

APPLICATION TO AMEND THE ZONING BY-LAW

To permit a development of a residential community with 205 residential units, an elementary school block, and a Natural Heritage System.

0 Countryside Drive

City of Brampton File: OZS-2023-0023

Application by:

GLEN SCHNARR & ASSOCIATES INC. on behalf of ROAYLCLIFF HOMES COUNTRYSIDE INC.

WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR: HAKIRAT SINGH



AREA CONTEXT

North: Countryside Drive, beyond which are agricultural uses and single detached residential dwellings;

South: Agricultural uses;

East: Agricultural uses; and,

West: Agricultural uses and single detached residential dwellings.

Legend

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	



Aerial Photo



Site Photos



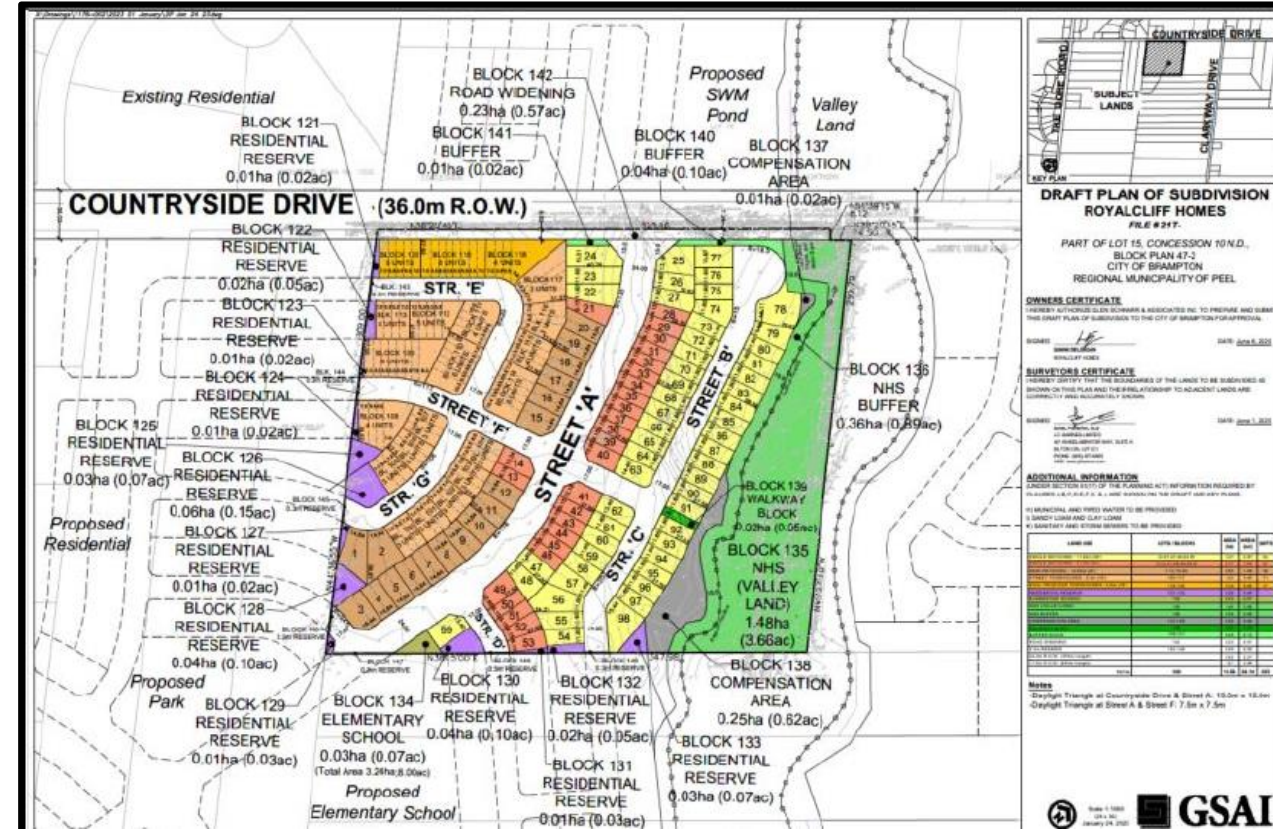
Views of Subject Property looking south, from Countryside Drive

DEVELOPMENT PROPOSAL

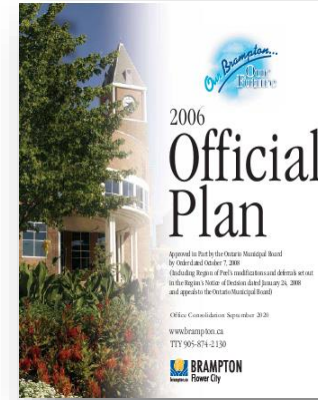
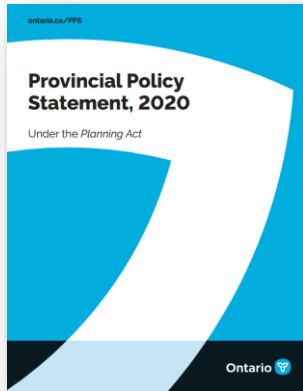
An Application to Amend the Zoning By-law and a Draft Plan of Subdivision:

To facilitate the site development of 10.58 Hectares (26.14 acres) with:

- A total of 205 residential units consisting of:
 - 81 single-detached units
 - 36 semi-detached units
 - 71 street townhouse units
 - 17 dual frontage townhouse units
- Small portion of land for a future school block
- Natural Heritage System (NHS)



PLANNING FRAMEWORK SUMMARY



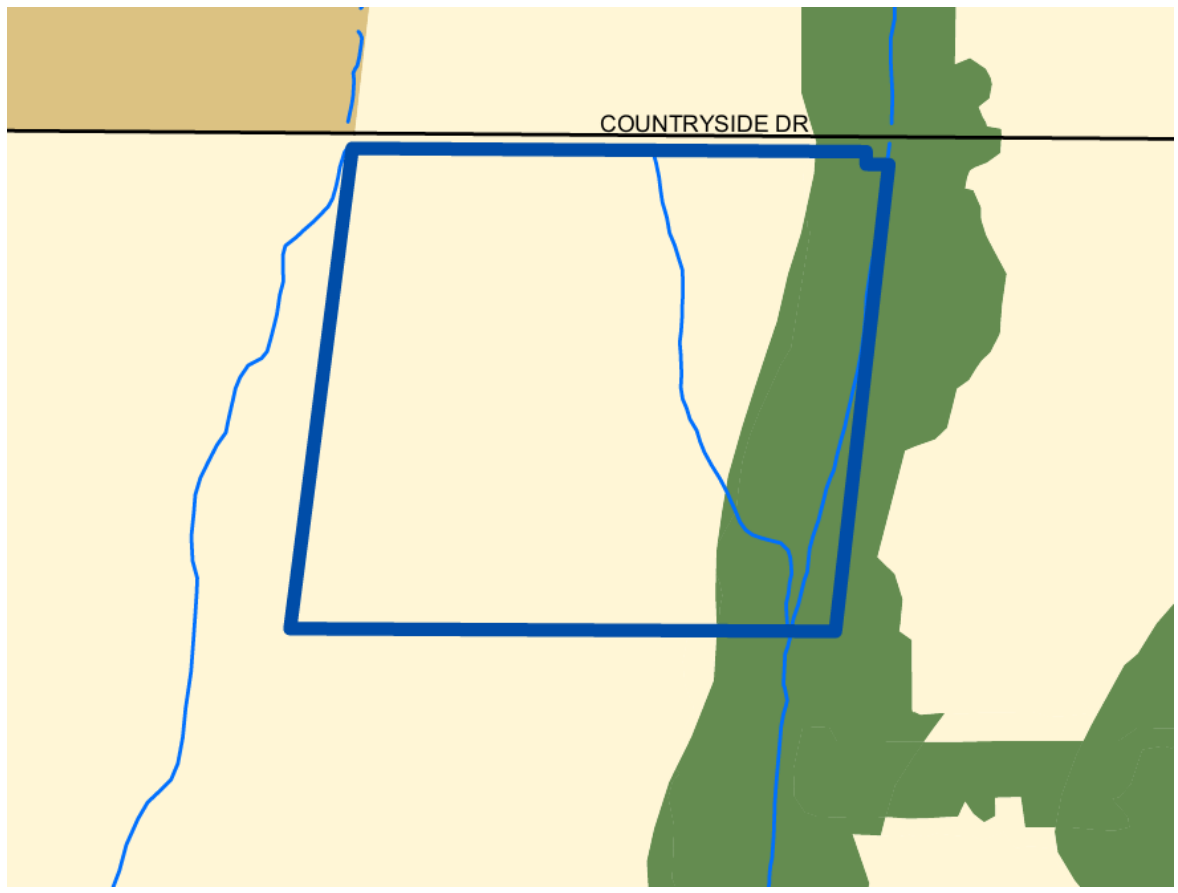
The application will be evaluated based on:

- 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
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- MAJOR WATERCOURSES
- ESTATE RESIDENTIAL
- RESIDENTIAL
- SPECIAL STUDY AREA
- OPENSOURCE, UTILITY/OPENSOURCE
- Subject Lands

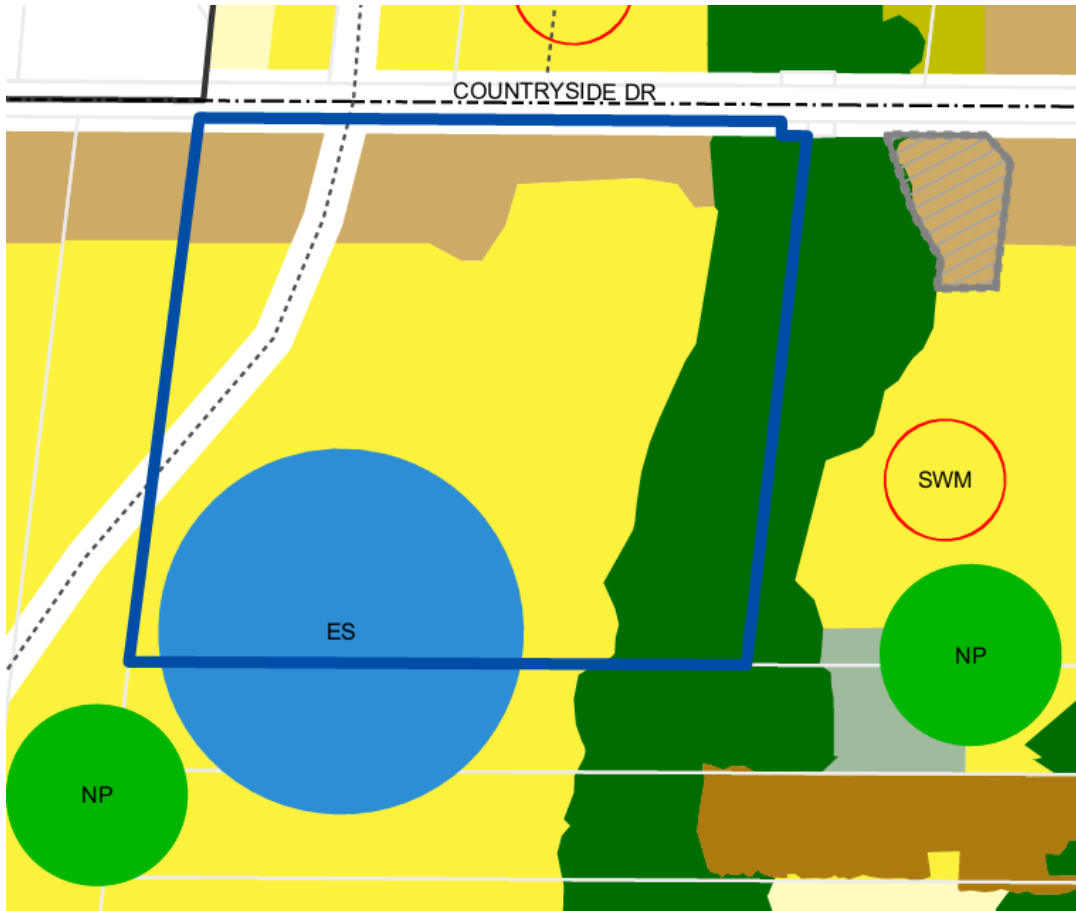
OP Land Use Designation: “Residential” & “Open Space” (Schedule A – General Land Use Designations)

The property is designated ‘Residential’ and ‘Open Space’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

An amendment to the Official Plan is **not** required for the proposed development.



CURRENT PLANNING CONTEXT: SECONDARY PLAN



Highway 427 Industrial Secondary Plan (Area 47)

Land Use Designations:

- Low Density Residential;
- Medium Density Residential;
- Elementary School; and
- Valleyland.

An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

COMMERCIAL

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- HIGHWAY & SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

EMPLOYMENT

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2
- PRESTIGE EMPLOYMENT
- MIXED EMPLOYMENT COMMERCIAL

INSTITUTIONAL

- SECONDARY SCHOOL
- FIRE STATION
- PLACE OF WORSHIP
- L.B.P.I.A AREA

ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- HIGHWAY
- RAILWAY

NATURAL HERITAGE SYSTEM

- CEMETERY
- FLOOD PLAIN
- SPECIAL SITE AREA
- UTILITY



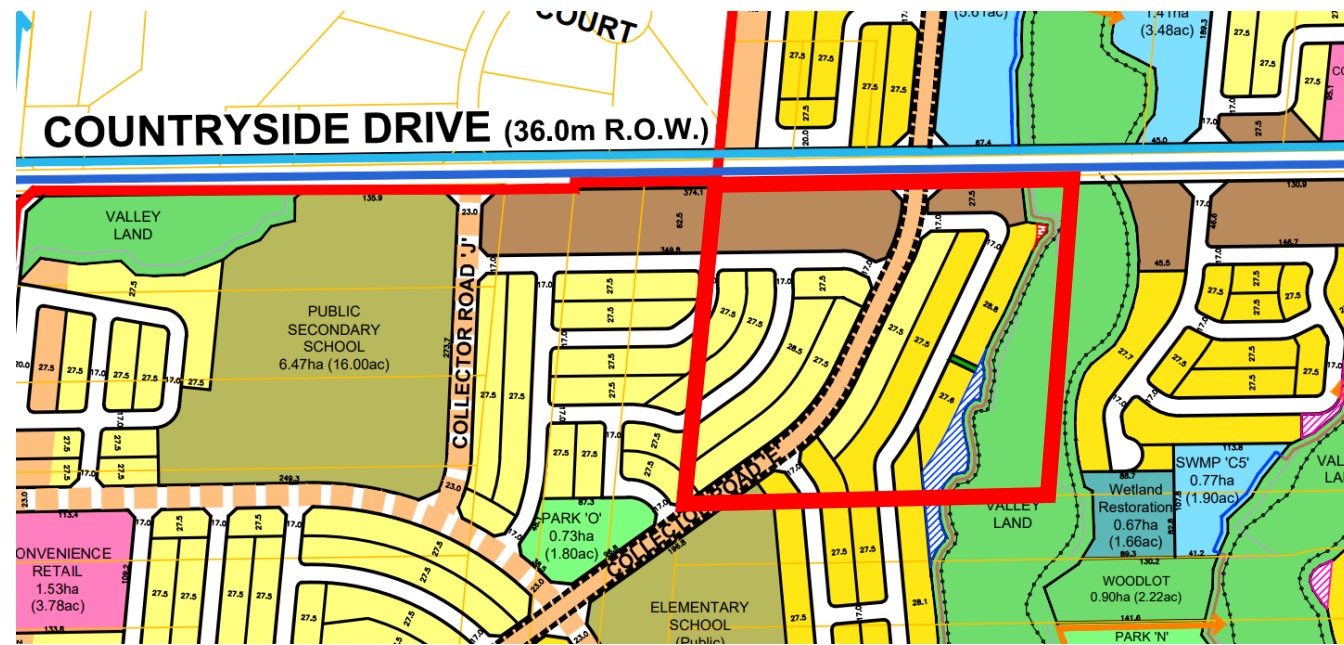
CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 47-1 & 47-2

Land Use Designations:

- Low Density Residential;
- Low/Medium Density Residential;
- Medium Density Residential;
- Elementary School; and
- Valleyland

An amendment to the Block Plan is **not** required to facilitate the proposed uses.

