

**Planning and Development Committee  
The Corporation of the City of Brampton****Monday, September 23, 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: Steve Ganesh, Commissioner, Planning Building and Growth Management  
Allan Parsons, Director, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
Angelo Ambrico, Manager, Development Services  
Ellis Lewis, Planner, Development Services  
Arjun Singh, Planner, Development Services  
Sadaf Shahid-Hussain, Planner, Development Services  
Jessica Yadav, Planner, Integrated City Planning  
Harjot Sra, Planner, Development Services  
Tristan Costa, Planner, Integrated City Planning  
Genevieve Scharback, City Clerk  
Tammi Jackson, Legislative Coordinator  
Gagandeep Jaswal, Legislative Assistant
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**1. Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 8:15 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: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

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

**2. Approval of Agenda**

**PDC171-2024**

That the agenda for the Planning and Development Committee Meeting of September 23, 2024, be approved as published and circulated.

Carried

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

Nil

**4. Consent Motion**

Nil

**5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

Items 6.1 and 7.1 were brought forward and dealt with at this time.

Arjun Singh, 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.

Marshall Smith, KLM Planning Partners Inc., presented an overview of the application that included location context, existing and future policies in regards to the Brampton official plan, existing and future policies in regards to the zoning by-law, development proposal, and example photos.

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

- Rick Ainsley, Brampton Resident

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

- safety concerns as a result of the increased number of accidents at the subject location
- water drainage issues and flooding concerns
- illegal truck parking at the subject site due to non-compliance with enforcement rules and regulations
- increased traffic congestion
- environmental concerns
- decreased property value of neighbouring properties

Staff noted that the applicant had previously submitted a temporary amendment application at the subject location.

In response to questions of clarification from Committee, staff explained the holding provisions placed on the application, noting that the applicant is required to submit a satisfactory traffic study, detailed engineering study, and a site plan. Staff also noted that the site plan is required to be inclusive of the proposed recreational facility.

Committee noted the importance of ensuring developments maintain compliance with regulations.

The following motion was considered:

**PDC172-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054**, be received;
2. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee of September 23, 2024, re: **Application to Temporarily Amend the Zoning By-law, KLM Planning,**

**on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054**, be received;

3. That the application for an Amendment to the Zoning By-law submitted by KLM Planning, on behalf of 2538948 Ontario Inc. and 2835755 Ontario Inc. (File: OZS-2024-0054) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
4. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 11 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
5. That prior to staff forwarding the by-law to Council for enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law;
6. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted;
7. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended; and
8. That the following delegations re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054 to the Planning and Development Committee Meeting of September 23, 2024, be received:
  1. Rick Ainsley, Brampton Resident
  2. Marshall Smith, KLM Planning Partners Inc.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

Items 6.2 and 11.1 were brought forward and dealt with at this time.

Sadaf Shahid-Hussain, 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, block plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and current status.

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

- Jatin Chopra, Brampton Resident
- Ronit Bhavsar, Brampton Resident
- Trisha Bhavsar, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Rupinder Bhatia, Brampton Resident

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

- misalignment with the existing characteristics of the neighbourhood
- concerns regarding the effect on the aesthetics of the neighbourhood
- potential negative effect on property value
- incongruent with City's existing plans for the neighbourhood
- insufficient space for proposed entry/exit access point
- detrimental impact to the ecosystem/green space

Registered delegate, Japji Mangat, was not in attendance, therefore their delegation was withdrawn.

The following motion was considered:

**PDC173-2024**

1. That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd.,**

**on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004**, be received;

2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received; and

1. Jatin Chopra, Brampton Resident
2. Ronit Bhavsar, Brampton Resident
3. Trisha Bhavsar, Brampton Resident
4. Satyendra Bhavsar, Brampton Resident
5. Rupinder Bhatia, Brampton Resident

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received:

1. Harpreet Gill, Brampton Resident, dated September 2, 2024
2. Japji Mangat, Brampton Resident, dated September 16, 2024
3. Binpreet Josan, Brampton Resident, dated September 16, 2024.

