

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit a retail development comprised of a 1-2 storey multi-tenant structure and surface parking areas

4037 Countryside Drive

City of Brampton File : OZS-2024-0068

Application by:

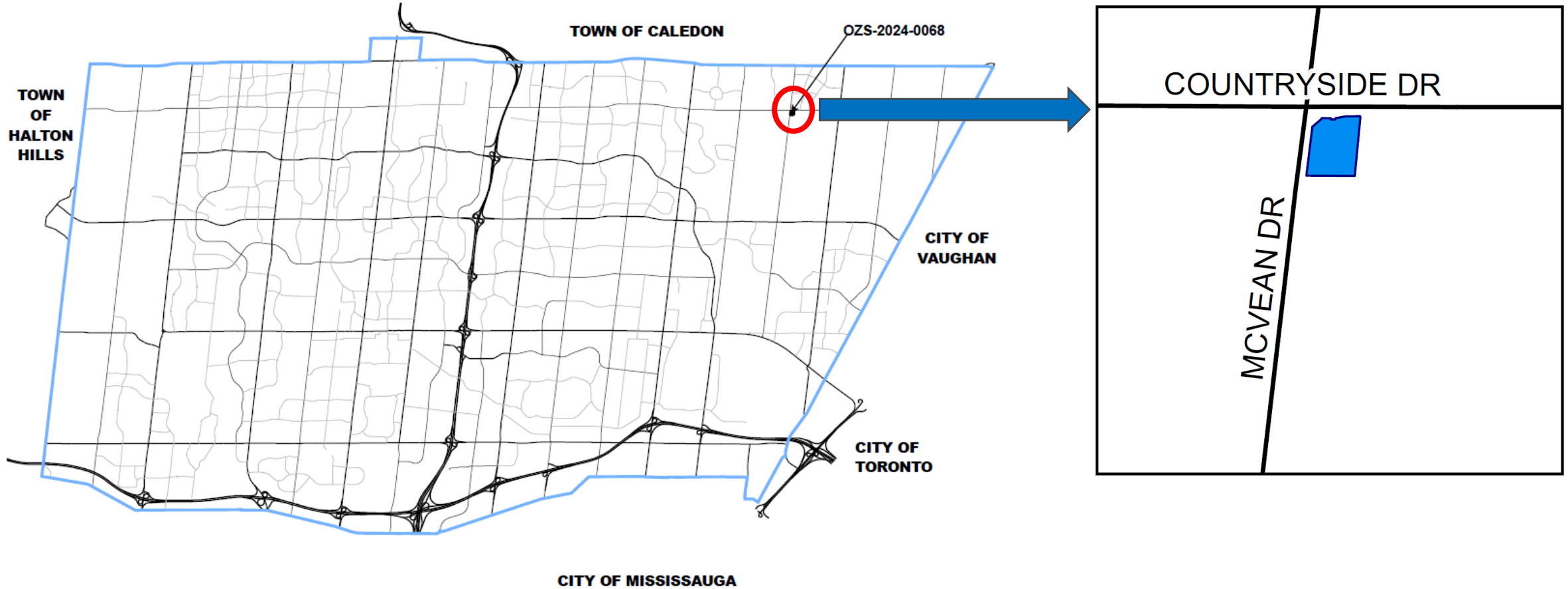
GLEN SCHNARR & ASSOCIATES INC. (GSAI) on behalf of 2456781 ONTARIO INC.

WARD : 10

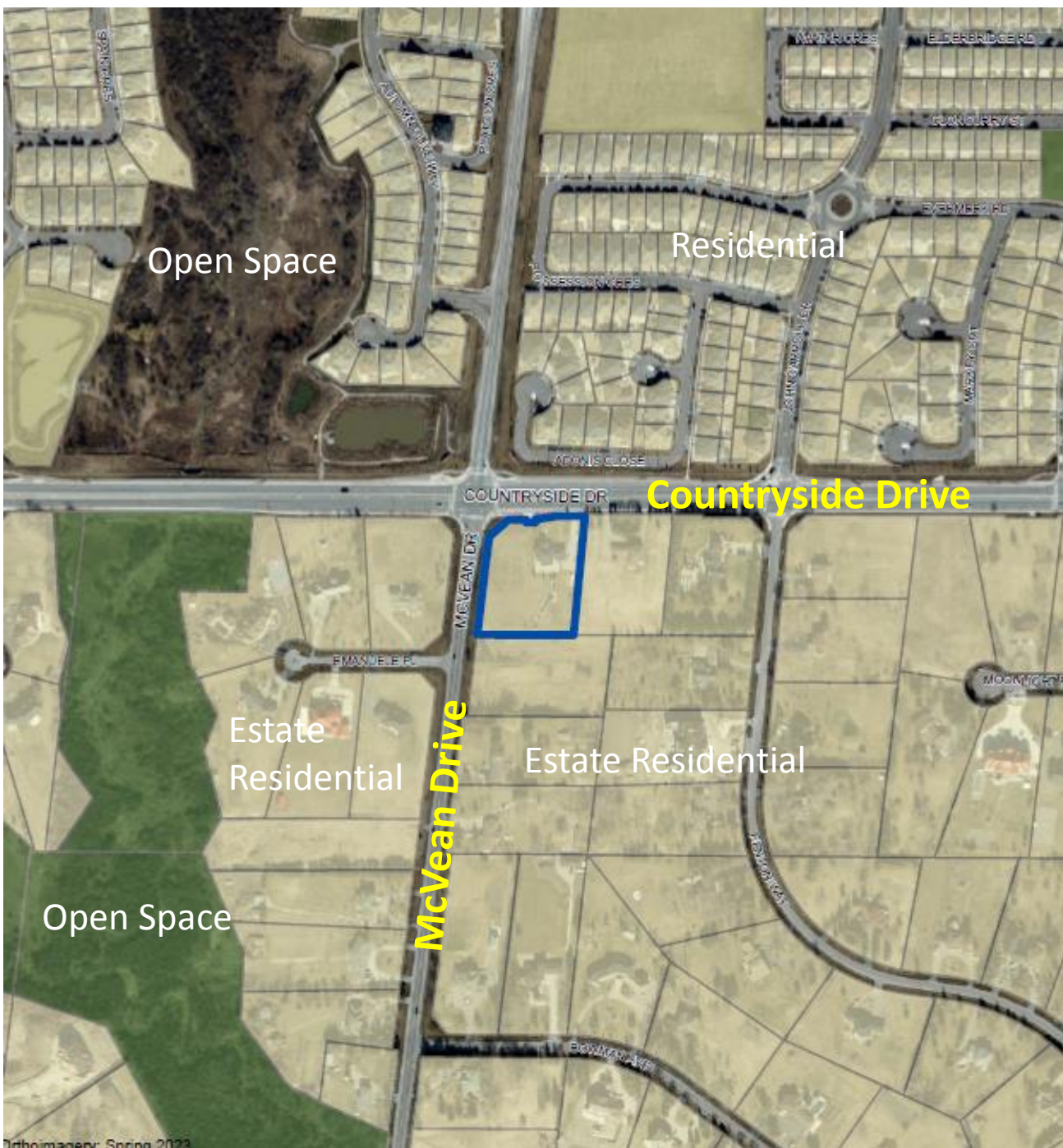
REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

CITY COUNCILLOR / DEPUTY MAYOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Countryside Drive, beyond which are low-rise residential dwellings

South: Rural Estate Residential,

East: Rural Estate Residential,

West: McVean Drive, beyond which are Rural Estate Residential, and Valleylands



Aerial View



Subject Lands

SITE VISIT



Viewpoint of the subject site, looking south from Countryside Drive (Existing estate residential dwelling)



Viewpoint of the westerly portion of the subject site, looking southwest towards the intersection of Countryside Drive and McVean Drive

DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law:

To facilitate the site development of a retail development comprised of a 1-2 storey multi-tenant structure and surface parking areas:

Further details include:

- Total Site Area: 0.84 hectares (2.1 acres)
- Total Gross Floor Area: 2,126.38 square metres (22,888.16 square feet)
- Floor Space Index: 0.26
- Building Height: 1 and 2 storeys
- 94 shared parking spaces
- 1 proposed loading space
- 4.2 metre landscape strips on the east and south lot lines (Adjacent to 10929 McVean Drive and 4047 Countryside Drive)
- 8.5 metre landscape strip on the lot line fronting Countryside Drive
- 4 metre landscape strip on the lot line fronting McVean Drive



IMAGES OF THE PROPOSED PLAZA

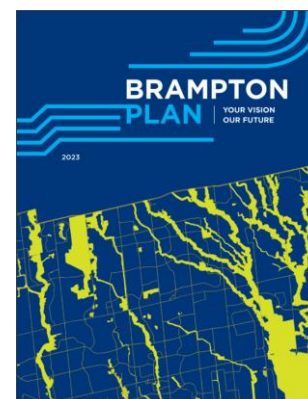
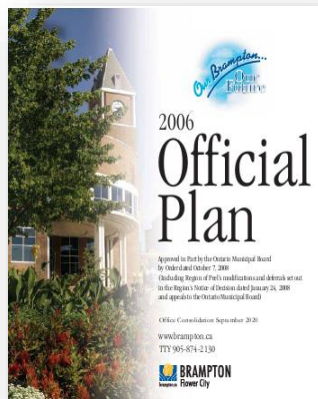


Viewpoint looking southeast of the plaza from
Countryside Drive and McVean Drive



Viewpoint looking northwest towards the intersection of
Countryside Drive and McVean Drive

PLANNING FRAMEWORK SUMMARY



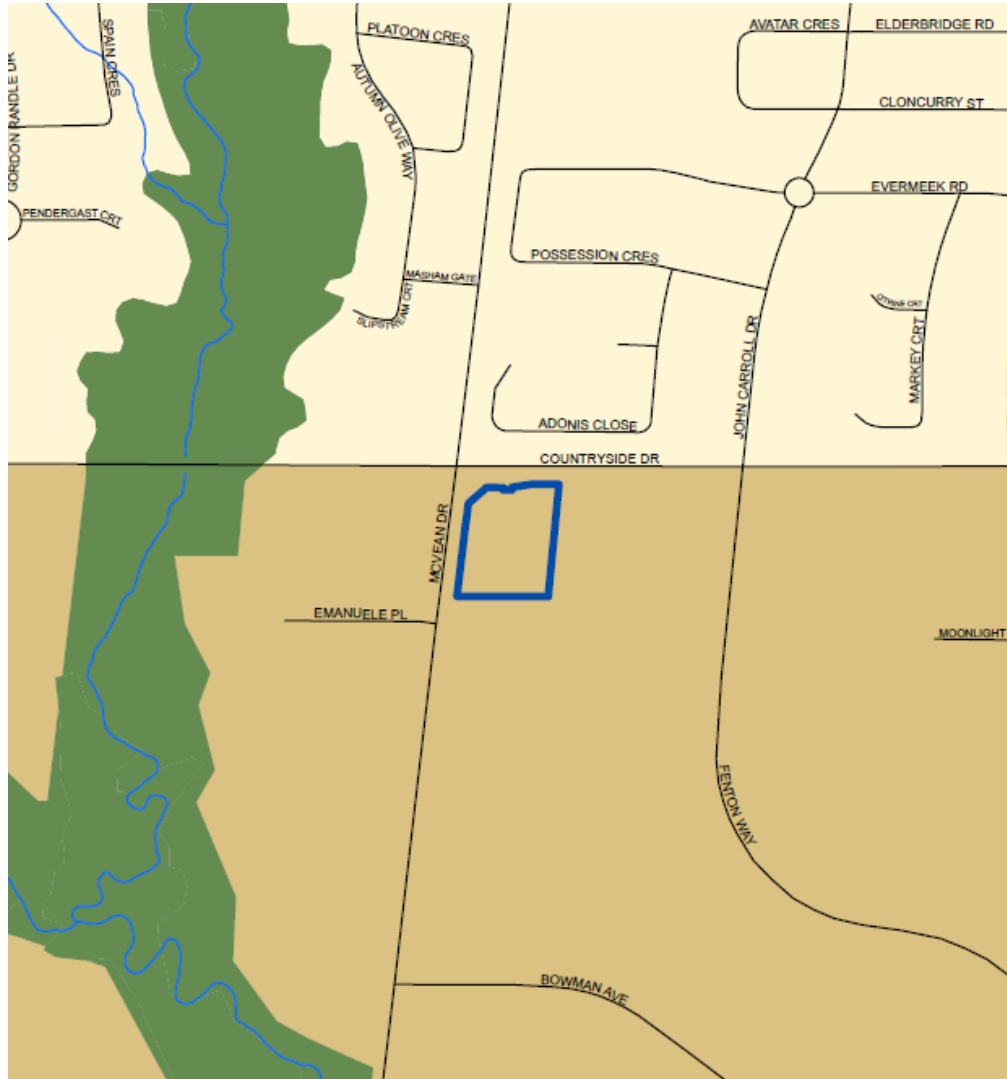
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Toronto Gore Rural Estate Secondary Plan






Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

-  Subject Lands
-  MAJOR WATERCOURSES
-  ESTATE RESIDENTIAL
-  OPENSACE, UTILITY/OPENSACE
-  RESIDENTIAL

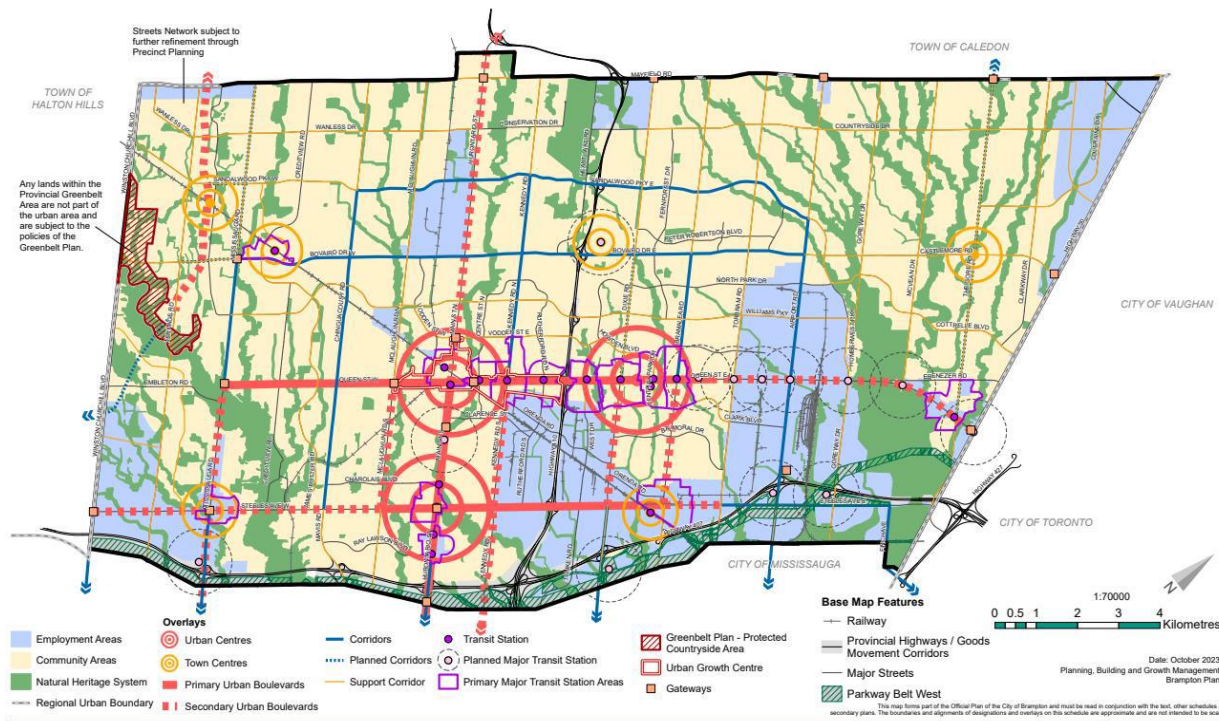
- **OP Land Use Designation:** Estate Residential (Schedule A – General Land Use Designations)
- **Permitted Uses:** Single detached dwellings and accessory buildings, group homes, public utility installations and public open space.

An amendment to the Official Plan **is required** to remove the lands from the Estate Residential designation to facilitate the proposed commercial development.

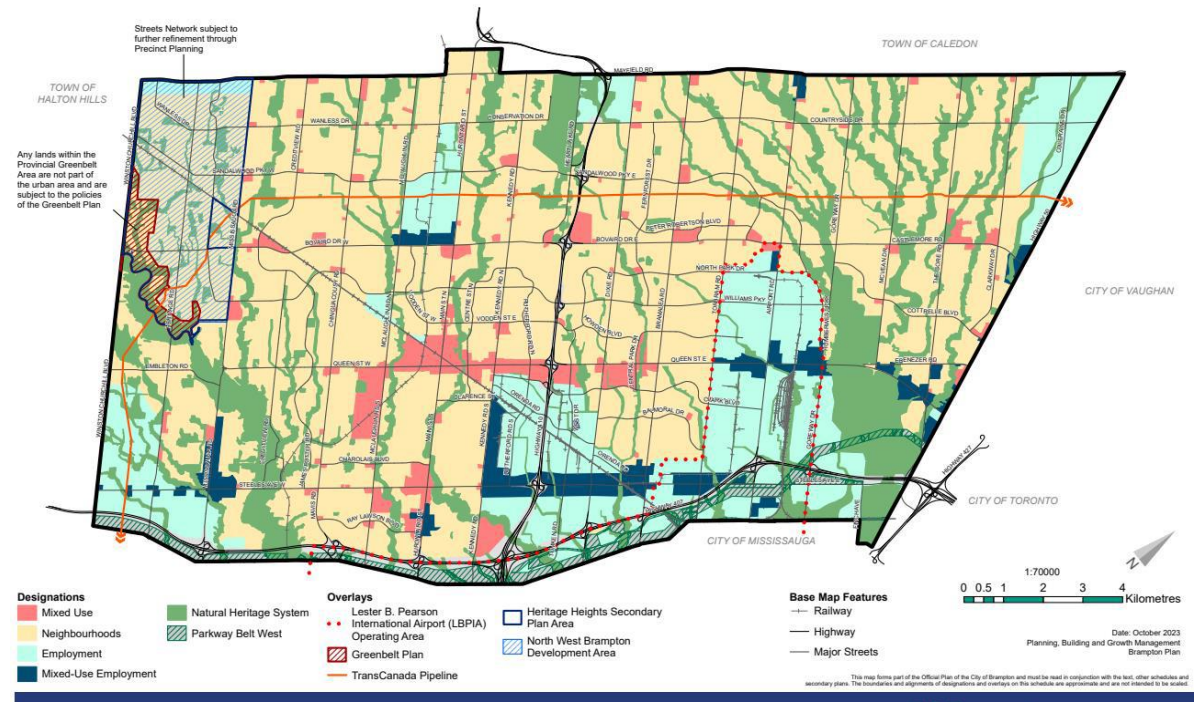


CURRENT PLANNING CONTEXT: BRAMPTON PLAN

- Designated 'Community Areas' and subject to the 'Support Corridor' overlay within Schedule 1A – City Structure of the Brampton Plan
- Designated 'Neighbourhoods' within Schedule 2 – Designations of the Brampton Plan
 - 'Neighbourhoods' permits a range of low-rise residential uses, locally-serving community services and amenities



