

APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION

FOR A DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN, AND ZONING BY-LAW AMENDMENT TO FACILITATE SEVEN DETACHED RESIDENTIAL DWELLINGS, 13 PART LOTS AND A PUBLIC ROAD.

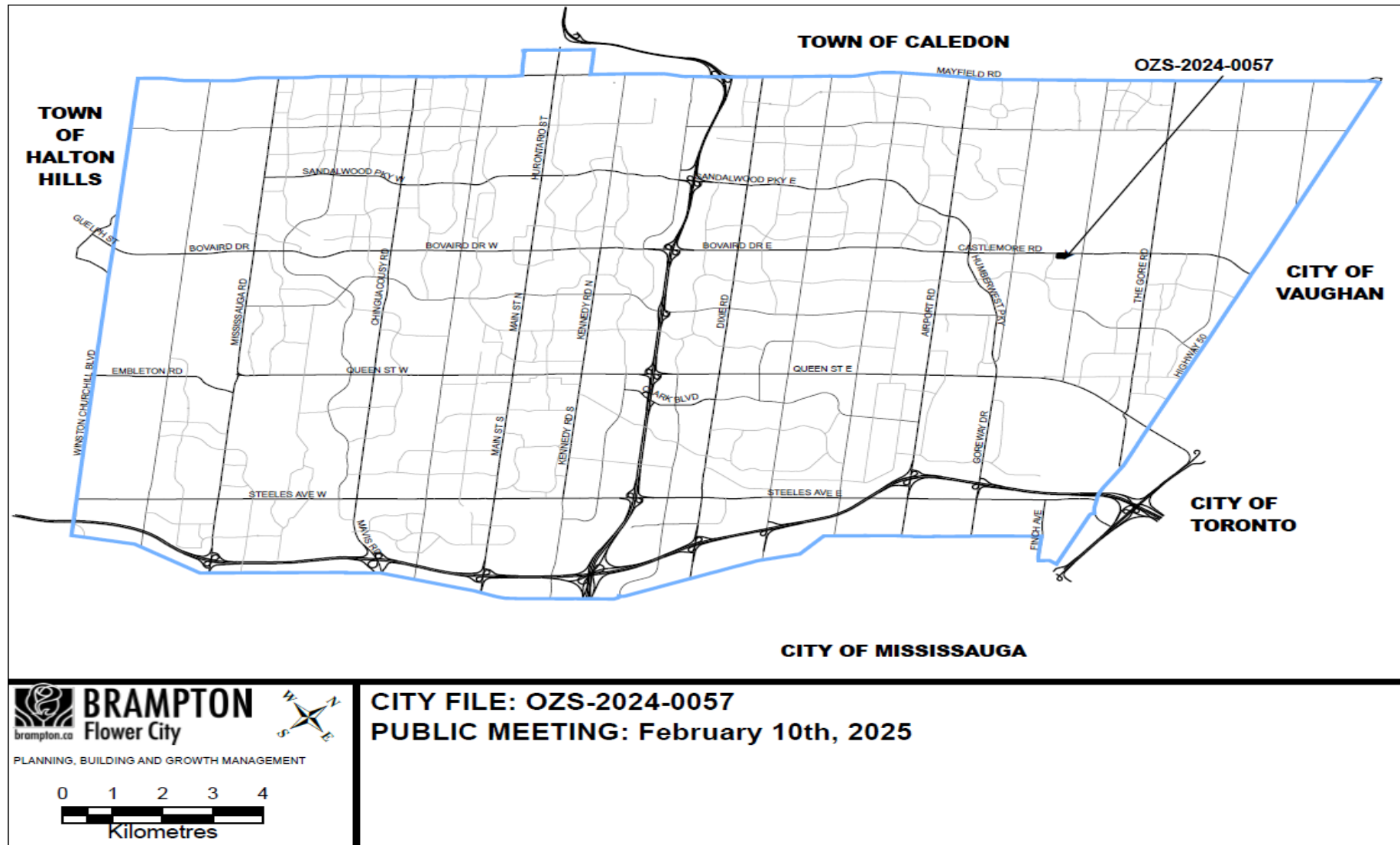
3827, 3847, 3863 Castlemore Road
City of Brampton File : OZS-2024-0057

Application by:
Glen Schnarr & Associates on behalf of **Umbria Developers Inc.**

WARD : 8

REGIONAL COUNCILLOR: Pat Fortini
CITY COUNCILLOR: Rod Power

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Residential estate lots.

South: Residential single detached.