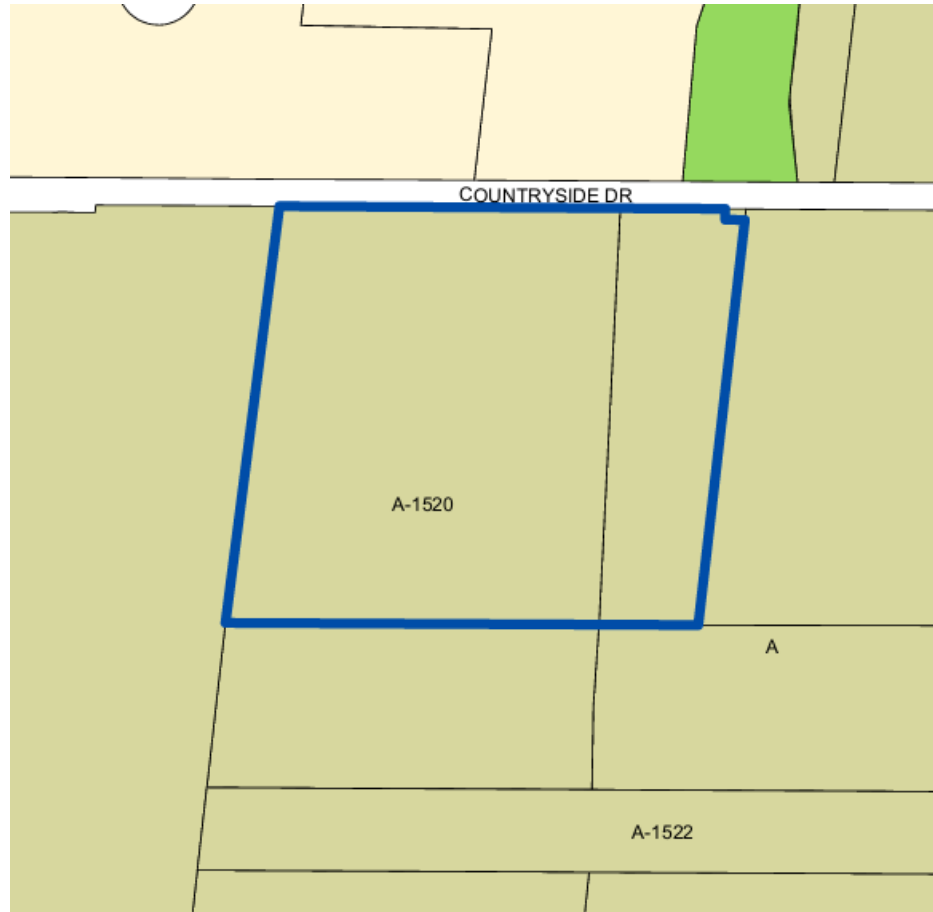


Legend

Executive Residential	Service Commercial	Regional Floodline	Northwest GTA Corridor Study Identification Area	Tableland Woodland Proposed Compensation Area - 0.699ha (1.73ac)
Low Density Residential	Elementary / Secondary Schools	Top of Bank (as per Site walks)	Cross Valley Connection	Gore Road Tributary Proposed NHS Compensation Area - 0.915ha (2.26ac)
Low/Medium Density Residential	Place of Worship	Proposed Limit of Development (10.0m offset from constraint)	Existing Region of Peel 3.0m Multi-Use Path in Boulevard	Clarkway Tributary Proposed NHS Compensation Area - 1.03ha (2.55ac)
Medium Density Residential	Community Park	Existing Wetland and Buffer	Proposed 3.0m Asphalt Multi-Use Path (MUP)	
High Density Residential	Park	Cultural Heritage Resources	City of Brampton Citywide Pathway Network	
District Retail	Vista Block	Block 47-1 & 47-2 Area ±673.46ha (1,664.16ac)	Bike Lane (on Road)	
Convenience Retail	Valley Land	Proposed 24.0 - 24.5m Collector	Trail within NHS Valley Land (low constraint)	
Neighbourhood Retail	SWM Ponds	Proposed 23.0m Collector	Trail within SWM Facility or Public Park	
Highway Commercial	Wetland Restoration Area	Proposed 21.5m Collector	Conceptual Trail on tableland	



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) & Agricultural Special Section 1520 (A-1520)

Agricultural (A) Land Use Permissions:

- Agricultural purposes
- A single detached dwelling
- Supportive Housing Residence
- Cemetery
- Animal hospital / kennel
- Home Occupation
- Accessory uses

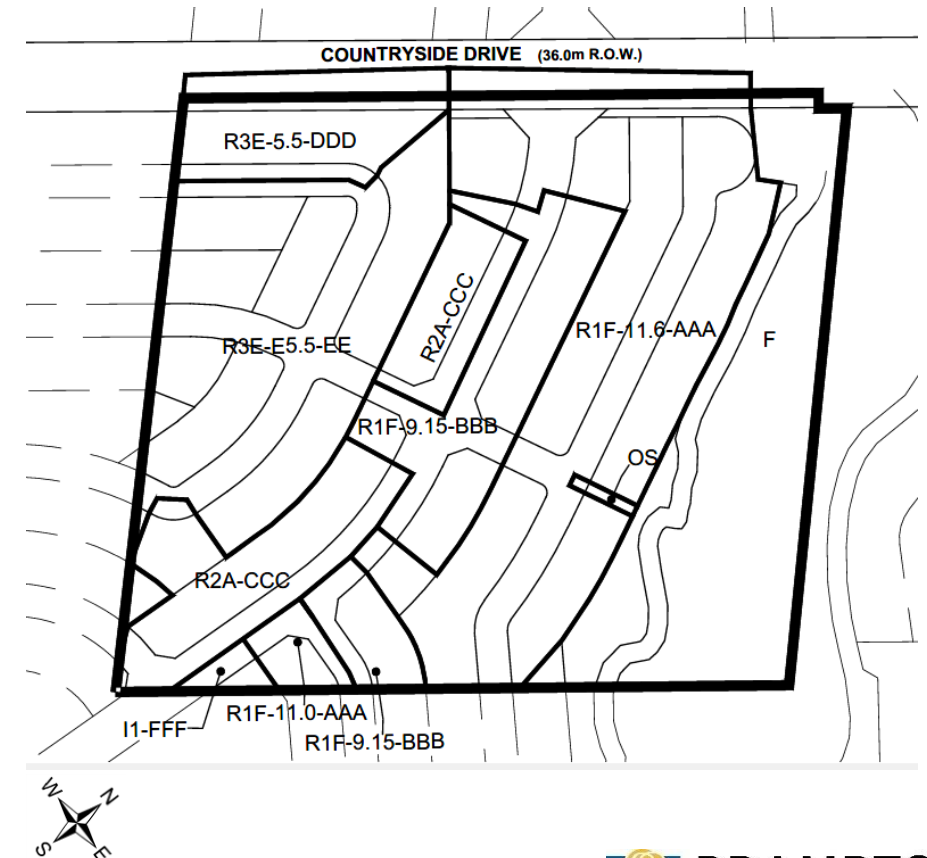
An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural (A)” and “Agricultural – Section 1520 (A-1520)” to Residential Single Detached, Residential Semi-Detached, Residential Townhouse, Institutional, Open Space, and Floodplain.

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL SINGLE DETACHED F – 11.6 – SECTION AAA (R1F – 11.6 – AAA)	<ul style="list-style-type: none"> Single Detached Residential with frontages ranging from XX to XX
RESIDENTIAL SIGNLE DETACHED F – 9.15 – SECTION BBB (R1F – 9.15 – BBB)	
RESIDENTIAL SEMI-DETACHED – SECTION CCC (R2A – CCC)	<ul style="list-style-type: none"> Residential Semi-Detached Units
RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION DDD (R3E – 5.5 – DDD)	<ul style="list-style-type: none"> Residential Townhouses
RESIDENTIAL TOWNHOUSE E – 5.5 – SECTION EEE (R3E – 5.5 – EEE)	
INSTITUTIONAL ONE I1 (I1 – FFF)	<ul style="list-style-type: none"> Elementary School
OPEN SPACE (OS)	
FLOODPLAIN (F)	



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application - November 24th, 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

