

Attachment 5 – Planning Analysis

The Planning Act:

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 to.

The proposed Zoning By-law amendments have regard to, among other matters, the promotion of built form that is well-designed (Section 2 i)). The proposed Zoning By-law amendments maintain the integrity and character of residential neighbourhoods.

Provincial Policy Statement (PPS):

The PPS provides policy direction on matters of provincial interest related to land use planning and development that support our collective well-being, now and in the future, which are intended to be complemented by local policies addressing local interests. The proposed Zoning By-law amendments are consistent with the Provincial Policy Statement.

Section 1.0 states that Ontario's long-term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The proposed Zoning By-law amendments promote liveable communities by appropriately regulating below grade entrances in the exterior yard, driveway widths, and garage dimensions, without compromising the aesthetic integrity of residential neighbourhoods and updating the Supportive Housing Residence Type 1 and 2 sections in the Zoning By-law.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The policy objective of the Growth Plan is to create places where residents enjoy a high standard of living and an exceptional quality of life. The proposed Zoning By-law amendments conform with the following policy of the Growth Plan:

Section 1.2.1 states that the policies of the Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on, among others, supporting the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.

The proposed Zoning By-law amendments achieve a balance between the interests of residents (i.e. their overall enjoyment of their life and property) with the intent of the Zoning By-law, which is to protect the safety and well-being of residents.

Region of Peel Official Plan:

The purpose of the Region's Official Plan is to provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives to ensure the health and safety of those living and working in Peel.

The Urban System policies of the Region of Peel Official Plan set out to provide a diversity of healthy complete communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public service, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel. The proposed Zoning By-law amendment complies with the following policies of the Region of Peel Official Plan:

- Section 5.6.2 states that a general objective of the Urban System is to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

The proposed Zoning By-law amendments will appropriately regulate below grade entrances in exterior side yards, driveway widths, and garage dimensions on residential lots without compromising the residential characteristics of existing communities.

City of Brampton's Official Plan:

The Official Plan acknowledges the Planning Act requirement in Section 34 that the purpose of the City's Comprehensive Zoning By-law is to regulate the use of land and the character, location and use of buildings and structures in accordance with the policies of this Plan.

The Official Plan promotes well-planned, well-designed and well-built residential areas that will enhance the sense of place for residents as well as visitors (Section 4.2 (vi)). The Official Plan (Section 4.2.1.14) also recognizes that the key elements of design for residential areas include, but not limited to:

- (i) Siting and building setbacks;
- (ii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
- (iii) Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms; and
- (iv) Landscaping and fencing on private property.

The proposed Zoning By-law amendments support the key elements of design for residential areas by appropriately regulating below grade entrances in exterior side yards, driveway widths, and garage dimensions on residential lots.

The proposed Zoning By-law amendments are generally consistent with Brampton's Official Plan. It is recommended that the Zoning By-law amendments be supported in order to achieve the urban design policy objectives of the Official Plan.