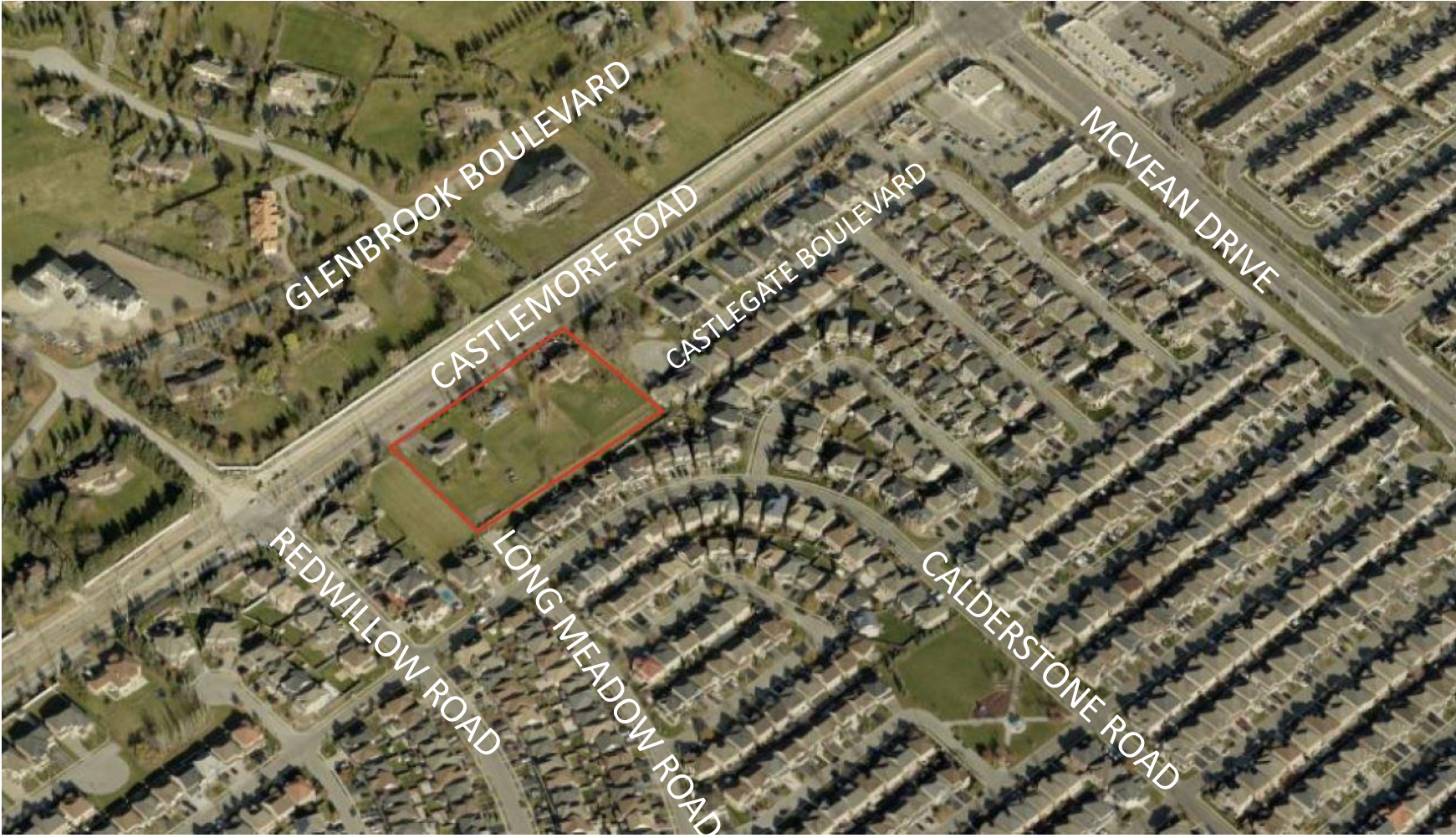
East: Residential and commercial uses fronting McVean Drive.

West: Residential single detached.

- Commercial
- Open Space
- City Limit
- Institutional
- Residential
- Subject Lands



Aerial View



Subject Lands

SITE VISIT



Viewpoint west from Castlegate Blvd



Viewpoint west from Castlegate Blvd



Viewpoint west from Castlemore Road



Viewpoint east on Castlemore Road



Viewpoint south on Castlemore Road

DEVELOPMENT PROPOSAL

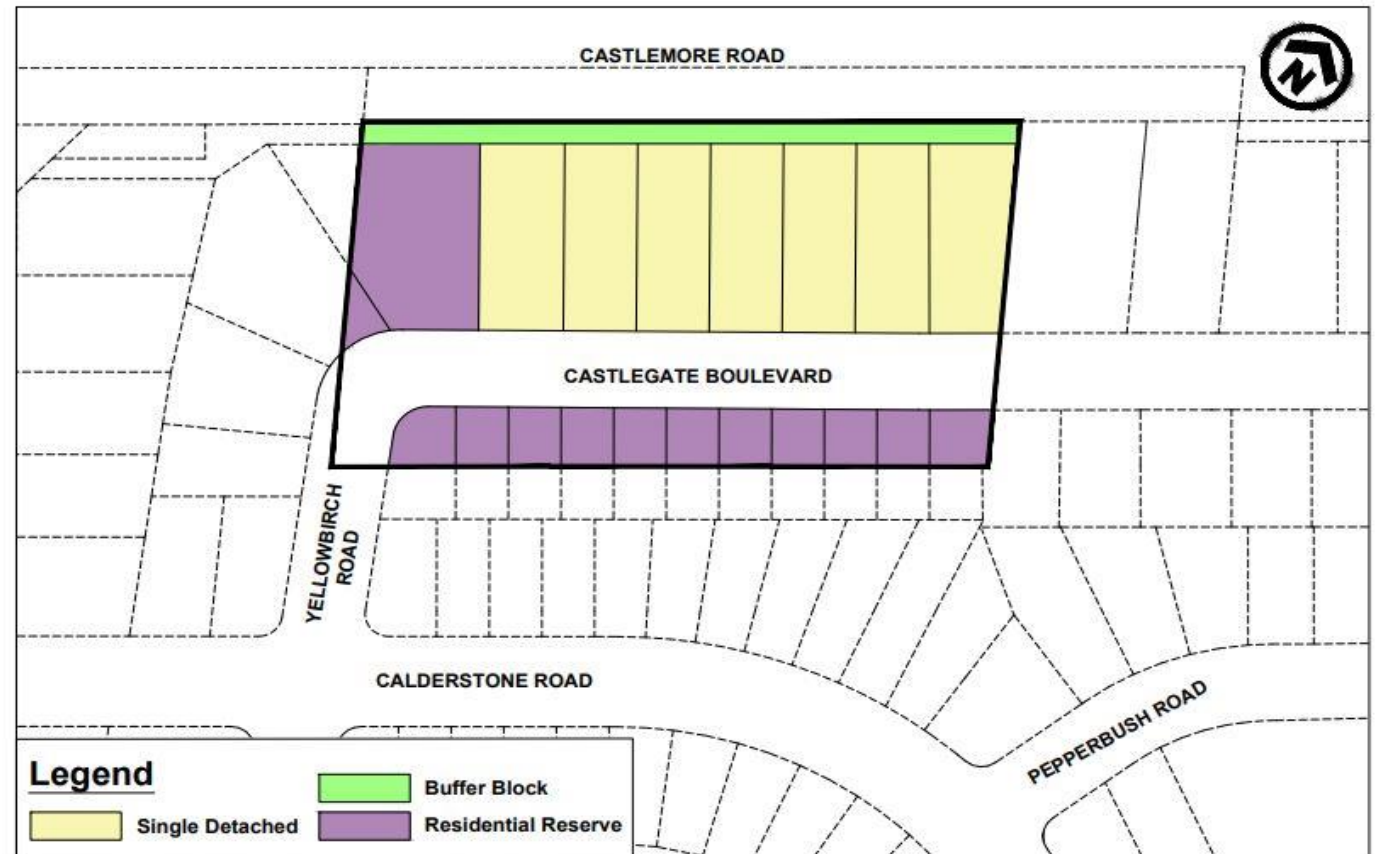
An application for a Draft Plan of Subdivision, Official Plan, and Zoning By-law Amendment to facilitate seven (7) detached residential dwellings, thirteen (13) part lots and an extension to a public road.

Description & Stats

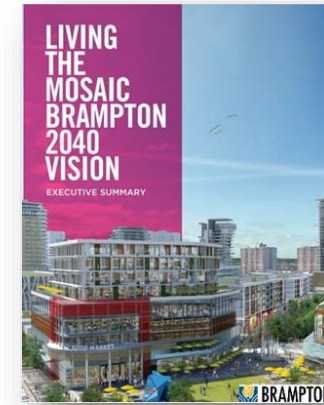
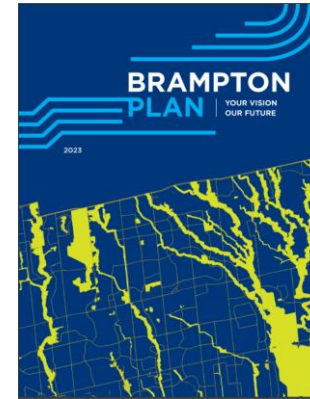
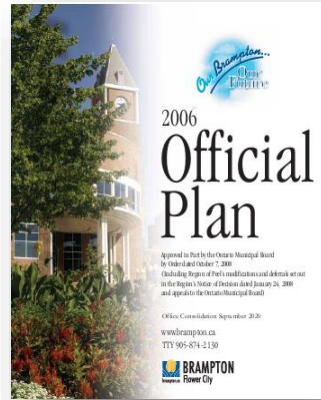
LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
17.70m (58') DETACHED	1-7	0.07	0.17	1
15.24m (50') DETACHED		0.39	0.96	6
RESIDENTIAL RESERVES	8-20	0.27	0.67	
BUFFER BLOCK	21	0.06	0.15	
ROAD WIDENING	22	0.01	0.02	
17.0m ROW (152m)		0.25	0.62	
TOTAL	22	1.05	2.59	7

- Six (6) detached dwellings will have a lot width of 15.24 and one (1) will have a lot width of 17.57 m.
- Access, will be provided from the an extension of an existing roadway that will connect with Yellow Birch Road.



PLANNING FRAMEWORK SUMMARY



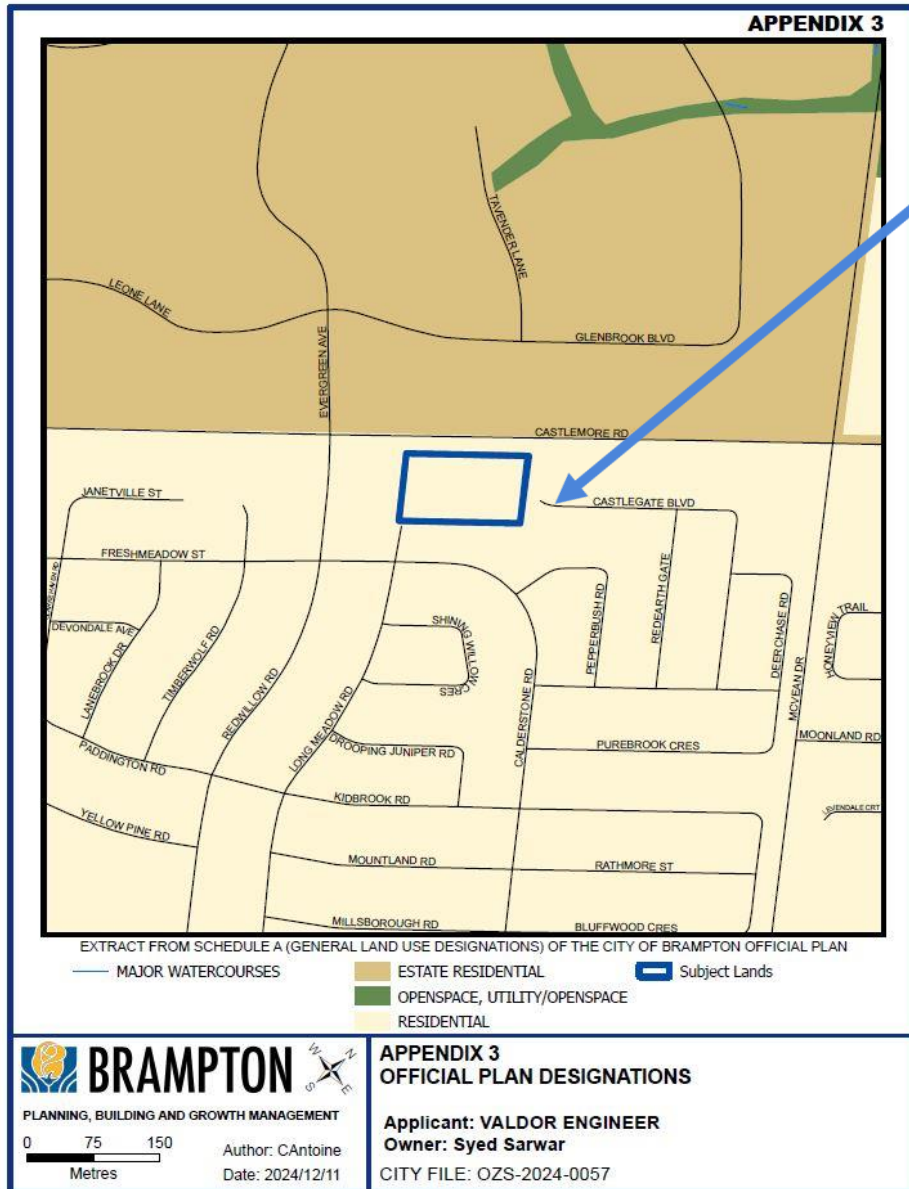
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2024)
- Bram East Secondary Plan Area 41

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)



