

APPLICATION TO AMEND THE ZONING BY-LAW

To permit the development of a commercial plaza consisting of a two-storey retail and office building with 68 parking spaces

10015 Clarkway Drive

City of Brampton File : OZS-2025-0010

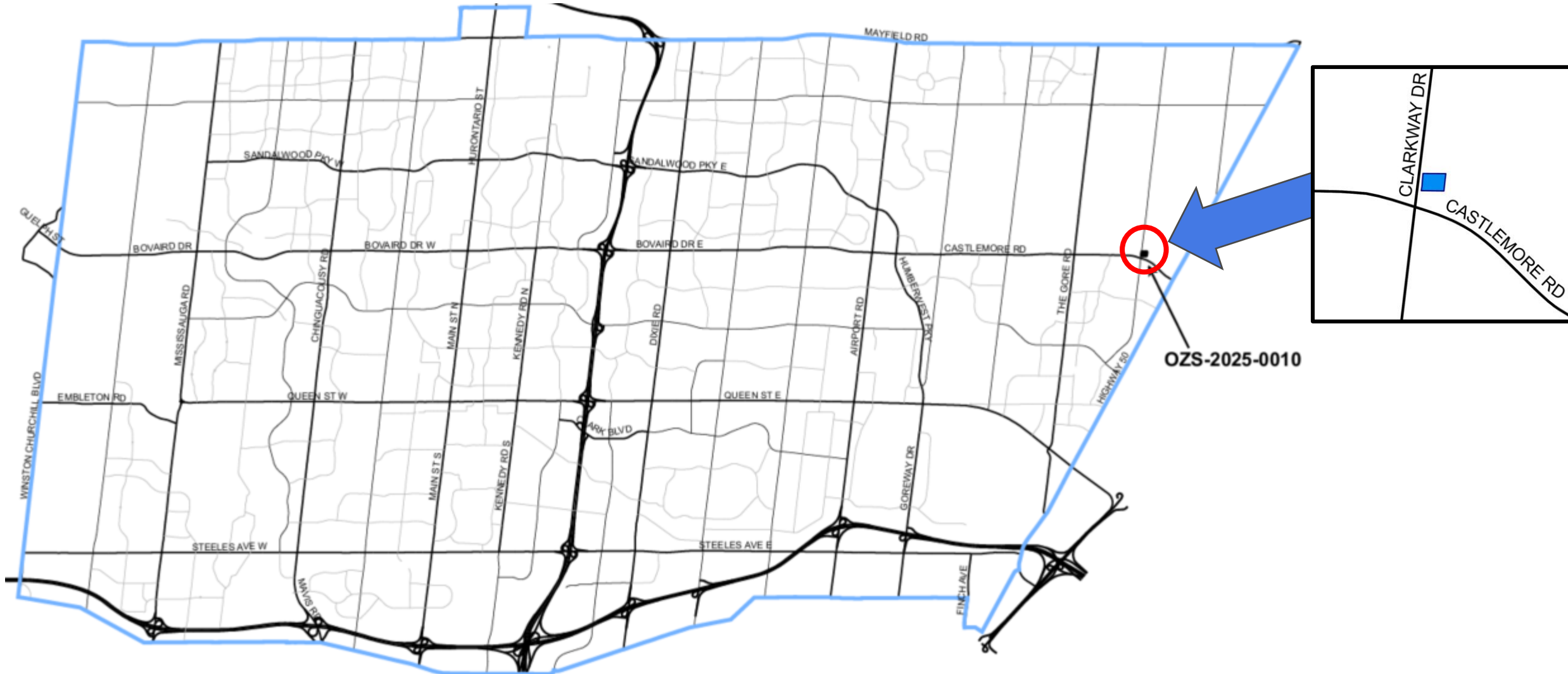
Application by:

Weston Consulting on behalf of **Hemmy Bhandari**

WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR / DEPUTY MAYOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Residential

Residential lands subject to a subdivision development (OZS-2021-0050/OZS-2024-0049).

South: Residential

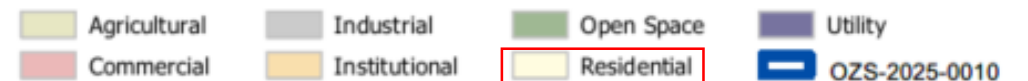
Old Castlemore Road and Castlemore Road, beyond which is existing low-rise residential development.

East: Institutional, Residential

Residential lands subject to a subdivision development (OZS-2021-0050/OZS-2024-0049).

West: Agricultural

Clarkway Drive, beyond which are lands subject to a subdivision development (OZS-2021-0038).



Aerial View



Subject Lands

SITE VISIT



Subject site, looking north-east from the driveway



Viewpoint looking north to the site from Old Castlemore Road



Viewpoint looking east to the site from Clarkway Drive

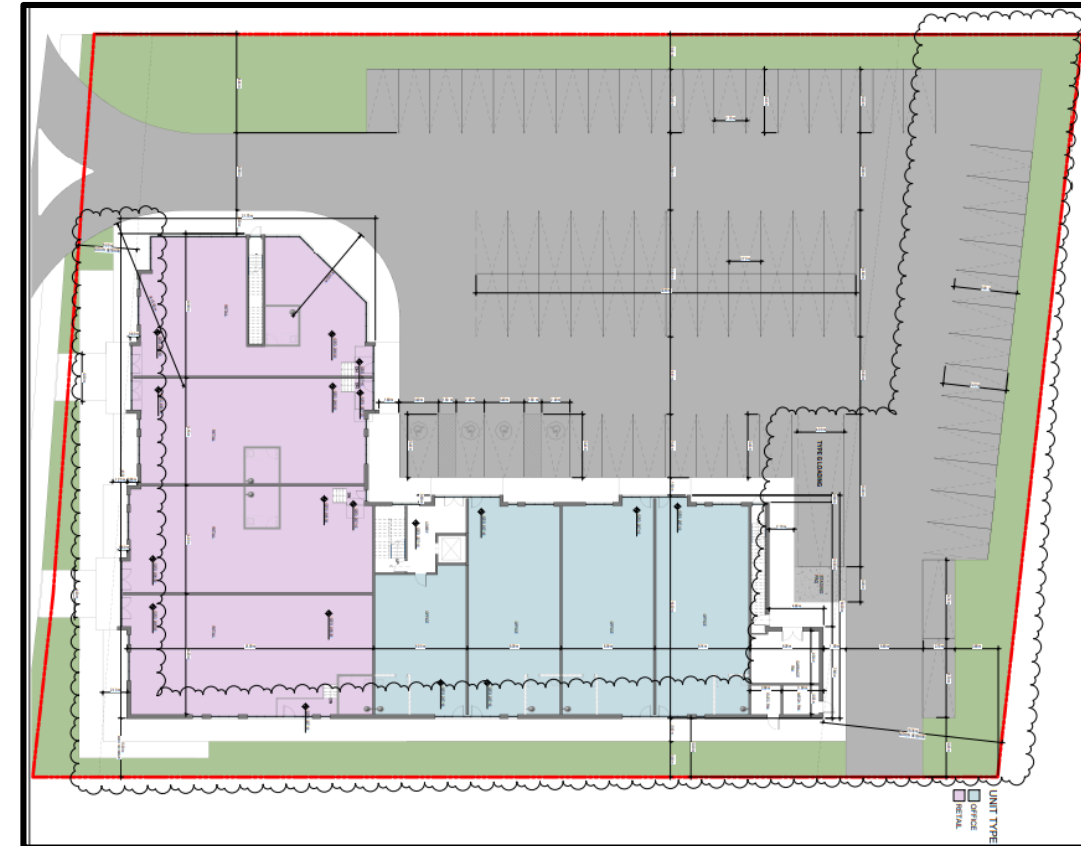
DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law

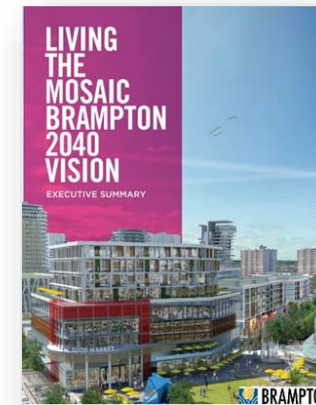
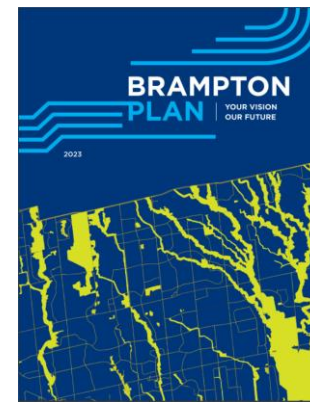
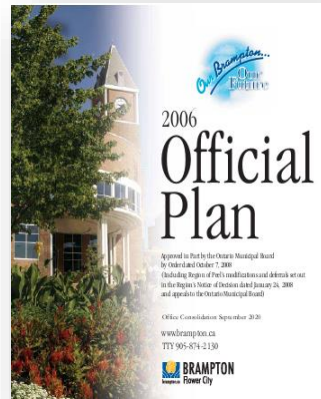
To facilitate the development of a commercial plaza consisting of a two-storey retail and office building

Further details include:

- Site Area – 1.3 acres (5,261.28 square metres)
- Retail Space – 819 square metres
- Office Space – 2,022 square metres
- Vehicular Parking – 68 parking spaces
- Primary Access off Clarkway Drive
- 3 metre landscape strip along property lines
- Building height – 2 storeys



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)
- Highway 427 Industrial Secondary Plan (SP47)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)

DESIGNATION



- **OP Land Use Designation:** Residential and Special Study Area
- **Permitted Uses in the Residential Designation:** Free-standing or mixed-use development that include a full range of dwelling types from single-detached houses to high-rise apartments.

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




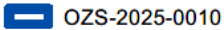




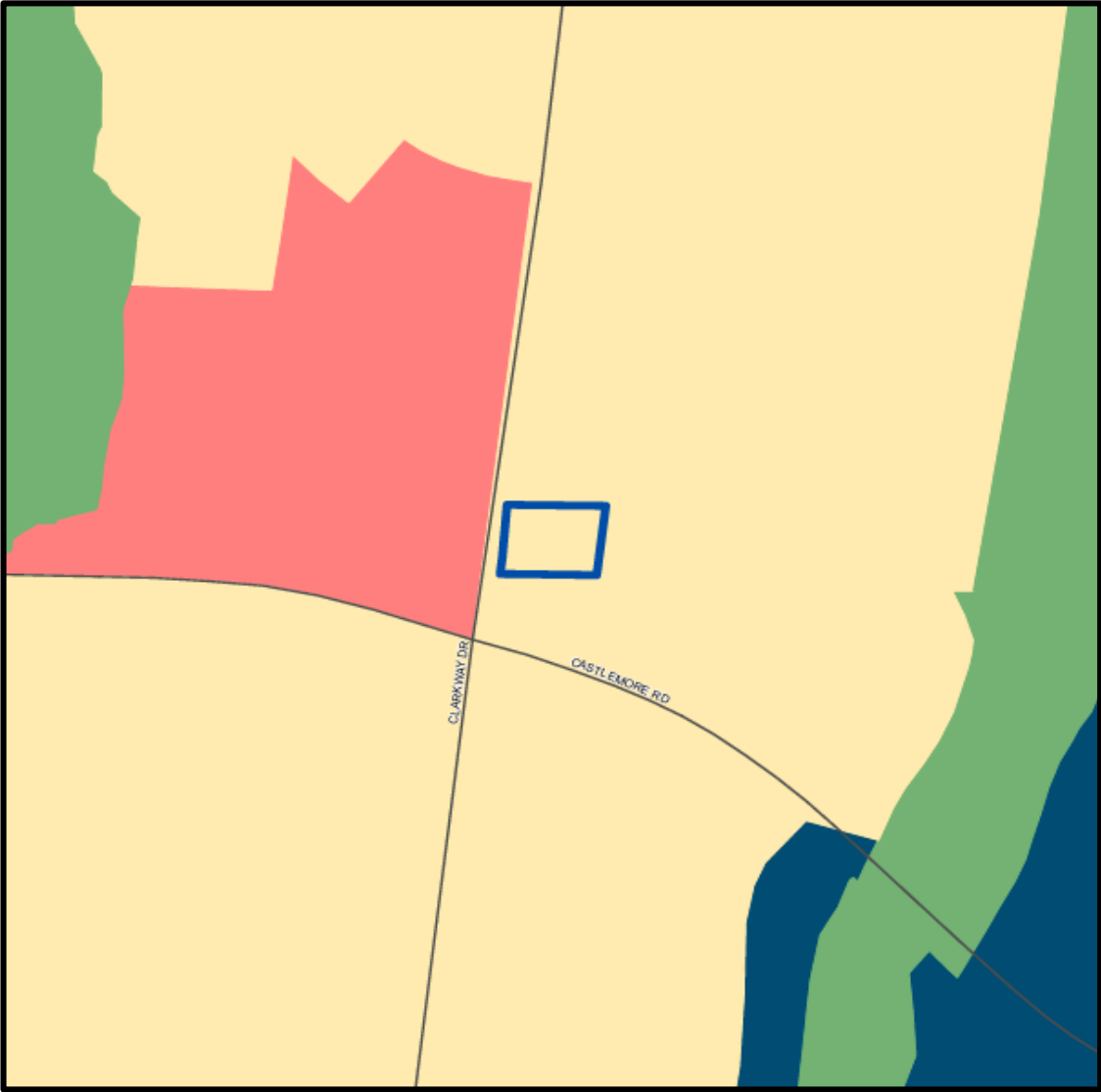
CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- **OP Land Use Designation:** Neighbourhoods
- **Permitted Uses in the Residential Designation:** Neighbourhoods include a broad range of residential uses together with neighbourhood-supportive commercial and community services and facilities, such as libraries, recreation

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

Land Use Designations

 Neighbourhoods	 NHS
 Mixed Use	 OZS-2025-0010
 Employment	
 Mixed-Use Employment	



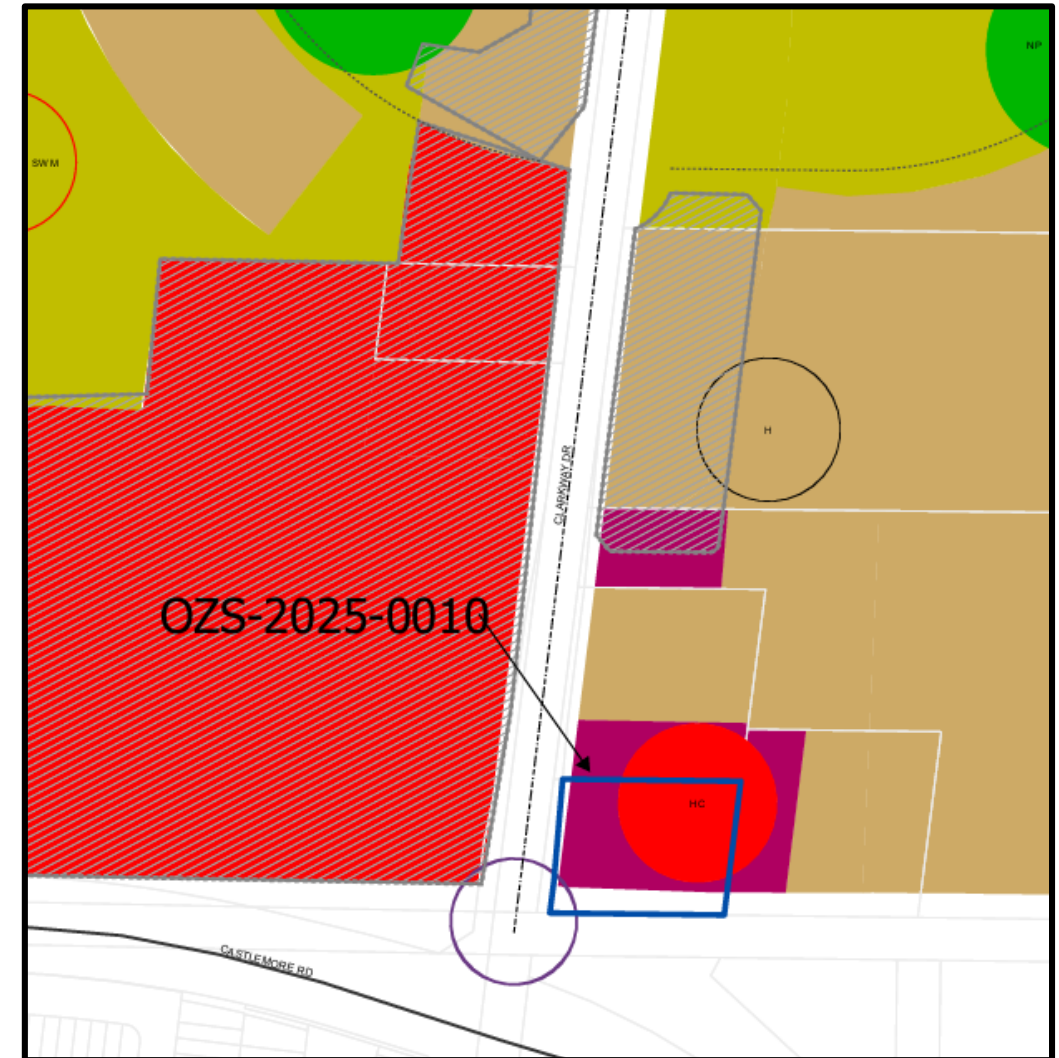
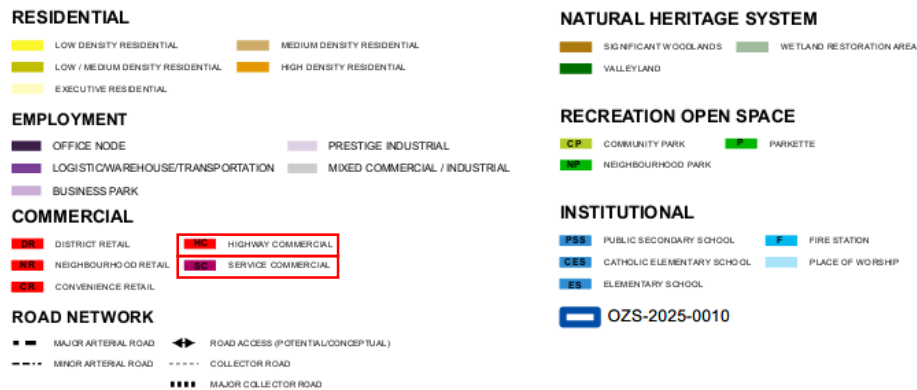
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan (Area 47)

Land Use Designation: Service Commercial and Highway Commercial

- **Permitted Uses in the Service Commercial and Highway Commercial Designation:** Small-scale commercial sites or clusters of a business, office, or retail services.

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



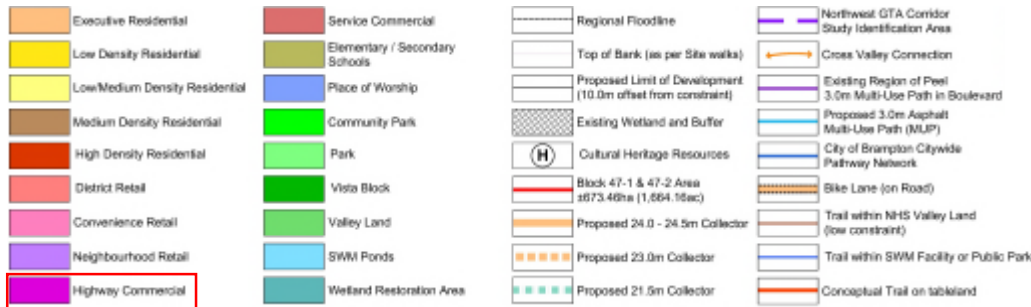
CURRENT PLANNING CONTEXT: BLOCK PLAN DESIGNATION

Block Plan Area 47-1

Land Use Designation: Highway Commercial

- **Permitted Uses in the Highway Commercial Designation:** Small-scale commercial sites or clusters of a business, office, or retail services.

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Rural Estate Two (RE2)

Permitted uses in the Residential Rural Estate Two (RE2) Zone include but are not limited to:

- A single detached dwelling;
- Supportive Housing Residence Type 1;
- Purposes accessory to the other permitted purposes.

