

APPLICATION TO AMEND THE ZONING BY-LAW AND FOR A DRAFT PLAN OF SUBDIVISION

To permit the development of a residential community with 46 single detached dwellings, a stormwater management pond, and a Natural Heritage System.

0 Clarkway Drive

City of Brampton File: OZS-2024-0005

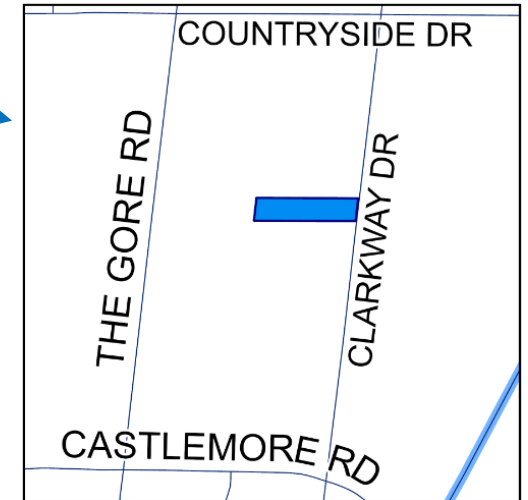
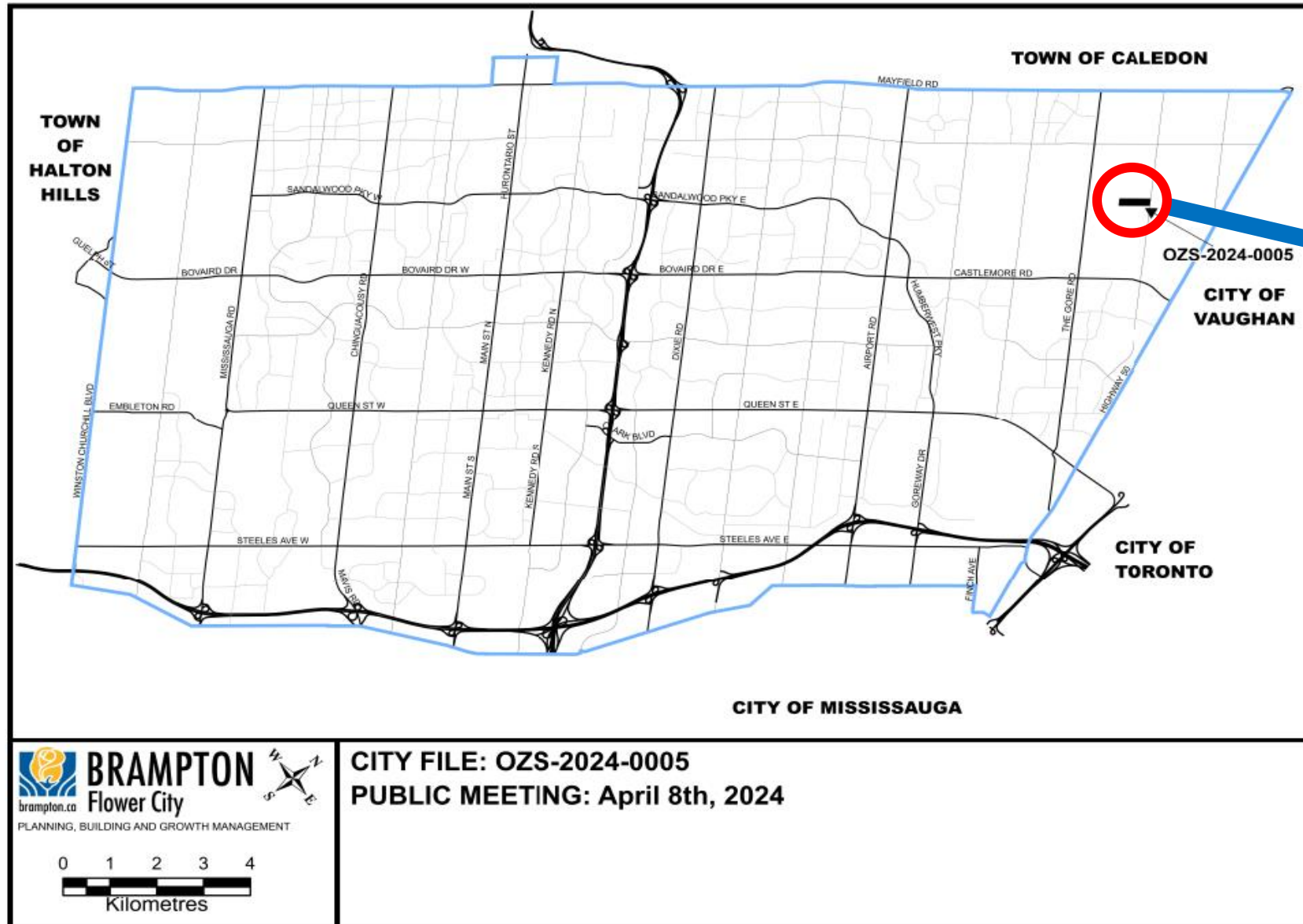
Application by:

