

# **Application to Amend the Official Plan and Zoning By-law**

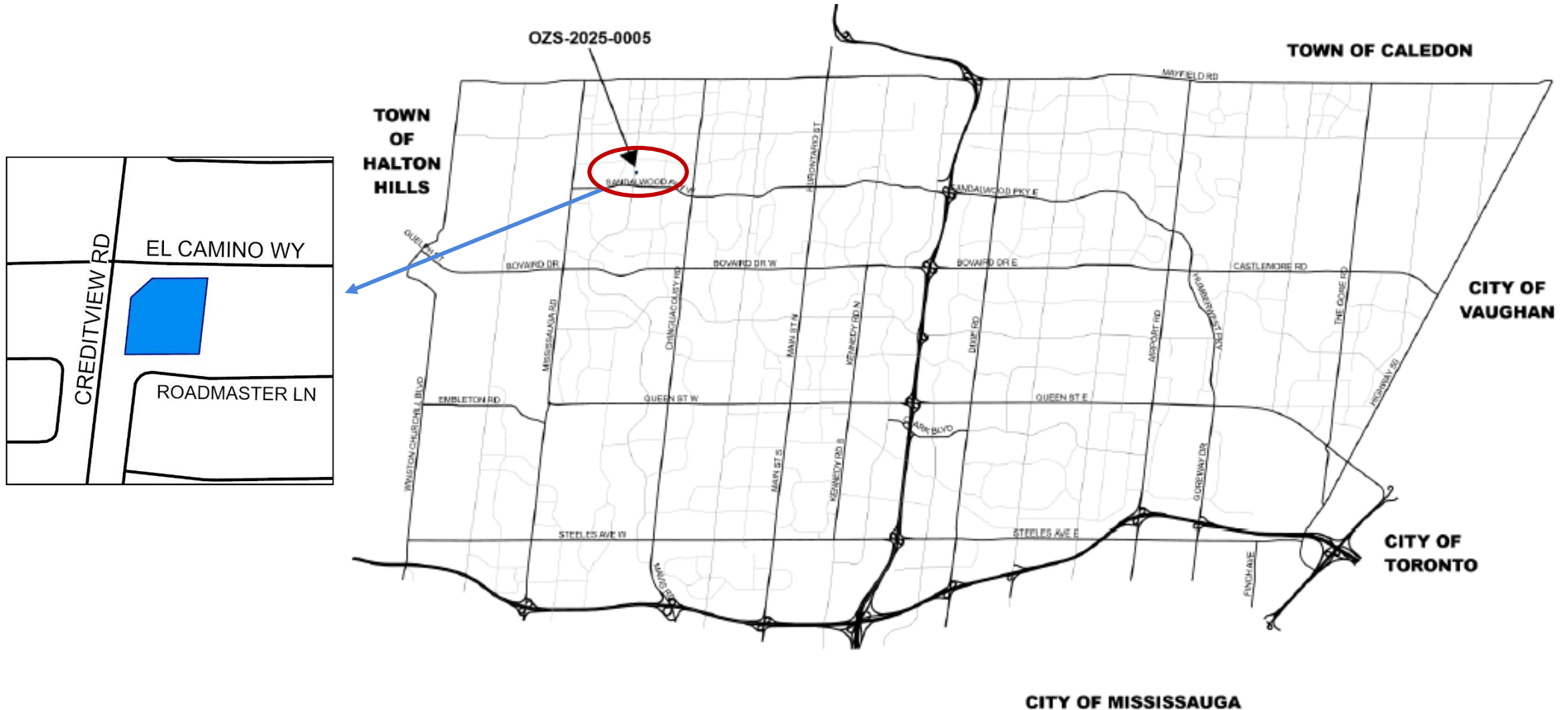
**To permit a three-storey commercial building consisting of medical-focused offices, retail space and a children's daycare centre.**