Land Use Designation: Residential

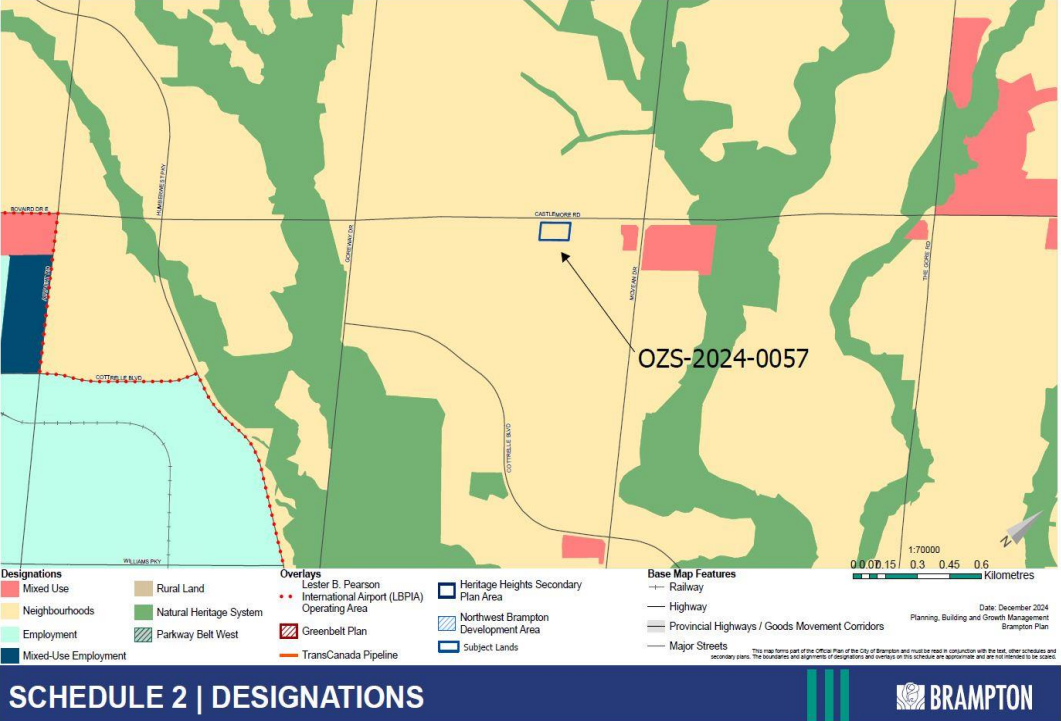
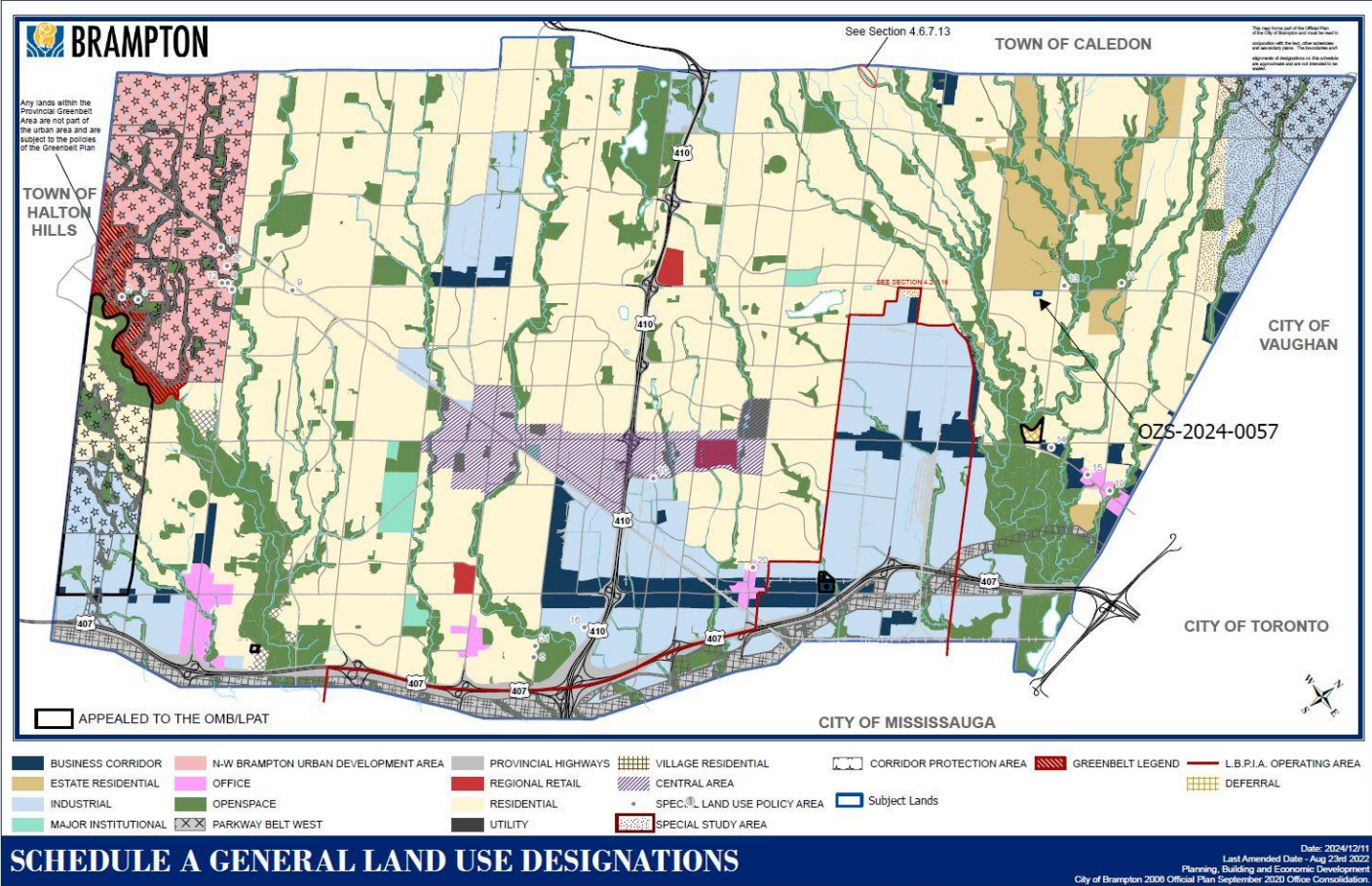
- **Permitted Uses:** a full range of residential dwelling types ranging from single detached houses to high-rise apartments.
- Complementary uses such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses.

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



CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- The subject site is designated as “Residential” on Schedule A – General Land Use Designations.
- The subject site is also located within the “Neighbourhoods” on Schedule 2 – Designations.



