

**Filing Date:** February 28, 2023

**Hearing Date:** March 28, 2023

**File:** B-2023-0006

**Owner/**

**Applicant:** CONSEIL SCOLAIRE VIAMONDE & CONSEIL SCOLAIRE CATHOLIQUE  
MONAVENIR/ SGL PLANNING & DESIGN INC.

**Address:** 20 Veteran's Drive

**Ward:** WARD 6

**Contact:** Rajvi Patel, Assistant Development Planner

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**Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 64,085 sq. m (64 hectares). The proposed severed lot has a frontage of approximately 124m (406.82 ft.); a depth of approximately 187m (613.52 ft.); and an area of approximately 43,043.4 sq. m (4.3 hectares). It is proposed that two lots be established from the existing lot for future development of a French Language high school and a French language elementary school.

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**Recommendations:**

That application B-2022-0006 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. As a condition of severance, there is to be a mutual access easement between the retained and the severed parcels. The Owner shall agree to hold the City harmless in this regard and hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings by anyone arising or which may arise as a result of such access arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
  - a. A draft reference plan.
  - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting a separate part(s) where the pedestrian easement is to be conveyed.

- c. A memorandum to the Traffic Planning group setting out the part(s) on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
  - d. Upon approval of the draft reference plan by the City's Traffic Planning group, arrange for the Surveyor to have the draft reference plan deposited at the Land Registry Office of Peel.
4. The proposed access locations along Veterans Drive are not approved at this stage and will be reviewed and/or approved through the site plan application(s) on the subject property.
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**Background:**

- **Official Plan:** The subject property is designated 'Residential' and 'Open Space' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Public Secondary School Site' in the Mount Pleasant Secondary Plan (Area 51); and
- **Zoning By-law:** The subject property is zoned 'Institutional One (I1)' according to By-Law 270-2004, as amended.

**Current Situation:**

The applicant is requesting to sever a parcel of land at the property municipally known as 20 Veteran's Drive in order to establish a separate parcel for the future development of the lands for a French language high school and French language elementary school. The development of the lands for the schools will be subject to Site Plan Control. Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

*Rajvi Patel*

Rajvi Patel, Assistant Development Planner

**SCHEDULE "A"**
**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE  
PLANNING ACT**

| <b>CRITERIA TO BE CONSIDERED</b>  | <b>ANALYSIS</b>   |
|---|---|
| a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>  | The proposed severance has no effect on matters of provincial interest.   |
| b) <i>Whether the proposal is premature or in the public interest;</i>  | The proposed severance is neither premature nor contrary to any matters of public interest.   |
| c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>   | The proposed severance does not present any concern with regard to the Official Plan or adjacent plans of subdivision.  |
| d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>  | The proposed severance is suitable for the purposes for which it is to be subdivided.   |
| e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i> | The proposed severance does not present any concern with regard to the adequacy of the roadwork network.<br><br>Vehicular access configurations to the severed and retained parcels will be reviewed and approved through the site plan application review process. |
| f) <i>The dimensions and shapes of the proposed lots;</i>   | The shape and dimension of the proposed lot is appropriate and maintains all minimum Zoning By-law requirements.  |
| g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>  | No concerns are noted with regard to restrictions on the lands included in the lands to be subdivided.  |
| h) <i>The conservation of natural resources and flood control;</i>  | The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.   |
| i) <i>The adequacy of utilities and municipal services;</i>   | There are no concerns with regard to the adequacy of utilities and municipal services.  |

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|--|--|
| j) <i>The adequacy of school sites;</i>  | The proposed severance presents no concerns with regard to the adequacy of school sites.   |
| k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>   | No conveyance of lands are required.   |
| l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>   | The proposed severance has no impact on matters of energy conservation.  |
| m) <i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i> | <p>There are no concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act.</p> <p>The future development of the schools will be subject to Site Plan Control.</p> |

### Appendix A – Proposed Concept Plan

**SITE FIT NOTES - CON SITE**

NOTE: ALL AREAS ARE APPROXIMATE AREA. MEASUREMENTS TAKEN FROM THE PLAN. DIMENSIONS OF THIS SITE ARE APPROXIMATE.

ADDITIONAL NOTES:  
PROPOSED 3-STOREY SUBSTATION BUILDING AND 3-STOREY GYM BUILDING ARE APPROXIMATE.