Carried

- 5.3 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, First Gulf Corporation, on behalf of Highway 50 Holding, 10120 Highway 50 (11 Highway 50), Ward 10, File: OZS-2024-0029

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

The following motion was considered:

**PDC174-2024**

That the presentation from Ellis Lewis, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re:

**Application to Temporarily Amend the Zoning By-law, First Gulf Corporation, on behalf of Highway 50 Holding, 10120 Highway 50 (11 Highway 50), Ward 10, File: OZS-2024-0029, be received.**

Carried

- 5.4 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035

Item 11.2 was brought forward and dealt with at this time.

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

The following motion was considered:

**PDC175-2024**

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035**, be received; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035 to the Planning and Development Committee Meeting of September 23, 2024, be received:
  1. Vijay Baghi, Brampton Resident, dated September 15, 2024.

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

**Dealt with under Item 5.1 - Recommendation PDC172-2024**

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

**Dealt with under Item 5.2 - Recommendation PDC173-2024**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Application to Temporarily Amend the Zoning By-law, KLM Planning, 2538948 Ontario Inc. and 2835755 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

**Dealt with under Item 5.1 - Recommendation PDC172-2024**

- 7.2 Staff Report re: Provincial Planning Statement, 2024

Jessica Yadav, Planner, Integrated City Planning, presented an overview of the report that included background information, key implications, summary of implications, and next steps.

Committee expressed concerns regarding employment policies.

Staff responded to questions of clarification from Committee, noting that the City is responsible for conducting tests with respect to employment conversions, as required by the municipality. Staff also clarified the extent and nature of the protected appeal rights.

Additionally, staff responded to a question of clarification regarding the types of employment recognized by the province, noting that the new definition includes manufacturing and warehousing uses as employment, but excludes retail, office, and institutional. Staff noted the importance of building complete communities while working towards meeting housing goals.

Staff commented that they will address all the questions put forward by Committee in a future report, including further information on current practices, key performance indicators, and potential impacts to employment levels.

The following motion was considered:

**PDC176-2024**

1. That the report from Jessica Yadav, Planner, Integrated City Planning, to the Planning & Development Committee Meeting of September 23, 2024, re: **Provincial Planning Statement, 2024**, be received;
2. That the City Clerk forward this report to the Ministry of Municipal Affairs and Housing; Brampton's Members of Provincial Parliament; the



Association of Municipalities of Ontario; City of Mississauga, Town of Caledon and the Region of Peel; and

3. That the presentation from Jessica Yadav, Planner, Integrated City Planning, to the Planning & Development Committee Meeting of September 23, 2024, re: **Provincial Planning Statement, 2024**, be received.

Carried

- 7.3 Staff Report re: Application for Temporary Zoning By-law Amendment, Countryside Real Estate Holdings Inc. (Pearl Builders), SGL Planning and Design Inc., 0 Countryside Drive, Ward 10, File: OZS-2024-0045

The following motion was considered:

**PDC177-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee of September 23, 2024, re: **Application for Temporary Zoning By-law Amendment, Countryside Real Estate Holdings Inc. (Pearl Builders), SGL Planning and Design Inc., 0 Countryside Drive, Ward 10, File: OZS-2024-0045**, be received;
2. That the application for a Temporary Zoning By-law Amendment submitted by SGL Planning and Design Inc. on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders) be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to three (3) years from the date of adoption of the By-law included as Attachment 12 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
4. That prior to staff forwarding the by-law for Council enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law;

5. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and
6. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.4 Staff Report re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

Item 11.3 was brought forward and dealt with at this time.

The following motion was considered:

**PDC178-2024**

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of September 23, 2024, re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10**, be received;
2. That the Official Plan Amendment be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and, the City's Official Plan for the reasons set out in this report;
3. That the amendment to the Official Plan, attached as Attachment 7 to this report, be adopted; and
4. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10 to the Planning and Development Committee Meeting of September 23, 2024, be received:
  1. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Sandringham Place Inc. co DG Group, dated October 20, 2023
  2. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Sandringham Place Inc. co DG Group, dated September 20, 2024.

Carried

**8. Committee Minutes**

Nil

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

**Dealt with under Item 5.2 - Recommendation PDC173-2024**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035

**Dealt with under Item 5.4 - Recommendation PDC175-2024**

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

**Dealt with under Item 7.4 - Recommendation PDC178-2024**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil

**14. Closed Session**

Nil

**15. Adjournment**

**PDC179-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, October 21, 2024, at 1:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair