the Ontario Human Rights Code
- Simplify the Group Home registration process
- Provide clarity to the City's Support Housing definitions
- Align with current practices
- Increase the availability of supportive housing options for vulnerable populations in line with Regional initiatives

How we got here



Stakeholder Engagement – Group Home Operators

- Christian Horizons
- Helping Hands
- Mary Centre
- Rebecca Ville
- Kerry's Place
- Brampton Caledon Living
- Region of Peel

Comments included:

- Definitions should be simplified and as broad as possible
- No specific reference to resident's characteristics or specific legislation in definitions
- Separate definition for correctional forms of supportive housing preferred
- Minimum separation distances and limits on supportive housing numbers within defined areas is not supported
- No requirement to consult with Ward Councillors, notify public or host an open house where permitted "as-of-right"

Community Engagement

Milestones

1. March 11, 2020 – Public Open House #1
2. July 29, 2020 – Public Open House #2 (VIRTUAL)

Comments included:

- Concerns around enforcement of the current regulations & by-laws
- Concerns around the safety & building standards
- Support for permitting non-correction forms of Supportive Housing “as-of-right” and removal of the minimum separation distance

Report Overview – Research

The *Planning Act*, the Provincial Policy Statement, and the Growth Plan are consistent:

- Provide a full range of housing options for current and future residents, including those with special needs requirements

Region of Peel Official Plan:

- Support special needs housing as permitted uses in residential zoned lands
- Encourage review of use of minimum separation distances

Ontario Human Rights Commission's "In the Zone" guide:

- No restrictions on where certain housing forms can be located, while permitting other housing
- The number of group homes in a specific area should not be limited
- No requirements for additional/non-statutory public meetings
- No minimum separation distances for specific housing forms

Report Overview – Best Practice Review

- Town of Ajax
- City of Toronto
- City of Burlington
- City of Vaughan
- City of Mississauga
- City of Waterloo
- Town of Oakville
- City of Sarnia
- City of Kitchener
- Town of Aurora
- Town of Caledon
- City of Barrie

<u>Official Plans</u>

- Almost all permitted “supportive housing” / “special needs housing” within all designations where residential uses were permitted.
- Many included “retirement homes” within their collective term, but did not specify a range of residents.
- Aurora requires supportive housing of over 8 residents to be in ‘Institutional’ designations, similar to Vaughan and Sarnia.

Report Overview – Best Practice Review

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<u>Zoning By-law</u>

- All provide definitions of "Group Home". Burlington, Kitchener, Waterloo and Ajax provide separate definition for correctional forms.
- Definitions varied but many included 3 – 10 residents.
- Generally, the more recent Zoning By-laws did not include minimum separation distances.

<u>Registration or Licensing Process, and Public Notification</u>

- Process implemented by 5 of the 12 municipalities reviewed.
- Only Burlington required a Public Information Meeting for proposed group homes.

Report Overview – Case Studies

The City of Sarnia

- Response to 2009 human rights complaint:
  - Removed minimum separation distances;
  - Permitted group homes in all residential zones; and,
  - Removed requirement for group homes to be on arterial or collector roads.

The City of London

- The OHRC Draft Official Plan, 2015 review:
  - Supported removal of minimum separation distances; and,
  - Recommended “Group Home” definition be 3 – 10 residents and “Supervised Residence” be over 10 residents.

Report Overview – Recommendations

Supportive Housing Type 1

A single housekeeping unit in a residential dwelling licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. Supportive Housing Type 1 shall not have any correctional purpose.

Supportive Housing Type 2

A single housekeeping unit licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. Supportive Housing Type 2 shall not include Supportive Housing Type 1.

Report Overview – Recommendations

Residential Care Home

~~Supervised living~~ A Residential use that may include associated support services, and:

(a) Is licensed or funded under Federal or Provincial legislation;

(b) Is for persons requiring semi-independent or supervised group living arrangements; and,

(c) Is for more than 10 residents, exclusive of staff.

Report Overview – Recommendations

1. Supportive Housing Type 1 treated the same as non-supportive housing forms.
2. Remove 'Residential Apartment' and 'Institutional One' as permitted zones for Supportive Housing (Type 2).
3. Permit 'Residential Care Homes' (over 10 residents) in Institutional designations of the Official Plan and Institutional Two zones (maintaining approach for current 'Nursing Home' definition).
4. Remove minimum separation distances and restrictions on number of supportive housing units within defined areas (i.e., Schedule D of the Zoning By-law).
5. Public notification, public meetings and open houses be removed from the formal registration process where non-correctional supportive housing forms are permitted "as-of-right".

Summary

1. To ensure the proposed Supportive Housing policies and provisions align with current Provincial legislation, best practices and more importantly, the guidelines of the Ontario Human Rights Commission.
2. Group homes are regulated by the Province. The City is only responsible for ensuring the registration requirements have been met (i.e. compliance with Zoning provisions, Fire and Property Standards inspections).
3. Staff have provided the public/stakeholders opportunity for input throughout the Study's process (i.e. two open houses and regular email updates).
4. The intent of the Study is to ensure that our supportive housing policies align with the City's Housing Strategy and the Region's Official Plan by providing supportive housing options to those in need.

Next Steps

Ongoing Official Plan & Zoning By-law Review

Staff Identify the Need for Updates & Gather Information

Notice of public meeting

Public meeting ✓

Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period

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:

Mirella Palermo, MCIP, RPP, OALA, Policy Planner

mirella.palermo@brampton.ca

Supportive Housing Review Webpage:

www.brampton.ca/Supportive-Housing-Policy-Review

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Public Information Meeting

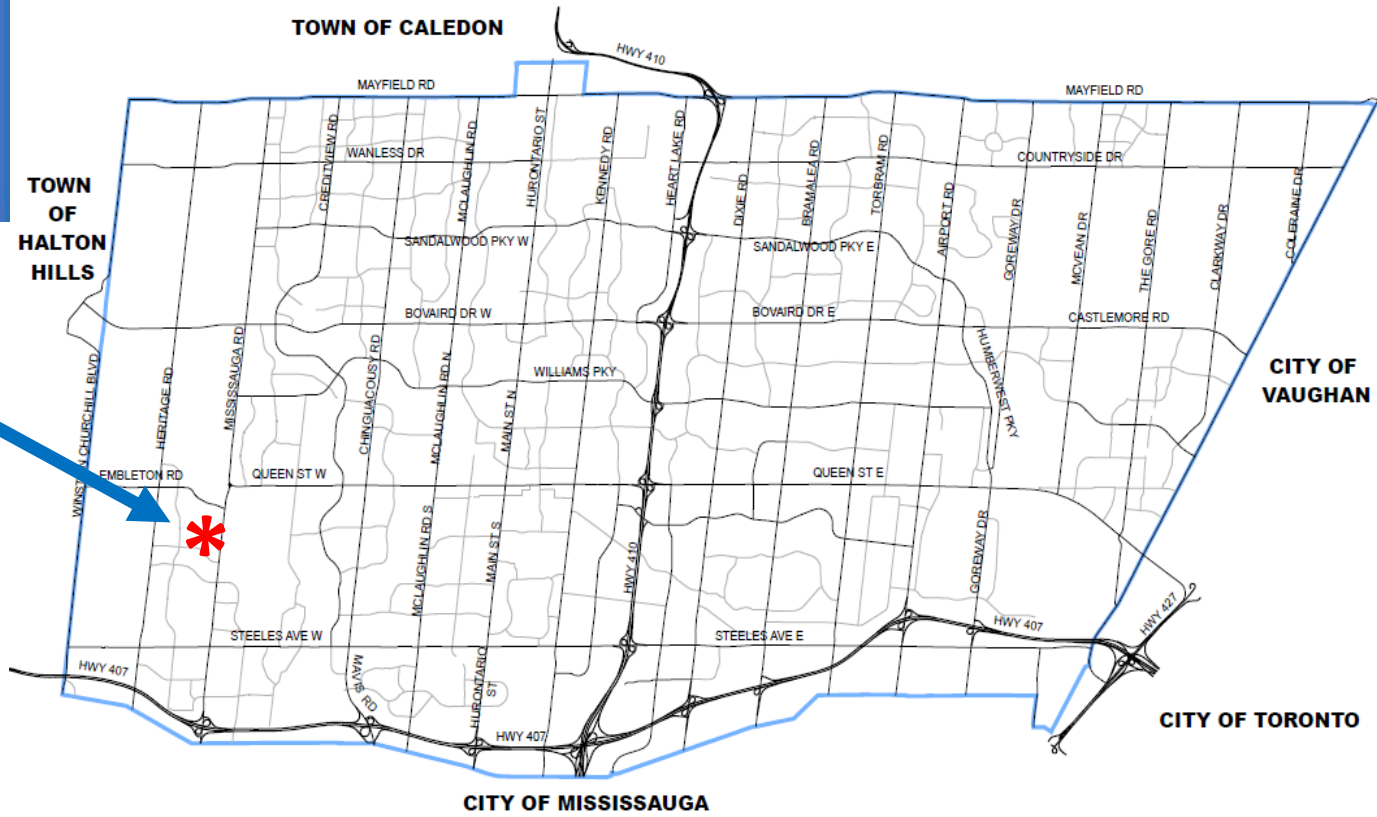
Lands West of Mississauga Rd & South of Embleton Rd
Ward 6– Regional Councillor Michael Palleschi
& City Councillor Doug Whillans

Application for Official Plan and Zoning By-law Amendment
by Great Gulf Homes
(c/o Scottish Heather Dev't & Brampton G&A Holdings)

City of Brampton File: OZS-2020-0011

Location

EMBLETON RD
MISSISSAUGA RD
HERITAGE RD
LIONHEAD GOLF CLUB
RIVERMONT RD
FINANCIAL DR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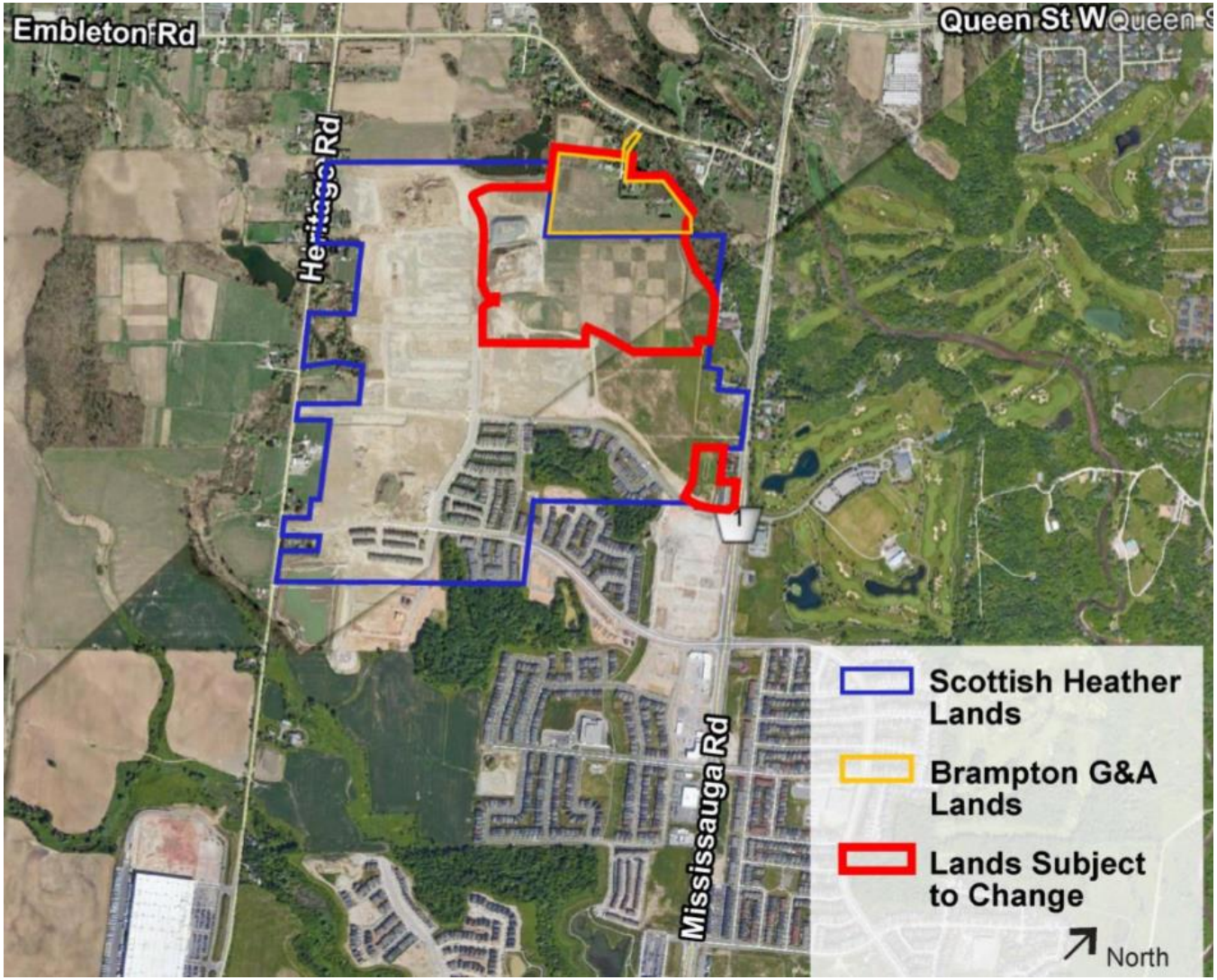
Aerial View of lands



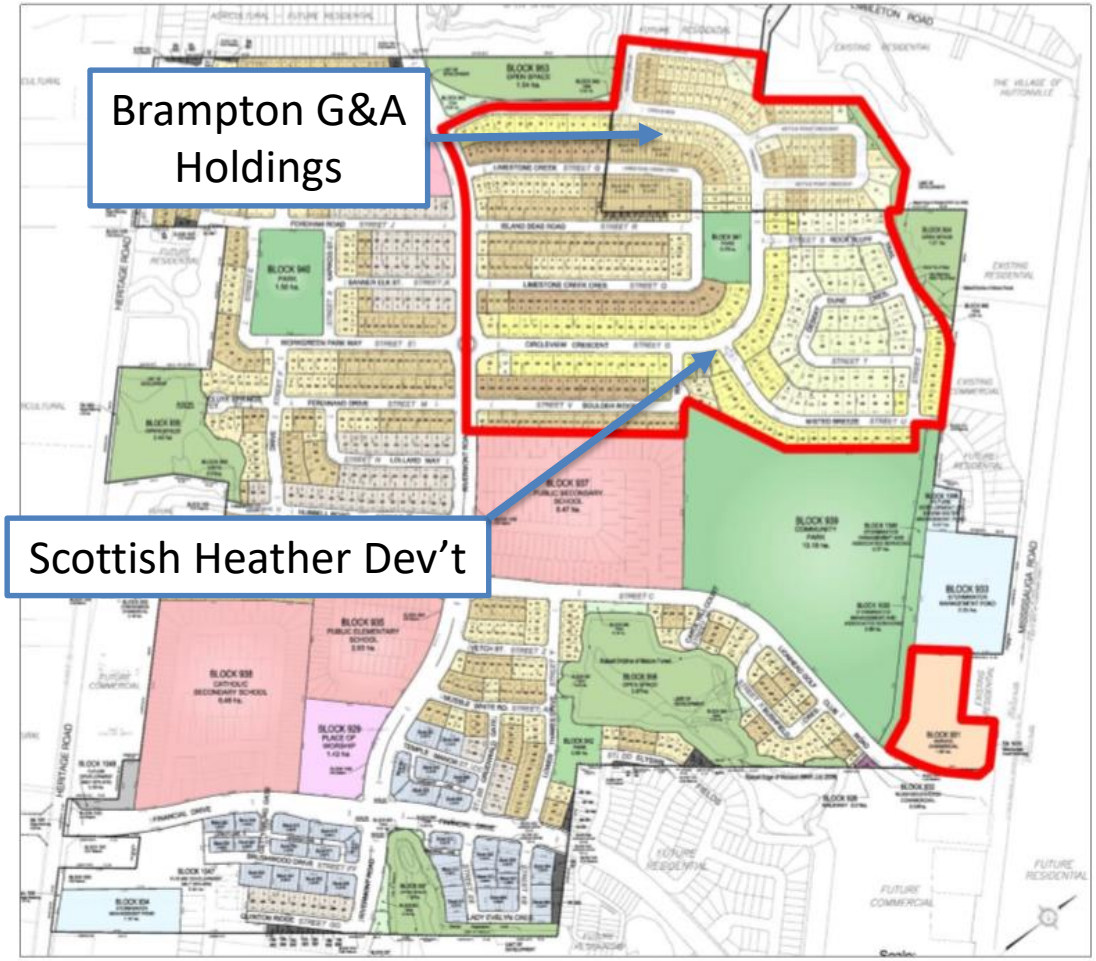
Application Background / Approvals

Brampton G&A Holdings:

- 141 Single Detached Dwellings
- Draft Approved: Nov. 28/13

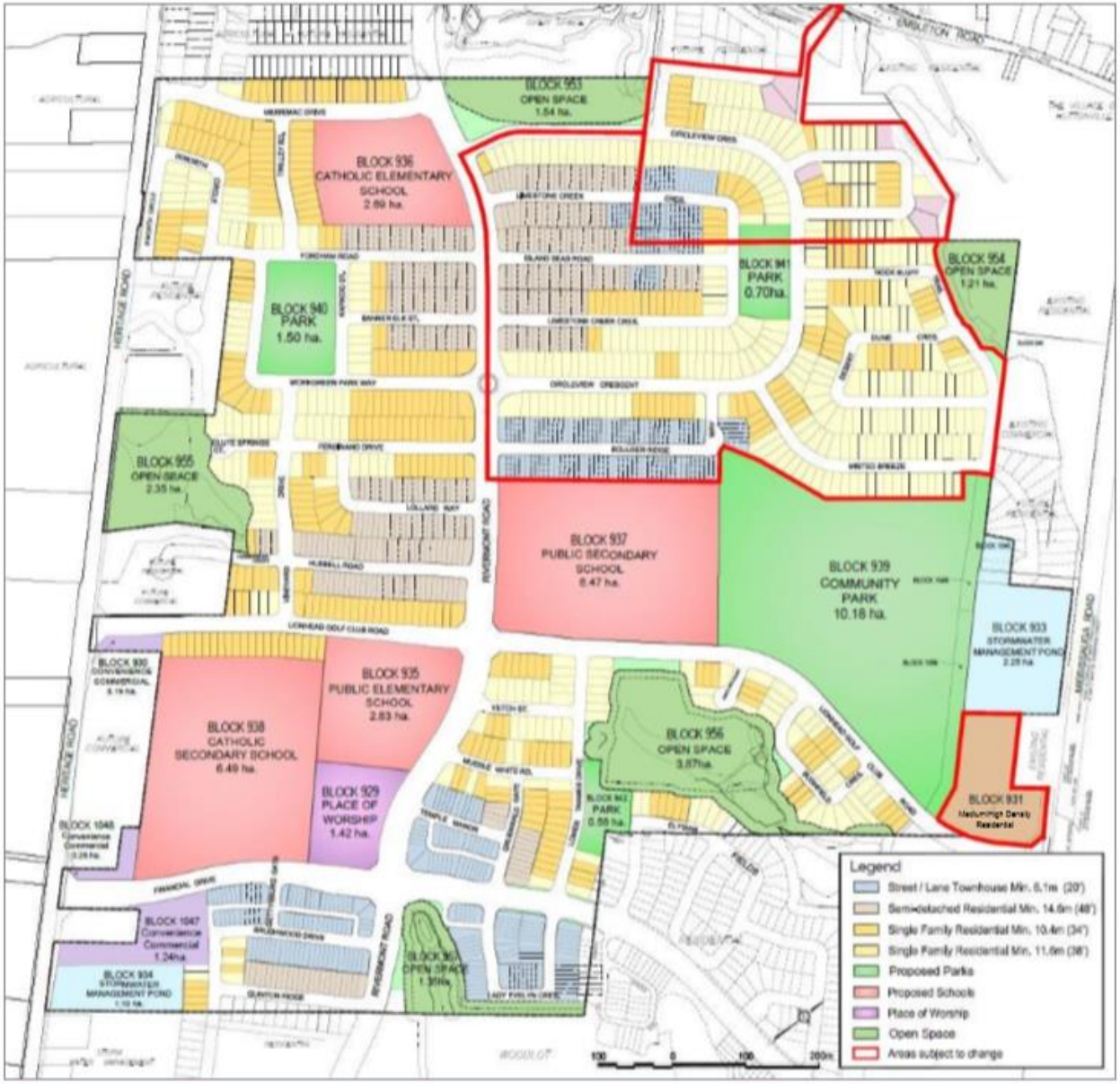
Scottish Heather Dev't.:

- 528 Single Detached Dwellings
- Draft Approved: Dec. 21/12



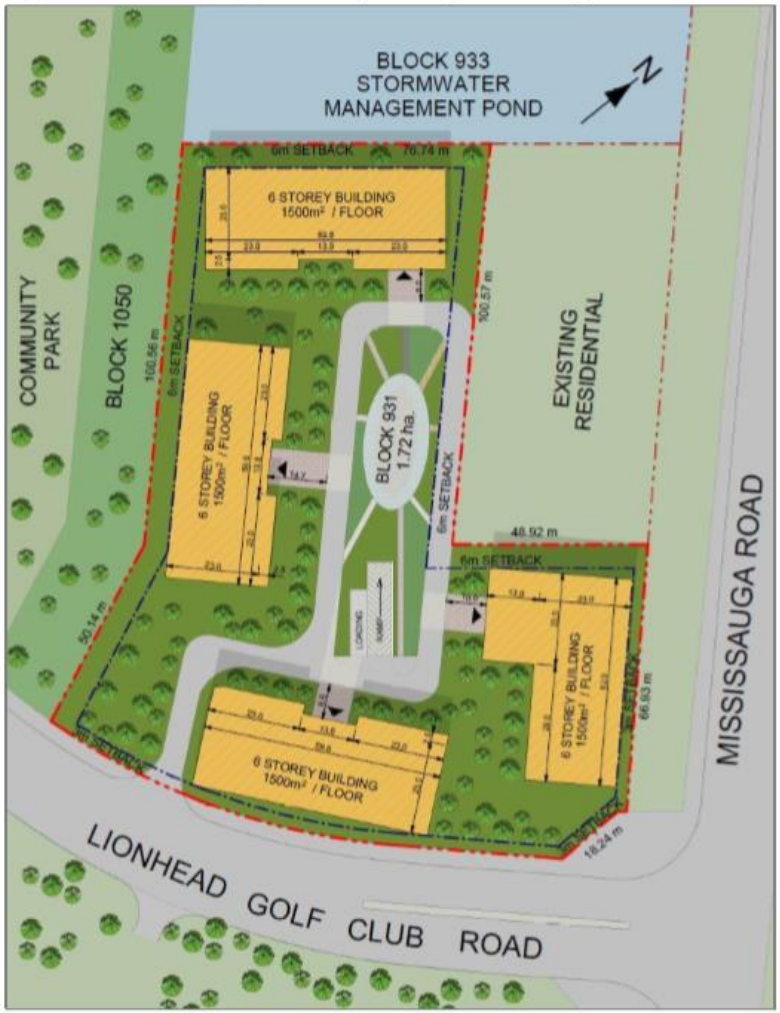
Proposal Details

- 383 single detached dwellings on lot widths of 10.4m / 34ft & 11.6m / 38.0 ft
- 136 semi-detached dwellings on 14.6m / 47.9 ft) wide lots
- 150 townhouse dwellings on 6.1m / 20.0 ft wide lots
- 4 apartment buildings with a maximum height of 6 storeys and a total of 420 units
- A 0.87 hectare/ 2.15 acre park



