



Revised Agenda  
City Council

The Corporation of the City of Brampton

- Date:** Wednesday, November 20, 2024
- Time:** 9:30 a.m.
- Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall
- Members:** Mayor Patrick Brown  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor N. Kaur Brar  
Regional Councillor M. Palleschi  
Regional Councillor D. Keenan  
Regional Councillor M. Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Toor  
City Councillor R. Power  
Deputy Mayor H. Singh

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:  
Terri Brenton, Legislative Coordinator, Telephone 905.874.2106, TTY 905.874.2130  
[cityclerksoffice@brampton.ca](mailto: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. Adoption of the Minutes

\*4.1 Minutes – City Council – Regular Meeting – October 30, 2024

*Published on the City's website on November 18, 2024.*

5. 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.

6. Announcements (2 minutes maximum)

\*6.1 Proclamations:

a) Economic Abuse Awareness Day – November 26, 2024

b) 16 Days of Activism Against Gender-based Violence – November 25 to December 10, 2024

c) Cancer Awareness Day – November 22, 2024

d) International Day for the Elimination of Violence Against Women – November 25, 2024

e) International Day of Persons with Disabilities – December 3, 2024

f) Christian Heritage Month – December 2024

*Proclamation f) was added to the agenda and published on the City's website on November 18, 2024.*

*The listing for Proclamation a) was updated and published on the City's website on*

*November 19, 2024.*

**7. Public Delegations and Staff Presentations (5 minutes maximum)**

\*7.1 Delegations re: Item 13.1 Staff Report re. Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

1. Jenna Thibault, Associate, Weston Consulting

2. Gurvir Gill, Owner of Adjacent Property

3. Amrit Singh, Owner of Adjacent Property

Planning and Development Committee Recommendation No PDC199-2024 - Application to Amend the Zoning By-law for 6029 Mayfield Road

See Item 13.1

*Delegations 2 and 3 were added to the agenda and published on the City's website on November 19, 2024.*

**8. Government Relations Matters**

\*8.1 ^ Staff Update re. Government Relations Matters

*Published on the City's website on November 20, 2024.*

**9. Reports from the Head of Council**

**10. Reports from Corporate Officials**

10.1 Office of the Chief Administrative Officer

10.2 Legislative Services Operating

10.3 Corporate Support Services

10.4 Planning and Economic Development

10.5 Community Services

10.6 Public Works

10.7 Brampton Transit

10.8 Fire and Emergency Services

**11. Reports from Accountability Officers**

11.1 ^ Integrity Commissioner Report 2024-02

**12. Committee Reports**

\*12.1 Summary of Recommendations – Planning and Development Committee – November 4, 2024

Meeting Chair: Regional Councillor Palleschi

*Title updated to "Summary of Recommendations". The summary was published on the City's website on November 18, 2024.*

\*12.2 ^ Summary of Recommendations – Committee of Council – November 13, 2024

*Title updated to "Summary of Recommendations". The summary was published on the City's website on November 18, 2024.*

*Note: The minutes will be provided for receipt at the Council Meeting of December 11, 2024.*

**13. Unfinished Business**

\*13.1 Staff Report re. Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Referred from the Planning and Development Committee Meeting of November 4, 2024

See Items 7.1 and 12.1 (Recommendation PDC199-2024)

*Report and attachments published on the City's website on November 18, 2024.*

*Revised Attachment 12 (to include Schedule A and Key Map) was published on the City's website on November 19, 2024.*

**14. Correspondence**

**15. Notices of Motion**

**16. Other Business/New Business**

16.1 ^ Referred Matters List

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.

\*16.2 Motion - Bike Lanes on Royal West Drive and Elbern Markell Drive

*Added and published on the City's website on November 20, 2024*

**17. Public Question Period**

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

During the meeting, the public may submit questions regarding decisions made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

**18. By-laws**

18.1 By-law 171-2024 - Amend Schedule XIV to Traffic By-law 93-93 Re: No Parking

18.2 By-Law 172-2024 - Amend By-law 308-2012, being the "Building Division Appointment By-law"

18.3 By-Law 173-2024 - Prohibit Nuisance Demonstrations

18.4 By-Law 174-2024 - Prevent Application of Part Lot Control - Part of Registered Plan 43M-2164 - PLC2024-0010

18.5 By-Law 175-2024 - Prevent Application of Part Lot Control - Part of Registered Plan 43M-2164-PLC2024-0009

\*18.6 By-Law 176-2024 - Prevent Application of Part Lot Control - Part of Registered Plan 43M-2099 - PLC-2024-0011

*Published on the City's website on November 19, 2024.*

*Withdrawn from the agenda on November 20, 2024*

- \*18.7 By-Law 177-2024 - Prevent Application of Part Lot Control - Part of Registered Plan 43M-2099 - PLC-2024-0012

*Published on the City's website on November 19, 2024.*

- \*18.8 By-Law 178-2024 - Zoning By-law Amendment -OZS-2022-0037-1206 Steeles Ave West

*Published on the City's website on November 19, 2024.*

- \*18.9 By-law 179-2024 - Zoning By-law Amendment -OZS-2024-0029-10120 Highway 50-Temporary Amendment

*To be distributed prior to meeting.*

*Withdrawn from the agenda on November 20, 2024*

**19. Closed Session**

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

- 19.1 ^ Closed Session Minutes - City Council - October 30, 2024

- 19.2 ^ Closed Session Minutes - Committee of Council - November 13, 2024

- \*19.3 Labour Relations

Open Meeting exception under Section 239 (2) (d) of the Municipal Act, 2001:

Labour relations or employee negotiations

*Added and published on the City's website on November 20, 2024*

- \*19.4 Labour Relations

Open Meeting exception under Section 239 (2) (d) of the Municipal Act, 2001:

Labour relations or employee negotiations

*Added and published on the City's website on November 20, 2024*

**20. Confirming By-law**

20.1 By-law \_\_\_-2024 – To confirm the proceedings of Council at its regular meeting held on November 20, 2024

**21. Adjournment**

**Next Meetings:**

**Wednesday, December 11, 2024 – 9:30 a.m.**

**Wednesday, January 22, 2025 – 9:30 a.m.**



**Minutes**  
**City Council**

**The Corporation of the City of Brampton**

**Wednesday, October 30, 2024**

**Members Present:** Mayor P. Brown  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor N. Kaur Brar  
Regional Councillor M. Palleschi  
Regional Councillor D. Keenan  
Regional Councillor Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Singh Toor  
City Councillor R. Power  
Deputy Mayor H. Singh

**Members Absent:** Nil

**Staff Present:** M. Kallideen, Chief Administrative Officer  
B. Boyes, Commissioner, Community Services  
S. Ganesh, Commissioner, Planning, Building and Growth Management  
A. Milojevic, Commissioner, Corporate Support Services  
P. Pilateris, Commissioner, Public Works and Engineering  
S. Akhtar, City Solicitor, Legislative Services  
G. Scharback, City Clerk  
C. Gravlev, Deputy City Clerk  
T. Brenton, Legislative Coordinator  
T. Jackson, Legislative Coordinator



## **Minutes – City Council – Regular Meeting – October 30, 2024**

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The meeting was called to order at 9:32 a.m. and recessed at 9:40 a.m. Council moved into Closed Session at 9:35 a.m. and recessed at 11:36 a.m. Council reconvened in Open Session at 11:46 a.m. and adjourned at 12:41 p.m.

### **1. Call to Order**

Mayor Brown noted all Members were present in the meeting.

### **2. Approval of Agenda**

Genevieve Scharback, City Clerk, outlined the items that were included on the revised agenda.

Council discussion took place with respect to proposed amendments to the agenda.

The following motion was considered.

#### **C206-2024**

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Toor

That the agenda for the Council Meeting of October 30, 2024 be approved as amended:

#### **To add:**

17.2 Discussion item at the request of Councillor Toor re: Remembering Sikh Genocide

20.4. Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

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

Nil

**4. Closed Session**

Note: Items 20.1, 20.2 and 20.3 were dealt with under Consent Resolution C210-2024.

Mayor Brown noted that the Closed Session was scheduled early in the meeting to accommodate a training session respecting the Peel Regional Police budget process.

The following motion was considered.

**C207-2024**

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Santos

That Council proceed into Closed Session to discuss matters pertaining to the following:

**4.1 Peel Regional Police Budget Education Session**

Open Meeting exception under Section 239 (3.1) of the Municipal Act, 2001:

A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.; and

20.4. Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Note: In Open Session, Mayor Brown reported on the status of matters considered in Closed Session, as follows.

4.1 – This item was discussed in Closed Session and no direction was given.

20.4 – This item was considered in Closed Session and direction was given to staff.

The following motion was considered with respect to Item 20.3.

**C208-2024**

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Kaur Brar

1. That Council authorize staff to proceed with the renewal for an additional year at a cost of \$928,575 including \$270,835 for 2024 to be offset by existing savings;
2. That Council approve the return of surplus capital funds totaling \$657,740 as detailed in the financial section of this report;
3. That a budget amendment be approved to establish a new capital project in the amount of \$657,740 for the renewal with funding of \$657,740 to be transferred from Reserve #4-Asset Repair and Replacement.

Carried

4.1 Peel Regional Police Budget Education Session

See Item 4 - Council Resolution C208-2024

**5. Adoption of the Minutes**

5.1 Minutes – City Council – Regular Meeting – October 16, 2024

The following motion was considered.

**C209-2024**

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Santos

That the **Minutes of the Regular City Council Meeting of October 16, 2024**, to the Council Meeting of October 30, 2024, be adopted as published and circulated.

Carried

**6. Consent Motion**

Council agreed to vary the order of business and dealt with the Consent Motion before Item 4.

In keeping with Council Resolution C019-2021, Mayor Brown reviewed the relevant agenda items during this section of the meeting and allowed 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.

The following items marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion below: **9.1, 13.1, 13.2, 17.1, 20.1, 20.2, 20.3.**

The following motion was considered.

**C210-2024**

Moved by City Councillor Power

Seconded by Regional Councillor Fortini

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein: **9.1, 13.2, 17.1, 20.1, 20.2, 20.3.**

**9.1.**

That the staff update re. **Government Relations Matters**, to the Council Meeting of October 30, 2024, be received.

**13.2.**

1. That the **Minutes of the Committee of Council Meeting of October 23, 2024**, to the Council Meeting of October 30, 2024, be received; and,

2. That Recommendations CW370-2024 to CW405-2024 be approved as outlined in the minutes.

**17.1.**

That the **Referred Matters List**, to the Council Meeting of September 25, 2024, be acknowledged.

**20.1 and 20.2**

That the following Closed Session minutes be acknowledged and the directions therein be deemed given:

20.1. Closed Session Minutes - City Council - October 16, 2024

20.2. Closed Session Minutes - Committee of Council - October 23, 2024

**20.3.**

That the following Closed Session item be acknowledged and the directions therein be deemed given:

20.3. Information Technology Contract Update

Open Meeting exception under Section 239 (2) (f) and (k) of the Municipal Act, 2001:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

Note: Later in meeting on a two-thirds majority vote to reopen the question, the Consent Resolution was reopened and Item 13.1 was removed from consent.

See also Resolution C208-2024 with respect to Item 20.3.

**7. Announcements**

7.1 Proclamations:

- a) Talk to a Stranger Week – November 18-24, 2024
- b) Celebrate Research Week – November 18-22, 2024
- c) Shrimad Rajchandra Day – November 9, 2024
- d) Carbon Monoxide Awareness Week – November 1-7, 2024
- e) Black Veterans Day – November 7, 2024

Mayor Brown acknowledged and read the proclamations for Talk to a Stranger Week, Celebrate Research Week, and Black Veterans Day.

City Councillor Power acknowledged and read the proclamation for Shrimad Rajchandra Day.

Regional Councillor Santos acknowledged and read the proclamation for Carbon Monoxide Awareness Week.

Tiziana Rivera, Executive Vice President, Quality, Research & Chief Nursing Executive, William Osler Health System (WOHS), provided a presentation in response to the proclamation for Celebrate Research Week.

Justin Di Lallo, Brampton Fire and Emergency Services, provided remarks in response to the proclamation for Carbon Monoxide Awareness Week.

Dewitt Lee, Caretakers of our Culture, provided remarks in response to the proclamation for Black Veterans Day.

7.2 Announcement – Ted Rogers School of Management (TMU) Top Co-op Employer Award

Regional Councillor Bar announced that the City of Brampton won the Ted Rogers School of Management (TMU) Top Co-op Employer Award in the Top Employer by Industry category, which recognizes the leading employer for each industry based on the number of students hired. Councillor Brar highlighted that the award reaffirms the City's commitment to youth as demonstrated in work with the Youth Connect Initiative, and noted that some of these co-op students have successfully transitioned into full time roles in the Information Technology Division following a competitive process.

Dr. Cynthia Holmes, Dean, TMU, provided details on the award program and, along with other TMU representatives, formally presented the award to the City of Brampton and its co-op students.

7.3 Announcement – City of Brampton Records and Information Management is the Recipient of an Award of Excellence for an Organization from the Association of Records Managers and Administrators (ARMA) International

Sameer Akhtar, City Solicitor, on behalf of Laura Johnston, Commissioner, Legislative Services, announced that the City's Records Management and IT Teams received the Award of Excellence for an Organization from the Association of Records Managers and Administrators (ARMA). Mr. Akhtar provided information on the award, extended congratulations to the City Teams on this achievement and, along with City Council, formally presented the award to members from the Records Management and IT teams.

**8. Public Delegations and Staff Presentations (5 minutes maximum)**

8.1 Delegation from William Osler Health System re. Research Week and the Formal Launch of the Osler Research Institute:

Tiziana Rivera - Executive Vice President, Quality, Research & Chief Nursing Executive

Council agreed to vary the order of business and heard from the delegation under Item 6.

**9. Government Relations Matters**

9.1 ^ Staff Update re. Government Relations Matters

**Dealt with under Consent Resolution C210-2024**

**10. Reports from the Head of Council**

Nil

**11. Reports from Corporate Officials**

11.1 Office of the Chief Administrative Officer

Nil

11.2 Legislative Services Operating

Nil

11.3 Corporate Support Services

Nil

11.4 Planning and Economic Development

11.4.1 Staff Report re. Construction Site Safety and Locates (RM 64/2024)

Council discussion took place on the subject report during which time staff responded to questions.

An amendment, moved by Regional Councillor Keenan and seconded by Regional Councillor Medeiros, was introduced to refer the report back to staff for further consideration and explanation with respect to building permit and locates,

and where staff have identified process and legislative gaps with respect to public safety.

The following motion was considered.

**C211-2024**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Medeiros

That the report from Allyson Sander, Strategic Leader, Project Management, to the City Council Meeting of October 30, 2024, re: **Construction Site Safety and Locates (RM 64/2024)**, be **referred** back to staff for further consideration and explanation with respect to building permit and locates, and where staff have identified process and legislative gaps with respect to public safety.

Carried

11.5 Community Services

Nil

11.6 Public Works

Nil

11.7 Brampton Transit

Nil

11.8 Fire and Emergency Services

Nil

12. **Reports from Accountability Officers**

Nil

13. **Committee Reports**

13.1 Minutes – Planning and Development Committee – October 21, 2024



An amendment, moved by Deputy Mayor Singh and seconded by Regional Councillor Keenan, was introduced to amend Recommendation PDC183-2024 to change the effective date for Schedule A of the Tariff of Fees By-law to January 1, 2025, to facilitate the inclusion of the Committee of Adjustment fees.

The following motion was considered.

**C212-2024**

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Keenan

1. That the **Minutes of the Planning and Development Committee Meeting of October 21, 2024**, to the Council Meeting of October 30, 2024, be received; and,
2. That Recommendations PDC180-2024 to PDC182-2024 and PDC184-2024 to PDC190-2024 be approved as outlined in the minutes; and

Whereas on October 21, 2024, the Planning and Development Committee passed motion PDC183-2024 endorsing the approval of Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law, with an effective date of November 1, 2024; and,

Whereas the motion also included direction that staff undertake a review of the Committee of Adjustment fees and report back to Council; and,

Whereas the effective date for Schedule A should include all fees contain therein.

Therefore, be it resolved that, the effective date for Schedule A to the Tariff of Fees By-law be amended to January 1, 2025 to facilitate the inclusion of the Committee of Adjustment fees.

That Recommendation PDC183 be amended, and approved, as follows:

**PDC183-2024**

1. That the report from Carolyn Crozier, Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of October 21, 2024, re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended), be received;
2. That staff be directed to undertake a review of fees associated with Committee of Adjustment applications and report back to Council thereon.
3. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended

to reflect the fee changes as set out in Attachment A of this report, to be effective January 1, 2025; and

4. That the delegation from Peter Simcisko, Watson and Associates Economists Ltd., re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received.

Carried

The recommendations, as amended, were approved as follows.

**PDC180-2024**

That the agenda for the Planning and Development Committee Meeting of October 21, 2024, be approved, as amended, as follows:

**To add**

Item 9.1: Discussion Item at the Request of Regional Councillor Santos, re: Proposed Provincial Legislation Respecting Provincial Approval for New Bike Lanes that Reduce Lanes of Vehicle Traffic

Item 9.2: Discussion Item at the Request of Regional Councillor Brar, re: Bicycle Lanes

**To refer** the following item back to staff:

Item 7.3: Staff Report re: Building Improvement Grant Application, 3 Chapel Street, Ward 3, File: BFIP-2023-0006

**PDC181-2024**

That the following items to the Planning and Development Committee Meeting of October 21, 2024, be approved as part of Consent: **7.2, 8.1, and 11.1.**

**PDC182-2024**

That the delegation from **Daniel Segal, Segal Construction**, to the Planning and Development Committee Meeting of October 21, 2024, be received.

**PDC183-2024**

1. That the report from Carolyn Crozier, Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of October 21, 2024, re: **2024 Fee Changes for Development Applications (Tariff**

**of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended),** be received;

2. That staff be directed to undertake a review of fees associated with Committee of Adjustment applications and **report back** to Council thereon.

3. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Attachment A of this report, to be effective January 1, 2025; and

4. That the delegation from Peter Simcisko, Watson and Associates Economists Ltd., re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received.

#### **PDC184-2024**

1. That the report from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;

2. That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;

3. That staff be directed to proceed to a public meeting with a Zoning By-law Amendment that provides updated regulations that:

- i. Reduce the permitted maximum widths and establishes a maximum permitted area for residential driveways in mature neighbourhoods; and
- ii. Adds a schedule to the Zoning By-law identifying the boundaries of the area of the City subject to the new standards as depicted in Attachment 2 to this report.

4. That staff be directed to **report back** to Planning and Development Committee with:

- i. A work plan, including details on financial and staffing implications, to be used in considering whether to implement a potential new City-wide permitting program for residential driveways such that a permit is required anytime a property owner increases the size of their driveway;

- ii. Recommendations on enhancing education efforts on driveway size requirements and permitting processes;
- iii. A review of linkages with other City programs that can be used to help improve compliance with driveway zoning standards; and
- iv. Exploration of opportunities to encourage the use of permeable paving for driveways.

**PDC185-2024**

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Potential Zoning Permissions for the Use of Outdoor In-Ground Waste Bins (i.e. Molok brand bins) for Restaurant (Organic) Waste, In Lieu of Indoor Climate-Controlled Rooms**, be received; and
2. That staff be directed to develop Zoning By-law performance standards for in-ground waste storage units and incorporate those performance standards through the City's Comprehensive Zoning By-law Review.

**PDC186-2024**

That the Summary of Recommendations of the Special Brampton Heritage Board meeting of October 2, 2024, Recommendations HB033-2024 - HB040-2024, to the Planning and Development Committee Meeting of October 21, 2024, be approved as published and circulated.

**HB033-2024**

That the agenda for the Special Brampton Heritage Board meeting of October 2, 2024 be approved as published and circulated.

**HB034-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 18 River Road – Ward 6**, be received;
2. That the Heritage Impact Assessment Report for 18 River Road, prepared by LHC Heritage Planning & Archaeology Inc, dated October, 2023 be deemed complete;
3. That, based on the recommendation of the HIA, Option 1 for the proposed severance (as described in this report) be selected as the preferred alternative; and,

4. That staff initiate the Heritage Designation process for the property, per HIA finding that it meets criteria 1 and 4 of the Ontario Regulation 9/06 and is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

**HB035-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 12 Rosegarden Drive Ward 10**, dated January 2024 be received;

2. That the Heritage Impact Assessment Report for 12 Rosegarden Drive, prepared by ATA Architects Inc., dated January 2024 be deemed complete; and,

3. That the following recommendations as per the Heritage Impact Assessment by ATA Architects Inc. be followed:

i. As a result of a fire at 12 Rosegarden Drive in 2023, which has rendered the building unsafe and made it impossible to salvage or restore, the building must be demolished;

ii. A Commemoration of the property should be erected and placed in Gladstone Shaw Park, immediately west of the property. A Commemoration Plan to guide the commemorative strategy is required to be submitted and must adhere to the city's new Terms of Reference for Commemoration Plans.

**HB036-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment for proposed development at 8525 Mississauga Road– Ward 4**, be received;

2. That the Heritage Impact Assessment Report for the proposed Kaneff Subdivision on Part of the Lionhead Golf Club & Conference Centre Lands, 8525 Mississauga Road, prepared by Paul Dilse, Heritage Planning Consultant, dated June 28, 2023 be deemed complete;

3. That the following recommendations per the Heritage Impact Assessment be included in 2023 Kaneff's Draft Plan of Subdivision:

i. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A Landscape architect should be involved to choose the planting of native thorny shrub roses along the

southern edge of the buffer to impede movement and design an eight-foot high chain link fence on which native Ontario vines can be grown where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. Under the direction of a landscape architect, the buffer itself should be planted with native species to the southern latitudes of the Province to develop into a screen of vegetation as dense as the forest behind.

ii. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. Opportunities like green roofs, terraced elevations and curvilinear profiles should be explored to design cluster of point towers that would have lesser effect on the skyline than slab towers with larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in color the pale blue or light gray shades of typical southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized; and,

4. That a historical interpretation on-site is recommended which involves following implementation recommendations:

- i. Mounting site interpretation map of Eldorado Park and vicinity;
- ii. Creation of a web page and an app on the cultural history of the Credit River Valley at Eldorado Park.

**HB037-2024**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**, be received;

2. That the following recommendations of the Heritage Impact Assessment prepared by Golder Associates dated October 21, 2021 be received:

- i. The property is determined to have met four of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI) and is worthy of Designation under Part IV of the Ontario Heritage Act;

3. That the following recommendation from the HIA addendum dated August 2024 be received:

- i. The preferred option to facilitate relocation and rehabilitation of the Sargent Farmhouse as a residence on a new lot in the subdivision is Option 2;
4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8, 2024 be received and followed:
  - i. Option 2: Disassembly of the Sargent Farmhouse and recreation of the front façade and west façade using salvaged brick as a cladding on a new larger dwelling;
5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City’s Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and,
6. That a Heritage Delisting Report be presented for the Board’s acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

**HB038-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Permit Application for 7 & 9 Wellington Street E –Ward 3**, be received; and,
2. That the Heritage Permit application for 7 & 9 Wellington Street E for repairs to the heritage stone wall, Building 9 (Jail) window replacement and other miscellaneous site improvements at Peel Museum & Archives, be approved.

**HB039-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board Meeting of October 2, 2024, re: **Repeal of Heritage Designation for 8990 McLaughlin Road South- Ward 4**, be received;
2. That the recommendation to begin the process to repeal the designation by-law for the property be approved;
3. That the staff be authorized to publish and serve the Notice of Intention to repeal the designation by-law for the property at 8990 McLaughlin Road S in accordance with the requirements of the Ontario Heritage Act;

4. That if no objections to the repeal of the designation by-law are received, a repeal of the designation by-law be passed to de-designate the subject property; and

5. That following the repeal of the designation by-law, staff be authorized to serve a notice of intention to demolish portions of the existing building, following the recommendations from the recently approved Heritage Impact Assessment for the property.

**HB040-2024**

That the Brampton Heritage Board do now adjourn to meet again for a regular meeting on Tuesday, October 15, 2024 at 7:00 p.m.

**PDC187-2024**

That staff be directed to undertake an analysis to prepare for a future Council discussion in response to the proposed legislation respecting bike lanes, including alternatives to bike lanes that may achieve the same outcomes associated with a balanced approach to transportation, and to include data on bike lane usage by modes of travel other than bicycles.

**PDC188-2024**

That the implementation of new bike lanes on roadways within Wards 2 and 6 and Wards 7 and 8 be halted, until such time as the newly proposed provincial legislation can be assessed, and the data with regards to bike lane usage has been compiled, reported on and reviewed by Council.

**PDC189-2024**

That the following correspondence re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received:

1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated October 17, 2024
2. Ian Jones, BGI Group, on behalf of New Life Community Church, dated July 8, 2024.

**PDC190-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 4, 2024, at 7:00 p.m. or at the call of the Chair.



13.2 ^ Minutes – Committee of Council – October 23, 2024

**Dealt with under Consent Resolution C210-2024**

The recommendations approved under Consent are as follows.

**CW370-2024**

That the agenda for the Committee of Council Meeting of October 23, 2024 be approved, as amended, as follows:

**To Withdraw:**

6.4 Delegation from Munisha Manocha and Vikas Sharma, Festival Director, Trimurti Events, re: Request to Waive Charges related to a Public Religious Festival

**To Vary the Order** to deal with Item 6.7 (Delegations re: Human Trafficking and Exploitation of International Students) prior to 10:30 a.m.

**To Add:**

11.2.3 Discussion Item at the request of Regional Councillor Brar, re: Cannabis Retail Stores

**CW371-2024**

That the following items to the Committee of Council Meeting of October 23, 2024 be approved as part of Consent: **8.2.1, 8.2.2, 8.2.3, 8.2.4, 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.3.1, 9.4.1, 9.4.2, 10.4.1, 11.3.1, 12.2.1.**

**CW372-2024**

That the delegation from Rayz-N, Public Relations Officer Toronto and Ontario, Bikers Against Child Abuse (B.A.C.A.), to the Committee of Council Meeting of October 23, 2024, re: **Bikers Against Child Abuse (B.A.C.A.) Organization**, be received.

**CW373-2024**

That the delegation from Divy Nayyar, CEO, Nexa, to the Committee of Council Meeting of October 23, 2024, re: **Transforming Workforce Development in Brampton with Nexa**, be referred to staff.

**CW374-2024**

That the delegation from Thomas Wong, Thanuja Ahilraj, Gordon So, Julian Lai, Tim Wong, Guinness Event Organizing Committee, Inclusive Momentum Inc., to the Committee of Council Meeting of October 23, 2024, re: **Presentation of Guinness World Record Certificate of Appreciation**, be received.

**CW375-2024**

That the delegation from Shahzada Benazir Akhtar, Chairman, Amjid Iqbal, Co-Organizer, and Yogita, Project Manager, World Trade Developers Inc., to the Committee of Council Meeting of October 23, 2024, re: **Lifestyle Expo Business and Investors Conference**, be referred to Economic Development staff.

**CW376-2024**

That the following delegations to the Committee of Council Meeting of October 23, 2024, re: **Human Trafficking and Exploitation of International Students**, be received:

1. Gurpreet S. Malhotra, CEO, Indus Community Services
2. Dr. Sukhjeevan Singh Chattha
3. Dani Mills, Director, Outreach Services, Our Place Peel - nCourage, Peel's Anti-Human Trafficking Integrated Services Hub
4. Bob Hackenbrook, Detective Sergeant in charge of the Vice Unit, Peel Regional Police.

**CW377-2024**

Whereas:

Local issues and action taken

- Brampton is home to thousands of financially vulnerable international students who study locally in Brampton or in other municipalities across the province/country
- Many international students have become victims of “false hope” through student visa and college enrollment scams
- International students soon discover after arriving in Canada, that the local cost of living may exceed their financial means and many education institutions (private and public) do not assist students adequately to integrate, particularly as it relates to housing, leaving international

students vulnerable to exploitation as discussed at Committee of Council on September 4, 2023

- Exploitation and human trafficking of international student girls have resulted in unwanted pregnancies, abortions, mental health and addictions issues and suicide
- The City of Brampton and the Region of Peel have been working within municipal jurisdiction to address the exploitation through the development of an International Students Charter, Residential Rental Licensing Pilot (RRL), established an International Student Collaborative, and an anti-human sex trafficking strategy
- Peel Regional Police's Human Trafficking team was one of the first established in the province, with a total of 20 members with a variety of service providers and crown attorneys to identify, pursue, and charge human traffickers, and increase awareness, education and specialized human trafficking intervention training for targeted groups like international students
- Post-Secondary Institution's orientation sessions only scratch the surface with regards to what students should know/expect when they arrive in Canada and lack vital information related to protecting oneself from exploitation and what their rights are as an international student in Canada
- Survivors of human trafficking require specialized, trauma-informed, community-based supports to help them heal and rebuild their lives, and to reduce the risk of re-exploitation
- Peel Region currently provides some supports to international students, however, many Regional programs are not accessible due to federal and provincial eligibility criteria excluding people without Canadian citizenship or permanent residency or who are refugee claimants
- Many international students who are being exploited choose not to access support at their educational institutions because of fear of deportation, expulsion from school, and a lack of culturally sensitive support programs

Other orders of government

- Despite local efforts, the City of Brampton and Peel Region are reacting to this inherited problem with limited to no jurisdiction to address its root causes and significantly limited financial resources to respond to the consequences

- Legislative jurisdiction over international student visas and accountability of public and private post-secondary institutions, reside with the federal and provincial governments for example (but not limited to):
  - Provincial Ministry of Colleges and Universities could do more to mandate support and programs for international students and regulate private colleges
  - The federal government recently capped legal off-campus work for international students to 24 hours, which may be putting financially vulnerable students at further risk of exploitation and
  - Federal legislation is weaponized and used against international students by traffickers due to specific conditions to deport like “sex work”

Therefore Be It Resolved That:

1. With feedback from post-secondary partners located in Brampton or elsewhere, staff report back on additional incentives that may support the development of safe affordable student housing, including improvements to the RRL; and
2. The City of Brampton and the International Students Collaborative encourage other post secondary institutions outside of Brampton, with students who live in Brampton, to endorse the guiding principles of Brampton’s International Students Charter
3. The City of Brampton support the Region of Peel’s continued work with the International Students Collaborative to better understand the impact of recent policy changes on students by developing a comprehensive Advocacy Strategy in Peel
4. That the City of Brampton advocate to the federal and provincial government through official correspondence and follow-up with a meeting with appropriate Ministers (Federal: IRCC and Housing, Provincial: Colleges and Universities, and Labour, Immigration, Training and Skills Development, etc.)
  - i) to endorse the guiding principles of Brampton’s International Students Charter
  - ii) to establish clear responsibility for public and private post-secondary institutions in providing formal orientation for international students looking to study in Canada, including increasing awareness of legal, employment,

access to health care, interpersonal violence and housing rights, before arriving in the country

iii) to have student visa requirements require place of residence in addition to place of study and provide policy or financial incentives for the development of safe and affordable student housing

iv) continue advocacy requesting that the province double the heads and beds levy and base the levy on the student's place of residence, to ensure additional funding is available to municipalities who provide municipal services for international students residing in their municipality

v) to strengthen regulations for private colleges as it relates to recruitment and education standards of international students

vi) for legislative changes related to student visas, such as removing "sex work" as a condition to deport

vii) to increase working hours to 40 hours/week so students can access legal work from employers

viii) to expand funding eligibility to allow international students to access existing Regional and community programs and supports in Peel Region

ix) to provide dedicated funding for a three-year pilot to develop a wrap-around support hub, which is community-focused with anti-human trafficking services and supports designed for (and by the community) and culturally-responsive to provide settlement, housing, employment, and mental health supports along with human trafficking assessment and referral for international students attending post-secondary institutions

x) to increase accountability of post-secondary institutions to develop formal pathways to dedicated anti-human sex trafficking services such as nCourage, Peel safe house and transitional house to support access to safe, reliable, trauma-informed services, and provide the necessary legislative and financial support for increased access to such services

xi) to strengthen regulations and continue investigations of immigration consultants providing fraudulent acceptance letters and engaging in other fraudulent activity related to international students

xii) to clearly identify and raise awareness of existing pathways international students can legally obtain permanent residency in Canada

5. The City of Brampton support efforts from Peel Regional Police to:

- Participate in intelligence-led joint forces investigations team from police agencies across Ontario
- Enhancing the use of Major Case Management tools for missing persons and human trafficking investigations by investing in software development to enable national access to databases across the country. This will assist in meeting specific needs of human trafficking investigators and analysts
- Continue to participate in intelligence-led joint forces investigations team from police agencies across Ontario

6. That this motion and any related or follow-up correspondence be forwarded to:

- Federal Ministers of Immigration, Refugees, and Citizenship and Housing (and other relevant Ministries)
- Provincial Minister(s) of Colleges and Universities, and Labour, Immigration, Training and Skills Development (and other relevant Ministries)
- Local MPs and MPPs
- FCM and AMO
- Region of Peel Council

7. That the City of Brampton host a public screening of I Am No Queen, at no cost to attendees.

**CW378-2024**

That the delegation from Andrine Johnson, CEO, Embrace: Agency to End Violence, and Jannies Le, Executive Director, Armagh House, to the Committee of Council Meeting of October 23, 2024, re: **Wrapped in Courage Flag Raising**, be received.

**CW379-2024**

That the delegation from Sylvia Roberts, Brampton resident, to the Committee of Council Meeting of October 23, 2024, re: **Involuntary Treatment and Mental Health Care Access in Brampton**, be received.

**CW380-2024**

That the delegation from Harpreet Singh Gill, Principal, KMSchool, to the Committee of Council Meeting of October 23, 2024, re: **Request for Deferral of**

**Development Charges for an Additional School Building Project**, be referred to staff for consideration and a report back to a future meeting.

**CW381-2024**

That the presentation by Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of October 23, 2024, re: **Government Relations Matters**, be received.

**CW382-2024**

1. That the report from Cynthia Ogbarmey-Tetteh, Director, Human Resources, Corporate Support Services, to the Committee of Council Meeting of October 23, 2024, re: **Annual Review of Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention Policies**, be received;
2. That the updated, Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention policies, as set out in Attachment 1, Attachment 2, and Attachment 3 respectively, be approved;
3. That staff be authorized to implement and administer the policies; and
4. That the Occupational Health and Safety, Respectful Workplace, and Workplace Violence Prevention policies, CW293-2023, dated September 13, 2023, be respectively rescinded.

**CW383-2024**

That the report from Cynthia Ogbarmey-Tetteh, Director, Human Resources, Corporate Support Services, to the Committee of Council Meeting of October 23, 2024, re: **Salary Administration Policy: Annual Reporting – January 1 to December 31, 2023**, be received.

**CW384-2024**

1. That the report from Yvonne Kwiecien, Manager, Taxation and Assessment, Finance, Corporate Support Services, to the Committee of Council Meeting of October 23, 2024, re: **2025 Interim Tax Levy**, be received; and
2. That a by-law be passed for the levy and collection of the 2025 Interim Tax Levy.

**CW385-2024**

That the report from Mark Medeiros, Senior Manager, Financial Planning and Analytics, Finance, Corporate Support Services, to the Committee of Council

Meeting of October 23, 2024, re: **2024 Second Quarter Operating Budget Forecast**, be received.

**CW386-2024**

That the report from Kumar Ranjan, Manager Higher Order Transit EA, Brampton Transit, to the Committee of Council Meeting of October 23, 2024, re: **Downtown Transit Hub Project - Update**, be received.

**CW387-2024**

That the report from Shane Loftus, Manager, Transportation Right of Way and Safety, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of October 23, 2024, re: **Timing Traffic Signals and Pedestrian Crossings at Intersections – All Wards (RM 43/2022, RM 42/2023)**, be received.

**CW388-2024**

1. That the report from Shane Loftus, Manager, Transportation Right-Of-Way and Safety, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of October 23, 2024, re: **Residential Bollards (RM 9/2024, RM 32/2024)**, be received; and
2. That Council supports installation of residential bollards within a resident's private property, but not within the City's Right-of-way.

**CW389-2024**

1. That the report from Binita Poudyal, Traffic Operations Technologist, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of October 23, 2024, re: **Traffic By-law 93-93 – Administrative Update**, be received; and
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

**CW390-2024**

1. That the report from Norval Thompson, Project Manager, Building Design and Construction, Public Works and Engineering, to the Committee Meeting of October 23, 2024, re: **Budget Amendment – Fire Station 215 Construction Project - Ward 10**, be received; and
2. That a budget amendment be approved for project #222520-003 - Fire Station 215 - Construction, to increase the project budget by \$6,500,000, with the funding to be transferred from Reserve # 4 – Asset Repair & Replacement.



**CW391-2024**

1. That the report from Jia He, Project Manager, Capital Works, Public Works and Engineering, to the Committee of Council Meeting of October 23, 2024, re: **Request to Begin Procurement – Widening and Reconstruction of Goreway Drive between Cottrelle Boulevard and Humberwest Parkway – Ward 8**, be received; and
2. That the Purchasing Agent be authorized to commence procurement for the widening and reconstruction of Goreway Drive between Cottrelle Boulevard and Humberwest Parkway including Contract Administration Services.

**CW392-2024**

1. That the report from Jia He, Project Manager, Capital Works, Public Works and Engineering, to the Committee of Council Meeting of October 23, 2024, re: **Request to Begin Procurement – Countryside Drive from Regional Road 50 to 700 m west of Coleraine Drive (Phase I) – Ward 10**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for the widening of Countryside Drive from Regional Road 50 to up to 800 m west of Coleraine Drive including Contract Administration Services during construction.

**CW393-2024**

That the **Minutes of the Environment Advisory Committee Meeting of October 1, 2024**, Recommendations EAC026-2024 to EAC030-2024, to the Committee of Council Meeting of October 23, 2024, be approved.

**EAC026-2024**

That the agenda for the Environment Advisory Committee Meeting of October 1, 2024, be approved, as amended, to add the following item:

8.1 Discussion re: Private Property Maintenance and Prohibited Plants By-law (Grass and Weed Cutting By-law 166-2011 Update)

**EAC027-2024**

That the verbal update from Karline McCawley, Environmental Project Specialist, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of October 1, 2024, re: **Dearbourne Pollinator Planting Event**, be received.

**EAC028-2024**

That the verbal update from Kristina Dokoska, Policy Planner - Environment, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of October 1, 2024, re: **Climate Change Adaptation Plan**, be received.

**EAC029-2024**

That Sherry-Ann Ram, Co-Chair, and Charles Coimbra be selected as representatives of the Environment Advisory Committee to delegate at a future Committee of Council meeting in support of the Private Property Maintenance and Prohibited Plants By-law (Grass and Weed Cutting By-law 166-2011 Update).

**EAC030-2024**

That the Environment Advisory Committee do now adjourn to meet again for a regular meeting on Tuesday, December 3, 2024 at 6:00 p.m. or at the call of the Chair.

**CW394-2024**

That the correspondence from Peter Jakovic, Vice President, Land Development, Tribute (Railroad Street) Limited, dated October 11, 2024, to the Committee of Council Meeting of October 23, 2024, re: **Downtown Brampton Transit Hub (Bus Terminal) Preliminary Design and Business Case Study - Comments on Transit Project Assessment Process (TPAP)**, be received.

**CW395-2024**

That the correspondence from The Drew Family of Brampton, to the Committee of Council Meeting of October 23, 2024, re: **Item 9.2.1 - Staff Report re: Downtown Transit Hub Project - Update**, be received.

**CW396-2024**

1. That the report from Julia Seeratan, Advisor, Community Safety and Well-Being Office, Community Services, to the Committee of Council Meeting of October 23, 2024, re: **Safe Public Spaces for All: Addressing Encampments in the City of Brampton (RM 55/2024)**, be received;
2. That the Brampton Encampment Planning Working Group examine by-laws identified by Enforcement and By-Law Services that fall under the umbrella of 'safe public spaces for all' to determine:

- i. how they can be strengthened to ensure public spaces are safe for all users in the city, and;
  - ii. which will need updating for the Encampment Policy Framework and Joint Protocols for Peel Region and its Local Municipalities;
3. That this report be forwarded to Regional Council, Regional staff, and the Peel Encampment Working Group and Steering Committee for consideration in the development and implementation of the Encampment Policy Framework and Joint Protocols for Peel Region and its Local Municipalities;
4. That staff increase advocacy efforts by supporting the Solve the Crisis campaign and a letter be sent to the Federal Government and Provincial Government, relevant cabinet members, and local MPs and MPPs asking to appoint a single ministry and minister to lead the Province’s response to homelessness and mental health issues and to create a municipal-provincial task force to immediately direct resources and supports to cities and establish a common framework that includes operational guidelines for municipalities;
5. That the 2025 Community Services capital budget submission include the cost of a dedicated multi-disciplinary unit focused on risk intervention and response with the subject matter expertise needed to assess and address encampment hazards, provide interventions, and respond to encampment concerns, with an estimated annual budget of \$907,000 and presented to the Mayor for his consideration; and
6. That this item be forwarded to: Brampton Members of Parliament and Members of Provincial Parliament, and appropriate Ministry staff; to the Federation of Canadian Municipalities; the Association of Municipalities of Ontario; and the Council of the Region of Peel, for information and support.

**CW397-2024**

Whereas the City of Brampton is committed to addressing resident concerns in a timely and customer-focused manner;

Whereas improving internal processes and coordination across departments and external organizations is essential for enhancing customer service, reducing call transfer incidents, and ensuring timely, effective resolution of issues raised by residents;

Whereas improving and streamlining internal processes and coordination across departments and external organizations is essential for enhancing customer service and ensuring timely, effective resolution of issues raised by residents;

Whereas ensuring proper actioning and resolution of issues, including those requiring third-party agency involvement, is critical to maintaining public safety and trust in the City's services;

Therefore Be It Resolved That:

1. The CAO be directed to have staff develop and implement improved Standard Operating Procedures (SOPs) that ensure streamlined coordination, call transfer reductions, process alignment, and customer service excellence, along with any required training, technology and tools, across all departments and divisions involved in these safety-related processes;
2. City staff report back to Council with a proposed framework and timelines for improving service delivery timelines, department coordination, and third-party collaboration, with a focus on elevating the quality of customer service and ensuring that safety and service expectations are consistently delivered, including any costs required for any technology or system updates to implement the framework; and
3. City staff provide regular updates to Council on the progress of implementing these improved procedures and outcomes.

**CW398-2024**

That the following correspondence to the Committee of Council Meeting of October 23, 2024, re: **Item 10.2.1 - Safe Public Spaces for All: Addressing Encampments in the City of Brampton (RM 55/2024)**, be received:

1. Jennifer Kendall, Brampton resident, dated October 18, 2024
2. Natalie Geraci-Oliveira, Brampton resident, dated October 21, 2024

**CW399-2024**

That the **Minutes of the Accessibility Advisory Committee Meeting of September 10, 2024**, Recommendations AAC007-2024 to AAC012-2024, to the Committee of Council Meeting of October 23, 2024, be approved.

**AAC007-2024**

That the agenda for the Accessibility Advisory Committee meeting of September 10, 2024, be approved as published and circulated.

**AAC008-2024**

1. That the presentation by Sabrina Cook, Accessibility Coordinator, City Clerk's Office, and Adam Vaiya, Advisor, Office of Climate Change and Energy

Management, Region of Peel, to the Accessibility Advisory Committee meeting of September 10, 2024, re: Accessible Design Guidelines for Electric Vehicle Charging Stations Presentation, be received; and,

2. That the report from Sabrina Cook, Accessibility Coordinator, City Clerk's Office, to the Accessibility Advisory Committee meeting of September 10, 2024, re: Accessible Design Guidelines for Electric Vehicle Charging Stations, be received.

**AAC009-2024**

1. That staff continue with the preparation of an Accessibility Awareness vent as planned for December 2024; and,

2. That it is the position of the Accessibility Advisory Committee that staff consider the comments and feedback discussed at the meeting and report back with options to re-establish the Accessibility Awards event going forward.

**AAC010-2024**

That the verbal update by Richa Dave, Project Manager, Transportation Planning, to the Accessibility Advisory Committee meeting of September 10, 2024, re: Brampton Mobility Plan be received.

**AAC011-2024**

That the update by Chris Sensicle, Accessible Enforcement Officer, to the Accessibility Advisory Committee meeting of September 10, 2024, re: Accessible Parking Statistics - Q2-2024 be received.

**AAC012-2024**

That the Accessibility Advisory Committee meeting do now adjourn to meet again on December 10, 2024 at 6:30 p.m.

**CW400-2024**

Whereas according to a 2020 study by Hawke et al, early cannabis initiation and use are associated with increased mental health and substance use challenges in adulthood and 30% of youth seeking clinical services started using cannabis before the age of 14, and these youth had increased rates of trauma, internalizing and externalizing symptoms, polysubstance use, and precarious housing; and

Whereas from data sourced from a 2022 study looking at access to legal cannabis, the Province of Ontario currently uses private retail model and has

1,552 cannabis stores, compared to the neighbouring province of Quebec which uses a public model and has 91 cannabis stores; and

Whereas according to a 2023 study, there was a 69% increase in cannabis initiation among those aged 15-18 in Ontario since the legalization of cannabis in Canada; and

Whereas according to the results of a 2022 Ontario Student Drug and Health Survey, 41% of Ontario students in grades 7-12 reported through this survey that it is easy to obtain cannabis; and

Whereas as reported in a study on Youth cannabis use in Canada post-legalization, cannabis use during adolescence can cause functional and structural changes to the developing brain, leading to damage. Marijuana use in this age group is strongly linked to: cannabis dependence and other substance use disorders; the initiation and maintenance of tobacco smoking; an increased presence of mental illness, including depression, anxiety and psychosis; impaired neurological development and cognitive decline; and diminished school performance and lifetime achievement; and

Whereas Youth cannabis use in Canada remains a significant public health concern, necessitating a more comprehensive plan to protect Ontario youth and reduce associated harms; and

Whereas the Alcohol and Gaming Commission of Ontario regulates cannabis retail stores in the province in Ontario; and

Whereas Provincial legislation prohibits municipalities from passing a by-law that distinguishes land or building use for cannabis from any other kinds of use; and

Whereas during the application process of a Retail Store Authorisation (RSA), the AGCO allows a 15-day public notice period. This period is an opportunity for Municipalities and its residents to make written submissions to the Registrar as to whether the issuance of the RSA is in the public interest as set out in the regulations under the Cannabis Licence Act, 2018. The applicant of the store will receive these responses and will have an opportunity to respond to the submissions to the registrar; and

Whereas according to the restrictions set by the Alcohol and Gaming Commission of Ontario, cannabis store locations must be greater than 150 metres away from a school;

Therefore Be It Resolved That:

1. Mayor Brown, on behalf of Council, send a letter of advocacy to the Alcohol and Gaming Commission of Ontario and the Ministry of the Attorney General to advocate for more regulations on the locations of cannabis retail stores, specifically their proximity to schools, daycares, community centres and other youth hubs.
2. The letter of advocacy should also call for a restriction on the number of cannabis shops located within a certain radius, ensuring that multiple shops are not open in the same or neighbouring retail centres.
3. The letter of advocacy be sent to all Brampton Members of Provincial Parliament to request their support in this matter.
4. Mayor Brown, on behalf of Council, send a letter of advocacy to The Minister of Health, Hon., Sylvia Jones, and the Minister of Mental Health and Addictions, Michael Tibollo to request funding support for services and programming that targets youth with cannabis dependency issues and other substance abuse disorders; and
5. Both letters of advocacy be forwarded to the Region of Peel.

**CW401-2024**

1. That the report from Tara Hunter, Manager Sponsorship and Corporate Development, Economic Development, Office of the CAO, to the Committee of Council Meeting of October 23, 2024, re: **Multi-Year Sponsorship and Naming Rights Agreements: Algoma University and Great Gulf**, be received;
2. That Council authorize the Interim Director of Economic Development to execute the Algoma University sponsorship agreement on behalf of the City on terms and conditions satisfactory to the Manager of Sponsorship and Corporate Development and in a form satisfactory to the City Solicitor, or designate, in the amount of \$183,000 over the Agreement Term; and
3. That Council authorize the Interim Director of Economic Development to execute the Scottish Heather Development Inc. amenity naming rights Agreement on behalf of the City on terms and conditions satisfactory to the Manager of Sponsorship and Corporate Development and in a form satisfactory to the City Solicitor, or designate, in the amount of \$67,500 plus HST over the Agreement Term.

**CW402-2024**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

15.1 Development Approvals Process Technology Assessment

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

15.2 Discussion Item - Lease Negotiations

Open Meeting exception under Section 239(2) (c) and (k) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

15.3 Verbal Update - Labour Negotiations

Open Meeting exception under Section 239 (2) (d) of the Municipal Act, 2001:

Labour relations or employee negotiations.

**CW403-2024**

1. That the report from David VanderBerg, Manager, Development Services, to the Committee of Council Meeting of October 23, 2024, re: **Recommendation Report – Development Approvals Process Technology Assessment**, be received;

2. That the Commissioner of Planning, Building and Growth Management and Chief Information Officer be directed to begin the procurement process for an integrated, end-to-end Development Approvals Process (DAP) workflow software platform that aligns with the City’s plans for future technologies by issuing a Request for Expression of Interest for the new software; and

3. That the Commissioner of Planning, Building and Growth Management and the Chief Information Officer report back to Council to seek Council’s approval on commencing a potential Request for Proposal for the new DAP workflow software and with any necessary budgetary amendments based on the information received through the Request for Expression of Interest.



**CW404-2024**

Whereas Brampton is one of the youngest cities in Canada, with 23.4% of the population within the ages of 15-29;

Whereas Brampton has received a Platinum Youth-Friendly Community designation;

Whereas Brampton has invested in the health and well-being of youth by providing positive spaces and services through Recreation facilities such as the Susan Fennell Youth Hub and the upcoming Century Gardens Youth Hub;

Whereas Brampton continues to administer a periodic Expression of Interest (EOI) process open to all youth serving organizations, in an effort to ensure equitable access and a variety of services offered;

Whereas the government of Ontario has established a provincial network of 22 Youth Wellness Hubs that have connected 43,000 youth and their families to mental health, substance use, and wellness services, accounting for over 168,000 visits;

Whereas the Ontario government is making it faster and easier for young people to connect to mental health and substance use services by launching a new Youth Wellness Hub in Brampton to serve Peel Region;

Whereas Peel Children’s Aid Society has been the successful lead agency recipient from the Ontario government, who will work with other youth and community partners across the region to meet the needs of all communities including Indigenous, First Nations and Black youth who will be at the centre of the hub’s model;

Whereas the new hub will connect youth and their families across Peel Region to convenient and free mental health, substance use and primary care services in a safe, youth-friendly space, making it easier for youth to drop in for in-person counselling or peer support close to their home.

Therefore Be It Resolved That:

1. That Council authorize the Commissioner, Community Services to enter into formal negotiations with Peel Children’s Aid Society (Peel CAS), the Lead Agency for the establishment and operation of a Youth Wellness Hub within the City of Brampton (e.g. Century Gardens Youth Hub); and
2. That the Commissioner, Community Services be delegated the authority to execute on behalf of the City of Brampton a memorandum of understanding, lease agreement, operating and maintenance agreement and any additional

agreements related to the operation of a Youth Wellness Hub in the City of Brampton with Peel CAS on terms and conditions acceptable to the Chief Administrative Officer and in a form acceptable to the City Solicitor.

**CW405-2024**

That the Committee of Council do now adjourn to meet again on Wednesday, November 13, 2024, or at the call of the Chair.

**14. Unfinished Business**

Nil

**15. Correspondence**

- 15.1 Correspondence from Michael Petgrave, General Manager, New Pro Driving Range, re. Request for Municipal Significance – New Pro Driving Range Event

The following motion was considered.

**C213-2024**

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Palleschi

1. That the correspondence from Michael Petgrave, General Manager, New Pro Driving Range, re. **Request for Municipal Significance – New Pro Driving Range Event**, to the Council Meeting of October 30, 2024, be received; and,
2. That Council hereby declares the following events hosted by New Pro Driving Range located at 2055 Bovaird Drive West to be of municipal significance:

Event: New Pro Driving Range

Applicant: Michael Petgrave

Dates:

- Thursday October 31st, Friday November 1st, Saturday November 2nd
- Thursday November 7th, Friday November 8th, Saturday November 9th
- Thursday November 14th, Friday November 15th, Saturday November 16th
- Thursday November 21st, Friday November 22nd, Saturday November 23rd

## **Minutes – City Council – Regular Meeting – October 30, 2024**

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- Thursday November 28th, Friday November 29th, Saturday November 30th

Time: 8:30pm to 1:30 am on each of the dates listed above.

Site Plan: The Site Plan for the event is attached along with this letter.

Additional Site Plan Notes:

- Dimensions & Boundary Fencing
- Metal Canopy (2 Sections) - 15ft (height) x 70ft (width)
- Chain Link Fencing - 3ft x 12ft

Seating:

- Accessible Seating Contrasted = 4
- Regular Seating = 24
- Tables = 15
- Total Capacity = 28

Carried

### **16. Notices of Motion**

Nil

### **17. Other Business/New Business**

17.1 ^ Referred Matters List

#### **Dealt with under Consent Resolution C210-2024**

17.2 Discussion Item at the Request of Regional Councillor Toor, re: Remembering Sikh Genocide

Regional Councillor Toor and Regional Councillor Brar acknowledged the 1984 Sikh genocide in India and recognized Sikh Genocide Awareness Week.

**18. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office or in person regarding any decisions made during the meeting.

Genevieve Scharback, City Clerk, confirmed that there were no questions from members of the public.

**19. By-laws**

The following motion was considered.

**C214-2024**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Medeiros

That By-laws 165-2024 to 169-2024 before Council at its Regular Meeting of October 30, 2024 be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 165-2024 – To provide for the levy and collection of interim taxes for the Year 2025

See Item 13.2 – Committee of Council Recommendation CW384-2024 – October 23, 2024

By-law 166-2024 – To amend Traffic By-law 93-93, as amended – administrative updates to schedules relating to rate of speed and community safety zones

See Item 13.2 – Committee of Council Recommendation CW389-2024 – October 23, 2024

By-law 167-2024 – To adopt Amendment Number OP2023-266 to the Official Plan of the City of Brampton Planning Area – City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49 – Ward 10

See Planning and Development Committee Recommendation PDC178-2024 – September 23, 2024, approved by Council on September 25, 2024 pursuant to Resolution C183-2024

By-law 168-2024 – To accept and assume works in Registered Plan 43M-2101 – National Homes (Goreway) Inc. – north of Queen Street and east of Goreway Drive – Ward 8 (Planning References: C08E06.008 and 21T-16016Ba)

By-law 169-2024 – To accept and assume works in Registered Plan 43M-2057 – Dolomiti Estates Inc. – south of Cottrelle Boulevard and east of The Gore Road – Ward 10 (Planning References: C07E10.007 and 21T-16006B)

**20. Closed Session**

**Dealt with under Item 4**

**21. Confirming By-law**

- 21.1 By-law 170-2024 – To confirm the proceedings of Council at its regular meeting held on October 30, 2024

The following motion was considered.

**C215-2024**

Moved by Regional Councillor Vicente

Seconded by Deputy Mayor Singh

That the following by-law before Council at its Regular Meeting of October 30, 2024, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 170-2024 – To confirm the proceedings of Council at its Regular Meeting held on October 30, 2024.

Carried

**22. Adjournment**

The following motion was considered.

**C216-2024**

Moved by City Councillor Power

Seconded by Regional Councillor Toor

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, November 20, 2024 at 9:30 a.m. or at the call of the Mayor.

Carried

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P. Brown, Mayor

---

G. Scharback, City Clerk

### Delegation Request

**For Office Use Only:**  
Meeting Name:  
Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2  
 Email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting:  City Council  Planning and Development Committee  
 Committee of Council  Other Committee:

Meeting Date Requested:  Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact:  Telephone:   
 Email:

<b>Subject Matter to be Discussed:</b>	Application to Amend the Zoning By-law for 6029 Mayfield Road.
<b>Request to Council/Committee:</b>	This application was referred from the Planning and Development Committee Meeting of November 4. Delegation is to speak to motion from the November 4 Meeting and in support of the application.

Attendance:  In-person  Remote  
 A formal presentation will accompany my delegation:  Yes  No  
 Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  Video File (.mp4)  Other:

Additional information/materials will be distributed with my delegation:  Yes  No  Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the City Clerk's Office, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2100, email:cityclerksoffice@brampton.ca.



For Office Use Only:  
Meeting Name:  
Meeting Date:

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Meeting:  City Council  Planning and Development Committee  
 Committee of Council  Other Committee:

Meeting Date Requested: Nov 20, 2024 Agenda Item (if applicable): 7.1 / 13.1

Name of Individual(s): Gurvir Gill

Position/Title: owner Adjacent Property

Organization/Person being represented: 11903 Airport Rd.

Full Address for Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

Subject Matter to be Discussed: Rezoning Application By weston Consulting for 6029 mayfield Rd.

Action Requested: Application Be deferred again Because of failure to comply with Nov 4 meeting Requests made By Council.

A formal presentation will accompany my delegation:  Yes  No

Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  
 Picture File (.jpg)  Video File (.avi, .mpg)  Other: \_\_\_\_\_

Additional printed information/materials will be distributed with my delegation:  Yes  No  Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

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CRU  
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(16,250 SF)

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CRU & OFFICE  
2,449.00 m<sup>2</sup>  
(26,361 sf)

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CRU & OFFICE  
2,897.70 m<sup>2</sup>  
(31,191 sf)

**F**  
CRU  
885.7  
(9,534)

**L**  
CRU  
674.00 m<sup>2</sup>  
(7,255 SF)

PUBLIC SIDEWALK

PUBLIC SIDEWALK

TRANSIT  
STOP

STOP

ASPHALT HP/LS  
CONC CURB AND GUTTER CURB CUT  
PUBLIC SIDEWALK ASPHALT  
CURB CUT



ST MARY'S ANGLIC  
No. 1175

No. 5981

No. 11850

### Delegation Request

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Meeting Date:

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Meeting:  City Council  Planning and Development Committee  
 Committee of Council  Other Committee:

Meeting Date Requested:  Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact:  Telephone:   
 Email:

Subject Matter to be Discussed:

Request to Council/Committee:

Attendance:  In-person  Remote  
 A formal presentation will accompany my delegation:  Yes  No  
 Presentation format:  PowerPoint File (.ppt)  Adobe File or equivalent (.pdf)  
 Picture File (.jpg)  Video File (.mp4)  Other:

Additional information/materials will be distributed with my delegation:  Yes  No  Attached

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# Government Relations Matters

City Council  
November 20, 2024



### Regional Council Budget

**Thursday, November 21, 2024 @ 9:30 AM | Agenda is available [here](#).**

### Regional Council Meeting

**Thursday, November 21, 2024 @ 1:00 PM | Agenda is available [here](#).**

### Region of Peel Budget 2025 Process

#### Day 1: November 21, 2024

- Police Services budget presentations

#### Day 2: November 28, 2024

- Regional Budget corporate overview presentation

#### Day 2: November 28, 2024

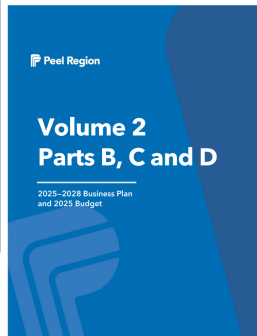
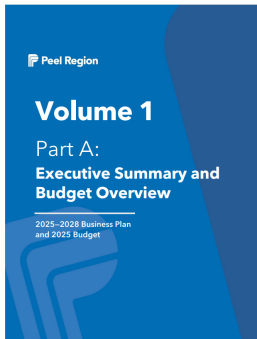
- Regional services budget presentations

#### Day 3: December 5, 2024

- Conservation authorities budget presentations

#### (As required) December 12, 2024

- Additional Budget deliberation



Staff will provide briefing materials and ongoing support through budget presses monitoring and required analysis.

### 6.3 2025 Corporate Budget Overview (Presentation)

<b>Average property tax increase - Regionally Controlled</b>	<b>Average property tax increase - External Agencies</b>
<b>1.3%</b>	<b>PRP 4.1%</b> <b>Other Ext 0.1%</b>
<b>Property tax impact</b>	<b>Property tax impact</b>
Average Residential	Average Residential
<b>+ \$ 73</b>	<b>+ \$ 248</b>
Average Small Business Owner	Average Small Business Owner
<b>+ \$ 128</b>	<b>+ \$ 436</b>

The 2025 Peel Region Budget deliberations take place while the final details of the Transition Board's recommendations, any associated provincial decision and impacts on Peel services are not known.

## 6.2 Peel Regional Police (Presentation)

### Summary:

- The 2025 Operating Budget reflects an increase of **\$131.7 million** over the 2024 approved level of funding and includes an additional 300 police officers and 65 civilian professionals.
- The budget includes an increase of **\$51.5 million** for salaries and benefits for existing staff and **\$15.7 million** for inflationary pressures on operating requirements.
- The 2025 Capital Budget totals **\$155.7 million** and includes capital investments to expand, maintain and/or replace critical infrastructure, vehicles, equipment, facilities, and technological assets.

### City Staff Comments (Finance, Government Relations):

- There is a significant increase for Police Services again in 2025.
- The budget document indicates that since 2019, Peel's population has grown by 7%, with further anticipated growth of 12.9% by 2034. The growth in the number of officers has not kept pace with the increase in population.
- PRP has the lowest number of officers per 100,000 in comparison to other police services in municipalities with populations over 1,000,000.
- The Regional Budget includes 466.5 new full-time positions of which 365 are for Police Services.

### 8.1 2025 Operating and Capital Budget (Recommendation)

#### Summary:

- This staff report outlines the budget principles and planning process, including the overview of the budget.
- The proposed average property tax increase of 5.5 percent includes 4.1 per cent for Peel Regional Police, 1.3 per cent for Regionally controlled services and 0.1 per cent for other external agencies.
- The proposed utility rate increase of 5.9 per cent results in an increase of \$62 for average residential consumption and a \$118 increase for average small business consumption.
- Peel's budget focuses on housing enabling infrastructure, health services, and maintenance of key infrastructure.

#### City Staff Comments (Finance):

- This staff report provides an overview of the proposer 2025 Region of Peel budget. There are additional reports on the Council agenda with details of the proposed budget including fees, state of the reserves and spending priorities.
- The Region keeps a balance of tax supported funds in their reserves after capital budget approval while at the same time issuing additional debt. There was no mention of a specific target that is maintained after approval.

#### City Staff Recommendation:

- Support the recommendation



### 8.3 2024 Overview and Update on the Status of the Reserves (For Information)

#### Summary:

- The report provides an overview of the reserves and an update on the overall sustainability of Regionally Controlled reserves, with focus on the rate stabilization reserves, capital reserves and specialty reserves.
- Maintaining the reserve contribution at the current levels will result in a total shortfall of **\$8.7 billion** by the end of 2044 (Tax: \$4.4 billion, Utility Rate: \$4.3 billion).
- The 2025 Budget proposes a 1% infrastructure levy increase for tax supported capital, and a 5% infrastructure levy increase for utility rate supported capital.

#### City Staff Comments (Finance):

- City staff observe that the Region of Peel maintains a substantial capital reserve, while proposing increases in infrastructure levy.
- The estimated debt is expected to be close the maximum permissible under the Municipal Act. (25%). This high level of debt will cause pressure on the Region's Triple A rating.

#### City Staff Recommendation:

- Receive the report.

### **8.5 Response to C.D. Howe’s Call for the Elimination of Development Charges (For Information)**

#### Summary:

- On January 25, 2024, the C.D. Howe Institute made a presentation to the Ontario Sewer and Watermain Construction Association titled “Full Cost Recovery and Municipal Infrastructure Financing”, which outlined a case for water and wastewater DC charges to be eliminated and instead collected through utility rates using a “full cost” model.

#### City Staff Comments (Finance):

- Regional staff report points out that studies show that the elimination of development charges would not decrease the prices of new housing as housing prices are driven by market demand.
- The report estimates that elimination of development charges would result in an estimated increase to current utility rate bills of up to 181 per cent or \$2,083 per household per year.

#### City Staff Recommendation:

- Receive the report.

November 18, 2024

## The Safer Streets, Stronger Communities Act

- The Ontario government introduced legislation that, if passed, will help keep streets and communities safe and hold criminals accountable.
- The *Safer Streets, Stronger Communities Act* will, if passed will:
  - Carry through on the government’s [previously announced commitment](#) to protect children and families by prohibiting the operation of supervised consumption sites within 200 metres of a school, licensed child-care centre or EarlyON Child and Family Centre through the creation of the *Community Care and Recovery Act, 2024*.
  - **Require municipalities and local boards to seek provincial approval prior to making or supporting requests for new supervised consumption sites.**
  - [Introduce new penalties for fraud](#) related to vehicle identification numbers (VIN) and further combat careless driving through the *Highway Traffic Act*.
  - Give police services more tools to monitor sex offenders and investigate sex crimes through *Christopher’s Law (Sex Offender Registry), 2000* and make individuals with active reporting requirements ineligible from legally changing their name, through the *Change of Name Act*.
  - Support terrorism victims by amending the *Limitations Act, 2002* to remove the limitation period for lawsuits under the federal *Justice for Victims of Terrorism Act*.
  - Prohibit advertising and promoting the sale of illegal cannabis through the *Cannabis Control Act, 2017*.



Staff will monitor the legislative changes and any opportunities for input through the public consultation process.

November 18, 2024

### Supporting Student Mental Health

- The Ontario government is investing **\$4.6M** to help combat bullying in schools and expand initiatives to equip students with the social and emotional skills they need to thrive.
- The funding is intended to help foster stronger connections among students, promote a safe, respectful and inclusive school environment, and help reduce incidents of violence in schools.
- The following community partners will benefit from this funding (highlights):
  - **\$1.485M** to Big Brothers and Big Sisters to provide a school-focused mentorship program for students in Grades 1 to 12, with the goal of increasing school connectedness and improving social-emotional skills, mental health and educational outcomes.
  - **\$1M** to Roots of Empathy to offer classroom programs aimed at reducing aggression and enhancing social-emotional competence in children aged 5-13, to build skills that support student success, mental health and well-being.
  - **\$800,000** to Kids Help Phone to provide prevention counselling and offer high-quality professional resources and crisis response.



The City of Brampton has been actively advocating and demonstrating the need for more mental health supports in Peel and the need for funding to help address youth mental health in the community.

November 15, 2024

### **New International Student Program regulations take effect**

- Over the past year, Immigration, Refugees and Citizenship Canada (IRCC) has taken steps to ensure the sustainability of the International Student Program.
- New regulations impacting the International Student Program have now taken effect, including the change to the number of hours international students may work off campus.
  - With this change, eligible students can now work up to 24 hours per week off campus while their classes are in session.
- Moving forward, international students must apply and be approved for a new study permit before changing learning institutions.
- Additionally, there will now be consequences for Designated Learning Institutions (DLIs) that fail to submit compliance reports or verify acceptance letters.
  - With this change, a DLI could be suspended from welcoming new international students for up to a year for failing to provide the required information.



The City of Brampton continues to advocate for the safety and well-being of international students.

THANK YOU!



## Report

City Council

The Corporation of the City of Brampton

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### Summary of Complaint and Background

On January 31, 2024, a formal complaint was filed by Kevin Locke (“**Mr. Locke**” or the “**Complainant**”), a Property Standards Officer with the City of Brampton, against Councillor Gurpartap Singh Toor (“**Councillor Toor**” or the “**Respondent**”). The complaint centres on allegations that Councillor Toor has breached the City Council Code of Conduct, specifically Rule No. 13 (Encouragement of Respect for the City and Its By-Laws) and Rule No. 16 (Conduct Respecting Staff).

The complaint arises from Councillor Toor’s ownership of a property located at 123 Queen St W in Brampton, which has allegedly been in a state of significant disrepair and non-compliance with municipal property standards. According to the Complainant, the property has been vacant for some time and has deteriorated to the point where it poses serious public safety concerns. Issues cited include rotting wood, unsecured openings, refuse accumulation, and signs of homeless activity on the premises. Despite multiple deficiency reports, orders to comply, and penalty notices issued by the City, according to the Complainant, Councillor Toor has failed to take adequate action to address these violations.

In addition to the property-related concerns, the complaint also includes allegations that Councillor Toor engaged in conduct intended to intimidate or influence municipal staff, specifically targeting Mr. Locke. On several occasions, Councillor Toor reportedly communicated with Mr. Locke in a manner that was perceived as threatening and aimed at interfering with Mr. Locke’s duties as a Property Standards Officer. In relation to this allegation, Mr. Locke produced a series of emails and MS Teams messages he sent to

Councillor Toor regarding enforcement of the City's Property Standards By-law 165-2022, as amended. Notably, in response to the emails and messages, on January 26, 2024, Councillor Toor sent a message via Teams accusing Mr. Locke of harassment and threatening to file an official complaint against him with Human Resources. Furthermore, on January 30, 2024, Councillor Toor sent an email to Mr. Locke, reiterating the assertion of feeling harassed by Mr. Locke.

The complaint asserts that Councillor Toor's actions have not only undermined respect for municipal by-laws but have also compromised the ability of City staff to carry out their duties without fear of intimidation. These actions are argued to be in direct violation of the principles of the Council Code of Conduct, necessitating an inquiry by my office.

A copy of the complaint is attached hereto at **Tab "A"**.

### **Process Followed and Timeline**

#### ***i) Process:***

My role, pursuant to section 223.3(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the "***Municipal Act***") is to apply the relevant rules of the [City of Brampton's Code of Conduct](#) as well as any procedures, rules, and policies of the City of Brampton that govern the ethical behaviour of City Councillors. Section 223.3 of the *Municipal Act, 2001* is attached hereto at **Tab "B"**.

Generally, my role is to determine whether Councillor Toor's conduct violated the rules of the Code of Conduct, as well as any other applicable policy that governs his ethical behavior.

In ensuring fairness to both the Complainant and the Respondent, I have followed the [Council Code of Conduct Complaint Protocol](#) (the "**Complaint Protocol**") in the course of my investigation.

I thoroughly reviewed the evidence and supporting documentation provided by the parties.



I ensured that the Respondent received a copy of the complaint and the accompanying documents relied upon by the Complainant and that he had an adequate opportunity to respond to the allegations by way of a written response. The Respondent was also given the opportunity to respond to my follow-up questions, during which the specific allegations from the Complainant were put to him and a subsequent opportunity to respond in writing was provided.

The following is a comprehensive timeline and summary of the investigation process, including all key actions and communications.

*ii) Timeline:*

1. **January 29, 2024:** Mr. Locke sent an email to [integrity.commissioner@brampton.ca](mailto:integrity.commissioner@brampton.ca) to inquire whether the issues he was experiencing with Councillor Toor's property might constitute a violation of the Council Code of Conduct. He detailed ongoing issues with the property, including neglect and non-compliance with property standards orders, as well as communications where he felt threatened by Councillor Toor's response to his enforcement actions. I had not received this email until it was forwarded to me by the City Clerk's office on February 23, 2024. At that time, there was an issue with emails being automatically redirected to my correct email address, which was subsequently resolved by the City (see **Tab "C"**).
2. **January 31, 2024:** Mr. Locke formally filed a complaint against Councillor Toor, alleging violations of Rule No. 13 (Encouragement of Respect for the City and Its By-Laws) and Rule No. 16 (Conduct Respecting Staff). The complaint was comprehensive, including detailed accounts of the property's condition, documented enforcement actions, and specific incidents where Mr. Locke felt Councillor Toor used his position to intimidate him (see **Tab "A"**).
3. **February 23, 2024:** Laurie Robinson from the City Clerk's Office forwarded the complaint to my office for review and investigation. This marked the official

beginning of the investigation by my office (see **Tab “C”**).

4. **March 1, 2024:** Mr. Locke sent an email to his manager, Robert Higgs (“**Mr. Higgs**”), expressing concerns about the lack of movement on the file related to Councillor Toor’s property following its reassignment to a supervisor. Mr. Higgs responded, explaining that the reassignment was intended to create some “time and distance” due to the deteriorating dynamics between Mr. Locke and Councillor Toor (see **Tab “D”**).
5. **April 4, 2024:** Upon review of the complaint and accompanying documents, my office sent a formal letter to Councillor Toor, notifying him of the complaint, providing a copy of same, and requesting a response by April 14, 2024, in accordance with the Complaint Protocol. On the same day, my office also contacted Mr. Locke to update him on the status of the investigation and to inform him that Councillor Toor had been asked to respond to the allegations (see **Tab “E”**).
6. **April 16, 2024:** Councillor Toor provided a written response to the complaint. His response included a general denial of the allegations and clarification regarding his role in the corporation that owns the property. He highlighted the difficulties in maintaining the property due to external factors such as vandalism and trespassing (see **Tab “F”**).
7. **June 13, 2024:** My office sent follow-up questions to Councillor Toor, seeking further details and clarification on specific points raised in his initial response. These questions were designed to address gaps and ensure that all aspects of the complaint were thoroughly considered (see **Tab “F”**).
8. **July 2, 2024:** Councillor Toor provided responses to the follow-up questions (see **Tab “F”**).

9. **July 4, 2024:** My office sent a series of follow-up questions to Councillor Toor via email to clarify some of his responses (see **Tab “F”**).
  
10. **July 26, 2024:** Councillor Toor submitted supplementary responses to the follow-up questions posed by my office. His responses were reviewed alongside the initial complaint and other documents to assess the validity of the claims and the extent of his compliance with municipal by-laws and conduct rules (see **Tab “F”**).
  
11. **September 10, 2024:** My office reached out to Mr. Higgs, the Director of Enforcement and By-Law Services at the City of Brampton, to specifically inquire about the allegation in relation to Mr. Locke being “removed” from Councillor Toor’s file (see **Tab “G”**).
  
12. **September 11, 2024:** Upon the request of Mr. Locke, my office shared a summary of Councillor Toor’s response with him to provide him with an opportunity to reply (see **Tab “H”**).
  
13. **September 11, 2024:** My office received a response from Mr. Higgs (see **Tab “G”**).

## **Positions of the Parties**

### **A. Complainant’s Position:**

Mr. Locke's complaint is supported by various documents, including inspection reports, emails, and official orders, which detail the condition of Councillor Toor's property at 123 Queen St W, Brampton, and Councillor Toor’s alleged conduct in response to enforcement actions (see **Tab “A”**).

#### *i) Summary of Documents Relied Upon by the Complainant:*

1. **Property Standards Deficiency Report (August 1, 2023):** This document outlines multiple violations observed at 123 Queen St W, including the failure to

maintain the property, unsecured openings, and significant structural issues like a deteriorating chimney and rotting wood. The report instructed Councillor Toor to address these deficiencies by August 15, 2023.

2. **Property Standards Order (September 14, 2023):** Issued after the alleged lack of compliance with the initial deficiency report, this order reiterated the need for repairs and mandated that the property be brought into compliance by November 13, 2023. The order warned that failure to comply could result in the City undertaking the repairs and registering the costs as a lien on the property.
3. **Brampton Fire and Emergency Services Inspection Order (December 1, 2023):** Following a fire inspection, it was determined that the property was not secured against unauthorized entry, creating a safety hazard. The order required the property owner to secure the building to prevent access, with a compliance deadline of December 9, 2023.
4. **Email Correspondence between Mr. Locke and Councillor Toor (Various Dates in 2023 and 2024):** The emails provide a record of Mr. Locke's repeated attempts to enforce compliance with property standards. These emails include instances where Councillor Toor accused Mr. Locke of harassment and threatened to file a complaint against him.

ii) *Supporting Arguments and Evidence:*

- a) **Failure to Comply with Municipal Standards and Orders:** The Complainant relies heavily on the documented history of property standards violations at 123 Queen St W to support the claim that Councillor Toor has failed to respect municipal by-laws. The Property Standards Deficiency Report and the subsequent Property Standards Order issued by the City appear to allege ongoing non-compliance. Mr. Locke emphasizes that despite multiple notices and orders, "None of the items were complied [with] and the City had to send out our contractor to cut the grass and clean up the refuse" (Property Standards Deficiency Report, August

1, 2023).

- b) **Public Safety and Neglect:** The Complainant underscores the serious public health and safety concerns arising from the property's condition. The Brampton Fire and Emergency Services Inspection Order highlights that the property was a potential hazard due to its unsecured state, which could allow unauthorized access. Mr. Locke notes that "the rear center door was not fully secure from unauthorized entry," creating an environment conducive to illegal activities and posing risks to the community (Fire Inspection Order, December 1, 2023).
  
- c) **Intimidation and Interference with Municipal Staff:** The Complainant argues that Councillor Toor's conduct, particularly his communication with Mr. Locke, was intended to intimidate and interfere with the execution of Mr. Locke's duties. According to Mr. Locke, on January 26, 2024, Councillor Toor sent him a message via the Teams platform stating that Mr. Locke "was harassing him and he was going to file an official complaint against [Mr. Locke] with HR" (Teams Message, January 26, 2024). Additionally, in an email on January 30, 2024, Councillor Toor further stated, "How about you stop harassing me at work? Let's start there" (Email, January 30, 2024). Mr. Locke interprets these messages as attempts to undermine his authority and interfere with his enforcement activities.
  
- d) **Pattern of Non-Compliance and Disregard for City Regulations:** The Complainant further asserts that Councillor Toor's actions demonstrate a clear pattern of non-compliance and disregard for City regulations. Mr. Locke points out that even after multiple inspections and the issuance of penalty notices, the property remained in a state of disrepair, and the required actions were not completed. Mr. Locke emphasized to Councillor Toor in one email, "[w]e have been dealing with multiple issues at your property since July 2023 and it is only getting worse" (Email, January 8, 2024).

- e) **Impact on the Community and Municipal Operations:** According to Mr. Locke, the ongoing issues at 123 Queen St W have not only posed risks to public safety but have also negatively impacted the surrounding community. The property's condition has led to complaints from residents and necessitated the City's intervention to maintain basic safety standards. Mr. Locke's complaint indicates that this situation has also strained municipal resources, as the City had to take direct action to address the property's deficiencies.

## **B. Respondent's Position:**

- i) *Initial Response:*

Councillor Toor confirmed that he is indeed one of the directors of the corporate entity, 2571340 Ontario Inc., which owns the property at 123 Queen St W, Brampton. However, he indicated that he is unable to provide the Articles of Incorporation or the Corporate Profile Report, citing privacy and confidentiality concerns regarding the corporation. He maintained that his role as a director does not equate to sole responsibility for the property's management and that other directors are also involved in decisions related to the property.

Regarding the actions taken to address the property's maintenance issues, Councillor Toor acknowledged the difficulty in providing a precise timeline of the efforts made. He reiterated that all payments for clean-up and repair work were conducted in cash, which explains the absence of written contracts or electronic records. Councillor Toor stated that after each visit from by-law enforcement, he took steps to address the violations, although he conceded that the results were not always satisfactory, particularly due to repeated break-ins and vandalism by trespassers.

In response to the allegations of using his authority to influence or intimidate Mr. Locke, Councillor Toor clarified that he never identified himself as an elected official during his initial communications with Mr. Locke and always used personal communication channels. He expressed that Mr. Locke's recognition of him (as a City Councillor) during an on-site

visit led to a shift in communication to official channels, which subsequently escalated the situation. Councillor Toor described the ongoing contact from Mr. Locke as persistent and mentally distressing, contributing to his decision to request that Mr. Locke cease contacting him at his workplace.

Finally, Councillor Toor addressed the lack of documented efforts to engage other directors of the corporation or contractors in written or electronic form. He explained that his attempts to secure a contractor were challenging due to the nature of the work and the risks involved, such as the potential presence of needles on site. He reiterated that the work conducted was primarily done by a small team paid in cash or with the help of friends. Councillor Toor also disclosed that a demolition contractor had recently been engaged to remove the structure entirely, and the site was secured with a construction fence, marking a significant step toward resolving the issues at the property.

These responses indicate Councillor Toor's attempts to mitigate the property's issues while highlighting the challenges he faced in doing so. However, the lack of formal documentation and reliance on verbal agreements and cash payments has made it difficult to substantiate the extent of the efforts claimed.

*ii) Supplementary Response:*

Following a review of the initial response from Councillor Toor, my office sought further clarification on several key aspects of the case. Councillor Toor responded to these supplementary questions with additional information, which has been summarized below.

**My Office's Follow-Up Questions (June 13, 2024):** My office initiated the follow-up by addressing several key points needing clarification from Councillor Toor. The email sought additional documentation and information regarding the corporation that owns the property at 123 Queen St W. Specific requests included:

1. Confirmation of the full name of the corporate entity owning the property.

2. Provision of the Corporate Profile Report and Articles of Incorporation to verify Councillor Toor's role as one of several directors.
3. Evidence of efforts made by Councillor Toor to ensure the property was maintained in compliance with by-laws, such as correspondence with other directors, occupants, or contractors.
4. Any communication or correspondence between Councillor Toor and Mr. Higgs or any other department members that might relate to the file involving Mr. Locke.
5. Details about an alleged inappropriate comment made by Mr. Locke to Councillor Toor during a phone call, including the date, time, and a breakdown of the conversation. For clarity, Councillor Toor claimed that in a phone call, Mr. Locke said to Councillor Toor, “[m]ust be nice to have deep pockets huh. I guess I will just have to write you 5 more tickets this time.”

**Councillor Toor's First Response to Supplementary Questions (July 2, 2024):**

Councillor Toor responded, acknowledging that the property is owned by 2571340 Ontario Inc., a corporation where he is one of the directors. However, he stated that he was unable to share further details about the corporation, citing confidentiality concerns. He clarified that the property had no occupants, as it was vacant and uninhabitable, and that trespassers frequently caused damage, littering, and other issues.

Councillor Toor also mentioned that he personally contacted several outdoor cleaning services to address these problems but found it challenging to secure a contractor. On one occasion, he was able to find a small team to clean the property, which he paid in cash. He reiterated that he had not communicated with anyone else regarding this file except for Mr. Locke and provided an account of the phone call during which Mr. Locke allegedly made an inappropriate remark.

**My Office's Further Follow-Up (July 4, 2024):** Following the above-noted response, my office confirmed receipt of same and sought to ensure that the summary of Councillor



Toor's responses was accurate. My office reiterated the request for the Corporate Profile Report and Articles of Incorporation, emphasizing that these documents are generally neutral and would only confirm Councillor Toor's position as a director among others. Additionally, my office asked for any possible timelines or particulars for the actions taken to maintain the property, noting that these actions were reportedly paid for in cash and lacked written contracts or electronic transactions.