CANDEVCON LTD. on behalf of MACERA ASSUNTA & FRANCAVILLA TERESA

WARD : 10

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR / DEPUTY MAYOR: HAKIRAT SINGH**

LOCATION OF SUBJECT PROPERTY

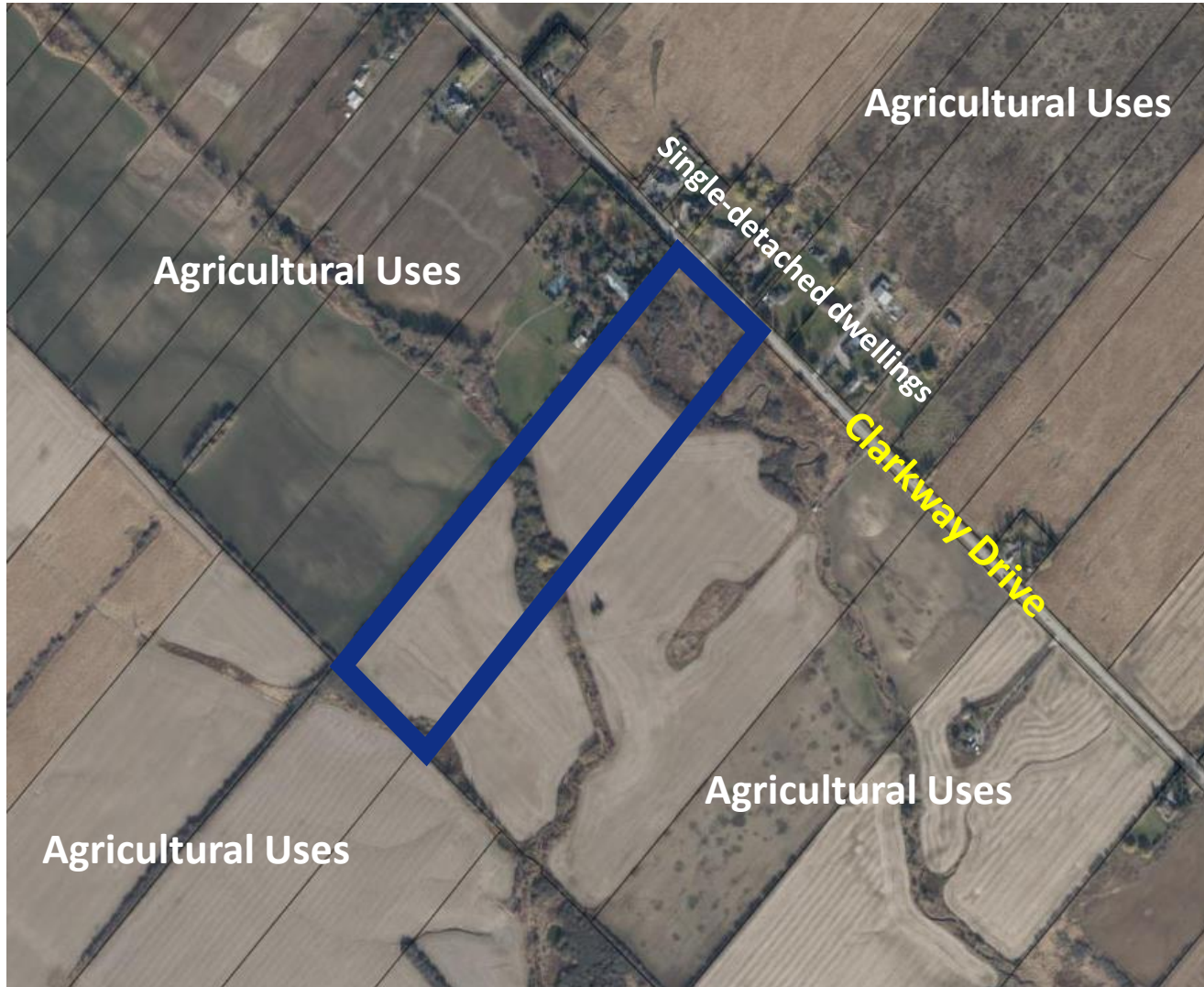


AREA CONTEXT

- North:** Clarkway Drive, followed by single-detached residential dwellings and agricultural uses;
- South:** Agricultural uses;
- East:** Agricultural uses; and,
- West:** A single detached residential dwelling and agricultural uses.

Legend

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	



Aerial Photo



Subject Lands

Site Photos



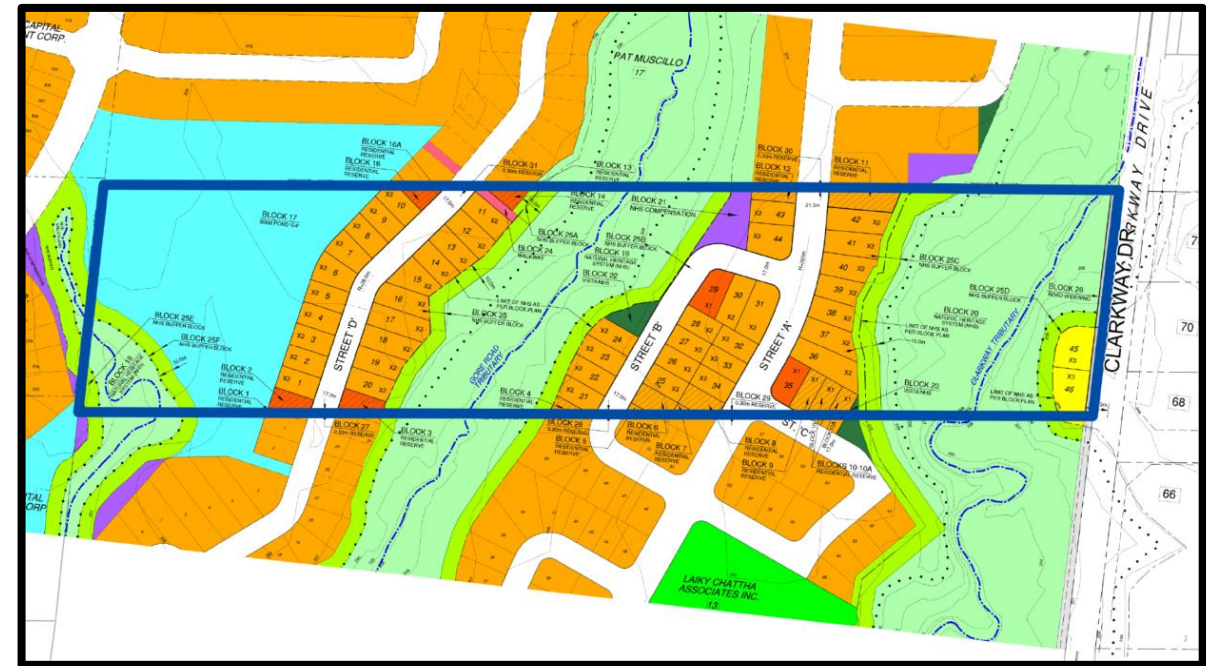
View looking south-east from Clarkway Drive

DEVELOPMENT PROPOSAL

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

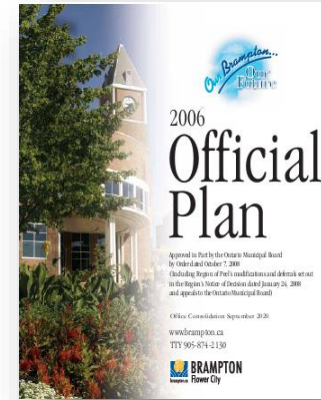
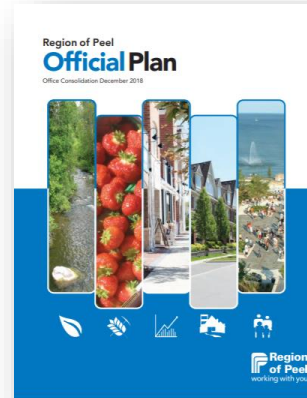
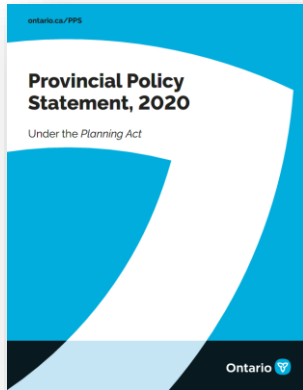
To facilitate the site development of 10.35 hectares (25.58 acres) with:

- A total of 46 residential units consisting of:
 - 2 single-detached dwellings with 12.20m (40 feet) minimum lot frontages
 - 42 single-detached dwellings with 15.24m (50 feet) minimum lot frontage
 - 2 single-detached dwellings with 29.5m (72 feet) minimum lot frontage on Clarkway Drive
- A Natural Heritage System (NHS), Stormwater Management Pond, and Walkways