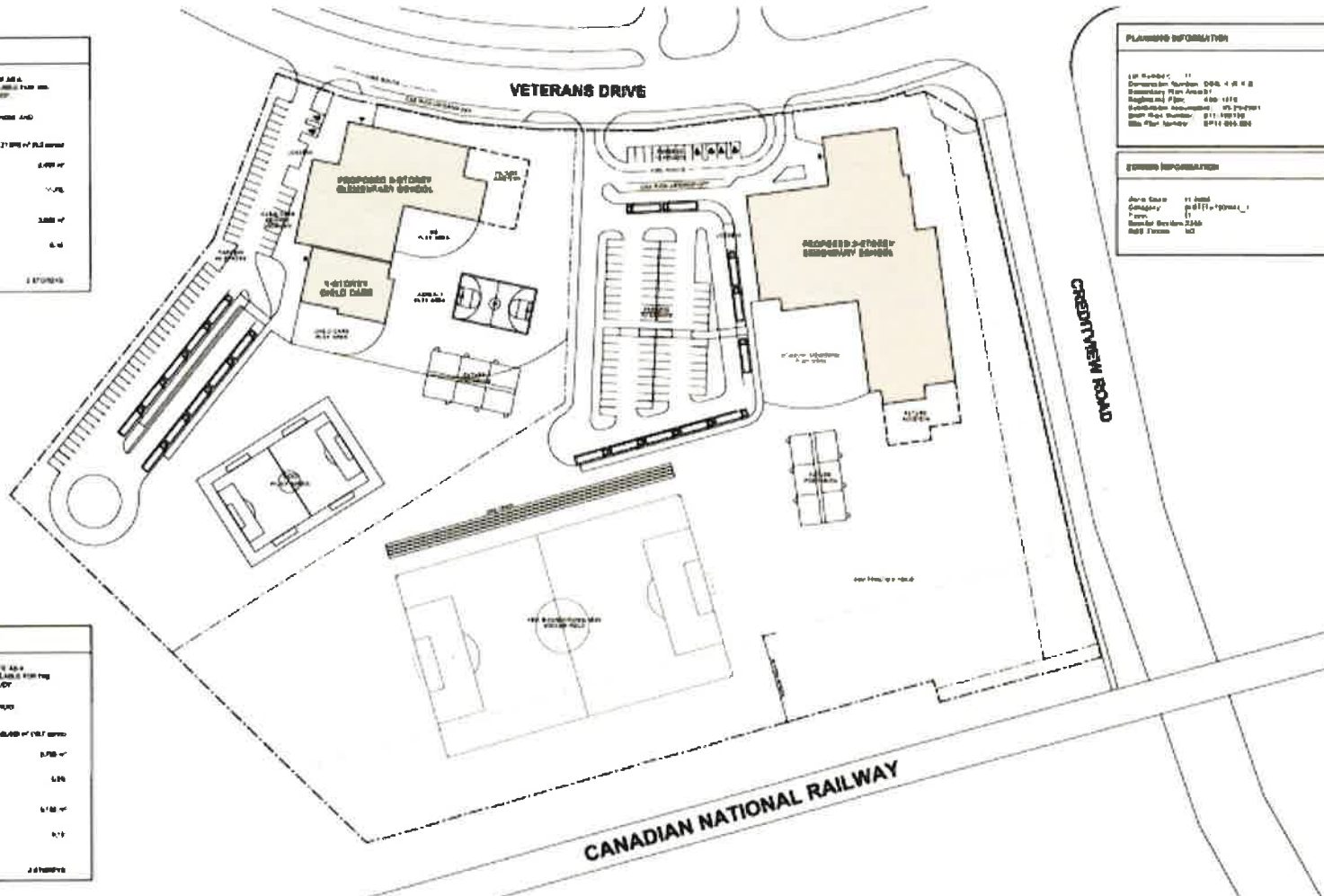
|   |                        |
|---|------------------------|
| APPROX. LOT AREA                          | 21,000 sq ft (1.92 ac) |
| APPROX. BUILDING AREA                     | 8,000 sq ft            |
| APPROX. LOT FRONT WIDTH (CLASS 10 ZONING) | 117.00 ft              |
| APPROX. GROSS FLOOR AREA                  | 24,000 sq ft           |
| APPROX. DENSITY (CLASS 10 ZONING)         | 0.40                   |
| BUILDING HEIGHT                           | 3 STOREYS              |

**SITE FIT NOTES - CROMA SITE**

NOTE: ALL AREAS ARE APPROXIMATE AREA. MEASUREMENTS TAKEN FROM THE PLAN. DIMENSIONS OF THIS SITE ARE APPROXIMATE.

ADDITIONAL NOTES:  
PROPOSED 3-STOREY SUBSTATION BUILDING AND 3-STOREY GYM BUILDING ARE APPROXIMATE.

|   |                        |
|---|------------------------|
| APPROX. LOT AREA                          | 10,000 sq ft (0.23 ac) |
| APPROX. BUILDING AREA                     | 3,000 sq ft            |
| APPROX. LOT FRONT WIDTH (CLASS 10 ZONING) | 110.00 ft              |
| APPROX. GROSS FLOOR AREA                  | 9,000 sq ft            |
| APPROX. DENSITY (CLASS 10 ZONING)         | 0.30                   |
| BUILDING HEIGHT                           | 3 STOREYS              |



**PLANNING INFORMATION**

Job Number: 11  
 Submission Number: 000-4-0-0  
 Submission Plan Area: 1  
 Registered Plan: 400-010  
 Submission Number: 00-000000  
 Plan Area Number: 011-00000  
 Site Plan Number: 011-000-000

**GENERAL INFORMATION**

Area Code: 905  
 City/Town: Brampton  
 Ward: 10  
 Ward Number: 1000  
 Ward Name: 10

Conceptual Site Plan

Brampton Site Review  
 100-1000 Drive & Creditview Rd  
 Brampton, Ontario

snyder architects | 2102 | 200 00 00 | 

SITE FIT | A1  
 11-2023