**Councillor Toor's Second Response to Supplementary Questions (July 26, 2024):**

After some delay due to a personal family matter, Councillor Toor confirmed that he could not share the Articles of Incorporation or the Corporate Profile Report, reiterating his earlier stance. He also confirmed that the steps taken to maintain the property did not involve written contracts or electronic transactions, affirming that all payments were made in cash. He provided assurances that necessary actions were taken after every by-law enforcement visit, although he acknowledged the difficulty in providing an exact timeline for these efforts.

**My Office's Acknowledgment (July 26, 2024):** My office acknowledged receipt of the supplementary responses, and this concluded the series of follow-up inquiries with Councillor Toor.

**C. Complainant's Reply (September 12, 2024):**

My office received Mr. Locke's reply to a summary of Councillor Toor's response on September 12, 2024. In summary, Mr. Locke reiterated that Councillor Toor did not do anything to bring the property into compliance with by-laws. Further, Mr. Locke advised that he was told by his manager, Peter Bryson ("**Mr. Bryson**") that Councillor Toor had called in requesting that Mr. Locke be removed from the file. Mr. Locke advised that this request was denied initially but "later granted in January of 2024 after director Higgs started". Mr. Locke further reiterated some previously mentioned details of his Complaint. Mr. Locke did not provide a reply to Councillor Toor's allegation that Mr. Locke called him and said, "must be nice to have deep pockets huh", "I guess I will just have to write you 5 more tickets this time".

#### **D. Responses From Other Witnesses:**

On September 11, 2024, my office received responses to questions that we had asked Mr. Higgs.

In summary, Mr. Higgs advised that he did not have any conversations with Councillor Toor regarding his file being moved from Mr. Locke to Rob MacLeod except months after the fact. He mentioned that the conversation was “in an indirect manner in that he was discussing anecdotal examples of how his investigation was handled”. In his response, Mr. Higgs attached a fulsome email chain of the email that Mr. Locke had provided in support of his complaint (see **Tab “G”**). Mr. Higgs explained that on February 7, 2024, he was advised by Mr. Bryson that Mr. Locke had filed a complaint with our office in relation to Councillor Toor. Mr. Higgs stated that he then directed that the “investigation be removed from Kevin Locke and placed with Supervisor Robert MacLeod”. Mr. Higgs explained that he had discussions with Human Resources about this to confirm that his course of action was consistent with established policies. Mr. Higgs further explained that the rationale for his decision was that there was a clear breakdown in the expected relationship in this situation between an enforcement officer and the property owner. Mr. Higgs explained: “to be clear, it was not that he had filed a complaint with the Integrity Commissioner, it was what this action represented – either he was offended at Toor’s behaviour so he sought to punish it (which I found would demonstrate a loss of impartiality) or he was using it as an investigative technique to force compliance (which is an unacceptable investigative practice)”.

#### **Scope of My Role**

The role of an Integrity and Ethics Commissioner in Ontario municipalities is focused on ensuring that elected officials adhere to the municipal Code of Conduct and other ethical guidelines. This role includes investigating complaints related to breaches of the Code of Conduct, providing advice to council members, and educating officials about ethical standards in accordance with the *Municipal Act*. However, the Integrity and Ethics Commissioner is not responsible for ensuring compliance with municipal by-laws.

Municipal by-laws are legal instruments that regulate various aspects of municipal governance and daily operations. Enforcement of these by-laws falls under the jurisdiction of municipal staff, such as by-law enforcement officers, building inspectors, and other officials dedicated to ensuring that properties and individuals comply with local regulations.

If a City Councillor is found to be in violation of a by-law, the by-law enforcement officers have several avenues of recourse, as I understand it, pursuant to the *Municipal Act*. They can:

1. **Issue Compliance Orders:** By-law officers can issue orders requiring the councillor (or any property owner) to rectify the violation within a specific timeframe. Failure to comply with these orders may result in further legal actions or penalties.
2. **Impose Fines or Penalties:** Municipalities often have the authority to impose fines or other penalties for non-compliance with by-laws. These penalties are usually enforced through tickets or court orders.
3. **Seek Legal Action:** In cases of persistent non-compliance, municipalities can pursue legal action against the individual in question, including seeking injunctions or other court orders to enforce compliance.

While the Integrity and Ethics Commissioner can investigate whether a Councillor's actions in relation to by-law enforcement amount to a breach of the Code of Conduct (e.g., if they use their position to unduly influence or interfere with enforcement processes), my role is not to directly enforce the by-laws themselves.

### **Findings of Fact**

Based on the review of Mr. Locke's complaint and Councillor Toor's responses, the determination of whether Councillor Toor is factually guilty of the allegations hinges on the evaluation of the evidence provided, particularly regarding the contravention of Rule No. 13 (Encouragement of Respect for the City and Its By-Laws) and Rule No. 16 (Conduct Respecting Staff).

i) **Encouragement of Respect for the City and Its By-Laws (Rule No. 13):**

Mr. Locke's complaint centres on the state of disrepair of the property at 123 Queen St W, which is owned by a corporation in which Councillor Toor is a director. The Property Standards Deficiency Report issued on August 1, 2023, outlined several violations, including unsecured openings, structural hazards, and the accumulation of refuse. Despite multiple reports, orders, and penalty notices, Mr. Locke asserts that there was no substantial improvement in the property's condition, leading to the involvement of the City's contractor to manage the refuse and overgrown vegetation.

Councillor Toor, in his responses, acknowledged the challenges in maintaining the property, citing difficulties in securing contractors and issues related to trespassers and vandalism. He also clarified that the property is owned by a corporation with multiple directors, not solely by him, and that he has made his best efforts to ensure compliance, including paying for cleanup and repairs in cash due to the nature of the work and the lack of available contractors.

On a balance of probabilities, while it is clear that the property was not adequately maintained according to municipal standards, the evidence before me is not sufficient to conclude that Councillor Toor personally failed to comply with the by-law. Councillor Toor has indicated that he made efforts to address the issues, and the fact that the property has not been maintained does not automatically mean that the responsibility lies entirely with him. Given that the property is owned by a corporation with multiple individuals involved, it is possible that Councillor Toor's efforts, though perhaps insufficient to achieve full compliance, were the best he could do under the circumstances.

Thus, while the property remains in a state of disrepair, the lack of clear evidence showing a failure on Councillor Toor's part to make genuine efforts to comply with the by-law leads to the conclusion that there is not enough evidence to find him in breach of Rule No. 13.

ii) **Conduct Respecting Staff (Rule No. 16):**

The allegation of Councillor Toor using his authority to intimidate or influence Mr. Locke is more complex. Mr. Locke cites specific communications where Councillor Toor allegedly threatened to file an HR complaint against him and later instructed Mr. Locke to stop contacting him at his workplace, which Mr. Locke interpreted as attempts to interfere with his duties (see **Tab “A”**).

Councillor Toor, however, provided a detailed account of his interactions with Mr. Locke, emphasizing that he did not identify himself as an elected official in initial communications and only used personal channels until Mr. Locke switched to official ones. He described the ongoing contact as distressing and suggested that Mr. Locke’s behavior constituted harassment, negatively impacting his mental health (see **Tab “F”**).

Councillor Toor also confirmed that he had no communication with anyone other than Mr. Locke on this by-law enforcement matter, so any allegations of Mr. Locke having been removed from the file (at the request of Councillor Toor) cannot be confirmed in the absence of concrete evidence.

Given that the allegations involve personal interpretations of tone and intent, the assessment must consider whether Councillor Toor’s responses were reasonable under the circumstances. While it is evident that the interactions were strained, there is insufficient evidence to conclusively determine that Councillor Toor intentionally sought to intimidate or improperly influence Mr. Locke. His response to Mr. Locke’s communications could plausibly be seen as a reaction to perceived harassment rather than an abuse of authority.

Mr. Higgs advised in his response that he made the decision to reassign the file, according to his own judgment on Mr. Locke’s involvement and carriage of the file, independent of any communication from Councillor Toor.

### **Issues**

As I have stated in a previous decision, it is not the Integrity Commissioner’s responsibility to attempt to construct a viable complaint when provided with minimal details and

insinuated violations of the Code. I can only rely on the content of the complaint put before me in deciding whether to find a contravention of the Code of Conduct on the evidence provided.

I would also note that finding a breach of the Code of Conduct can have significant consequences and that such a finding should not be made lightly. Strong evidence is required to find a contravention of the Code of Conduct.

I will now address each specific Rule of the Code of Conduct cited by the Complainant and my findings.

**i) Rule No. 13**

This Rule states that “Members shall encourage public respect for the City and its by-laws.” The commentary for this Rule states that “A Councillor must not denigrate a City by-law in responding to a citizen, as this undermines confidence in the City and the rule of law.”

A City Councillor for the City of Brampton is not automatically in violation of Rule 13 of the City's Code of Conduct if they are not complying with a by-law. Rule 13 of the Brampton City Council Code of Conduct, which deals with the "Encouragement of Respect for the City and Its By-laws," is primarily concerned with the conduct of Councillors in promoting respect for the City's by-laws and the city as an institution. A violation of this rule would generally involve actions that actively undermine respect for the city's by-laws or the authority of the City, such as publicly criticizing the by-laws in a way that encourages non-compliance or disrespects the City's governance.

Non-compliance with a specific by-law, such as failing to maintain a property in accordance with municipal property standards (even if the blame for that could be found to be directly attributed to Councillor Toor), does not inherently mean that the Councillor has breached Rule 13. For a breach of Rule 13 to be found, there must be evidence that

the Councillor's actions (or inactions) were intended to, or had the effect of, undermining respect for the City or its by-laws.

For example, if a Councillor simply fails to comply with a by-law due to negligence or another non-malicious reason, this alone will not typically constitute a violation of Rule 13. However, if the Councillor publicly denigrated the by-law, encouraged others not to follow it, or used their position to subvert enforcement efforts, these actions could lead to a finding of a breach of Rule 13.

In summary, non-compliance with a by-law by itself is not sufficient to establish a violation of Rule 13. The context, intent, and impact of the Councillor's actions must be considered to determine whether Rule 13 has been breached.

**I find that Councillor Toor has not breached Rule No. 13.**

**ii) Rule No. 16**

The key question is whether Councillor Toor's interactions with Mr. Locke violated Rule 16. Mr. Locke alleges that Councillor Toor's actions were intended to intimidate and improperly influence him, particularly through communications where Councillor Toor expressed frustration and allegedly threatened to file an HR complaint against Mr. Locke.

Councillor Toor's communications with Mr. Locke, including the messages where he expressed frustration about perceived harassment and threatened to file a complaint, are central to the allegations. It is important to note that Councillor Toor's response suggests that these communications were a reaction to what he felt was persistent and distressing behavior by Mr. Locke, which had a negative impact on his mental health.

In his communications, Councillor Toor did not use language that could be construed as overtly threatening or as an attempt to coerce or intimidate Mr. Locke into altering his professional duties. Instead, he articulated his concerns about the impact of Mr. Locke's

actions on him personally, which, while expressing frustration, does not automatically equate to a violation of Rule 16.

For a violation of Rule 16 to be established, there must be clear evidence that Councillor Toor *intended* to intimidate or improperly influence Mr. Locke. The context provided by Councillor Toor suggests that his actions were motivated by a desire to protect himself from what he perceived as undue harassment, rather than an intent to interfere with Mr. Locke's duties.

The fact that Councillor Toor used personal communication channels initially and only engaged through official channels after being identified by Mr. Locke further supports the argument that his intent was not to use his position to intimidate.

Rule 16 is particularly concerned with whether a Councillor's actions compromise the ability of municipal staff to perform their duties objectively. In this case, Mr. Locke continued to perform his duties despite the communications from Councillor Toor, indicating that the alleged behavior did not prevent him from carrying out his responsibilities. I do note an email shared by Mr. Locke on April 4, 2024, in which he mentioned a meeting with his manager on February 7, 2024. During this meeting, it was decided that the file regarding Councillor Toor would be reassigned to another supervisor. However, Mr. Locke highlighted that this reassignment was attributed to his submission of a complaint with my office and the ongoing investigation. There is no evidence indicating that Mr. Locke was removed from the matter prior to filing the complaint against Councillor Toor with my office.

Given these points, Councillor Toor's communications do not rise to the level of a Rule 16 violation. There is insufficient evidence to suggest that Councillor Toor's actions were intended to intimidate or that they compromised Mr. Locke's ability to perform his duties in a professional and objective manner.

**I find that Councillor Toor has not breached Rule No. 16.**



**Conclusion**

I conclude that Councillor Toor has not violated the Rules of the Code of Conduct as alleged in the complaint.

Sincerely,



**Muneeza Sheikh**

Integrity Commissioner

City of Brampton

*I would like to acknowledge my colleague, Saba J. Khan, for assisting me in investigating this complaint and in preparing this report.*

# TAB “A”

# Schedule "A" - Formal Complaint Form - Council Code of Conduct

I Kevin Locke hereby request the Integrity Commissioner for the City of Brampton to conduct an inquiry pursuant to Part V.1 of the *Municipal Act, 2001* about whether or not the following member(s) of the City Council has (have) contravened the Council Code of Conduct applicable to the member(s):

Councilor Gurpartap Singh Toor

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I have reasonable and probable grounds to believe that the above member(s) has (have) contravened the Council Code of Conduct by reason of the following (please insert date, time and location of conduct, including the Rules contravened, together with particulars and names of all persons involved, and of all witnesses, and information as to how they can be reached; if more space is required, please attach additional pages as needed):

Rule No. 13 Encouragement of Respect for the City and Its By-Laws

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~~Rule No. 16 Conduct Respecting Staff - 2. No member shall use, or attempt to use, their authority for the purpose of intimidating, threatening, coercing, commanding, or influencing any staff member with the intent of interfering in staff's duties, including the duty to disclose improper activity.~~

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See attached for summary details and supportive documentation.

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I hereby request the Integrity Commissioner to conduct an inquiry pursuant to the provisions of section 223.4 of the *Municipal Act, 2001* with respect to the above conduct.

Attached are copies of documents and records relevant to the requested inquiry. Please mail, fax mail, fax, e-mail, or otherwise deliver this request to:

Muneeza Sheikh  
Integrity Commissioner  
City of Brampton

Phone: 416.597-6482  
E-mail: [integrity.commissioner@brampton.ca](mailto:integrity.commissioner@brampton.ca)

**Date:** 01/31/24 \_\_\_\_\_

\_\_\_\_\_  
(Signature of Complainant)

Contact Information (Please Print)

<b>Name:</b>	Kevin Locke
<b>Address:</b>	[REDACTED]
<b>Telephone:</b>	[REDACTED]
<b>Mobile:</b>	[REDACTED]
<b>Fax:</b>	
<b>E-mail:</b>	[REDACTED]

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and will be used for the purpose of and any investigation by the City of Brampton Integrity Commissioner. Questions about the collection of this personal information should be directed to the City of Brampton Integrity Commissioner, [integrity.commissioner@brampton.ca](mailto:integrity.commissioner@brampton.ca) or through the City Clerk's Office at 905.874.2101 or [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).

**1. Rule No. 13 Encouragement of Respect for the City and Its By-Laws**

Councillor Toor is the owner of 123 Queen st W in Brampton. This is a property that has been vacant for some time and not properly maintained or secured. Rotting wood at boarded up openings, empty alcohol bottles throughout, missing eaves and downspouts with vegetation growing in the eaves that is present, spalling bricks at the chimney which could lead to a chimney collapse, vacant property not properly secured, crumbling and unsafe front porch, rotting rear deck with large voids, dilapidated shed etc.. The Property Standards Office received resident complaints in 2023 regarding the state of the property and homeless activity. I issued a Property Standards Deficiency report (attached) regarding multiple deficiencies. None of the items were complied and the City had to send out our contractor to cut the grass and clean up the refuse. I then issued a Property Standards Order which was also ignored by councillor Toor. I have issued multiple Penalty Notices (tickets) yet there has been no substantive improvement. The property is an eye sore for the community, is littered with empty bottles and signs of homeless encampments and homeless entering the property which is a serious public health and safety concern. The fire department has also attended and issued an Order to properly secure the property that was also ignored by councillor Toor. On multiple occasions councillor Toor has stated he will bring the property into compliance, but he has not.

**2. Rule No. 16 Conduct Respecting Staff - 2. No member shall use, or attempt to use, their authority for the purpose of intimidating, threatening, coercing, commanding, or influencing any staff member with the intent of interfering in staff's duties, including the duty to disclose improper activity.**

Friday Jan 26, 2023 - Councillor Toor sent me a message over the Teams platform stating I was harassing him and he was going to file an official complaint against me with HR

Tuesday Jan 30, 2024 via email "How about you stop harassing me at work? Let's start there." (attached)

I am unsure of the date that it happened but I was told at one point that councillor Toor called my manager asking that I be removed from the file

I consider the above messages to be both intimidating and threatening with the intent of interfering with my duties

### PROPERTY STANDARDS DEFICIENCY REPORT

Date: Aug 01, 2023  Posted  Served to: Gurpartap Singh Toor email

Address: 123 Queen St W, Brampton, ON, L6Y 1M3

Owners: 2571340 ONTARIO LTD

An inspection of the above-mentioned premises has revealed violation(s) of the Property Standards By-law 165-2022, as amended. You are hereby ordered to take immediate action to remedy the defects described below.

Section - Deficiency	Location	Action
7.1(3) - Fail to store refuse wholly within a proper waste receptacle.	All sides	Clean up loose refuse and dispose of properly
11.1(1) - Fail to maintain a structure, carport, building, or accessory building free from refuse and hazards.	Rear yard	Repair and secure or remove shed
19.3(1) - Every chimney, smokestack, vent stack, or similar structure shall be plumb, maintained in good repair and free from defects including, but not limited to loose and spalling bricks	S/W chimney	Repair or remove chimney
43.1 - Fail to secure a vacant, unoccupied or damaged building.	Rear of building	Ensure all opens are secured

*All repairs shall be made in a good and workmanlike manner using only materials that are suitable for the purpose, compatible in design and colour, and free from defects.*

The described actions shall be completed by no later than 15 August 2023.

Failure to perform all of the required actions may result in the issuance of a penalty notice pursuant to the Administrative Penalties By-law without further notice to you.

This deficiency report does not constitute evidence that every possible Property Standards violation, under the Property Standards By-law 165-2022, as amended has been identified.

Officer Name: Kevin Locke

Signature: \_\_\_\_\_



Telephone Number/Email: 905-458-3312 / Kevin.Locke@brampton.ca

Office Address:  
 8850 McLaughlin Road South, Unit 2  
 Brampton, ON L6Y 5T1  
 Tel: 905-458-3424  
 Fax: 905-458-5224  
 Fax: 905-458-3903

## PROPERTY STANDARDS ORDER

**By-law No. 165-2022, as amended**  
 Issued pursuant to section 15.2(2) & 15.8(1)  
 of the *Building Code Act, 1992, R.S.O. 1992, c.23*

<b>Legal Description:</b>  PLAN BR 6 LOT 21	<b>Officer:</b>  Kevin Locke	<b>Telephone No.:</b>  905-458-3312  <b>Email:</b>  Kevin.Locke@brampton.ca
<b>Municipal Address:</b>  123 Queen Street West Brampton, ON	<b>Compliance Date:</b>  Nov 13, 2023	
<b>Owner:</b>  2571340 ONTARIO LTD 179 GARDENBROOKE TR BRAMPTON, ON L6P 3G7	<b>Issued To:</b>  Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other <input type="checkbox"/>  <b>Delivery Type:</b>  Registered Mail <input checked="" type="checkbox"/> Personal Service <input type="checkbox"/> Other <input type="checkbox"/>  <b>Date:</b>  Sep 14, 2023	

I, **Kevin Locke**, Property Standards Officer for the City of Brampton hereby give notice that the property identified above does not comply with the minimum standards prescribed in By-law No. 165-2022, as amended, the particulars of which are described in Schedule A attached to this Property Standards Order.

**YOU ARE HEREBY ORDERED** to carry out the repairs necessary to correct the defects as set out in Schedule A attached to this Order. This Order shall be complied with and the property brought into a condition of compliance with the prescribed standards or the site cleared of all buildings, structures, debris or refuse and left in a graded or levelled condition in accordance with any permits required by law **on or before the compliance date of Nov 13, 2023**

**WHERE** it has been determined that the necessary repairs or demolition have not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action the City of Brampton may cause the property to be repaired or demolished and the costs of such actions may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the Clerk of the municipality to the assessment roll and collected in the same manner and with the same priorities as municipal real property taxes.

Subsection 15.3(1) of the *Building Code Act, 1992* provides that:

“An owner or occupant who has been served with an order made under subsection 15.2(2) and who is not satisfied with the terms or conditions of the order may appeal to the committee by sending a notice of appeal by registered mail to the secretary of the committee within 14 days after being served with the order.”

If you are not satisfied with the terms or conditions of this Order, you have the **right to appeal this Order** to the Property Standards Committee by sending a Notice of Appeal along with the applicable fee of \$125.00 to the Secretary of the Property Standards Committee (full address below) **by registered mail by no later than the final date for giving notice of appeal that is set out below.**

**FINAL DATE FOR GIVING NOTICE OF APPEAL: Oct 03, 2023.**

A Notice of Appeal shall contain:

- (a) A copy of the Property Standards Order;
- (b) A statement setting out the reasons for the appeal;
- (c) The name, telephone number, email address, and address for service of the Appellant or the Appellant's Representative if represented; and
- (d) A non-refundable appeal fee of \$125.00 made payable to the City of Brampton.

Secretary Address:

Secretary of the Property Standards Committee  
City of Brampton  
Office of the City Clerk,  
2 Wellington Street West  
Brampton, ON L6Y 4R2

In the event that no appeal is taken within the prescribed time, this Order shall be deemed confirmed, final, and binding, requiring the property owner to comply with the terms within the time and the manner specified.

Sep 14, 2023

Date Order Issued



Kevin Locke  
Property Standards Officer

**Please note that this Order does not represent an exhaustive list of possible violations of other applicable statutes and by-laws.**

**You are responsible for ensuring compliance with the *Ontario Fire Code*, the *Ontario Building Code*, the *Planning Act* and other applicable statutes or regulations such as Zoning By-laws in relation to this property, whether any such requirements have been identified in this Order or not.**



**SCHEDULE "A"**

MUNICIPAL ADDRESS: 123 Queen St W Brampton ON

LEGAL DESCRIPTION: PLAN BR 6 LOT 21

NO	DEFECTS	LOCATION	NECESSARY REPAIR	BY-LAW SECTION
1	11.1(2) - Every structure, carport, building, and accessory building, other than a dwelling shall be maintained in good repair.	-Rear	-Repair or remove shed filled with garbage in rear yard	11.1(2)
2	12.2(5) - Every step and hard surface intended for use as a walkway, driveway, parking area, laneway or any similar area shall be adequately maintained and free from hazards so as to afford safe passage under normal use and weather conditions.	-Front and rear	-Repair or Replace or Remove - front concrete porch & steps - rear deck	12.2(5)
3	19.3(1) - Every chimney, smokestack, vent stack, or similar structure shall be plumb, maintained in good repair and free from defects including, but not limited to loose and spalling bricks.	-South West side	-Repair or Replace or Remove chimney due to spalling bricks	19.3(1)
4	20.1 - Every exterior wall and all components thereof, including but not limited to the, eavestroughs, downpipes, soffits, fascias, coping, and flashing, shall be maintained in Good Repair.	-All around	-Repair or Replace broken and/or missing eaves and clean out dirt and vegetation growth	20.1
5	43.1 - Every vacant, unoccupied or damaged Building and Accessory Building shall be protected against the risk of fire, accident, or other peril, by effectively securing the Building or Accessory Building to prevent the entrance of unauthorized Persons.	-All around	Where entry to a Building cannot be sufficiently prevented by the locking of doors, windows, and other openings, the entry shall be prevented as follows:  (1) All windows, doors, and other openings that provide a means of entry shall be covered with weather-resistant plywood sheathing or an equivalent material that shall be securely fastened and tight-fitting;  (2) Coverings shall have a thickness of not less than 1.59 centimetres (5/8 inches) and shall be secured with nails or screws which are not less than 7.62 centimetres (3 inches) in length and which are spaced at intervals of not more than 5.08 centimetres (2 inches); and  (3) Coverings shall be painted or otherwise treated so that the colour is compatible with the exterior of the Building.	43.1

# INSPECTION ORDER

Made under subsection 21(1) of the *Fire Protection and Prevention Act, 1997*

Brampton Fire and Emergency Services

Inspection Order Number: 1749563

Brampton Fire and Emergency Services  
425 Chrysler Drive  
Brampton, ON  
L6S 6G3  
Phone: (905)874-2740  
Email: [fire.prevention@brampton.ca](mailto:fire.prevention@brampton.ca)



**This Order is issued to:** 2571340 Ontario Ltd

On December 1, 2023, I, Heather Schwarz, an Inspector under subsection 19(1) of the *Fire Protection and Prevention Act, 1997* inspected the following property Owned by you:

**Property Location:** 123 Queen Street West  
Brampton, ON L6Y 1M3

Based on this inspection:

**Measures necessary to ensure fire safety at this property are ordered under clause 21(1)(g) of the *Fire Protection and Prevention Act, 1997*.**

The reasons for this Order and the action required by this Order are set out on the following pages.

**You must complete the action required by this Order by: December 9, 2023**

The municipal building department should be contacted to determine if a building permit is required before starting any work. Under subsection 22(2) of the *Fire Protection and Prevention Act, 1997*, repairs, alterations or installations carried out in compliance with this Order, will be deemed not to contravene the Building Code established under the *Building Code Act, 1992*.

Other information, including information about the right to request a review of this Order by any person who considers themselves aggrieved by this Order, is also provided.

Signed,

A handwritten signature in black ink, appearing to read "H. Schwarz".

Heather Schwarz, Fire Prevention Officer  
Inspector under subsection 19(1) of the *Fire Protection and Prevention Act, 1997*

A copy of this Order is provided to the Chief Building Official as required by subsection 22(3) of the *Fire Protection and Prevention Act, 1997*, for Orders requiring repairs, alterations or installations to a building, structure or premises.

# INSPECTION ORDER

Made under subsection 21(1) of the *Fire Protection and Prevention Act, 1997*

Brampton Fire and Emergency Services

Inspection Order Number: 1749563

## PROPERTY DESCRIPTION:

123 QUEEN ST W IS A SINGLE STORY CLASS 'D' BUSINESS OCCUPANCY.  
THE BUILDING AND/OR PREMISES IS 1 STORY IN BUILDING HEIGHT WITH BASEMENT.  
THE BUILDING AND/OR PREMISES IS APPROX 190M2 IN SIZE.  
THE BUILDING AND/OR PREMISES IS VACANT.  
THE BUILDING AND/OR PREMISES IS EQUIPPED ELECTRICAL SERVICES.

## REASONS FOR ORDER AND ACTION REQUIRED:

### Item 1 – Vacant Buildings

OFC DIV B 2.4.7.1.

Vacant buildings shall be secured against unauthorized entry.

### CONTRAVENTION(S)

At the time of the inspection, it was observed that the rear center door was not fully secure from unauthorized entry. A section of plywood has been removed, providing an access point for entry into the building.

### CORRECTIVE ACTION(S) REQUIRED

Secure the rear center door with appropriate material that will prevent unauthorized entry into the building.

eLaws link <https://www.ontario.ca/laws/regulation/070213>

# INSPECTION ORDER

Made under subsection 21(1) of the *Fire Protection and Prevention Act, 1997*

Brampton Fire and Emergency Services

Inspection Order Number: 1749563

## COMPLIANCE WITH ORDER:


The owner and/or occupant named on page 1 of this Order is responsible for compliance with this Order.

Under section 30 of the *Fire Protection and Prevention Act, 1997*, a person who fails to comply with an Order is guilty of an offence and, on conviction, is subject to a fine of up to \$20,000 for each day during which the non-compliance continues. A conviction or payment of the fine does not relieve the person from complying with the Order.

Compliance with this Order does not relieve the owner and/or occupant from compliance with other Fire Code requirements not referenced in this Order or with other applicable law such as the *Building Code Act, 1992* or the *Planning Act*.

## SERVICE INFORMATION:

Served by: **H. Schwarz**

Signature: 

This Order is served to each owner and/or occupant named on page 1 of this Order.

<b>Service to Owner and/or Occupant Named in Order:</b> 2571340 Ontario Ltd	Date: 1 December 2023
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Occupant	
Manner of service: <input type="checkbox"/> Personal <input checked="" type="checkbox"/> Regular letter mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to Owner and/or Occupant Named in Order:</b>	Date:
<input type="checkbox"/> Owner <input type="checkbox"/> Occupant	
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	

A copy of this Order is also served to other owners and/or occupants that are not named on page 1 of this Order. Only those named on page 1 are responsible for compliance with this Order.

<b>Service to Other Owner:</b>	
Name:	Date:
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to Other Occupant:</b>	
Name:	Date:
Manner of service: <input type="checkbox"/> Posted at multi-unit building <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	

# INSPECTION ORDER

Made under subsection 21(1) of the *Fire Protection and Prevention Act, 1997*

Brampton Fire and Emergency Services

Inspection Order Number: 1749563

## ADDITIONAL PERSONS SERVED:

A copy of this Order may be served to additional persons.

<b>Service to:</b> <u>Gurpartap Singh Toor</u>	Date: 1 December 2023
<input checked="" type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input checked="" type="checkbox"/> Regular letter mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to:</b> <u>Tejvir Singh Toor</u>	Date: 1 December 2023
<input checked="" type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input checked="" type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to:</b>	Date:
<input type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to:</b>	Date:
<input type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to:</b>	Date:
<input type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	
<b>Service to:</b>	Date:
<input type="checkbox"/> Director/Officer of Corporation <input type="checkbox"/> Other	
Manner of service: <input type="checkbox"/> Personal <input type="checkbox"/> Regular letter mail <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Other	

# INSPECTION ORDER

Made under subsection 21(1) of the *Fire Protection and Prevention Act, 1997*

## RIGHT TO REQUEST A REVIEW OF THIS ORDER:

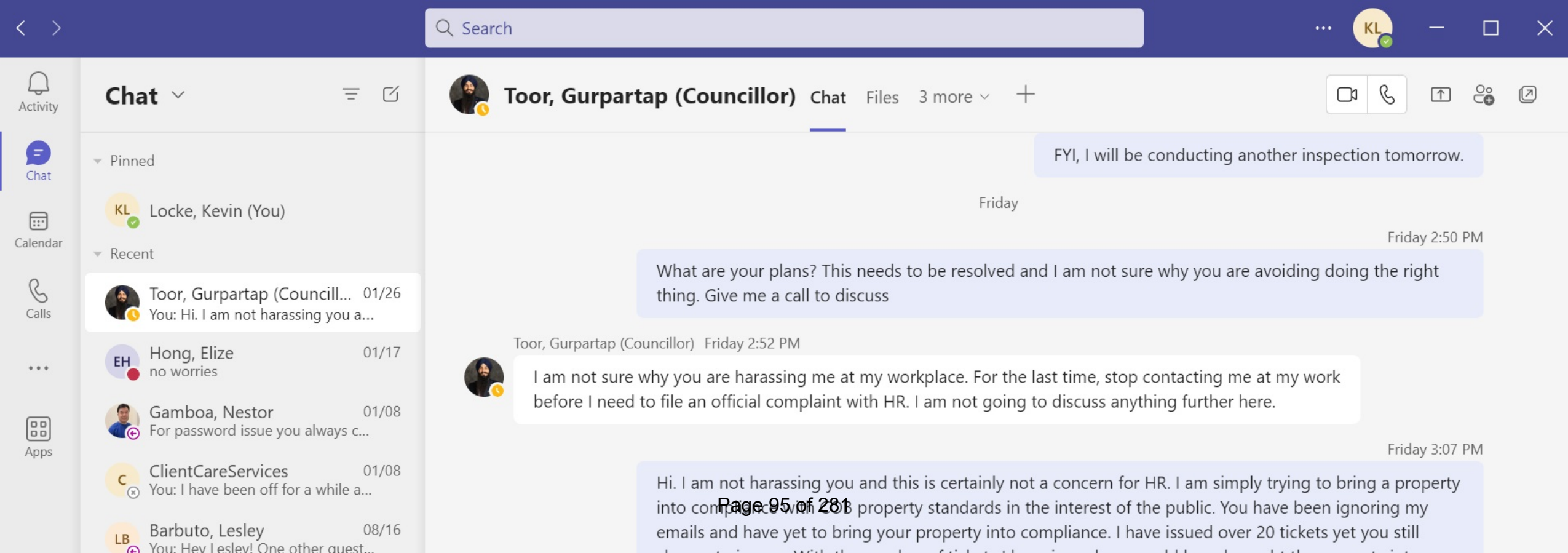
Any person who is aggrieved by this Order may make a request to the Fire Marshal for a review of the Order. For more information, see Part VI of the *Fire Protection and Prevention Act, 1997*.

## IMPORTANT INFORMATION:

- A request to the Fire Marshal for a review of this Order must be made in writing and received by the Fire Marshal within **15 calendar days** after the Order is served.
- If you miss this deadline or if you need more time to make this request, you may apply to the Fire Marshal for an extension. Your application for an extension must be received by the Fire Marshal within **30 calendar days** after the Order is served. You must provide reasons why you need more time to request a review of this Order.
- You are not required to comply with this Order while it is under review by the Fire Marshal until a decision is issued, however, there may be exceptions where necessary for public safety.
- Following a review of this Order, the Fire Marshal may confirm, amend or rescind the Order, or may make a new Order. The Fire Marshal may also refuse to consider your request and refer the matter directly to the Fire Safety Commission. The Fire Marshal is not required to hold a hearing when conducting a review.

## INSTRUCTIONS:

- A request to the Fire Marshal for a review of an Order, or an application to extend the time for requesting a review, may be made online at:  
[www.ontario.ca/firemarshal](http://www.ontario.ca/firemarshal)
  - Select 'Orders / Fire Marshal Reviews'.
  - Complete the online application form and upload a copy of the Order as an attachment.
- Alternatively, these requests may be made by either email, fax, or mail at:
  - Email: [OFMEMReviews@ontario.ca](mailto:OFMEMReviews@ontario.ca)
  - Fax: 416-628-3739
  - Mail: Fire Marshal – REVIEWS  
Office of the Fire Marshal and Emergency Management  
25 Morton Shulman Avenue, 2nd Floor, Toronto, ON M3M 0B1
- Contact the Office of the Fire Marshal and Emergency Management at 647-329-1100 to obtain a copy of the "Application for a Fire Marshal Review of an Order" form.
- Complete and submit the form together with a copy of the Order.



Chat

Toor, Gurpartap (Councillor) Chat Files 3 more +

[Video call icon] [Voice call icon] [Share icon] [Add people icon] [Share link icon]

FYI, I will be conducting another inspection tomorrow.

Friday

Friday 2:50 PM

What are your plans? This needs to be resolved and I am not sure why you are avoiding doing the right thing. Give me a call to discuss

Toor, Gurpartap (Councillor) Friday 2:52 PM

I am not sure why you are harassing me at my workplace. For the last time, stop contacting me at my work before I need to file an official complaint with HR. I am not going to discuss anything further here.

Friday 3:07 PM

Hi. I am not harassing you and this is certainly not a concern for HR. I am simply trying to bring a property into compliance with all property standards in the interest of the public. You have been ignoring my emails and have yet to bring your property into compliance. I have issued over 20 tickets yet you still...

## Locke, Kevin

---

**From:** Gurpartap Singh Toor <[REDACTED]>  
**Sent:** 2024/01/30 10:28 AM  
**To:** Bryson, Peter; Locke, Kevin  
**Subject:** [EXTERNAL]Re: 123 Queen St W \*RESPONSE REQUIRED\*

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

How about you stop harassing me at work? Let's start there.

On Tue, Jan 30, 2024 at 10:03 AM Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)> wrote:

Hi,

I still have not heard back from you regarding a plan to bring your property into compliance so I will be issuing the following penalty notices today. I will conduct another inspection next Tuesday.

1. Fail to secure a vacant, unoccupied or damaged building - \$250.00
2. Fail to comply with an order - \$500.00
3. Fail to remove refuse, graffiti or stagnant water from private property - \$250.00

Gurpartap, what is it going to take to get you to bring your property into compliance? Do you not have respect for the City and its By-Laws?

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)



## Locke, Kevin

---

**From:** Gurpartap Singh Toor <[REDACTED]>  
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**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



*NOTICE This correspondence may contain protected or confidential information, solely to be viewed by the intended recipient. If you are not the intended recipient, please notify the sender immediately and delete it, including any and all attachments.*

---

**From:** Locke, Kevin  
**Sent:** Friday, January 26, 2024 3:28 PM  
**To:** Gurpartap Singh Toor [REDACTED]  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: 123 Queen St W \*RESPONSE REQUIRED\*

Hi,

Per your request I will switch back to email.

Please provide an update on your plans to bring your property into compliance.

1. Someone did attend the property to make it more secure, they have closed and locked the driveway gate, and added some wood to some of the openings. However, the boarding was not done per the by-law.
  - a. Not weather resistant or painted
  - b. Not min 5/8" material
  - c. Not secured with 3" screws or nails spaced 2" apart
2. There is still refuse at the property

3. Barrels are still at the front of the property and are not frozen to the ground.
4. Other items from PS Order not complied
  - a. Repair or Replace or Remove (front concrete porch & steps and rear deck)
  - b. Repair or Replace or Remove (chimney due to spalling bricks)
  - c. Repair or Replace broken and/or missing eaves and clean out dirt and vegetation growth

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

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[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Locke, Kevin  
**Sent:** Tuesday, January 23, 2024 11:09 AM  
**To:** Gurpartap Singh Toor <[REDACTED]>  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: [123 Queen St W](#) \*RESPONSE REQUIRED\*

Hi Gurpatap,

I attended your property today for a re-inspection in the hopes that you will have complied the outstanding violations but unfortunately, that's not the case.

1. Someone did attend the property to make it more secure, they have closed and locked the driveway gate, and added some wood to some of the openings. However, the boarding was not done per the by-law.
  - a. Not weather resistant or painted
  - b. Not min 5/8" material
  - c. Not secured with 3" screws or nails spaced 2" apart
2. There is still refuse at the property
3. Barrels are still at the front of the property and are not frozen to the ground.
4. Other items from PS Order not complied
  - a. Repair or Replace or Remove (front concrete porch & steps and rear deck
  - b. Repair or Replace or Remove (chimney due to spalling bricks)
  - c. Repair or Replace broken and/or missing eaves and clean out dirt and vegetation growth

Based on the above, I will be issuing further Penalty Notices today

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

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---

**From:** Locke, Kevin  
**Sent:** Wednesday, January 17, 2024 6:11 PM  
**To:** Gurpartap Singh Toor <[REDACTED]>  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: [123 Queen St W](#) \*RESPONSE REQUIRED\*  
**Importance:** High

Hi,

I conducted another inspection today and have issued 3 Penalty Notices;

1. Fail to Comply with an order \$500.00
2. Fail to secure a vacant property \$250.00
3. Refuse \$250.00

I will conduct my next inspections Monday and Thursday next week. Per the attached picture, you can see that someone is coming and going from the property and there are mattresses on the floor inside. This is a serious life and public safety issue that you are choosing to ignore. Why?

Thank You,

Kevin Locke

Property Standards Officer B782

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

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---

**From:** Locke, Kevin  
**Sent:** Monday, January 15, 2024 10:09 AM  
**To:** 'Gurpartap Singh Toor' [REDACTED]  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: [123 Queen St W](#) \*RESPONSE REQUIRED\*

Hi,

Any updates? I will be conducting another inspection today.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

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---

**From:** Locke, Kevin

**Sent:** Friday, January 12, 2024 4:15 PM

**To:** Gurpartap Singh Toor <[REDACTED]>

**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>

**Subject:** [123 Queen St W](#) \*RESPONSE REQUIRED\*

**Importance:** High

Gurpartap,

Any updates? I need a response from you!

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

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---

**From:** Locke, Kevin  
**Sent:** Wednesday, January 10, 2024 4:44 PM  
**To:** Gurpartap Singh Toor <[REDACTED]>  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: [EXTERNAL]Re: [123 Queen St W](#) \*RESPONSE REQUIRED\*  
**Importance:** High

Hi,

I will be conducting another inspection tomorrow. Have you done any work? Have you put a plan together?

Let me know if you have any questions.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

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---

**From:** Locke, Kevin  
**Sent:** Monday, January 8, 2024 4:15 PM  
**To:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>; Gurpartap Singh Toor <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Re: [123 Queen St W](#) \*RESPONSE REQUIRED\*

See attached for a copy of today's tickets. I will conduct another inspection in the coming days.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

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---

**From:** Locke, Kevin  
**Sent:** Monday, January 8, 2024 12:01 PM  
**To:** Gurpartap Singh Toor <[REDACTED]>  
**Cc:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Subject:** RE: [EXTERNAL]Re: [123 Queen St W](#) \*RESPONSE REQUIRED\*  
**Importance:** High

Gurpartap,

I just conducted another inspection at your property and unfortunately, nothing has been done. As such, I will be issuing further Penalty Notices today for Failure to Comply with an Order, Failure to Secure an Abandon Building, Refuse etc.

I would like to get a reply from you outlining your plans to bring your property into compliance (on multiple occasions you have said you are preparing one yet we receive nothing). We have been dealing with multiple issues at your property since July 2023 and it is only getting worse. Your refusal to maintain your property is creating a potentially very dangerous situation and a public safety risk by not being secure or maintained, it is also unsightly and not fair to the residents of Brampton (see attached picture of unsecured opening and a mattress on the floor inside the house). You have also received a Notice from Brampton Fire and Emergency Services in Dec with a Compliance date that has come and gone with no action from you.

Next steps will be to initiate Part III charges and schedule a court date for you.

Please advise how you wish to proceed.

Thank You,

Kevin Locke

Property Standards Officer B782

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Gurpartap Singh Toor <[REDACTED]>  
**Sent:** Monday, December 18, 2023 8:47 AM  
**To:** Bryson, Peter <[Peter.Bryson@brampton.ca](mailto:Peter.Bryson@brampton.ca)>; Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>  
**Subject:** Re: [EXTERNAL]Re: [123 Queen St W](#) \*RESPONSE REQUIRED\*

Good morning Kevin and Peter

Providing you the latest update on this site:

1. Peel Police community office has been requested to inspect the site to check if anyone is camping there.
2. Contractor has been secured to remove the shed, remove the barrels, board the house properly and clean up.
3. Still enquiring about installing a fence around the entire property.

Regards

Gurpartap

On Wed, Dec 6, 2023 at 2:44 PM Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)> wrote:

Gurpartap,

I forgot to mention, there is another door open at your property. It is the below grade entrance at the rear of the property – picture attached. I am recommending we move this file over to schedule a court date.

In the interest of public safety please have this remedied ASAP!

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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Flower City

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---

**From:** Locke, Kevin  
**Sent:** 2023/12/06 11:42 AM  
**To:** 'Gurpartap Singh Toor' [REDACTED]  
**Subject:** RE: [EXTERNAL]Re: [123 Queen St W](#) \*RESPONSE REQUIRED\*  
**Importance:** High

Gurpartap,

As you have done nothing to clean up your property or repair any of the many by-law infractions and public safety issues, I have issued multiple penalty notices today and posted them to the property. You will receive copies by mail.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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Flower City

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---

**From:** Locke, Kevin  
**Sent:** 2023/12/04 9:01 AM  
**To:** Gurpartap Singh Toor <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Re: 123 Queen St W \*RESPONSE REQUIRED\*

Hi,

I still haven't heard from you regarding your work plan to bring your property into compliance. Would you like to meet when I conduct my next inspection?

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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Flower City

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---

**From:** Gurpartap Singh Toor <[REDACTED]>  
**Sent:** 2023/11/27 12:47 PM  
**To:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>  
**Subject:** [EXTERNAL]Re: 123 Queen St W \*RESPONSE REQUIRED\*



**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Kevin

Please give me till end of day to respond to you with a work plan.

Regards

Gurpartap

On Wed, Nov 22, 2023 at 11:16 AM Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)> wrote:

Gurpartap,

I attended your property today, as scheduled, to conduct another inspection. Unfortunately you have not done anything to rectify the Property Standards infractions at your property so I will be issuing Penalty Notices for Fail to Comply with an Order \$500.00 and Fail to Remove Refuse \$250.00. I will schedule my next inspection for Wednesday next week.

What do I need to do to get you to maintain your property? Happy to meet with you again but you need to get back to me and schedule a time to review all the deficiencies on site. We have been dealing with lack of maintenance issues at your property since the summer with no action on your part. The City has already had to go out to cut the grass and weeds and clean up all the refuse once and I would rather not have to do that again. Now, due to not maintaining and securing your property properly, someone has removed plywood from the back door and typically this means a homeless encampment is starting up inside the house. This is a potentially very dangerous situation and needs to be resolved ASAP. If needed I can contact Fire Prevention and engage our contractor to secure the building but, I would hope you would prefer to do the right thing and maintain it yourself.

Please get back to me as soon as possible.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*

Enforcement & By-Law Services |

[City of Brampton |](#)

[8850 McLaughlin Road, unit #2](#)

[Brampton, Ontario L6Y 5T1](#)

TEL: 905-458-3312

FAX: 905-458-5224

[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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Flower City

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---

**From:** Locke, Kevin

**Sent:** 2023/11/21 10:55 AM

**To:** 'Gurpartap Singh Toor' <[REDACTED]>

**Subject:** RE: [EXTERNAL]Re: [123 Queen St W](#) Steel Drums

Hi,

Do you want to meet me when I am conducting my inspecti

# TAB “B”

**Integrity Commissioner**

**223.3** (1) Without limiting sections 9, 10 and 11, those sections authorize the municipality to appoint an Integrity Commissioner who reports to council and who is responsible for performing in an independent manner the functions assigned by the municipality with respect to any or all of the following:

1. The application of the code of conduct for members of council and the code of conduct for members of local boards.
2. The application of any procedures, rules and policies of the municipality and local boards governing the ethical behaviour of members of council and of local boards.
3. The application of sections 5, 5.1, 5.2 and 5.3 of the *Municipal Conflict of Interest Act* to members of council and of local boards.
4. Requests from members of council and of local boards for advice respecting their obligations under the code of conduct applicable to the member.
5. Requests from members of council and of local boards for advice respecting their obligations under a procedure, rule or policy of the municipality or of the local board, as the case may be, governing the ethical behaviour of members.
6. Requests from members of council and of local boards for advice respecting their obligations under the *Municipal Conflict of Interest Act*.
7. The provision of educational information to members of council, members of local boards, the municipality and the public about the municipality's codes of conduct for members of council and members of local boards and about the *Municipal Conflict of Interest Act*. 2017, c. 10, Sched. 1, s. 19 (1); 2022, c. 24, Sched. 3, s. 3.

# TAB “C”

## Saba Khan

---

**From:** Muneeza Sheikh  
**Sent:** Wednesday, June 12, 2024 4:24 PM  
**To:** Saba Khan; Antonio Gemarino  
**Subject:** FW: Schedule "A" - Formal Complaint Form - Gurpartap Singh Toor

### Muneeza Sheikh

Founding Partner

Phone: (416) 800-0864 x864 | [msheikh@msrights.com](mailto:msheikh@msrights.com)

Assistant: Antonio Gemarino [agemarino@msrights.com](mailto:agemarino@msrights.com) | (416) 800-0864 x 866

[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Integrity Commissioner <Integrity.Commissioner@brampton.ca>  
**Sent:** Friday, February 23, 2024 2:11 PM  
**To:** Muneeza Sheikh <msheikh@levittlp.com>; jbuchan@levittlp.com  
**Subject:** FW: Schedule "A" - Formal Complaint Form - Gurpartap Singh Toor

**Caution:** This is an external email and could contain potentially harmful content or links.

Forwarding from the Integrity Commissioner Inbox in case you have not received it.

### Laurie Robinson

Supervisor, Business Operations & Vital Statistics, City Clerk's Office  
City of Brampton

T: 905.874.2113

M: 416.520.3627

[laurie.robinson@brampton.ca](mailto:laurie.robinson@brampton.ca)



---

**From:** Locke, Kevin <Kevin.Locke@brampton.ca>  
**Sent:** Wednesday, February 21, 2024 3:26 PM

**To:** Integrity Commissioner <[Integrity.Commissioner@brampton.ca](mailto:Integrity.Commissioner@brampton.ca)>  
**Subject:** RE: Schedule "A" - Formal Complaint Form - Gurpartap Singh Toor

Hi,

Just checking in again to confirm you have received my complaint.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Locke, Kevin  
**Sent:** Friday, February 9, 2024 8:33 AM  
**To:** Integrity Commissioner <[Integrity.Commissioner@brampton.ca](mailto:Integrity.Commissioner@brampton.ca)>  
**Subject:** RE: Schedule "A" - Formal Complaint Form - Gurpartap Singh Toor

Hi,

Checking in to confirm you have received the email below.  
Do you require anything further from me at this point?

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Locke, Kevin  
**Sent:** Wednesday, January 31, 2024 3:04 PM  
**To:** Integrity Commissioner <[Integrity.Commissioner@brampton.ca](mailto:Integrity.Commissioner@brampton.ca)>  
**Subject:** Schedule "A" - Formal Complaint Form - Gurpartap Singh Toor

Hi,

Please see attached for Schedule "A" - Formal Complaint Form - Council Code of Conduct, regarding councillor Gurpartap Singh Toor.

Upon review, please advise if you require any further information.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
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[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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# TAB “D”

## Saba Khan

---

**From:** Higgs, Robert <Robert.Higgs@brampton.ca>  
**Sent:** Friday, March 1, 2024 1:50 PM  
**To:** Locke, Kevin  
**Subject:** RE: 123 Queen St W - Summary

Kevin,

Thank you for email. I can advise that, after being briefed on the totality of the deteriorating dynamic between yourself and Mr. Toor, I felt it was best for all involved that a bit of time and distance be created in this matter. This pause would then allow for due diligence to be conducted in how to best move forward in ensuring this property is brought into compliance.

At this point in time I am confident that both you, and your peers, have a multitude of other tasks and properties to fill your shift with that I am not concerned that temporarily removing this one property from the daily mix has somehow created an inefficiency in the system. I am equally confident that the cityscape has not been irreparably impacted by what has been a minor 3-week pause in inspections.

In any event, MacLeod will be moving forward in an appropriate and measured manner.

Sincerely,

Rob

### Robert Higgs

Director, Enforcement and By Law Services  
City of Brampton

**T:** 905.458.3424 x63201

**M:** 416.473.5082

[robert.higgs@brampton.ca](mailto:robert.higgs@brampton.ca)



---

**From:** Locke, Kevin <Kevin.Locke@brampton.ca>  
**Sent:** Thursday, February 29, 2024 2:38 PM  
**To:** Higgs, Robert <Robert.Higgs@brampton.ca>  
**Subject:** FW: 123 Queen St W - Summary

Hi Rob,

Please see below and attached. This is the file that I met with manager Bryson about at the beginning of February and the file was re-assigned to supervisor MacLeod. I was told that the file needed to be re-assigned as I had filed a complaint with the Integrity Commissioner regarding the property owner who is Councillor Toor.

Since the file was assigned to supervisor MacLeod (Feb 7) there have not been any inspections or movement with the file.

My question for you is, would it not be more efficient to just re-assign the file to another area officer that is on the road every day and can conduct the appropriate inspections?

**Thank You,**

**Kevin Locke**

Property Standards Officer B782  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Locke, Kevin  
**Sent:** Wednesday, January 31, 2024 10:02 AM  
**To:** Bryson, Peter <[Peter.Bryson@brampton.ca](mailto:Peter.Bryson@brampton.ca)>  
**Subject:** 123 Queen St W - Summary

Hi Peter,

Please see below summary timeline as requested.

- Resident complaint received July 26, 2023. I attended the property on July 27 and entered the following notes
  - Vacant house previously boarded up
  - Plywood removed from rear door
  - Mattresses and box springs in yard
  - Grass and weeds overgrown
  - Rear shed falling apart
  - Front porch and steps crumbling
  - Email sent to owner
  - Reinspect Monday
- Re-inspection the following week, no improvement. PSDR issued (attached) and Penalty Notices for EG and Refuse issued
- Aug 24, 2023 – re-inspection.

- Still EG, refuse, shed in disrepair and full of refuse, weeds growing in eaves, missing eaves, barrels out front, spalling bricks
- PN x 3 issued and email sent to owner
- Aug 31, 2023 – Site meeting with owner
  - Owner stated he will be sending me an email today outlining;
    - 1. Reasoning for requesting more time to bring the property into compliance
    - 2. Plan to maintain the property moving forward
    - 3. Information regarding plans to install construction hoarding around the property
    - 4. Information regarding plans to apply for a demolition permit
  - As of 5pm no response and no remediation plan. Issued PN x 3 and emailed owner.
  - Will re-inspect next week and issue a PS Order or Directive
- Sept 14, 2023 – PS Order issued (attached) Compliance date Nov 13, 2023
- Sept 22, 2023 – EG and Refuse clean up by City
- Nov 24, 2023 – Email to Fire Prevention requesting they attend and inspect
- Nov 27, 2023 – Email from owner stating he will send me a remediation plan (attached)
- Dec 01, 2023 – FPO Order issued (attached) Compliance date Dec 09, 2023 (not complied) Owner did add some wood to some of the openings but not to By-Law standards 43.5
- Dec 18, 2024 – Email stating all will be complied (not complied)

**Current outstanding items;**

1. They have closed and locked the driveway gate, and added some wood to some of the openings. However, the boarding was not done per the by-law.
  - a. Not weather resistant or painted
  - b. Not min 5/8" material
  - c. Not secured with 3" screws or nails spaced 2" apart
2. There is still refuse at the property
3. Barrels are still at the front of the property and are not frozen to the ground.
4. Other items from PS Order not complied
  - a. Repair or Replace or Remove (front concrete porch & steps and rear deck)
  - b. Repair or Replace or Remove (chimney due to spalling bricks)
  - c. Repair or Replace broken and/or missing eaves and clean out dirt and vegetation growth

Further, I have received some threatening and aggressive messages from Councillor Toor.

- Friday Jan 26, 2024 via Teams "I am not sure why you are harassing me at my workplace. For the last time, stop contacting me at my work before I need to file an official complaint with HR." (screenshot attached)
- Tuesday Jan 30, 2024 via email "How about you stop harassing me at work? Let's start there." (email attached)
- No employee should have to deal with this from an elected official.

Let me know if you require anything further.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*  
 Enforcement & By-Law Services |  
 City of Brampton |  
 8850 McLaughlin Road, unit #2  
 Brampton, Ontario L6Y 5T1  
 TEL: 905-458-3312  
 FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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# TAB “E”

## Saba Khan

---

**From:** Muneeza Sheikh  
**Sent:** Wednesday, June 5, 2024 11:06 AM  
**To:** Saba Khan; Saba Khan  
**Subject:** FW: [EXTERNAL]Your complaint  
**Attachments:** RE: 123 Queen St W - Summary

### Muneeza Sheikh

Founding Partner

Phone: (416) 800-0864 x864 | [msheikh@msrights.com](mailto:msheikh@msrights.com)

Assistant: Antonio Gemarino [agemarino@msrights.com](mailto:agemarino@msrights.com) | (416) 800-0864 x 866

[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Locke, Kevin <Kevin.Locke@brampton.ca>  
**Sent:** Thursday, April 4, 2024 2:18 PM  
**To:** Muneeza Sheikh <msheikh@levittllp.com>; Nila Troubitsina <ntroubitsina@levittllp.com>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Your complaint

**Caution:** This is an external email and could contain potentially harmful content or links.

Hi,

I met briefly with manager Bryson on Feb 07 2024. In the meeting he stated that because I had submitted a complaint the decision was made by manager Higgs that the file would be assigned to supervisor MacLeod. I followed up a few weeks later via email – attached.

**Thank You,**

**Kevin Locke**

*Property Standards Officer B782*  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312

FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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---

**From:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
**Sent:** Thursday, April 4, 2024 2:07 PM  
**To:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>; Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Your complaint

Thank-you Kevin.

I understand, if you can send me some details of those conversations, I would appreciate it.

Best,



**Muneeza Sheikh**  
**Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

130 Adelaide Street W., Suite 801  
Toronto, ON M5H 3P5  
[levittllp.com](http://levittllp.com)

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---

**From:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>  
**Sent:** Thursday, April 4, 2024 1:58 PM  
**To:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>; Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Your complaint



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Ok, I will send an email shortly.

As an FYI;

I had been dealing with a file for a property owned by Cllr Toor and after my manager requested a copy of the complaint he and the Director took the file away from me, due to the complaint, and reassigned it to a supervisor. This is not the norm for our department and as such, it has created a lot of conversations within the office.

**Thank You,**

**Kevin Locke**

Property Standards Officer B782  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



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Flower City  
brampton.ca

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---

**From:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
**Sent:** Thursday, April 4, 2024 1:47 PM  
**To:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>; Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Your complaint

Ok can you kindly make an email introduction? I would appreciate it.

Best,

**LEVITT  
SHEIKH**  
EMPLOYMENT | LABOUR LAW

**Muneeza Sheikh**  
Partner

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

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---

**From:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>  
**Sent:** Thursday, April 4, 2024 1:45 PM  
**To:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>; Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** RE: [EXTERNAL]Your complaint

**Caution:** This is an external email and could contain potentially harmful content or links.

Hi,

Thanks for getting back to me, greatly appreciated.  
My manager told me to send him a copy back in February so unfortunately, it has been shared with management.

**Thank You,**

**Kevin Locke**  
*Property Standards Officer B782*  
Enforcement & By-Law Services |  
City of Brampton |  
8850 McLaughlin Road, unit #2  
Brampton, Ontario L6Y 5T1  
TEL: 905-458-3312  
FAX: 905-458-5224  
[Kevin.locke@brampton.ca](mailto:Kevin.locke@brampton.ca)



**BRAMPTON**  
Flower City

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**From:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
**Sent:** Thursday, April 4, 2024 1:39 PM  
**To:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>; Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Cc:** Kevin Locke <[REDACTED]>  
**Subject:** [EXTERNAL]Your complaint  
**Importance:** High

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Hi Kevin

I can confirm that I have provided a copy of your complaint to Councillor Toor. I am awaiting his response, and once I have the same, I will review and advise you as to what (if anything) I require from you.

At this time, I would like to emphasize that the matters around the complaint are confidential and are not to be shared with **anyone**. You also cannot share or speak about the content of the complaint with anyone. These confidentiality obligations are pursuant to the *Municipal Act, 2001* and the Complaint Protocol and are of utmost importance.

Please let me know if you have any questions at all, and I do apologize for the delay on this matter.

Best,



**Muneeza Sheikh**  
**Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

130 Adelaide Street W., Suite 801  
Toronto, ON M5H 3P5  
[levittllp.com](http://levittllp.com)

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**[LevittLLP](http://levittllp.com)**

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**LevittLLP**

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**LevittLLP**

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# TAB “F”

**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke  
**Date:** Friday, July 26, 2024 at 11:53:08 AM Eastern Daylight Saving Time  
**From:** Saba Khan  
**To:** Toor, Gurpartap (Councillor)  
**CC:** Muneeza Sheikh, Antonio Gemarino  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png, image008.png, image009.png, image010.png

Thank you, Councillor.

I confirm receipt of your responses below and appreciate the promptness.

Best,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Toor, Gurpartap (Councillor) <Gurpartap.Toor@brampton.ca>  
**Date:** Friday, July 26, 2024 at 11:50 AM  
**To:** Saba Khan <skhan@msrights.com>  
**Cc:** Muneeza Sheikh <msheikh@msrights.com>, Antonio Gemarino <agemarino@msrights.com>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Good morning Ms. Khan

I appreciate your patience as I have been away due to a personal family matter. I can confirm your summary to be correct. To answer the 2 questions in your email:

1. Is it your position that you're unable to share the Articles of Corporation or Corporate Profile Report for the corporate entity that you mentioned in your email below, of which you are a Director? **Yes**
2. Thank you for listing the actions that you undertook to maintain the property. Can you please provide timelines and/or other particulars for this? **It is difficult to provide an exact timeline, but I can assure you necessary actions were being taken after every visit by bylaw enforcement.** To confirm, is it your position that any steps taken thus far to maintain the property did not involve written contracts and/or electronic transactions (i.e., they were all paid for in cash)? **Correct.**

**Gurpartap Singh Toor**

Regional Councillor, Wards 9 & 10  
Chair of Economic Development  
City of Brampton

T. 905.874.2609

[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)



---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Sent:** Friday, July 26, 2024 11:41 AM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>; Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke

Good morning, Councillor Toor,

I am following up on the below emails. Can you please respond at your earliest convenience, but by no later than **July 31, 2024**?

Thank you,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Date:** Thursday, July 11, 2024 at 10:59 AM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>, Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Good morning, Councillor Toor,

I am writing to follow up on my email from last week.

Can you please respond to the email by tomorrow advising if anything in my below email requires correction?

Thank you,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Sent:** Thursday, July 4, 2024 4:45 PM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>; Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke

Good afternoon Councillor Toor,

Thanks very much for your response. Our office confirms receipt of same.

We reviewed your response and would like to confirm the following:

1. Is it your position that you're unable to share the Articles of Corporation or Corporate Profile Report for the corporate entity that you mentioned in your email below, of which you are a Director? We believe these two documents to be neutral and not ones that would list/give away sensitive information about the corporation. The purpose of asking for these documents is to confirm that you are only one listed Director among others.
2. Thank you for listing the actions that you undertook to maintain the property. Can you please provide timelines and/or other particulars for this? To confirm, is it your position that any steps taken thus far to maintain the property did not involve written contracts and/or electronic transactions (i.e., they were all paid for in cash)?

We want to ensure that we accurately understand and capture your responses to our follow up questions. In that regard, I've included our set of follow up questions and our understanding of your responses regarding



same in red font. Along with responding to the above-noted two points, please let us know if anything I have captured in red font below is *inaccurate* and please correct it accordingly.

1. You mentioned in your complaint that you are not solely responsible for the corporation that owns the property in question and that you are one director among many others:

- \*Can you please provide us with the full name of the corporate entity that owns the property in question? **Provided. 2571340 Ontario Inc.**
- \*Can you please provide us with a copy of the Corporate Profile Report for the corporation that owns the property? **Not provided.**
- \*Can you please provide us with the Articles of Incorporation for the corporation, reflecting the directors of same? **Not provided.**
- \*Can you please provide us with any content showing best efforts on your part to get the corporation's directors (and/or those in charge) to remedy the concerns at the property and bring the property into compliance with the By-laws – i.e., correspondence with occupants, correspondence with other directors of the corporation, correspondence with contractors who were asked to fix the property, correspondence with Mr. Locke in response to the tickets, etc.? **You mentioned that efforts were made by you, but any and all efforts made to date (along with payments for same) were not captured in writing or electronically. To date, there are no contracts, emails, copies of text messages, phone call records, etc., that you have in your possession.**

2. You mentioned that you did not ask anyone to remove Mr. Locke from any file:

- \*Can you please provide any and all communication/correspondence between yourself and Robert Higgs or anyone else from the department that Mr. Locke works in? **You mentioned that you had no communication with anyone other than Kevin Locke regarding "this file".**

3. You mentioned that Mr. Locke made inappropriate comments to you over a phone call:

- \*Can you please provide the time and date of this phone call and a breakdown of the discussion? **Provided.**

Best,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)

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---

**From:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Date:** Tuesday, July 2, 2024 at 11:08 AM  
**To:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>, Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Good morning

The property 123 Queen St W, Brampton is under the ownership of 2571340 Ontario Inc. I am one of the directors in the corporation and do not have the liberty to share other information regarding the corporation. I believe only I am of interest in this IC report as a member of Council. There is no correspondence with any occupants as this property has been vacant and inhabitable. The only occupants would be the trespassers that occasionally broke into this property and caused several issues like damage to property, litter, needles, etc. I personally made calls to several outdoor cleaning services but was unsuccessful to secure a contractor as the job was either “too small” or the possibility of finding needles seemed not worth their risk. At one occasion, I did find a small team that helped clean up the property and they were paid fairly in cash. At any other time, I have had friends help me clean up the property and board up any openings multiple times despite trespassers breaking in just as many times. Currently, a demolition contractor is in place to demolish the structure and remove everything from the site. The site has been secured by construction fence and work is underway.

I will restate the fact that I have never been in contact with anyone other than Mr. Locke regarding this file.

The phone call in question with Mr. Locke was some time in July/August 2023, I do not have a record of the exact date and time. Mr. Locke called me on my cellphone and said that he was on site doing another inspection and will be issuing many tickets. He said “you must have deep pockets, let’s find out”. Later at another date, I offered to meet him on site because I felt his rude attitude was escalating and I felt it would be better to walk around the property, chat and come to an agreement on the work needed to be done. We did meet and had a good discussion at the property about next steps. As soon as I left the site, he sent me an email letting me know that he has issued more tickets. Clearly, the meeting was fruitless.

Looking at Mr. Locke’s online history on his twitter account, one can draw a conclusion about his views about Brampton and specially about People of Colour. I will leave you to come to your own conclusion. <https://x.com/lockekevin?s=11&t=8HC8NMP9wlzgE9-1gwTZ1Q>

It is no surprise to me that Mr. Locke seemed to be on a hunt to discredit me and targeted me for months including harassing me at work. I have always chosen the higher road, not used any improper influence of my office, and not engaged in a debate through media. While Mr. Locke has done the exact opposite. He brought national media attention to this issue in order to taint my reputation. National media like CTV shared my personal information, and a leak from the City of Brampton violated my privacy to data as the news broadcasted several pieces of information it does not have

violated my privacy to send us the news broadcasted several pieces of information it does not have access to.

At this point, I am tired of the harassment and mental disturbance that Mr. Locke has caused me.

**Gurpartap Singh Toor**  
Regional Councillor, Wards 9 & 10  
Chair of Economic Development  
City of Brampton

T. 905.874.2609  
[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)



---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Sent:** Monday, June 24, 2024 4:33 PM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>; Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke

Good afternoon, Councillor Toor,

Ms. Sheikh is agreeable to an extension until the end of the week (June 28<sup>th</sup>).

Best,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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**From:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Date:** Monday, June 24, 2024 at 3:36 PM  
**To:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>, Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Good afternoon Ms. Khan

I would like to request some additional time to respond to the questions below – perhaps by the end of this week. Please let me know if that is acceptable.

Kind regards  
Gurpartap Singh Toor

---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Sent:** Thursday, June 13, 2024 10:29 AM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>; Antonio Gemarino <[agemarino@msrights.com](mailto:agemarino@msrights.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Good morning, Councillor Toor,

By way of introduction, I'm a lawyer at Ms. Sheikh's firm, assisting her with the above-noted complaint.

Thank you for your response to Mr. Locke's complaint.

We noted a few points in your response, to which we require further documentation and/or information. Please see as follows:

1. You mentioned in your complaint that you are not solely responsible for the corporation that owns the property in question and that you are one director among many others:
  - o \*Can you please provide us with the full name of the corporate entity that owns the property in question?
  - o \*Can you please provide us with a copy of the Corporate Profile Report for the corporation that owns the property?
  - o \*Can you please provide us with the Articles of Incorporation for the corporation, reflecting the directors of same?
  - o \*Can you please provide us with any content showing best efforts on your part to get the corporation's directors (and/or those in charge) to remedy the concerns at the property and bring the property into compliance with the By-laws – i.e., correspondence with occupants, correspondence with other directors of the corporation, correspondence with contractors who were asked to fix the property, correspondence with Mr. Locke in response to the tickets, etc.?

2. You mentioned that you did not ask anyone to remove Mr. Locke from any file:

- \*Can you please provide any and all communication/correspondence between yourself and Robert Higgs or anyone else from the department that Mr. Locke works in?

3. You mentioned that Mr. Locke made inappropriate comments to you over a phone call:

- \*Can you please provide the time and date of this phone call and a breakdown of the discussion?

We look forward to receiving a response at your earliest convenience and by **June 24, 2024** at the latest.

Regards,

**Saba Khan**  
Of Counsel  
Email: [skhan@msrights.com](mailto:skhan@msrights.com)  
[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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---

**From:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Sent:** Tuesday, April 16, 2024 5:34 PM  
**To:** Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

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Good evening

Please see my response in the document note attached. I am available to speak to you at any time for any further clarification.

Kind regards

**Gurpartap Singh Toor**  
Regional Councillor, Wards 9 & 10

Chair of Economic Development  
City of Brampton

T. 905.874.2609  
[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)



---

**From:** Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
**Sent:** Tuesday, April 16, 2024 10:22 AM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Thank-you very much.

Best,



**Muneeza Sheikh**  
**Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)  
Assistant: Ali Sheikh  
[masheikh@levittlp.com](mailto:masheikh@levittlp.com)

130 Adelaide Street W., Suite 801  
Toronto, ON M5H 3P5  
[levittlp.com](http://levittlp.com)

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---

**From:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Sent:** Tuesday, April 16, 2024 10:14 AM  
**To:** Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke

-

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Good morning

I will send a response by email later this afternoon.

Regards  
Gurpartap

**Gurpartap Singh Toor**

**Regional Councillor, Wards 9 & 10**

**Chair of Economic Development**

**City of Brampton**

T. 905.874.2609  
[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)

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**From:** Toor, Gurpartap (Councillor)  
**Sent:** Thursday, April 4, 2024 3:25:26 PM  
**To:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>  
**Subject:** RE: [EXTERNAL]Complaint - Kevin Locke

Confirming receipt

**Gurpartap Singh Toor**

**Regional Councillor, Wards 9 & 10**

**Chair of Economic Development**

**City of Brampton**

T. 905.874.2609  
[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)



---

**From:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>

From: Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
Sent: Thursday, April 4, 2024 3:23 PM  
To: Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
Cc: Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
Subject: RE: [EXTERNAL]Complaint - Kevin Locke

Good afternoon,

Please see attached.

Best,



**Muneeza Sheikh**  
**Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)  
Assistant: Ali Sheikh  
[masheikh@levittlp.com](mailto:masheikh@levittlp.com)

130 Adelaide Street W., Suite 801  
Toronto, ON M5H 3P5  
[levittlp.com](http://levittlp.com)

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---

**From:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Sent:** Thursday, April 4, 2024 3:16 PM  
**To:** Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
**Subject:** Re: [EXTERNAL]Complaint - Kevin Locke

**Caution:** This is an external email and could contain potentially harmful content or links.

Good afternoon Ms. Sheikh

I am unable to open the attachments and the pdf file embedded in the email. Can you please send the files again?

**Gurpartap Singh Toor**

**Regional Councillor, Wards 9 & 10**

**Chair of Economic Development**

**City of Brampton**



T. 905.874.2609  
[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)



---

**From:** Muneeza Sheikh <[msheikh@levittlp.com](mailto:msheikh@levittlp.com)>  
**Sent:** Thursday, April 4, 2024 1:36 PM  
**To:** Toor, Gurpartap (Councillor) <[Gurpartap.Toor@brampton.ca](mailto:Gurpartap.Toor@brampton.ca)>  
**Cc:** Nila Troubitsina <[ntroubitsina@levittlp.com](mailto:ntroubitsina@levittlp.com)>  
**Subject:** [EXTERNAL]Complaint - Kevin Locke

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon Councillor Toor,

Please find attached a complaint and accompanying attachments filed by Mr. Kevin Locke.

I have now had time to review the matter, and it is my view, that the complaint requires a response from you.

To that end, I would ask that you provide me with your written response to all allegations within a ten-day period. If you require a short extension, kindly advise me.

At this time, I would like to emphasize that the attached complaint is **highly** confidential and is not to be shared with **anyone**. You also cannot share or speak about the content of the complaint with anyone. These confidentiality obligations are pursuant to the *Municipal Act, 2001* and the Complaint Protocol and are of utmost importance.

Should you have any questions, please feel free to get in touch.



20190719\_OIC\_Com  
plaint\_Form\_Toor\_0'



**Muneeza Sheikh**  
Partner



T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

130 Adelaide Street W., Suite 801  
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Respected Madam Commissioner

Thank you for the opportunity to respond to the allegations brought forward by Mr. Kevin Locke. I will be concise in my response.

1. Mr. Locke alleges that I have not shown “Encouragement of Respect for the City and its By-Laws”. This is simply untrue. In my official and civic duties, I have always shown respect for our City and its By-Laws and always encourage other residents to do so as well. The proof is in the volume of community engagement work and the case load my office resolves diligently. As to the property in question, I would like to clarify that this property is owned by a corporation of which I am only one of many directors. I have made my best efforts to get the corporation to remedy the concerns at this property including multiple clean-up and repair works. I must admit it has been challenging given the rise in homelessness and addiction issues in our local population. I will continue to encourage the owners to maintain the property to their best ability.
2. Mr. Locke alleges I have somehow used my authority or attempted to for the purposes highlighted in his complaint. Again, this is completely false. As you may note, I always used and preferred to use my personal email and phone for communication with Kevin. I never identified myself as an elected member. I never signed my personal emails as an elected member. After meeting me in person at the site once, he recognised me and then switched his communications to my official channels. After sending me multiple emails to my city account, I finally responded and politely asked that he stop contacting me at my workplace. Kevin continued to repeatedly reach out to me at my work email. It severely affected my mental health for months, to a point where I was not even able to go through a full day’s worth of work without having a depressive breakdown. My staff who have access to my email could read the multiple emails Kevin sent me. I fully believe this to be extreme harassment. Despite warning Kevin that I will make a complaint to HR about this workplace harassment, he simply did not stop. I too did not file a complaint. In my profession as a public facing official, it is extremely hard to be vocal about facing harassment for the fear of being judged as weak or incapable of performing my duties under such pressure. As an example of Kevin’s language and verbal abuse this is what he said to me over the phone – “Must be nice to have deep pockets huh. I guess I will just have to write you 5 more tickets this time.” His abuse of power has me dealing with the financial burden of more than 20 tickets at this time. I will also state it for the record that I have never asked anyone to remove Kevin from any file.

Madam Commissioner, I am only disclosing this personal information to you via this letter as a response to your email. I am not doing so with the intent of filing a complaint against Mr. Locke or having this information be made public. I am simply complying with your duties as an Integrity Commissioner. I am proud of the work I do every single day to serve my community and provide for my family, with the utmost integrity. I refuse to continue to be harassed by someone who thinks his uniform holds power.

# TAB “G”

Saturday, September 21, 2024 at 16:13:18 Eastern Daylight Time

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**Subject:** RE: [EXTERNAL]Councillor Toor and Kevin Locke  
**Date:** Wednesday, September 11, 2024 at 9:25:38 PM Eastern Daylight Saving Time  
**From:** Higgs, Robert  
**To:** Saba Khan  
**CC:** Muneeza Sheikh  
**Attachments:** image002.png, image003.png, RE: 123 Queen St W - Summary.eml

Saba J. Khan,

Please see the below responses to your questions. I remain at your disposal and if it is easier to schedule, my cell phone is 416-473-5082, or my admin at [robin.coulson@brampton.ca](mailto:robin.coulson@brampton.ca).

Sincerely,

Rob

**Robert Higgs**

Director, Enforcement and By Law Services

City of Brampton

T: 905.458.3424 x63201

[robert.higgs@brampton.ca](mailto:robert.higgs@brampton.ca)

---

**From:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Sent:** Tuesday, September 10, 2024 5:07 PM  
**To:** Higgs, Robert <[Robert.Higgs@brampton.ca](mailto:Robert.Higgs@brampton.ca)>  
**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>  
**Subject:** [EXTERNAL]Councillor Toor and Kevin Locke  
**Importance:** High

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

**Confidential**

Good afternoon Mr. Higgs,

By way of an introduction, I am assisting Ms. Sheikh (Integrity and Ethics Commissioner for the City of Brampton, copied on this email) with respect to the above-noted matter. During the course of discussions with Mr. Locke regarding his carriage of Councillor Toor's property standards file, the below email from you came up, for which we wish to seek further clarification:

**From:** Higgs, Robert <Robert.Higgs@brampton.ca>  
**Sent:** Friday, March 1, 2024 1:50 PM  
**To:** Locke, Kevin  
**Subject:** RE: 123 Queen St W - Summary

Kevin,

Thank you for email. I can advise that, after being briefed on the totality of the deteriorating dynamic between yourself and Mr. Toor, I felt it was best for all involved that a bit of time and distance be created in this matter. This pause would then allow for due diligence to be conducted in how to best move forward in ensuring this property is brought into compliance.

At this point in time I am confident that both you, and your peers, have a multitude of other tasks and properties to fill your shift with that I am not concerned that temporarily removing this one property from the daily mix has somehow created an inefficiency in the system. I am equally confident that the cityscape has not been irreparably impacted by what has been a minor 3-week pause in inspections.

In any event, MacLeod will be moving forward in an appropriate and measured manner.

Sincerely,

Rob

**Robert Higgs**  
Director, Enforcement and By Law Services  
City of Brampton  
T: 905.458.3424 x63201  
M: 416.473.5082  
[robert.higgs@brampton.ca](mailto:robert.higgs@brampton.ca)



Could you please respond to the following:

1. Did you have any conversations with Councillor Toor at any time regarding his file being moved from Kevin Locke having carriage to someone else?  
I did not have any conversations with Councillor Toor regarding his file being moved from Kevin Locke to Rob MacLeod except months after the fact and that was in an indirect manner in that he was discussing anecdotal examples of how his investigation was handled and I noted that I was comfortable with the investigative actions since my arrival as I had immediately re-assigned the matter as soon as I became aware of it.
2. Have you had any conversations with anyone regarding Kevin Locke's carriage of Councillor Toor's property standards file? If so, please respond to the following:
  - a. What is the nature and content of the conversation(s)?;
  - b. Who was the conversation with?; and
  - c. Describe the timeline of those conversations.

I realize you have attached a portion of the email to which you are referring, but I feel the entire email string provides you with greater context in regard to the decision, and conversations, that lead to my instructing that the investigation be moved from Kevin Locke to his supervisor, Robert MacLeod.

The email string begins on January 31/24. My first day as the Director of Enforcement and Bylaw

Services was February 1<sup>st</sup>/24. I was advised by Manager Peter Bryson on February 2<sup>nd</sup>/24 that an officer, Kevin Locke, had an ongoing investigation with a property that was owned by Councillor Toor. I began to ask clarifying investigations around the nature of the investigation, how this relates to other investigations, how did the investigation progress to this point without any supervisory oversight, what are the established procedures in regard to investigations involving elected officials? The answers I received indicated there was both an absence of supervisory oversight as well as established procedures. Having been advised of the matter I requested that he keep me updated in relation to this investigation.

On February 7<sup>th</sup>/24 Manager Peter Bryson advised me that he had become aware that Kevin Locke had filed a complaint with the Integrity Commissioner in relation to Councillor Toor. This piece of information lead me to conclude that immediate intervention was required and I immediately directed that the investigation be removed from Kevin Locke and placed with Supervisor Robert MacLeod. I outlined some parameters which included that all correspondence would be via MacLeod and that the property owner would only be addressed as Mr. Toor. I ensured there was a clear distinction between Councillor Toor and property owner Mr. Toor.

I had discussions with Jolin Wang (HR) on this date just to confirm that my course of action was consistent with established policies. The rationale for my decision was that there was a clear breakdown in the expected relationship between Enforcement Officer and Property Owner. This was demonstrated by the extreme attention that had been paid to the property, the extent of the fines issued, and now the involvement of a 3<sup>rd</sup> party entity. To be clear, it was not that he had filed a complaint with the Integrity Commissioner, it was what this action represented – either he was offended at Toor’s behaviour so he sought to punish it (which I found would demonstrate a loss of impartiality) or he was using it as an investigative technique to force compliance (which is an unacceptable investigative practice).

I also advised Sameer Akhtar (Acting Legislative Services Commissioner) of a brief summary of the facts and what my decision/actions were.

Hoping this is of assistance to you and I remain at your disposal.

Sincerely,

Rob

On behalf of Ms. Sheikh, we ask that you treat this email and this matter in its entirety as confidential, pursuant to the *Municipal Act*.

Thank you,

**Saba J. Khan**

Of Counsel

Email: [skhan@msrights.com](mailto:skhan@msrights.com) | Website: [msheikh@msrights.com](mailto:msheikh@msrights.com)



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# TAB “H”

Saturday, September 21, 2024 at 16:32:50 Eastern Daylight Time

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**Subject:** Re: Your complaint  
**Date:** Thursday, September 12, 2024 at 11:41:39 AM Eastern Daylight Saving Time  
**From:** Saba Khan  
**To:** Kevin Locke  
**CC:** Cindy Imon, Muneeza Sheikh  
**Attachments:** image001.png

Thanks, Kevin.

We confirm receipt.

**Saba J. Khan**

Of Counsel

Email: [skhan@msrights.com](mailto:skhan@msrights.com) | Website: [msheikh@msrights.com](http://msheikh@msrights.com)



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**From:** Kevin Locke <[REDACTED]>  
**Date:** Thursday, September 12, 2024 at 9:08 AM  
**To:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>  
**Cc:** Cindy Imon <[cimon@msrights.com](mailto:cimon@msrights.com)>, Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>  
**Subject:** Re: Your complaint

Thanks for the update, greatly appreciated.

See below responses underlined:

I see that you have copied, pasted, and highlighted an email from me to you from June 13th below. My response to your query below is that the step of sharing the respondent's response for the complainant to reply is

not a mandatory step. It is something that is entirely within the discretion of the integrity commissioner. Following my email to you, Ms. Sheikh and I gathered enough of an understanding and sufficient particulars to proceed without the need for a reply. My email below was not by any means a suggestion that we would be sharing the integrity commissioner's "report" with you, but simply to say that to the extent that we felt the need to put anything from Councillor Toor's response to you for a reply to gather additional details, we would do so, should there be a need. We determined that there isn't a need.

Yes, I forwarded that email in response to muneeza asking me to direct her to said email per her Sept 06 email.

In any event, if you would like the opportunity to "reply" to a summary of Councillor Toor's response, we don't mind providing that to you.

Below is a summary of his response for your review and reply. To the extent that you wish to reply, kindly provide it at your earliest convenience:

Councillor Toor confirmed his position as a director of the corporate entity 2571340 Ontario Inc., which owns the property at 123 Queen St W, Brampton.

Councillor Toor acknowledged taking steps to address maintenance issues after each by-law enforcement visit but stated that all clean-up and repairs were paid in cash. He admitted difficulties in hiring contractors due to safety concerns at the site (including vandalism and trespassing) and explained that much of the work was done by a small team paid in cash or with the help of friends, resulting in a lack of formal documentation.

The issue is that none of the work was done to bring the property into

compliance with by-laws. In Dec 2023 councillor Toor stated in an email to myself and manager Bryson that a Contractor has been secured to remove the shed, remove the barrels, board the house properly and clean up. But nothing was done.

