

# Application to Amend the Official Plan and Zoning By-law

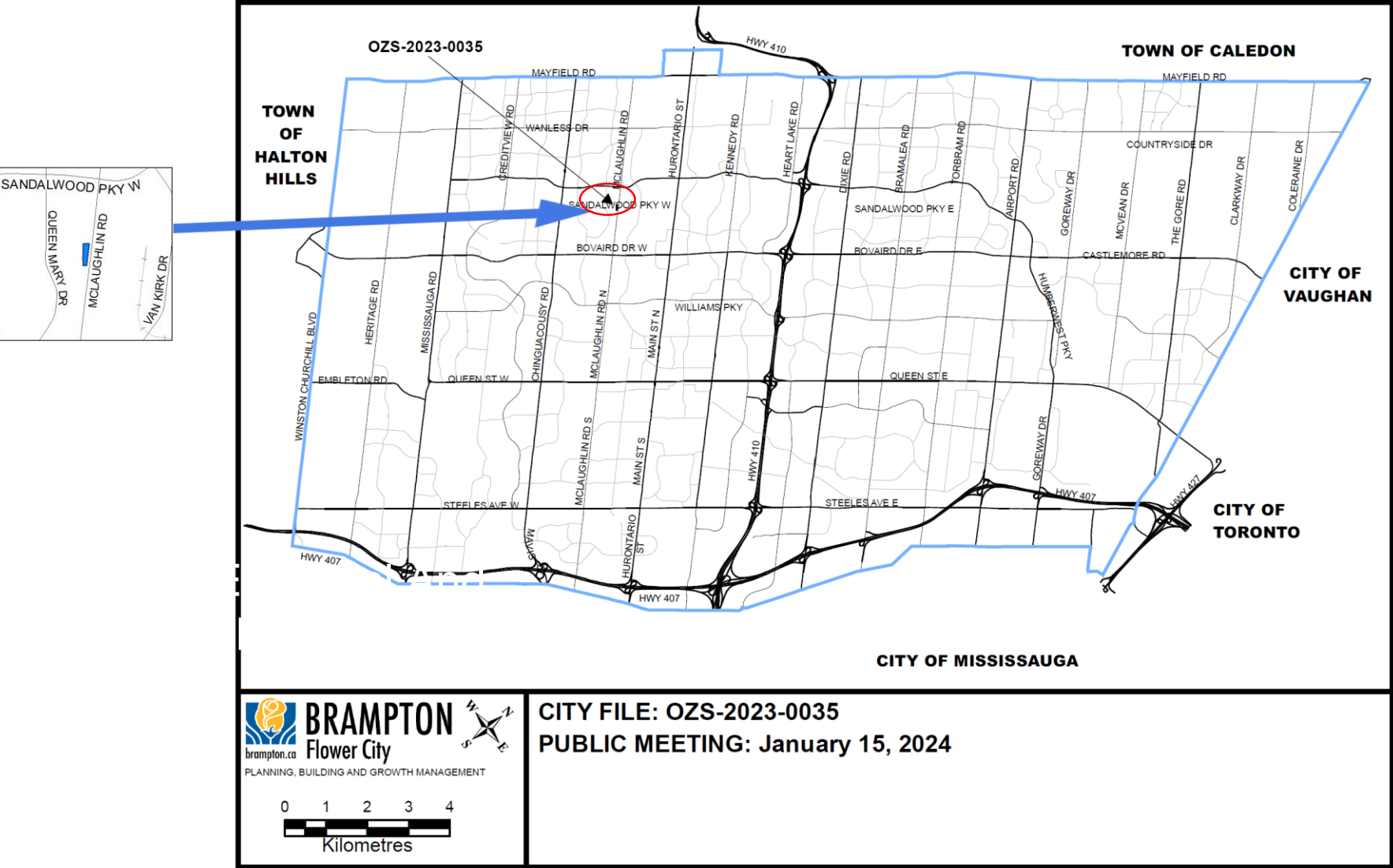
To permit two (2), 4-storey stacked townhouse blocks, consisting of 49 units and a private sanitary pumping station.

**10362 McLaughlin Road  
City of Brampton File: OZS-2023-0035**

**Application by:  
Weston Consulting Group Inc. c/o Edward Faria Germano**

**WARD 6  
REGIONAL COUNCILLOR: NAVJIT KAUR BRAR  
REGIONAL COUNCILLOR: MICHAEL PALLESCHI**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



**North:** Open Space and Storm Water Management Pond with low rise residential.

**South:** Existing low rise residential.

**East:** McLaughlin Road, existing commercial and industrial uses.

**West:** Open space, existing low density residential.

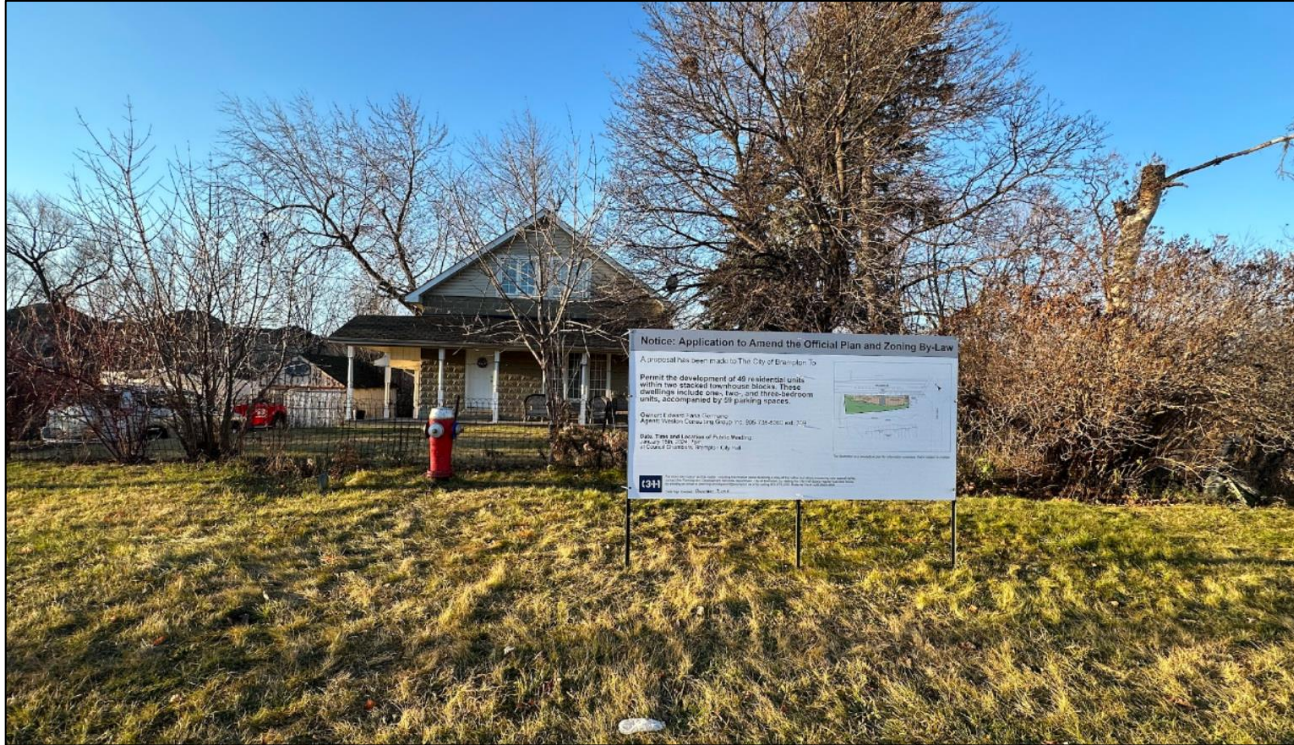
**Legend**

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

# SITE CONTEXT



# SITE PHOTOS |



View of site facing south



View of site facing north

# SITE PHOTOS



View from site looking west

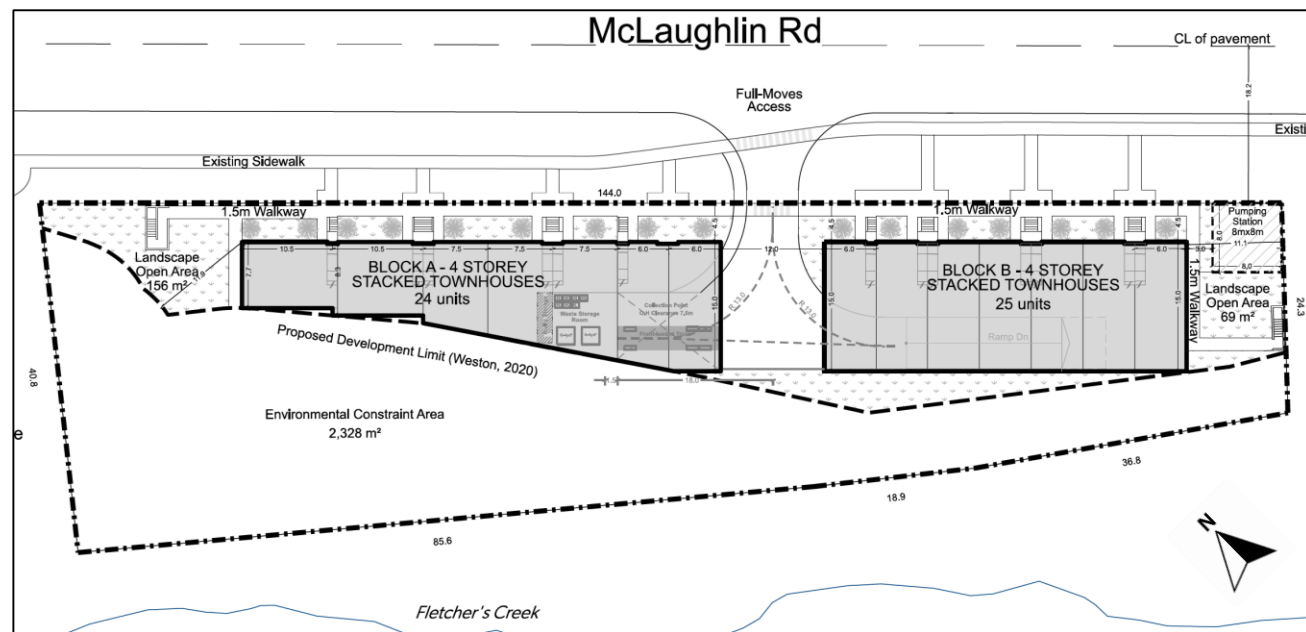


View of site looking east

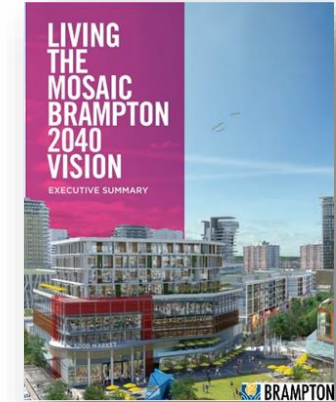
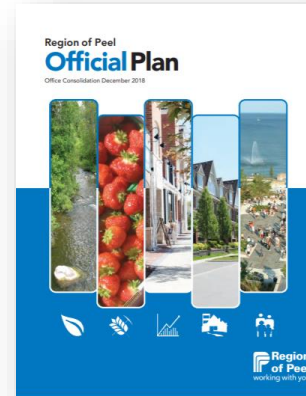
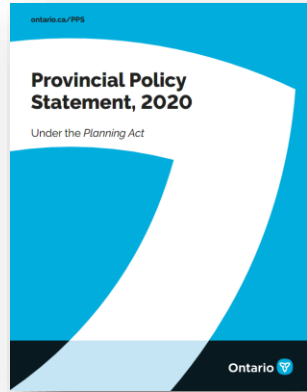
# PROPOSED DEVELOPMENT

To permit the development of two (2), four-storey stacked townhouse blocks containing 49 townhouse units:

- Subject property is 1.19 acres (approx.) in size
- Block A will consist of 24 units and Block B will consist of 25 units.
- One proposed full moves vehicular access point to McLaughlin Road.
- One level of underground parking consisting of 59 spaces.
- Inclusion of a private sanitary pumping station on the subject property.



# PLANNING FRAMEWORK SUMMARY



## The application will be evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Fletchers Meadow Secondary Plan (SP44) Secondary Plan

## Also following the principles of:

- Brampton 2040 Vision

\* Subject to the status of the proposed PPS, 2023



# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

## 2006 Official Plan Designation: *Industrial & Open Space*

### Permitted uses:

- The *Industrial* designation is intended for the development of light to heavy industrial, corporate head offices, high performance industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.
- The *Open Space* designation generally prohibits development within recreational open space with the exception of recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities.

An amendment to the Official Plan **is required** to permit the proposed development.

\*The property is designated Open Space and Industrial in the 2006 Official Plan. Upon review, it is confirmed by Planning that the Industrial designation is a mapping error.

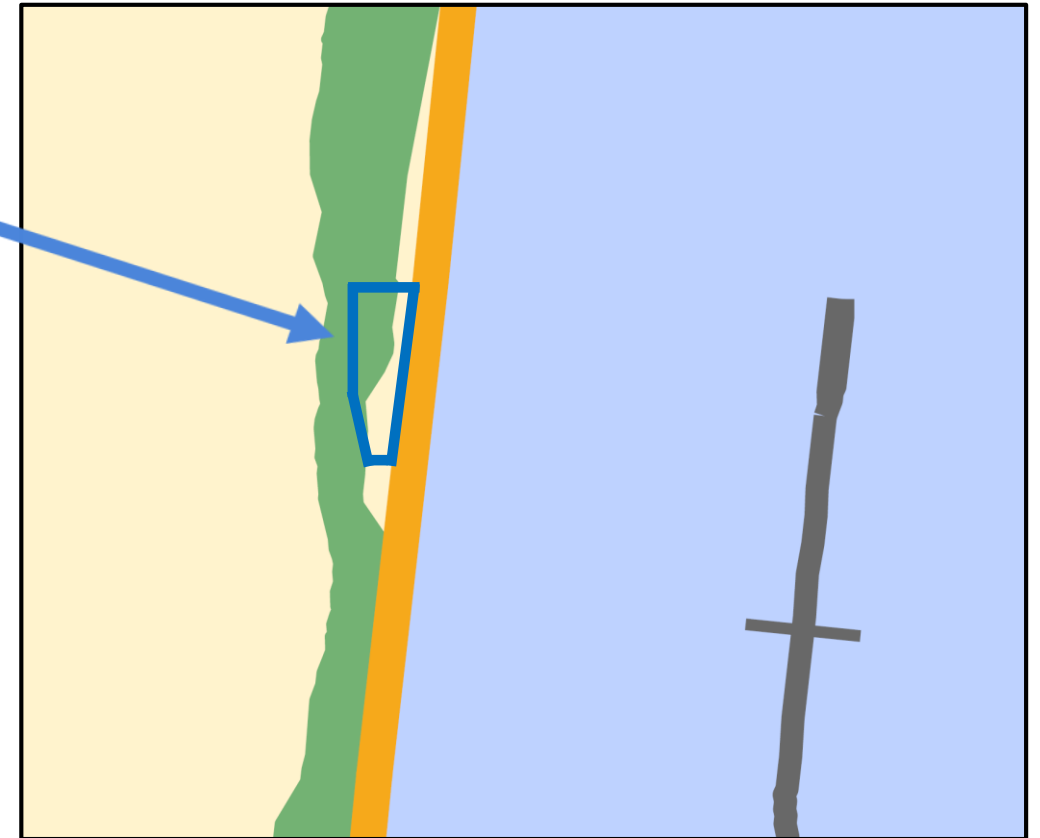


# PLANNING CONTEXT: 2023 BRAMPTON OFFICIAL PLAN

## Final Draft 2023 Official Plan Designation: *Residential & Open Space*

### Permitted uses:

- The *Residential* designation is intended for the development of predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments.
- The *Open Space* designation generally prohibits development within recreational open space with the exception of recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities.



# CURRENT PLANNING CONTEXT: SECONDARY PLAN

## Fletchers Meadow Secondary Plan (SP44) Secondary Plan Designation:

*Open Space - Primary Valley Land*

### Permitted uses:

- The *Primary Valley Land* designation permits limited modifications, complimentary uses and alterations.

An amendment to the Secondary Plan **is required** to permit the proposed development.



#### COMMERCIAL

	CONVENIENCE RETAIL
	DISTRICT RETAIL
	HIGHWAY AND SERVICE COMMERCIAL
	HIGHWAY COMMERCIAL
	MIXED EMPLOYMENT COMMERCIAL
	NEIGHBOURHOOD RETAIL
	SERVICE COMMERCIAL

#### EMPLOYMENT

	GENERAL EMPLOYMENT 1
	GENERAL EMPLOYMENT 2
	PRESTIGE INDUSTRIAL
	Subject Lands

#### INSTITUTIONAL

	ELEMENTARY SCHOOL
	MIDDLE SCHOOL
	SECONDARY SCHOOL
	INSTITUTIONAL
	PLACE OF WORSHIP

#### RESIDENTIAL

	LOW DENSITY RESIDENTIAL
	LOW DENSITY 1 RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MEDIUM / HIGH DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL

#### OPEN SPACE

	COMMUNITY PARK
	NEIGHBOURHOOD PARK
	WOODLOT
	CEMETERY
	PRIMARY VALLEY LAND
	SECONDARY VALLEY LAND

#### ROADS

	COLLECTOR ROAD
	MINOR ARTERIAL ROAD
	MAJOR ARTERIAL ROAD
	PROVINCIAL HIGHWAY
	RAILWAY

# CURRENT PLANNING CONTEXT: ZONING BY-LAW

**Current Zoning (270-2004) Designation:**  
*Agricultural (A)*

**Permitted uses:**

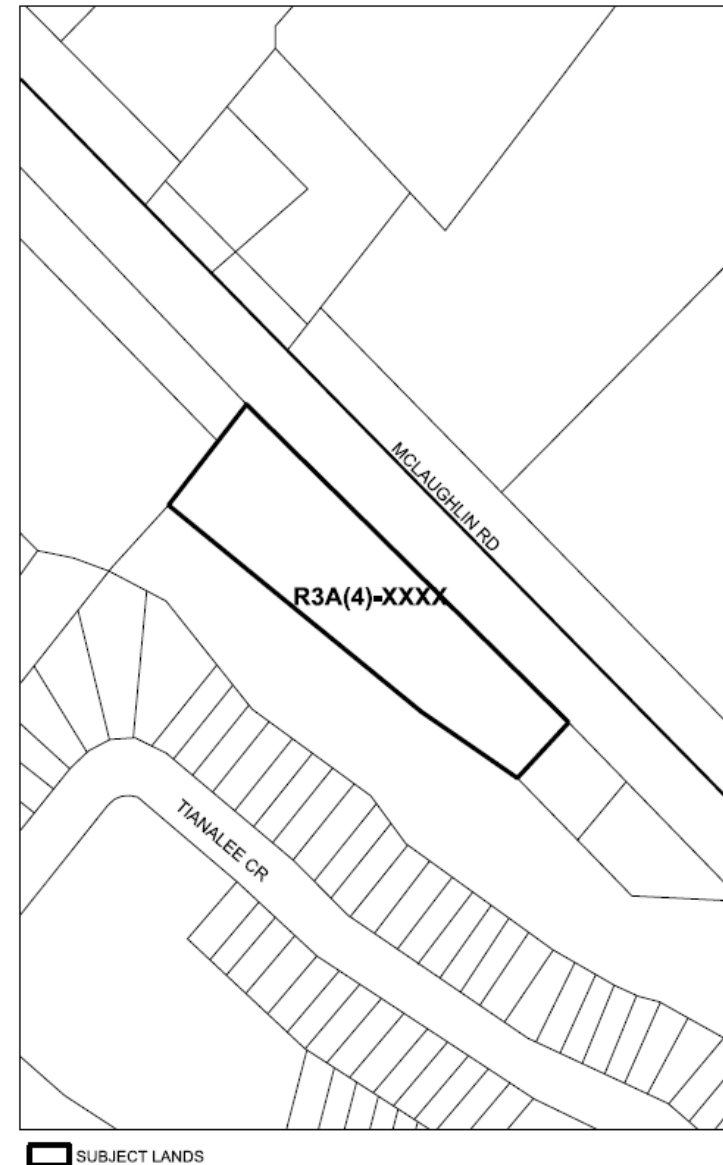
- The *Agricultural* designation permits Agricultural and Non-agricultural uses such as single detached dwellings, supportive housing, cemetery, animal hospital, kennel, a home occupation

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



# ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL TOWNHOUSE A (4)-XXXX ('R3A(4)-XXXX')	<ul style="list-style-type: none"><li>• Permitted uses: stacked townhouse dwelling, purposes accessory to the other permitted purposes.</li><li>• Maximum Building Height: 13.5m.</li><li>• Maximum Lot Coverage: 50%</li><li>• Minimum Landscaped Open Space: 36%</li><li>• Minimum parking requirement for an apartment dwelling use is 1 parking spaces per unit for residents and 0.2 parking spaces per unit for visitors.</li></ul>



# KEY ISSUES/CONSIDERATIONS

- **Built Form, Compatibility, and Layout**
  - Appropriate built form and building patterns such as building height, massing, density and setbacks next to a high traffic road;
  - One point of entry into development to potentially increase congestion onto McLaughlin.
- **Environmental**
  - Ensuring adequate buffers are to the Natural Heritage System (Fletchers Creek Valleyland) are provided.
  - Concerns regarding the construction of stormwater management infrastructure in proximity to Natural Heritage System.
- **Noise**
  - Integration of appropriate mitigation measures to manage noise impacts from nearby road traffic and industrial land uses.

# NEXT STEPS

Notice of complete application November 14<sup>th</sup>, 2023

Circulation to departments and agencies

Notice of public meeting January 15<sup>th</sup>, 2024

**Public Meeting (We are here)**

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

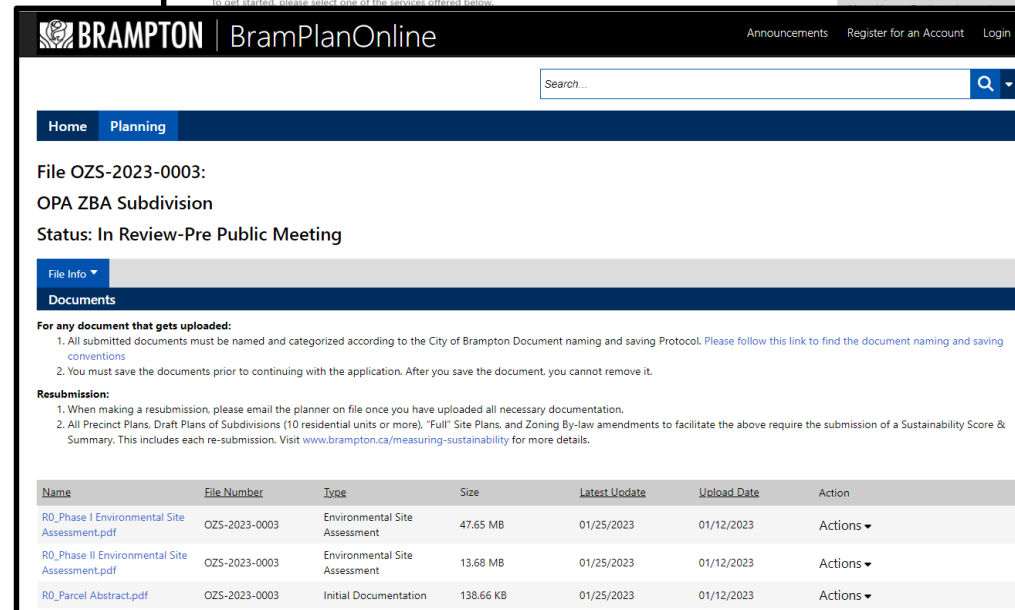
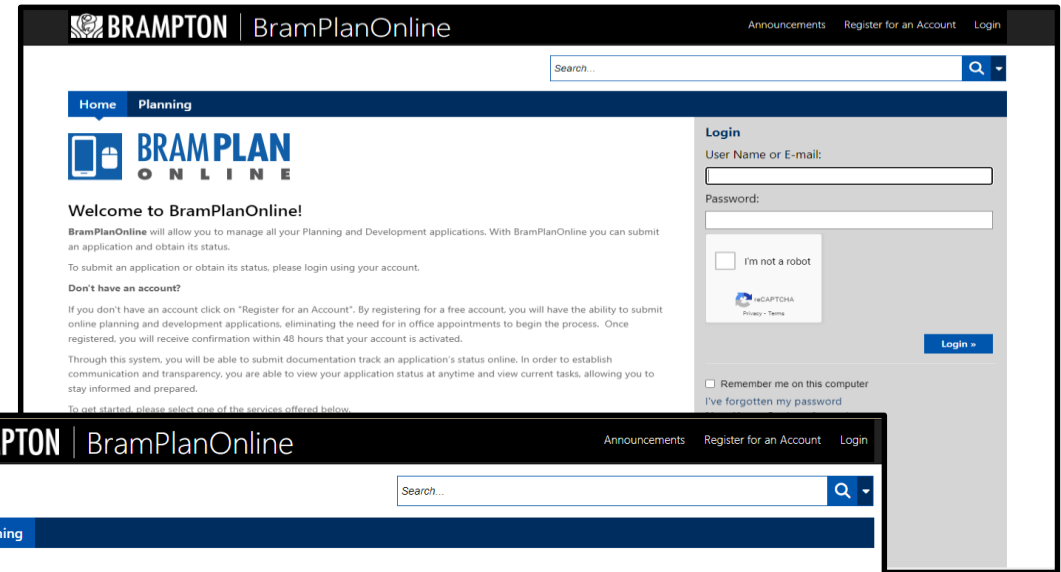
Appeal period

# ACCESSING MORE INFO ABOUT THE PROPOSAL

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

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0035**.
3. On the **OZS-2023-0035 File Page** click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.





# ADDITIONAL INFORMATION

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

- **City Planner contact:**

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Thank you!