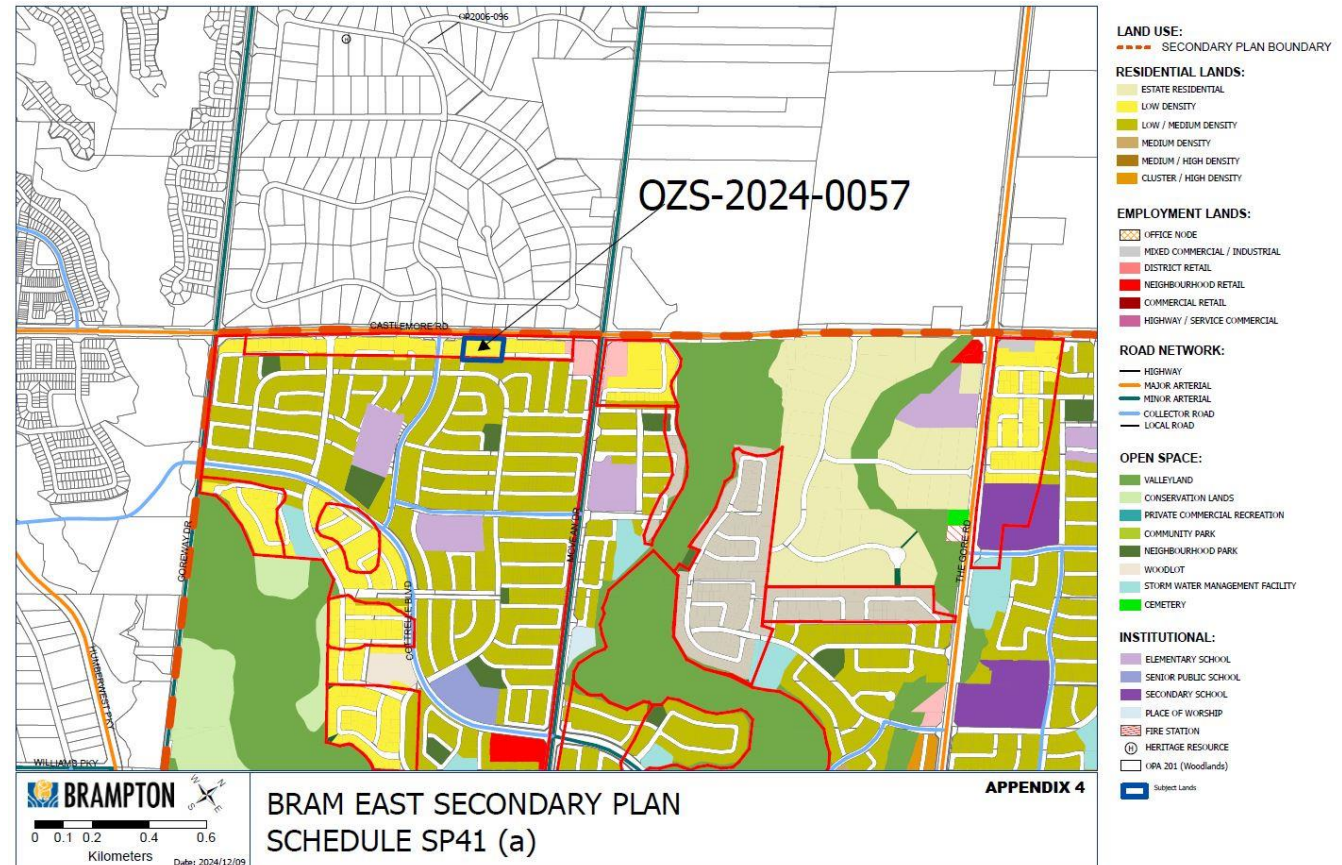
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram East Secondary Plan Area 41

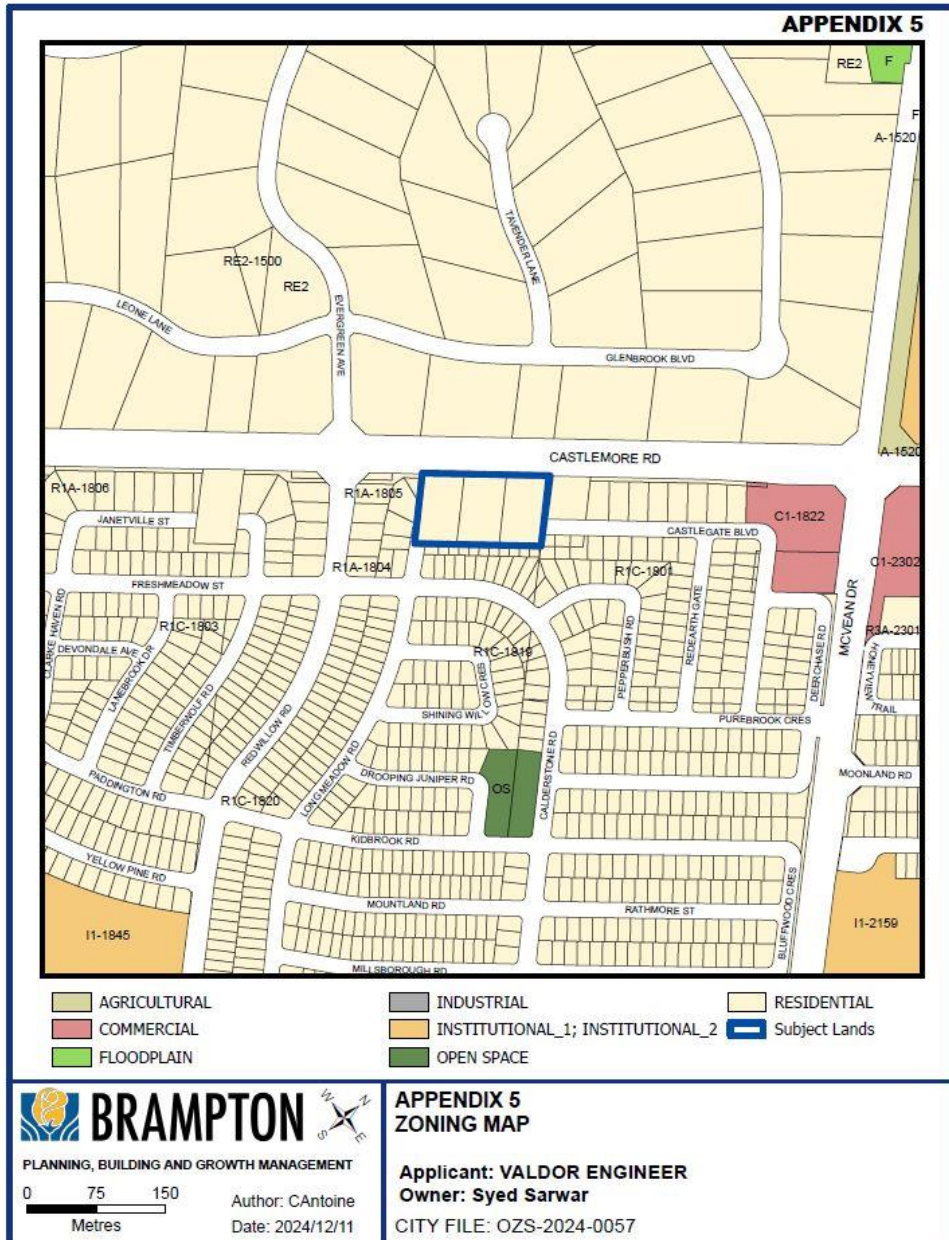
The property is designated Low Density Residential, subject to Special Policy Area 4B which states:

- i) only single detached homes shall be permitted
- ii) lots shall have a minimum lot frontage of 21 metres (70 feet) and a minimum lot depth of 42.5 metres (140 feet)
- iii) a high quality of architectural design will be required.

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



The subject site is zoned Residential Rural Estate Two (RE2).

Permitted uses in the Residential rural Estate Two Zone include

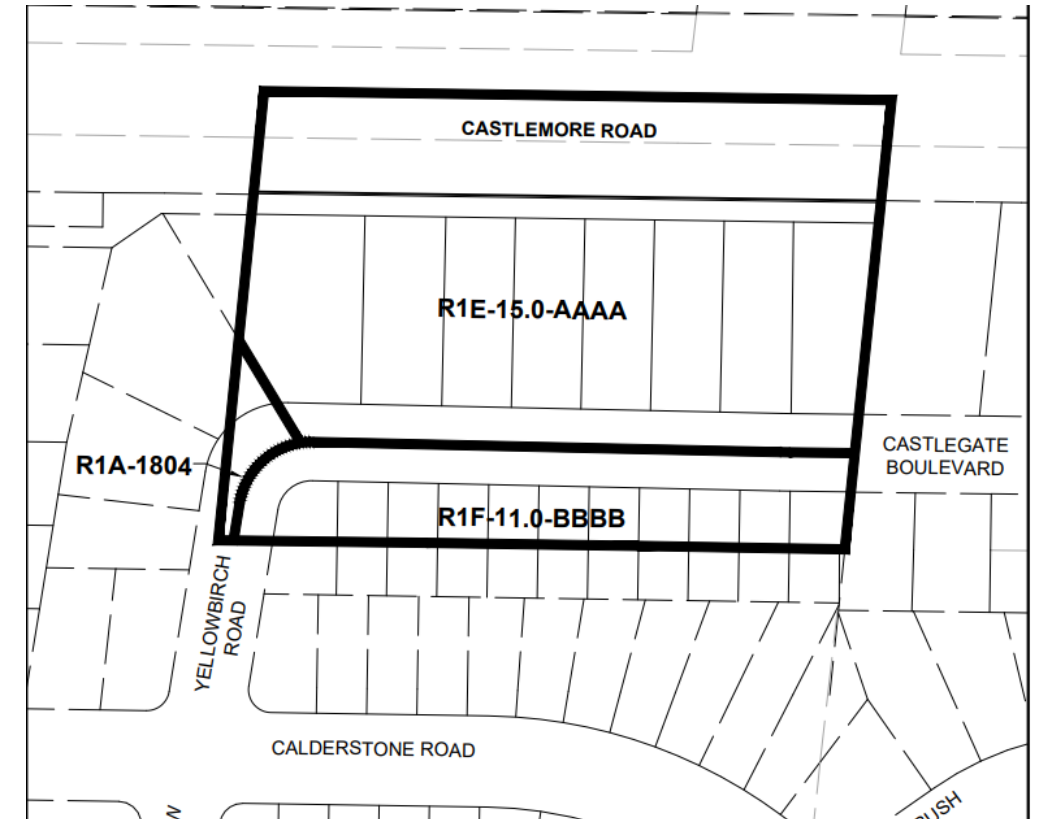
- single detached dwelling
- supportive housing residence Type 1
- non-residential purposes accessory to the other permitted purposes

A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL SINGLE DETACHED E – R1E-15.0- AAAA	Single detached lots will have a frontage of 15.24 metres, lot depth of approximately 41 metres, and rear yard depth or 7.5 metres.
RESIDENTIAL SINGLE DETACHED F – R1F-11.0-BBB	A minimum rear yard depth of 7.5 metres. A maximum building height of 10.6 metres.
RESIDENTIAL SINGLE DETACHED A – R1A-1804	Part lots will have a lot frontage between 11.00 metres – 12.78 metres.



KEY ISSUES / CONSIDERATIONS

Land Use Compatibility

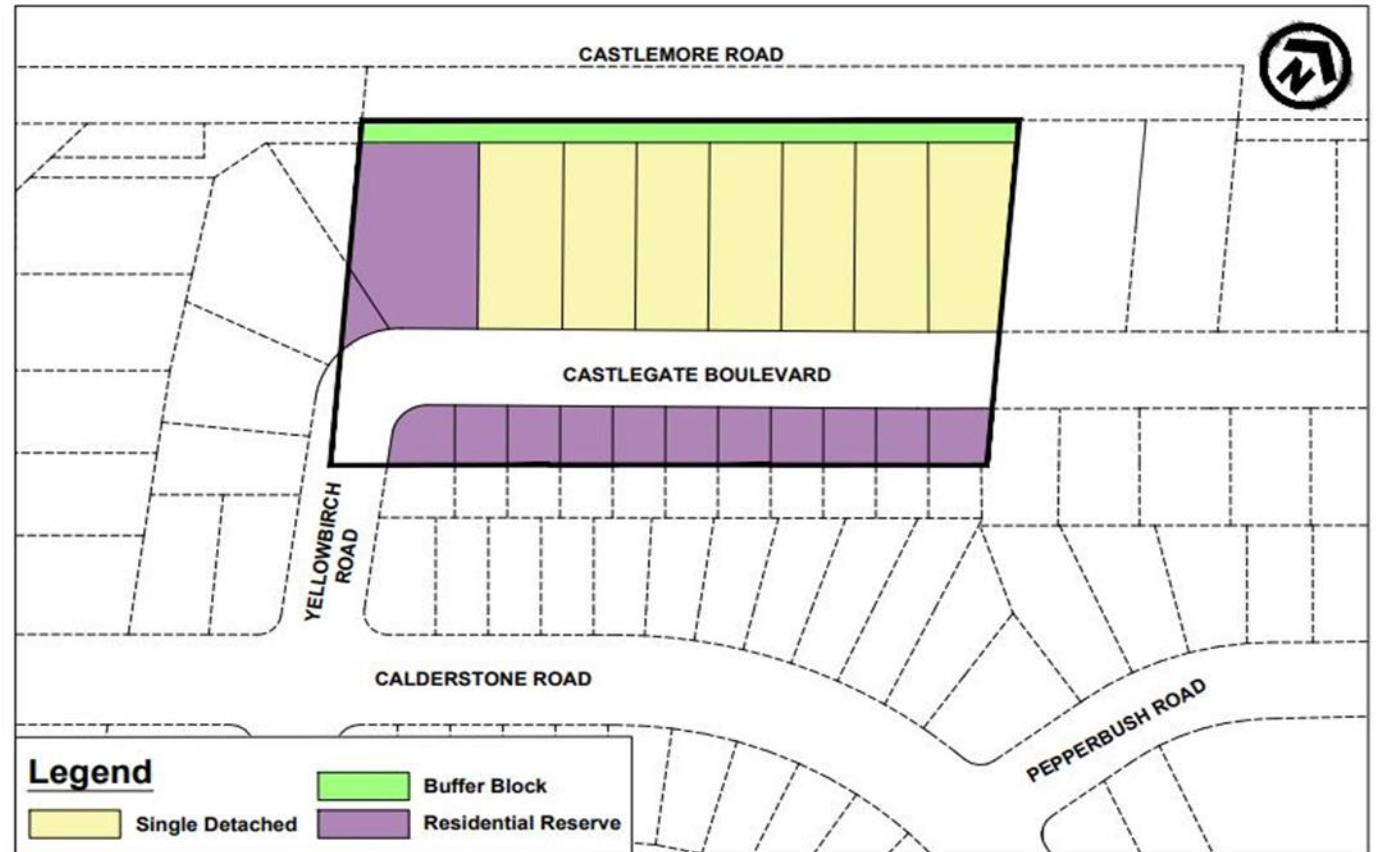
- The development is adjacent to existing low-rise residential uses.
- The part lots will be developed in the future. There is no set time as to when the owner of the part lots will coordinate with the owner of this application.

Building Height, and Setbacks

- Appropriate height and building setbacks will be confirmed and recommended through a future zoning by-law amendment.

Technical Issues

- Matters such as the adequacy of traffic, servicing (water, sewer, stormwater), will be confirmed through the review of the application.



NEXT STEPS

Notice of complete application – November 6, 2024

Circulation to departments and agencies

Notice of 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

ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2024-0057

4. On the [OZS-2024-0057 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA widget is also present. The bottom screenshot shows the file details page for file OZS-2024-0032, which is an OPA ZBA Subdivision in a Submitted status. It features a 'File Info' tab and a 'Documents' section with instructions for document uploads and resubmissions. A table at the bottom of the page is partially visible, with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

CONTACT INFORMATION

The report and 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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Thank you!