Councillor Toor denied using his authority to influence or intimidate you, stating that he never identified himself as an elected official in his initial communications.

I was told by manager Bryson that councillor Toor had called in requesting that I be removed from the file but his request was denied initially but later granted in January of 2024 after director Higgs started. Further, on Jan 26, 2024 councillor Toor threatened to file an official complaint with HR if I didn't stop contacting him. You have a screenshot of that threat. Further, on Jan 30 2024 I asked councillor Toor what it was going to take to get him to bring his property into compliance to which he responded with "how about you stop harassing me at work? Let's start there." Manager Bryson was included on that email.

He states that the escalation occurred after you recognized him and moved communication to official channels.

Not sure what is meant by official channels. If you are referring to the use of his work email then yes, standard operating that we use any communication means necessary to ensure communication and cooperation with property owners. The escalation is standard operating procedure and the same actions are taken with every property.

Management was aware of the gradual escalation and penalty notices being issued. He was given written notices and warnings first. We then had to hire a contractor to clean the refuse and cut the grass due to pack of action from councillor Toor. There was a steady escalation under the guidance of management who were updated every step of the way. Property Standards Deficiency Report issued but no actions from Toor. A Property Standards Order was issued in Nov but no actions from Toor. One of the many violations was not properly securing the property, per by-laws, which allowed homeless encampments to keep starting up inside the property which is a very serious public safety concern. The

escalation was gradual and as per standard operating procedure. We have been trying to get the councillor to abide by the by-laws and bring his property into compliance since July of 2023, that's over a year, and he still hasn't done so.

Councillor Toor stated that he had a phone conversation with you wherein you made the following comment to him, “must be nice to have deep pockets huh. I guess I will just have to write you 5 more tickets this time”.

On Wed, Sep 11, 2024, 2:01 p.m. Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)> wrote:

Good afternoon, Kevin,

I believe the integrity commissioner has already sufficiently responded to you in the email chain below.

I see that you have copied, pasted, and highlighted an email from me to you from June 13<sup>th</sup> below. My response to your query below is that the step of sharing the respondent's response for the complainant to reply is not a mandatory step. It is something that is entirely within the discretion of the integrity commissioner. Following my email to you, Ms. Sheikh and I gathered enough of an understanding and sufficient particulars to proceed without the need for a reply. My email below was not by any means a suggestion that we would be sharing the integrity commissioner's "report" with you, but simply to say that to the extent that we felt the need to put anything from Councillor Toor's response to you for a reply to gather additional details, we would do so, should there be a need. We determined that there isn't a need.

In any event, if you would like the opportunity to "reply" to a summary of Councillor Toor's response, we don't mind providing that to you.

Below is a summary of his response for your review and reply. To the extent that you wish to reply, kindly provide it at your earliest convenience:

- Councillor Toor confirmed his position as a director of the corporate entity 2571340 Ontario Inc., which owns the property at [123 Queen St W, Brampton](#).
- Councillor Toor acknowledged taking steps to address maintenance issues after each by-law enforcement visit but stated that all clean-up and repairs were paid in cash. He

admitted difficulties in hiring contractors due to safety concerns at the site (including vandalism and trespassing) and explained that much of the work was done by a small team paid in cash or with the help of friends, resulting in a lack of formal documentation.

- Councillor Toor denied using his authority to influence or intimidate you, stating that he never identified himself as an elected official in his initial communications. He states that the escalation occurred after you recognized him and moved communication to official channels.
- Councillor Toor stated that he had a phone conversation with you wherein you made the following comment to him, “must be nice to have deep pockets huh. I guess I will just have to write you 5 more tickets this time”.

As a reminder, you have an obligation to keep the contents of this email, and this matter at large, confidential, pursuant to the *Municipal Act*.

Best,

**Saba J. Khan**

Of Counsel

Email: [skhan@msrights.com](mailto:skhan@msrights.com) | Website: [msheikh@msrights.com](mailto:msheikh@msrights.com)



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**From:** Kevin Locke <[REDACTED]>

**Date:** Tuesday, September 10, 2024 at 11:15 AM

**To:** Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)>

**Cc:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>, Cindy Imon <[cimon@msrights.com](mailto:cimon@msrights.com)>

**Subject:** Re: Your complaint

Hi

Per the email below, when will you be sharing councillor Toor's response to my complaint with me?

I know this may be contrary to what muneeza has said in correspondence of late but, this is where the confusion stems from.

I am merely seeking clarity and resolution.

Thank you,  
Kevin Locke

On Thu, Jun 13, 2024, 10:43 a.m. Saba Khan <[skhan@msrights.com](mailto:skhan@msrights.com)> wrote:

Good morning, Mr. Locke,

By way of introduction, I am a lawyer at Ms. Sheikh's firm, assisting her with this matter.

We are in receipt of Councillor Toor's response to your complaint and are in communication with him to ensure we have all necessary details and particulars prior to sharing those with you for your reply.

We will be in touch once we have another update.

Best,

**Saba Khan**

Of Counsel

Email: [skhan@msrights.com](mailto:skhan@msrights.com)

[muneezasheikhlaw.com](http://muneezasheikhlaw.com)

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**From:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>

**Date:** Wednesday, June 5, 2024 at 10:54 AM

**To:** Kevin Locke <[REDACTED]>

**Cc:** Saba Khan <[saba@sabalaw.ca](mailto:saba@sabalaw.ca)>

**Subject:** RE: Your complaint

Thanks Kevin.

Best,

**Muneeza Sheikh**

Founding Partner

Phone: (416) 800-0864 x864 | [msheikh@msrights.com](mailto:msheikh@msrights.com)

Assistant: Antonio Gemarino [agemarino@msrights.com](mailto:agemarino@msrights.com) | (416) 800-0864 x 866

[muneezasheikhlaw.com](http://muneezasheikhlaw.com)



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**From:** Kevin Locke <[REDACTED]>

**Sent:** Wednesday, June 5, 2024 10:52 AM

**To:** Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)>

**Subject:** Re: Your complaint

Thanks for the update

On Wed, Jun 5, 2024, 10:30 a.m. Muneeza Sheikh <[msheikh@msrights.com](mailto:msheikh@msrights.com)> wrote:

Hi Kevin,

Thank you for your email.

I appreciate your comments on how long you think it should take, but unfortunately, I am not in a position to give you a substantive update at this time.



I can only tell you that we are in the process of scheduling some additional interviews, and as I have said to you in multiple emails, we will provide you with an update when we have one.

If you wish to circle this to the ombudsman office, certainly you are free to go ahead and do that. The jurisdiction of this complaint lies with me, it is an open matter, and I am dealing with it. You can provide all of our correspondence to the Ombudsman office if you wish, and I'll cooperate with them.

Thank you very much.

Best,

**Muneeza Sheikh**

Founding Partner

Phone: (416) 800-0864 x864 | [msheikh@msrights.com](mailto:msheikh@msrights.com)

Assistant: Antonio Gemarino [agemarino@msrights.com](mailto:agemarino@msrights.com) | (416) 800-0864 x 866



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On Jun 5, 2024, at 10:06 AM, Kevin Locke  
<[REDACTED]> wrote:

Hi Muneeza,

I got your new email address from City staff.

Please let me know if there is any update on my complaint, I really didn't think it would take this long. If you are too busy I can submit it to the Ombudsman.

Let me know

Kevin

----- Forwarded message -----

From: **Kevin Locke** <[REDACTED]>  
Date: Wed, Jun 5, 2024 at 9:09 AM  
Subject: Re: Your complaint  
To: Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
Cc: Saba Khan <[saba@sabalaw.ca](mailto:saba@sabalaw.ca)>

Hi Muneeza,

Checking in to see if you received the email below.

Kevin

On Mon, Jun 3, 2024 at 6:19 PM Kevin Locke  
<[REDACTED]> wrote:

No problem.

Please let me know if there is any update on my complaint, I really didn't think it would take this long. If you are too busy I can submit to the Ombudsman.

Let me know

Kevin

On Thu, May 23, 2024, 7:08 p.m. Muneeza Sheikh  
<[msheikh@levittllp.com](mailto:msheikh@levittllp.com)> wrote:

Thank you Kevin for clarifying.

Best,

**Muneeza Sheikh**  
**Partner**

**T: 416-594-3900**

Assistants: Nila Troubitsina  
& Ali Sheikh

**T: 416-594-3900 x 487**

E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
& [massheikh@levittllp.com](mailto:massheikh@levittllp.com)

[130 Adelaide Street W., Suite 801](#)  
[Toronto, ON M5H 3P5](#)  
[levittllp.com](http://levittllp.com)

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On May 23, 2024, at 6:37 PM, Kevin Locke  
[REDACTED] wrote:

**Caution:** This is an external email and could contain potentially harmful content or links.

Hi Muneeza

Good to hear from you. I haven't shared any correspondence or documents with anyone outside of our internal team. All of the documents are attached to the file for the property so technically, anyone with access to our AMANDA system can access them. I see there was an FOI for the property back on April 11 but I am unsure of what documents were sent out.

Kevin

On Thu, May 23, 2024, 5:51 p.m. Muneeza Sheikh  
<[msheikh@levittllp.com](mailto:msheikh@levittllp.com)> wrote:

Hi Kevin

I hope you are well.

You may recall, when you filed your complaint – I reminded you to keep this matter confidential. In fact, you are obligated to do so.

I was contacted by a media outlet today who wanted some commentary on this matter. Under the circumstances, I thought it prudent to ask you if in fact you have shared the contents of the complaint or any other accompanying correspondence (including with me) with any third party.

I would appreciate your prompt response.

Best,

**Muneeza Sheikh  
Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

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---

**From:** Kevin Locke <[REDACTED]>  
**Sent:** Wednesday, May 15, 2024 9:13 AM  
**To:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>  
**Cc:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>; Nila

Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>

**Subject:** Re: Your complaint

**Caution:** This is an external email and could contain potentially harmful content or links.

Hi Muneeza,

Sorry to bother you again, just curious if the complaint is proceeding and what the next steps are?

Thank you

Kevin Locke

On Tue, Apr 30, 2024, 2:06 p.m. Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)> wrote:

Hi Kevin

I appreciate you checking in, and appreciate your desire to get some clarity on where things stand.

As I had mentioned earlier, I will reach out when and if I determine it is necessary to do so.

I have heard from Councillor Toor – and cannot say anything beyond that.

If I need to speak to you again – I absolutely will reach out.

Thank-you for your patience.

Best,

**Muneeza Sheikh  
Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

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---

**From:** Kevin Locke

[REDACTED] >

**Sent:** Tuesday, April 30, 2024 2:04 PM

**To:** Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)>

**Cc:** Locke, Kevin <[Kevin.Locke@brampton.ca](mailto:Kevin.Locke@brampton.ca)>;

Nila Troubitsina <[ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)>

**Subject:** Re: Your complaint

**Caution:** This is an external email and could contain potentially harmful content or links.

Hi Muneeza & Nila,

Checking in to see if there are any updates regarding this complaint.

Have you made a classification or received a response from the councillor?

Thank you  
Kevin Locke

On Thu, Apr 4, 2024, 1:39 p.m. Muneeza Sheikh <[msheikh@levittllp.com](mailto:msheikh@levittllp.com)> wrote:

Hi Kevin

I can confirm that I have provided a copy of your complaint to Councillor Toor. I am awaiting his response, and once I have the same, I will review

and advise you as to what (if anything) I require from you.

At this time, I would like to emphasize that the matters around the complaint are confidential and are not to be shared with **anyone**. You also cannot share or speak about the content of the complaint with anyone. These confidentiality obligations are pursuant to the *Municipal Act, 2001* and the Complaint Protocol and are of utmost importance.

Please let me know if you have any questions at all, and I do apologize for the delay on this matter.

Best,

**Muneeza Sheikh  
Partner**

T: 416-594-3900  
Law Clerk: Nila Troubitsina  
T: 416-594-3900 x 487  
E: [ntroubitsina@levittllp.com](mailto:ntroubitsina@levittllp.com)  
Assistant: Ali Sheikh  
[masheikh@levittllp.com](mailto:masheikh@levittllp.com)

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**Summary of Recommendations**  
**Planning and Development Committee**  
**The Corporation of the City of Brampton**

**Monday, November 4, 2024**

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**2. Approval of Agenda**

**PDC191-2024**

That the agenda for the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

Carried

**4. Consent Motion**

**PDC192-2024**

That the following items to the Planning and Development Committee Meeting of November 4, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 8.1, 8.2, and 8.3

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

**PDC193-2024**

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and**

**Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052, be received;**

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received;
  1. Ripanjeet Gill, Brampton Resident
  2. Ian Franklin, KLM Planning Partners Inc.; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Kavita Batoolall, Brampton Resident, dated October 25, 2024
  2. Nishidh Vinchhi, Brampton Resident, dated October 30, 2024
  3. Sheena Sharma, Brampton Resident, dated October 31, 2024
  4. Ripanjeet Gill, Brampton Resident, dated October 29, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

**PDC194-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received; and,
2. That the following correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties

and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049 to the Planning and Development Committee Meeting of November 4, 2024, be received:

1. Katie Pandey, Weston Consulting, on behalf of 10015 Clarkway Drive, dated October 31, 2024.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

**PDC195-2024**

1. That the presentation from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051**, be received;
2. That the delegation from Abhinav Sharma, Brampton Resident re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Raghav Dhir, Brampton Resident, dated October 8, 2024
  2. Nikhil Reddy, Brampton Resident, dated October 10, 2024
  3. Kuldip Nirwal, Brampton Resident, dated October 10, 2024
  4. Amar Grewal, Brampton Resident, dated October 10, 2024

5. Chetan Patel, Brampton Resident, dated October 11, 2024
6. Shahzad Abbasi, Brampton Resident, dated October 14, 2024
7. Gurbir Brar, Brampton Resident, dated October 16, 2024
8. Sasikanth Maruvada, Brampton Resident, dated October 17, 2024
9. Kishan Pathmanadan, Brampton Resident, dated October 16, 2024
10. Jerry Brar, Brampton Resident, dated October 17, 2024
11. Sagar Trivedi, Brampton Resident, dated October 18, 2024
12. Jatin Patel, Brampton Resident, dated October 17, 2024
13. Sukhdeep Devgan, Brampton Resident, dated October 5, 2024
14. Kartik Shah, Brampton Resident, dated October 29, 2024
15. Mohammad Alam, Brampton Resident, dated October 17, 2024.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

**PDC196-2024**

1. That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received;
  1. Sandra Beatty, Brampton Resident
  2. Imelda Petroff, Brampton Resident
  3. Krista, Brampton Resident

4. Wolfgang Karalus, Brampton Resident
5. Carol Jarvie, Brampton Resident; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Thomas Hulbert, Brampton Resident, dated October 31, 2024
  2. Wolfgang Karalus, Brampton Resident, dated November 3, 2024.

Carried

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

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

**Dealt with under Item 5.3 - Recommendation PDC195-2024**

- 6.2 Delegation re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

**PDC197-2024**

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred back** to staff for further review; and,
2. That the following delegations re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff:

1. Cynthia Sri Pragash, Brampton Resident
2. Pushap Jindal, Jindal Developments Ltd.

Carried

- 6.3 Delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level

**PDC-198-2024**

That the delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: **Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level** to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff for further review.

Carried

- 6.4 Delegation re: Community Improvement Plan Boundary Exclusion of Genesis Lodge Ltd.

**This delegation was withdrawn on October 31, 2024**

- 6.5 Delegation re: Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

**This delegation was withdrawn at the meeting**

(See Item 7.4)

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

**Dealt with under Item 5.1 - Recommendation PDC193-2024**

- 6.7 Delegation re: Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

**PDC199-2024**

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be **referred** to a future council meeting for matters to be resolved prior to the enacting zoning by-law; and,
2. That the delegation from Gurvir Gill, Brampton Resident, re: Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of November 4, 2024, be received.

Carried

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

**Dealt with under Item 5.4 - Recommendation PDC196-2024**

**7. Staff Presentations and Planning Reports**

- ^ 7.1 Staff Presentation re: City-Wide Community Improvement Plan for Affordable Housing

**PDC200-2024**

That the presentation from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received.

Carried

- ^ 7.2 Staff Report re: City-Wide Community Improvement Plan for Affordable Housing

## **PDC201-2024**

1. That the report from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received;
2. That Council enact the Community Improvement Plan (CIP) Area Designation By-law, attached to this report as Attachment 3 to designate the entire city as a CIP area;
3. That Council enact the Community Improvement Plan for Affordable Housing By-law, attached to this report as Attachment 4 to establish a City-Wide Community Improvement Plan for Affordable Housing; and
4. That Council repeal By-law 217-2022 and replace it with the amended Community Improvement Plan By-law for Office Employment attached to this report as Attachment 5 to include the CIP Area Designation By-law, updated recitals, and the original CIP for Office Employment.

Carried

- ^ 7.3 Staff Report re: Application to Temporarily Amend the Zoning By-law, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029

## **PDC202-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Temporarily Amend the Zoning By-law, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029**, be received;
2. That the Application for Temporary Zoning By-law Amendment, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029, be approved on the basis that it is consistent with the 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and,



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

Carried

- ^ 7.4 Staff Report re: Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

**PDC203-2024**

1. That the report from Ramsen Yousif, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Gagnon Walker Domes LTD, on behalf of Mr. Haroon Raza and 2872374 Ontario Inc.(File: OZS-2022-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended; and,
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report, be adopted.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

**Dealt with under Item 6.7 - Recommendation PDC199-2024**

- 7.6 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

**Dealt with under Item 6.2 - Recommendation PDC197-2024**

**8. Committee Minutes**

- ^ 8.1 Minutes - Active Transportation Advisory Committee - October 8, 2024

**PDC204-2024**

That the Minutes of the Active Transportation Advisory Committee meeting of October 8, 2024, Recommendations ATC041-2024 - ATC049-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

**ATC041-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of October 8, 2024, be amended,

**To Add:**

7.2 - Discussion at the request of Dayle Laing, Citizen Member, re: **Survey Brampton Orangeville Rail Trail**

**ATC042-2024**

That the delegation and correspondence from Donna Laevens-Van West, Brampton Resident, re: **Contra-Flow Lanes on One-Way Streets (Bicycle Excepted Signs)**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC043-2024**

That the presentation from Stephen Laidlaw, Co-Chair, re: **Edmonton Vision Zero**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC044-2024**

That the presentation from Nelson Cadete, Manager, Transportation Planning to the Active Transportation Advisory Committee Meeting of October 8, 2024, re:

**Active Transportation Master Plan Implementation – 2024 challenges**, be received.

**ATC045-2024**

That the presentation from Cindy Evans, Citizen Member, to the Active Transportation Advisory Committee Meeting of October 8, 2024, re: **Balmoral Bike Lanes**, be received.

**ATC046-2024**

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Updates on the 2024 ATMP Implementation Work Plan**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC047-2024**

It is the position of the City of Brampton Active Transportation Advisory Committee that the Committee Chairs work with staff to compose correspondence to the appropriate provincial representatives, on behalf of the Committee, to object to any new legislation that would limit the construction of on street active transportation infrastructure.

**ATC048-2024**

That the correspondence from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Status of Remaining TransCanada PXOs**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC049-2024**

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, December 10, 2024, 4:30 p.m. or at the call of the Chair.

Carried

<sup>^</sup> 8.2 Minutes - Brampton Heritage Board - Special Meeting - October 2, 2024

**PDC205-2024**

That the Minutes of the Special Meeting of the Brampton Heritage Board of October 2, 2024 to the Planning and Development Committee Meeting of November 4, 2024, be received.

^ 8.3 Minutes - Brampton Heritage Board - October 15, 2024

**PDC206-2024**

That the Minutes of the Brampton Heritage Board meeting of October 15, 2024, Recommendations HB041-2024 - HB045-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

**HB041-2024**

That the agenda for the Brampton Heritage Board meeting of October 15, 2024 be approved, as amended, as follows:

**To withdraw:**

Item 6.1 - Delegation by David Eckler, Principal, AREA, Architects Rasch Eckler Associates Ltd. re: **Heritage Permit Application (HPA) for 10254 Hurontario St., Brampton, Learment-C. Armstrong House**

**HB042-2014**

1. That the report from Otmar Melhado, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 3448 Castlemore Road - Ward 10**, be received;
2. That staff be authorized to publish and serve the Notice of Intention to Designate the property at 3448 Castlemore Road in accordance with the requirements of the Ontario Heritage Act;
3. That, if no objections are received for the Notice of Intention to Designate, a by-law be passed to Designate the subject property;
4. That, if any objections to the designation are received that cannot be resolved, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and
5. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

#### **HB043-2024**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of October 15, 2024, re: **Recommendation Report for Heritage Impact Assessment and Heritage Permit for 55 Queen St E – Ward 3**, be received;
2. That the Heritage Impact Assessment for 55 Queen St E prepared by Megan Hobson, dated September 11, 2024 be received; and
3. That the Heritage Permit application, for accessibility upgrades to the front entrance and lower-level washroom at 55 Queen St E, be approved as recommended in the Heritage Impact Assessment, subject to the following conditions:
  - i. that the architect provide detailed drawings and specifications for the replicated glazed partition wall and wheelchair ramp railings to heritage staff for final review, prior to the issue of building permits;
  - ii. that the architect and/or heritage consultant monitors demolition and construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing; and
  - iii. that the arborist monitors tree protection during construction of the wheelchair ramp.

#### **HB044-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Heritage Impact Assessment and Heritage Permit Application for 10254 Hurontario St – Ward 2**, dated October 9, 2024 be received;
2. That the Heritage Impact Assessment for 10254 Hurontario St. (prepared by AREA Architects, October 9, 2024) addressing proposed alterations and additions to the property, be received;
3. That the Heritage Permit application for Phase 1: Daycare Interior Renovations and Basement Alterations at the southeast of the building including deck and railings at ground floor level and windows within above-grade foundation walls, at 10254 Hurontario St be approved, subject to the following conditions, as recommended by Heritage Staff:
  - i. that the architect provides detailed drawings & specifications for the proposed railing on the deck, prior to the issue of building permits;

- ii. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing; and
- 4. That an Addendum to the Heritage Impact Assessment addressing the proposed Phase II: 2-storey addition at the West of the building, be submitted as part of the Site Plan and Heritage Permit applications.

**HB045-2024**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2024, at 7:00 p.m.

Carried

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

**Dealt with under Item 5.3 - Recommendation PDC195-2024**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

**Dealt with under Item 5.1 - Recommendation PDC193-2024**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

**Dealt with under Item 5.4 - Recommendation PDC196-2024**

- 11.4 Correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

**Dealt with under Item 5.2 - Recommendation PDC194-2024**

**15. Adjournment**

**PDC207-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, December 9, 2024, at 7:00 p.m. or at the call of the Chair.

Carried



Wednesday, November 13, 2024

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2. **Approval of Agenda**

**CW406-2024**

That the agenda for the Committee of Council Meeting of November 13, 2024 be approved, as amended, as follows:

**To Add:**

5.2 Announcement – New Executive Director of Downtown Brampton BIA

15.2 Discussion re: Procedure By-law

Open Meeting exception under Section 239 (2) (f) of the Municipal Act, 2001:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

4. **Consent**

**CW407-2024**

That the following items to the Committee of Council Meeting of November 13, 2024 be approved as part of Consent:

**8.2.2, 8.3.1, 8.4.1, 9.2.2, 9.3.1, 9.4.1, 9.4.2, 10.2.1, 11.2.1, 13.1**

Carried



**6. Public Delegations**

**6.1 CW408-2024**

That the delegation from Todd Kyle, CEO, Brampton Library, Radha Tailor, Library Board Chair, and Anand Desai, Monteith Brown Planning Consultants, to the Committee of Council Meeting of November 13, 2024, re: **Brampton Library Facilities Master Plan Update**, be received.

Carried

**6.2 CW409-2024**

That the delegation from Munisha Manocha and Vikas Sharma, Festival Director, Trimurti Events, to the Committee of Council Meeting of November 13, 2024, re: **Request to Waive Charges related to a Public Religious Festival**, be received.

Carried

**6.3 CW410-2024**

That the delegation from Susan Eagles, Member of the Village of Green Co-Op (Non-Profit) and Brampton resident, to the Committee of Council Meeting of November 13, 2024, re: **Request for Noise Wall/Sound Barrier on Steeles Avenue at McMurchy Avenue - Ward 3**, be referred to staff for discussion with the Region of Peel.

Carried

**6.4 CW411-2024**

That the delegation from Emmanuel Adebola, Executive Director, ANE Global, to the Committee of Council Meeting of November 13, 2024, re: **ANE Global and Black Empowerment Summit and Gala - October 19, 2024**, be received.

Carried

**6.5/8.2.1**

**CW412-2024**

1. That the delegation from Andrew Mirabella, Associate Partner, Hemson Consulting Ltd., to the Committee of Council Meeting of November 13, 2024, re: **2023 State of the Local Infrastructure Report**, be received;

2. That the report from Amit Gupta, Manager, Corporate Asset Management, Corporate Support Services, to the Committee of Council Meeting of November 13, 2024, re: **State of Local Infrastructure Report – 2023**, be received;
3. That the State of Local Infrastructure Report – 2023, attached as Appendix A, be approved; and
4. That the 2023 State of the Local Infrastructure Report be posted on the City's website to comply with the City of Brampton Asset Management Policy.

Carried

#### 6.6 **CW413-2024**

That the following delegations to the Committee of Council Meeting of November 13, 2024, re: **Active Transportation Master Plan - Bicycle Lane Implementation in the City and Bill 212 Reducing Gridlock, Saving You Time Act, 2024**, be **referred** to staff for consideration in conjunction with development of the Brampton Mobility Plan:

1. David Laing, President, Brampton Environmental Alliance
2. Dayle Laing, Secretary, BikeBrampton
3. Donna Laevens-Van West, Brampton Resident
4. Jasdeep Singh Bhattal, Retired Superintendent Engineer - Punjab Water Supply and Sewerage Board
5. Sasi Kumar, International Student - Algoma University and Brampton Resident
6. Lisa Stokes, Member, BikeBrampton
7. Gunjan Sharda, Brampton Resident
8. Leonard D Souza, Brampton Resident
9. Jessica Spieker, Chair and Spokesperson, Friends and Families for Safe Streets
10. Alina Grzejszczak, Brampton Resident
11. Moaz Ahmad, Co-Founder and Chief Community Officer, Scooty

Carried

## 7. **Government Relations Matters**

### 7.1 **CW414-2024**

1. That the presentation by Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of November 13, 2024, re: **Government Relations Matters**, be received; and
2. That a letter of advocacy be sent to Minister Michael Parsa and Associate Minister Charmaine Williams (Ministry of Children, Community and Social Services) to support the Salvation Army Resource Centre request for capital and operating support to expand the shelter.

Carried

## 8. **Corporate Services Section**

### 8.2.1 **Dealt with under Item 6.5 - Recommendation CW412-2024**

#### **^8.2.2 CW415-2024**

1. That the report from Jennifer Anderson, Property Tax Account Analyst, Finance, Corporate Support Services, to the Committee of Council Meeting November 13, 2024, re: **Land Tax Apportionments Pursuant to the Municipal Act, 2001**, be received; and
2. That the unpaid taxes for the lands encompassed by the assessment roll numbers listed in Schedule A to this report be apportioned according to their relative value for each year as indicated in Schedule A.

Carried

#### **^8.3.1 CW416-2024**

That the **Minutes of the Brampton Women's Advisory Committee Meeting of October 9, 2024**, Recommendations BWAC001-2024 to BWAC005-2024, to the Committee of Council Meeting of November 13, 2024, be approved.

Carried

The recommendations were approved as follows:

#### **BWAC001-2024**

That the agenda for the Brampton Women's Advisory Committee meeting of October 9, 2024, be approved as amended to vary the order of the agenda to deal with Item 7.1, following Approval of Agenda.

#### **BWAC002-2024**

1. That the presentation by Genevieve Scharback, City Clerk, to the Brampton Women's Advisory Committee meeting of October 9, 2024, re: **Brampton Women's Advisory Committee Orientation**, be received.
2. That the presentation by Lucy Nyarwai and Cindy-Ann Williams, Equity Office, Corporate Services, to the Brampton Women's Advisory Committee meeting of October 9, 2024, re: **Brampton Women's Advisory Committee Orientation**, be received.

#### **BWAC003-2024**

That Kathleen Douglass and Angel Massey-Singh be appointed as Co-chairs of the Brampton Women's Advisory Committee for the term ending November 14, 2025, or until successors are appointed.

#### **BWAC004-2024**

That the Brampton Women's Advisory Committee meeting dates for 2025 shall be as follows:

- Thursday, January 16, 2025
- Thursday, April 17, 2025
- Thursday, July 17, 2025
- Thursday, October 16, 2025

#### **BWAC005-2024**

That the Brampton Women's Advisory Committee do now adjourn to meet again on January 16, 2025, at 7:00 p.m.

#### **^8.4.1 CW417-2024**

That the correspondence from Patrick McMahon, Technical Manager, Regulatory Research and Records, Enbridge Gas Inc., dated October 29, 2024, to the Committee of Council Meeting of November 13, 2024, re: **Application for New Certificate of Public Convenience and Necessity**, be received.

Carried

## 9. Public Works and Engineering Section

### 9.1.1/9.2.1

#### **CW418-2024**

1. That the presentation from Nelson Cadete, Manager, Transportation Planning, Integrated City Planning, Planning, Building and Growth Management, to the Committee of Council Meeting of November 13, 2024, re: **Bicycle Lane Implementation in the City and Bill 212 Reducing Gridlock, Saving You Time Act, 2024**, be received;
2. That the report from Nelson Cadete, Manager, Transportation Planning, Integrated City Planning, Planning, Building and Growth Management, to the Committee of Council Meeting of November 13, 2024, re: **Active Transportation Master Plan**, be received; and
3. That until the time in which the Active Transportation Master Plan is updated, the interim strategy outlined within this report with respect to bicycle lane implementation, be endorsed.

Carried

### 9.2.1 Dealt with under Item 9.1.1 - Recommendation CW418-2024

### ^9.2.2

#### **CW419-2024**

1. That the report from Binita Poudyal, Traffic Operations Technologist, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 13, 2024, re: **Parking Related Concerns - Forestgrove Circle – Ward 2**, be received; and
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to implement “No Parking, Anytime” restrictions on the inner portion of Forestgrove Circle.

Carried

### 9.2.3

#### **CW420-2024**

1. That the report from Sam Mattina, Manager, Contracts, Operations Planning and Projects, Road Maintenance, Operations and Fleet, Public Works and

Engineering, to the Committee of Council Meeting of November 13, 2024, re: **Engagement Campaign Snow Survey Results for Winter Maintenance Contract – All Wards**, be received; and

2. That staff be requested to continue surveying throughout the winter months and provide a further update to Council in the Spring.

Carried

^9.3.1

#### **CW421-2024**

That the **Minutes of the Brampton School Traffic Safety Council Meeting of October 10, 2024**, Recommendations SC049-2024 to SC059-2024, to the Committee of Council Meeting of November 13, 2024, be approved.

Carried

The recommendations were approved as follows:

#### **SC049-2024**

That the agenda for the Brampton School Traffic Safety Council meeting of October 10, 2024, be approved, as published and circulated.

#### **SC050-2024**

1. That the correspondence from Andrew D'Souza, Principal, to the Brampton School Traffic Safety Council meeting of October 10, 2024, re: **Request to review Traffic Congestion on School Property and Park and Ride, St. John Bosco Catholic School, 1025 North Park Drive - Ward 8** be received; and,
2. That a site inspection be undertaken.

#### **SC051-2024**

1. That the correspondence from Palweet Parmar, Council Office, on behalf of area residents, to the Brampton School Traffic Safety Council meeting of October 10, 2024, re: **Request to Review Parking Issues and Traffic Congestion on School Street, Burnt Elm Public School, 85 Burnt Elm Drive, Ward 2**, be received; and,
2. That a site inspection be undertaken.

#### **SC052-2024**

1. That the correspondence from Kristen Bynoe, Vice-Principal, to the Brampton School Traffic Safety Council meeting of October 10, 2024, re: **Request to review Traffic Congestion on School Street and Crossing Guard Inquiry, Sunny View Middle School, 30 Chapparral Drive, Ward 9**, be received; and,
2. That a site inspection be undertaken.

#### **SC053-2024**

1. That the correspondence from Stacy Vaz, resident, to the Brampton School Traffic Safety Council meeting of October 10, 2024, re: **Request for a Crossing Guard at intersection of Harold Street and Brenda Avenue, Ridgeview Public School, 25 Brenda Avenue, Ward 3**, be received; and,
2. That a site inspection be undertaken.

#### **SC054-2024**

That the update by Enforcement and By-law Services, to the Brampton School Traffic Safety Council meeting of October 10, 2024, re: **School Patrol Statistics - September 2024**, be received.

#### **SC055-2024**

1. That the Site Inspection report for **Malala Yousafzai Public School** be received;
2. That the Manager of Traffic Operations and Parking arrange for the implementation of “No stopping, Monday to Friday” signage on the east side of Queen Mary Drive for the entire length of the school;
3. That the school principal arrange for the installation of additional bike racks; and,
4. That the Manager of Parking Enforcement arrange for enforcement of “No stopping” signage once implemented.

#### **SC056-2024**

1. That the Site Inspection report for **Rowntree Public School** be received; and,
2. That no further action is required.

### **SC057-2024**

1. That the Site Inspection report for **Fernforest Public School** be received;
2. That the Manager of Traffic Services arrange for:
  - Enhanced pavement markings to be installed at the intersection of Black Forest Drive and Willow Park Drive
  - Implementation of “No Stopping Anytime” signage on the south side of Black Forest from Willow Park Drive to a point across from house number 75 Black Forest Drive; and,
3. That the Manager of Transportation, Right of Way and Safety, arrange for a Crossing Guard to be placed at the intersection of Black Forest and Willow Park Drive.

### **SC058-2024**

1. That the Site Inspection report **Beryl Ford Public School** be received;
2. That to encourage Active Transportation to and from school, the principal contact their designated Peel Health Nurse to participate in the School Travel Plan Program in Peel;
3. That the Manager of Parks Operations arrange for the trees that were obstructing the signage on the west side of Ironshield Drive to be trimmed;
4. That the Manager of Traffic Operations review the intersection to determine if pedestrian lines can be implemented on Franktown Drive at Ironshield Drive;
5. That the principal of Beryl Ford Public School be requested:
  - to advise the school community to cross at the controlled intersections and not at the driveway across from Franktown Drive
  - to remind school staff that they should not be on the City roadway; and,
6. That a crossing guard is not warranted at the intersection of Ironshield Drive and Franktown Drive.

### **SC059-2024**

That Brampton School Traffic Safety Council do now adjourn to meet again on November 7, 2024, at 9:30 a.m.



### 9.3.2 CW422-2024

WHEREAS, scientists have warned that Canada's unprecedented fire season, linked to climate change, will become the new normal and will intensify as climate change makes hotter, drier weather and longer fire seasons more common; and

WHEREAS, animal agriculture is responsible for 30% of Canada's total methane emissions, the United Nations 2021 Methane Assessment reveals that methane cuts of 45% by 2030 are required to prevent a 0.3C temperature rise by 2045, buying us time for carbon dioxide, a longer-lived gas, to dissipate; and

WHEREAS, the IPCC (2019) Special Report on Land Use, shows that a plant-based food system would save almost 8 Gigatons Equivalent in greenhouse gas emissions by 2050; and

WHEREAS, cattle ranching is the largest driver of deforestation in every Amazon country, accounting for 80% of current deforestation rates, and the most extensive food system analysis to date found that globally 83% of agricultural land is used to farm animals, yet supplies just 18% of calories; and

WHEREAS, extreme temperature rises, droughts and floods are a risk to food security, and according to the Animal Nutrition Association of Canada, 80% of Canada's supply of barley, 60% of Canada's available corn supply, and 30% of Canada's wheat supply are used to feed farmed animals rather than humans; and

WHEREAS, a global initiative is underway calling for a Plant Based Treaty that, through its three R's - Relinquish, Redirect and Restore – aims to halt the accelerating expansion of animal agriculture, incentivise and promote a plant-based food system, rewild critical ecosystems in line with the global commitment to limit warming to 1.5C and work to mitigate the climate crisis with fair equitable transition plans; and

WHEREAS, action to improve accessibility and promote the consumption of plant-based foods in Brampton will help to mitigate and adapt Brampton to the impacts of climate change, improve social justice and economic wellbeing, and support the Brampton in reducing its consumption-based emissions;

THEREFORE, BE IT RESOLVED:

1. With the concurrence of the Mayor, that by the adoption of this Resolution, the City of Brampton formally endorses a plant based treaty and makes a plant based approach as a part of the city's climate plan.
2. Use Brampton civic events including meeting and events hosted by city council to promote and showcase appropriately environmentally friendly plant-based food and drink options, alongside displayed information about the climate and

health benefits and relative cost of different protein/food sources and informing people about how to achieve a balanced plant-based diet.

3. When events occur on Brampton open spaces, and where catering is provided, ensure that environmentally friendly plant-based options are included and available (i.e., minimum from at fifty per cent of caterers), secured through the use of terms and conditions of hire (where reasonably and appropriately possible).
4. Evaluate the potential for increasing plant-based food options and introducing plant-based defaults in City of Brampton facilities and during regional events, with the aim of increasing healthy eating options for staff and visitors while contributing to the reduction of negative climate impacts.
5. Promote a plant-based awareness week and use municipal communication channels to promote sustainable and affordable food and drink practices throughout the City of Brampton.
6. Create an action plan and time scale for implementing changes to City of Brampton activities following the endorsement of the treaty and report back on progress in 6 months.

AND FURTHER THAT a copy of this motion be circulated to the Region of Peel.

Carried

**^9.4.1 CW423-2024**

That the correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation (CVC), dated October 28, 2024, to the Committee of Council Meeting of November 13, 2024, re: **2025 Credit Valley Conservation (CVC) Board of Directors Meeting Schedule**, be received.

Carried

**^9.4.2 CW424-2024**

That the correspondence from Peter Bolton, Brampton resident, dated November 12, 2024, to the Committee of Council Meeting of November 13, 2024, re: **Brampton Bike Lanes and Infrastructure**, be received.

Carried

**10. Community Services Section**

^10.2.1

**CW425-2024**

1. That the report from Brian Macklin, Manager, Parks Operations, Parks Maintenance and Forestry, Community Services, to the Committee of Council Meeting of November 13, 2024 re: **Request to Begin Procurement - Watering Services for Hanging Baskets, Planters and Planting Beds at Various Citywide Locations for a Three (3) Year Period**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for watering services for hanging baskets, planters and planting beds at various citywide locations on an as needed basis for a three (3) year period.

Carried

**10.3.1 CW426-2024**

That the facility usage fees in relation to Jays Care Foundation events be waived for the three dates required in 2025 and 2026.

Carried

**10.3.2 CW427-2024**

WHEREAS 40% of adoptions completed at JFJ Hope Centre were South Asian birth mothers; and

WHEREAS all the South Asian birth mothers all were International Students; and

WHEREAS in the case of 55% of the birth mother completed had no OHIP coverage; and

WHEREAS of the birth mothers with no OHIP, none of them received prenatal care; and

WHEREAS University health insurance programs do not cover pregnancies (prenatal and postnatal care); and

WHEREAS there is a lack of understanding around Canada's privacy laws. Canada's international students do not understand that adoption agencies cannot disclose their information, specifically about pregnancy to the Canadian ministry of Refugees and citizenship; and

WHEREAS there is a culture of shame withing many racialized communities. Many of the birth mothers do not seek out aid or care due to this; and

WHEREAS the international students who are birth mothers may be living in shared accommodation and may have to find alternate accommodations or may experience homelessness due to keeping the pregnancy a secret; and

WHEREAS there are currently no pregnancy care centres in Brampton, which would included services that include safe sexual relationships, prenatal care, information about pregnancy options and postnatal care; and

WHEREAS 60% of the birth mothers that JFJ Hope Centre has worked with have resided in Brampton; and

WHEREAS the major issue facing potential adoptive parents is a lack of financial support; and

WHEREAS there is no financial assistance from the provincial or federal government; and

WHEREAS the average cost to adopt is between \$25 thousand - \$30 thousand. The cost has increased due to inflation; and

WHEREAS some workplace insurance programs do cover IVF and egg freezing but adoption is not considered when it comes to family planning; and

WHEREAS there are post adoption support programs that are developed by private adoption agencies but there are no support programs that exist throughout Ontario;

THEREFORE IT BE RESOLVED:

1. Mayor Brown, on behalf of Council, send a letter of advocacy to The Honourable Jenna Sudds, Minister of families, children and social development and to The Honourable Michael Parsa, The Ministry of Children, Community and Social Services. To advocate for a more robust pregnancy support system in The City of Brampton.
2. The letter of advocacy should also call for the provincial and federal governments to consider for financial assistance for adoptive parents to encourage parents to look into the adoption process.
3. The letter of advocacy should also call for government funding of pregnancy care centres that include services, including information on healthy relationships, pregnancy care options, prenatal care and post natal care.
4. The letter of advocacy should also include a call for funding for post adoption support programs, that included training of mental health professionals in adoption competency in the adoption process.

5. The provincial government to advocate to post secondary institutions to included prenatal care, pregnancy, delivery and post natal care as a part of their University/College Health care Insurance Plans.
6. The City to work with government and post secondary institutions to develop orientation or programming for international students that focusses on healthy relationships, sex education, pregnancy options including adoption in matter that is culturally informed and sensitive.
7. The City of Brampton to use their communication channels to increase awareness about adoption in an effort to break down stigma and to normalize adoption.
8. The letter of advocacy to be forwarded as correspondence to the Region of Peel.
9. The letter of advocacy to be sent to all Brampton Members of Parliament and all Brampton Members of Provincial Parliament to request their support in this matter.

Carried

## **11. Legislative Services Section**

^11.2.1

### **CW428-2024**

That the report from Robert Higgs, Director, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of November 13, 2024, re: **Enforcement Operational Review Implementation Plan**, be received.

Carried

### **11.3.1 CW429-2024**

That the draft by-law to prohibit Nuisance Demonstrations within one hundred metres of Places of Worship, be presented for consideration to the November 20, 2024, meeting of City Council.

Carried

**11.3.2 CW430-2024**

That staff are hereby directed to report back to Council with consideration of waiving warnings for parking and property standards violations, and/or reduce timeframe for compliance, increasing fines for violations.

Carried

**11.3.3 CW431-2024**

That staff be directed to report back to Council respecting the feasibility of reporting Residential Rental Licensing (RRL) units to the Canada Revenue Agency (CRA).

Carried

**11.4.1 CW432-2024**

That the correspondence from the Chief of Police, Peel Regional Police, dated November 13, 2024, to the Committee of Council Meeting of November 13, 2024, re: **Support for Notice of Motion – Protests at Places of Worship**, be received.

Carried

**12. Economic Development Section**

**12.3.1 CW433-2024**

Whereas the Federal government has announced the 2025–2027 Immigration Levels Plan, a plan that will reduce immigration levels and pause population growth in the short term;

Whereas the City of Brampton Economic Development Office is committed to supporting local businesses in navigating challenges that impact growth and sustainability;

Whereas the reduction of Immigration Levels in Canada will have notable impacts on the labour market in Brampton;

Whereas immigration plays a crucial role in the economic vitality of Brampton, contributing to a diverse workforce and entrepreneurial landscape;

Whereas many local businesses are facing challenges related to immigration, including recruitment difficulties, regulatory complexities, talent attraction and

retention, worker immigration challenges, integration of new employees and opportunities and clarity for permanent residency/immigration pathways; and

Whereas the Brampton Board of Trade serves as a vital resource for local businesses and has established relationships with various stakeholders in the community.

Therefore be it resolved that the City of Brampton's Economic Development Office be instructed to partner with the Brampton Board of Trade to host an industry roundtable discussion with local businesses and government officials which aims to:

- Discuss and identify the specific immigration challenges faced by Brampton businesses;
- Explore potential solutions and best practices for addressing these challenges; and
- Foster collaboration between local businesses, community organizations, and government representatives.

And be it further resolved that a report summarizing the findings and recommendations from the roundtable discussion be shared with Council in Q1 2025.

Carried

## **15. Closed Session**

### **CW434-2024**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

#### 15.1 Brampton Transit – Update

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

#### 15.2 Discussion re: Procedure Bylaw

Open Meeting exception under Section 239 (2) (f) of the Municipal Act, 2001:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

16. **Adjournment**

**CW435-2024**

That the Committee of Council do now adjourn to meet again on Wednesday, November 27, 2024, or at the call of the Chair.

Carried





**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 11/4/2024

**Date:** 2024-10-09

**Subject:** **Recommendation Report**  
 Application to Amend the Zoning By-Law  
 (To permit a two-storey mixed commercial and office building (office uses on the second floor)  
 Mayfield Commercial Centre Ltd. – Weston Consulting  
 6029 Mayfield Road  
 Ward: 10

**Contact:** Harjot Sra, Development Planner, Development Services & Design  
 Angelo Ambrico, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-830

**RECOMMENDATIONS:**

1. That the report from Harjot Sra, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of November 4th, 2024, re: **Application to Amend the Official and Zoning By-Law**, Mayfield Commercial Centre Ltd – Weston Consulting, East of Airport Road and South of Mayfield Road, Ward 10 (File: OZS-2024-0026), be received;
2. That the **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting**, Ward: 10, (File OZS-2024-0026), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated October 9th, 2024;
3. That the amendments to the Zoning By-Law, as generally attached as Attachment 10 to this report be adopted.

**OVERVIEW:**

- **The application will facilitate a two-storey commercial and office building, (retail at grade and office uses on the second floor). The building is intended to have 6 units on the first floor and 12 units on the second floor, with a total gross floor area of 2,449.31 square metres (26,362 square feet).**

- **The property is designated as “Business Corridor” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary Plan (Area 49). The Official Plan and Secondary Plan permit the proposed development.**
- **The site is zoned “Residential Hamlet One (RHm1)” and “Residential Hamlet One – Section 1544 (RHm1-1544)” by By-law 270-2004, as amended. An amendment to the existing zoning is proposed to permit the commercial and office uses.**
- **A Statutory Public Meeting for this application was held on August 12th, 2024. Results of the Statutory Public Meeting are included in Attachment 11 of this report.**
- **The development proposal represents good planning, is consistent with the Provincial Policy Statement, the new Provincial Planning Statement 2024, and is in conformity with the Growth Plan for the Greater Golden Horseshoe and the City’s Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

## **BACKGROUND:**

The subject lands are located east of Airport Road and south of Mayfield Road. The lands are designated “Business Corridor” on Schedule ‘A’ of the Official Plan and “Employment” on Schedule ‘1’ of the Official Plan. The subject lands are also designated “Mixed-Use Employment” on Schedule 2 of the Brampton Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary plan (Area 49).

This application was submitted on March 25<sup>th</sup>, 2024 and it was deemed to be complete in accordance with the Planning Act on May 8<sup>th</sup>, 2024. The Statutory Public Meeting for the application was held at the August 12<sup>th</sup>, 2024 Planning and Development Committee Meeting.

This landowner for the subject site the developer of the abutting commercial plaza site to the east and south (approved via File:OZS-2020-0005), and this subject property will operate as part of the plaza lands. , which consists of 17 commercial buildings, and 871 parking spaces. The site plan application (File: SPA-2021-0161)for the adjacent plaza

site is now substantially complete, and the construction of that site is well underway through the issuance of conditional building permits. The concept plan for the entire commercial plaza could be found as Attachment 8.

## **CURRENT SITUATION:**

### Proposal

The application to amend the Zoning By-law is required to permit the proposed two-storey commercial office building. In this regard, the existing “Residential Hamlet One (RHm1)” zoning designation does not permit the proposed use. The draft amendment to the Zoning By-law is attached to this report (Attachment 10).

### Details of the proposal are as follows:

- Intended to be a condominium tenured commercial and office development (a Draft Plan of Condominium application will be required);
- One (1) two-storey building intended for ground for retail uses and office uses on the second floor;
- Gross floor area (GFA) of 2,449.31 square metres with a lot coverage of 27.10%; and
- 46 parking spaces, in addition to the approved 871 parking spaces to the larger commercial plaza.

## **Property Description and Surrounding Land Uses:**

The site has the following characteristics:

- is located south of Mayfield Road and east of Airport Road, but does not include the corner property at the intersection.
- is vacant.
- is composed of a site area of 1.031 acres with a frontage of approximately 55.22 metres along Mayfield Road.

### The surrounding land uses are described as follows:

North: Mayfield Road, beyond which are vacant lands currently in agricultural use within the Town of Caledon.

South: A temporary outdoor storage facility with transport trucks occupying a majority of the site.

- East: commercial plaza property (owned by the subject developer), and beyond is a low-density residential community (single-detached dwellings).
- West: At the southeast corner of Mayfield Road and Airport Road are existing single-detached dwellings. West of Airport Road are a variety of uses including a gas station, convenience retail, residential, agricultural, cultural centre, and cemetery.

### Tertiary Plan and Access Arrangements through SPA-2021-0161

The applicant submitted a Tertiary Plan in association with this application and it is included as Attachment 8 to this report. The Tertiary Plan shows the location of an access easement that is proposed which is to be over the subject commercial lands, in favour of 11903 Airport Road, which will provide the corner properties to obtain access through the commercial plaza in the future. Airport Road is a Regional Road and further discussion with the Region of Peel is required to determine whether there is any opportunity for an additional access on Airport Road, through a future planning application. The access easement will be secured via the Site Plan Agreement for the commercial site (file: SPA-2021-0161). At the time of writing this report, the City's Legal department is in the process of finalizing that Site Plan Agreement. Staff is satisfied that appropriate arrangements are in place to ensure appropriate access for the westerly corner properties, upon their redevelopment.

### Sustainability Score

The applicant has completed a Sustainability Assessment for the proposal (see Appendix 9). The proposal achieves an overall sustainability score of 20 points for the development of 'Building R' only. Staff note that the Sustainable Scoring does satisfy the Bronze threshold when considering the site with the remainder of the commercial plaza, which achieved a score of 39.

### Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10.

### Planning Analysis Summary

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-law is consistent with the Provincial Policy Statement, including the newly approved Provincial Planning Statement 2024, conforms to the Growth Plan for the Greater Golden Horseshoe, and the goals and objectives of the City's Official Plan. The proposal represents good planning. Please refer to Attachment 12 "Detailed Planning Analysis" for additional details.

### Matters of Provincial Interest

*Planning Act:*

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the Planning Act:

- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- The promotion of built form that:
  - Is well designed;
  - Encourages a sense of place; and
  - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

*Provincial Policy Statement (2020):*

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 (2020) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the Provincial Policy Statement, including with respect to the land designations, the environment and employment opportunities.

Section 1.1.1 – healthy, livable 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;
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- h) promoting development and land use patterns that conserve biodiversity;

Section 1.3.1 – Planning authorities shall promote economic development and competitiveness by:

1. Providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long term needs;
2. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

According to Section 1.3.2 of the Provincial Policy Statement, planning authorities shall promote economic development and competitiveness in employment areas by:

- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs

Staff note that the development application was received at the time when the Provincial Policy Statement (2020) was in effect. At the time of writing this report, the Provincial Policy Statement (2020) remained in-effect and the proposal is consistent with the PPS. As per Section 1.3.1 (b) of the PPS, the application represents an appropriate location for employment uses, which includes a range of employment activities and ancillary uses to support an employment area. This includes retail and office uses, which is also supported and conforms to the City's Official Plan policies.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement (2020).

*Provincial Planning Statement (2024)*

As of October 20th, 2024, the Provincial Policy Statement will no longer be in effect and will be replaced by the Provincial Planning Statement. At the time of writing this report, the new Provincial Planning Statement was not yet in-effect. Staff note that the new Provincial Planning Statement proposes to make changes to its employment policies, whereby Office and Retail uses would generally be restricted in an Employment Area, should they not be associated with the primary employment use. The proposed zoning by-law amendment proposes an expansion to a previously approved commercial plaza and incorporates additional retail and office uses which are consistent with the existing land use framework and contributes towards the achievement of a complete community by consolidating an existing lot, which was previously a 'hold-out' property. Staff is satisfied that the proposal is consistent with the Provincial Policy Statement and the Provincial Planning Statement.

*A Place to Grow: 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 subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to economic development and competitiveness, and development in designated greenfield areas. A detailed analysis of these policies can be found in Attachment 10 of this report.

Staff note that as of October 20<sup>th</sup>, 2024, the Growth Plan will no longer be in effect.

### Municipal Planning Documents

#### *City of Brampton Official Plan (2006)*

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the Official Plan designation.

The lands are designated 'Business Corridor' on Schedule A of the Official Plan. The business corridor designation permits a broad range of employment and employment-related uses. The applicant has demonstrated that the proposal meets the requirements of the Business Corridor designation.

#### *Brampton Plan*

On May 16<sup>th</sup>, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6<sup>th</sup>, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Employment' in Schedule 1A, and 'Mixed-Use Employment' in Schedule 2. The 'Employment' designation permits land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. The Mixed-Use designation permits a broad range of office, business and business park, service and institutional uses to serve the general public and Employment Areas. Section 2.2.8.14 outlines that the predominant use in the Mixed-Use Employment designation will be Major Office with commercial and retail uses permitted to support the function of Employment Areas.

#### *Vales of Castlemore North Secondary Plan (Area 49):*

The property is designated 'Highway and Service Commercial' in the Vales North Secondary Plan (Area 49). The 'Highway and Service Commercial' designation permits a range of Highway and Service Commercial uses including retail, supermarket, restaurant, pharmacy, office, and financial institutions. The proposed development will be required to fulfill cost sharing requirements prior to site plan approval, in accordance with section 7.2.7. The proposal conforms with the intended vision of the 'Highway and Service Commercial' designation by complying with the permitted uses outlined in the Secondary Plan and policies regulating built form and urban design (see Attachment 12).

#### *City of Brampton Zoning By-Law*

The subject property is zoned 'Residential Hamlet One (RHm1)' in By-Law 270-2004, as amended. Staff is satisfied with the recommended Zoning By-Law Amendment to rezone the subject lands to 'Service Commercial (SC)' to permit a two-storey commercial building.

#### Results of Application Circulation

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, 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 to temporarily amend the Zoning By-law was filed with the City. The statutory public meeting was held on August 12<sup>th</sup>, 2024.

Results of the application circulation can be found in Attachment 11 – Results of Application Circulation.

#### **CORPORATE IMPLICATIONS:**

##### Financial Implications:

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

##### Other Implications:

There are no other corporate implications associated with this application.

#### **STRATEGIC FOCUS AREA:**

This application to amend the Zoning By-law aligns with the strategic focus area "Growing Urban Centres & Neighborhoods." The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric.

#### **CONCLUSION:**

Staff recommends approval of the Zoning By-Law Amendment (attached as Attachment 12) as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement (2020), Provincial Planning Statement (2024) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020);



- The application conforms with the principles and overall policy direction of the City of Brampton’s Official Plan (2006) and the Brampton Plan (2023); and
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighbourhood;
- The Tertiary Plan will facilitate the comprehensive development of the subject lands and neighbouring properties.

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

Reviewed by:

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Harjot Sra  
Planner, Development Services  
Planning, Building and Growth  
Management

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

Approved by:

Approved by:

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

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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 Designations
- Attachment 6: Aerial and Existing Land Uses
- Attachment 7: Heritage Resources
- Attachment 8: Tertiary Plan
- Attachment 9: Sustainability Assessment
- Attachment 10: Detailed Planning Analysis

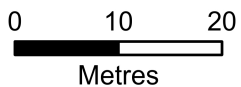
- Attachment 11: Results of the Public Meeting
- Attachment 12: Draft Zoning By-law Amendment
- Attachment 13: Results of External Application Circulation
- Attachment 14: Building Elevations



- Parcel Fabric
- Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT



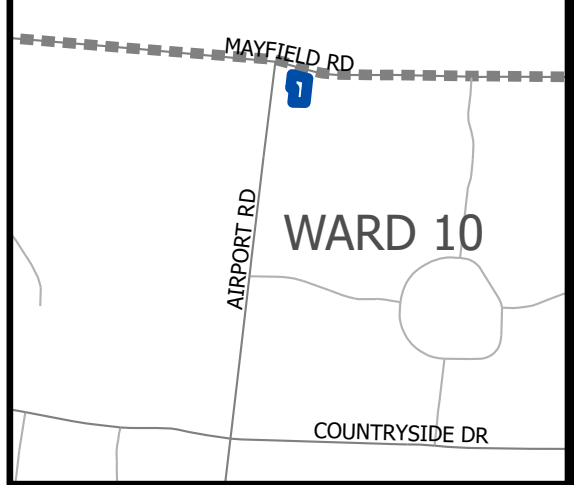
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Date: 2024/07/11



APPENDIX 1  
CONCEPT PLAN

Applicant: Jenna Thibault  
Owner: MAYFIELD COMMERCIAL CENTRE LTD

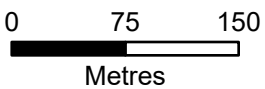
KEY MAP



-  Parcel Fabric
-  Major Watercourse
-  Park
-  Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT

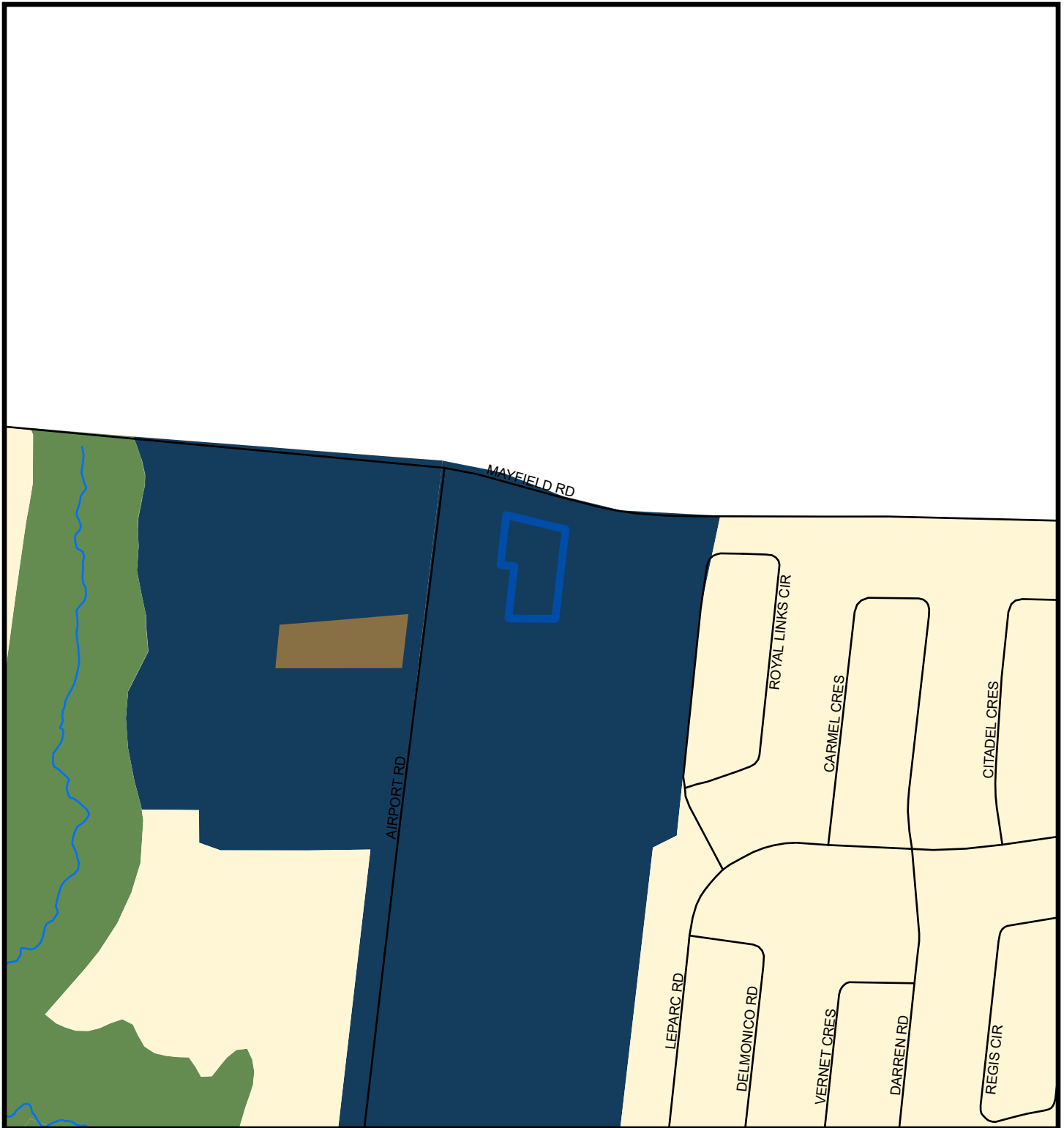


Author: CAntoine  
Date: 2024/06/13



APPENDIX 2  
LOCATION MAP

Applicant: Weston Consulting ( c/o Jenna Thibault)  
Owner: Mayfield Commercial Centre Ltd. (c/o Sandy

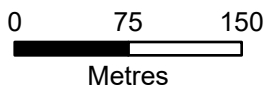


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- MAJOR WATERCOURSES
- BUSINESS CORRIDOR
- RESIDENTIAL
- CEMETERY
- OPENSACE, UTILITY/OPENSACE
- Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT

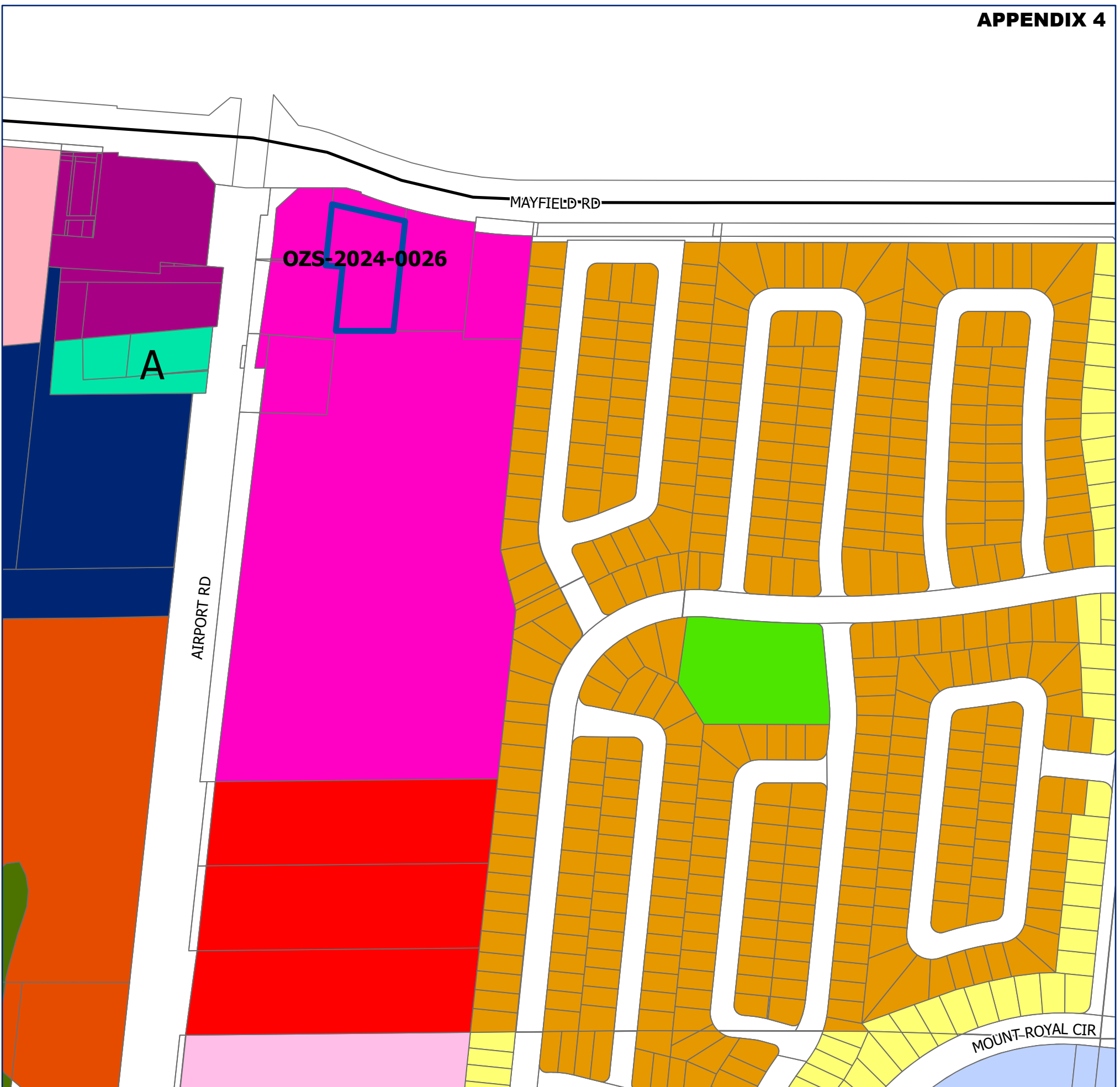


Author: CAntoine  
Date: 2024/06/13







**APPENDIX 3  
OFFICIAL PLAN DESIGNATIONS**





**Applicant: Weston Consulting ( c/o Jenna Thibault)  
Owner: Mayfield Commercial Centre Ltd. (c/o Sandy**







**RESIDENTIAL**

-  EXECUTIVE RESIDENTIAL
-  LOW DENSITY RESIDENTIAL 1
-  LOW DENSITY RESIDENTIAL 2
-  RESIDENTIAL SPECIAL POLICY AREA



**OPEN SPACE**

-  WOODLOT
-  VALLEYLAND
-  NEIGHBOURHOOD PARK
-  STORM WATER MANAGEMENT FACILITY

**INSTITUTIONAL**

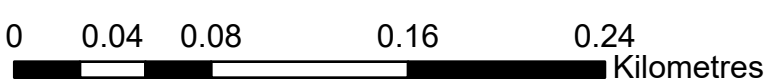
-  ELEMENTARY SCHOOL
-  CEMETERY
-  MIXED INSTITUTIONAL
-  INSTITUTIONAL - SPECIAL POLICY AREA

**HERITAGE**

- A** CATEGORY A
- B** CATEGORY B
-  SECONDARY PLAN BOUNDARY
-  PARCEL FABRIC

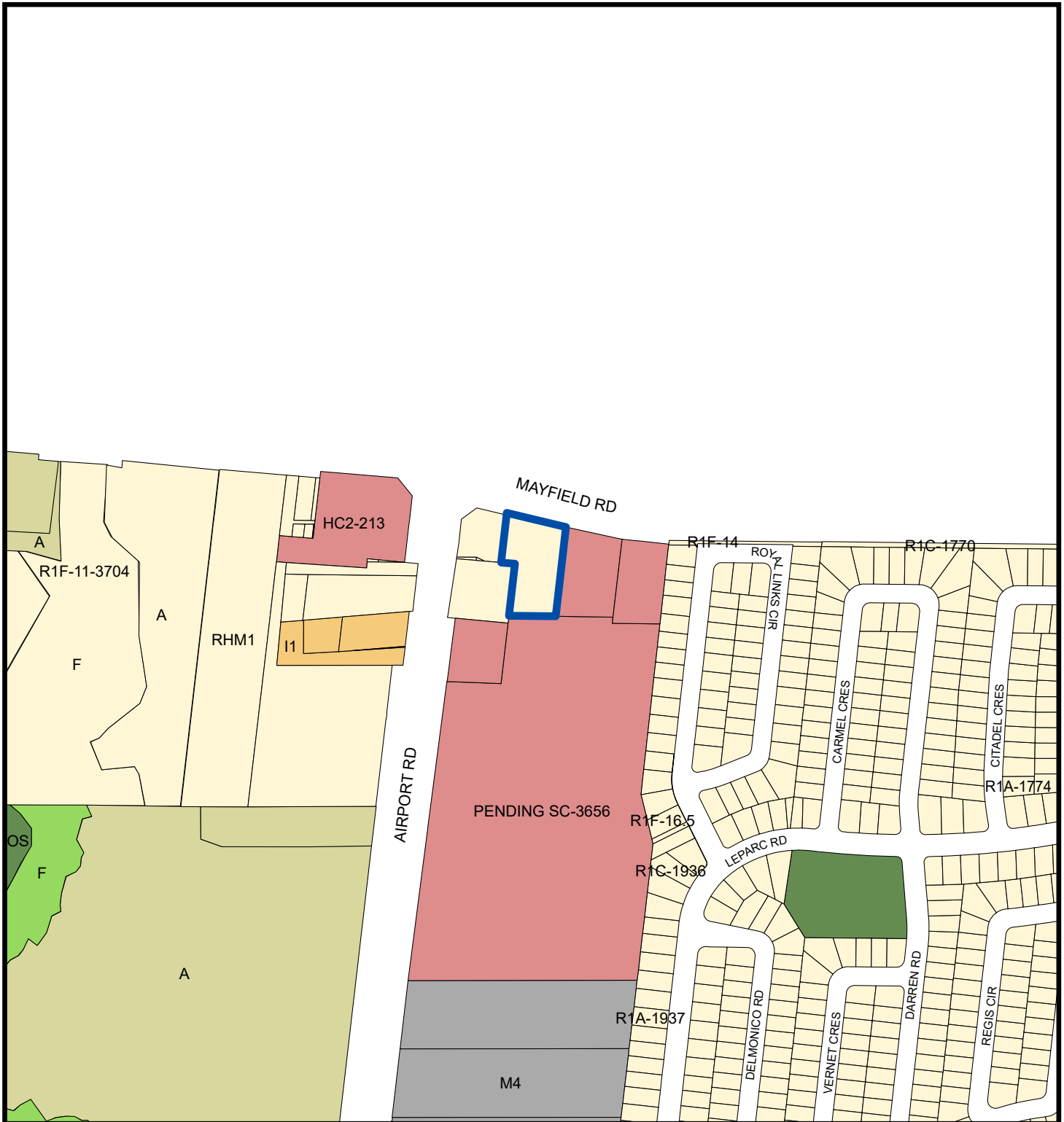
**COMMERCIA**








-  NEIGHBOURHOOD RETAIL
-  HIGHWAY / SERVICE COMMERCIAL
-  SERVICE COMMERCIAL
-  SERVICE EMPLOYMENT
-  COMMERCIAL / INSTITUTIONAL



Applicant: Weston Consulting ( c/o Jenna Thibault)  
Owner: Mayfield Commercial Centre Ltd. (c/o Sandy)

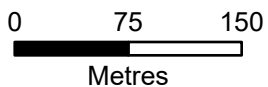
CITY FILE: OZS-2024-0026



- |   |             |   |               |   |               |
|---|-------------|---|---------------|---|---------------|
|  | RESIDENTIAL |  | INSTITUTIONAL |  | Subject Lands |
|  | COMMERCIAL  |  | AGRICULTURAL  |   |               |
|  | INDUSTRIAL  |  | OPEN SPACE    |   |               |



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2024/06/13



**APPENDIX 5  
ZONING MAP**

**Applicant: Weston Consulting ( c/o Jenna Thibault)**  
**Owner: Mayfield Commercial Centre Ltd. (c/o Sandy**



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



PLANNING, BUILDING AND GROWTH MANAGEMENT

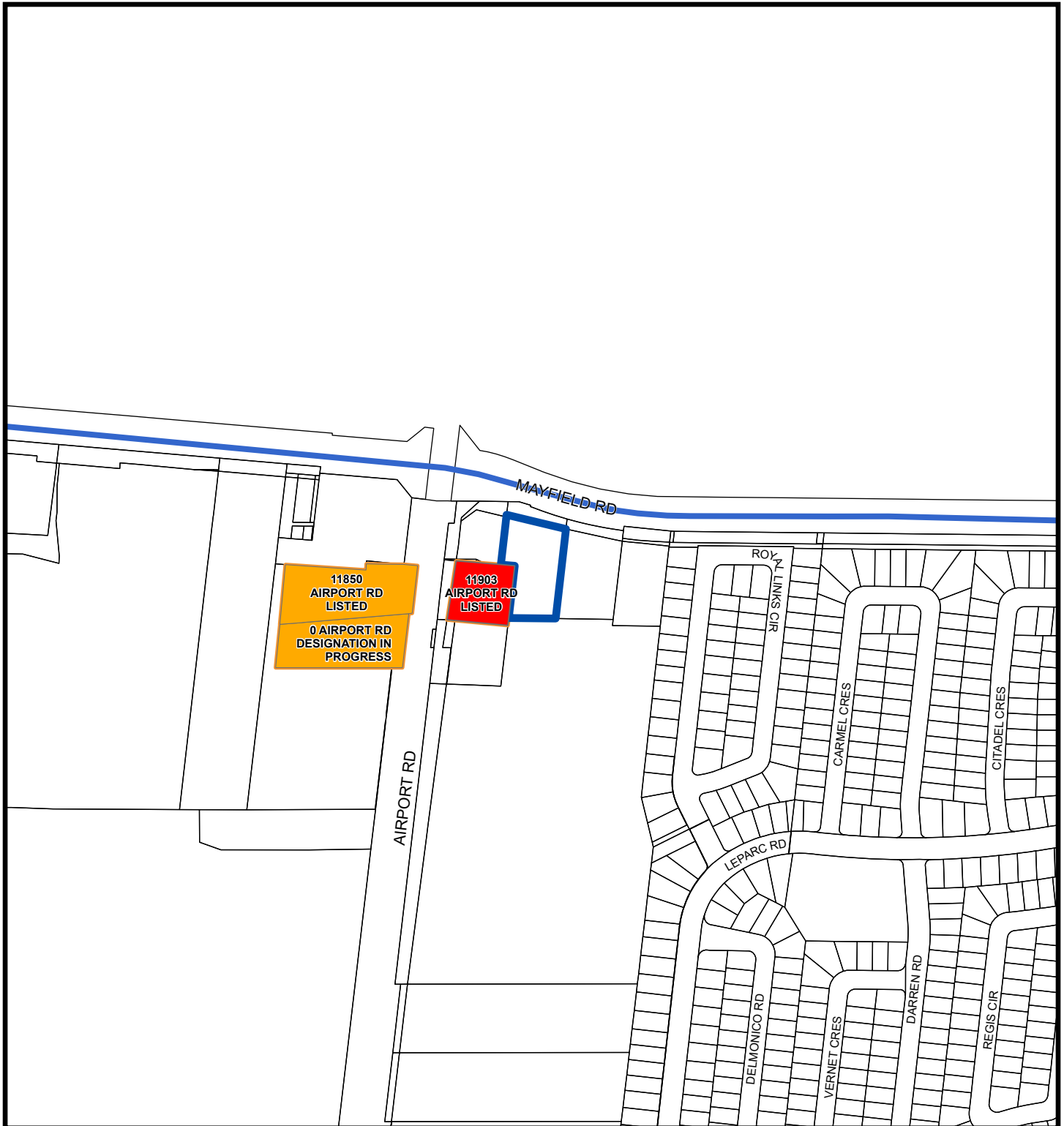
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Author: CAntoine  
Date: 2024/06/13

**APPENDIX 6  
AERIAL & EXISTING LAND USE**

**Applicant: Weston Consulting ( c/o Jenna Thibault)**  
**Owner: Mayfield Commercial Centre Ltd. (c/o Sandy**  
 Page 16 of 26  
 File # 2024-0026

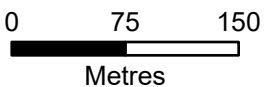




- HERITAGE PORPERTIES OUTSIDE 50M
- Subject Lands
- PARCEL FABRIC
- HERITAGE PORPERTIES OUTSIDE 50M



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2024/06/13



**APPENDIX 7  
HERITAGE PROPERTIES**

**Applicant: Weston Consulting ( c/o Jenna Thibault)  
Owner: Mayfield Commercial Centre Ltd. (c/o Sandy**



# Sustainable New Communities Program: Snapshot

**City File Number:** PRE-2022-0138

**Municipal Address:** 6029 Mayfield Road

**Applicant Name:** Weston Consulting C/O Jenna Thibault

**Property Owner Name:** Mayfield Commercial Centre Ltd.

**Application Type:** Site Plan

**SUSTAINABILITY SCORE: 20**

**THRESHOLD ACHIEVED: Minimum threshold (Bronze) not achieved.**

<b>Metric IB-12</b>			
Metric		Level	Points
Building Energy Efficiency, GHG Reduction, and Resilience			
<ul style="list-style-type: none"> <li>Part 9 Residential Buildings (3 storeys or less, and less than 600 m2 in GFA) achieve ENERGY STAR for New Homes v.17.1 or R-2000 requirements (or equivalent).</li> <li>Part 3 Buildings: Multi-Unit Residential, Office and Retail (more than 3 storeys, or more than 600 m2 in gross floor area) achieve the following whole-building performance: Total Energy Use Intensity (TEUI) = 170 kWh/m2.yr; Thermal Energy Demand Intensity (TEDI) = 70 kWh/m2.yr; Greenhouse Gas Emissions Intensity (GHGI) = 20 kgCO2/m2.yr</li> <li>All Other Part 3 Buildings achieve at least a 15% improvement in energy efficiency over OBC SB-10, Division 3 (2017) reference building.</li> </ul>		Good	3
<b>Built Environment</b>			
Indicator	Metric	Level	Points
Proximity to Amenities			
BE-1	Three or more amenities are within 800 metres (i.e. 10 minute walk) of 75% of dwelling units.	Good	1
BE-1	Three or more amenities are within 400 metres (i.e. 5 minute walk) of 75% of dwelling units.	Great	2
Mixed-Use Development			
BE-2	A mix of uses are provided on the same lot or block.	Good	1
Urban Tree Canopy and Shaded Walkways			
BE-6	Trees will shade at least 50% of the walkway/sidewalk lengths within 10 years.	Good	1
Surface Parking Footprint			
BE-9	All surface parking on site is located at the side or rear of buildings.	Good	1
<b>Mobility</b>			
Indicator	Metric	Level	Points
Pedestrian Amenities			

MB-5	Pedestrian connections are provided between a building entry and other destinations on the site and to destinations on adjacent properties.	Good	1
MB-5	More than 1 type of pedestrian amenity is provided along on-site connections and between the site and adjacent destinations.	Great	1
<b>Bicycle Parking</b>			
MB-6	Bicycle parking are located in close proximity to building entrances. Short-term bicycle parking is located within 25 meters of building entrance if outdoors. Long-term bicycle parking is located within 50 meters of an entrance. All bicycle parking is weather protected.	Excellent	2
<b>Active Transportation Network</b>			
MB-8	100% of residents/jobs will be within 400 metres of an existing, approved, or proposed public multi-use trail or cycling infrastructure (e.g. bike lane).	Good	2
<b>Natural Environment and Parks</b>			
Indicator	Metric	Level	Points
<b>Soil Quantity &amp; Quality for New Trees</b>			
NE-2	A minimum of 30 cubic metres (m3) of soil and a minimum of 100 centimetres (cm) of uncompact soil depth is provided for each new tree.	Good	2
<b>Stormwater Quantity</b>			
NE-9	Runoff volume from the 10 millimetre (mm) rainfall event is retained on site.	Good	2
<b>Stormwater Quality</b>			
NE-10	Over 80% of Total Suspended Solids (TSS) are removed from all runoff leaving the site during a 25 millimetre (mm) rainfall event.	Good	1
<b>Infrastructure &amp; Building</b>			
Indicator	Metric	Level	Points

Points Achieved by Category	
Built Environment	6
Mobility	6
Natural Environment and Parks	5
Infrastructure & Building	3

**Detailed Planning Analysis**  
**City File Number: OZS-2024-0026**

## **Overview**

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement 2024, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City's Official Plan, Vales of Castlemore North Secondary 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 Region of Peel Official Plan, the Brampton Official Plan and Vales of Castlemore North Secondary 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.

## **Planning Act R.S.O 1990**

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. *Part 1, Section 2* of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard for.

This proposal is consistent and conforms with the following specific matters of provincial interest:

### *Section 2*

*(a) the protection of ecological systems, including natural areas, features and functions;*

*(e) the supply, efficient use and conservation of energy and water;*

*(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (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 proposed Zoning By-law Amendment reflects regard for these sections and demonstrate compatibility with Provincial land use planning through the following qualities:

- **Efficient Use of Land:** The proposed development will optimize the use of the currently underutilized and vacant land.
- **Strategic Location:** The proposal is situated in a designated area for growth and development, and within the City's gateway feature, aligning with the city's planning objectives.
- **Accessibility and Connectivity:** The proposed development is located at a Gateway location, being accessible and connecting to residents of both Brampton and Caledon. The proposed development is also located adjacent to a Residential subdivision, providing retail uses at walking distance.

- **Design:** The proposed development will feature a well-designed commercial building that will integrate seamlessly with the existing neighborhood, fostering a strong sense of community.
- **Consistency with Provincial Interests:** The proposal is consistent with matters of provincial interest, representing orderly development in an appropriate area.
- **Public Interest:** This development serves an existing area and provides commercial, and office uses to the public.
- **Conformity to Official Plan:** The proposal conforms to the City of Brampton's Official Plan designations and their respective policies.
- **Traffic and Roadway Design:** The proposal will include several accesses designed to accommodate local traffic.
- **Lot Dimensions and Shapes:** The dimensions and shape of the proposed lots are deemed to be appropriate for the development.

The application fulfills the requirements as identified within the Planning Act, specifically Section 2 and 51(24). The application is generally consistent and conforms with Provincial land use planning policies and is deemed suitable for the subject lands.

***Provincial Policy Statement (2020):***

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 application is consistent with the Provincial Policy Statement, including with respect to the land designations, the environment and employment opportunities.

Section 1.1.1 – healthy, livable 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;
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- h) promoting development and land use patterns that conserve biodiversity;

Section 1.3.1 – Planning authorities shall promote economic development and competitiveness by:

1. Providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long term needs;
  2. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs

The proposed development is consistent with the current Provincial Policy Statement (2020) by providing diversified economic activities and ancillary uses. Staff note that the proposed development application was received at the time the Provincial Policy Statement (2020) was in effect.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement (2020).