Proposed Medium–High Density Concept

- 4 Apartment Buildings
- Maximum Height: 6 storeys
- Maximum Units: 420



Source: Concept Plan for Block 931 – Great Gulf/DRAFT Design

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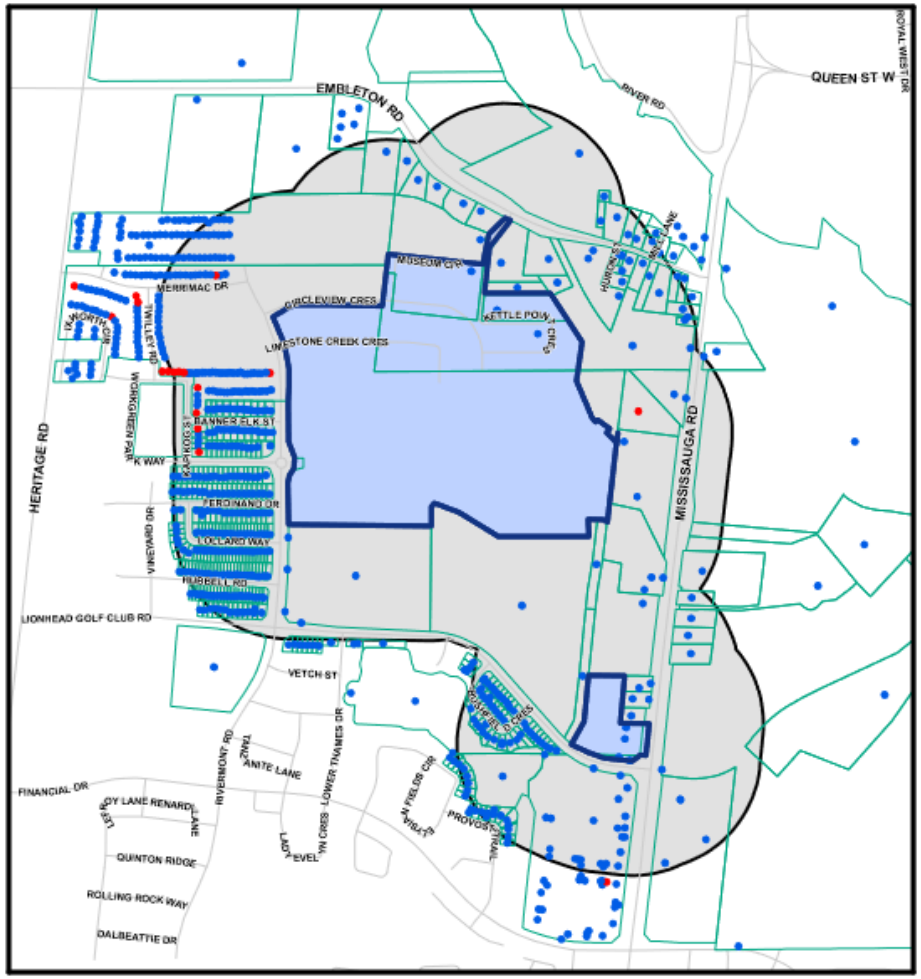
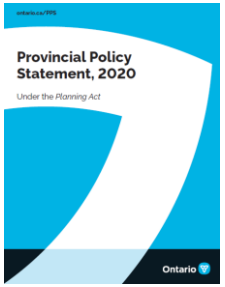
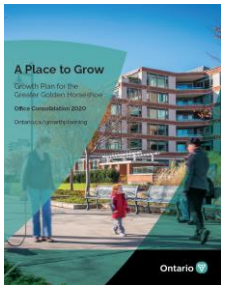
Public Notice

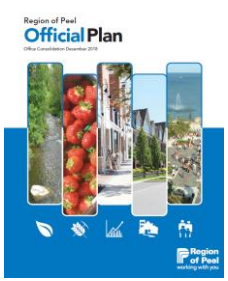


SUBJECT LANDS | SUBJECT LANDS BUFFER | PARCELS CAPTURED
OWNERSHIP BY POINT (652)

Planning Framework Summary







The application will be evaluated based on the following:

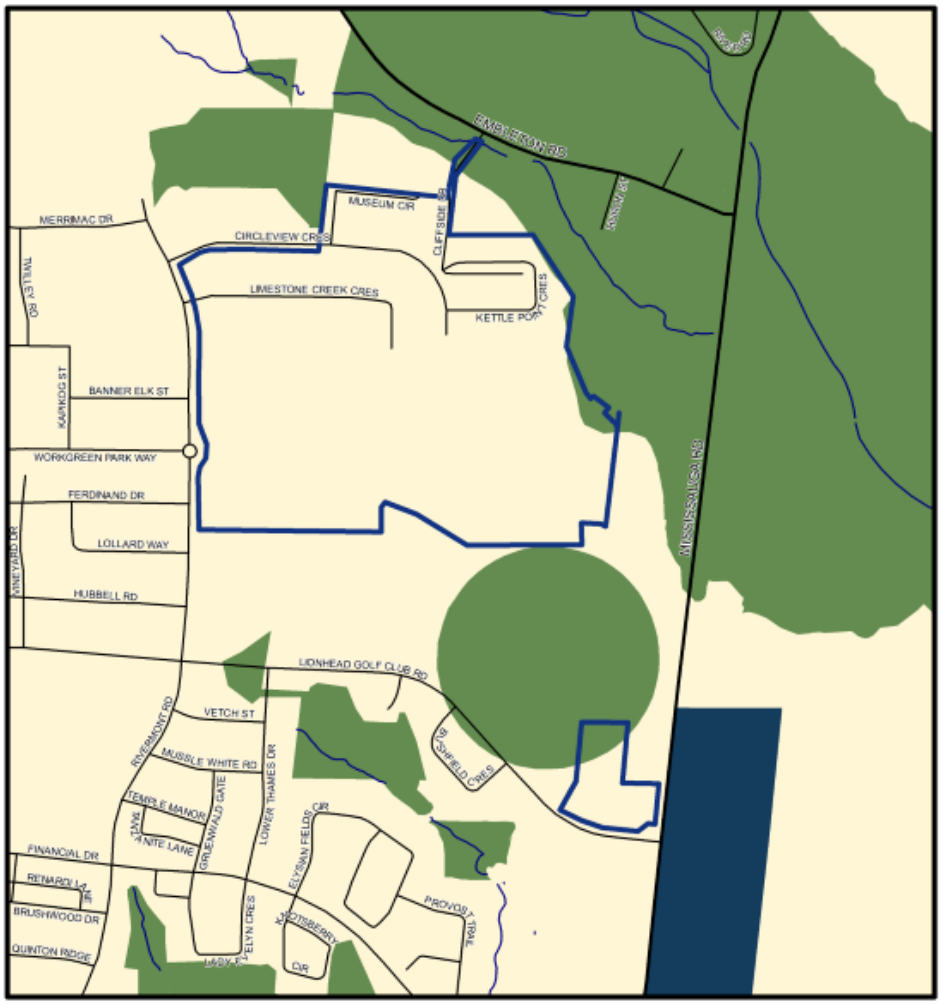
- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

Current Official Plan Designation(s):

<u>Schedule A:</u>

General Land Use:

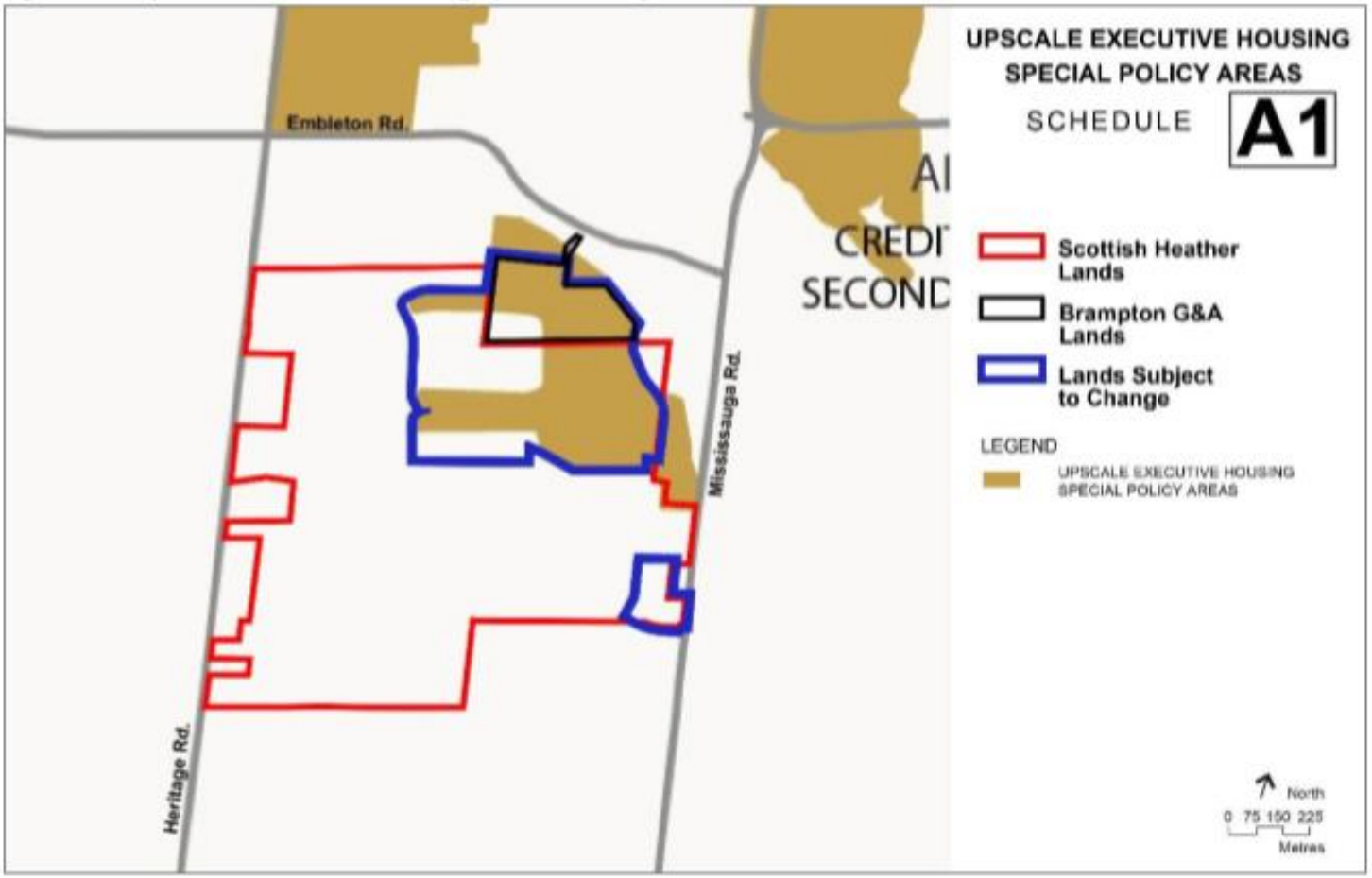
- **Designated "Residential" and "Open Space".**



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

Current Official Plan Designation(s):

Figure 3.5 Upscale Executive Housing Special Policy Areas



Source: Brampton Official Plan – Schedule A1

Current Secondary Plan Designations

Bram West Secondary Plan,
Area 41, Chapter D

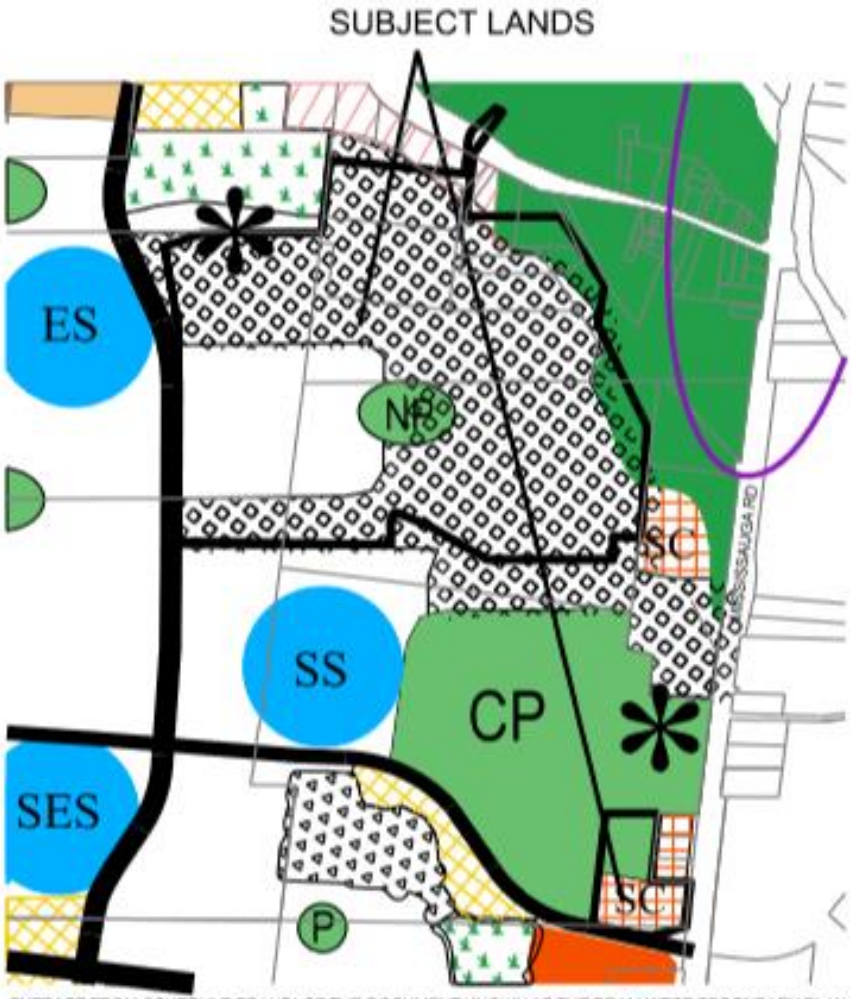
EMPLOYMENT:
- SC — Service Commercial

INSTITUTIONAL:
- SS — Secondary School
- SES — Senior Elementary School
- ES — Elementary School

