



Report
Staff Report
The Corporation of the City of Brampton
2/24/2025

Date: 2025-02-24

File: OZS-2024-0004

Subject: **Recommendation Report – Application to amend the Official Plan, Zoning By-Law and proposed Draft Plan of Subdivision**
(To permit 5 residential units in the form of detached dwellings)
Candevcon Group Inc. – Siva Rama Kirshna Prasad Ari
11038 The Gore Road
North of Countryside Drive and west of The Gore Road
Ward: 10

Contact: Sadaf Shahid-Hussain, Planner I, Development Services
Angelo Ambrico, Manager, Development Services

Report number: Planning, Bld & Growth Mgt-2025-085

RECOMMENDATIONS:

1. That the report from Sadaf Shahid-Hussain, Planner I, Development Services to the Planning and Development Committee Meeting of February 24th 2025, re: **Recommendation Report - Application to amend the Official Plan, Zoning By-Law and proposed Draft Plan of Subdivision, Candevcon Ltd. – Siva Rama Kirshna Prasad Ari** - 11038 The Gore Road, Ward 10, File OZS-2024-0004, be received.
2. That the application to amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, submitted by Candevcon on behalf of Siva Rama Krishna Prasad Ari, Ward 10, File OZS-2024-0004, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the City's 2006 Official Plan, and the Brampton Plan for the reasons set out in this Planning Recommendation Report, dated January 22, 2025.
3. That the amendments to the Official Plan, generally in accordance with the attached Attachment 12 to this report be adopted.
4. That the amendments to the Zoning By-law, generally in accordance with the attached Attachment 13 to this report be adopted.
5. That no further Public Meeting Notice or Public Meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act.

OVERVIEW:

- The application proposes to develop the lands with five low-density executive style residential houses including two dwellings in the form of a 'linked single detached dwelling' that have a shared driveway and may share underground footings.
- The site is identified as 'Executive Residential' within the Vales of Humber Secondary Plan Schedule (Area 50). An amendment to the Official Plan is required to permit the associated development standards of the dwelling types in the application. The draft Official Plan Amendments attached as Attachment 12.
- The City of Brampton Zoning By-law 270-2004 as amended, zones the subject site as "Residential Rural Estate Two (RE2)". An amendment to the zoning by-law is required to establish the specific land use provisions and regulations to facilitate the proposed dwelling types. The draft Zoning By-law Amendment attached as Attachment 13.
- A Statutory Public Meeting for this application was held on April 8, 2024, at which no delegations were made. A second Statutory Public meeting was held on September 23, 2024, which was required due to modifications in the plan which proposed a shared driveway between two dwellings, as well as the potential for shared footings between two lots. Results of the Statutory Public Meeting and Correspondence Received are included in Attachment 9 and 10 of this report.
- Staff recommend the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision be approved. The proposal is in conformity with the Provincial Policy Statement, the Region of Peel Official Plan and the City of Brampton Official Plan and represents good planning.

BACKGROUND:

The applications for an Official Plan Amendment, Zoning by-law Amendment and Draft Plan of Subdivision were received on January 22, 2024. This application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on February 7, 2024.

A Statutory Public Meeting for this application was held on April 8, 2024 at which time a proposal for four low-density residential lots, consisting of single detached dwellings, was presented to council and residents (Refer to Attachment 2). No delegations were made at this public meeting.

Since that time, the applicant has submitted a revised proposal, which now includes five lots. This revised submission consists of three low-density residential executive lots for single detached dwellings, as well as two single-detached dwellings which may be connected below grade. Through additional discussion with City Zoning staff, these types of dwellings can be defined as a 'linked single detached dwelling'.

A second public meeting was held on September 23, 2024, based on the revisions proposed by the applicant to include the linked style detached dwelling. During this meeting, several delegations expressed concerns regarding the proposed linked single detached dwelling, particularly its conformity with the policies of the current 'Executive Residential' designation. Residents raised concerns that such a dwelling type would not align with the existing character of the neighbourhood. In response, staff requested additional detailed drawings and elevations to better understand the proposed concept. The attached concept perspectives, elevations (Appended to this report as Attachment 14, 15, and 16 and plans illustrate a 1.2-meter setback from both sides of the linked single detached dwelling property line, with a total separation distance of 2.4 meters between the two units. Upon further review of these revised drawings, staff are of the opinion that the proposed linked single detached dwelling makes optimal use of the lot, while maintaining compatibility with the character of the surrounding area. The design has been adjusted to ensure that the built form retains the appearance of two detached dwellings.

CURRENT SITUATION:

Proposal

The application proposes to amend the Official Plan and Zoning By-law to permit five residential dwellings, two of which would have a shared driveway and/or shared footings. In addition, an application for a Draft Plan of Subdivision has been received to create associated residential lots as described below (Refer to Attachment 1).

- A total of five lots are proposed
 - All five are for the proposed residential units
 - These lots have a total area of 0.508 hectares (1.255 acres)
 - Lots 1-3 propose single detached dwellings with separate driveways
 - These lots have a minimum frontage of 15.67 meters, minimum depth of 49.76m and a minimum lot area of 779.73 square meters
 - Lots 4-5 proposed detached dwellings (linked single detached dwelling) with a shared driveway and/or shared footings
 - These lots have an irregular shape with reduced lot frontages, minimum depth of 51.49 meters and a minimum lot area of 1186.99 square meters
- A total of three blocks are proposed
 - Block 1 – Noise Buffer with an area of 0.069 hectares (0.170 acres)
 - Block 2 – Road Widening with an area of 0.010 hectares (0.025 acres)
 - Block 3 – 0.30m Reserve with an area of 0.002 hectares (0.005 acres)
- Private 6.0 meter wide driveways will provide access to the single detached lots which a 7.3 meter wide shared driveway is proposed for Lots 4 and 5

- These driveways provide direct access from Belladonna Circle and no new streets are being proposed.
- A 7.5 meter rear yard setback is applied to Lots 1 to 3

Property Description and Surrounding Land Uses (Refer to Attachment 4)

The subject site is located at 11038 The Gore Road, on the northwest corner of The Gore Road and Countryside Drive and is legally described as Lot 16, Concession 9 N.D. in the City of Brampton, Regional Municipality of Peel.

The subject site has the following characteristics:

- Has a total site area of approximately 0.58 hectares (1.43 acres);
- Has a total frontage of approximately 85 meters (278.87 ft) along The Gore Road; and,
- Is currently occupied by an executive residential dwelling proposed to be demolished with the incoming new development.

The area surrounding the subject property generally consist of residential subdivisions of the Vales of Humber Plan Area, and residential rural dwellings of the Toronto Gore Rural Estate Area. The following provides an overview of the surrounding land uses:

North: Single detached dwellings planned in the Vales of Humber Secondary Plan, similar to the proposed development. A commercial plaza is located further north within walking distance.

South: Across Countryside Drive is the Toronto Gore Rural Estate Area consisting of rural residential dwellings and a natural heritage system.

East: Across The Gore Road is the continuation of the Toronto Gore Rural Estate Area consisting of rural residential dwellings and natural heritage system. The southeast corner of the site is part of Block Plan 47-2, which will contain future residential uses within a complete community.

West: Directly west of the site is Belladonna Crescent, single detached dwellings, and the natural heritage system.

Official Plan Amendment

The property is designated “Designated Greenfield” and “Communities” in the City of Brampton Official Plan (2006) Schedule 1 – City Concept. “Designated Greenfield Areas” in Brampton are comprised of lands outside of the Built Boundary contemplated to achieve a density of 50 residents and jobs combined per hectare by 2031. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit. The subject site is also designated “Residential”

under Schedule A – General Land Use Designations which permits a full range of dwelling types (Refer to Attachment 5). The proposal is consistent with these permissions.

Additionally, the site is identified as 'Executive Residential' within the Vales of Humber Secondary Plan Schedule (SP50). An amendment to the Secondary Plan is required to permit the associated development standards of the dwelling types in the application.

The Secondary Plan Amendment proposes to amend the land use designation of the Vales of Humber Secondary Plan by adding a special section which allows for a 'linked single detached dwelling' with a shared driveway and underground footings. The detailed planning analysis (Refer to Attachment 8) provides a detailed overview. The designation of Schedule SP50(a) for the lot will change from "Executive Residential" to a "Special Policy Area 2". This will allow the land to develop linked single detached dwellings, which is appropriate for the irregular lot that has a narrow driveway.

Zoning By-law Amendment

The City of Brampton Zoning By-law 270-2004 as amended, zones the subject site as "Residential Rural Estate Two (RE2)" (Refer to Attachment 7). This designation permits a single detached dwelling, supportive housing residence type I, as well as non-residential purposes accessory to other permitted purposes. An amendment to the zoning by-law is required to establish the specific land use provisions and regulations to facilitate the proposed dwelling types. This will allow the land to be used for the appropriate type of development facilitated by the Draft Plan of Subdivision, specifically provision for residential lots size, including area, width, and depth.

The draft Zoning By-law Amendment (Refer to Attachment 13) would permit site-specific residential provisions that allow for a shared driveway between two dwellings. Site-specific regulations would also allow for shared underground footings between the dwellings, if required. The zone in the proposed draft By-law amendment is Residential Single Detached E-x – 13.4 – 3828 (R1E-x-3828). Site specific provisions would allow for the development of a linked single detached dwelling or single detached dwellings with a shared driveway.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning Bylaw amendment attached as per Appendices 12 and 13, respectively. This will accommodate the approval of the proposed Draft Plan of Subdivision.

PLANNING ANALYSIS SUMMARY

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Secondary Plan, Zoning By-Law, and for a Draft Plan of Subdivision are consistent with the Provincial Policy

Statement, the goals and objectives of the City's Official Plan, and conforms to the Region of Peel Official Plan.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the matters of Provincial Interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2, Section 22, and Section 51 of the Official Plan

The proposal contemplates a low density executive residential development that is consistent with the surrounding land use context adding additional housing opportunities within the City of Brampton. The proposal supports the orderly development of safe and healthy community and the adequate provision of housing and the efficient use of land in accordance with Section 2(h) and 2(j) of the Planning Act. Furthermore, as the subject property is located in a "Designated Greenfield Area", the development also represents the appropriate location of growth and development in accordance with Section 2(p) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (2024)

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy 8 framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. It came into effect October 20th, 2024.

The Provincial Policy Statement (PPS), 2024 provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 2.1.4, 2.1.6, and 2.2.1 of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification that will connect with municipal infrastructure, services, and amenities.

The proposal will also allow for an appropriate and supportable form of residential development that will promote new housing opportunities that integrate well within an existing community that is predominantly vacant and/or occupied by single-detached residential dwellings.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

Municipal Planning Documents

City of Brampton Official Plan (2006)

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision-making. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper-level planning policies of the PPS, the Growth Plan, and Peel Region's Official Plan.

The subject lands are identified within the 'Designated Greenfield Area' on Schedule 1 – City Concept (see Brampton Official Plan Schedule 1). The subject lands are also designated 'Residential' within Schedule A – General Land Use Designations (see Brampton Official Plan Schedule A and Attachment 5). The Residential designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses. The Draft Plan of Subdivision includes 5 new single detached dwellings through the redevelopment of an existing rural estate lot. The proposal is well integrated within the existing community.

The application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff is satisfied that the proposed Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision is consistent with the policies of the City of Brampton Official Plan.

Brampton Plan, 2023

Brampton's new official plan, The Brampton Plan, was adopted by Brampton City Council in October 2023 and approved by the Region of Peel in May 2024. The updated August 2024 Office Consolidation incorporates the Region's decision and modifications. Please note that there are portions of the Brampton Plan that are under appeal. In total there are sixteen appeals of Brampton Plan. Staff is assessing all appeals to determine scope, and which parts of Brampton Plan are in force. The Brampton Plan provides clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

According to The Brampton Plan, the subject site is designated as a 'Community Area' in Schedule 1A: City Structure. The lands are also designated as 'Neighbourhoods' as identified on Schedule A – Designations. An amendment to this document is not required as the proposed development meets the intent of the current designations. The proposed development is part of a larger community that is vibrant, sustainable and with an accessible mix of housing sizes designed to meet the City's planning and growth target of 51 residents and jobs per hectare. The proposed development is integrated with the surrounding planned and existing neighbourhoods as envisioned through the approved Block Plan. Single detached dwellings are proposed to reflect the surrounding built form and lot fabric of the existing executive residential neighbourhood while linked single

detached dwelling lots are proposed to provide a diversified built form attracting a varied array of residential lifestyles. This style of housing integrates with the surrounding community while contributing towards a vibrant, sustainable, and accessible residential community that is designed to suit families of different sizes, ages and incomes.

There are various policies within the City's Official Plan that reinforce this development proposal. The Official Plan policies applicable to the proposal are outlined in the Detailed Planning Analysis shown under Attachment 8. An in-depth review of these policies confirms that the proposed development conforms to the intent of the Official Plan by proposing a low-density residential compact residential form in an underutilized area that is surrounded by similar residential uses.

Vales of Humber Secondary Plan – Area 50

The Vales of Humber Secondary Plan (SP50) designates the lands at the northwest corner of The Gore Road and Countryside Drive as Executive Residential (Refer to Attachment 6). Executive Residential policies within the Secondary Plan speak to:

- a maximum density of 14.5 units per net residential hectare,
- a minimum lot depth of 35 metres,
- a range of lot frontages from 15.2 metres (50 feet) up to and beyond 24 metres (75 feet) are permitted.

The proposed dwellings incorporate distinctive architectural design features that contribute to an aesthetically pleasing streetscape and meet the needs of residents interested in upscale executive housing. Specifically, the single detached units are proposed to have lot frontages of 15.67m lot depths around 50m whereas the linked single detached dwellings are proposed to have lot frontages of 18.35m and lot depths of around 50m. The residential density is proposed at 8.62 units per hectare.

Key lot characteristics of the three single detached and two linked single detached dwellings, including the residential density proposed on subject lands, conform to the Executive Residential policies of the Secondary Plan.

Block Plan - Vales of Humber - BP50

The Vales of the Humber Community Design Guidelines (CDG) is an approved document that outlines the detailed planning and development for neighborhoods identified as Block Plan 50-1 and 50-2. It covers the subject property and the lands generally located west of The Gore Road, south of Mayfield Road, north of Countryside Drive and east of Gordon Randle Drive. The subject lands are identified as 'Executive Residential' within the Vales of Humber Block Plan.

The proposed development follows and conforms with the CDG by conforming to the architectural guidelines and structure as outlined in the CDG.

City of Brampton Zoning By-law 270-2004

Under the City of Brampton’s Comprehensive Zoning By-law 270-2004, the Subject Lands are zoned 'Residential Rural Estate Two – RE2” (Refer to Attachment 7). Please refer to Section 11.2 of the Zoning By-law for provisions related to Residential Rural Estate Two. A Zoning By-law Amendment is required to permit the development of three single detached dwellings and a linked single detached dwellings comprised of two units.

Community Engagement

The application was circulated to City Departments and commenting agencies on February 13, 2024, and property owners within 240 metres of the subject lands on February 21, 2024 as per Planning Act requirements. A notice of public meeting was also posted in the Brampton Guardian Newspaper for April 8, 2024, at which no delegations were made.

For the public meeting scheduled for September 23, 2024, the application was circulated to property owners with 240 metres of the subject lands as per Planning Act requirements. A notice of public meeting was also posted in the Brampton Guardian Newspaper.

Written correspondence as well as delegations were submitted for the application at the public meeting. Please refer to Attachment 9, Results of Public Meeting for further details of the meeting and Attachment 10 for comments received by members of the public.

Concern Raised	Staff Response
Concern with the proposed 'semi-detached' dwellings.	<p>Although the applicant has proposed a 'linked single detached dwelling' built form for lots 4 and 5, further review of drawings, elevations, and perspectives confirm that the dwellings will remain detached at the surface and appear similar to the surrounding built form in the existing neighborhood.</p> <p>Attachment 14 provides more detail on the proposed setbacks of the linked single detached dwelling. Each linked single detached it set back 1.2m from the property line dividing Lots 4 and 5. As a result, there is a 2.4m distance between the units, resulting in two detached dwellings above the surface. Please refer to Attachment 15 and 16 for elevations and perspectives.</p>
Misalignment with the existing characteristics of the neighborhood.	<p>The subject site is zoned Executive Residential, similar to the surrounding subdivision. The proposed development achieves the provisions of this zone through the three single detached dwellings being proposed as part of the application. The two linked single detached dwellings maintain the intent of the zone provisions but require a special section to allow for a shared driveway and/or shared underground footings. These items are considered minor that will not misalign the proposed built form of the dwellings with the existing characteristics of the neighborhood (Refer to Attachment 14, 15, and 16 for a visual representation of the proposed built form).</p>
Concerns regarding the effect on the aesthetics of the neighborhood.	<p>An Addendum to the Vales of Humber Block Plan Areas 50-1 & 50-2 Community Design Guidelines was submitted by the applicant that demonstrates how the application meets the principles set out in the area's Community Design Guidelines, the Council approved</p>

	<p>Architectural Control Guidelines for Ground-Related Residential Development (ACGGRRD) and the City-Wide Development Design Guidelines. This was reviewed and accepted by Urban Design Staff in coordination with other departments that provided comments.</p> <p>The proposed built form will maintain the superior quality housing that reflects the community's planned upscale, executive character. The proposed homes will have high standard of architectural design quality and will also provide a cohesiveness amongst the different housing types proposed (single detached and linked single detached).</p>
Potential negative effect on property value.	Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.
Incongruent with City's existing plans for the neighborhood.	<p>The proposed development is located within a Designated Greenfield Area in the City of Brampton. The site is part of a larger planned development (Vales of Humber Block Plan 50) that has mostly been constructed. This proposed development promotes residential growth in an underutilized area that is in keeping with the growth targets recommended by the Growth Plan and lower tier municipality policies. The compact design and small site ensure that services and amenities are easily accessible to residents by walking, transit and person vehicles.</p> <p>In addition, the proposed development is integrated with the surrounding planned and existing neighbourhoods as envisioned through the approved Block Plan. Economic efficiency is achieved through the development of three single detached and two semi-detached residential dwellings in an underutilized area supporting the projected 10-year regional targets for this area. Housing in the subdivision complies with short- and long-term prosperity as new units are added by this development into the Block Plan. To reiterate, the proposal aligns with the City's existing plans for the neighborhood and overall area through with the City's plans for future intensification to achieve housing targets and sustain population growth (Please refer to Attachment 8 for a detailed planning analysis of the proposed development in relation to the City's existing plans for the neighborhood and overall area).</p>
Insufficient space for proposed entry/exit access point.	The proposed development is designed to have lots fronting a local road (Belladonna Circle) to connect to the existing network improving mobility in the neighborhood. There will be no access to the arterial roads bordering the site and road widenings have been implemented for these roads to accommodate the increased number of vehicle and pedestrian traffic as a result of the Secondary Plan build-out. Traffic has reviewed the proposed entry/exit points from Belladonna Circle and has provided clearance. Proposed driveways meet the current City standards and other satisfactory arrangements as determined by PW&E (Please refer to Attachment 1 showing the location of each proposed lot in relation to Belladonna Circle)
Detrimental impact to the ecosystem/green space.	A review of the submitted arborist report was conducted. The inventory documented 101 trees on and within ten meters of the subject property. The removal of all trees is required to accommodate the proposed development. Re-grading is proposed up to the property boundary and the preservation of trees is not possible. However, the City requires replacement for the removal of healthy

	<p>trees. As such, a total of 179 replacement planting are required as per City standards to minimize the risk of detrimental impacts to the existing ecosystem/green space.</p> <p>Environmental Engineering has also reviewed the proposal and confirm that they are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed.</p>
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CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications identified at this time. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

Corporate Strategic Plan 2024

This report aligns with the strategic priorities, initiatives, and services that will progress focus area outcomes within the 2022-2026 Term of Council. The proposed application reinforces Growing Urban Centres & Neighbourhoods by supporting Brampton's projected growth through increasing housing supply and density in the form of residential detached and a linked house detached dwellings on a currently underutilized site.

In addition, The More Homes Built Faster Act, 2022 (Bill 23) includes a goal to build 1.5 million homes in Ontario by 2031. Brampton's contribution to this goal is a pledge to build 113,000 homes. The proposed application helps to further achieve Brampton's Housing Pledge.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighborhoods. The proposed application supports the goal of complete communities by proposing a residential development that is sensitive to existing Natural Heritage Systems. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

CONCLUSION:

Staff is satisfied that the proposed Official Plan amendment, Zoning By-law amendment and Plan of Subdivision application represent good planning, because it is consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the Brampton Official Plan and the in-force Brampton Plan.

This report recommends that Council enact the Official Plan Amendment (Refer to Attachment 12) and Zoning By-law Amendment (Refer to Attachment 13) as the following criteria has been satisfied:

- The proposed Official Plan Amendment provides a “Special Policy Area 2” designation in the Vales of Humber Secondary Plan that permits the dwelling types and shared driveway contemplated in the proposal.
- The proposed Zoning By-law Amendment provides site-specific zoning to implement the different residential uses (including single detached and linked single detached dwellings) as well as associated blocks contemplated for this site.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

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Attachments:

- Attachment 1 – Current Draft Plan of Subdivision
- Attachment 2 – Previous Draft Plan of Subdivision
- Attachment 3 – Location Map
- Attachment 4 – Aerial & Existing Land Use
- Attachment 5 – Official Plan Designation
- Attachment 6 – Secondary Plan Designations
- Attachment 7 – Zoning Designations
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of Public Meeting
- Attachment 10 – Correspondence Received
- Attachment 11 – Results of Application Circulation
- Attachment 12 – Draft Official Plan Amendment
- Attachment 12A – Official Plan Amendment Schedule
- Attachment 13 – Draft Zoning By-law Amendment
- Attachment 13A – Zoning By-law Amendment Schedule
- Attachment 14 – Concept Plan
- Attachment 15 – Concept Elevations
- Attachment 16 – Concept Perspectives
- Attachment 17 – Draft Conditions of Approval