### ***Provincial Planning Statement (2024)***

Staff note that as of October 20<sup>th</sup>, 2024, the current Provincial Policy Statement (2020) will no longer be in effect, and replaced by the Provincial Planning Statement (2024). The proposal will be reviewed for its compliance with matters of provincial interest as identified in the Provincial Planning Statement (PPS). Through staff review it was determined that the proposed development is consistent and confirms with the following pertinent PPS policies that are applicable to this application:

#### **2.1 – Planning for People and Homes**

- 2.1.1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.
- 2.1.2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning



2.1.3 At the time of creating a new official plan and each official plan update, 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 at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

## **2.8.1 – Supporting a Modern Employment**

2.8.1.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;

- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses

2.8.1.3 In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

## **2.8.2 – Employment Areas**

2.8.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

2.8.2.2 Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

2.8.2.3 Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
- c) prohibiting retail and office uses that are not associated with the primary employment use;
- d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

2.8.2.4 Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for

employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

2.8.2.5 Planning authorities may remove lands from employment areas only where it has been demonstrated that:

- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the employment area by:
  - 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;
  - 2. maintaining access to major goods movement facilities and corridors;
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

The proposal meets the requirements of the Provincial Planning Statement (2024) by the efficient use of existing infrastructure through the development of vacant employment lands, and use of existing municipal servicing such as stormwater, water and sewage and existing bus stops which are within 400 – 800 metres from the intersection of Airport Road and Mayfield Road. The development application further promotes economic development and competitiveness as per section 2.8.1.1 by providing a mix and range of employment through commercial and office uses, while allowing for land use compatibility by providing a transition to the adjacent residential uses. Staff note that section 2.8.2.3(c) prohibits retail and office uses as a primary use, however, the subject site is designated for these uses as per the City's Official Plan, which promotes office and retail uses and allows for a seamless transition from the adjacent residential uses to the east. As the subject application was received prior to October 20, 2024 (effective date of the new 2024 Provincial Policy Statement), the application is not required to conform to the new policies contained in the 2024 Provincial Policy Statement.

### **2020 Growth Plan for the Greater Golden Horseshoe**

The subject lands are within the "Designated Greenfield Area" as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes

development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. Staff note that on October 20<sup>th</sup>, 2024, the Growth Plan for the Greater Golden Horseshoe will be revoked and combined within the Provincial Planning Statement (2024). The proposal has been evaluated for consistency with the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan as the application was submitted and reviewed at the time of the plan being in effect.

The GGH plan sections applicable to this amendment include but are not limited to:

- *2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on 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;*
    - iii. *can support the achievement of complete communities;*
  - b) *growth will be limited in settlement areas that:*
    - i. *are rural settlements;*
    - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
    - iii. *are in the Greenbelt Area;*
  - 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; and*
  - d) *areas with existing or planned public service facilities; 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,*
  - f) *the establishment of new settlement areas is prohibited.*
- *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*



- a) *supports the achievement of complete communities;*
  - b) *supports active transportation; and*
  - c) *encourages the integration and sustained viability of transit services.*
- *2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
    - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare.*
  - *2.2.5.2 Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.*
  - *2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.*
  - *2.2.5.4 In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.*

The proposal directs growth to an appropriate area by locating within a designated employment area and supports the efficient use of employment areas by establishing employment opportunities on an underutilized site, and will provide convenient access to stores and services for residents in the adjacent residential neighbourhood. The site adequately provides for retail and office space in close proximity to transit, with the proposal providing for sidewalk access to existing bus stops on Mayfield Road and Airport Road, and is appropriately located along a Primary Transit Corridor (Schedule C – Brampton Official Plan). The proposal directs growth and development on designated employment lands and will result in the growth of commercial office and retail space in close proximity to an existing residential community to support the achievement of complete communities.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe.

***City of Brampton Official Plan (2006)***

The City of Brampton Official Plan charts the course for land use decision-making within the municipality. The Plan is used to guide many development and infrastructure decisions on issues such as land use, built form, transportation and the environment. The Official Plan sets the groundwork for addressing the challenges of growth and positioning Brampton's future as a preferred choice to live, work and play.

The property is designated "Business Corridor" in Schedule A General Land Use Designations in the Official Plan, and an "Employment Area" in Schedule 1 City Concept. Airport Road is designated a "Primary Corridor" in Schedule 2 Flower City Strategy Street Corridor Master Plan. The "Business Corridor" designation permits a broad range of employment and employment-related uses. The proposal been evaluated for conformity with the Official Plan. The Official Plan policies that are applicable to this application include:

- *4.4.2.24 The City shall encourage a superior built form for development in employment areas with frontage on major roads at gateway or visually prominent locations.*
- *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.*
- *4.5.4.19 The City shall encourage transit supportive forms of development along transit routes that facilitate direct access from the roadway for all pedestrians including persons with disabilities. This includes constructing buildings that are close to and oriented towards the streets, easy, convenient, safe and comfortable access to buildings and transit and transit stations for all pedestrians, including persons with disabilities.*
- *4.5.4.26 The City shall, in the subdivision plan and site plan control processes, ensure the provision of convenient access for all pedestrians including persons with disabilities and walking distance to transit facilities.*
- *4.11.3.3.2 Street-oriented uses must be located along arterial roads which will provide a more attractive and safe environment for pedestrians. Reverse frontages and lotting along arterial roads, and commercial strip development with large parking lots fronting onto the road are prohibited.*

- *4.11.3.3.4 Pedestrian access between arterial roads and the interior of blocks shall be designed to minimise walking distance and to provide easy accessibility to transit stops.*

- *4.11.3.3.5 A pedestrian-friendly, transit-sensitive streetscape design along arterial roads is required by locating retail uses at grade, and by providing continuous sidewalks on both sides of the street and amenities to improve the microclimate along streets.*

The proposed development includes the provision of superior built form in a visually prominent area by incorporating a building to the larger commercial plaza of varying heights of parapets to accentuate building design, with the use of varying materials such as brick, stone, stucco and glass to add additional aesthetic appeal. The proposed development adequately satisfies the policies in the Official Plan through the implementation of the Design of Public Spaces Standard which ensures the adequate flow of pedestrian movements on the subject property for people with disabilities.

The proposed development supports transit use within the City as it proposes employment uses and commercial services with pedestrian access to bus stops on Mayfield Road and Airport Road. The proposed design of the development provides a clear circulation system to support walkability, and cycling access throughout the site. The layout of the site is designed to optimize the use of existing transit facilities and supports a pedestrian-friendly streetscape by ensuring the location of proposed buildings are in close proximity to the multi-use pathway on Airport Road and municipal sidewalk on Mayfield Road. The buildings at the periphery of the site are located to maximize proximity to the bus stops on Airport Road and Mayfield Road. The buildings at the interior of the site are well connected to internal pedestrian and cycling routes throughout the site, as well as the municipal sidewalks and multi-use pathways along Mayfield Road and Airport Road to support pedestrian-friendly development and streetscape design.

Based on the above, staff are satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Official Plan.

### ***Brampton Plan (2023)***

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have



been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The subject lands are located within the 'Employment' designation on Schedule 1A of the Brampton Plan. As per the Brampton Plan definition, employment area means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The proposed development allows people to live close to work, contributing to 15-minute communities. The subject lands are designated 'Mixed-Use Employment' on Schedule 2, which is characterized by a mix of employment uses that support predominantly major office employment uses.

#### Employment and Mixed-Use Employment

2.2.8.12 Existing clusters of office are designated Mixed-Use Employment, reflecting the need to retain these areas as places of business while developing and intensifying job growth, especially when these areas are supported by transit.

2.2.8.14 The following uses are permitted on lands designated Mixed-Use Employment on Schedule 2:

- a. Major Office will be the predominant use in the Mixed-Use Employment designation
- b. Where the Mixed-Use Employment designation is located in an Overlay, the form policies of the Overlay will prevail.
- c. Commercial uses, such as commercial recreation, hotels, convention centres, motels and entertainment uses that support major office employment, including ground floor commercial uses, may be considered in multi-storey mixed-use office buildings in accordance with the Region of Peel Official Plan.
- d. Retail, restaurant and other service uses which are below the Major Retail threshold may be permitted in these areas to support the function of Employment Areas. Such uses will be located on the periphery of the Mixed-Use Employment designation, provide a buffer to sensitive land uses to maintain land use compatibility, and maintain adjacency to an arterial road.
- e. A limited range of light industrial uses may be permitted that are compatible with the permitted commercial uses.
- f. Service commercial uses will generally be located along the edge of the Mixed-Use Employment designation abutting Neighbourhoods.

- g. Public facilities such as bus depots and emergency facilities.

2.2.8.15 Development will contribute to the creation of competitive, attractive, highly functional Employment and Mixed-Use Employment Areas by:

- b. Integrating development into the Mobility Network, including prioritizing and establishing connections to the Transit Network and Active Transportation Network, which will help to minimize the need for surface parking, and establishing new segments to these networks where appropriate;
- c. Mitigating potential negative impacts from traffic generated by development within Employment and Mixed-Use Employment designation;
- d. Sharing driveways and parking areas wherever possible;
- e. Designing Employment Areas to accommodate passive recreation spaces and integrated trails within the Natural System, in accordance with the policies of this Plan;
- f. In consultation with the Province, encouraging improvements to the visual quality of the public realm adjacent to Highways 407 and 410. City Council may establish incentives to induce these improvements and the beautification of these areas including public art, signage and landscape improvements;
- g. Mitigating the potential adverse effects of noise, dust, vibration, air quality and/or odour on major facilities and/or other businesses as determined by noise, vibration, air quality and/or odour studies;
- h. Encouraging office along the frontage of arterial roads or in places of higher visibility;
- i. Providing landscaping on the front and flanking yards adjacent to a public street and open space to create an attractive streetscape, and screening parking, loading and service areas including large open storage areas; and,
- j. Open storage areas will not be permitted fronting onto a street. Where open storage and/or outdoor processing of goods and materials as accessory/ancillary uses are permitted, the zoning by-law will ensure that the open storage and/or processing is:
  - i. As appropriate limited in extent;
  - ii. Generally located on an area of the property where adverse effects on sensitive land uses are avoided and where avoidance is not possible, mitigated in accordance with the Provincial policy and Province's land use compatibility guidelines; and
  - iii. Screened by fencing and landscaping, where viewed from adjacent streets and neighbouring land uses.

- k. New major retail development that includes one or more stores totaling 3,000 square metres or more of retail gross floor area or 1,000 square metres for individual units may only be permitted in the Mixed-Use employment designation through an amendment to this Plan and in accordance with the Region of Peel Official Plan if:
  - a. The property is outside of a Centre or Boulevard;
  - b. The property is on a lot that fronts onto a Major Street identified on Schedule 2; and
  - c. The following matters are addressed:
    - i. The transportation demands and impacts generated by the development, particularly upon nearby Neighbourhoods and the Mixed-Use Employment designations, are reviewed and approved by the City, and necessary improvements and mitigation measures can be implemented;
    - ii. It is demonstrated to the satisfaction of the city that the existing and planned function of the Mixed-Use Employment designation and any nearby Employment designation, including the movement of goods and employees, is not adversely affected;
    - iii. It is demonstrated to the satisfaction of the City that the economic health and planned function of nearby retail shopping districts are not adversely affected;
    - iv. New public and private streets, as deemed to be appropriate by the City, are provided to complement the area street network and provide improved pedestrian access and amenity; and,
    - v. Retail buildings are clearly visible and directly accessible from the sidewalks of the public and private streets;
    - vi. Urban and compact format; and,
    - vii. Parking is integrated within and/or located behind or at the side of the building.

2.2.8.17 Places of worship less than 3,000 square metres will be permitted on lands designated Mixed-Use Employment that are located within 500 metre radius from a Neighbourhoods designation.

The proposed development is consistent with the Mixed-Use Employment policies as it proposes retail at grade and second storey office uses. The proposed development seeks to permit 6 retail units on the ground floor and 12 office units on the second floor. The subject lands are also located within a 400-metre radius to existing bus stops, integrating the proposed development into the existing Mobility Network, and providing connections to and from the development.

Furthermore, the development also proposes to share driveways with the approved larger commercial plaza and provide inter-connectivity to both the approved site and the holdout lands located in the southeast corner of Airport and Mayfield Road. The proposal also implements the Urban Design policies of this Plan, any applicable Secondary-Level Plans, and the City-Wide Urban Design Guidelines by providing adequate landscaping along the street frontage of Mayfield Road and locating parking behind the building away from street frontages.

Staff are satisfied that the proposal conforms and is consistent with the Brampton Plan.

#### **Vales of Castlemore North Secondary Plan:**

The property is designated “Highway and Service Commercial” in the Vales of Castlemore North Secondary Plan (Area 49). The “Highway and Service Commercial” designation permits a range of Highway and Service Commercial uses including retail, supermarket, restaurant, pharmacy, office, and financial institutions. The Secondary Plan policies that are applicable to this application include, but are not limited to:

- *4.2.3 Development within Commercial designations, the Institutional-Special Policy Area, and commercial development within the Residential Special Policy Area shall respect the following principles:*
  - *No outdoor storage of goods or materials shall be permitted; Provision shall be made to minimize adverse impacts upon adjacent residential uses through landscaping, buffer treatments and appropriate placement of buildings. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties;*
  - *Adequate off-street parking facilities shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, with due consideration for safety;*
  - *Buildings and landscaping shall be used to define the street edge. Buildings are encouraged to have an active facade along the street line and vehicular parking areas shall be screened from public roads;*

- *All intersection and access points shall be defined with distinctive landscaping, lighting, and streetscape features;*
- *Service and loading areas shall be located away from public view and incorporated into building designs, or effectively screened from view through appropriate fencing or landscaping. Loading doors shall not face any public road;*
- *Parking lots shall not be permitted between a building and the street that it fronts;*
- *Drive-throughs shall not be permitted to abut a public street;*
- *All intersection and access points shall be opportunities to locate higher order built form with a minimum height requirement of two storeys as well as upgraded streetscape design, lighting, planting, signage and other urban design and landscaping amenities;*
- *Location of access points shall conform to the Region of Peel Access Control By-Law. To achieve this, common access and linked parking areas amongst land owners may be required and established in accordance with the requirements of the City and the Region of Peel;*
- *All development shall give due consideration to Crime Prevention through Environmental Design (CPTED) as per Section 6.7.1 of this Secondary Plan;*
- *Site design and building layout shall incorporate an integrated pedestrian network;*
- *Building elevations along the residential interface shall provide appropriate architectural articulation, to the satisfaction of the City, to ensure that residents do not face blank walls;*
- *Appropriate buffering from the adjacent residential community in order to provide appropriate visual separation shall be provided as determined through development approvals and may include setbacks, berming, fencing, and landscaped buffers*

*Airport Road/Mayfield Road Gateway*

*The intersection of Mayfield Road and Airport Road is a major entry point into the City and is identified as a Gateway on Schedule 2 of the Official Plan. This Gateway shall develop in accordance with the policies of Section 4.11.2 of the Official Plan and shall respect the following:*

- Superior urban form is required to achieve the intended vision for the Gateway, especially at major entry points in accordance with the Official Plan;*
- The sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning; Development in the vicinity of the Gateway shall create a sense of entry into the community and act as an important identifier that provides an opportunity to communicate the community image and identity;*
- The Gateway shall be subject to a minimum height requirement of two storeys as well as upgraded streetscape design, lighting, planting, signage and other urban design and landscaping amenities. These performance standards will be specified in the implementing Zoning By-Law;*
- The Gateway intersection shall be coordinated with the City's Gateway Beautification Program;*
- Buildings at Gateway locations shall be sited and orientated to address the intersection and contribute to the establishment of a well structured focal point;*
- All intersection and access points within the vicinity of the Gateway shall be defined with distinctive landscaping, lighting, and streetscape features that reflect the gateway character;*
- New auto-orientated development, including drive-through restaurants, shall not be permitted within the immediate vicinity of the Gateway location at Mayfield Road and Airport Road. Drive-throughs shall not be permitted to abut a public street.*

### *Tertiary Plan*

*Notwithstanding Section 7.0 of the Vales North Secondary Plan, a Tertiary Plan and related background studies (including a design brief), shall be prepared to the satisfaction of the City, prior to development approval in order to ensure comprehensive and integrated development of the following areas:*

- *The lands fronting both sides of Airport Road extending south from Mayfield Road, from the valley on the west side of Airport Road to the edge of the existing residential community but excluding the Neighbourhood Retail site on the northeast corner of LaCoste Boulevard and Airport Road.*

*The Tertiary Plan shall demonstrate how the designated area can be comprehensively developed and shall have regard for the overall principles of the Sustainable City Concept set out in Section 3.1 of the Official Plan, as well as including location of access points. The Tertiary Plan for the Airport Road lands will address the relationship of the full moves access and how it relates to development on either side of Airport Road. The Tertiary Plan for lands on the west side of Airport Road shall examine the opportunity for a trail located within the valleyland buffer area along the east edge of the valley.*

- *4.2.13 Land designated as Highway and Service Commercial on Schedule SP49(a) is comprised of a 8.5 hectare (21 acre) parcel located at the southeast corner of Mayfield Road and Airport Road and is generally intended for uses which accommodate the travelling public which require a high degree of exposure.*

*This designation shall permit a range of Highway and Service Commercial uses and be developed in accordance with the policies of Part I, Section 4.3 and other relevant policies of the Official Plan. Permitted uses include retail establishments such as a home improvement store or an automotive retail store with associated garden centre, a supermarket, restaurant, pharmacy, office, financial institution, and one gas bar with associated uses (that shall not be located at the intersection of Mayfield Road and Airport Road).*

- *4.2.14 The lands designated Highway and Service Commercial shall not permit motor vehicle sales, repair, service, a body shop, a car washing establishment or any other type of motor vehicle use except that a motor vehicle repair shop shall be permitted as part of the automotive retail store. Motor vehicle sales/leasing and motor vehicle repair, detailing and body shops shall not be permitted. A motor vehicle washing establishment shall only be permitted as an accessory use to a gas bar.*

*Uses which may have a negative noise, odour or other impact on the adjacent residential community shall not be permitted. This includes but is not limited to uses such as a tavern or a banquet hall.*

- *4.2.15 Lands designated Highway and Service Commercial shall develop in accordance Section 4.2.3 and with the following principles in order to contribute to a distinctive Gateway character:*

*i) Auto-orientated development, including drive-through restaurants, shall not be permitted within the immediate vicinity of the Gateway location at Mayfield Road and Airport Road. Drive-through restaurants shall be developed in accordance with the policies of Part 1, Section 4.11 and other relevant policies of the Official Plan as well as the policies of the Development Design Guidelines. Drive throughs shall not be permitted to abut a public street. The visual impact of drive-through facilities shall be minimized through appropriate siting and landscape screening, and shall be directed away from adjacent residential areas or public streets.*

*ii) Outside storage of goods and materials shall not be permitted. Outdoor storage shall be permitted only in conjunction with a garden centre sales establishment, shall not be permitted abutting public roads, and shall be screened from view of the adjacent residential community through site design, including location and landscaping.*

*iii) To generate an attractive and integrated urban environment and to minimize the impact of commercial development on the adjacent residential area, superior site, architectural and landscape elements shall be used, particularly including design features and characteristics that will enhance and complement the Upscale Executive Housing Community to the east.*

*iv) 11903 Airport Road is one of the last remaining structures of the Hamlet of Tullamore. The property is currently listed on the City of Brampton's Municipal Register of Culture Heritage Resources. A Heritage Impact Assessment and Heritage Building Protection Plan will be required for the property. Appropriate conservation, mitigation, and/or commemoration measures will be undertaken to the satisfaction of the Commissioner of Planning, Design and Development.*

### Cost Sharing

*7.2.7 The City shall require the use of a Developer Cost Sharing Agreement or other suitable arrangements amongst landowners as appropriate to implement development of the Secondary Plan area and equalize the cost of development for common studies, infrastructure, facilities and works, including the establishment of school sites and retention of the designated woodlot. However, the City will not be a party to this agreement nor be involved in its negotiation or administration.*



*7.2.8 The City shall require that such a Developer Cost Sharing Agreement sufficient to ensure the equitable implementation of this Plan is executed and copies thereof provided to the City prior to the draft approval of any subdivision plans within the Secondary Plan area. After ascertaining that the Developer Cost Sharing Agreement deals with all pertinent matters equitably and can reasonably be imposed on all developers in the Secondary Plan area, the City will commit to doing so in each case through appropriate conditions on subdivision or development approval.*

The application has been reviewed for conformity with the Vales of Castlemore North Secondary Plan, and is in accordance with the policies and design standards as outlined in the Secondary Plan. The siting of buildings reinforces street edges by ensuring that most buildings have frontages parallel to the street to promote pedestrian scale development. Building entrances are directly connected to street sidewalks to enhance walkability and the pedestrian streetscape.

Lighting design on the subject property has been designed to reduce spill over into the neighbouring sites, and in particular, the existing residential community, and has been integrated into the overall architectural design of the proposed development. Loading and parking areas are located towards the interior of the subject property to reduce visual impacts at the streetscape, and loading zones are located out of public view, where possible. Main drive aisles are delineated by landscaped medians and islands, and landscaped islands are provided throughout the site to add visual interest to the parking area and improve the permeability of the site. Staff are supportive of the design and layout of the site.

The appropriate urban design performance standards have been integrated into the Zoning By-law Amendment, such as minimum building setbacks and landscaped buffer areas (see Appendix 12). A Tertiary Plan has been developed for the proposed development to ensure that the subject property and neighbouring properties can be comprehensively developed with the appropriate access points from Mayfield Road and Airport Road.

Staff will ensure that an appropriate condition of site plan approval will be included in the site plan agreement regarding the requirement for all Cost Sharing Agreement obligations, as per the Cost Sharing Agreement for this area, and City Secondary Plan Policy, to be satisfied. This will be a requirement to be satisfied prior to the issuance of any future Plan of Condominium final approval.

Staff are satisfied that the application satisfies the policies of the Vales of Castlemore North Secondary Plan.

## **Zoning By-law:**

The site is zoned “Residential Hamlet One (RHm1)” by By-law 270-2004, as amended. This current zone permits single detached dwellings and Supportive Housing Residence Type 1 uses, as well as greenhouse, nursing home, or cemetery, as well as other non-residential uses. An amendment to the Zoning By-law is required to permit the proposed commercial development.

The following is an overview and rationale for the key requirements and restrictions contained in the Zoning By-law amendment recommended for approval in Appendix 12 of this report.

### Permitted Uses:

The proposed rezoning permits the uses permitted in the Service Commercial (SC) Zone, such as a retail establishment, service shop, personal service shop, bank, office, dry cleaning station, laundromat, parking lot, dining room establishment, printing establishment, garden centre sales establishment, community club, health or fitness centre, custom workshop, convenience store, place of worship, day nursery, or animal hospital. The permitted uses align with those outlined in the “Highway and Service Commercial” designation in the Vales of Castlemore North Secondary Plan.

### Built Form:

The implementing Zoning By-law includes appropriate provisions to ensure the appropriate landscape buffers are integrated into the proposed development, and that adequate setbacks are provided to ensure the built form is integrated into the existing development.

### Parking:

A minimum parking requirement is stipulated in the implementing Zoning By-law to ensure that the parking provided on-site adequately accommodates employees and visitors to the proposed commercial and office development. Although, parking spaces are permitted to be shared with the lands zoned SC-3656, the greater commercial plaza.

## **Technical Requirements:**

### Planning Justification Report

The planning justification report prepared by Weston Consulting was submitted to provide the policy context and planning rationale to support the proposed development. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and the Vales of Castlemore North Secondary Plan are satisfied. It is satisfactory to support the proposed Zoning By-law Amendment.

### Tertiary Plan

Baldassarra Architects Inc. prepared a Tertiary Plan for the application to ensure the subject property can be comprehensively developed with adjacent properties. Staff are satisfied that the Tertiary Plan incorporates the appropriate elements as outlined in S. 5.35 of the Official Plan, and is satisfactory to support the proposed Zoning By-law Amendment.

### Traffic Impact Study

A Traffic Impact Study was prepared by Candevcon Limited and was submitted with the application to assess the transportation related aspects of the proposed development. The study includes a review and assessment of the existing road network and traffic conditions, future traffic growth and trip generation from the proposed development. It was determined through the Traffic Impact Study that the levels of service for the key intersections are anticipated to be acceptable during the peak hours under the 2031 horizon year in consideration for recommendations outlined in the summary of the report. The proposed development a total of 46 parking spaces, as the subject site will be part of the adjacent large scale commercial development which will provide 870 parking spaces. Transportation staff from the City of Brampton and Region of Peel are satisfied with the results of the Transportation Impact Study.

### Sustainability Score and Summary

The applicant has completed a Sustainability Assessment for the proposal (see Appendix 9). The proposal achieves an overall sustainability score of 20 point for the development of 'Building R' only, whereas a score of 39 was achieved for the greater commercial plaza and achieved the City's Bronze Threshold.

### Archaeological Assessment

A Stage 1 Archaeological Assessment was prepared by Archeoworks Inc. to

explore the potential for archaeological resources to be found on the site. With archaeological potential having been entirely removed within the study area, no further archaeological work was recommended.

### Urban Design Brief

An Urban Design Brief was submitted in support of the application, prepared by Weston Consulting. The purpose of the Urban Design Brief is to assess the proposed development design, explore opportunities and constraints of the subject lands in the context of the surrounding area, and to outline the proposed development objectives, built form principles as per the City's Urban Design Guidelines. The Brief develops a vision for the site that will be used at the detailed design stage to create a visually attractive, transit-supportive and pedestrian friendly commercial development. The Urban Design Brief has been approved by Urban Design staff and is found to be capable of supporting the proposed development.

### Functional Servicing Report

A Functional Servicing Report was submitted in support of the application, prepared by Candevcon Ltd. The purpose of this report is to provide information regarding the stormwater management, sanitary and water servicing proposed to accommodate the proposed development of the Subject Lands and to ensure compatibility with existing services. Engineering staff are satisfied that the site can achieve the grading, storm servicing, and stormwater management requirements for the site based on the findings of this report.

### Phase I and Phase II Environmental Site Assessment

The Phase I Environmental Site Assessments (ESA) were carried out in accordance with Canadian Standards Association Standards Z768-01 and Z76900, respectively. Staff concur with the conclusion that the results of the Phase II ESAs indicated that no exceedances of the applicable standards were found, for parameters in soil and groundwater samples analyzed.

There is no mandatory requirement for filing of a Record of Site Condition (RSC) based on past uses, and the proposed future use at the site. Given the preceding, staff provide clearance with respect to the ESA, to support the proposed development. However, a RSC will be required by the City of Brampton for all land conveyances/dedications to the City (if planned) and the Record of Site condition shall

certify the lands to be conveyed as being suitable for the intended use. The Phase 1 and Phase 2 Environmental Site Assessment has been approved by City Staff.

#### Geotechnical and Soils Report

A Geotechnical and Soils Report was developed by Terrapex Environmental Ltd. The purpose of this investigation was to characterize the subsurface soil and groundwater conditions, to determine the engineering properties of the various soil deposits underlying the site, and to provide geotechnical engineering recommendations pertaining to the proposed development. Staff has reviewed the Geotechnical Investigation and found it to be generally satisfactory.

**Planning and Development Committee  
The Corporation of the City of Brampton****Monday, August 12, 2024**

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. 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

Staff Present: Angelo Ambrico, Manager, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
Harjot Sra, Planner, Development Services  
Megan Fernandes, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Sadaf Shahid-Hussain, Planner, Development Services  
Chinoye Sunny, Planner, Development Services  
Yinzhou Xiao, Planner, Development Services  
Han Liu, Principal Urban Designer/Supervisor, Development Services  
Damanpreet Mathouda, Planner, Downtown Revitalization  
Ross Campbell, Manager, Zoning and Sign By-law Services  
Genevieve Scharback, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Acting Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 8:14 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:01 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

## **2. Approval of Agenda**

### **PDC144-2024**

That the agenda for the Planning and Development Committee Meeting of August 12, 2024, be approved, as amended, as follows:

#### **To add**

Item 6.5 - Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Item 6.6 – Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Item 9.1 – Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Item 11.2 – Correspondence re: Item 5.1 – Application to Amend the Zoning Bylaw, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

2. Jaspal Singh, Brampton Resident, dated August 12, 2024

#### **To withdraw**

Item 6.1 - Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Item 7.5 - Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Carried

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

Regional Councillor Vicente declared a conflict of interest with respect to related items 5.2 and 7.2 as he owns property within the Main Street North Development Permit System.

**4. Consent Motion**

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.3, 7.4, 8.1, and 11.1)

The following motion was considered:

**PDC145-2024**

That the following items to the Planning and Development Committee Meeting of August 12, 2024, be approved as part of Consent:

7.1, 7.3, 7.4, 8.1, and 11.1

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Harjot Sra, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, comments, and questions with respect to the subject application:

- Amrit Singh Aujla, Brampton Resident
- Gurvir Singh, Brampton Resident



- Gurdeep Gill, Brampton Resident

Registered delegates Jhalman Singh and Gagan Gill were in attendance but withdrew their delegations.

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- location details
- stormwater runoff concerns
- water main access
- access to the area
- lack of adequate planning and consideration of future development
- concerns regarding unsatisfied rules and regulations
- traffic concerns as a result of the retaining wall
- inadequate communication

In response to the delegate questions and concerns, staff noted that they are working with the applicant to ensure there is a mutual access easement.

Committee directed staff to engage in discussions with the delegates to address concerns raised.

Jenna Thibault, Weston Consulting, on behalf of the landowner, presented an overview of the application that included site context, development overview, proposed development, landscape plan, tertiary plan, official plan context, secondary plan context, zoning by-law, associated reports, plans, and studies, and timeline and next steps.

The following motion was considered:

**PDC146-2024**

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd.,

6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received; and

1. Amrit Singh Aujla, Brampton Resident
  2. Gurvir Singh, Brampton Resident
  3. Gurdeep Gill, Brampton Resident
  4. Jenna Thibault, Weston Consulting, on behalf of the landowner
3. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received:
1. Amrit Singh Aujla, Brampton Resident, dated August 4, 2024
  2. Jaspal Singh, Brampton Resident, dated August 12, 2024.

Carried

- 5.2 Staff Presentation re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

Item 7.2 was brought forward and dealt with at this time.

Megan Fernandes, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, development permit system, key issues and considerations, and next steps.

Committee noted the methods that can be used by the public to access further information in regard to this application.

In response to the Chair's query if anyone present would like to delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered.

**PDC147-2024**

1. That the presentation from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2024

To Attachment 12 - Draft Zoning By-Law Amendment.docx

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*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	SERVICE COMMERCIAL – Section XXXX (SC – XXXX)

(2) by adding thereto the following section:

“XXXX The lands designated SC-XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for:

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company and finance company;
- (5) an office, including medical, dentist and a drugless practitioner;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (9) a printing or copying establishment;
- (10) a health or fitness centre;
- (11) A garden centre sales establishment
- (12) a parking lot;
- (13) a community club;
- (14) a grocery store;
- (15) a convenience store;
- (16) a custom workshop;
- (17) an animal hospital;
- (18) a place of worship;
- (19) a day nursery;

(20) purposes accessory to the other permitted uses.

XXXX.2 That the following uses be prohibited:

- (a) a banquet hall;
- (b) a tavern;
- (c) a motor vehicle sales establishment;
- (d) a motor vehicle leasing establishment;
- (e) a motor vehicle body shop;
- (f) a drive-through facility

XXXX.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Rear Yard Depth: 6 metres;
- b) Minimum Interior Side Yard Depth (East Property Line): 0 metres
- c) Minimum landscaped open space:
  - i. 5 metres along Mayfield Road;
- d) Notwithstanding Section 20.3, the following minimum parking standards shall apply:
  - i. one parking space per 55 square metres of gross commercial floor area or portion thereof;
  - ii. parking spaces are permitted to be shared with the lands zoned SC-3656
- e) Bicycle parking space rate: a minimum of 6 bicycle parking spaces shall be provided.
- f) For the purpose of this zone, the lot line abutting Mayfield Road shall be deemed the front lot line;

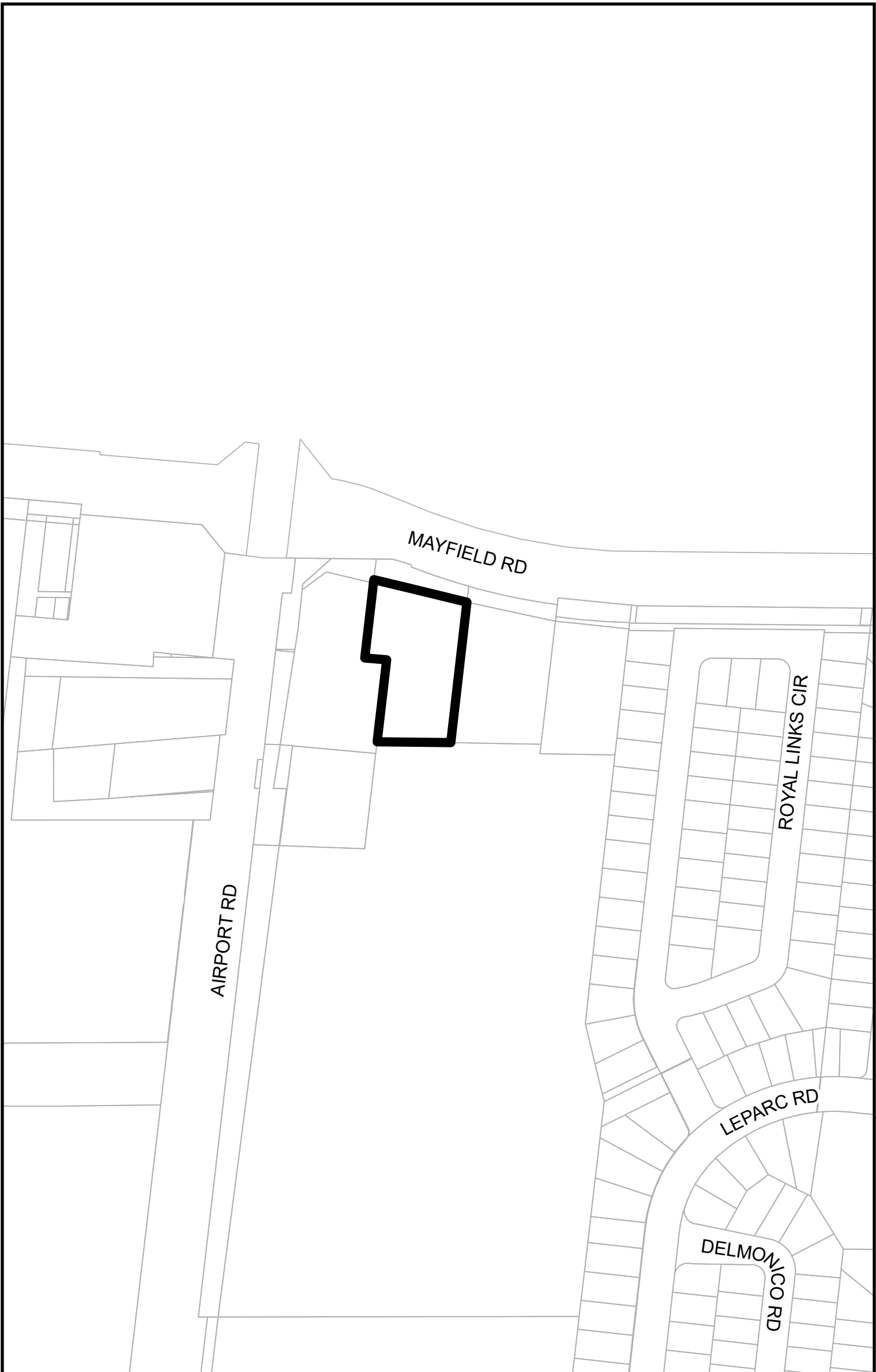
ENACTED and PASSED this [enter date] day of [enter month], 2024.

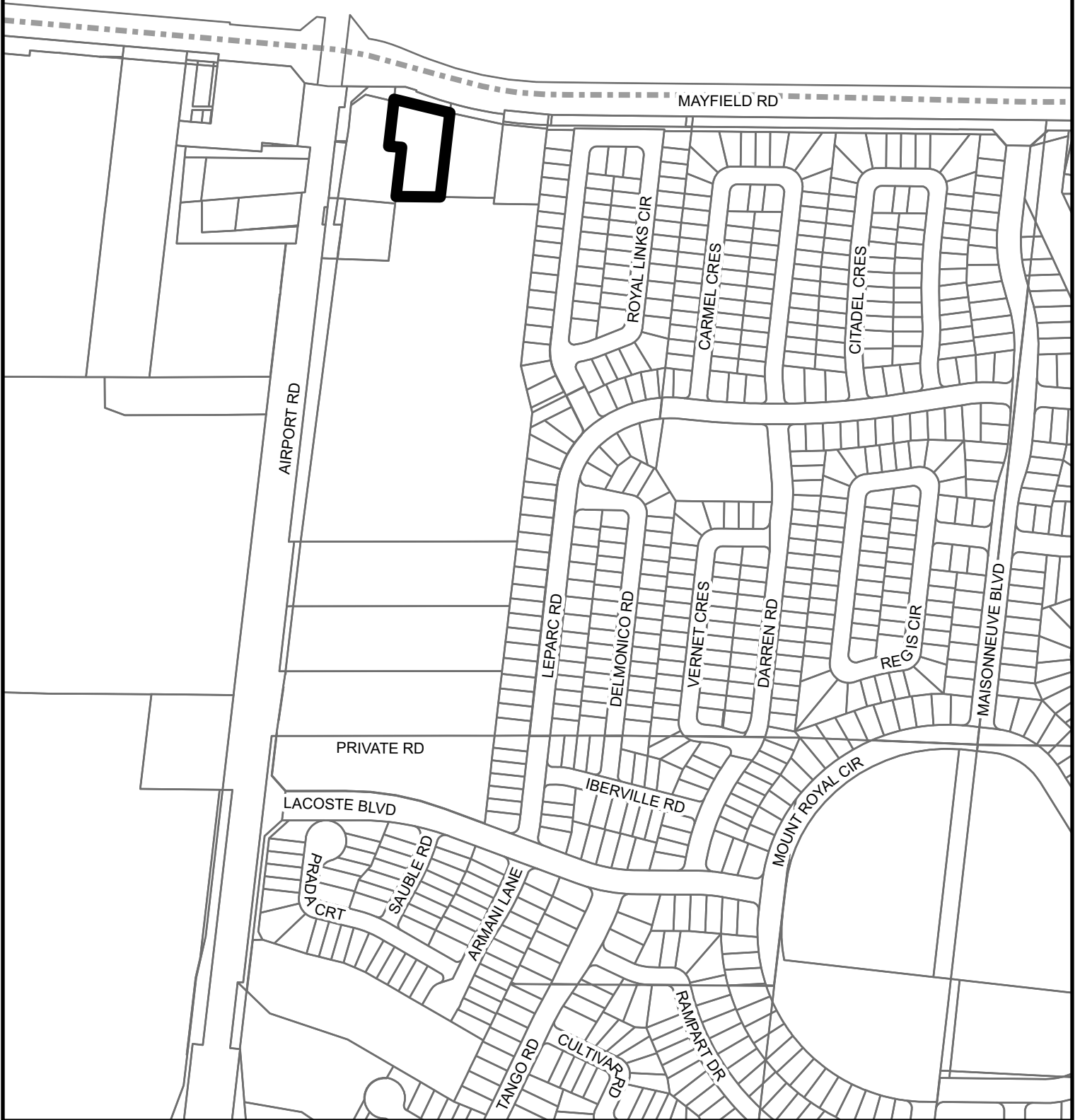
Approved as to  
form.  
2024//


\_\_\_\_\_  
Mayor

Approved as to  
content.  
2024//

\_\_\_\_\_  
City Clerk





 SUBJECT LAND





**Jun 17, 2024**

**Ms/Mr Shawntelle Trdoslavic,**  
Planning Department  
City of **Brampton,**  
Ontario

**Re: OZS-2024-0026 - 6029 Mayfield Road**  
**Rogers Reference #: M24AS68A01**

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Dear Shawntelle Trdoslavic,

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com) prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anuradha P

GTAW New Area  
Outside Plant Engineering  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario

May 23, 2024

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

Re: Notice of Application and Request for Comments – 6029 Mayfield Rd  
COB File: OZS-2024-0026

Dear Harjot,

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 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 52 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>.

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

**Alectra Utilities Corporation**

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

[alectrautilities.com](https://alectrautilities.com)



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

## Sra, Harjot

---

**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2024/05/29 3:33 PM  
**To:** Planningcomments; Sra, Harjot  
**Cc:** Trdoslavic, Shawntelle  
**Subject:** [EXTERNAL]RE: [OZS-2024-0026] Notice of Application and Request for Comments  
DUE: JUN 12/2024

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

**Safety. Integrity. Respect. Inclusion.**

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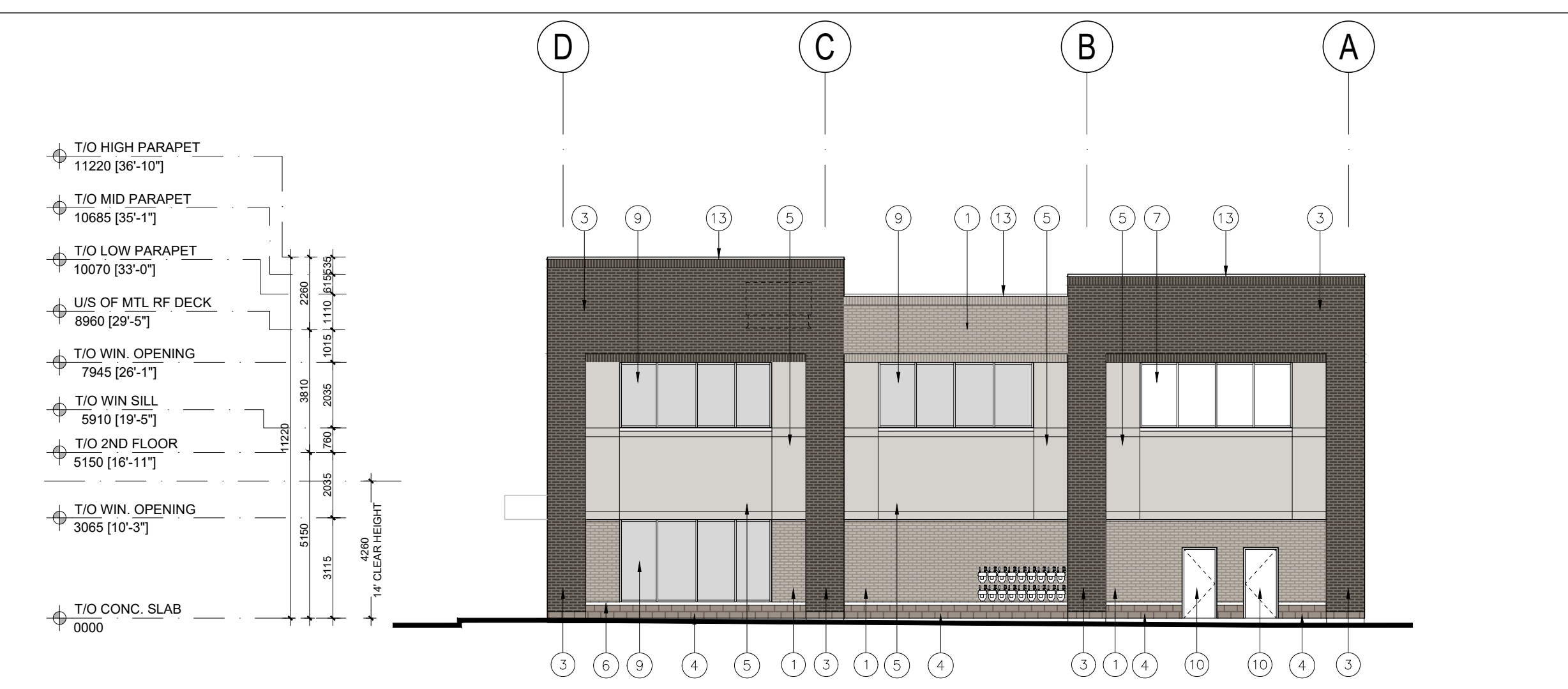
**From:** Trdoslavic, Shawntelle [REDACTED]

**Sent:** Wednesday, May 22, 2024 2:04 PM

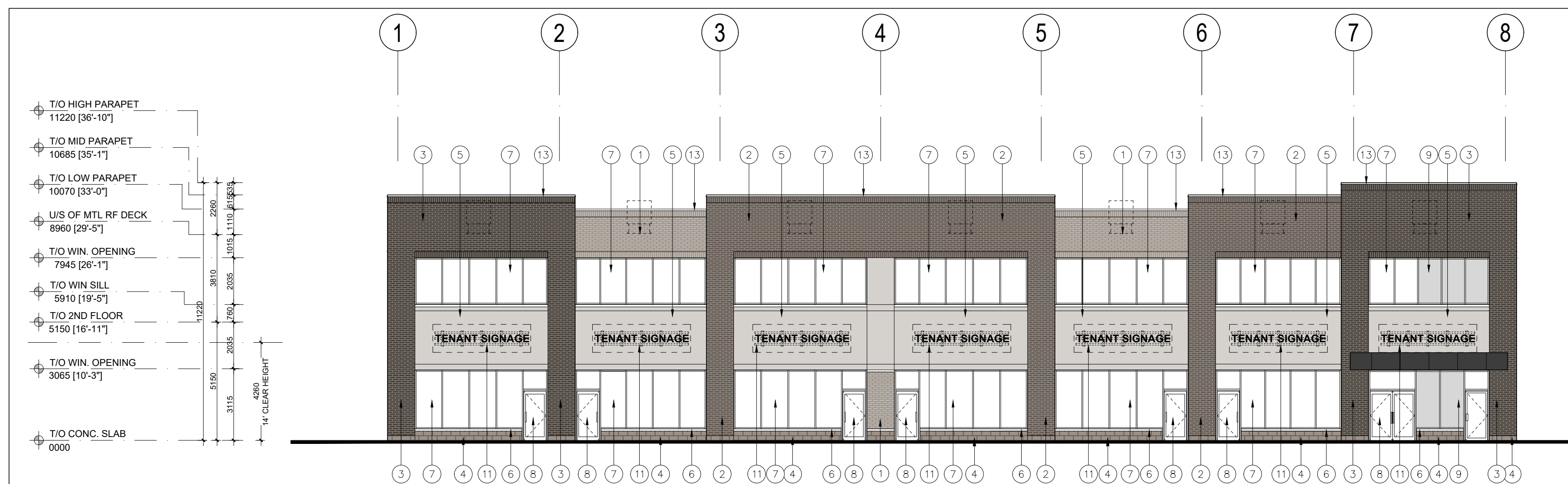
[REDACTED]



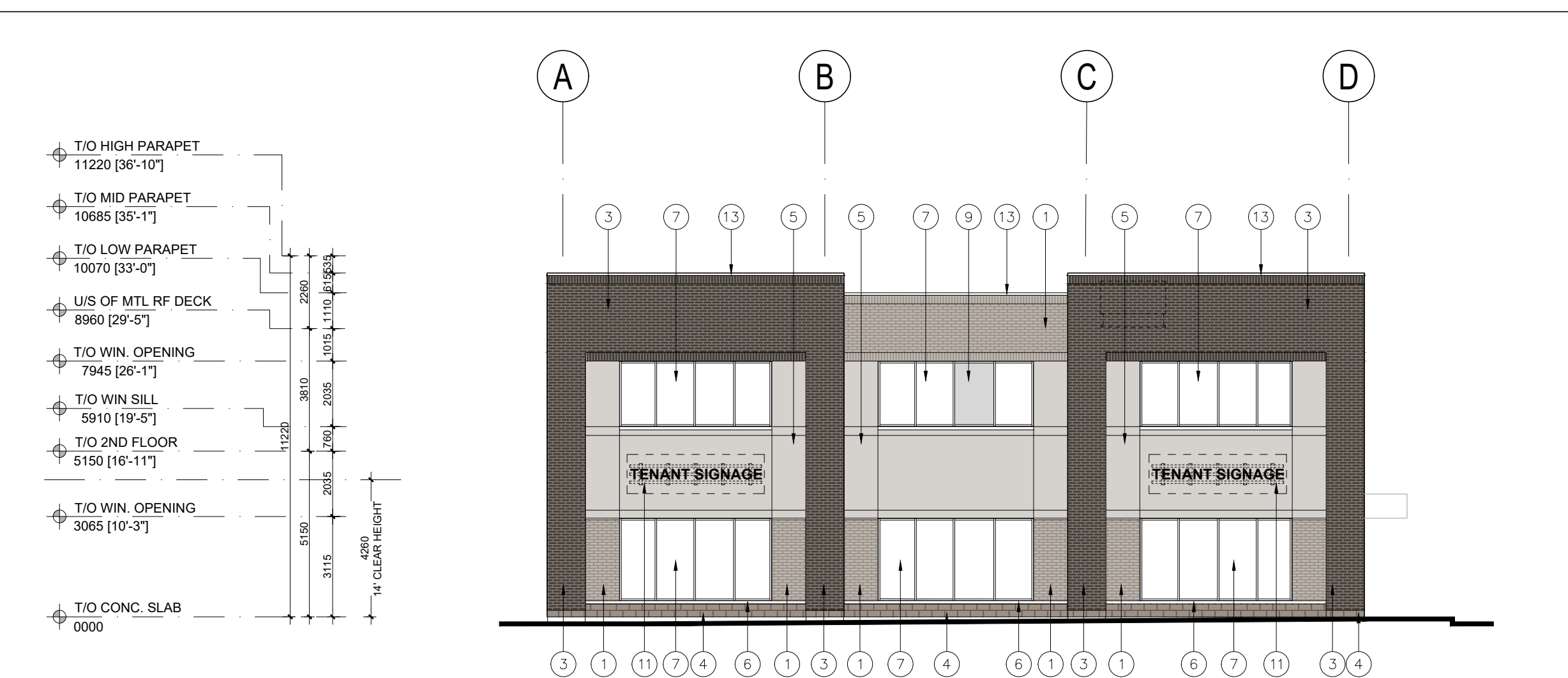
**1 NORTH ELEVATION**  
A-3.0 1:125



**2 EAST ELEVATION**  
A-3.0 1:125



**3 SOUTH ELEVATION**  
A-3.0 1:125



**4 WEST ELEVATION**  
A-3.0 1:125

No.	ISSUED	DATE
1	ISSUED FOR SPA	DEC. 20, 2023

No.	REVISION	DATE
-----	----------	------

EXTERIOR MATERIAL & FIXTURE SCHEDULE	GENERAL NOTES & MISCELLANEOUS	MATERIAL SAMPLES
<ul style="list-style-type: none"> <li>① BRICK FACE: PERMACON, MELVILLE SLIK BRICK COLOUR: RANGE AMBER BEIGE</li> <li>② BRICK FACE: PERMACON, MELVILLE SLIK BRICK COLOUR: RANGE CHAMBERD GREY</li> <li>③ BRICK FACE: PERMACON, MELVILLE SLIK BRICK COLOUR: VINTAGE BROWN</li> <li>④ ARCH. STONE: RICHVALE YORK BLOCK, 190mm x 90mm COLOUR: WELLINGTON, STIPPLED FINISH</li> <li>⑤ EIFS: DUNROCK, STUCCO FRESH MARBLE COAT MARBLE COAT   COLOUR: TBD</li> <li>⑥ PRECAST SILL: SHOULDICE, SUPER SILL 424 TAPESTRY   COLOUR: CRYSTAL WHITE</li> <li>⑦ WINDOW: CLEAR THERMAL GLAZING IN BLACK ALUMINUM WINDOW FRAMES</li> <li>⑧ GLASS DOOR: CLEAR THERMAL GLAZING IN BLACK ALUMINUM DOOR FRAME</li> <li>⑨ SPANDREL: SPANDREL GLAZING IN BLACK ALUMINUM FRAMES   COLOUR: GREY</li> <li>⑩ MAN DOOR: INSULATED HOLLOW METAL DOOR, COLOUR: TBD</li> <li>⑪ SIGNAGE: TENANT SIGNAGE (TO FUT. APPLICATION)</li> <li>⑫ LIGHT FIXTURE: REFERENCE ELECTRICAL DWGS.</li> <li>⑬ COPING: PREFINISHED METAL CAP FLASHING   COLOUR TO MATCH MATERIAL BELOW</li> <li>⑭ SCUPPER: PREFINISHED METAL SCUPPER BOX   COLOUR TO MATCH ADJACENT MATERIAL</li> <li>⑮ LOUVER: STORM PROOF LOUVER WITH BIRD SCREEN AND MOTORIZED DAMPER</li> </ul>	<p><b>GAS METER</b></p> <p>GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETELY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.</p> <p>GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.</p> <p>ROOF TOP MECHANICAL UNIT (RTU)</p> <p>TYPICAL ROOF TOP UNITS ARE TO BE SCREENED BY HIGH BUILDING PARAPETS.</p> <div style="text-align: center;"> </div> <ul style="list-style-type: none"> <li>• A maximum aggregate wall sign area of 20% of the building wall face of each unit, to a maximum of 25 sq. m. (including wall, window and electronic signage).</li> <li>• Wall signs shall be located below the cornice or wholly contained within a gable end wall or parapet feature of a one storey building, or the floor level of the second storey on a multi-storey building.</li> <li>• Office buildings, schools and hotels two or more storeys in height, are permitted two additional signs each on separate building wall faces. These signs shall be located on the top storey below the roof line of the building. The two additional signs shall not exceed 2% of the building wall face on which the sign is located, to a maximum of 30 square metres.</li> <li>• Wall signs shall be a uniform style on each elevation of the building.</li> <li>• Wall signs shall not exceed 1.8 m in vertical dimension and shall have a minimum clearance of 2.4 m from grade.</li> <li>• Wall signs are permitted less than 2.4m from grade where the sign projects no more than 100 mm from the wall face.</li> <li>• Wall signs located on a building wall separated by less than 36 m from a residential property shall be indirectly illuminated only.</li> </ul> <p style="text-align: center;"><b>WALL SIGN CONFORMITY PLAN</b></p>	<ul style="list-style-type: none"> <li>① RANGE AMBER BEIGE</li> <li>② RANGE CHAMBERD GREY</li> <li>③ VINTAGE BROWN</li> <li>④</li> </ul>

# ATTACHMENT 14

**BALDASSARRA**  
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T. 905.660.0722 | [www.baldassarra.ca](http://www.baldassarra.ca)

OWNERS INFORMATION:  
MAYFIELD COMMERCIAL CENTRE LTD.



## MINUK - AIRPORT & MAYFIELD

6029 MAYFIELD RD.  
BRAMPTON, ON.

## ELEVATIONS BUILDING 'R'

PRE-2022-0138

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2023	DW		AS NOTED

21-25 R

**A-3.0R**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number 171-2024**

**To amend the Schedule of Traffic By-law 93-93, relating to NO PARKING  
(Schedule XIV)**

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WHEREAS the Council for The Corporation of the City of Brampton has adopted and the Traffic and Parking By-law No. 93-93, (“By-law 93-93”) as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11 (3) 1 of the *Municipal Act, 2001*, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending amend the Schedule of Traffic By-law 93-93, relating to NO PARKING (Schedule XIV);

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 93-93 as amended, is hereby further amended by ADDING the following item to Schedule XIV:

**NO PARKING**

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Forestgrove Circle	Inside (even numbers)	Birchcliffe Drive and Birchcliffe Drive	Anytime

ENACTED and PASSED this 20<sup>th</sup> day of November, 2024.

Approved as to  
form.  
2024/10/31  
Colleen Grant

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/10/30  
Kevin Minaker

\_\_\_\_\_  
Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## **Number 172-2024**

To A By-law to amend By-law 308-2012,  
being the “Building Division Appointment By-law”

### **RECITALS:**

**WHEREAS** Subsection 3(2) of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended requires the Council of each municipality to appoint a Chief Building Official and such inspectors as are necessary for the purposes of the enforcement of the *Building Code Act, 1992*;

**WHEREAS** Section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15, as amended, authorizes a municipal council to appoint Municipal By-law Enforcement Officers, who shall be peace officers for the purpose of enforcing municipal by-laws;

**NOW THEREFORE** the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Schedule 1 of By-law 308-2012, is amended as follows:
  - (a) Gray, E. to Carter, E. and Orquin, L. to Di Franco, L. are **updated** on the list.
  - (b) Patel, H. is **deleted** from the list.
  - (c) Leitch, R., Ojutalayo, M., and Kim, S.Y. are **added** to the list.
3. Schedule 2 of By-law 308-2012, is amended as follows:
  - (a) Gray, E. to Carter, E., Orquin, L. to Di Franco, L., and Gasper, P. to Gaspar, P. are **updated** on the list.
  - (b) Patel, H. and Shah, D. are **deleted** from the list.
  - (c) Leitch, R., Ojutalayo, M., and Kim, S.Y. are **added** to the list.
4. Attached as Schedule 1 and 2 to this By-law are revised schedules that set out the changes listed in sections 1 and 2 of this By-law and these schedules shall replace Schedule 1 and 2 in By-law 308-2012, as amended.

ENACTED and PASSED this 20<sup>th</sup> day of November 2024.

Approved as to  
form.  
2024/11/12  
Colleen Grant

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/11/12  
Farhad Habibi

\_\_\_\_\_  
Genevieve Scharback, City Clerk

Schedule 1

**Building Division Appointment By-law**

**List of inspectors.**

Al-Kaissy, L.	Greice, A.	Paul, K.
Arif, F.	Gu, J.	Pigozzo, D.
Atapattu, P.	Gupta, S.	Popescu, M.
Appiah-Bediako, D.	Habibi, F.	Povse, J.
Balenzano, F.	Hanna, S.	Puccinelli, F.
Bansal, A.	Heidari Matin, N.	Racanelli, N.
Beshay, H.	Horsley, R.C.	Ramkissoon, M.
Bick, G.	Inches, D.	Shahbaz, M.
Bodara, S.	Jejeran, D.	Simonato, M.
Brown, R.	Joseph, O.	Singh, K.
Butincu, O.	Joseph, Manakkalayil, R.	Sobhani, R.
Canjar, S.	Kasiram, N.	Stewart, D.
Carter, E.	Kim, S.Y.	Sturino, A.
Carter, M.	Koroma, L.	Sturino, Z.
Chadha, S.	Leitch, R.	Sun, B.
Crawford, J.	Lima, S.	Taraborrelli, M.
D'Agostino, N.	Luis, P.	Tersigni-Orefice, E.
Dalal, N.	Magnone, A.	Thomson, P.
David, L.	Marino, M.	Toofuny, V.
Derksen, M.	Megalla, S.	Tymoshuk, M.
Desai, S.	Messih, G.	Venu, A.
Di Franco, L.	Mihaila, F.	Wang, Y.
DiBerardino, C.	Mizusawa, A.	Williams, S.
El Masry, S.	Moriel, K.	
Erzek, C.	Murrin, M.	
Fattore, D.	Ngoda, D.	
Fernandes, A.	Nguyen, D.	
Frenette, M.	Ojutalayo, M.	
Gamage, M.		
Garas, L.		
Giarrizzo, D.		
Godlev. D.		



**Schedule 2**

**Building Division Appointment By-law**

**List of Municipal By-law Enforcement Officers.**

Al-Kaissy, L.	Fattore, D.	Murrin, M.
Athar, S.	Fernandes, A.	Ngoda, D.
Appiah-Bediako, D.	Frenette, M.	Nguyen, D.
Arif, F.	Gamage, M.	Ojutalayo, M.
Atapattu, P.	Garas, L.	Paul, K.
Balenzano, F.	Gaspar, P.	Payne, T.
Bansal, A.	Giarrizzo, D.	Pigozzo, D.
Barbato, A.	Godley, D.	Popescu, M.
Barbuto, L.	Greice, A.	Povse, J.
Beshay, H.	Gu, J.	Puccinelli, F.
Bick, G.	Gupta, S.	Racanelli, N.
Bodara, S.	Habibi, F.	Ramkissoon, M.
Brown, R.	Hanna, S.	Shahbaz, M.
Bruno, R.	Heidari Matin, N.	Simonato, M.
Butincu, O.	Horsley, R.C.	Singh, K.
Cabral, J.	Inches, D.	Sobhani, R.
Campbell, R.	Jejeran, D.	Stewart, D.
Canjar, S.	Joseph, O.	Sturino, A.
Carter, E.	Joseph Manakkalayil, R.	Sturino, Z.
Carter, M.	Kasiram, N.	Sun, B.
Chadha, S.	Kim, S.Y.	Taraborrelli, M.
Crawford, J.	Koroma, L.	Tersigni-Orefice, E.
D'Agostino, N.	Leaitch, R.	Thomson, P.
Dalal, N.	Lima, S.	Toofuny, V.
David, L.	Luis, P.	Tymoshuk, M.
Derksen, M.	Magnone, A.	Venu, A.
Desai, S.	Marino, M.	Wang, Y.
Di Franco, L.	Megalla, S.	Williams, S.
DiBerardino, C.	Messih, G.	
Dickie, A.	Mihaila, F.	
El Masry, S.	Mizusawa, A.	
Erzek, C.	Moriel, K.	



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## **Number 173-2024**

To Prohibit Nuisance Demonstrations

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WHEREAS section 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (“Municipal Act”) provides for that the powers of a municipality be interpreted broadly so as to confer broad authority on municipalities to enable municipalities to govern their affairs, as they consider appropriate, and enhance their ability to respond to municipal issues;

AND WHEREAS section 11(2)6. of the Municipal Act provides for a municipality to pass by-laws respecting the health, safety and well-being of persons;

AND WHEREAS section 128(1) of the Municipal Act provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances;

AND WHEREAS section 128(2) of the Municipal Act provides that the opinion of council under section 128(1), if arrived at in good faith, is not subject to review by any court;

AND WHEREAS section 426 of the Municipal Act provides that no person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under a by-law passed under the Municipal Act;

AND WHEREAS section 429 of the Municipal Act provides for a municipality to establish a system of fines for offences under a by-law of the municipality passed under the Municipal Act;

AND WHEREAS section 434.1 of the Municipal Act provides that a municipality may require a person to pay an Administrative Monetary Penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under the Municipal Act;

AND WHEREAS section 444 of the Municipal Act provides for a municipality that is satisfied that a contravention of a by-law of the municipality passed under the Municipal Act has occurred to make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

AND WHEREAS Council recognizes the fundamental right of freedom of expression for people to protest and demonstrate peacefully and further recognizes that such expression is an important element of democratic society;

AND WHEREAS Council recognizes the fundamental right to freedom of conscience and religion;

AND WHEREAS Council also recognizes the need to reasonably and responsibly balance such rights against the health, safety and well-being of members of its communities;

AND WHEREAS Council recognizes that behaviour such as intimidation, inciting hatred, violence, intolerance or discrimination may have negative effects on the health, safety and well-being of its citizens;

AND WHEREAS Council deems certain social infrastructure to be especially vulnerable to public Nuisance Demonstrations, and further deems it necessary for such social infrastructure to have protection from such Nuisance Demonstrations in order to protect the well-being of users;

AND WHEREAS Council, in good faith, and in accordance with section 128 of the Municipal Act, has established what constitutes or could become a Nuisance Demonstration, as set out hereunder;

AND WHEREAS nothing in this By-law is intended to prevent peaceful protests or demonstrations, including those that occur as part of a labour union strike;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

### **PART I - DEFINITIONS**

“By-law” means this by-law, and any amendments thereto;

“City” means The Corporation of the City of Brampton;

“Commissioner” means the Commissioner of Public Works and Engineering or their designate;

“Nuisance Demonstration” means one or more Persons, publicly and in person, protesting against something or expressing views on any issue, in any manner, whether it is intended or not, that is likely, on an objective standard, to cause a reasonable Person to be intimidated, meaning that they are either concerned for their safety or security, or they are unable to access any Place of Worship. For greater certainty, intimidation can be caused by, but not only by, actions or expressions that incite hatred, violence, intolerance or discrimination;

“Officer” means a Person appointed as a Municipal Law Enforcement Officer pursuant to section 55 of the *Community Safety and Policing Act, 2019*, S.O. 2019, c. 1, Sched. 1, or a member of Peel Regional Police or the Ontario Provincial Police who is appointed as a police officer, or any other Person so authorized;

“Person” means a natural individual or any other legal entity, such as a corporation, as required by context;

“Place of Worship” has the same meaning as set out in City’s Zoning By-law 270-2004.

### **PART II – TITLE, APPLICABILITY AND SCOPE**

1. This By-law shall be known and cited as the “Protecting Places of Worship By-law from Nuisance Demonstrations”.
2. The provisions of this By-law apply to all properties, or parts thereof, that are located within one hundred (100) metres of Places of Worship.
3. In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine gender shall include the feminine and further, the converse of the foregoing also applies where the context requires.

4. Any reference to a statute, regulation, by-law or other legislation shall include such statute, regulation, by-law or legislation as amended, re-enacted, replaced, or superseded.

**PART III – NUISANCE DEMONSTRATIONS PROHIBITED**

5. No Person shall organize or participate in a Nuisance Demonstration within one hundred (100) metres of the property line of any Place of Worship.
6. For greater certainty:
  - (a) section 5 is not intended to prohibit peaceful gatherings, protests or demonstrations, including any such activities that occur as part of a labour union strike;
  - (b) section 5 does not prevent persons from peacefully protesting against foreign governments at a Place of Worship;
  - (c) a Nuisance Demonstration is a public nuisance pursuant to section 128 of the Municipal Act.

**PART IV – ENFORCEMENT POWERS**

7. An Officer may enter on land, premises, or buildings or structures at any reasonable time for the purpose of carrying out an inspection to determine compliance with:
  - (a) a provision of this By-law; and
  - (b) an Order issued under this By-law.
8. For the purposes of an inspection pursuant to section 7 of this By-law, an Officer may:
  - (a) require the production for inspection of documents or things relevant to the inspection;
  - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
  - (c) require information from any Person concerning a matter related to the inspection; and
  - (d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
9. For greater certainty, Part IV authorizes an Officer to require individuals to provide their name, address and identification, and the Officer is permitted to use that information in the course of the investigation and to enforce this By-law.
10. Every Person who refuses to provide identification when requested to do so by an Officer is considered to be in obstruction of the Officer, in accordance with section 426 of the Municipal Act, and commits an offence under section 9 of this By-law.
11. Where an Officer believes that a contravention of this By-law has occurred, they may issue an Order:
  - (a) to discontinue the contravening activity;
  - (b) to correct the contravention; or
  - (c) to discontinue the contravening activity and correct the contravention.

12. The Officer may give an Order to the Person who has contravened this By-law verbally or in writing.
13. No Person shall hinder or obstruct an Officer from exercising duties under this By-law.
14. The Commissioner is authorized to order the closure of any highway, including roadway, boulevard, sidewalk, trail or pathway, the closure of any public place, including facility, park, or parking lot, and/or redirect vehicular or pedestrian traffic in any way, including the placing of barricades, where necessary to ensure the health, safety, and well-being of any Person.

**PART V - PENALTIES**

15. Every Person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended.
16. Every Person who is guilty of an offence under this By-law is subject a fine under the Municipal Act, such that:
  - (a) a minimum fine shall not be less than \$500 and a maximum fine shall not exceed \$100,000;
  - (b) in the case of a continuing offence, for each day or part of a day that the offence continues, a minimum fine shall not be less than \$500 and a maximum fine shall not exceed \$10,000, however, the total of all of the daily fines for the offence is not limited.

**PART VI – ADMINISTRATIVE PENALTIES**

17. An Officer may require a Person, subject to the conditions set out within the Administrative Penalties (Non-Parking) By-law 218-2019, as amended, or successor by-law, to pay and administrative penalty if the Officer is satisfied that the Person has failed to comply with:
  - (a) a provision of this by-law; or
  - (b) Fan Order of an Officer.
18. Every Person who is served a penalty notice pursuant to section 17 is liable to pay to the City and administrative penalty in the amount set out in the Administrative Penalty (Non-Parking) By-law 218-2019, as amended.

**PART VII – UNPAID FINES AND PENALTIES**

19. The City's Treasurer may add any unpaid fine or administrative monetary penalty to the tax roll for any property in the City of which all of the owners are responsible for paying a fine or administrative monetary penalty and may collect it in the same manner as municipal taxes.

**PART VIII - SEVERABILITY AND CONFLICT**

20. Where a court of competent jurisdiction declares any provision of this By-law to be invalid, or to be not in force, or without effect, it is the intention of the Council in enacting this By-law that the remainder of this By-law shall continue to be in force and applied and enforced in accordance with its terms to the fullest extent possible according to law.

21. Where there is a conflict or contradiction between this By-law and any other by-law of the City, the provisions establishing the more restrictive standard shall prevail.

**PART IX - EFFECT**

22. This By-law comes into force and effect upon the date of its passing.

ENACTED and PASSED this 20<sup>th</sup> day of November, 2024.

Approved as to  
form.  
2024/November/20  
Colleen Grant

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/November/20  
Colleen Grant

\_\_\_\_\_  
Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## Number 174-2024

To prevent the application of part lot control

to part of Registered Plan 43M – 2164

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 79, 81, 82, 83, 84, 86, 87, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 102, 105, 106, 107, 108, 109, 110, 111, 112, 113; and Blocks 158, 159, 160, 161, 162, 163, and 164, all on Registered Plan 43M-2164.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and PASSED this 20<sup>th</sup> day of November, 2024.

Approved as to  
form.  
2024/11/12  
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/11/04  
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0010)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## Number 175-2024

To prevent the application of part lot control  
to part of Registered Plan **43M-2164**

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 8, 9, 11, 12, 33, 34, 35, 36 and Blocks 115, 116, 126, 127, 136, 137, 146, 147, 148, all on Registered Plan 43M-2164.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 20<sup>th</sup> day of November, 2024.

Approved as to form.
2024/11/12
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.
2024/11/04
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0009)





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## Number 176-2024

To prevent the application of part lot control  
to part of Registered Plan **43M-2075**

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements to service detached single family dwellings, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 3, 4 and 7, all on Registered Plan 43M-2075.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 20<sup>th</sup> day of November, 2024.

Approved as to form.
2024/11/19
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.
2024/11/04
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0011)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number 177 - 2024**

To prevent the application of part lot control  
to part of Registered Plan **43M-2099**

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**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and Townhouse units is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 119 and Block 162, all on Registered Plan 43M-2099.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 20<sup>th</sup> day of November, 2024.

Approved as to  
form.  
2024/11/14  
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/11/04  
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0012)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

## Number 178-2024

To Comprehensive Zoning By-law 270-2004, 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*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule “A” to this by-law:

From:	To:
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1325 (R3B-1325);	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3798);
RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION 1384 (R3B-1384)	RESIDENTIAL STREET TOWNHOUSE B R3B – SECTION (R3B-3799);
AGRICULTURAL ZONE A (A);	OPEN SPACE (OS)

(2) By adding the following Sections:

“3798 The lands designated R3B-3798 on Schedule A to this by-law:

3798.1 Shall only be used for the purposes permitted in an R3B-3798 zone

3798.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 140 square metres per dwelling unit
2. Minimum Lot Width:
  - a) Interior Lot: 5.4 metres per dwelling unit
  - b) Corner Lot: 8.4 metres per dwelling unit
3. Minimum Lot Depth: 26.0 metres
4. Minimum Front Yard Depth:
  - a) 4.5 metres to the front wall of a dwelling
  - b) 6.0 metres to a garage door facing the front lot line
5. Minimum Interior Side Yard Width:
  - a) 1.2 metres

- b) 0.0 metres between common shared wall
6. Minimum Exterior Side Yard Width:
- a) 3.0 metres
  - b) 2.0 metres to a porch with or without foundation or cold cellar
  - c) 6.0 metres to the front of a garage facing the exterior site lot line
7. Minimum Rear Yard Depth:
- a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
  - b) 4.0 metres to a balcony or terrace
  - c) 4.0 metres to the bay window, box window or bow window with or without foundation
8. Maximum Building Height: 11.0 metres
9. Maximum Lot Coverage: No requirement
10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
11. Maximum Garage Door Width:
- a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
  - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
  - c) The garage door width restriction does not apply to the a garage door facing the exterior side yard
  - d) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard
14. Minimum Distance between Driveway and Projected Point of Intersection: 5.0 metres
15. Minimum Distance between Driveway and Street Elbow: 4.25 metres
16. For the purposes of this Section a Street Elbow shall mean the intersection of two parts of the same street, which parts have an interior angle of intersection or no more than one hundred and thirty-five (135) degrees
17. Maximum Dwelling Units Attached: 9”

- “3799 The lands designated R3B-3799 on Schedule A to this by-law:
- 3799.1 Shall only be used for the purposes permitted in an R3B-3799 zone
- 3799.2 Shall be subject to the following requirements and restrictions:
1. Minimum Lot Area: 135 square metres per dwelling unit
  2. Minimum Lot Width:
    - a) Interior Lot: 5.5 metres per dwelling unit
  3. Minimum Lot Depth: 24.0 metres
  4. Minimum Front Yard Depth:
    - a) 4.5 metres to the front wall of dwelling
    - b) 6.0 metres to a garage door facing the front lot line
  5. Minimum Interior Side Yard Width:
    - a) 2.5 metres
    - b) 0.0 metres between common shared wall
  6. Minimum Exterior Side Yard Width:
    - a) 3.0 metres
    - b) 2.0 metres to a porch with or without foundation or cold cellar
  7. Minimum Rear Yard Depth:
    - a) 6.0 metres, provided that the area of the rear yard is at least 25% of the minimum required lot area
    - b) 4.0 metres to a balcony or terrace
    - c) 4.0 metres to the bay window, box window or bow window with or without foundation
  8. Maximum Building Height: 11.0 metres
  9. Maximum Lot Coverage: No requirement
  10. Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
  11. Maximum Garage Door Width:
    - a) For a lot width of less than 7.0 metres, the maximum garage door width shall be 2.5 metres
    - b) For a lot width equal to or greater than 8.0 metres, the maximum garage door width shall be 3.7 metres
    - c) The width of the interior of a garage as calculated 3.0 metres from the garage opening, shall not be more than 0.6 metres wider more than the maximum garage door width permitted on the lot
  12. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

**By-law Number 178-2024**

13. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front yard

14. Maximum Dwelling Units Attached: 9”

ENACTED and PASSED this 20<sup>th</sup> day of November, 2024.

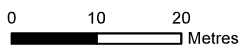
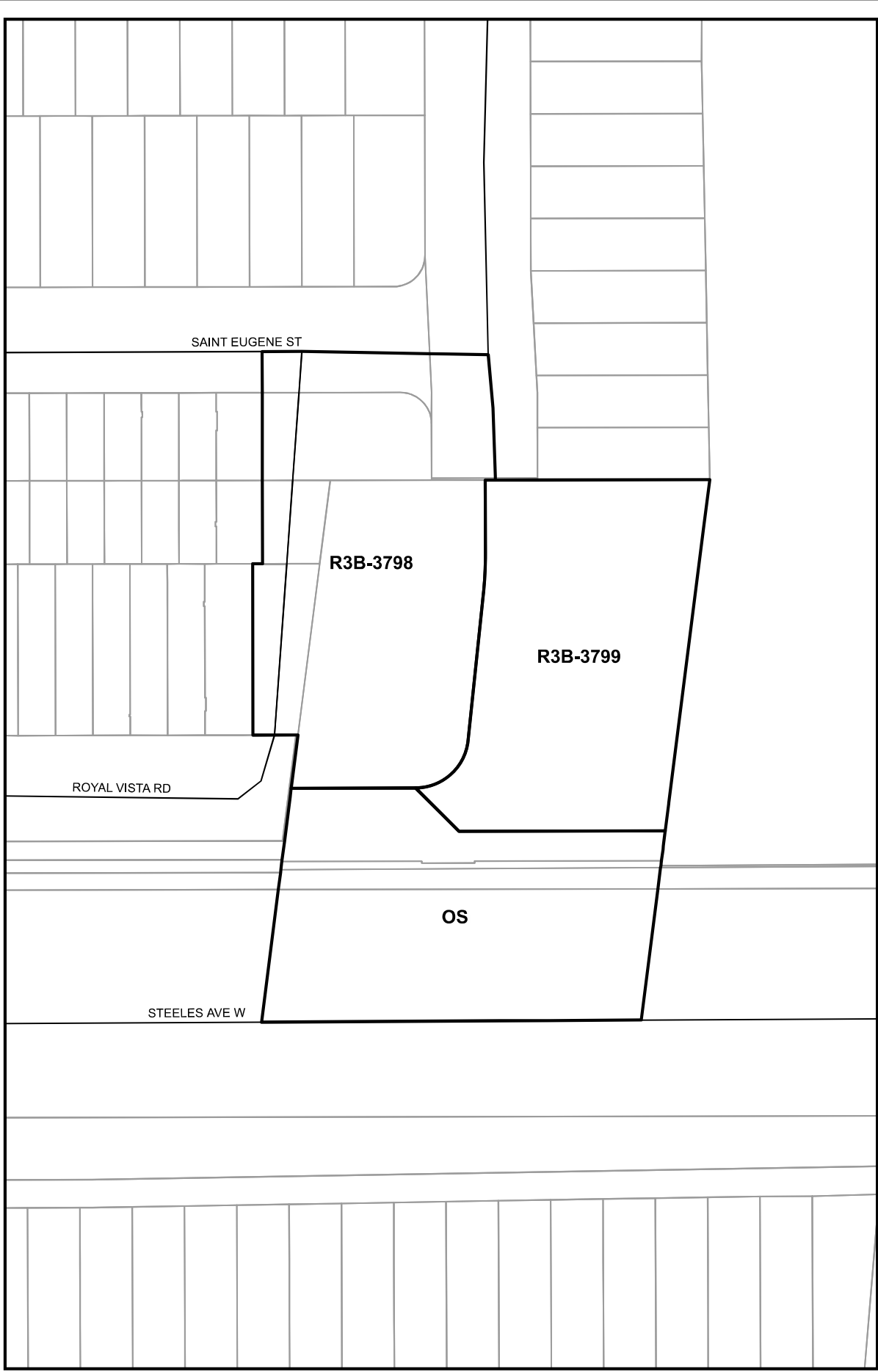
Approved as to  
form.  
2024/11/18  
MR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/Nov/18  
AAP

\_\_\_\_\_  
Genevieve Scharback, City Clerk

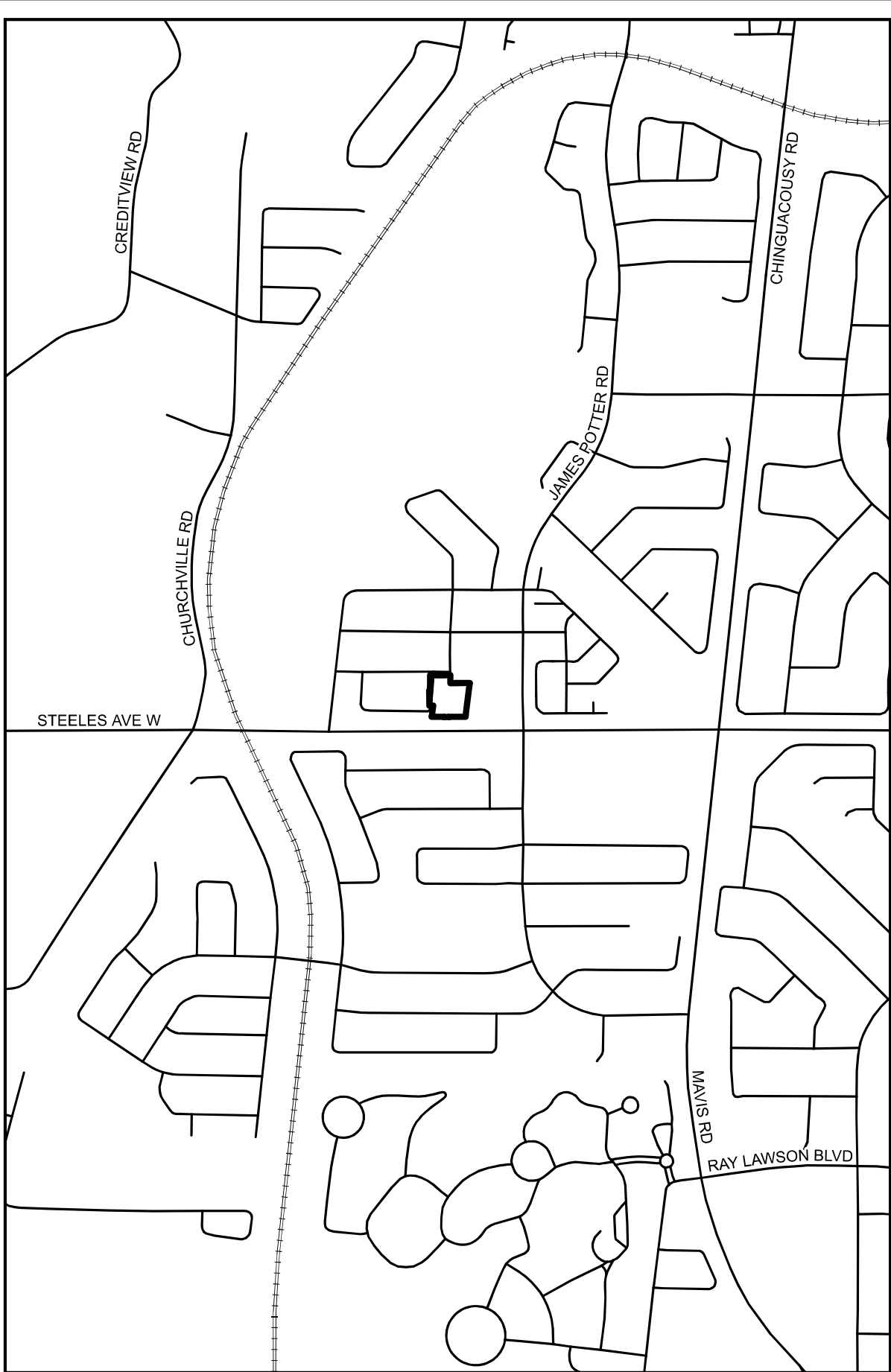
(File: OZS-2022-0037)



 Zoning Boundary  Parcel Fabric  Street



**LOT 1, CONCESSION 3 W.H.S.**



Subject Lands



RAILWAYS







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To confirm the proceedings of Council  
at its Regular Meeting held on November 20, 2024

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. THAT the action of the Council at its Regular Meeting of November 20, 2024 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and
2. THAT the Mayor and the proper officers of the city are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the City to all such documents. Where the subject matter of any such action is within a sphere or jurisdiction assigned to The Corporation of the City of Brampton pursuant to section 11 of the Municipal Act, 2001, the authority granted by this section includes the use of natural person powers under section 8 of the Municipal Act, 2001; and
3. THAT this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its powers to proceed with, or to provide any money for, any undertaking, work, project, scheme, act, matter or thing which requires an approval in addition to the approval of the Council, shall not take effect until the additional approval has been obtained.

Dated at the City of Brampton this 20<sup>th</sup> day of November, 2024.

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Patrick Brown, Mayor

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Genevieve Scharback, City Clerk