LAND USE	BLOCK / LOT	AREA
RESIDENTIAL (SINGLE DETACHED-12.20m)	LOT 29, 35	0.10ha. (0.25 Ac.)
RESIDENTIAL (SINGLE DETACHED-15.24m)	LOTS 1-28, 30-34, 36-44	2.08ha. (5.14 Ac.)
RESIDENTIAL (SINGLE DETACHED-29.5m)	LOTS 45-46	0.14ha. (0.35 Ac.)
RESIDENTIAL RESERVE	BLOCKS 1-16	0.43ha. (1.06 Ac.)
SWM POND	BLOCK 17	1.76ha. (4.35 Ac.)
NATURAL HERITAGE SYSTEM (NHS)	BLOCKS 18-20	3.71ha. (9.17 Ac.)
NHS COMPENSATION	BLOCK 21	0.09ha. (0.22 Ac.)
VISTA	BLOCKS 22-23	0.05ha. (0.12 Ac.)
WALKWAY	BLOCK 24	0.02ha. (0.05 Ac.)
NHS BUFFER BLOCK	BLOCKS 25-25F	0.90ha. (2.23 Ac.)
ROADS	STREETS 'A' - 'D'	0.97ha. (2.40 Ac.)
ROAD WIDENING	BLOCK 26	0.10ha. (0.25 Ac.)
0.30m RESERVE	BLOCKS 27-31	
TOTAL		10.35 ha. (25.58Ac.)

PLANNING FRAMEWORK SUMMARY



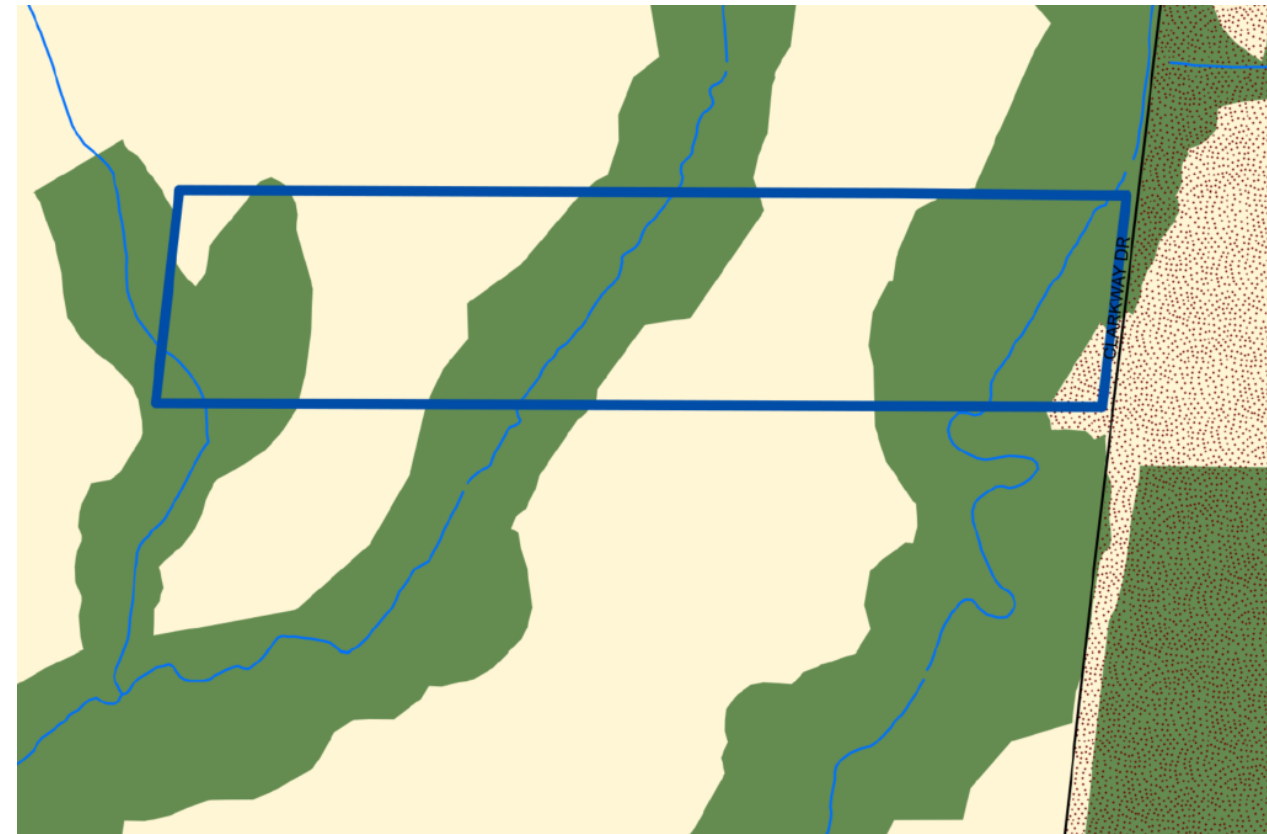
The application will be evaluated based on:

- 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
SPECIAL STUDY AREA
ESTATE RESIDENTIAL
OPENSACE, UTILITY/OPENSACE
RESIDENTIAL
Subject Lands

OP Land Use Designation:

“Residential” & “Open Space”

(Schedule A – General Land Use Designations)

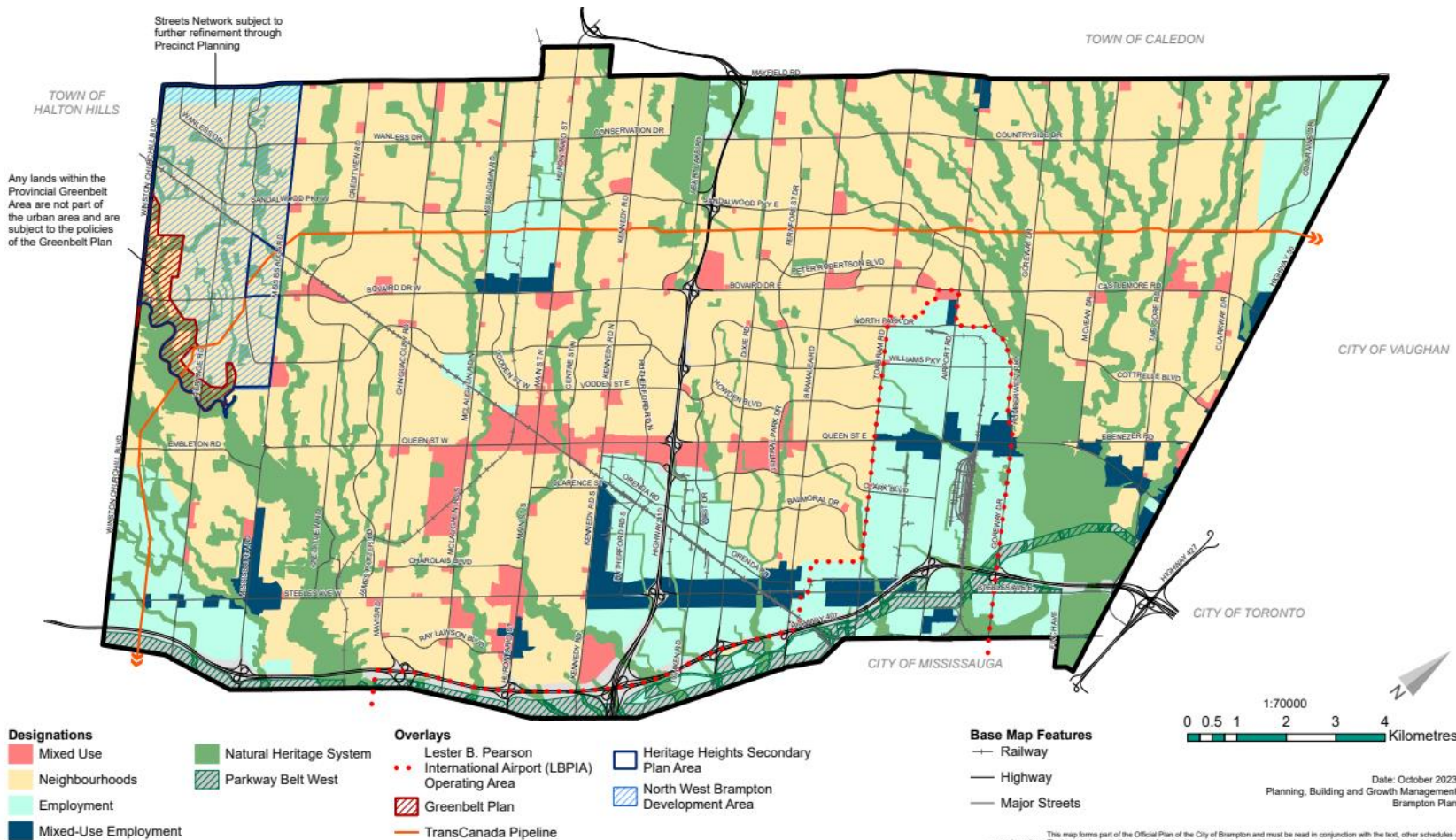
The property is designated ‘Residential’ and ‘Open Space’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

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



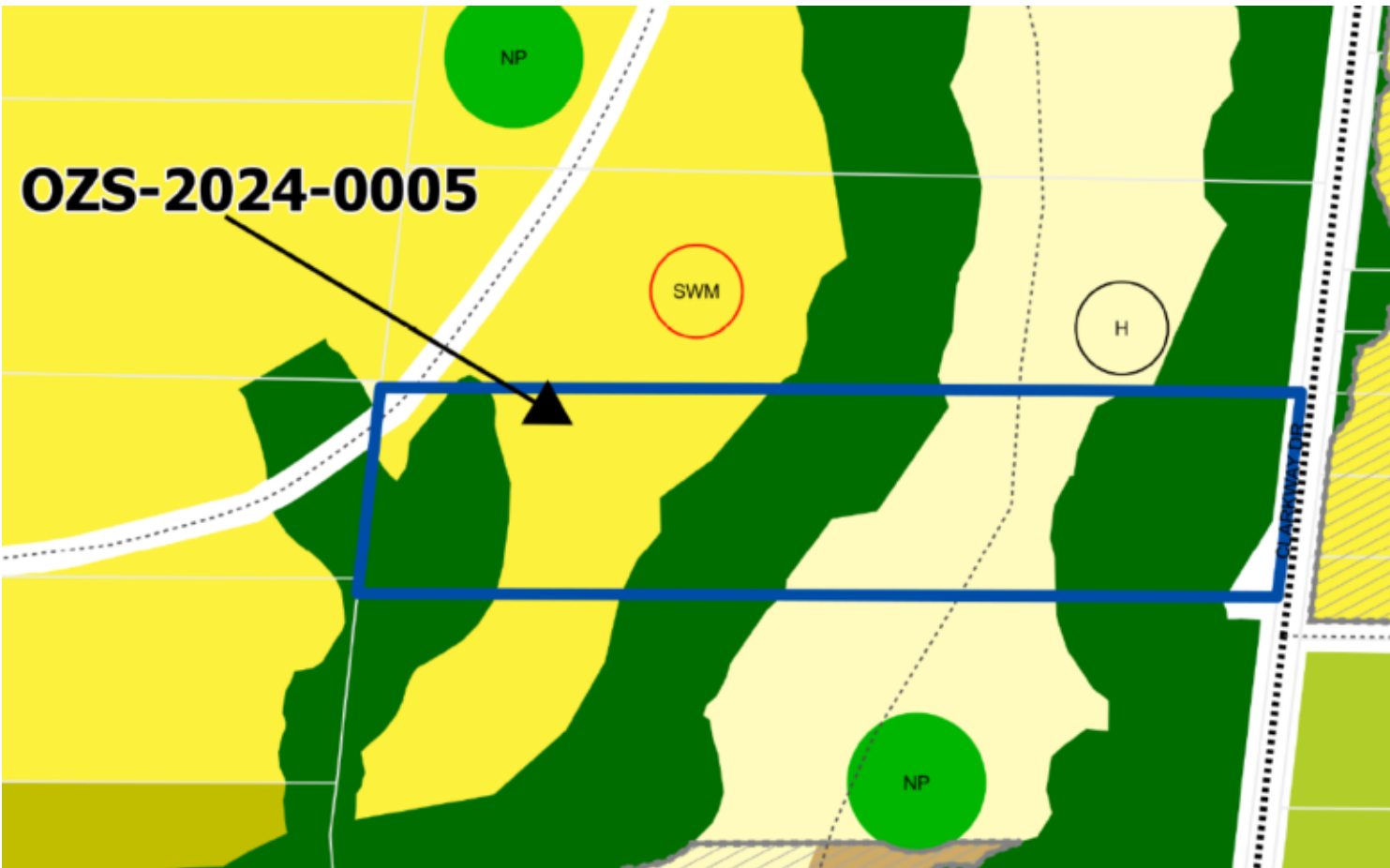
PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated '*Neighbourhoods*' and '*Natural Heritage System*' within Schedule 2 – Designations of the Brampton Plan



Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN



Highway 427 Industrial Secondary Plan (Area 47)

Land Use Designations:

- Low Density Residential;
- Executive Residential; and
- Valleyland.

