

Date: 2020-11-06

Subject: **INFORMATION REPORT**

Application to Amend the Zoning By-law and Draft Plan of Subdivision
(To permit 5 single detached residential dwellings)
Gagnon Walker Domes Ltd – Gurpreet Gill
9058 Creditview Road
Ward: 5
File: OZS-2020-0018

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Report Number: Planning, Building and Economic Development-2020-225

Recommendations:

1. **That** the report titled: **INFORMATION REPORT**, Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, **Gagnon Walker Domes Ltd. – Gurpreet Gill**, 9058 Creditview Road, Ward: 5, (File: OZS-2020-001), dated November 6, 2020 to the Planning and Development Committee Meeting of December 7, 2020, be received; and,
2. **That** Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **This report provides information for the public meeting for an application to amend the Zoning By-law and for a proposed Draft Plan of Subdivision for a development proposing five lots for single detached dwellings.**
- **The subject property is 0.34 hectares (0.85 acres) in size and is municipally known as 9058 Creditview Road.**

- The subject property is designated as ‘Residential’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. An amendment to the Official Plan is not required.
- The property is designated ‘Low Density 1’, ‘Secondary Valleyland’ and ‘Terrestrial Features’ in the Credit Valley Secondary Plan (SPA45). This designation permits the proposed single detached dwellings. An amendment to the Secondary Plan is not required.
- The property is designated as ‘Low Density Residential’ in the Springbrook Tertiary Plan. This designation permits detached and semi-detached dwellings consistent with the Official Plan. Council approved the Tertiary Plan on October 28, 2020. An amendment is not required.
- The property is zoned ‘Residential Hamlet (RHM1)’ as per Zoning by By-law 270-2004, as amended. The ‘Residential Hamlet (RHM1)’ zone does not permit the proposed residential development. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential subdivision.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-Run City (Good Government)” priority with respect to encouraging public participation by activity engaging the community.

Background:

Gagnon Walker Domes Inc., on behalf of Gurpreet Gill, submitted this application to amend the Zoning By-law and for a proposed Draft Plan of Subdivision on July 28, 2020. The application has been deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application has been issued.

Current Situation:

Proposal:

Details of the proposal are as follows (refer to Appendix 1):

- Five residential lots for single detached dwellings with lot widths ranging from 11.4 to 22.9 metres (37.3 to 75.0 feet) and lot depths ranging from 20.3 and 32.3 metres (66.6 to 104.9 feet);

- A Natural Heritage System Buffer (Block 6) on the westerly portion of the subject lands; and
- An extension of Hosta Street.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Are municipally known as 9058 Creditview Road.
- Have a total site area of approximately 0.34 hectares (0.85 acres); and
- Are currently occupied by a single-detached dwelling and a detached garage, which are proposed to be demolished.

The surrounding land uses are described as follows:

North: Two rural residential lots subject to an application for a residential development consisting of single detached residential dwellings; beyond which are single detached dwellings and Fallowfield Rd;

South: Rural residential lots;

East: Creditview Road, beyond which is a stormwater management pond and single detached dwellings; and

West: A channel block and a stormwater management pond.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff has noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- The appropriate buffer to be provided from the wetland on the western portion of the site.
- The development proposal depends on the southward extension of Hosta Street through the proposed plan of subdivision to the north (C04W06.010). That application has been appealed to the Local Planning Appeal Tribunal (LPAT). Approval of this application is dependent on that extension being made.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has also been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will "Live the Mosaic".

Conclusion:

Appropriate information and background studies have been received by the Planning, Building and Economic Development Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning & Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law and Draft Plan of Subdivision.

Authored by:

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Attachments:

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Block Plan Designations
- Appendix 8: Tertiary Plan
- Appendix 9: Information Summary