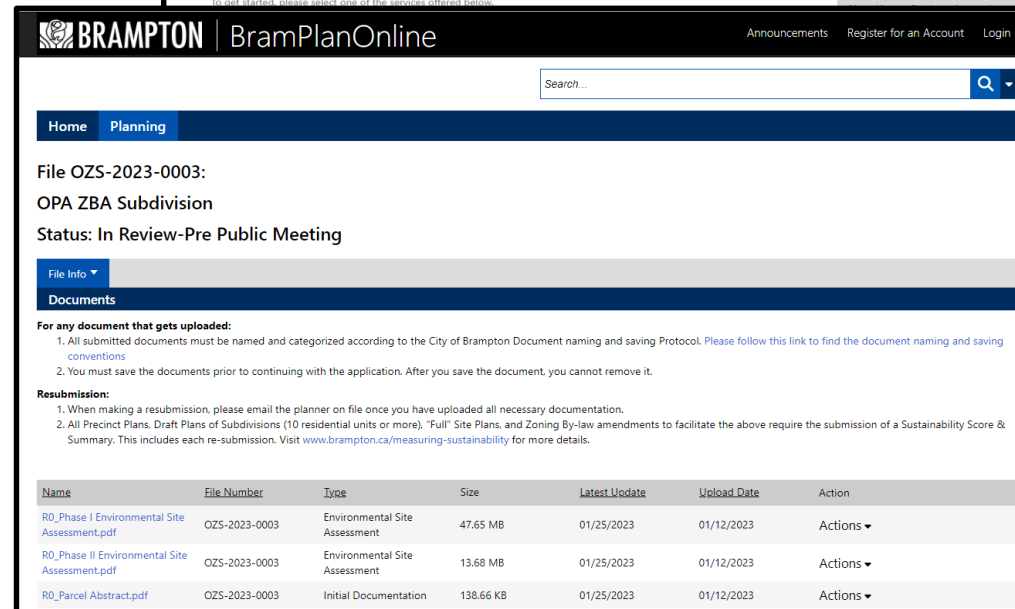
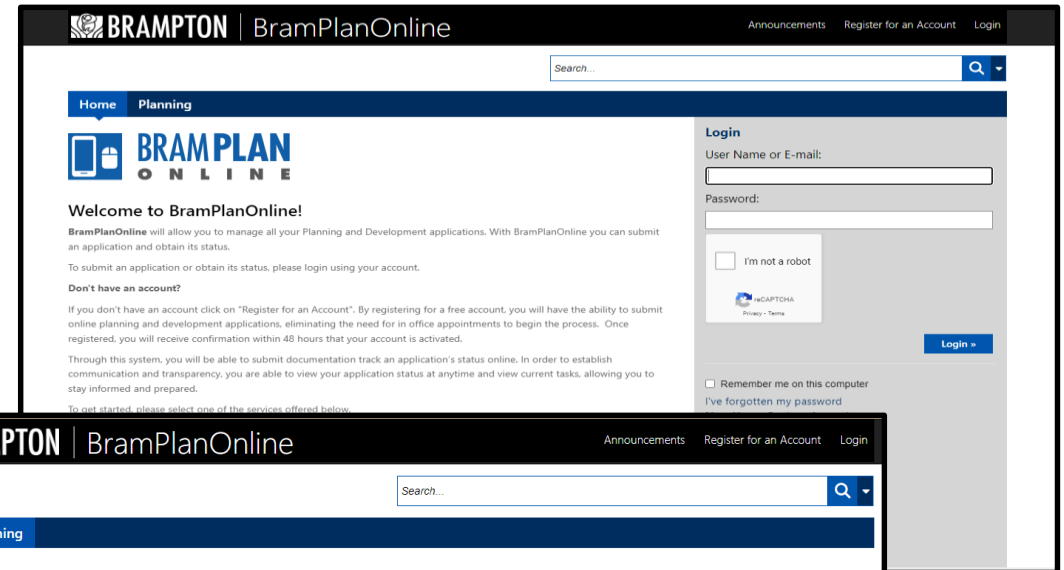
Appeal Period

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-2023-0023**.
3. On the [OZS-2023-0023 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton

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- **Applicant information:**

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Thank you!