



**Summary of Recommendations**  
**Planning and Development Committee**  
**The Corporation of the City of Brampton**

**Monday, December 9, 2024**

---

**2. Approval of Agenda**

**PDC208-2024**

That the agenda for the Planning and Development Committee Meeting of December 9, 2024, be approved, as amended, as follows:

**To add**

Item 7.12: Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Carried

**4. Consent Motion**

**PDC209-2024**

That the following items to the Planning and Development Committee Meeting of December 9, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 7.6, 7.10, and 7.11

Carried

**5. Statutory Public Meeting Reports**

5.1 Staff Presentation re: City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)

**PDC210-2024**

That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

**PDC211-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040**, be received; and
2. That the delegation from Joe Cimer, MSH Planning, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

**PDC212-2024**

1. That the presentation from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV,

1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063 to the Planning and Development Committee Meeting of December 9, 2024, be received;

1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
2. Peter and Sheila Smith, Brampton Residents
3. Ajit Singh Sahota, Brampton Resident

Carried

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

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

**Dealt with under Item 5.3 - Recommendation PDC212-2024**

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

**PDC213-2024**

That the delegation from Payal Mehta, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046** to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

This delegation was **withdrawn**.

- 6.4 Delegation re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

This delegation was **withdrawn**.

- 6.5 Delegation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

**Dealt with under Item 5.2 - Recommendation PDC211-2024**

**7. Staff Presentations and Planning Reports**

- ^ 7.1 Staff Report re: Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038

**PDC214-2024**

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038**, be received;
2. That Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law submitted by Candevcon Limited on behalf of Senwood Development Inc., File OZS-2021-0038 & 21T-21015B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report; and
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

^ 7.2 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046

**PDC215-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046**, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Candevcon Limited on behalf of Opal Valley Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted.

Carried

^ 7.3 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

**PDC216-2024**

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065**, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of Greenvale Homes Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and

4. 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: Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

**PDC217-2024**

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of Dar ul Imaan Institute (File: OZS-2023-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the Attachment 10 to this report be adopted; and
4. 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.

Carried

- 7.5 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

**PDC218-2024**

That the report from Mana Zavalat, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be referred to the City Council meeting of December 11, 2024.

Carried

- ^ 7.6 Staff Report re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

**PDC219-2024**

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Glen Schnarr and Associates., on behalf of Castlemore Country Properties & 47-1 Country Properties Limited. (File: OZS-2024-0049) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,
4. 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.

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

**PDC220-2024**

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283,**

**1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024**, be received;

2. That the Application to Amend the Official Plan and Zoning By-Law, Gagnon Walker Domes Ltd – 2811135 Ontario Inc., 2803832 Ontario Inc., Ward: 5, (File: OZS-2023-0024), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 9th, 2024;
3. That the amendments to the Official Plan, as generally attached as Attachment 12, to this report to be adopted;
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13, to this report be adopted; and
5. That prior to forwarding the implementing zoning by-law to Council for enactment, a letter is to be received from the landowner confirming they are agreeable to making access arrangements in relation to the abutting lands to the west through a future site plan application, and that a conceptual design for this access arrangement be provided, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Carried

7.8 Staff Presentation re: Bill 23 and Changes to the Heritage Act

**Dealt with under Item 7.9 - Recommendation PDC221-2024**

7.9 Staff Report re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

**PDC221-2024**

1. That the presentation from Charton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Bill 23 and Changes to the Heritage Act**, be received;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee



Meeting of December 9, 2024, re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200**, be received;

3. That staff develop and implement a public consultation plan Strategic Communications regarding bills 23 and 200 and Heritage Conservation and property Designation that focuses on the greater downtown area;
4. That following the consultation, staff will **report back** to Council to initiate a program of Designation of Heritage Properties for Council's consideration under Part IV of the Heritage Act for properties identified in Attachments A and B;
5. That staff be directed to investigate the implementation of the Heritage Incentive Tax Rebate as identified in Section 365.2 of the Planning Act and to **report back** to Council by Q2 2025; and
6. That the Paul Willoughby Heritage Incentive Grant be increased to a maximum of \$25,000 from the current limit of \$10,000 effective Q1 of 2026.

Carried

^ 7.10 Staff Presentation re: Proposed Fee Changes for Committee of Adjustment Applications

**PDC222-2024**

That the presentation from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024, re: **Proposed Fee Changes for Committee of Adjustment Applications**, be received.

Carried

^ 7.11 Staff Report re: Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)

**PDC223-2024**

1. That the report from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024 re: **Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)**, be received; and

2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to reflect the fee changes as set out in Attachment A of this report, to be effective as of January 1, 2025, following Council ratification on December 11, 2024.

Carried

- 7.12 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

**PDC224-2024**

That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred** to the City Council meeting of December 11, 2024.

Carried

**8. Committee Minutes**

- 8.1 Minutes - Brampton Heritage Board - November 19, 2024

**PDC225-2024**

That the Minutes of the Brampton Heritage Board meeting of November 19, 2024, Recommendations HB046-2024 - HB048-2024 and HB050-2024 - HB051-2024, to the Planning and Development Committee Meeting of December 9, 2024, be approved; and

That Recommendation HB049-2024 be approved, as amended, as follows:

**HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

The recommendations were approved as follows:

#### **HB046-2024**

That the agenda for the Brampton Heritage Board Meeting of November 19, 2024 be approved, as amended:

#### **To add:**

9.3 Report by Arpita Jambekar, Heritage Planner, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit Phase II of 10254 Hurontario St – Ward 2**

#### **HB047-2024**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Designation of 18 River Road - Ward 6**, be received;
2. That designation of the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 River Road in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

#### **HB048-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road - Ward 6**, be received;
2. That the Heritage Impact Assessment Addendum, Heritage Documentation and Salvage Plan and Heritage Interpretation Plan for

10020 Mississauga Road prepared by ERA, dated September 10, 2024, be received; and,

3. That the Heritage Permit application for demolition of the house at 10020 Mississauga Road be approved, as recommended by the Heritage Impact Assessment Addendum, subject to the following conditions:
  - i. that the demolition and deconstruction of the subject property follow the process elaborated in the Appendix II of the Documentation and Salvage Plan for the property;
  - ii. that the architect and/or heritage consultant monitors demolition and deconstruction work to ensure that salvaged material is inventoried and stored appropriately and reused as part of the new commemoration features as recommended in the Documentation and Salvage Plan.

#### **HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

#### **HB050-2024**

1. That the report from Arpita Jambekar, Heritage Planner, dated November 18, 2024, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit of Phase II for 10254 Hurontario St - Ward 2** be received;
2. That the revised scoped Heritage Impact Assessment for 10254 Hurontario St prepared by AREA Architects, dated November 1, 2024 for Phase 2 of the proposed alterations and additions to the property be received; and,
3. That the Heritage Permit application submitted on November 12, 2024 for Phase 2: Daycare Ground and Second floor addition on West (rear) façade of 10254 Hurontario St, be approved, as recommended by the Heritage Impact Assessment, subject to the following condition, as recommended by heritage staff:
  - i. that the architect and/or heritage consultant monitors construction work to ensure that original features are preserved wherever possible and

that all new work is compatible and completed to the same high standard as the existing.

**HB051-2024**

That Brampton Heritage Board do now adjourn to meet again on January 21, 2025 at 7:00 p.m.

Carried

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

**PDC226-2024**

That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Pier Pointe Inc., dated December 5, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040** to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: Additional Residential Units (ARUs) (RM 58/2024)

**PDC227-2024**

That the correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: **Additional Residential Units (ARUs) (RM 58/2024)**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

**PDC228-2024**

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Jay and Priyanka Desai, Brampton Residents, dated December 4, 2024
2. Yuvraj Verma, Brampton Resident, dated November 22, 2024
3. Harpreet Singh Bhel, Brampton Resident, dated December 9, 2024
4. Michael Gagnon, Colin Chung, and Andrew Walker, Gagnon Walker Domes and Glen Schnarr and Associates Inc., on behalf of Northwest Brampton Landowners Group Inc., dated December 9, 2024.

Carried

- 11.4 Correspondence re: Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024

**PDC229-2024**

That the correspondence from Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Kyle Pulis and Emily Miles, dated December 6, 2024, re: **Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.5 Correspondence re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

**PDC230-2024**

That the following correspondence re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Peter Jakovcic, Tribute Limited, dated December 6, 2024
2. D. Cindy Prince, Amico Properties Inc., dated December 5, 2024

3. Thanos Bala, Longview Developments, dated December 9, 2024.

Carried

15. **Adjournment**

**PDC231-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 13, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

---

Regional Councillor M. Palleschi, Chair