

Application to Amend the Official Plan and Zoning By-law

To permit a three-storey commercial building consisting of medical-focused offices, retail space and a children's daycare centre.

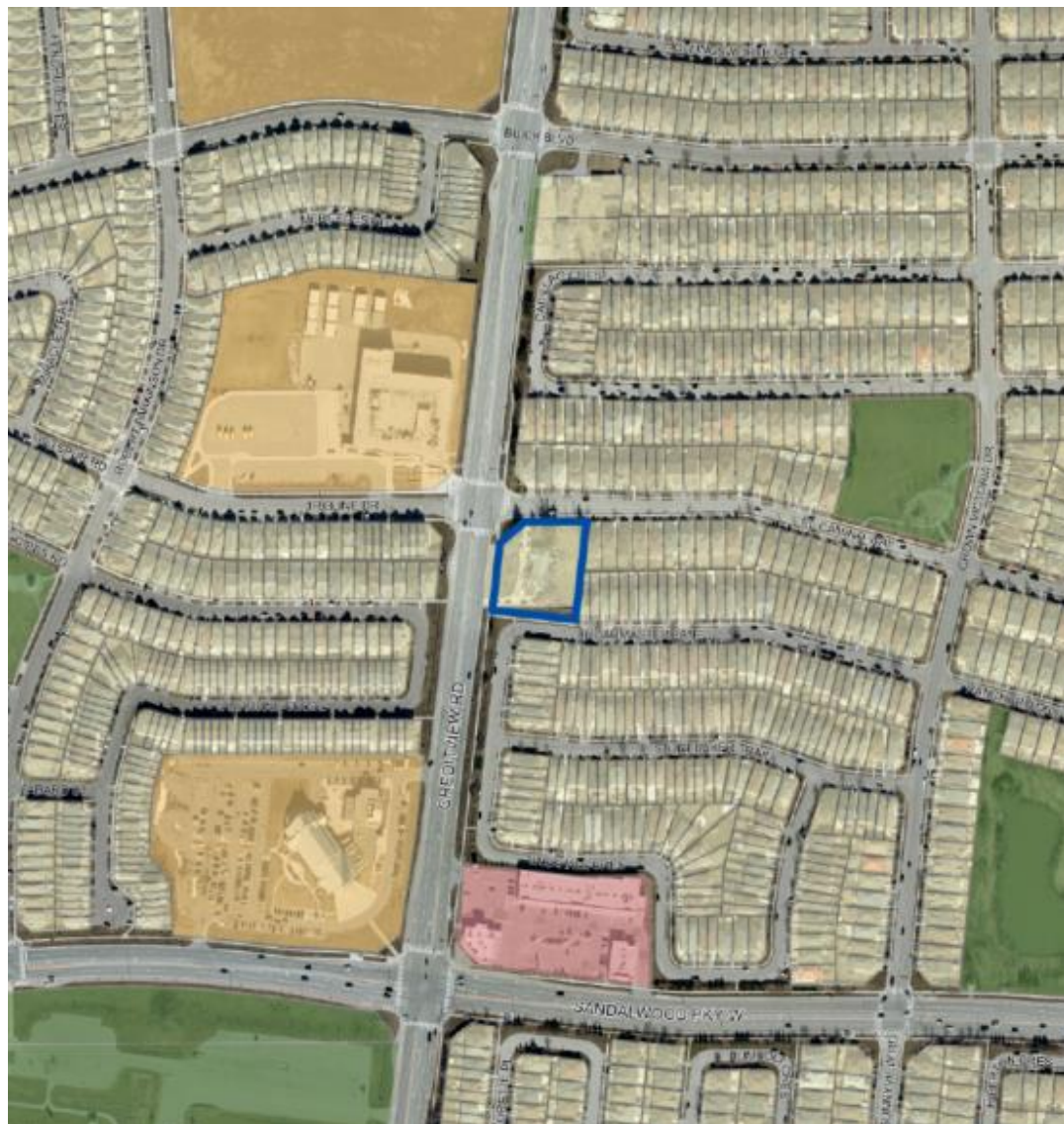
10709 Creditview Road
City of Brampton File : OZS-2025-0005

Application by:
Glenn Schnarr and Associates Inc. on behalf of Gajjar Development Group Inc.
WARD : 6

REGIONAL COUNCILLOR: NAVJIT KAUR BRAR
REGIONAL COUNCILLOR: MICHAEL PALLESCHI



AREA CONTEXT



North: El Camino Way, and beyond are existing low density residential uses

South: Roadmaster Lane, and beyond are existing low density residential uses

East: Existing low density residential uses

West: Creditview Road, and beyond are existing low density residential uses and institutional uses



Aerial View



Subject Lands

SITE VISIT



Viewpoint from El Camino Way looking south to the site



Viewpoint from Creditview Road looking east to the site



Viewpoint from Roadmaster Lane looking north to the site

DEVELOPMENT PROPOSAL

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

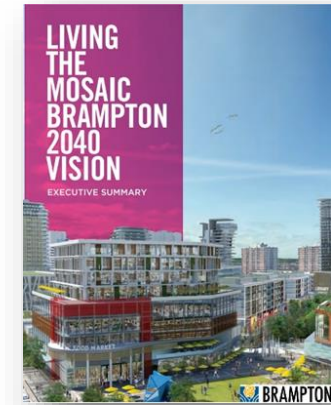
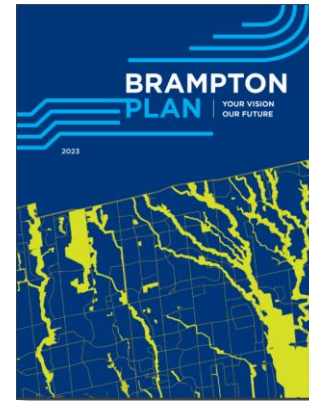
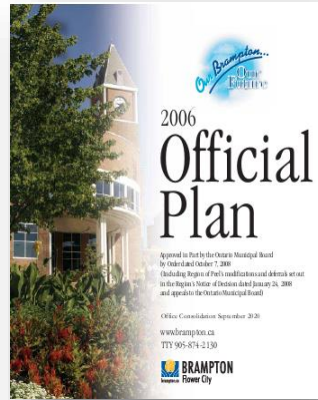
To permit a three-storey commercial building consisting of medical-focused offices, retail space and a children's daycare centre.

Further details include:

- Height: 3-storey
- Total GFA: 2,901.60 sq. m
- FSI: 0.83
- Landscape Open Space: 454 sq. m
- Landscape strip: 3.0m and 1.7m
- Access provided from El Camino Way
- Total Parking Provided: 55 parking spaces
 - 51 commercial parking spaces
 - 4 accessible parking spaces
 - 1 loading space



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)
- Fletcher's Meadow Secondary Plan (Area 44)

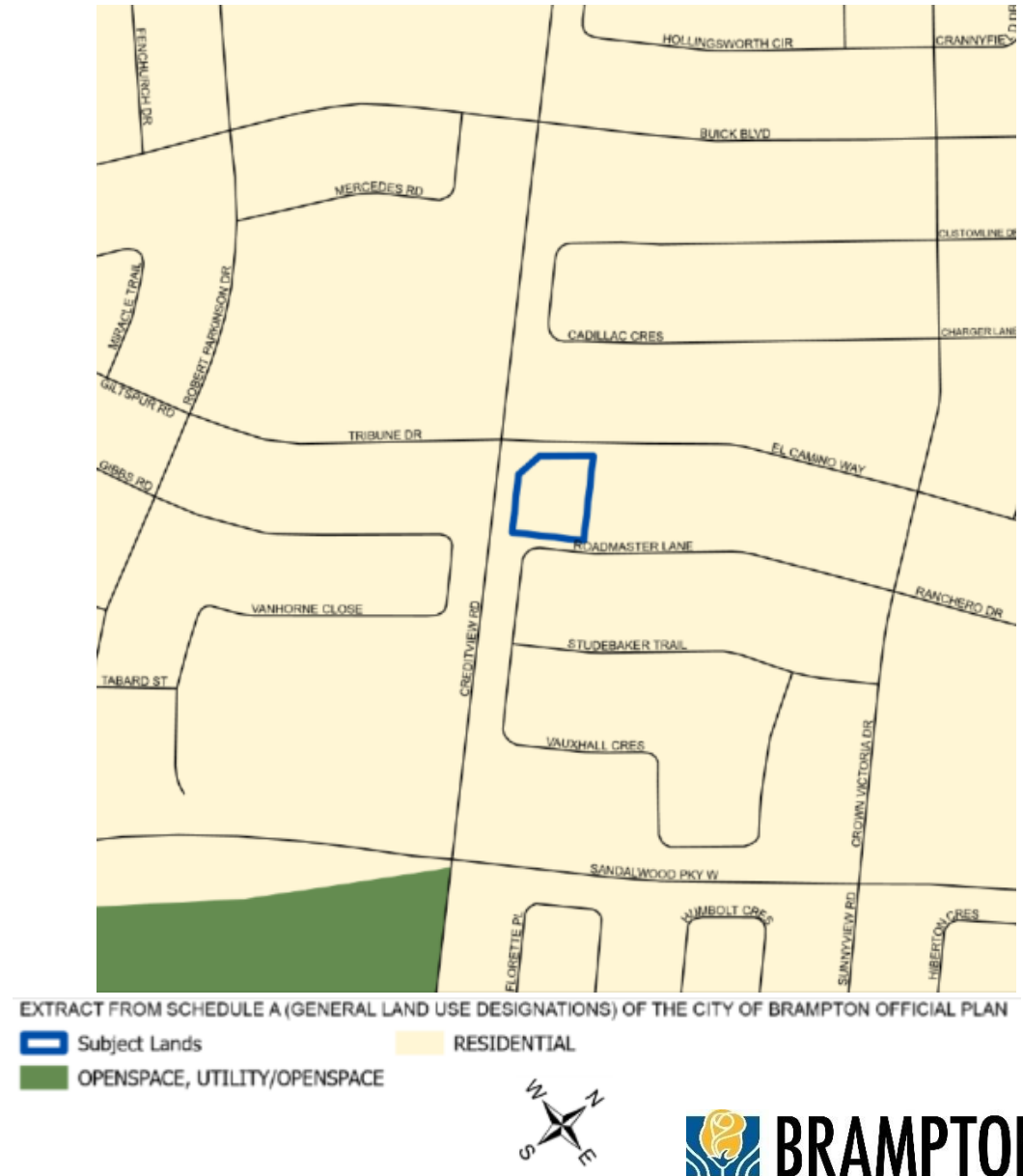
Also following the principles of:

- Brampton 2040 Vision

OFFICIAL PLAN (2006) – SITE DESIGNATION

- **OP Land Use Designation:** Residential (Schedule A – General Land Use Designations)
- **Permitted Uses:** The Residential designation permits predominantly residential land uses. Complementary uses including Commercial uses are also permitted.

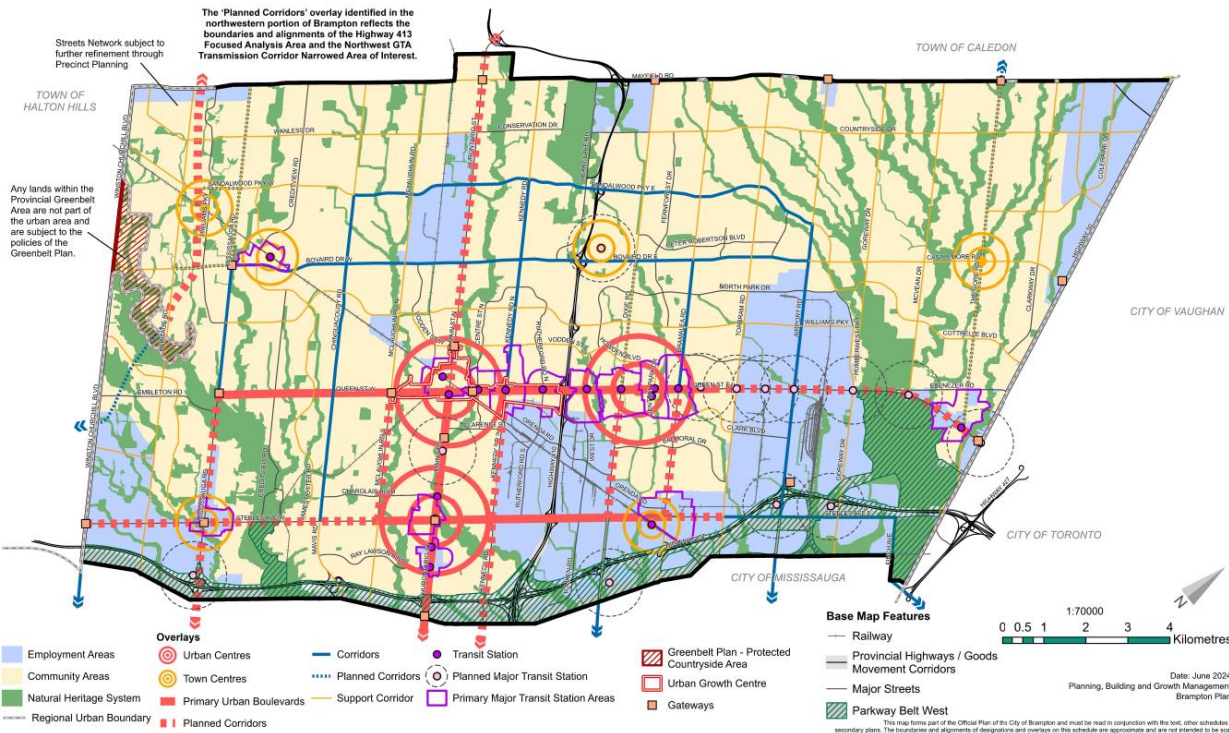
An amendment to the Official Plan is **not required** to facilitate the development.



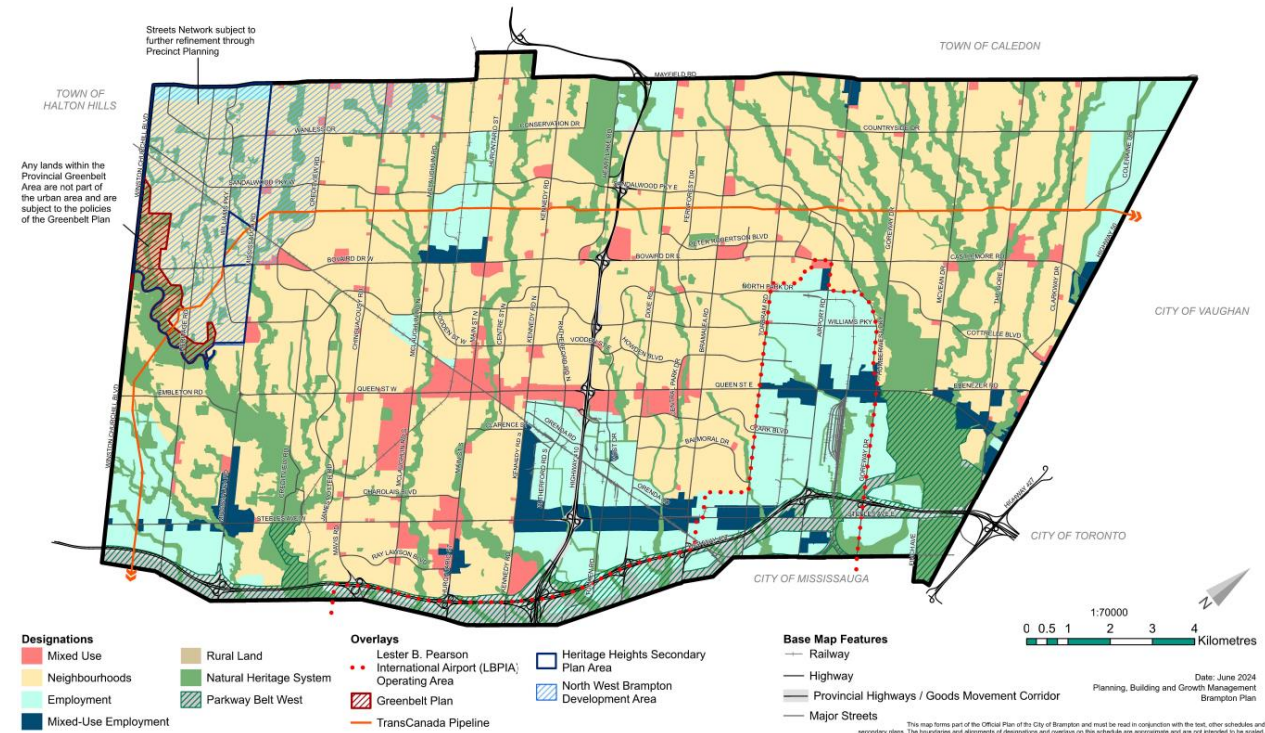
BRAMPTON PLAN (2024) – SITE DESIGNATIONS

Brampton Plan Land Use Designation

- Community Areas (Schedule 1A – City Structure of the Brampton Plan)
- Neighbourhoods (Schedule 2 – Designations of the Brampton Plan)
- Located along a Minor Arterial as per Schedule 3C – Streets Network



Schedule 1A – City Structure



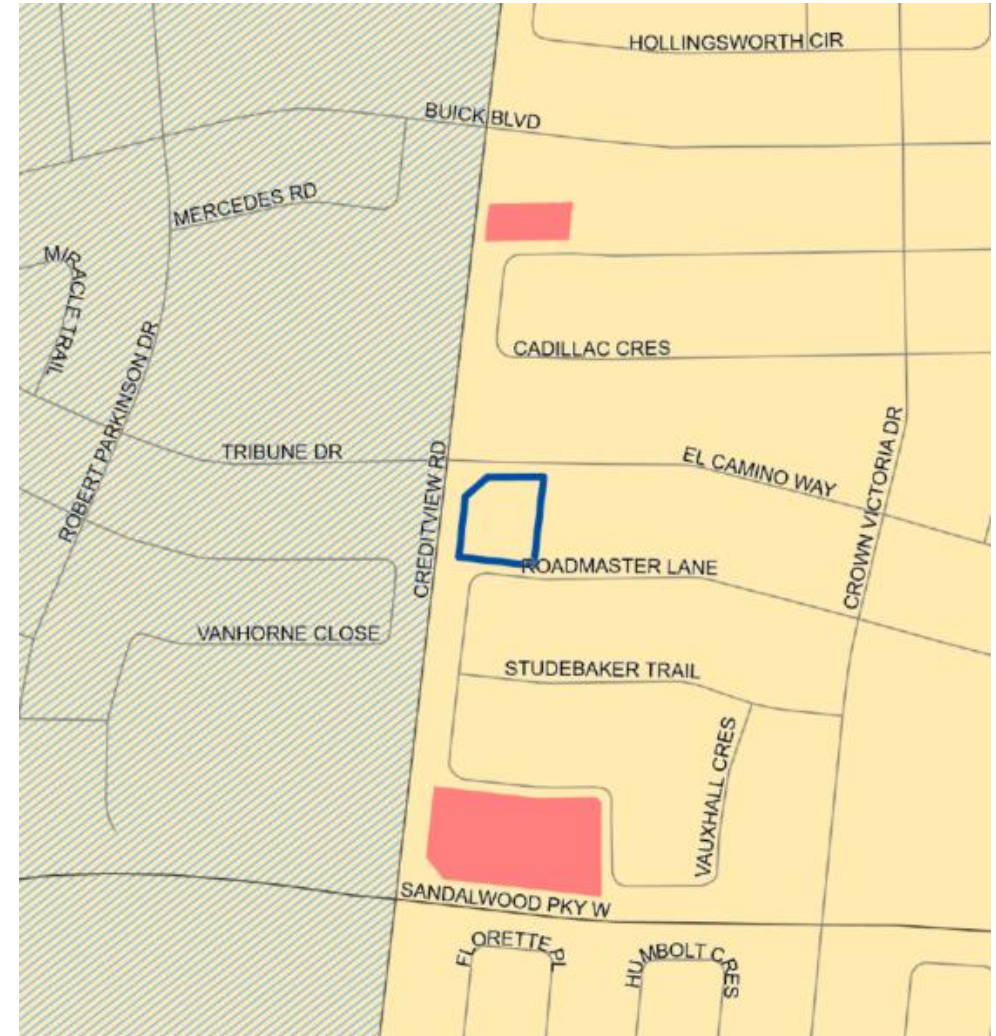
Schedule 2 – Designations

BRAMPTON PLAN (2024) – SITE DESIGNATION

Brampton Plan Land Use Designation (Schedule 2) Permitted Uses:

- The **Neighbourhoods** designation permits predominantly residential land uses including neighbourhood supportive commercial and community services. Permitted uses for the Neighbourhoods designation located on a Minor Arterial Road include:
 - A. Residential Uses
 - B. Community Services and Facilities
 - C. Parks and Open Space
 - D. Emergency Facilities
 - E. Places of Worship
 - F. Day Care Centres
 - G. Long Term Care Facility
 - H. Motor Vehicle Commercial
- Permitted Building Typology and Height: Low-Rise (up to and including 3 full storeys)

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



SECONDARY PLAN – SITE DESIGNATION

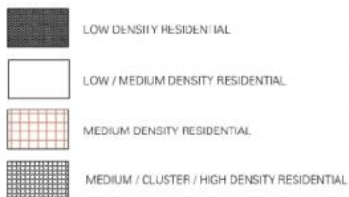
Fletchers Meadow Secondary Plan (Area 44)

Land Use Designation: Low/ Medium Density Residential

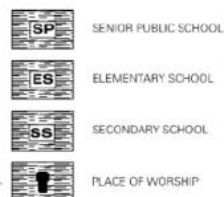
- Permits residential uses with a broad range and mix of lot sizes for single detached structural units

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

RESIDENTIAL



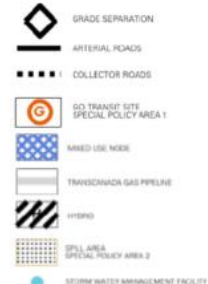
INSTITUTIONAL



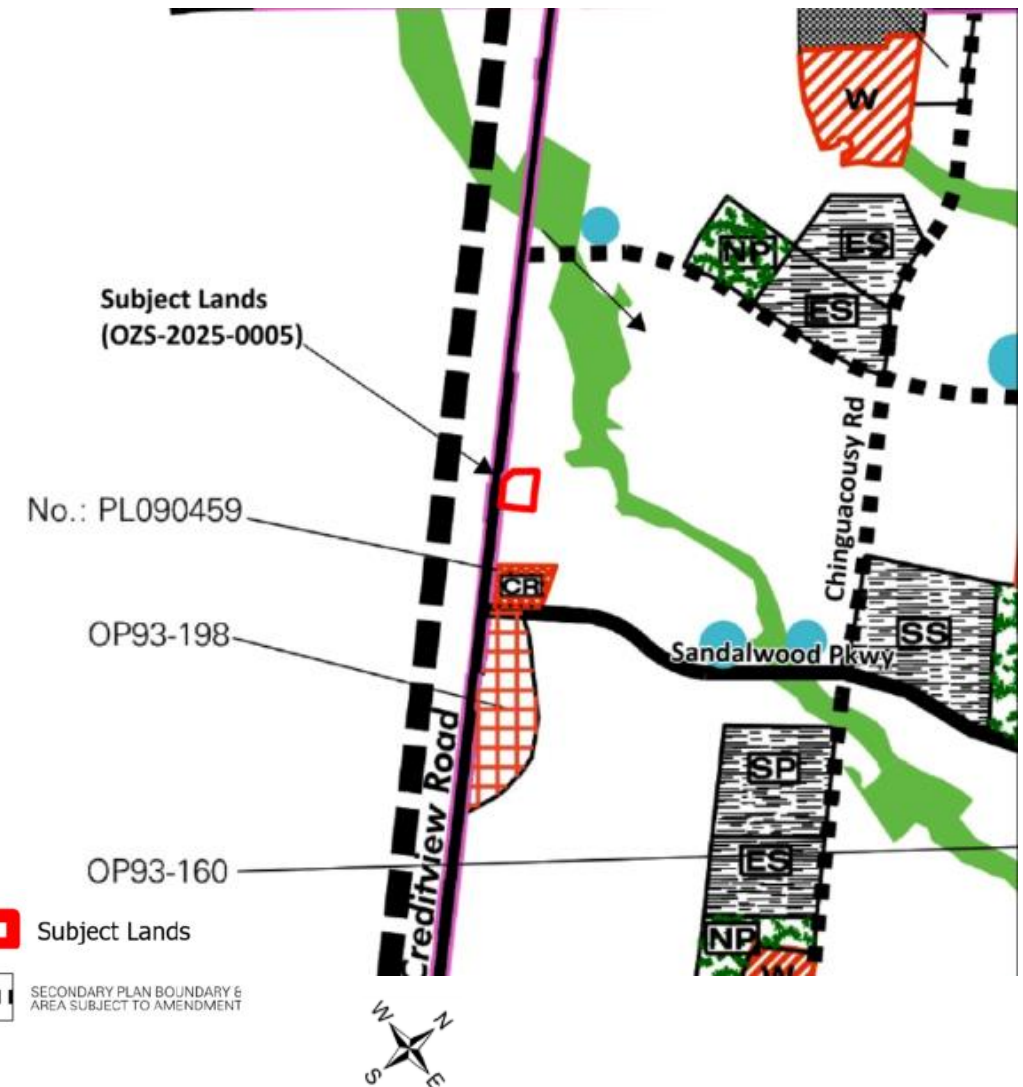
OPEN SPACE



TRANSPORTATION



COMMERCIAL



ZONING BY-LAW – SITE DESIGNATION



Current Zone: Agricultural (A) Zone

Permitted Uses: The Agricultural Zone permits predominantly Agricultural 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 Agricultural (A) to Service Commercial with a Special Section (SC-XXXX)

Proposed Zone	Highlight of proposed Zone
Service Commercial, Special Section XXXX	<p>Permitted Uses:</p> <ul style="list-style-type: none">a) Uses permitted under the SC zone and purposes accessory to the permitted usesb) Medical officesc) Medical clinic; andd) Pharmacy <p>Requirements and Restrictions:</p> <ul style="list-style-type: none">• Total of 55 parking spaces, 4 accessible parking spaces• Minimum Front Yard Depth: 3.0m• Minimum Interior Side Yard Depth: 3.0m• Minimum Exterior Side Yard Depth: 3.0m• Minimum Landscape Open Space: 454 sq. m (12% of the required front yard and exterior side yard)



Proposed Zone: Service Commercial – Special Section XXXX (SC-XXXX)

KEY ISSUES / CONSIDERATIONS

- Adequacy of buffering and transitioning between the proposed commercial use and the abutting low-density residential neighbourhood.
- Vehicular access to the site is provided through El Camino Way, a residential street, which may result in increased traffic volumes.
- Potential for off-site parking demand in the event the on-site parking supply is insufficient.
- Proximity of the site to Creditview Road and a public elementary school in relation to traffic and pedestrian safety.
- Alignment of the proposed commercial use with the existing Residential land use designation.



