



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 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: Steve Ganesh, Commissioner, Planning Building and Growth Management
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Marco Gerolini, Planner, Development Services
Samantha DeLaPena, Planner, Development Services
Arjun Singh, Planner, Development Services
Noel Cubacub, Planner, Integrated City Planning
Harsh Padhya, Planner, Development Services
Peter Bryson, Director, Enforcement and By-law Services
Luciano Totino, Manager, Development Construction
Janice Adshead, Acting 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 7:00 p.m. and adjourned at 8:00 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: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (arrived late - 7:17 p.m.), Regional Councillor Fortini (arrived late - 7:16 p.m.), Mayor Brown (ex officio).

2. Approval of Agenda

PDC028-2024

That the agenda for the Planning and Development Committee Meeting of February 12, 2024, be approved as published and circulated.

Carried

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

Nil

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.

(8.1, 9.2, and 11.1)

The following motion was considered:

PDC029-2024

That the following items to the Planning and Development Committee Meeting of February 12, 2024, be approved as part of Consent:

8.1, 9.2, and 11.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

Item 11.2 was brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC030-2024

1. That the presentation from Marco Gerolini, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037 to the Planning and Development Committee Meeting of February 12, 2024, be received.
 1. Ronald and Nancy Webb, Brampton Residents, dated February 12, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc., Glen Schnarr & Associates Inc., 0 Countryside Drive, Ward 10, File: OZS-2023-0023 & 21T-23006B

Samantha Dela Pena, 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, secondary plan designation, block plan, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC031-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc., Glen Schnarr & Associates Inc., 0 Countryside Drive, Ward 10, File: OZS-2023-0023 & 21T-23006B**, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B

Item 6.1 was brought forward and dealt with at this time.

Arjun Singh, 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, issues and considerations, and next steps.

The following delegations addressed Committee and expressed their views, suggestions, and questions with respect to the subject application:

- Sylvia Roberts, Brampton Resident
- Matthew Makkappallil, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- insufficient transportation services to manage increased pedestrian and transit traffic as a result of the proposed development
- inadequate community consultation and public notice
- lack of existing infrastructure

In response to resident concerns, Chair Palleschi commented that public notice of proposed developments is given to all homeowners within 240 metres of the subject site. The development application process begins with the presentation of the proposed development at a public meeting to increase awareness of the

subject application and allow for any comments or concerns to be submitted. All submissions thereafter are taken into account by staff and Committee before moving forward with the application. Staff also commented that signage is posted at the subject site indicating the proposed development, the associated file number(s), and the date of the public meeting.

Oz Kemal, MHBC Planning, applicant on behalf of the landowner, presented an overview of the application that included area developments, development proposal, proposed public road network, proposed private road network, proposed height, proposed parks and open space, and proposed gateway feature.

The following motion was considered:

PDC032-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B to the Planning and Development Committee Meeting of February 12, 2024, be received:
 1. Sylvia Roberts, Brampton Resident
 2. Matthew Makkappallil, Brampton Resident
 3. Oz Kemal, MHBC Planning, on behalf of Bovaird West Holdings Inc.

Carried

5.4 Staff Presentation re: City-Initiated By-law - Right of Entry for Maintenance

Items 6.2 and 7.1 were brought forward and dealt with at this time.

Noel Cubacub, Planner, Development Services, presented an overview of the proposed by-law amendment that included background information, current situation, purpose, legislative framework, municipal benchmarking, right of entry area, and next steps.

The following delegation addressed Committee and expressed their views, suggestions, and questions with respect to the subject application:

- Sylvia Roberts, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegate with respect to the following:

- what steps is the City taking to ensure that notice is given to surrounding homeowners for routine maintenance
- how is the City differentiating between routine maintenance and exigent work
- how is the City ensuring exigent work is completed in due time while still ensuring compliance with policies and by-laws

Staff responded that they will report back to Committee to address the concerns raised.

Councillor Vicente asked a question of clarification regarding the frequency of issues/disputes relating to a homeowner having to access adjacent property while completing maintenance on their own property. Staff advised that they will provide further information upon consultation with the City's Enforcement Services department.

In response to another question of clarification from Committee, staff commented that individuals will still be required to provide notice of maintenance on the property, following approval of the proposed by-law amendment.

The following motion was considered:

PDC033-2024

1. That the presentation from Noel Cubacub, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **City-Initiated By-law - Right of Entry for Maintenance**, be received;
2. That the report from Noel Cubacub, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: City-Initiated By-law - Right of Entry for Maintenance, be received;
3. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and draft "Right of Entry for Maintenance" by-law; and

4. That the following delegation re: City-Initiated By-law - Right of Entry for Maintenance to the Planning and Development Committee Meeting of February 12, 2024, be received:

1. Sylvia Roberts, Brampton Resident.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B

Dealt with under Item 5.3 - Recommendation PDC032-2024

- 6.2 Delegation re: City-Initiated By-law - Right of Entry for Maintenance

Dealt with under Item 5.4 - Recommendation PDC033-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-Initiated By-law - Right of Entry for Maintenance

Dealt with under Item 5.4 - Recommendation PDC033-2024

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-0006

Councillor Keenan expressed concerns in relation to traffic, incompatibility with the needs of the area residents, and the appropriateness of the subject development. He noted that he was not in favour of the staff recommendations and sought the support of Committee.