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

RESIDENTIAL

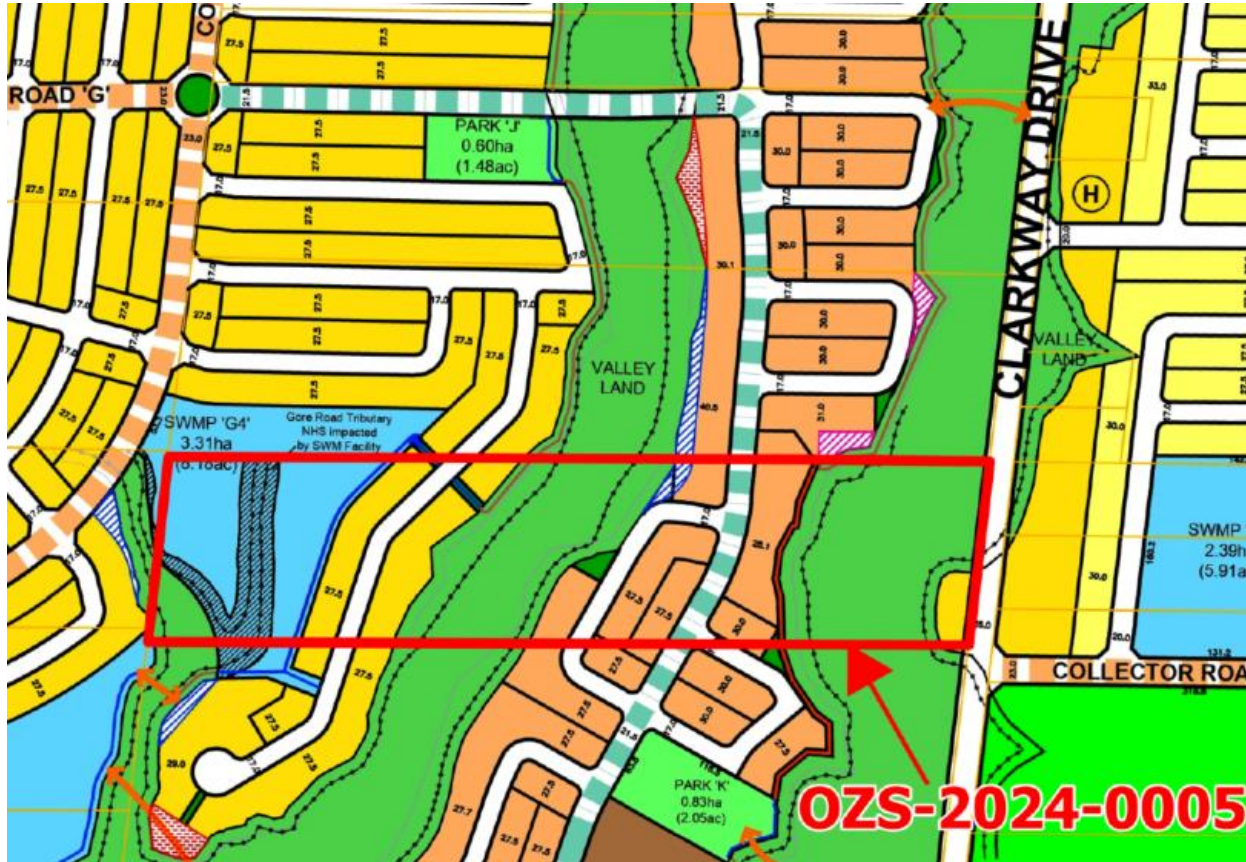
- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- EXECUTIVE RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- WETLAND RESTORATION AREA
- VALLEYLAND



CURRENT PLANNING CONTEXT: BLOCK PLAN



Highway 427 47-1 & 47-2

Land Use Designations:

- Low Density Residential;
- Executive Residential;
- SWM Pond; 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), & Floodplain (F)

Agricultural (A) Land Use Permissions:

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

Floodplain (F) Land Use Permissions:

- Flood and erosion control
- Any conservation area or purposes
- Public Park
- Golf Course

An amendment to the Zoning By-law is required.



PROPOSED ZONING BY-LAW AMENDMENT

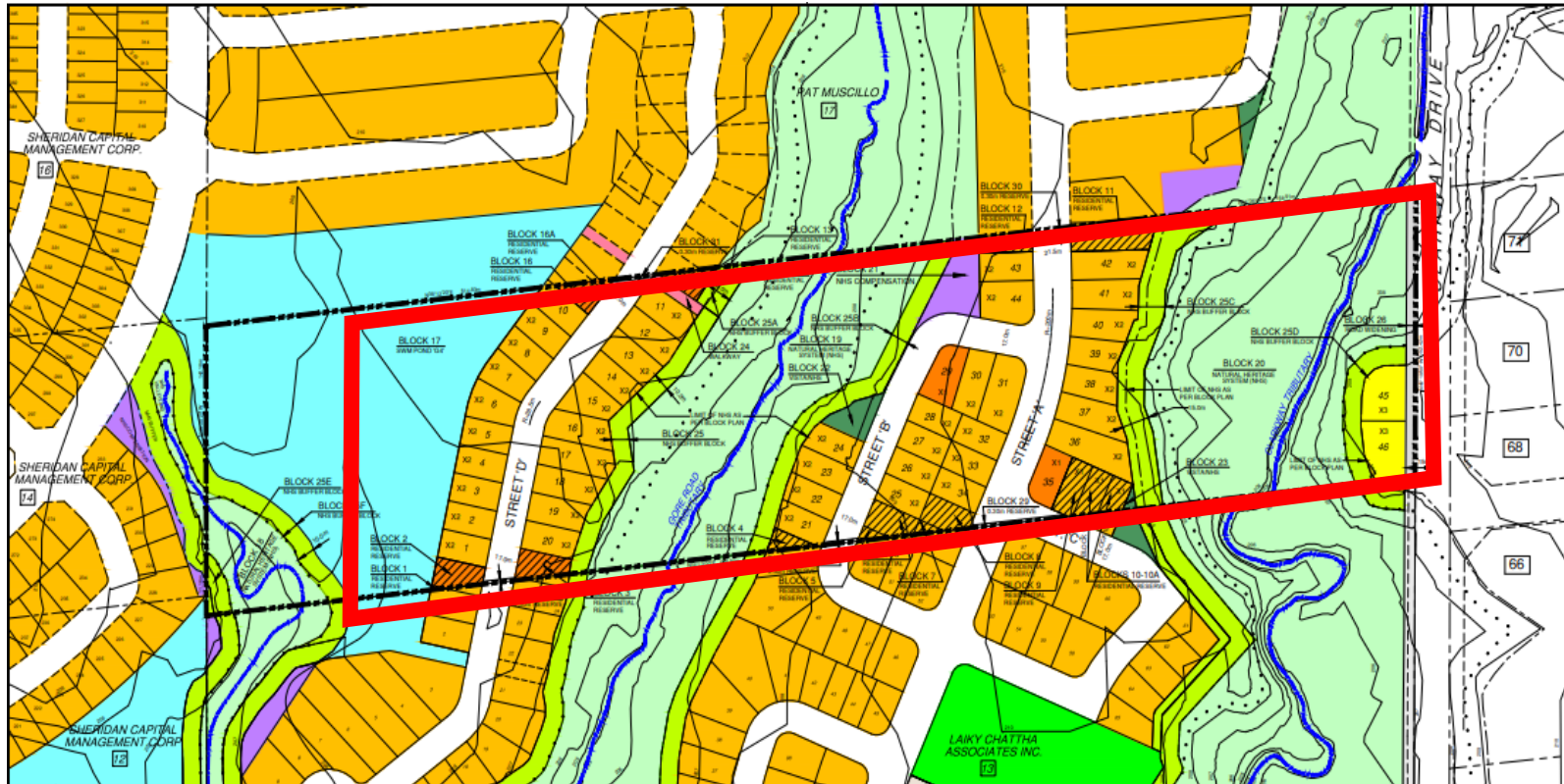
The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural (A)”, “Agricultural – Section 1520 (A-1520)”, “Floodplain (F)” to “Residential Single-Detached”, “Open Space” and “Floodplain”.

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL SINGLE DETACHED F – 29.0 – SECTION AAA (R1F – 29.0 – AAA)	<ul style="list-style-type: none">• Minimum Rear Yard – 6.0 metres to 7.0 metres• Minimum Front Yard 3.0 metres to 4.5 metres• Minimum Lot Depth – 26 metres to 27.5 metres• Minimum Side Yard Setbacks – 0.6 metres to 3.0 metres• Maximum Building Height – 13.5 metres
RESIDENTIAL SINGLE DETACHED F – 15.2 – SECTION BBBB (R1F – 15.2 – BBBB)	
RESIDENTIAL SINGLE DETACHED F – 12.2 – SECTION CCCC (R1F-12.2-CCCC)	
OPEN SPACE (OS)	
FLOODPLAIN (F)	



KEY ISSUES / CONSIDERATIONS

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Aligned with the Area 47 Secondary Plan and Block Plan
- Opportunities to achieve a higher sustainability score from the current Bronze score.
- Spine Servicing Agreement for Block 47-2



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 Subject Lands

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – March 7, 2024

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-2024-0005**.
3. On the [OZS-2024-0005 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, a navigation menu with 'Home' and 'Planning' tabs, and a login form with fields for 'User Name or E-mail' and 'Password'. The bottom screenshot shows the file details page for 'File OZS-2023-0003: OPA ZBA Subdivision'. The status is 'In Review-Pre Public Meeting'. The 'Documents' tab is selected, showing a list of documents with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
R0_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
R0_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾

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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Thank you!