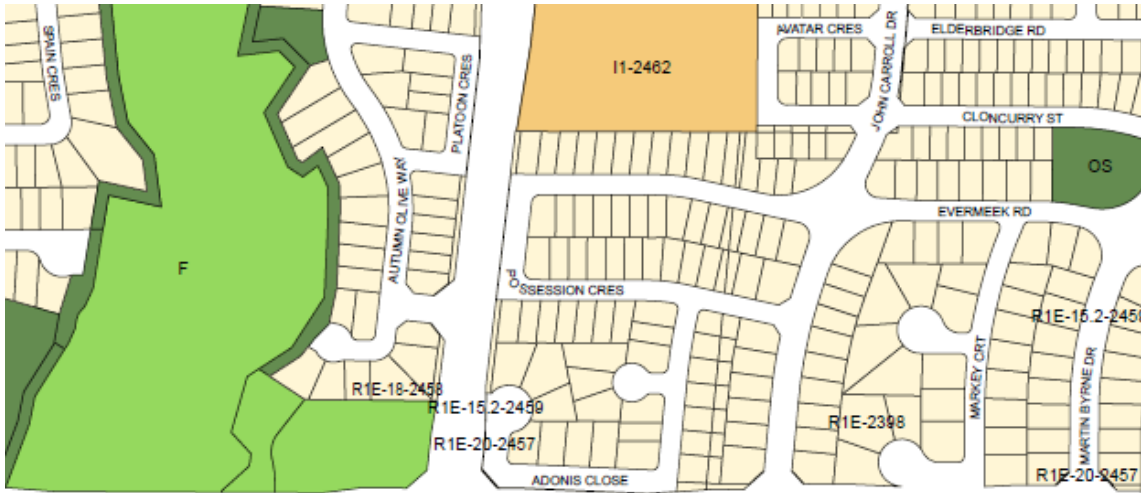
SCHEDULE 1A | CITY STRUCTURE



SCHEDULE 2 | DESIGNATIONS



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Rural Estate Two Special Section 1500 (RE2-1500)

Permitted uses in the Residential Rural Estate zone include but are not limited to:

- A single detached dwelling
- Supportive Housing Residence Type 1
- Accessory uses

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



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from “Residential Rural Estate Two Special Section 1500 (RE2-1500)” to “Commercial One (C1) – Section XXXX (C1-XXXX).”

Proposed Zone	Highlight of proposed Zone
Commercial One (C1) – Section XXXX (C1-XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none">• Uses in the C1 zone, including a variety of retail establishments such as:• A bank, day nurse, laundromat, office, restaurant, supermarket, health centre or fitness centre, outdoor patio, etc.
	<ul style="list-style-type: none">• Minimum Front Yard Depth: 6.0 metres• Minimum Exterior Side Yard: 4.5 metres• Maximum Landscaped Area: 31%• Maximum Parking: 23 spaces per 100 sq.m for all uses on the lot• Countryside Drive is deemed to be the front lot line



Viewpoint looking southeast of the plaza from Countryside Drive and McVean Drive

KEY ISSUES / CONSIDERATIONS

- Appropriateness of the proposed land use relative to the surrounding neighbourhood.
- Potential impact to the existing Rural Estate character and opportunities to ensure appropriate screening and landscaping is provided to adjacent residential uses.
- Potential traffic impacts due to the vehicular access from McVean Drive and Countryside Drive.



Viewpoint looking northwest towards the intersection of Countryside Drive and McVean Drive

NEXT STEPS

Notice of complete application- January 10th, 2025

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-2024-0068**

4. On the [OZS-2024-0068 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, featuring a search bar at the top right, a navigation menu with 'Home' and 'Planning', and a 'Login' section with input fields for 'User Name or E-mail' and 'Password'. A CAPTCHA 'I'm not a robot' is also present. Below the login section, there is a 'Welcome to BramPlanOnline!' message and a 'Don't have an account?' section. The bottom screenshot shows the 'Planning' page for file OZS-2024-0068, displaying 'OPA ZBA Subdivision' and 'Status: Deemed Complete'. It includes tabs for 'File Info' and 'File Location', and a 'Project Description' section with a 'Click to Print/View Summary' button.

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:
Harjot Sra
Development Planner
City of Brampton
Harjot.Sra@Brampton.ca
- Applicant contact:
Stephanie Matveeva
Glen Schnarr & Associates Inc.
stephaniem@gsai.ca

Thank you!