RESIDENTIAL:
- Executive Residential
- Low / Medium Density
- Medium Density
- Medium / High Density
- Mixed Use

OPEN SPACE:
- Valleyland
- CP — Community Park
- NP — Neighbourhood Park
- P — Parkette
- Woodlot
- Wetland
- * SWM Facilities
- Primary Gateway

ROAD NETWORK:
- Minor Collector Roads (23-26 metres)



EXTRACT FROM SCHEDULE SP41(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

Riverview Heights

Block Plan, Area 40-3

LEGEND

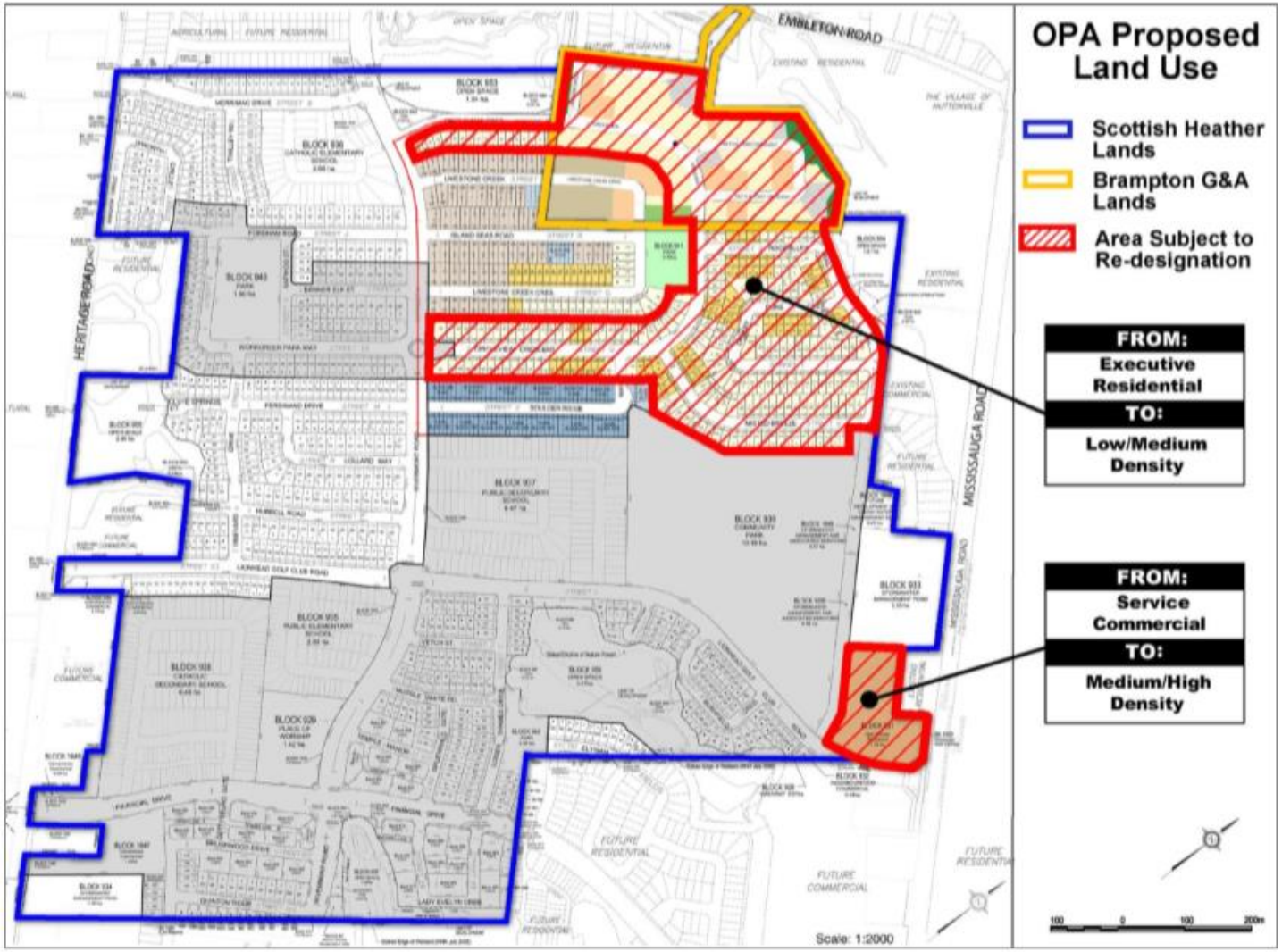
- EXECUTIVE RESIDENTIAL (36.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)
- SC — SERVICE COMMERCIAL (8.9 ha)
- PARKS & PARKETTES(17.5 ha)
- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (30.0 ha)
- OPEN SPACE/ WOODLOTS (126.8 ha)
- SWM POND (21.6 ha)
- ROADS/ WIDENINGS (76.7 ha)

TOTAL AREA 465 ha

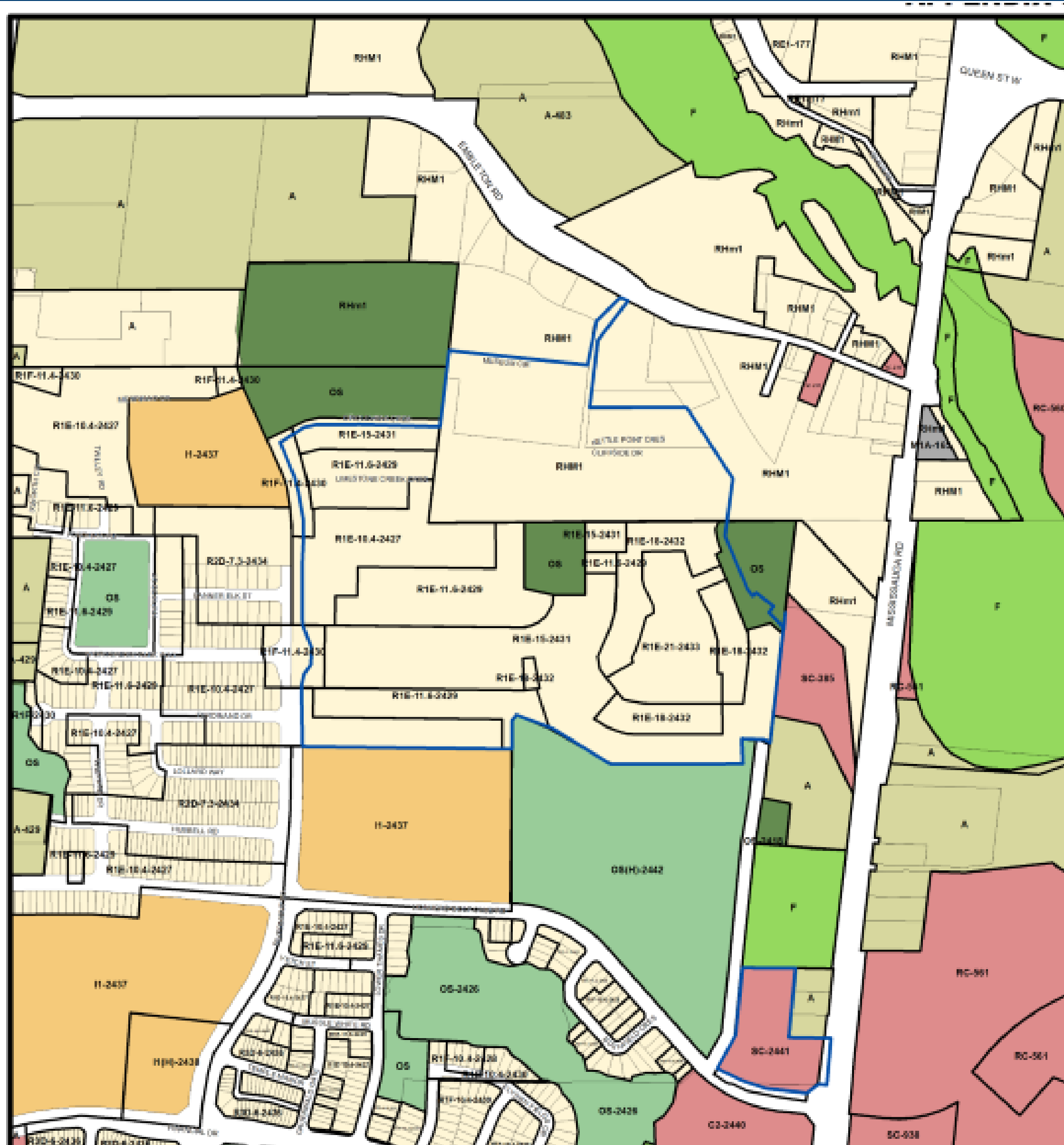
MALONE GIVEN PARSONS LTD.

Proposed Official Plan Amendment

- *Re-designate Executive Residential lands to Low/Medium Density on a portion of the subject lands*
- *Re-designate Service Commercial Lands to Medium/High Density*
- *Towns and semis are permitted in Low/Medium Density areas and do not require an OPA*



Current Zoning By-Law



- SUBJECT LAND
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- AGRICULTURAL
- OPEN SPACE
- FLOODPLAIN

Issues

- **Medium-High Density (Apartment) site:** Matters of land use compatibility, site access and traffic will need to be assessed for the proposed 6-storey apartment building.
- **Housing Change:** The proposed housing types and increased density will need to be assessed with regards to the potential impact on the schools, park, traffic and servicing infrastructure for this area.
- **Park Increase:** The proposal to increase the park size from 0.7 ha. to 0.87 ha will need to be evaluated.

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting (Nov. 3rd & 12th, 2020)

Public Meeting (December 7, 2020) ✓

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

Appeal period

Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **OZS-2020-0011** following the meeting.

City Planner Contact:
Rob Nykyforchyn
Development Planner
(Via email only)
rob.nykyforchyn@brampton.ca

General Planning Contact:
Planning & Development Services
Third Floor – City Hall
905-874-2050
Planning.Development@Brampton.ca

Applicant Information:
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David Milano, Planner
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dmilano@mgp.ca

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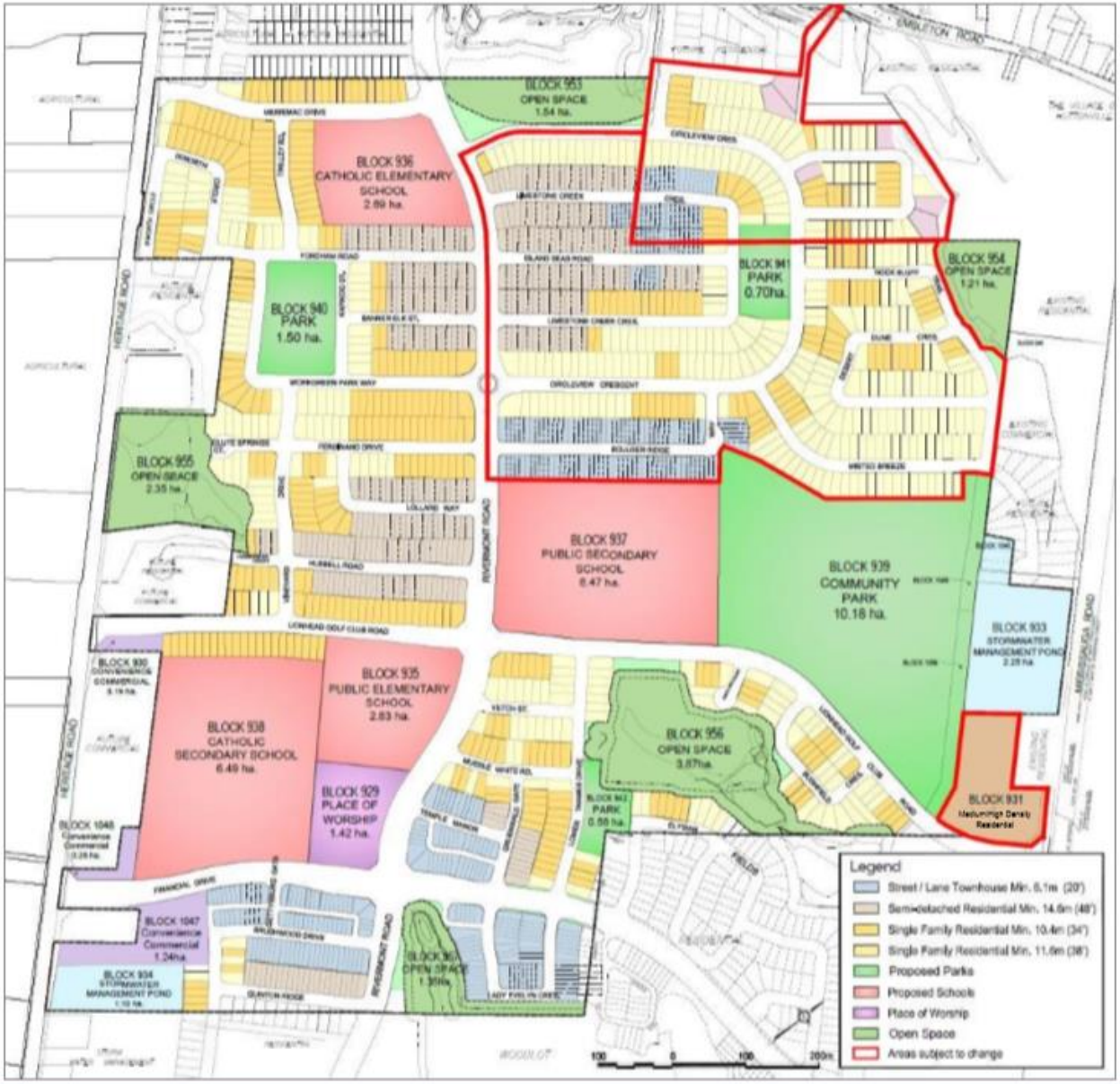

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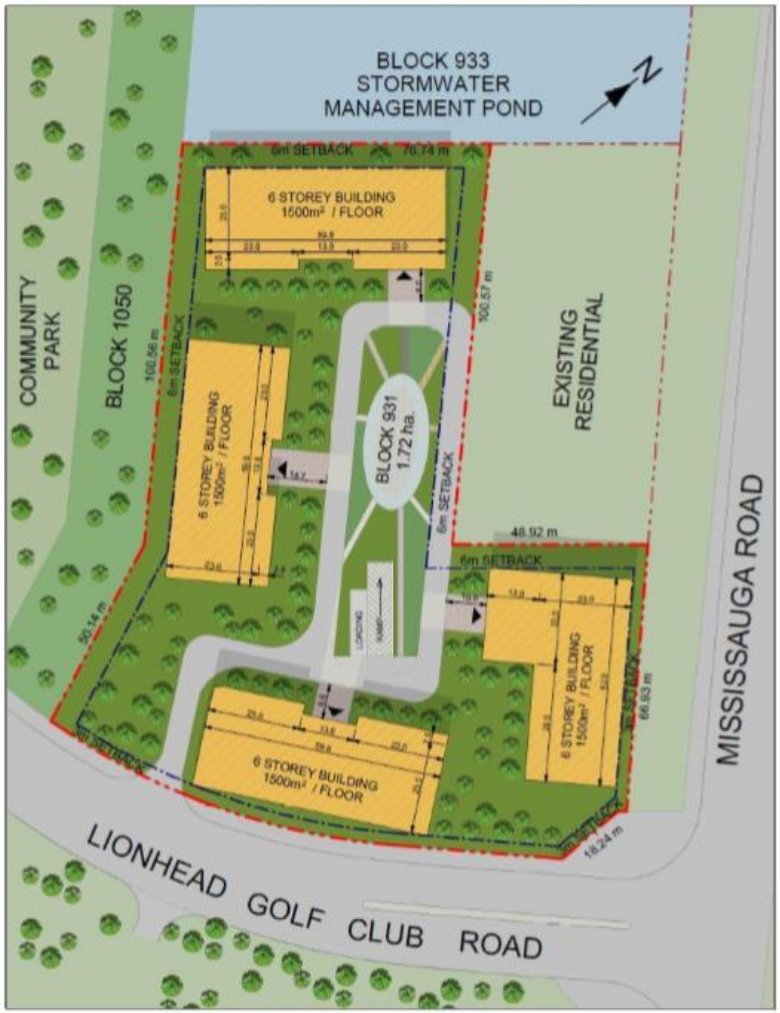

Source: Concept Plan for Block 931 – Great Gulf/DRAFT Design

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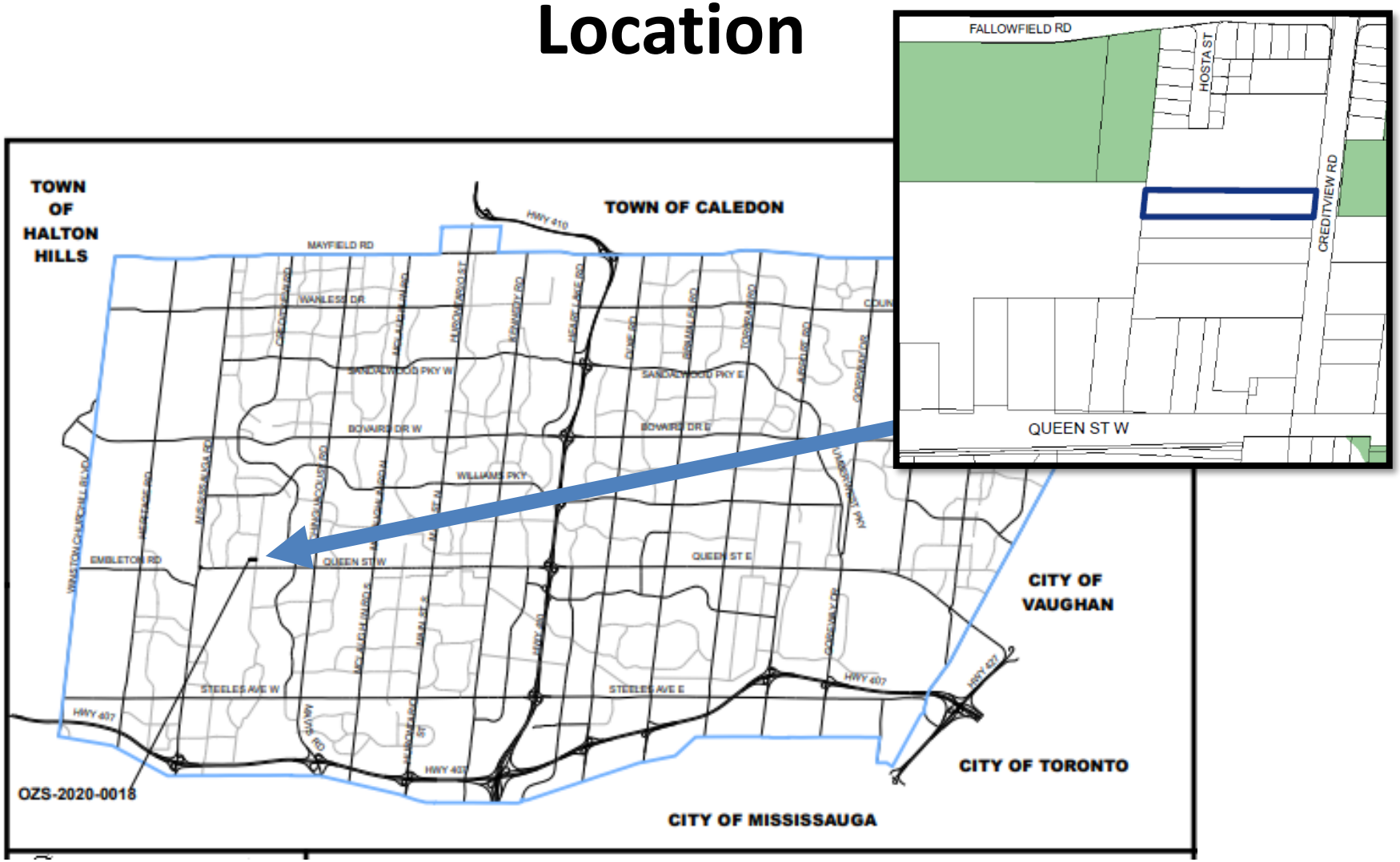
Public Information Meeting

9058 Creditview Road
Ward 5

Regional Councillor Rowena Santos
& City Councillor Paul Vicente

Application by Gurpreet Gill - Gagnon Walker Domes for a Zoning By-law Amendment and a Draft Plan of Subdivision
City of Brampton File: OZS 2020 0018

Location


FALLOWFIELD RD
HOSTA ST
CREDITVIEW RD
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TOWN OF HALTON HILLS
TOWN OF CALEDON
HWY 410
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WANLESS DR
SANDALWOOD PKY W
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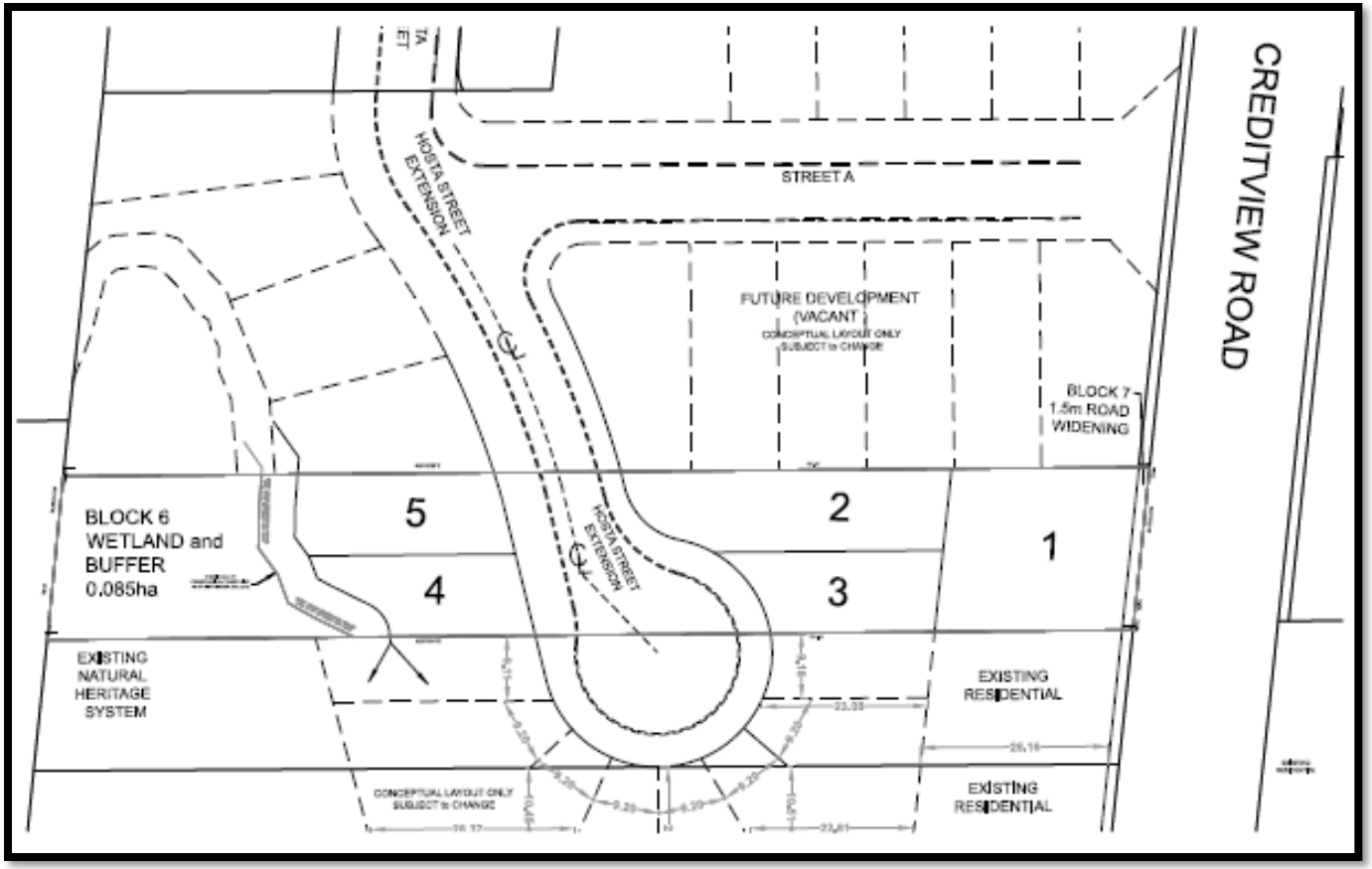
WILLIAMS PKY
EMBLETON RD
QUEEN ST W
QUEEN ST E
CITY OF VAUGHAN
STEELES AVE W
STEELES AVE E
HWY 407
HWY 427
CITY OF TORONTO
OZS-2020-0018
CITY OF MISSISSAUGA

Area Context

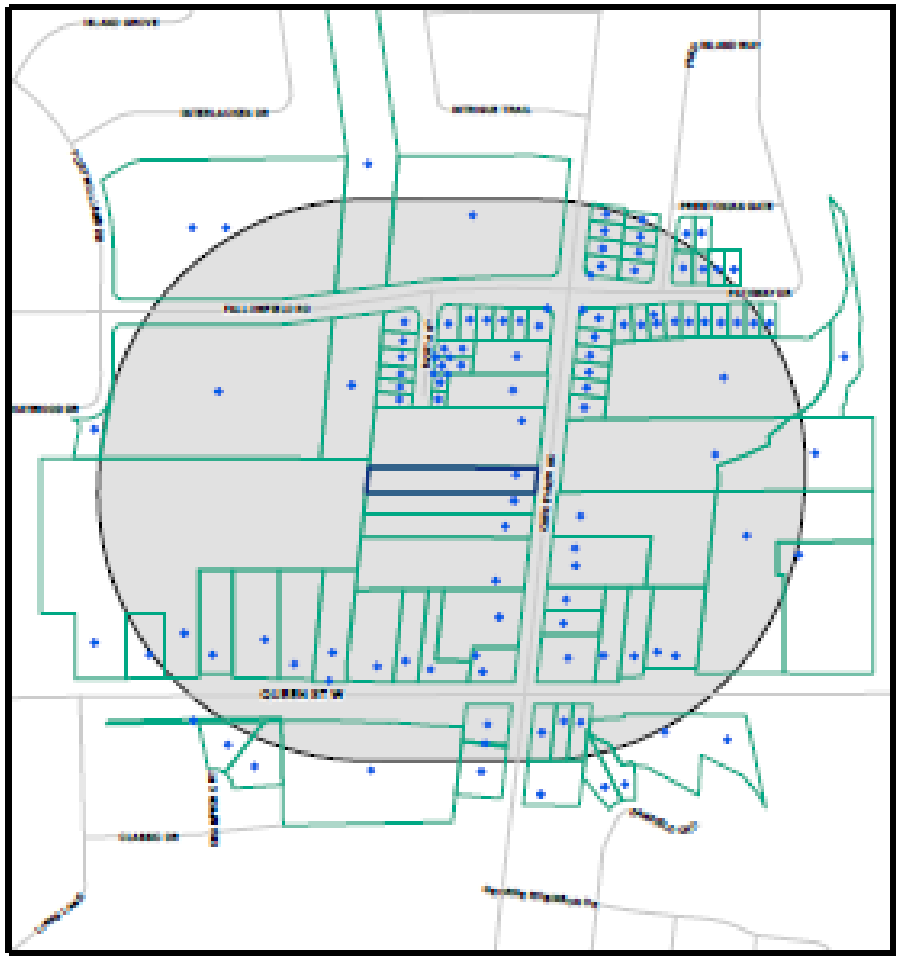
Subject Property

Proposal



- An application to amend the Zoning By-law and for a Draft Plan of Subdivision for 5 Single Detached Dwellings, a Natural Heritage System (NHS) buffer block, and an extension of Hosta Street.

240m Public Notice

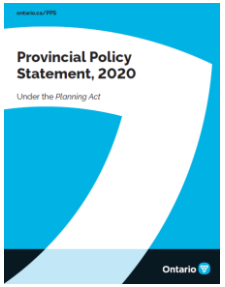


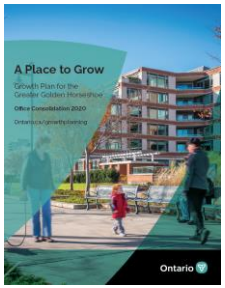
SUBJECT LANDS | SUBJECT LANDS BUFFER | PARCELS CAPTURED

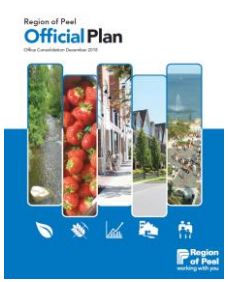
OWNERSHIP BY POINT (115)

FLAGGED (0)

Planning Framework Summary







The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Credit Valley Secondary Plan (Area 45)

Current Official Plan Designation

The subject lands are designed as *'Residential'*.

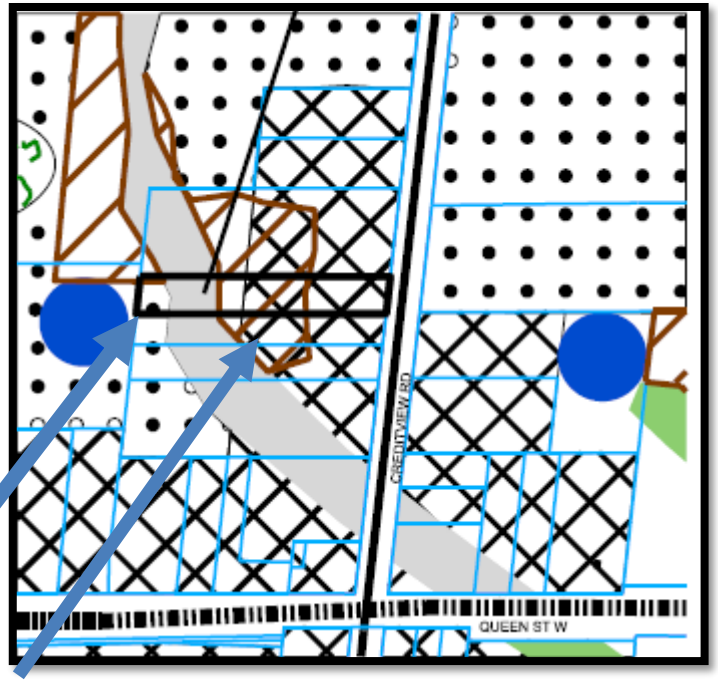
An amendment to the Official Plan is not required.

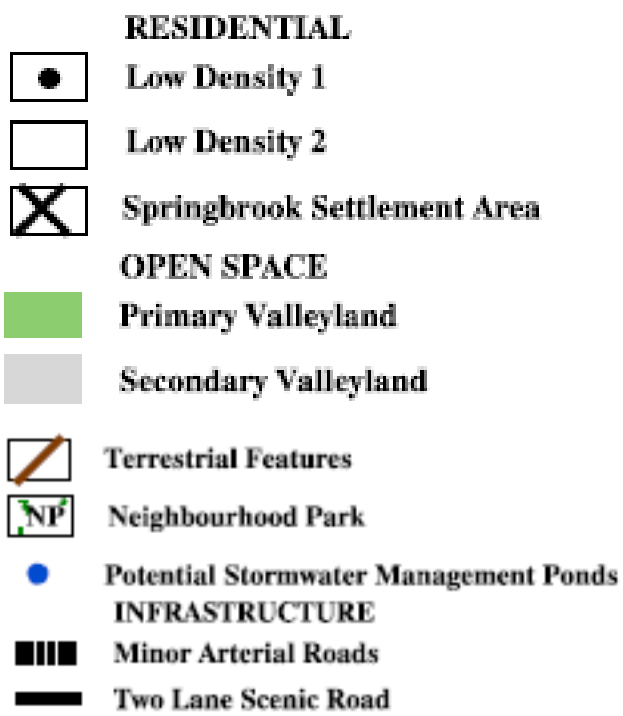
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND RESIDENTIAL

OPENSPACE

Current Secondary Plan Designation





The subject lands are *'Low Density Residential' and 'Terrestrial Feature'.*

An amendment to the Secondary Plan is not required

Tertiary Plan – Springbrook Settlement Area

The subject lands are designed as *'Low Density Residential'* and *'Wetland'*.

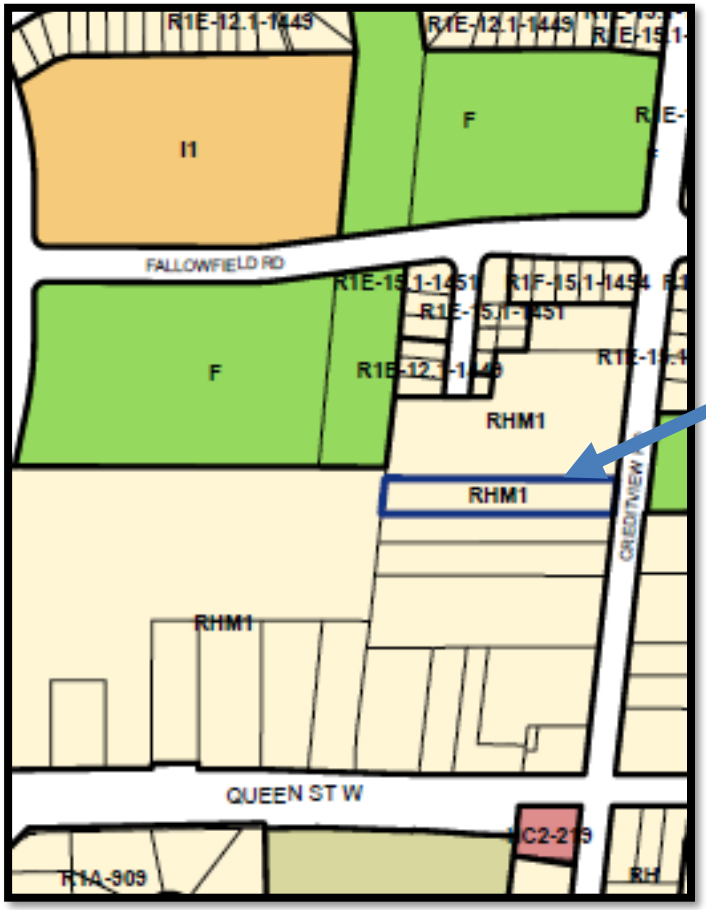
Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor
- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual
- Low Density Residential
- Low-Medium Density Residential
- Conceptual Road
- Conceptual Trail Opportunity
- Conceptual Access

Current Zoning By-law



The subject lands are zoned *'Residential Hamlet (RHM1)'*

SUBJECT LAND
AGRICULTURAL
FLOODPLAIN
RESIDENTIAL
OPEN SPACE

A Zoning By-law Amendment is required.

Issues

- The appropriate buffer is required from the wetland on the western portion of the site.

- The development proposal depends on the southward extension of Hosta Street through the proposed plan of subdivision to the north (C04W06.010). That application has been appealed to the Local Planning Appeal Tribunal (LPAT). An LPAT hearing is tentatively scheduled for November 5th, 2020. Approval of this application is dependent on that extension being made.

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public meeting ✓

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **OZS 2020 0018** following the meeting.

City Planner Contact:

Nitika Jagtiani
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General Planning Contact:

Planning & Development Services
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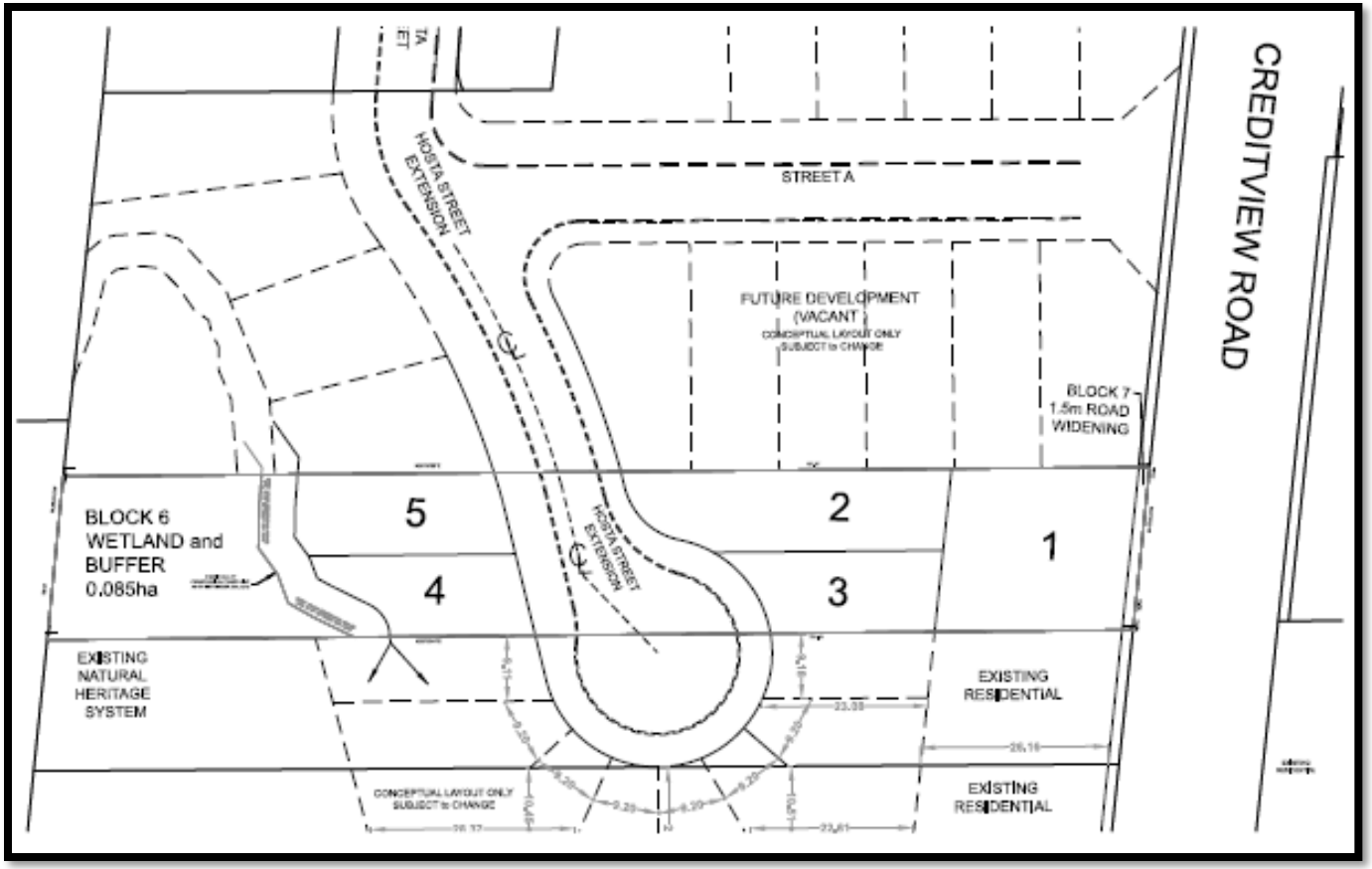
905-874-2050
Planning.Development@Brampton.ca

Applicant Information:

Gagnon Walker Domes
Marc DeNardis
Planner
mdenardis@gwdplanners.com

Proposal



- An application to amend the Zoning By-law and for a Draft Plan of Subdivision for 5 Single Detached Dwellings, a Natural Heritage System (NHS) buffer block, and an extension of Hosta Street.

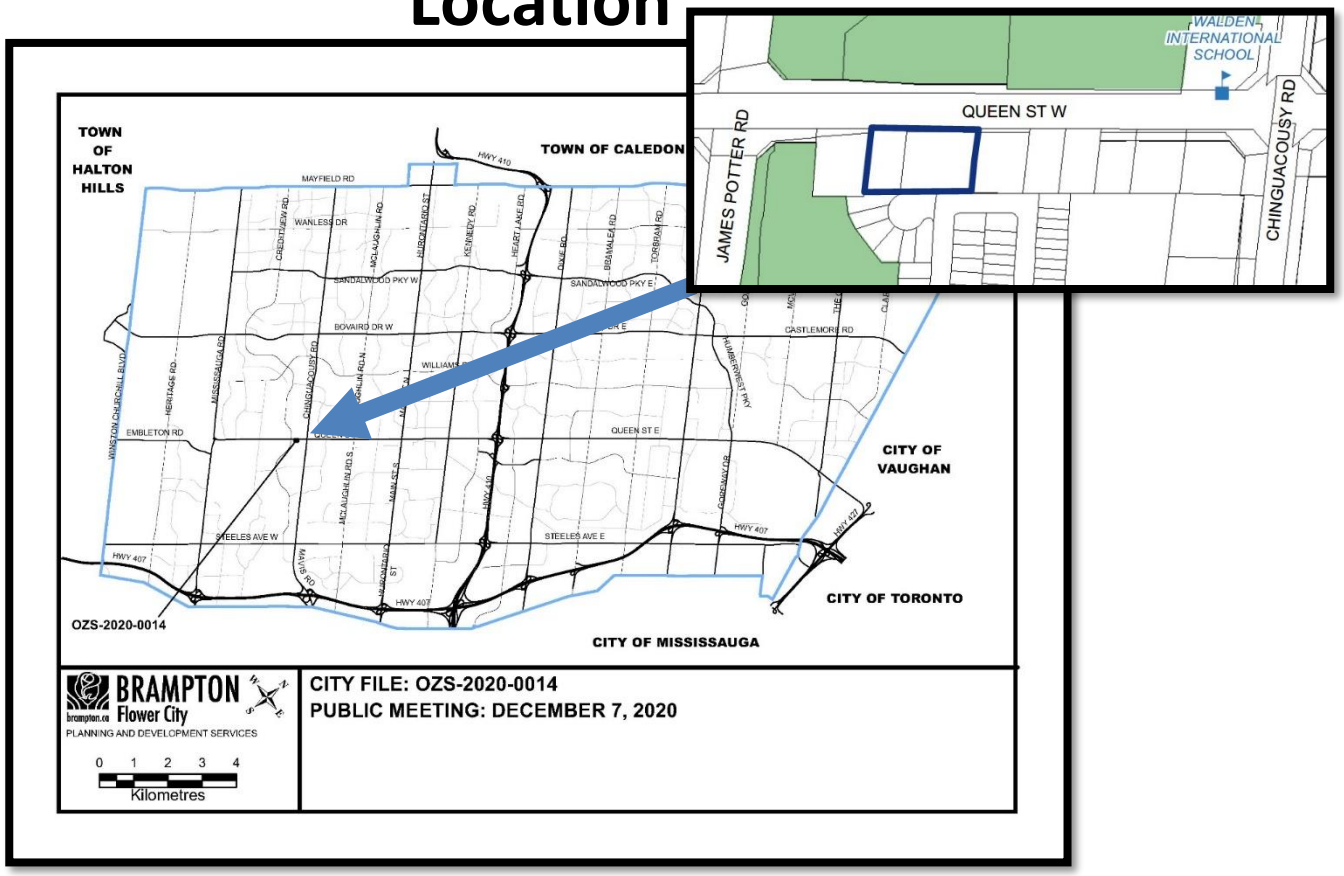
Public Information Meeting
1107 & 1119 Queen St W
Ward 4

Regional Councillor Martin Medeiros
& City Councillor Jeff Bowman

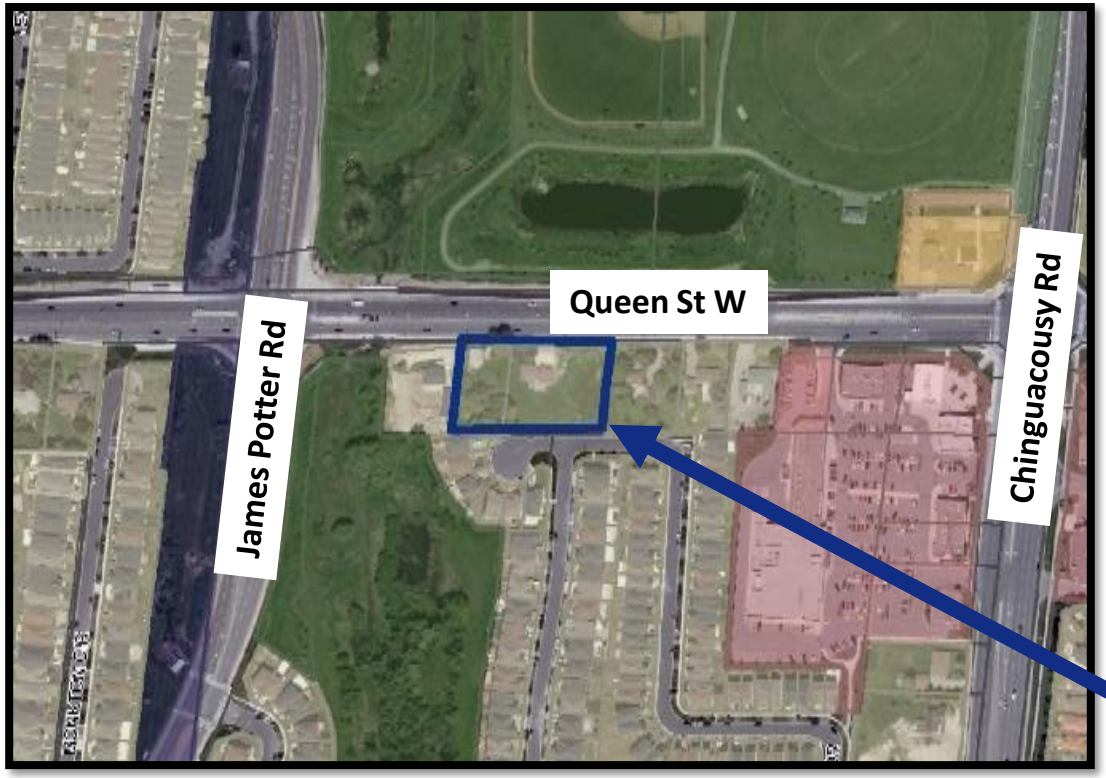
Application by 2613497 Ontario Inc. – Evans Planning Inc. for an Official Plan Amendment and Zoning By-law Amendment

City of Brampton File:OZS-2020-0014

Location


WALDEN INTERNATIONAL SCHOOL
QUEEN ST W
JAMES POTTER RD
CHINGUACOUSY RD
TOWN OF HALTON HILLS
TOWN OF CALEDON
MAYFIELD RD
WANLESS DR
SANDALWOOD PKY W
SANDALWOOD PKY E
BOVAIRD DR W
CASTLEMORE RD
EMBLETON RD
QUEEN ST E
STEELES AVE W
STEELES AVE E
HWY 410
HWY 407
CITY OF VAUGHAN
CITY OF TORONTO
CITY OF MISSISSAUGA
OZS-2020-0014
BRAMPTON Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES
0 1 2 3 4
Kilometres
CITY FILE: OZS-2020-0014
PUBLIC MEETING: DECEMBER 7, 2020

Area Context



Subject Site

Proposal

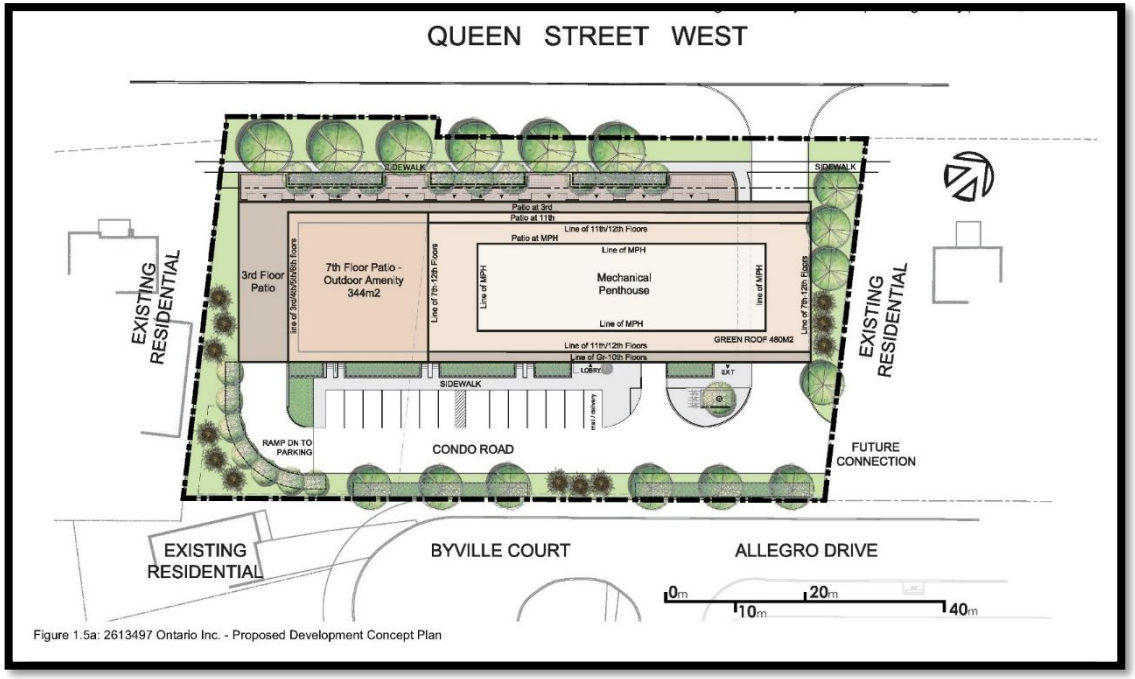
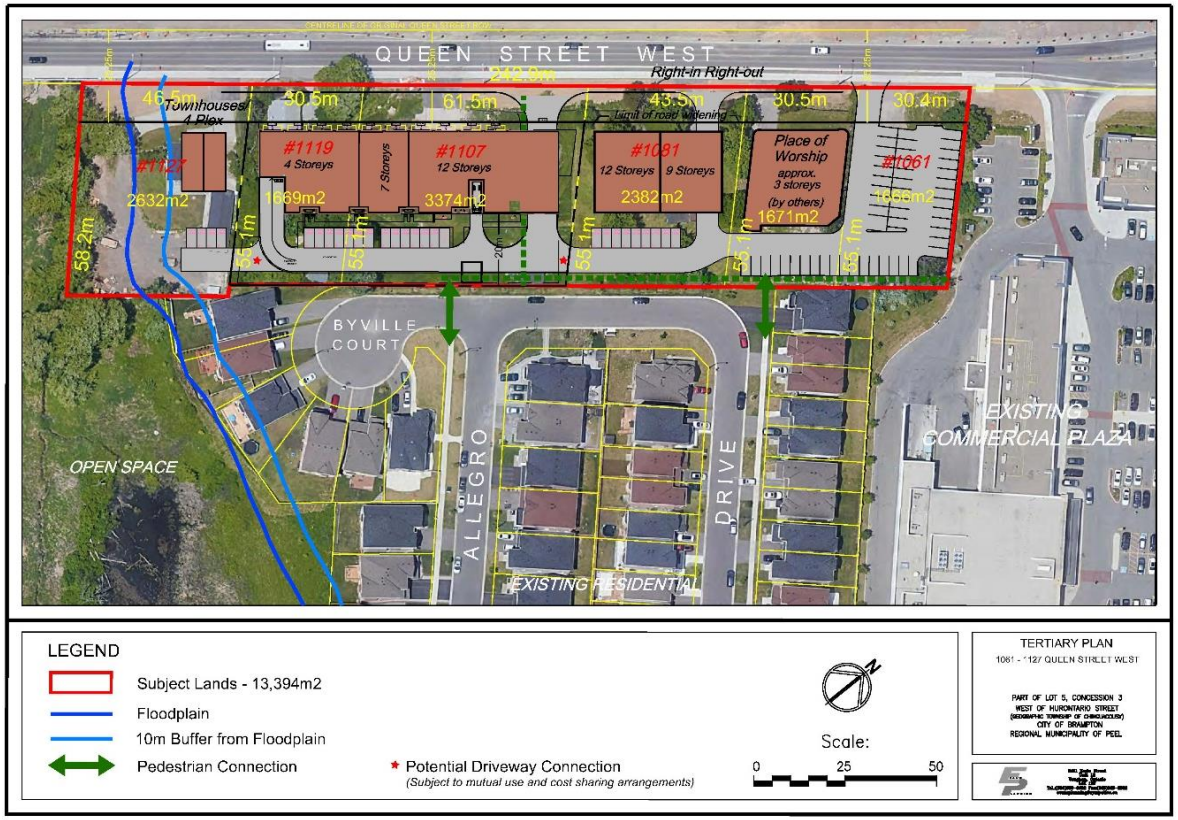


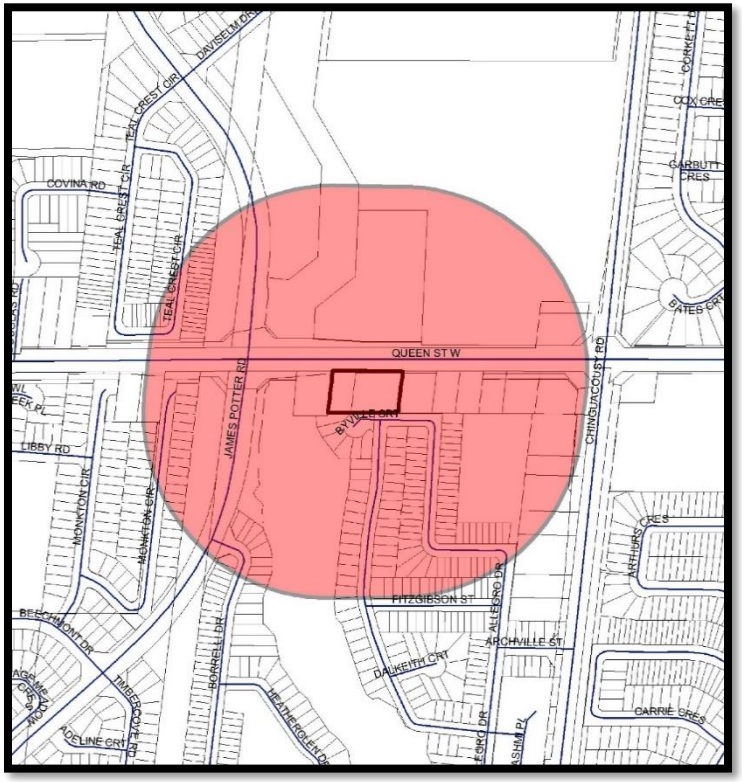
Figure 1.5a: 2613497 Ontario Inc. - Proposed Development Concept Plan

- The applicant has submitted an application to amend the Official Plan and Zoning By-law to permit a 12-storey mixed-use development

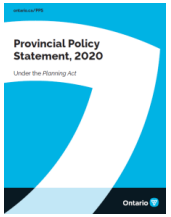
Tertiary Plan

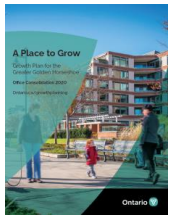


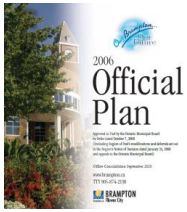
240m Public Notice Area



Planning Framework Summary







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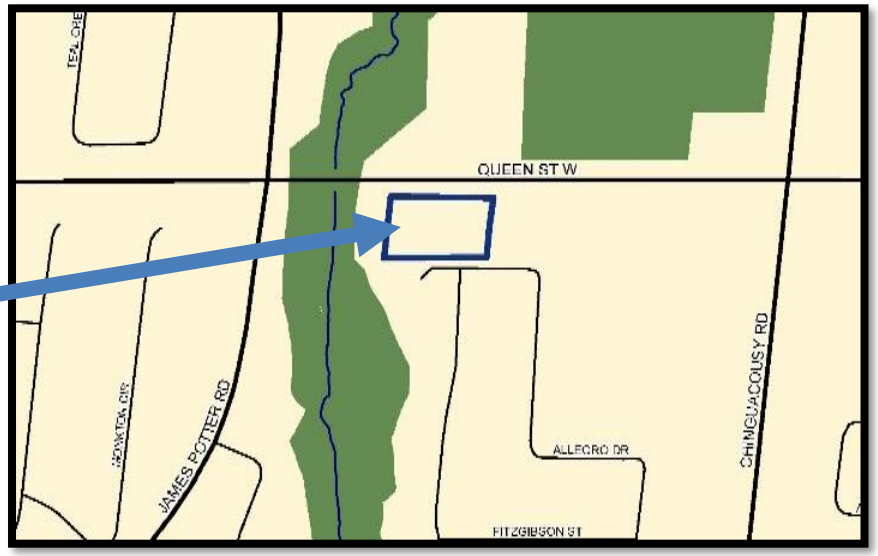
- Region of Peel Official Plan
- City of Brampton Official Plan
- Credit Valley Secondary Plan (Area 45)

Current Official Plan Designation

The subject lands are designed as *'Residential'*.

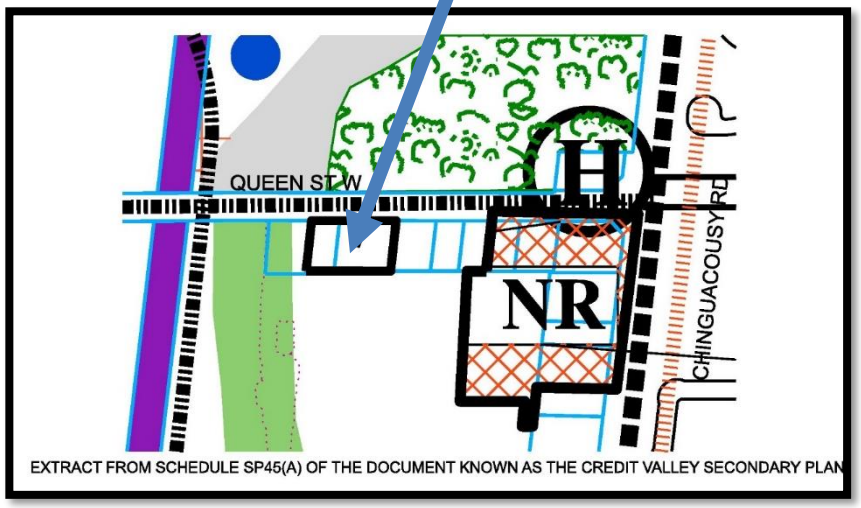


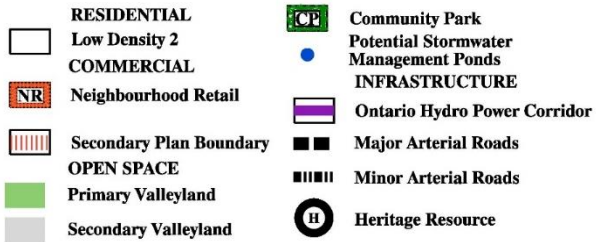
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND
RESIDENTIAL
OPENSPACE

Current Secondary Plan Designation

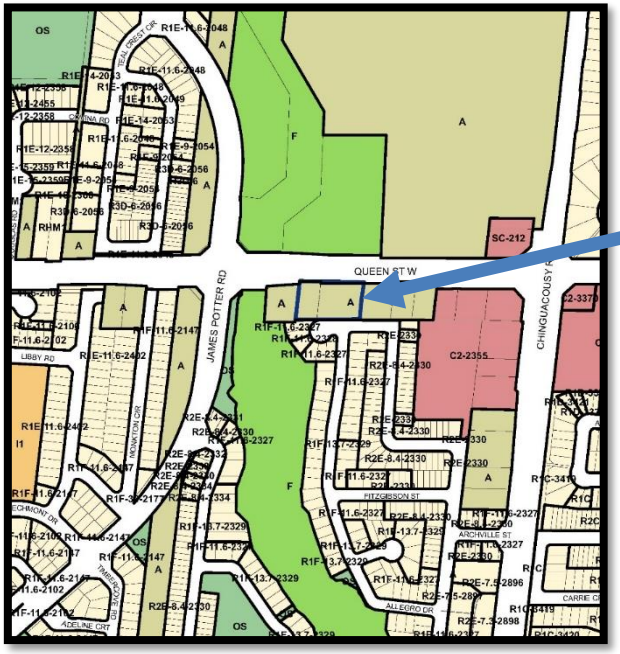
The subject lands are designated *'Low Density 2 Residential'*





An amendment to the Secondary Plan is required

Current Zoning By-law



The subject lands are zoned *'Agriculture (A)'*

SUBJECT LAND | AGRICULTURAL | FLOODPLAIN
RESIDENTIAL | OPEN SPACE

A Zoning By-law Amendment is required.

Issues

- Appropriateness of the built-form and density, especially building height
- Integration and connectivity with the surrounding low-density residential neighbourhood to the south
- Vehicular access to Queen St W and potential for access consolidation with surrounding properties
- Preparation of a Draft Tertiary Plan

Next Steps

- Notice of complete application
- Circulation to departments and agencies
- Notice of public meeting
- **Public meeting** ✓
- Collect & Review Public, Technical and Other Comments
- Recommendation/Final report
- Appeal period

Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **OZS-2020-0014** following the meeting.

City Planner Contact:

Nicholas Deibler
Development Planner
905-874-3556
Nicholas.Deibler@Brampton.ca

General Planning Contact:

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Applicant Information:

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Adam Layton
Partner
alayton@evansplanning.com