



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 9, 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
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Carolyn Crozier, Strategic Leader, Strategic Leader, Project Management
 - Mana Zavalat, Manager, Development Services
 - Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
 - Yin Zhou Xiao, Principal Planner/Supervisor, Development Services
 - Arjun Singh, Planner, Development Services
 - Samantha Dela Pena, Planner, Development Services
 - Chinoye Sunny, Planner, Development Services
 - Satwant Hothi, Planner, Development Services
 - Harjot Sra, Planner, Development Services
 - Genevieve Scharback, City Clerk

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:19 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 (arrived - 7:02 p.m.), and City Councillor Power.

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

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

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

Nil

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

The following motion was considered:

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)

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

The following motion was considered:

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

Item 6.5 was brought forward and dealt with at this time. See also Item 11.1.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and 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.

Registered delegate, Joe Cimer, MSH Planning, addressed Committee on behalf of their client, Pier Pointe Inc., to request that MSH Planning be included in discussions with the City of Brampton and Region of Peel, with regards to

population analysis. The delegate expressed the importance of accurate population analysis to plan for and provide infrastructure.

The following motion was considered:

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

Item 6.1 was brought forward and dealt with at this time. See also Item 11.3.

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

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

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

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

- suggestion to use this space to address the lack of existing infrastructure and services for residents as opposed to using it for industrial purposes
- disruption to residential atmosphere and quality of life
- proposal is in an already dense population area
- potential environmental degradation and impact to the local ecosystem due to the industrial nature of the proposal
- security concerns to existing residents
- septic and sewer system concerns for the residential properties on Mayfield Road that will be affected by this proposal

Committee directed staff to follow up with the Region of Peel regarding the status of the Mayfield Road widening.

Registered delegate, Oz Kemal, MHBC Planning, was in attendance but withdrew their delegation.

The following motion was considered:

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

See Item 7.5.

Registered delegate, Payal Mehta, Brampton Resident, addressed Committee and expressed the following concerns, comments, and suggestions with respect to the subject application:

- privacy and noise concerns
- potential increase to already existing traffic congestion
- increased risk of fire accidents and thefts as a result of the proposal
- existing lack of green space for area residents
- suggestion to continue with the original proposal for commercial zoning as this would better align with the community needs

The following motion was considered:

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

See Item 7.7.

Registered delegate Marc De Nardis, Gagnon Walker Domes Ltd., was in attendance but **withdrew** his delegation.

- 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

See Item 7.3.

Registered delegate, Keith MacKinnon, KLM Planning Partners Inc., was not in attendance, therefore their 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

The following motion was approved on consent:

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

The following motion was approved on consent:

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

The following motion was approved on consent:

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

The following motion was approved on consent:

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

See Item 6.2.

Chair Palleschi commented on the nature of the application and some of the general concerns expressed by residents of the affected area, including concerns surrounding the natural heritage system.

Committee referred the item to the December 11, 2024 meeting of City Council to allow for further discussions with staff and residents prior to Council ratification.

The following motion was considered:

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

The following motion was approved on consent:

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

See Item 6.3.

Regional Councillor Santos requested an amendment to clause 5 to request a letter from the landowner prior to forwarding the matter to Council for enactment.

Regional Councillor Vicente mentioned that at the time of this meeting, the letter had already been submitted by the landowner.

The following motion was considered:

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

See Items 7.9 and 11.5.

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

Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, presented an overview of recent changes in Provincial legislation that will affect the City in terms of how heritage conservation is addressed and how a balance between conservation and the need to advance intensification can be achieved. The overview included details on the changes to the Ontario Heritage Act, listed and designated properties, the importance of heritage, sustainability, and next steps.

Staff responded to questions of clarification from Committee in regards to public engagement and ratification timelines.

PDC221-2024

1. That the presentation from Charlton 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

See Item 7.11

The following motion was approved on consent:

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)

See Item 7.10

The following motion was approved on consent:

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 following Council ratification for January 1, 2025.

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

Committee referred the item to the December 11, 2024 meeting of City Council.

The following motion was considered:

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

See Item 11.4.

Committee and staff discussed recommendation HB049-2024. Staff noted that the homeowner of the subject property at 76 Main Street South is reconsidering a current development proposal. As a result, Committee directed staff to halt the heritage designation process for the subject location and work with the homeowner to find an alternative approach to the preservation of the property.

Committee discussed an amendment to the recommendation, and suggested that the report be received and staff explore options for the aforementioned alternative approach.

The following motion was considered:

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

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, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

See Items 5.2 and 6.5

The following motion was considered:

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)

See Item 10 - Referred Matters List.

The following motion was considered:

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

See Items 5.3 and 6.1.

The following motion was considered:

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

See Item 8.1.

The following motion was considered:

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

See Items 7.8 and 7.9.

The following motion was considered:

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

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

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