



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, August 12, 2024**

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8

Staff Present: Angelo Ambrico, Manager, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
Harjot Sra, Planner, Development Services  
Megan Fernandes, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Sadaf Shahid-Hussain, Planner, Development Services  
Chinoye Sunny, Planner, Development Services  
Yinzhou Xiao, Planner, Development Services  
Han Liu, Principal Urban Designer/Supervisor, Development Services  
Damanpreet Mathouda, Planner, Downtown Revitalization  
Ross Campbell, Manager, Zoning and Sign By-law Services  
Genevieve Scharback, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Acting Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 8:14 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:01 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

## **2. Approval of Agenda**

### **PDC144-2024**

That the agenda for the Planning and Development Committee Meeting of August 12, 2024, be approved, as amended, as follows:

#### **To add**

Item 6.5 - Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Item 6.6 – Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Item 9.1 – Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Item 11.2 – Correspondence re: Item 5.1 – Application to Amend the Zoning Bylaw, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

2. Jaspal Singh, Brampton Resident, dated August 12, 2024

#### **To withdraw**

Item 6.1 - Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Item 7.5 - Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Carried

**3. Declarations of Interest under the Municipal Conflict of Interest Act**

Regional Councillor Vicente declared a conflict of interest with respect to related items 5.2 and 7.2 as he owns property within the Main Street North Development Permit System.

**4. Consent Motion**

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.3, 7.4, 8.1, and 11.1)

The following motion was considered:

**PDC145-2024**

That the following items to the Planning and Development Committee Meeting of August 12, 2024, be approved as part of Consent:

7.1, 7.3, 7.4, 8.1, and 11.1

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Harjot Sra, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, comments, and questions with respect to the subject application:

- Amrit Singh Aujla, Brampton Resident
- Gurvir Singh, Brampton Resident

- Gurdeep Gill, Brampton Resident

Registered delegates Jhalman Singh and Gagan Gill were in attendance but withdrew their delegations.

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- location details
- stormwater runoff concerns
- water main access
- access to the area
- lack of adequate planning and consideration of future development
- concerns regarding unsatisfied rules and regulations
- traffic concerns as a result of the retaining wall
- inadequate communication

In response to the delegate questions and concerns, staff noted that they are working with the applicant to ensure there is a mutual access easement.

Committee directed staff to engage in discussions with the delegates to address concerns raised.

Jenna Thibault, Weston Consulting, on behalf of the landowner, presented an overview of the application that included site context, development overview, proposed development, landscape plan, tertiary plan, official plan context, secondary plan context, zoning by-law, associated reports, plans, and studies, and timeline and next steps.

The following motion was considered:

**PDC146-2024**

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd.,

6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received; and

1. Amrit Singh Aujla, Brampton Resident
  2. Gurvir Singh, Brampton Resident
  3. Gurdeep Gill, Brampton Resident
  4. Jenna Thibault, Weston Consulting, on behalf of the landowner
3. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received:
1. Amrit Singh Aujla, Brampton Resident, dated August 4, 2024
  2. Jaspal Singh, Brampton Resident, dated August 12, 2024.

Carried

- 5.2 Staff Presentation re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

Item 7.2 was brought forward and dealt with at this time.

Megan Fernandes, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, development permit system, key issues and considerations, and next steps.

Committee noted the methods that can be used by the public to access further information in regard to this application.

In response to the Chair's query if anyone present would like to delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered.

**PDC147-2024**

1. That the presentation from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August