**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**

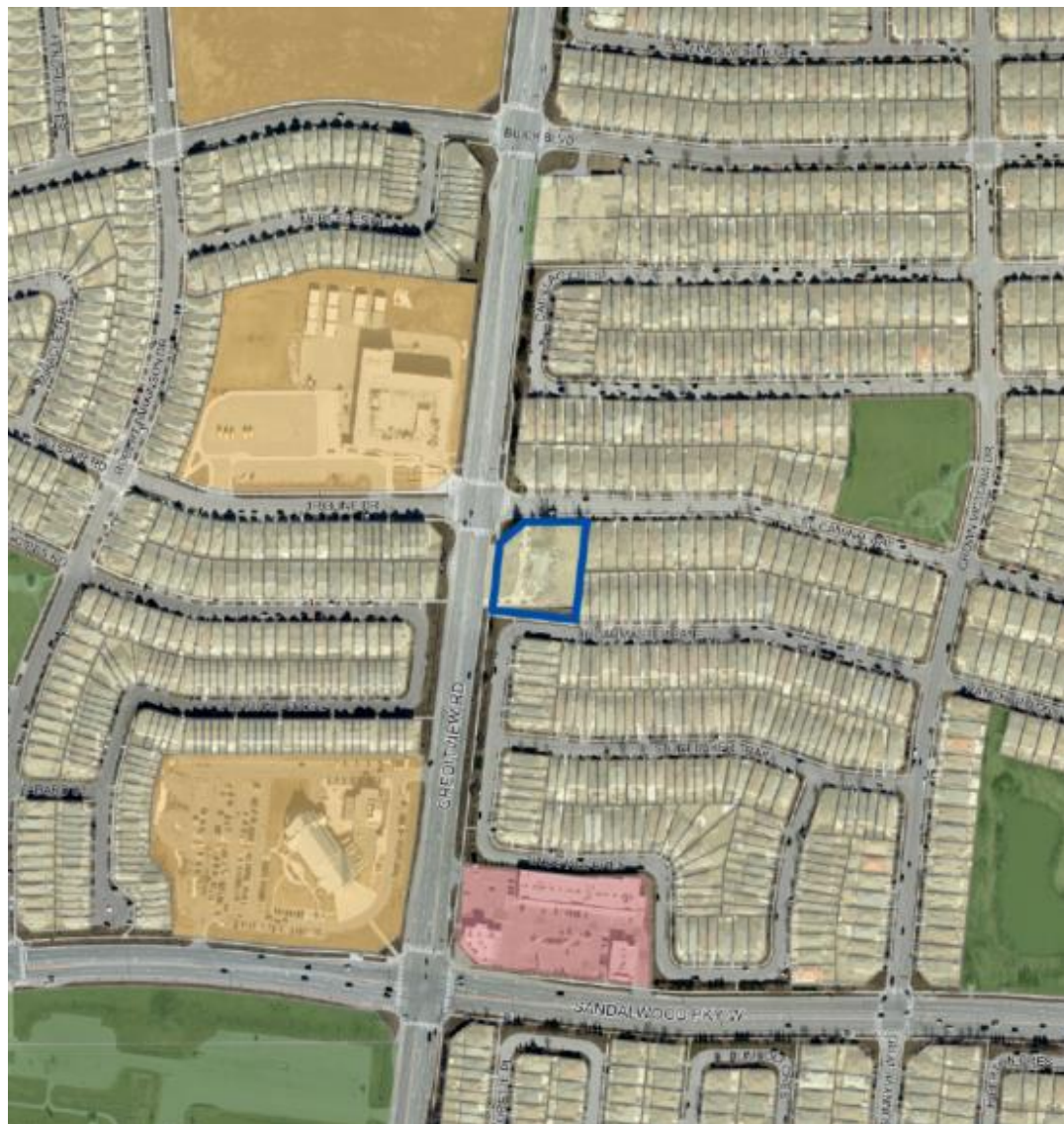
**REGIONAL COUNCILLOR: NAVJIT KAUR BRAR**  
**REGIONAL COUNCILLOR: MICHAEL PALLESCHI**

# LOCATION OF SUBJECT PROPERTY





# 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.

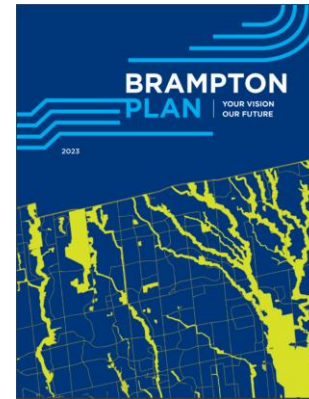
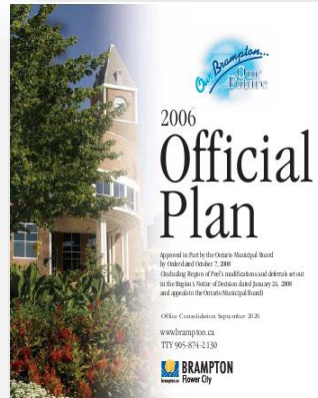
### Further details include:

- 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)

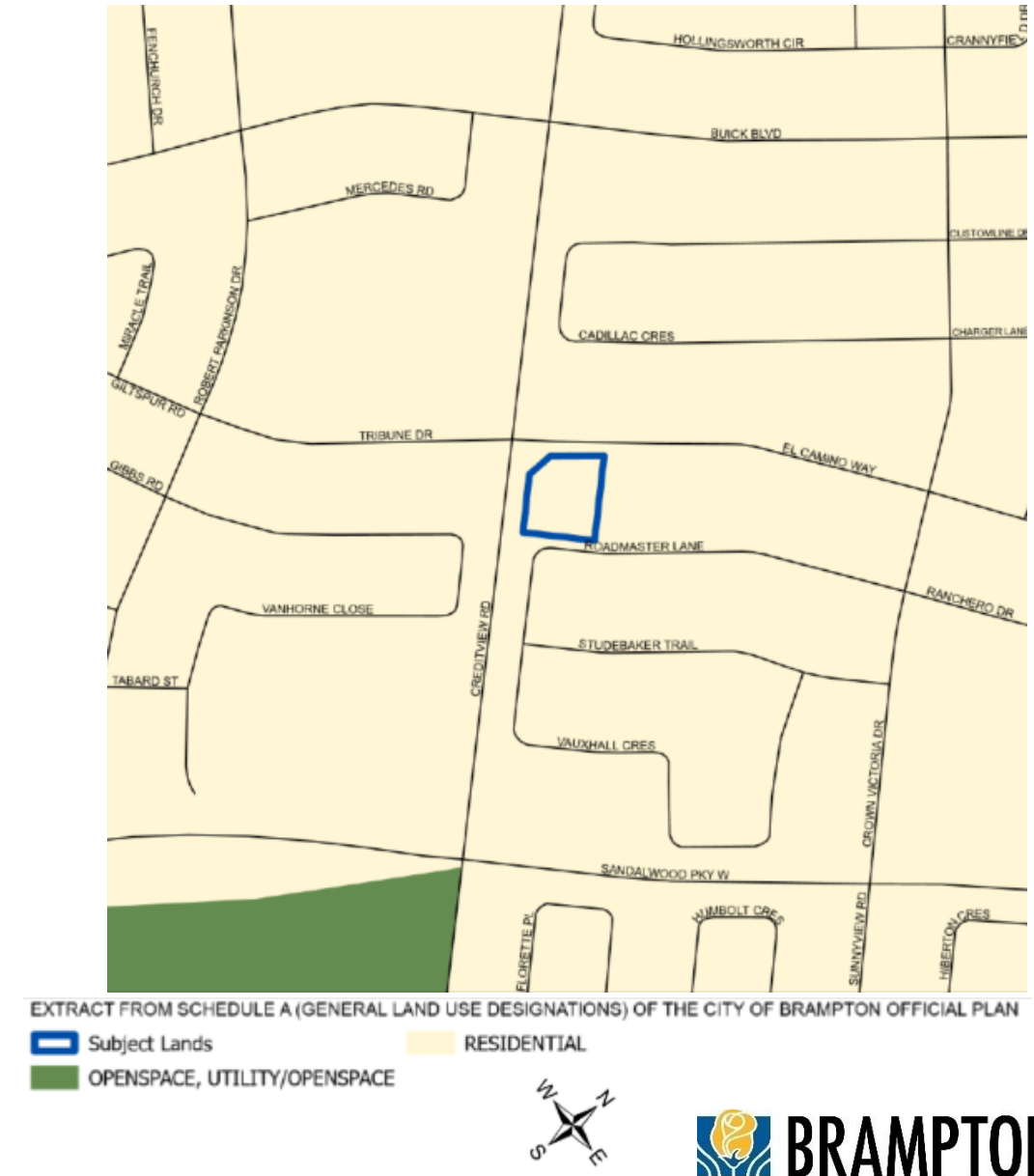
Also following the principles of:

- 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.

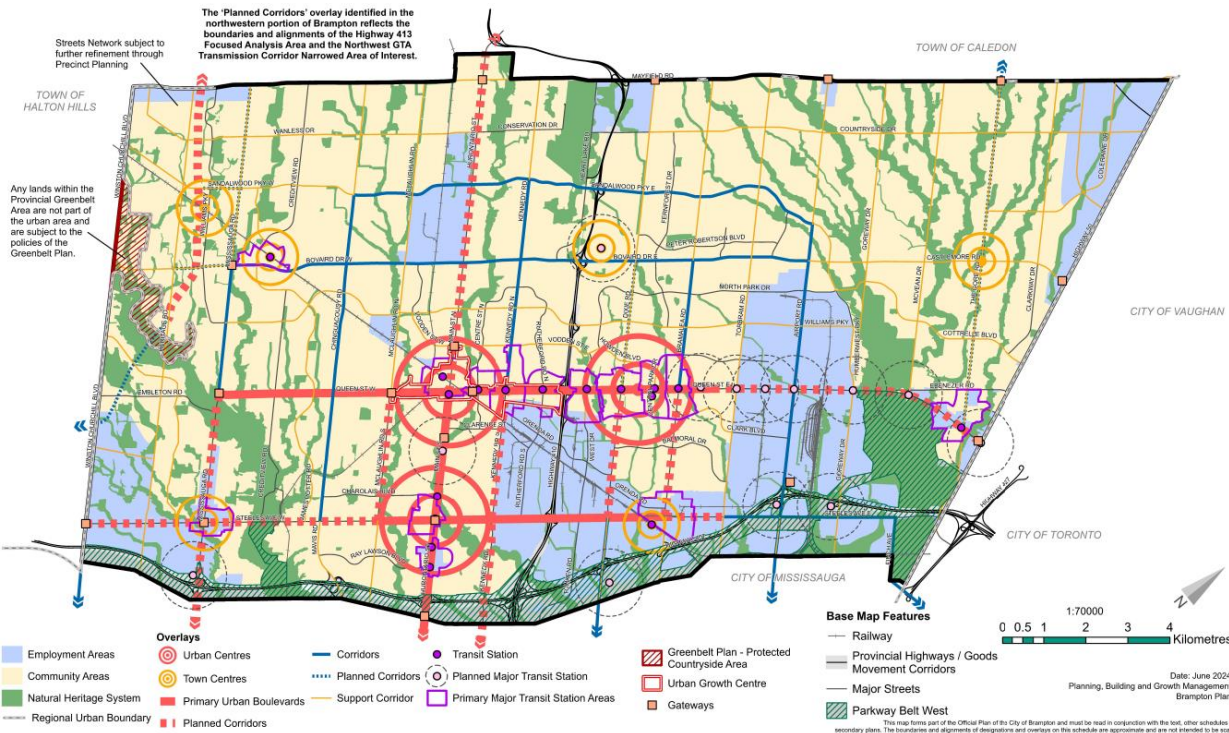




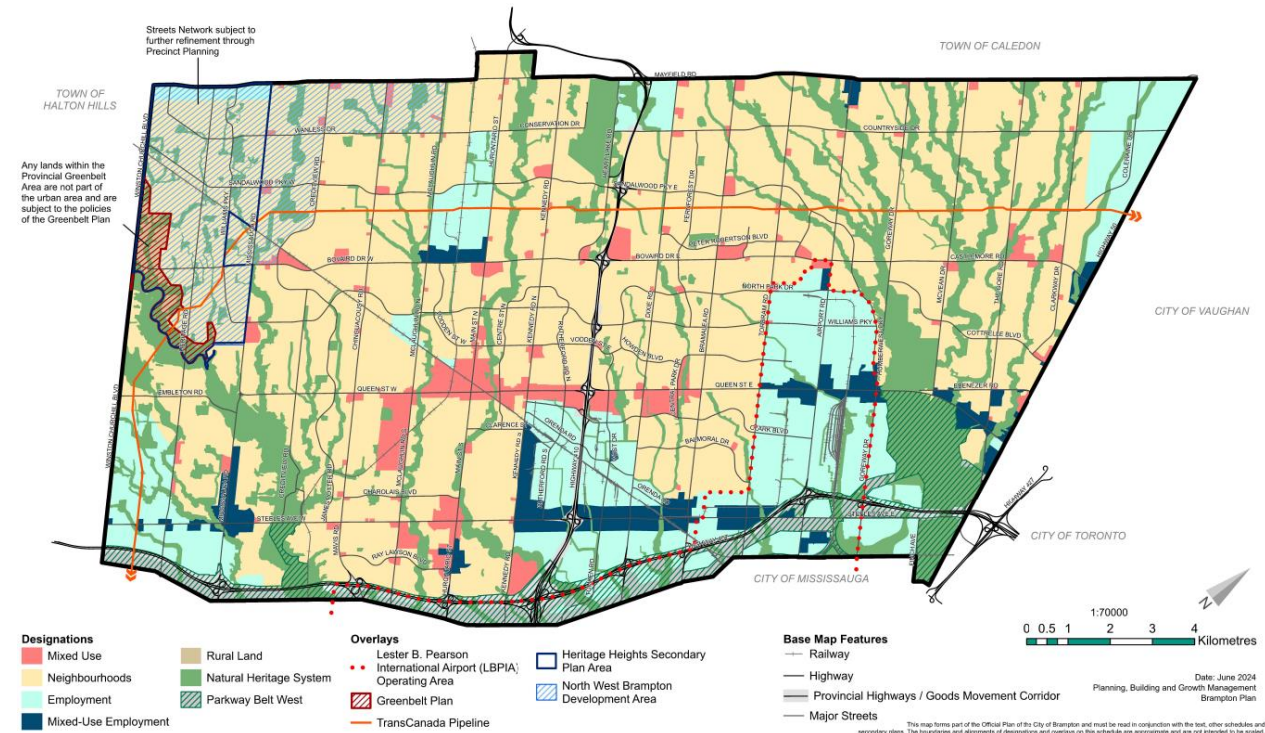
# BRAMPTON PLAN (2024) – SITE DESIGNATIONS

## 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**



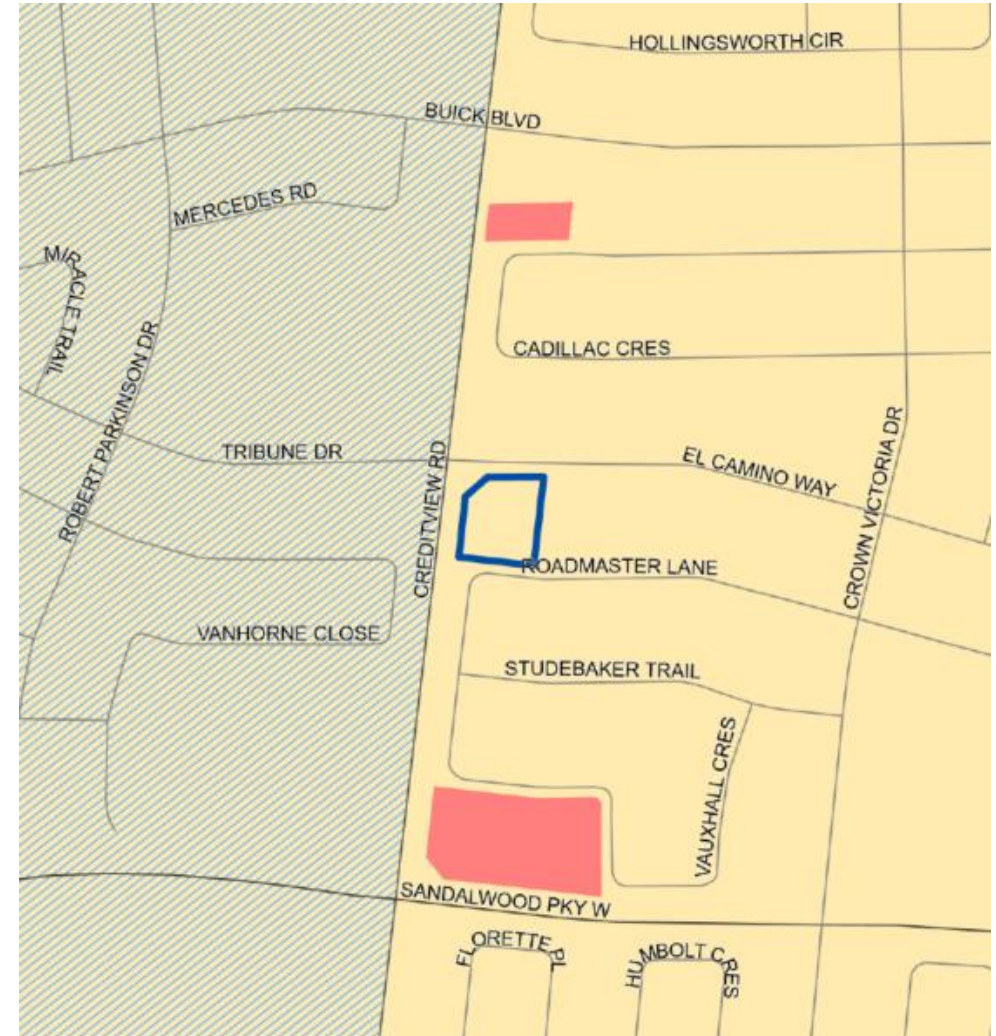
**Schedule 2 – Designations**

# 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

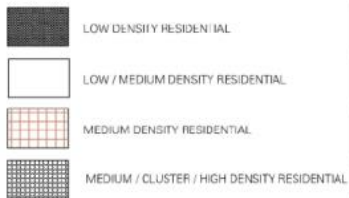
## Fletchers Meadow Secondary Plan (Area 44)

### Land Use Designation: Low/ Medium Density Residential

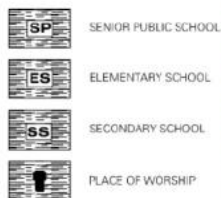
- Permits residential uses with a broad range and mix of lot sizes for single detached structural units

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

#### RESIDENTIAL



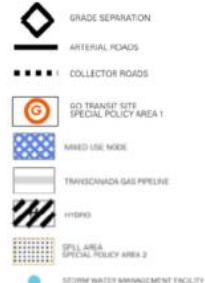
#### INSTITUTIONAL



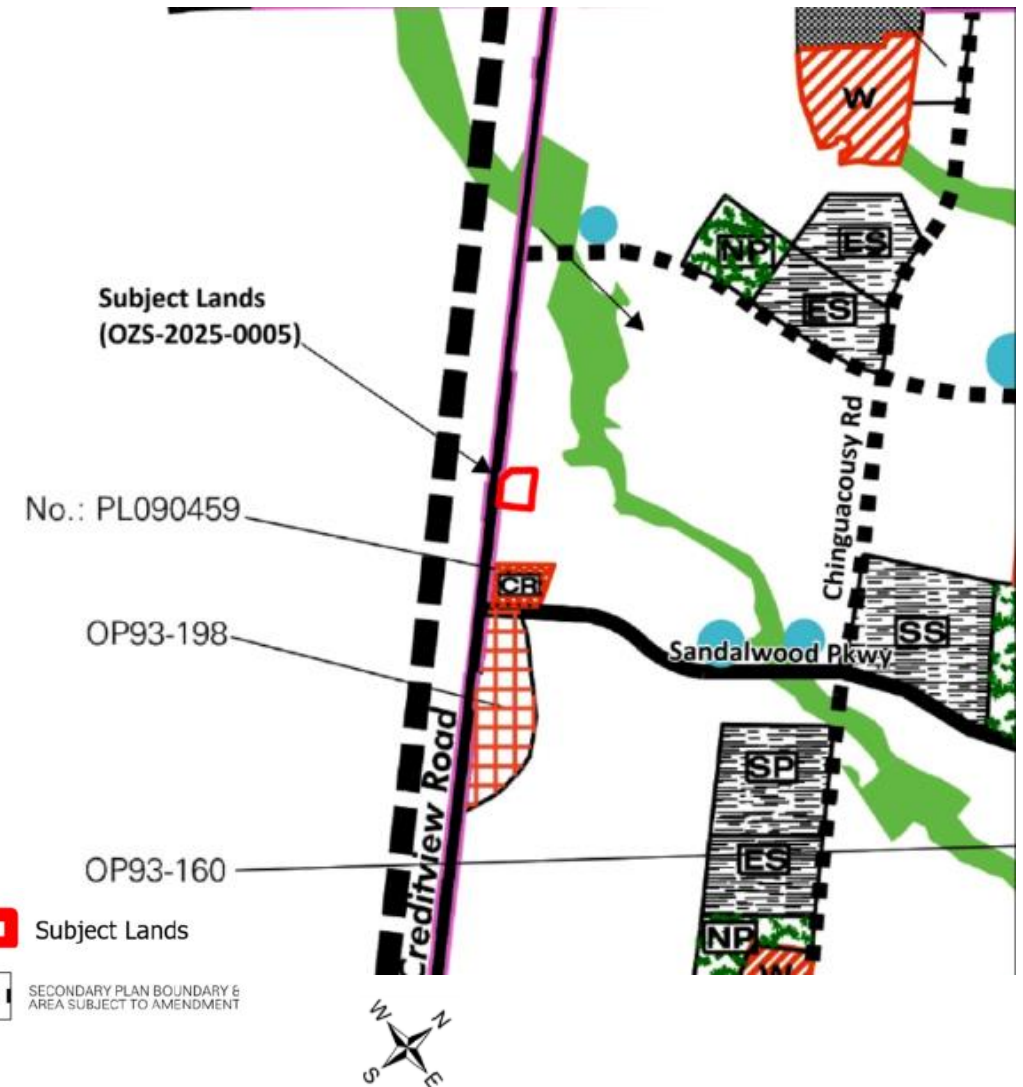
#### OPEN SPACE



#### 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"><li>a) Uses permitted under the SC zone and purposes accessory to the permitted uses</li><li>b) Medical offices</li><li>c) Medical clinic; and</li><li>d) Pharmacy</li></ul> <p>Requirements and Restrictions:</p> <ul style="list-style-type: none"><li>• Total of 55 parking spaces, 4 accessible parking spaces</li><li>• Minimum Front Yard Depth: 3.0m</li><li>• Minimum Interior Side Yard Depth: 3.0m</li><li>• Minimum Exterior Side Yard Depth: 3.0m</li><li>• Minimum Landscape Open Space: 454 sq. m (12% of the required front yard and exterior side yard)</li></ul>



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 header with the Brampton logo and the text "BramPlanOnline". Navigation links include "Announcements", "Register for an Account", and "Login". A search bar is located on the right side of the header.

The main content area is divided into two columns. The left column features a "Home" and "Planning" navigation bar. Below this is the "BRAMPLAN ONLINE" logo and a "Welcome to BramPlanOnline!" message. It explains that the application allows users to manage their Planning and Development applications, submit applications, and obtain their status. It also provides instructions for logging in, registering for an account, and submitting applications. A "Planning" section is visible at the bottom of the left column, with a link to "Search for an application" and contact information for assistance.

The right column contains a "Login" section with fields for "User Name or E-mail:" and "Password:". There is a "Login" button and a "Remember me on this computer" checkbox. Below the login section, there is a link to "New Users: Register for an Account".

Below the main content area, there is a section for "File OZS-2025-0005: OPA ZBA Subdivision". The status is "In Review-Pre Public Meeting". There is a "File Info" tab and a "Documents" tab. The "Documents" tab is active, showing a list of documents. The list has 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](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

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# Thank you!