NEXT STEPS

Notice of complete application – March 7, 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/Cap/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: **OZS-2025-0005**

4. On the [OZS-2025-0005 file page](#) click:

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

The screenshot displays the BramPlanOnline web application interface. At the top, there is a navigation bar with the Brampton logo and the text "BramPlanOnline". On the right side of the navigation bar, there are links for "Announcements", "Register for an Account", and "Login". Below the navigation bar, there is a search bar with the placeholder text "Search...". The main content area is divided into two columns. The left column contains a "Home" and "Planning" tab, followed by the "BRAMPLAN ONLINE" logo. Below the logo, there is a "Welcome to BramPlanOnline!" message, followed by a description of the application and a "Login" button. The right column contains a "Login" form with fields for "User Name or E-mail:" and "Password:", a "Remember me on this computer" checkbox, and a "Login" button. Below the login form, there is a link for "New Users: Register for an Account".

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

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Home Planning

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Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

[Search for an application](#)

For assistance, please contact us at: planning.development@brampton.ca

Login

User Name or E-mail:

Password:

☐ I'm not a robot

☐ Remember me on this computer

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New Users: [Register for an Account](#)

BRAMPTON | BramPlanOnline

Register for an Account Login

Home Planning

File OZS-2025-0005:

OPA ZBA Subdivision

Status: In Review-Pre Public Meeting

File Info

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. Please follow this link to find the document naming and saving conventions

2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.

2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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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:
Rajvi Patel
Development Planner
Rajvi.Patel@brampton.ca
- Applicant contact:
Nick Hyun
Glenn Schnarr and Associates Inc
nickh@gsai.ca

The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing near the bus stop. In the background, there is a large, multi-story brick building with a curved facade and many windows. To the right of the main building, there is a tall, narrow structure with a clock face near the top. The entire image is overlaid with a semi-transparent blue filter.

Thank you!