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



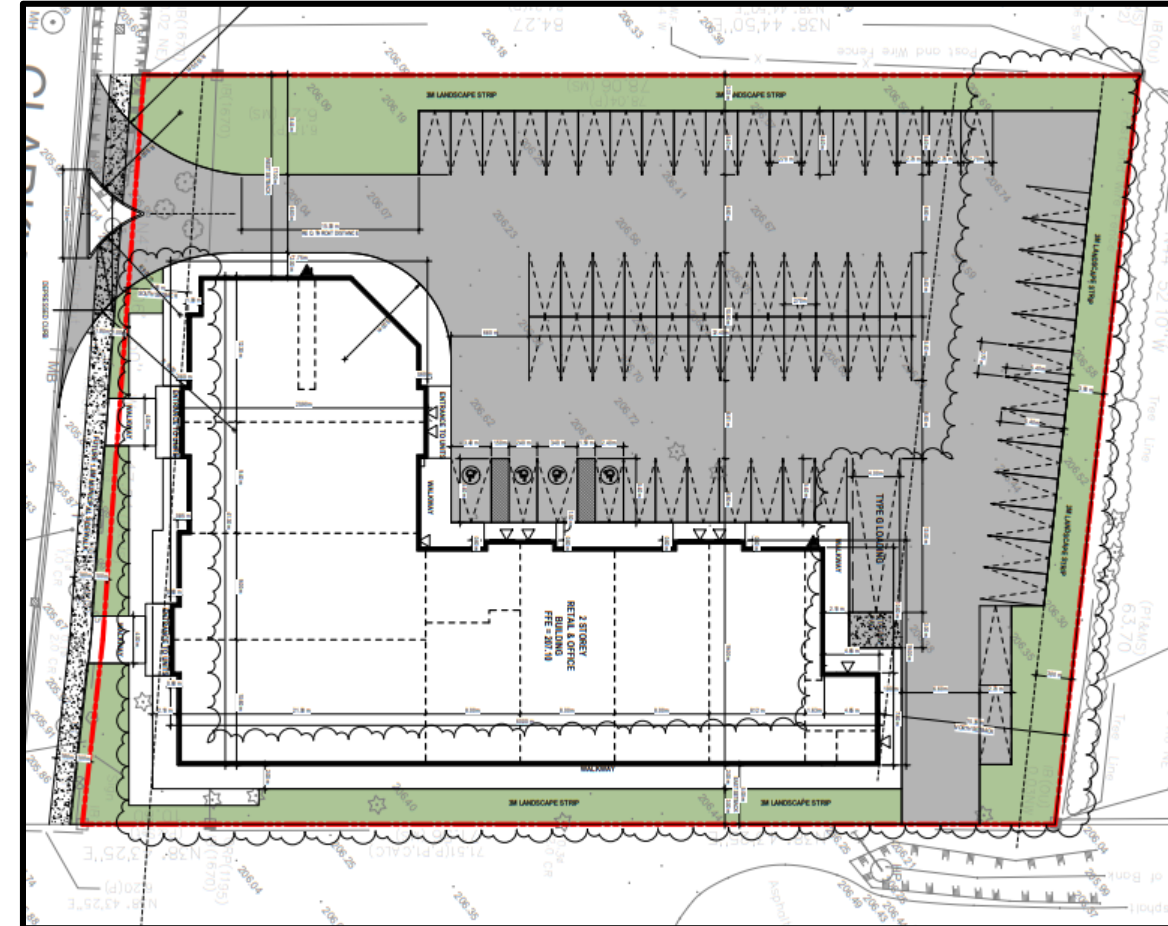
PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Residential Rural Estate Two (RE2) to Service Commercial with a Special Section (SC-XXXX).

Proposed Zone	Permitted Uses	Highlight of proposed Zone
Service Commercial – XXXX (SC-XXXX)	<ul style="list-style-type: none"> • Permitted Uses: <ul style="list-style-type: none"> • a retail establishment having no outside storage • a service shop • a personal service shop • a bank, trust company and finance company • an office • a dry cleaning and laundry distribution station • a laundromat • a dining room restaurant, a convenience restaurant, a take-out restaurant • a printing or copying establishment • a health or fitness centre • A garden centre sales establishment • a parking lot • a community club • a custom workshop • an animal hospital • a place of worship • a day nursery • Purposes accessory to the other permitted purposes 	<p>Minimum Landscaped Open Space: 55%</p> <p>Minimum Parking Requirement:</p> <ul style="list-style-type: none"> • Office – 2.2 parking spaces per 100 square metres • Retail – 2.9 parking spaces per 100 square metres

KEY ISSUES / CONSIDERATIONS

- Site access arrangements and connectivity - relative to the adjacent residential subdivision in Secondary Plan 47, including opportunities for access via the Old Castlemore Road cul-de-sac.
- Land use compatibility - appropriateness of the built form and landscaping adjacent to the future residential community.
- Pedestrian connections integrated with future residential land use.
- Building performance standards and land uses (e.g. retail, office) to be implemented through the Zoning By-law Amendment process.



NEXT STEPS

Notice of complete application

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-2025-0010**

4. On the [OZS-2025-0010 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 features the Brampton logo and the text "BramPlanOnline". It includes a search bar, a navigation menu with "Home" and "Planning", and a login form with fields for "User Name or E-mail" and "Password". There is also a "Remember me on this computer" checkbox and a "New Users: Register for an Account" link. The bottom screenshot shows the "Planning" page for a specific application, "File OZS-2024-0032: OPA ZBA Subdivision", with a status of "Submitted". It includes a "File Info" tab and a "Documents" section with instructions for document uploads and resubmissions. A table at the bottom of the page lists 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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- **Applicant contact:**

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Thank you!