The following motion was considered:

PDC034-2024

1. That the report from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-0006**, be received; and

2. That the Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-000, be **refused**.

Carried

8. **Committee Minutes**

8.1 Brampton Heritage Board - Summary of Recommendations - January 30, 2024

The following motion was approved on consent:

PDC035-2024

That the Minutes of the Brampton Heritage Board meeting of January 30, 2024, Recommendations HB001-2024 - HB011-2024, to the Planning and Development Committee Meeting of February 12, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2024

That the agenda for the Brampton Heritage Board meeting of January 30, 2024 be approved as published and circulated.

HB002-2024

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 1, 2023, to the Brampton Heritage Board meeting of January 30, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1**, be received;
2. That the designation of the property at 44 Nelson Street West under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 44 Nelson Street West in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Lands Tribunal; and,

6. That staff be authorized to attend any hearing process held by the Ontario Lands Tribunal in support of Council's decision to designate the subject property.

HB003-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, to the Brampton Heritage Board meeting of January 30, 2024 re: **Heritage Commemoration Plan for the McClure Farmhouse – 8331 Heritage Road**, be received;
2. That Option 2 – Interpretive Feature Wall, 2 as identified on Page 17 of the report, be identified as the preferred option for the commemoration; and
3. That carved stone be used instead of concrete in the construction of the commemorative feature and that the owner and architect explore opportunities for the reuse of wood salvaged from the building for benches and other features on the site.

HB004-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated November 20, 2023 to the Brampton Heritage Board Meeting of January 30, 2024, re: **Heritage Incentive Grant Application – 7741 Churchville Road**, be received;
2. That the Designated Heritage Property Incentive Grant application for the repair of existing siding, soffits, fascia, gutters, and downspouts as well as restoration of existing trim around the front door be approved, to a maximum of \$10,000.00, and;
3. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB005-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of January 30, 2024, re: **Property Standards Review for Designated Heritage Properties**, be received; and,
2. That staff be directed to prepare to report on proposed changes to the Heritage Incentive Grant and recommendations for the Implementation of

the Municipal Heritage Tax incentive for presentation to the March meeting of the Brampton Heritage Board.

HB006-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Request from Christiana Nuamah, Member**, be received; and,
2. That the request for a leave of absence from the Brampton Heritage Board be granted for the period January 2024 to April 2024.

HB007-2024

That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Termination of Appointment of Carla Green, Member**, be received.

HB008-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Resignation of Lovejot Bhullar, Member**, be received; and,
2. That Mr. Bhullar's resignation be accepted.

HB009-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 30, 2024, re: **Implementation of Heritage Easement Agreements for Properties at 12044 Mississauga Road and 8940 Creditview Road**, be received;
2. That the Commissioner of Planning, Building and Growth Management, be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10244 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act");
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 8940 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act"); and
4. That authority for signing of both Agreements be delegated to the Commissioner of Planning, Building and Growth Management.

HB010-2024

That the correspondence from Emma Cohlmeier, Senior Project Manager, ERA Architects Inc. to the Brampton Heritage Board meeting of January 30, 2024, re: **10020 Mississauga Road**, be received.

HB011-2024

That Brampton Heritage Board do now adjourn to meet again on February 20, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

9.1 Staff Report re: Illegal Development and Land Use Related to Truck, Trailer, and Container Storage

Councillor Santos suggested that the item be referred back to staff for further consideration and a report back to the February 21, 2024 Committee of Council Meeting.

The following motion was considered:

PDC036-2024

That the report from Peter Bryson, Acting Director, Enforcement and By-Law Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Illegal Development and Land Use Related to Truck, Trailer, and Container Storage**, be referred to the February 21, 2024 Committee of Council Meeting.

Carried

9.2 Staff Report re: Streamlining the Administrative Subdivision Assumption Process

The following motion was approved on consent:

PDC037-2024

1. That the report from Luciano Totino, Manager, Development Construction, to the Planning and Development Committee Meeting of February 12, 2024, re: **Streamlining the Administrative Subdivision Assumption Process**, be received;
2. That Council endorse the proposed administrative process improvements related to the assumption of municipal services and infrastructure for plans of subdivisions; and

3. That staff report annually with an update on the status of completed and anticipated assumptions. Appendix 1 and Appendix 2 in this report describes the anticipated assumptions for 2024.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated January 22, 2024, re: CVC Final Report on the Conservation Authorities Act Transition Period

The following motion was approved on consent:

PDC038-2024

That the following correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated January 22, 2024, re: **CVC Final Report on the Conservation Authorities Act Transition Period** to the Planning and Development Committee Meeting of February 12, 2024, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

Dealt with under Item 5.1 - Recommendation PDC030-2024

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired regarding the following:

- whether the Planning and Development Committee undertakes any form of community outreach to the religious communities in the City

Staff commented that they must ensure compliance with the legislation in the Municipal Planning Act, which does not require outreach to religious communities, unless they are located within 120 metres of the subject property.

Christine Kentner and Shirley Cook, Brampton Residents, referenced Item 7.2 on the agenda, and requested clarification on the decision of Committee.

Committee clarified that a motion to refuse the subject application has been moved, and will be ratified by Council at the February 28, 2024 meeting. Committee also noted that a rationale for refusal must be provided before ratification.

14. Closed Session

Nil

15. Adjournment

PDC039-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, March 18, 2024 at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair