

Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision

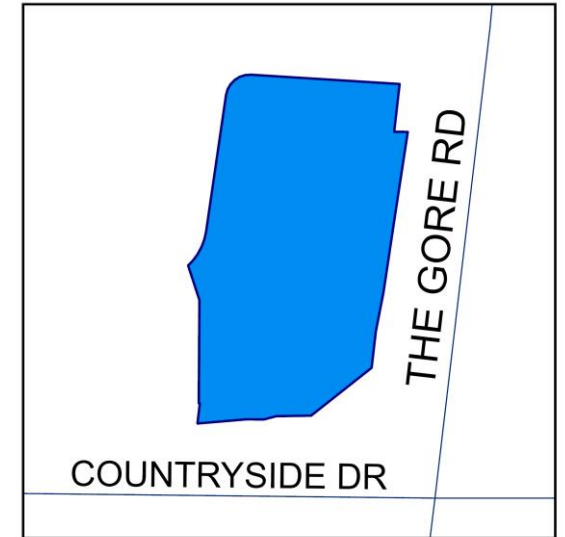
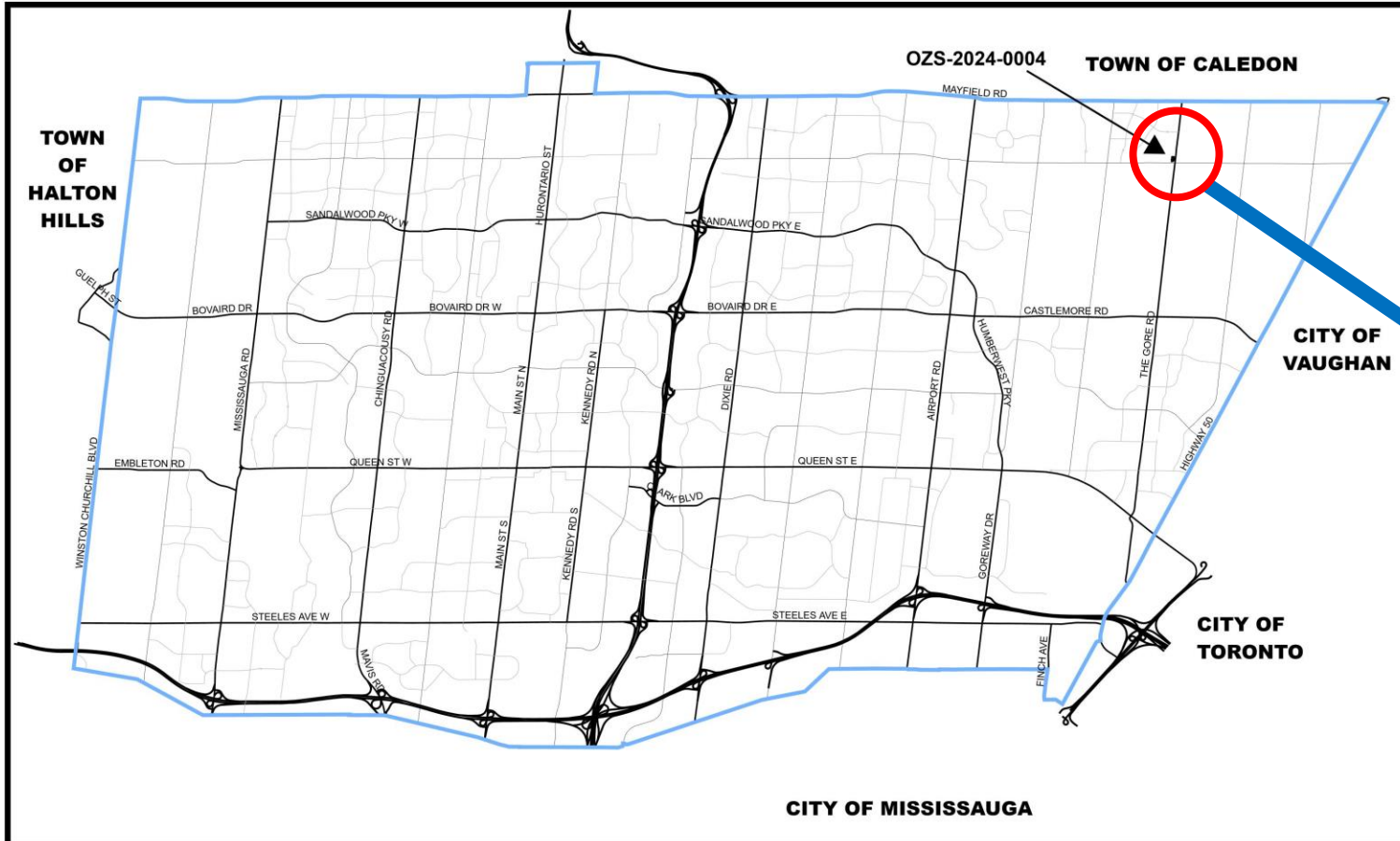
To permit the development of three single detached dwellings and two semi-detached linked dwellings.

11038 The Gore Road
City of Brampton File: OZS-2024-0004

Application by:
CANDEVCON LTD. on behalf of **SIVA RAMA KRISHNA PRASAD ARI**
WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
DEPUTY MAYOR/CITY COUNCILLOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



 **BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

CITY FILE: OZS-2024-0004
PUBLIC MEETING September 23, 2024





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



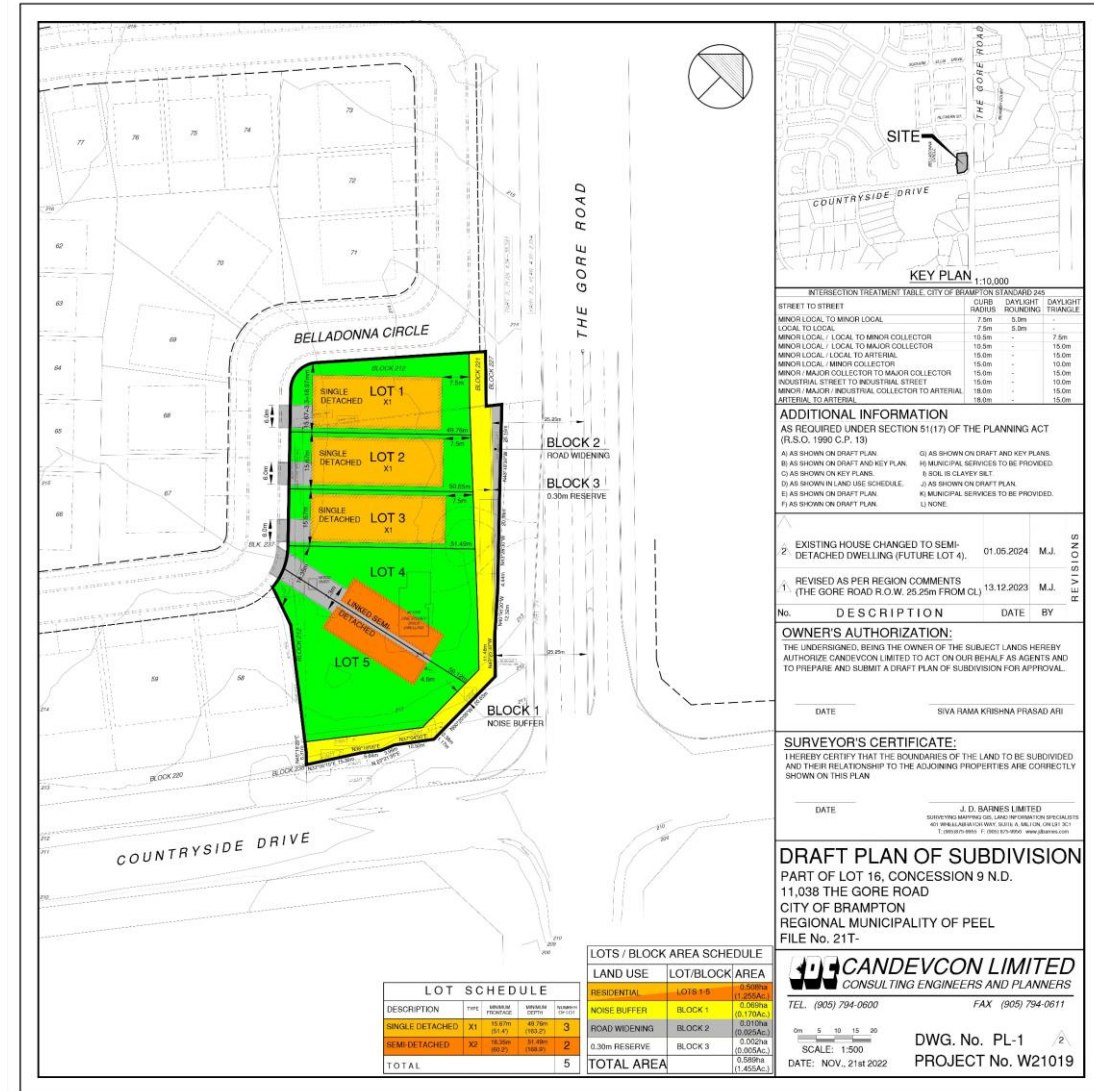
Views of Subject Property looking west, from The Gore Road

DEVELOPMENT PROPOSAL

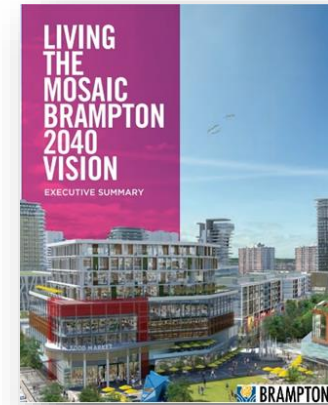
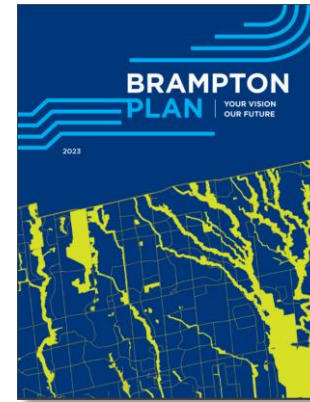
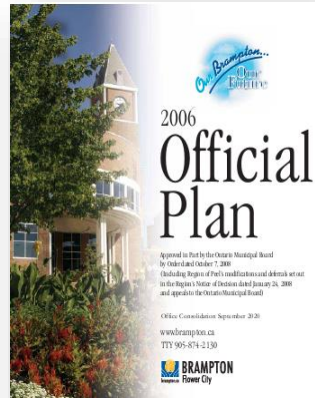
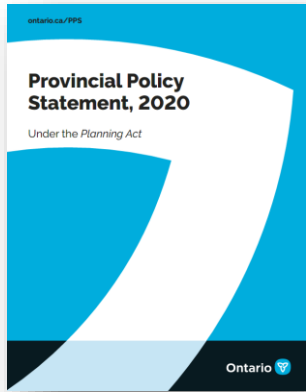
An application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision:

To facilitate the site development of 0.58 hectares (1.43 acres) with:

- three low-density residential lots consisting of single-detached dwellings and one semi-detached linked house;
- access to the lots is proposed to be from Belladonna Circle; and
- a 4.5-metre-wide Noise Barrier behind the rear yard to mitigate traffic noise from the arterial roads.
- The original public meeting took place on April 8th, 2024. A second public meeting is required to present the updated proposal from 4 single-detached dwellings to 3 single-detached and 2 linked semi-detached dwellings.



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)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Highway 427 Industrial Secondary Plan (SP47)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



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

OP Land Use Designation:

“Residential”

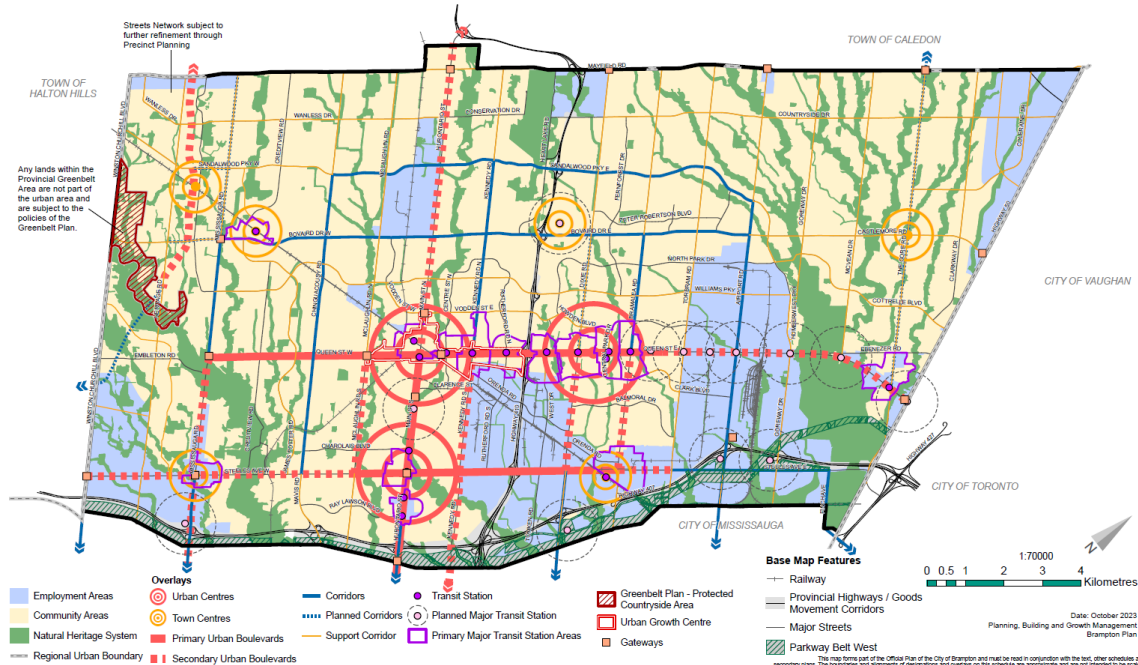
(Schedule A – General Land Use Designations)

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.

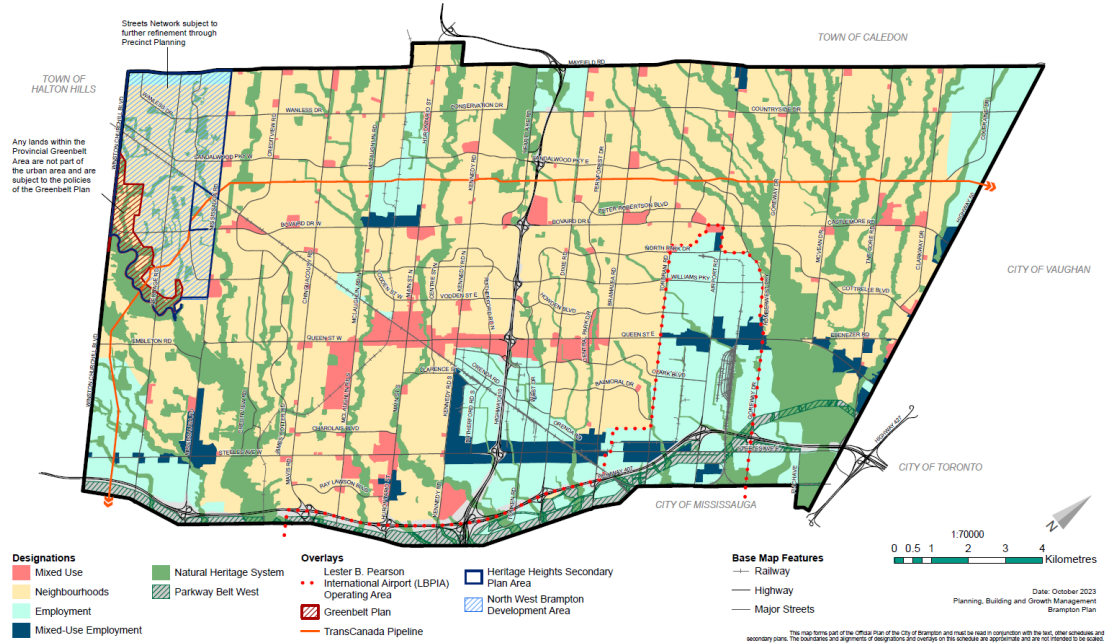
An amendment to the Official Plan **is not required** for the proposed development.

CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Community Areas' and adjacent to a 'Planned Corridor' within Schedule 1A – City Structure of the Brampton Plan
- Designated 'Neighbourhoods' within Schedule 2 – Designations




Schedule 1A – City Structure

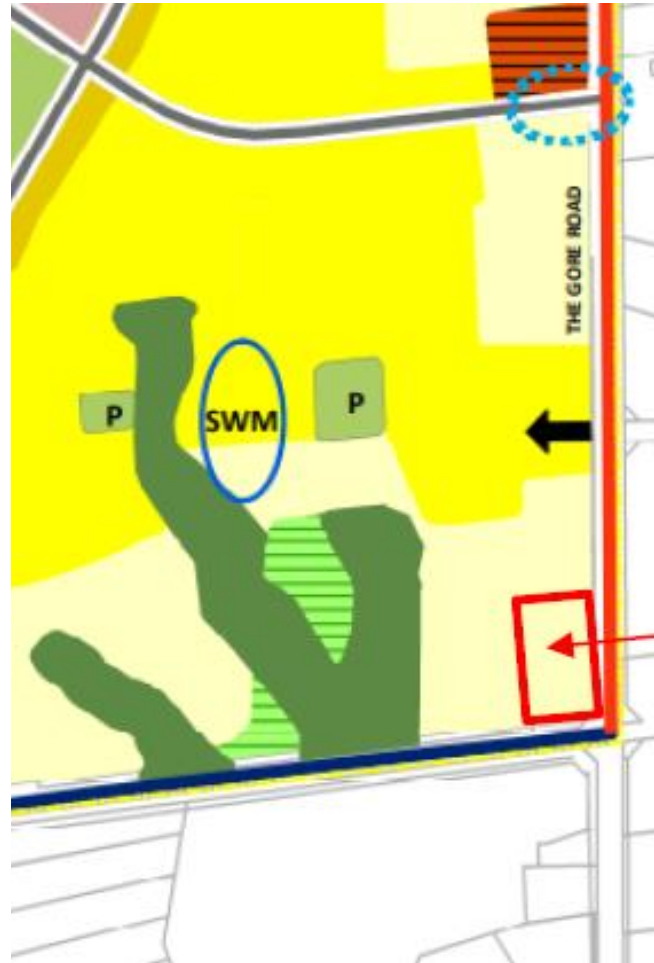


Schedule 2 – Designations

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.

An amendment to the Secondary Plan **is required** to facilitate the proposed uses.



CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 47-1 & 47-2

Land Use Designations:

- Designated 'Executive Residential'

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



Low Density Residential

Neighbourhood Retail

Natural Heritage System

LP Local Park

Roundabout

Revised: August 23, 2012

Scale = 1:3,000 (Metric)

Executive Transition Residential

Convenience Retail

Buffer

P Parkette

24m - Collector Road

23m - Collector Road

Proposed Walkway (Final location to be confirmed)

Conceptual Walkway (Final location to be confirmed)

Multi-use Pathways in Arterial Road Boulevards

Sidewalk Paths



Sorensen Gravelly Lowes Planning Associates Inc.



Gazios Planning + Development Consultants Inc.



Executive Residential

Place of Worship

Restoration / Enhancement Area (location to be determined)

VPP Vest Pocket Park

Community Gateway

Neighbourhood Gateway

School

SWM Stormwater Management (The Stormwater Management "Grid" one polygon and may be subject to adjustment)

Heritage Resource (Appropriate Location)

CURRENT PLANNING CONTEXT: ZONING BY-LAW

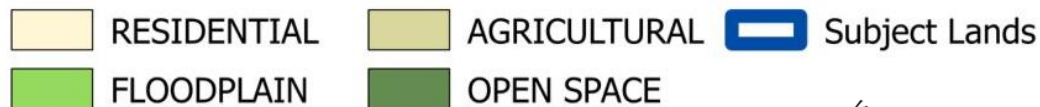


Current Zone: Residential Rural Estate Two – RE2

Residential Rural Estate Two – RE2 General Provisions:

Section 10.0

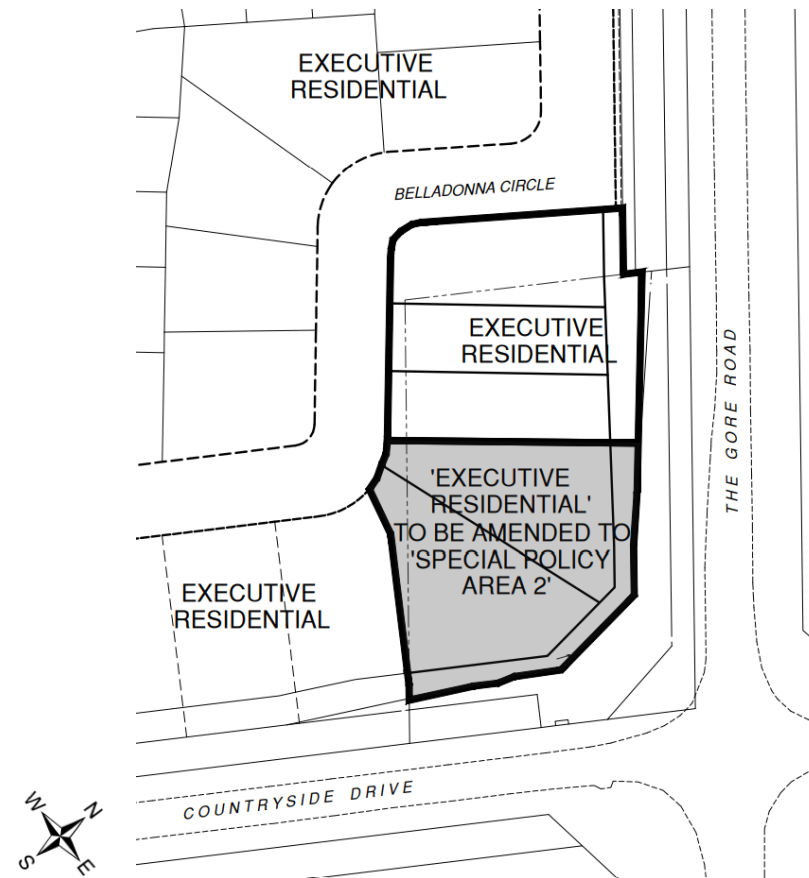
An amendment to the Zoning By-law **is required**.



PROPOSED OFFICIAL PLAN AMENDMENT

The designation in the proposed draft Official Plan and Secondary Plan amendment is **'Executive Residential'** and **'Special Policy Area 2'**, similar to the adjacent subdivision. This will allow the land to develop three single detached houses and two linked semi-detached houses, which is appropriate for the irregular lot that has a narrow driveway.

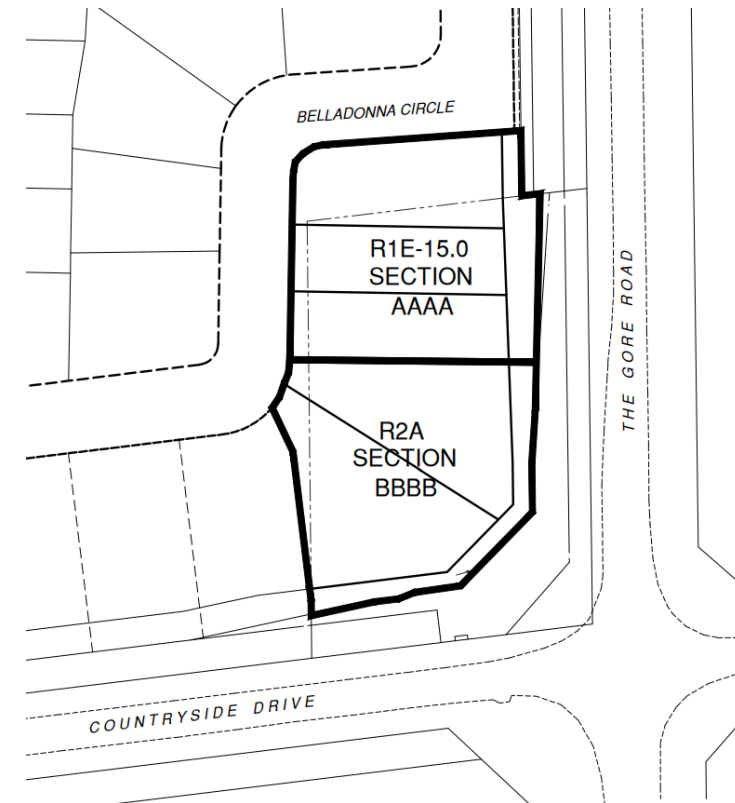
Current Designation	Proposed
<ul style="list-style-type: none">Executive Residential	<ul style="list-style-type: none">Executive ResidentialSpecial Policy Area 2



PROPOSED ZONING BY-LAW AMENDMENT

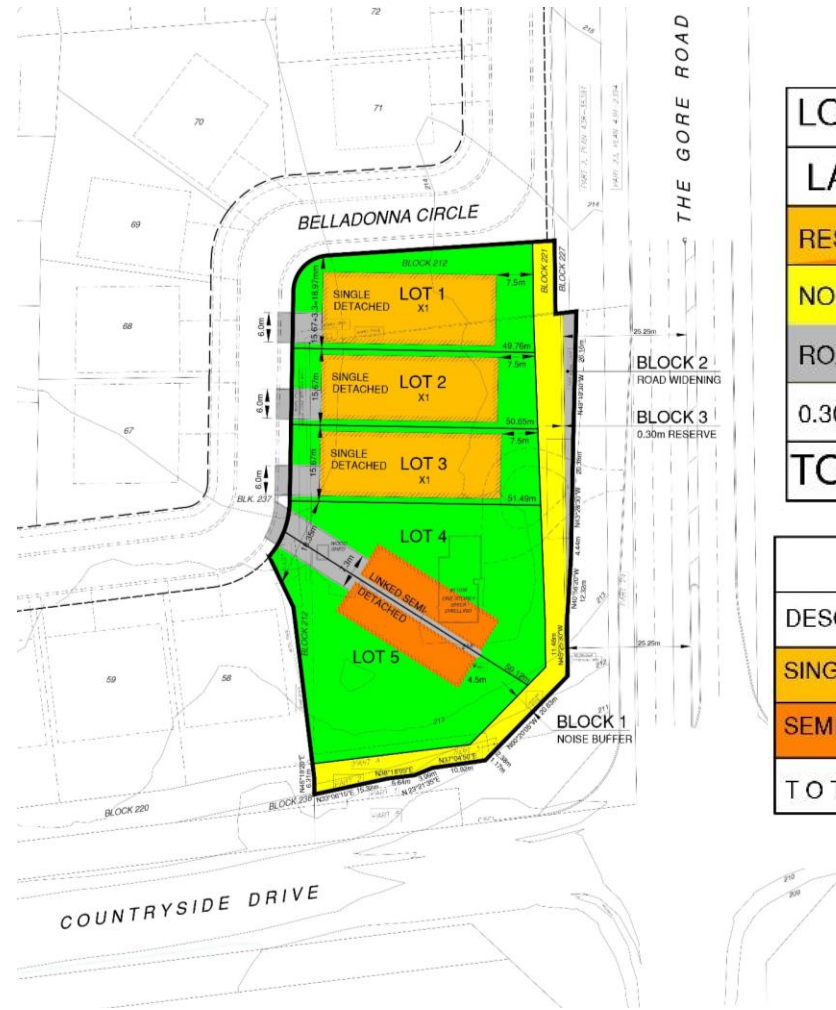
The zone in the proposed draft By-law amendment is **Residential Single Detached E – 15.0 – 2388** and **Residential Semi-Detached (R2A-BBBB)** to allow for three single detached and a semi-detached lot, similar to the adjacent subdivision. Site specific provisions are provided for residential lot sizes, including lot area, width and depth along with other regulations to facilitate the development.

Provision	R1E – 15.0 – 2388	R2A-BBBB
Minimum Lot Area	450 square metres	450 square metres
Minimum Lot Width	15.0 metres	9.0 metres
Minimum Lot Depth	30 metres	30 metres
Minimum Front Yard Setback	4.5 metres	6 metres
Minimum Rear Yard Setback	7.5 metres	7.5 metres
Minimum Interior Yard Setback	1.2 metres	1.2 metres
Minimum Exterior Yard Setback	4.5 metres	3 metres
Maximum Building Height	13 metres	13 metres



KEY ISSUES / CONSIDERATIONS

- Provides additional housing in the form of single detached dwellings and linked semi-detached dwellings.
- Proposed development supportive of efficient use of existing public transit, located along two secondary transit corridors and direct access to two existing bus stops along Countryside Dr and The Gore Rd.
- Noise and construction activities may temporarily impact the existing community.



LOTS / BLOCK AREA SCHEDULE		
LAND USE	LOT/BLOCK	AREA
RESIDENTIAL	LOTS 1-5	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	15.67m (51.4')	49.76m (163.2')	3
SEMI-DETACHED	X2	18.35m (60.2')	51.49m (168.9')	2
TOTAL				5

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

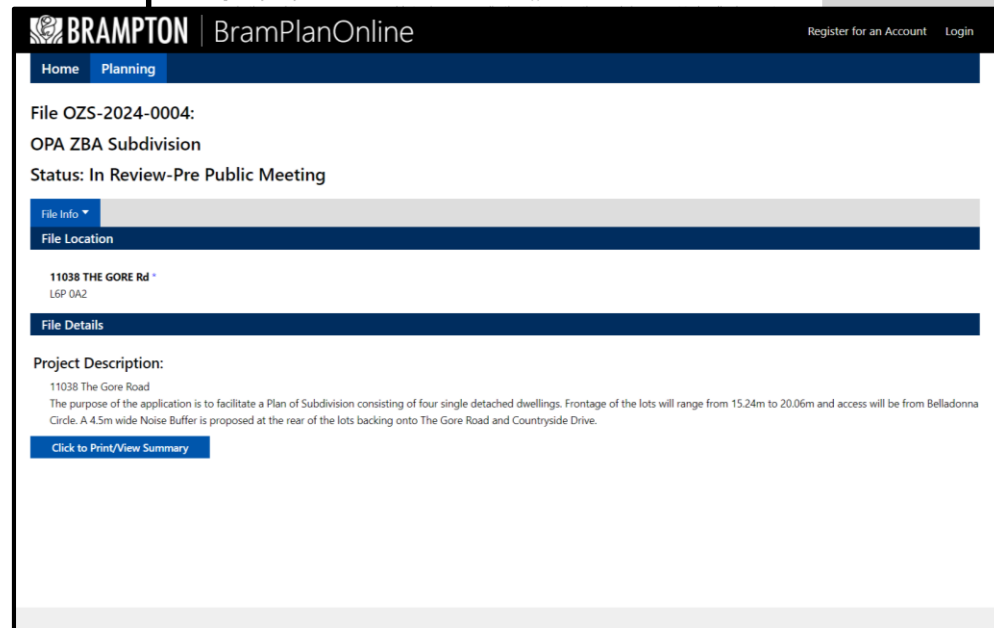
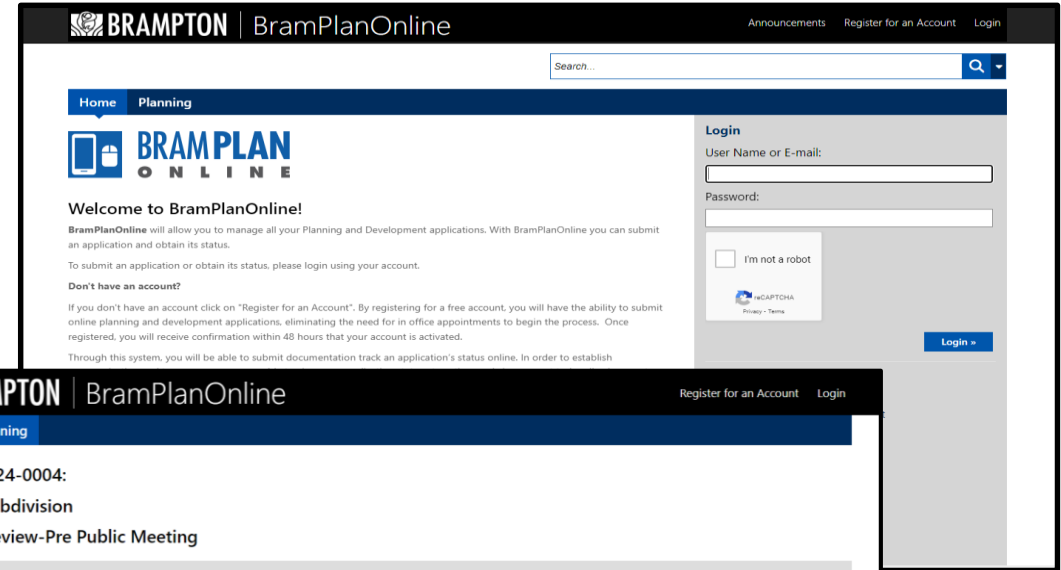
Appeal Period

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.



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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Planner I

City of Brampton

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- **Applicant information:**

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steven@candevcon.com

Thank you!