

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

To permit the development of four single detached dwellings.

11038 The Gore Road

City of Brampton File: OZS-2024-0004

Application by:

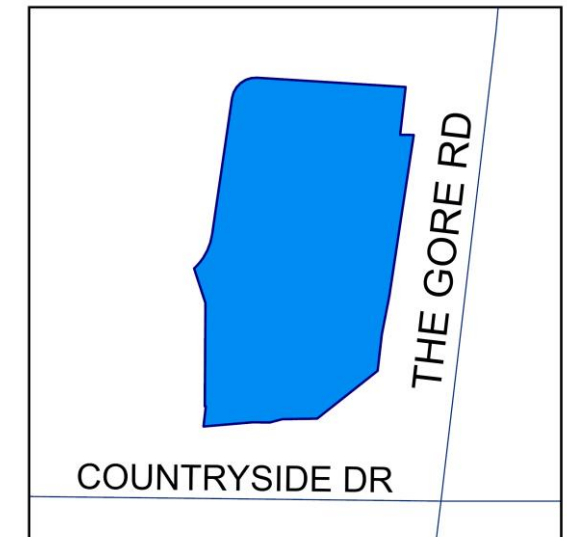
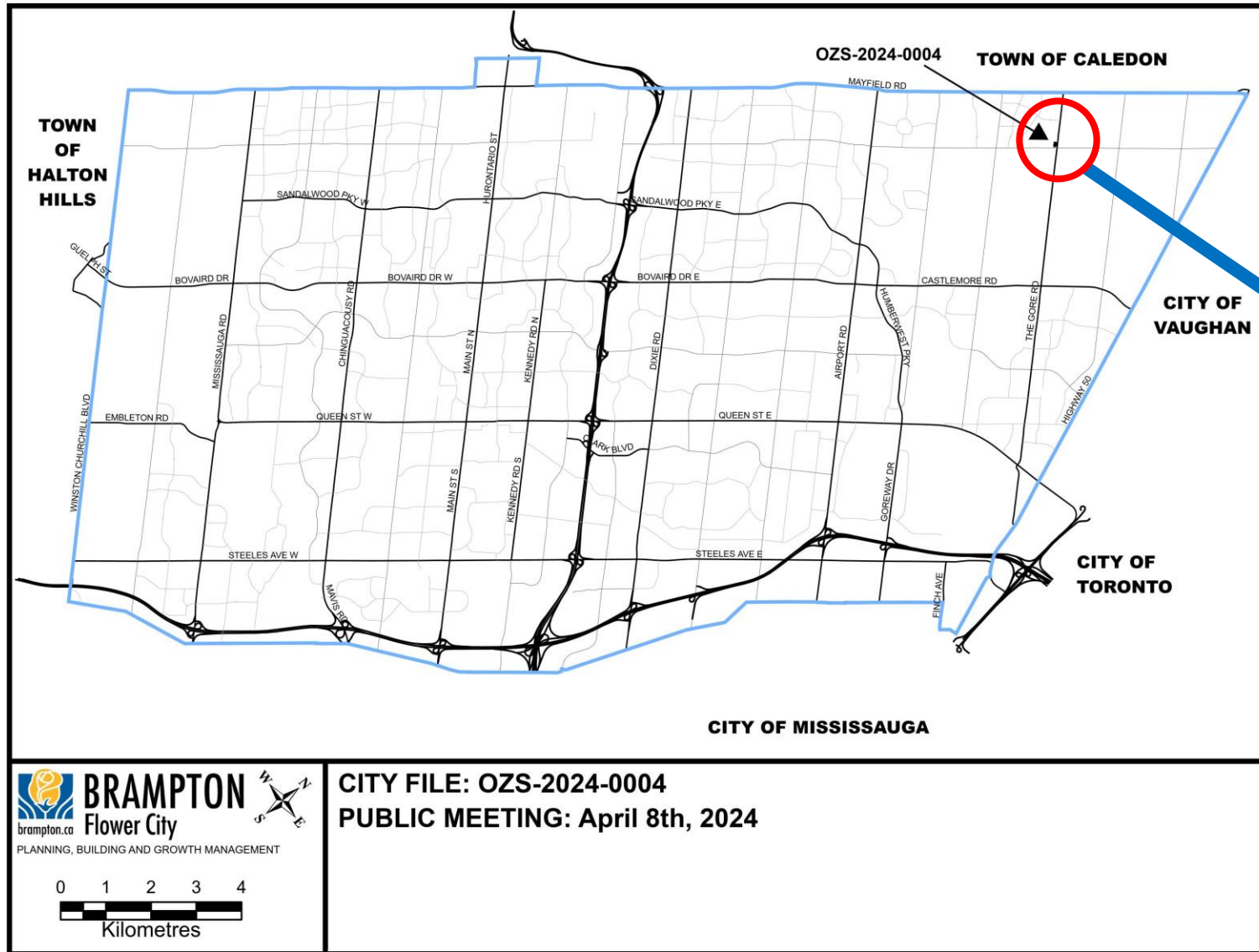
STEVEN GIANKOULAS on behalf of SIVA RAMA KRISHNA PRASAD ARI

WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR/ DEPUTY MAYOR: HAKIRAT SINGH

LOCATION OF SUBJECT PROPERTY





AREA CONTEXT

- North:** Single detached residential dwellings;
- South:** Rural residential dwellings and a natural heritage system;
- East:** Rural residential dwellings and a natural heritage system; and,
- West:** Single detached dwellings, and the natural heritage system.

Legend

| | | |
|--|---|---|
|  SUBJECT LAND |  Industrial |  Residential |
|  Agricultural |  Institutional |  Utility |
|  Commercial |  Open Space | |



Aerial Photo

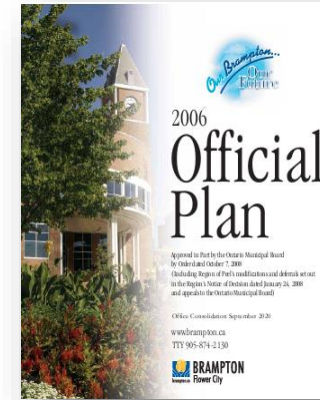
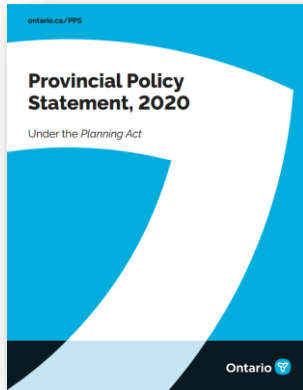


Site Photos



Views of Subject Property looking west, from The Gore Road

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
- Vales of Humber Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- MAJOR WATERCOURSES
- ESTATE RESIDENTIAL
- OPENSOURCE, UTILITY/OPENSOURCE
- RESIDENTIAL
- Subject Lands

OP Land Use Designation:

“Residential”

(Schedule A – General Land Use Designations)

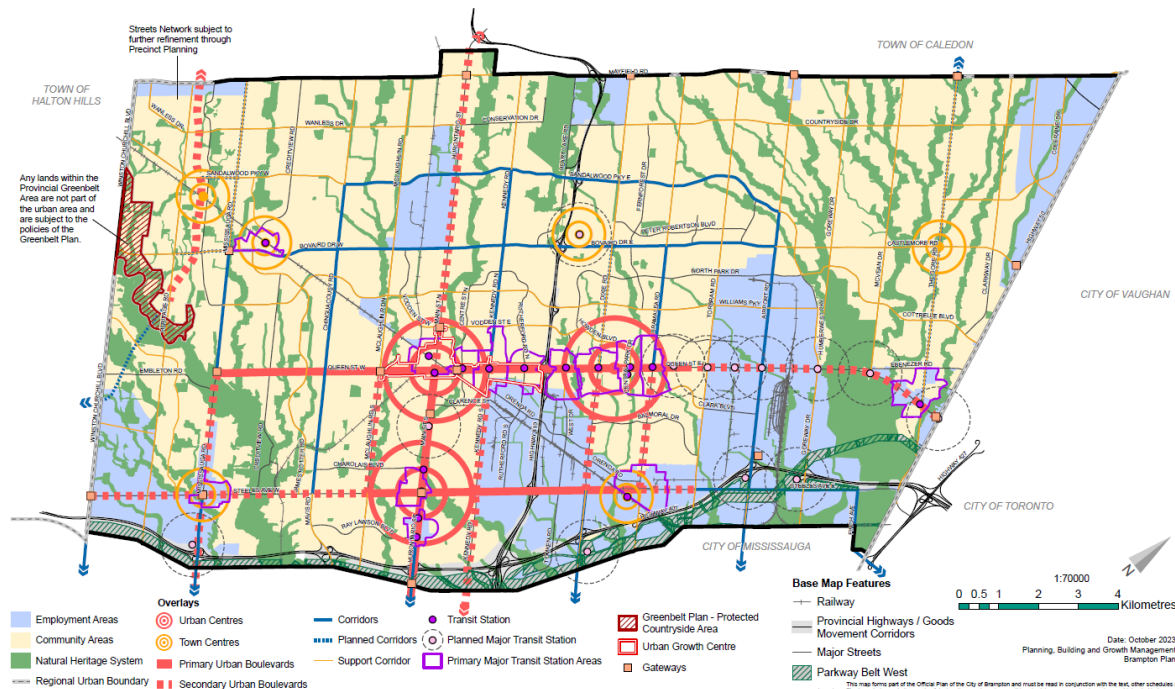
The property is designated ‘Residential’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

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

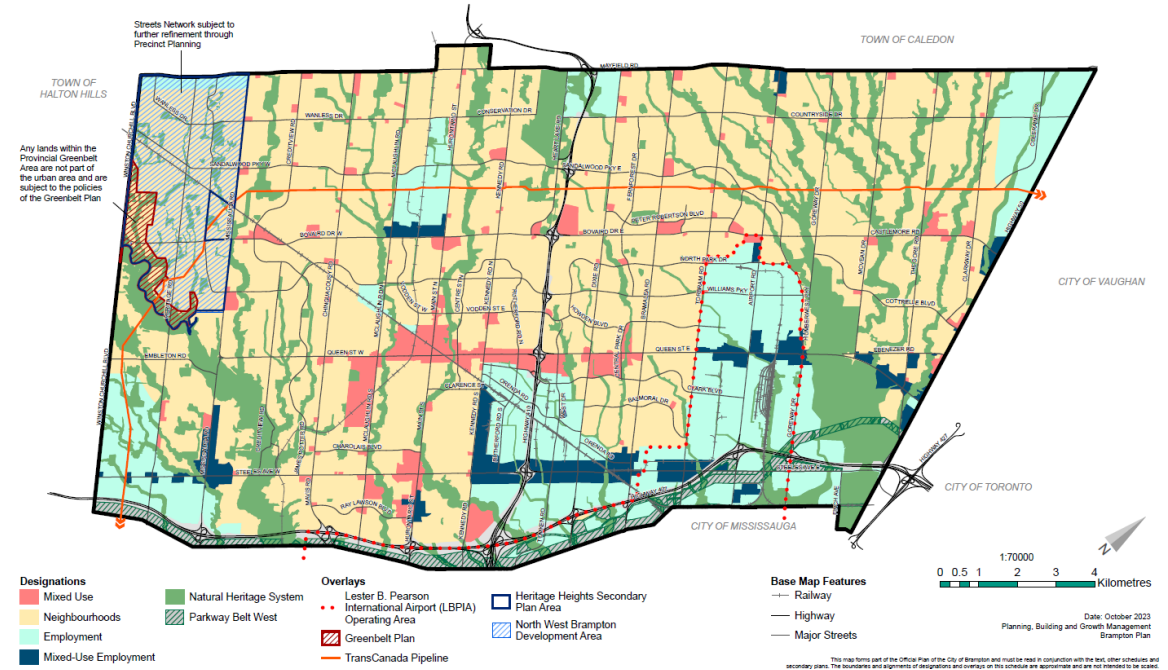


CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Community Area' within Schedule 1A - City Structure of the Brampton Plan
- Designated 'Neighbourhoods' within Schedule 2 – Designations of the Brampton Plan









Schedule 1A – City Structure

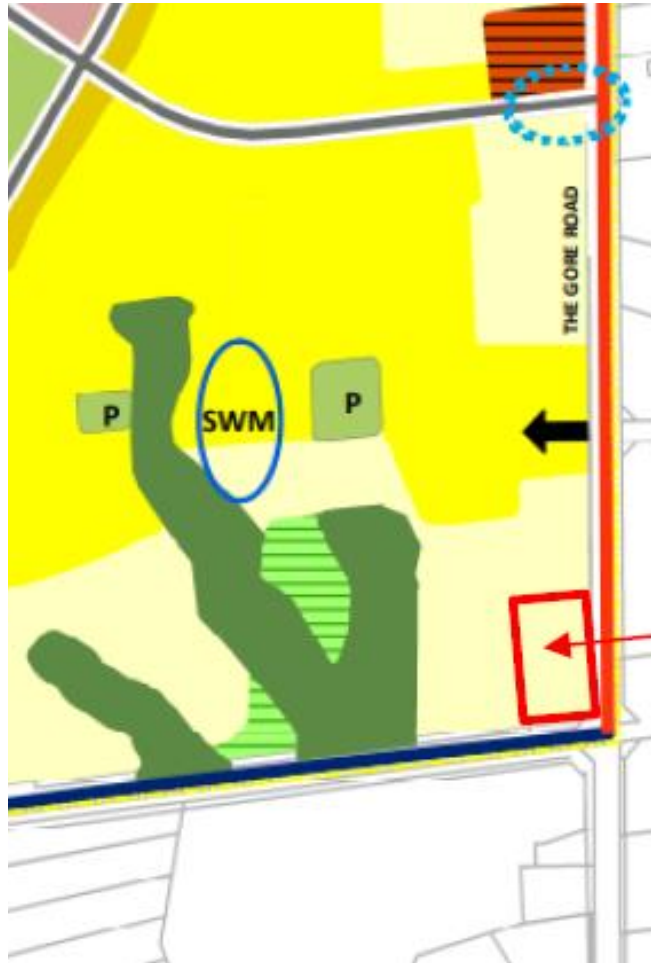


Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Legend

-  Low Density Residential
-  Executive Transition Residential
-  Executive Residential
-  Neighbourhood Retail
-  Convenience Retail
-  Public Elementary School
-  Separate Elementary School
-  Place of Worship
-  Restoration/Enhancement Area
-  Neighbourhood Park
-  Stormwater Management Pond
-  Natural Heritage System
-  Major Arterial (Regional)
-  Minor Arterial
-  Collector Roads
-  Local Road Entrance
-  Special Policy Area
-  SPA 50
-  Gateways



Vales of Humber Secondary Plan (SP50a)

Land Use Designations:

- Executive Residential

Within an Executive Residential Designation, the following lot dimensions are required:

- A maximum density of 14.5 units per net residential hectare (6 units per acre)
- A minimum lot width of 15.2 metres (50 feet)
- A minimum lot depth of 35 metres (115 feet)

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



CURRENT PLANNING CONTEXT: BLOCK PLAN

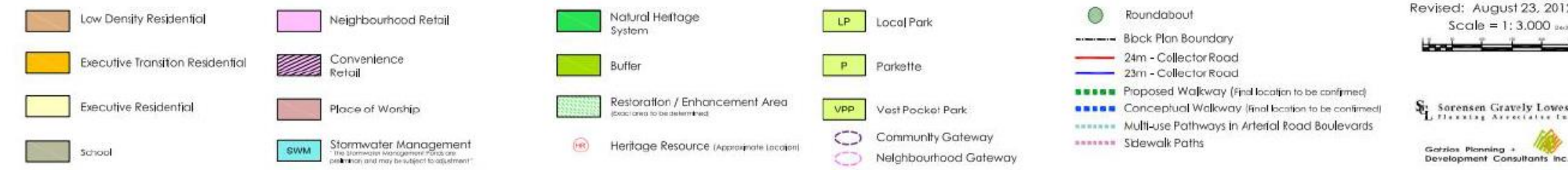


Vales of Humber Block Plan (BP50)

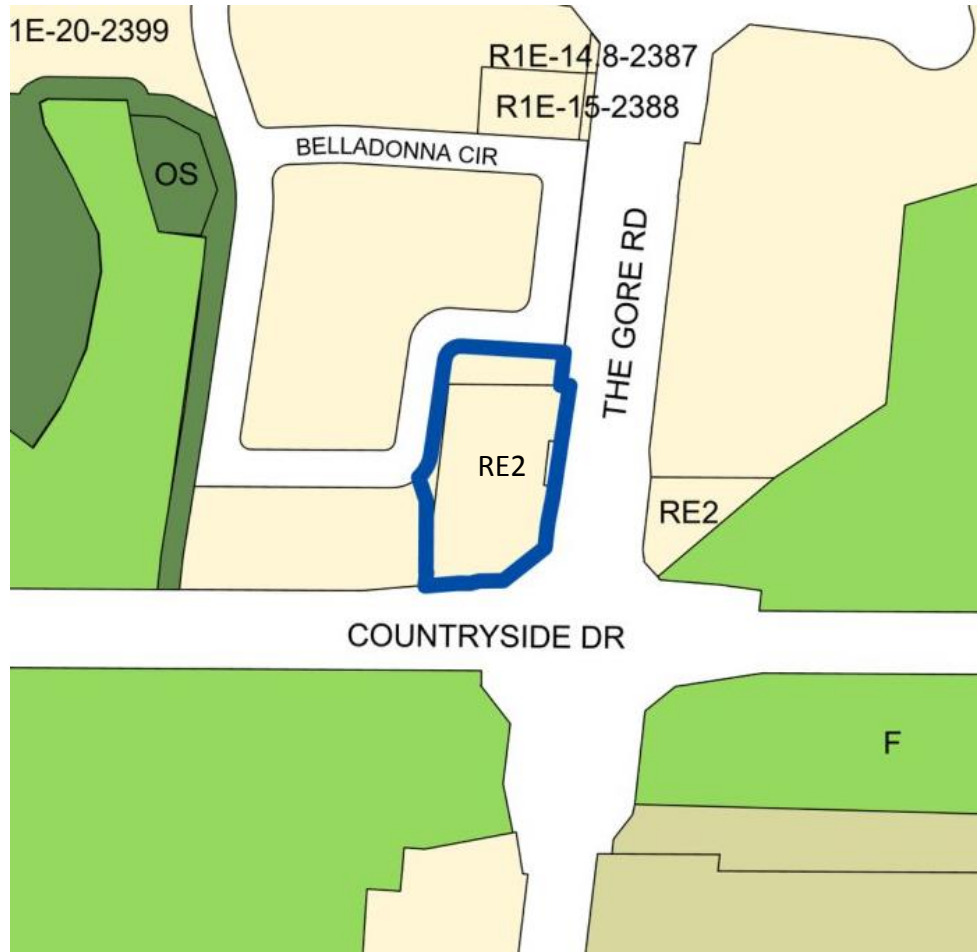
Land Use Designations:

- Executive Residential

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Rural Estate Two – RE2

Residential Rural Estate Two – RE2 General Provisions:

Section 10.0

An amendment to the Zoning By-law is required.

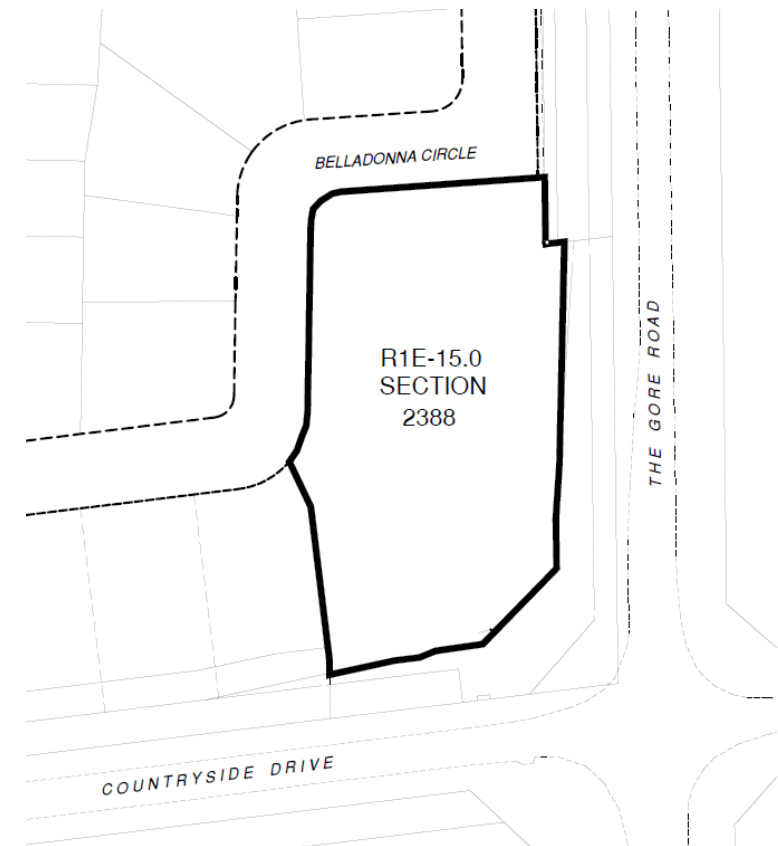
RESIDENTIAL AGRICULTURAL Subject Lands
FLOODPLAIN OPEN SPACE



PROPOSED ZONING BY-LAW AMENDMENT

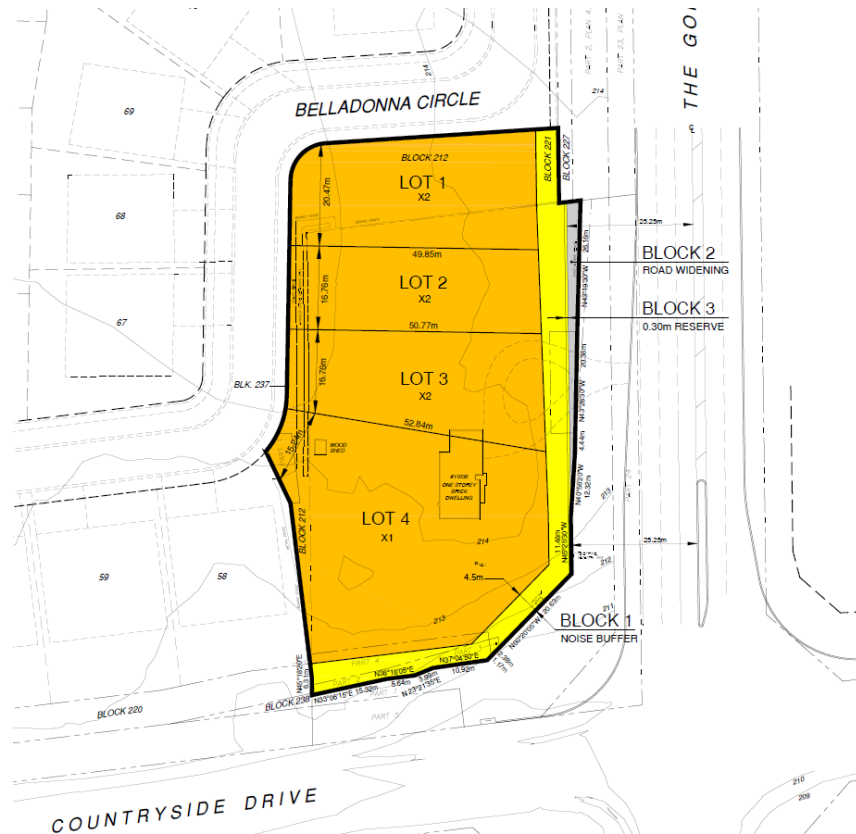
The zone in the proposed draft By-law amendment is **Residential Single Detached E – 15.0 – 2388**, similar to the adjacent subdivision. Site specific provisions are provided for residential lot sizes, including lot area, width and depth along with other regulations to facilitate the development.

| Provision | R1E – 15.0 – 2388 |
|-------------------------------|-------------------|
| Minimum Lot Area | 450 square metres |
| Minimum Lot Width | 15 metres |
| Minimum Lot Depth | 30 metres |
| Minimum Front Yard Setback | 4.5 metres |
| Minimum Rear Yard Setback | 7.5 metres |
| Minimum Interior Yard Setback | 1.2 metres |
| Minimum Exterior Yard Setback | 4.5 metres |
| Maximum Building Height | 13 metres |



KEY ISSUES / CONSIDERATIONS

- Provides additional housing in the form of single detached dwellings within an existing executive residential community.
- Lot pattern and dimensions are consistent with the existing 'Executive Housing' designation in the Vales of Humber Secondary Plan.
- Construction activity may impact the existing community for a short period of time.
- Removal of mature trees is required to facilitate the development.



| LOTS / BLOCK AREA SCHEDULE | | |
|----------------------------|-----------|-------------------------------|
| LAND USE | LOT/BLOCK | AREA |
| RESIDENTIAL | LOTS 1-4 | 0.508ha (1.255Ac.) |
| NOISE BUFFER | BLOCK 1 | 0.069ha (0.170Ac.) |
| ROAD WIDENING | BLOCK 2 | 0.010ha (0.025Ac.) |
| 0.30m RESERVE | BLOCK 3 | 0.002ha (0.005Ac.) |
| TOTAL AREA | | 0.589ha (1.455Ac.) |

| LOT SCHEDULE | | | | |
|-----------------|------|------------------|-----------------|---------------|
| DESCRIPTION | TYPE | MINIMUM FRONTAGE | MINIMUM DEPTH | NUMBER OF LOT |
| SINGLE DETACHED | X1 | 15.2m (50') | 49.8m (163') | 1 |
| SINGLE DETACHED | X2 | 16.76m (55') | 49.8m (163') | 3 |
| TOTAL | | | | 4 |

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – February 7th, 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-2024-0004**.
3. On the [OZS-2024-0004 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The image displays two screenshots of the BramPlanOnline portal. The top screenshot shows the login page with fields for User Name or E-mail and Password, a CAPTCHA, and links for Home, Planning, and Register for an Account. The bottom screenshot shows the file details page for OZS-2024-0004, including the file location (11038 THE GORE Rd) and a project description.

BRAMPTON | BramPlanOnline

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Home Planning

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Welcome to BramPlanOnline!

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To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish

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BRAMPTON | BramPlanOnline

Register for an Account Login

Home Planning

File OZS-2024-0004:

OPA ZBA Subdivision

Status: In Review-Pre Public Meeting

File Info

File Location

11038 THE GORE Rd

L6P 0A2

File Details

Project Description:

11038 The Gore Road

The purpose of the application is to facilitate a Plan of Subdivision consisting of four single detached dwellings. Frontage of the lots will range from 15.24m to 20.06m and access will be from Belladonna Circle. A 4.5m wide Noise Buffer is proposed at the rear of the lots backing onto The Gore Road and Countryside Drive.

Click to Print/View Summary

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:**

Sadaf Shahid-Hussain
Planner I

City of Brampton

sadaf.shahidhussain@brampton.ca

- **Applicant information:**

Steven Giankoulas

steven@candevcon.com

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. To the right of the bus stop is a large, multi-story brick building with a curved facade and many windows. A tall clock tower is attached to the right side of the building. A vertical sign on the side of the building reads "CANADA 150". In the foreground, there is a street with a yellow line. The entire image has a blue overlay.

Thank you!