

**Date:** 2020-12-16

**Subject:** C08E17.01 & 21T-19009B

**Secondary Title: RECOMMENDATION REPORT**

Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision

*(To develop 17 detached units along with 2 open space compensation blocks, a valleyland buffer block, a vegetation enhancement block and a Natural Heritage System block)*

**Candevcon Limited - 2185715 Ontario Inc.**

11570 McVean Drive

South of Mayfield Drive between Goreway Drive and McVean Drive  
Ward 10

**Contact:** Tejinder Sidhu, Development Planner, Planning, Building and Economic Development, (905) 874-2386, [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca); and, Cynthia Owusu-Gyimah, Acting Manager, Planning, Building and Economic Development, (905) 874-2064, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Report Number:** Planning, Building and Economic Development-2020-334

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, **Candevcon Limited – 2185715 Ontario Inc.**, 11570 McVean Drive, Ward 10 (C08E17.012 and 21T-19009B) dated December 16<sup>th</sup>, 2020 to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. **THAT** the Zoning By-law Amendment application and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 2185715 Ontario Inc., Files: C08E17.012 & 21T-19009B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and
3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 14 attached to this report be adopted; and

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the Planning Act.

**Overview:**

- **This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application to develop the lands with seventeen (17) detached dwellings.**
- **The application proposes to create seventeen (17) single detached residential lots, four (4) part lots, a public street, two (2) open space compensation blocks, a valleyland buffer block, a vegetation enhancement block and a natural heritage system block.**
- **The subject lands are designated “Estate Residential” and “Open Space” in the City’s Official Plan. An amendment to the Official Plan is not required.**
- **The subject property is designated as “Executive Residential”, “Natural Heritage Systems” and “Restoration/Enhancement Area” in the Vales of Humber Secondary Plan (Area 50). An amendment to the Secondary Plan is not required.**
- **The property is zoned “Rural Estate Holding (REH)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development of detached homes.**
- **A Statutory Public Meeting for this application was held on June 8, 2020. No members of the public were in attendance at the Statutory Public Meeting. Written submissions from one member of the public were received. Results of the Statutory Public Meeting are included as Appendix 11 – Results of the Public Meeting.**
- **The Zoning By-law and Draft Plan of Subdivision application is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2019-2022 Term of Priorities: A Compass for Our Community” and supports the “City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people.**

## **Background:**

The applications for a Zoning By-law Amendment and a Draft Plan of Subdivision were received on January 24, 2019. The applications have been reviewed for completeness and deemed to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided on February 21, 2019. A Statutory Public Meeting for this application was held on June 8, 2020.

The initial proposal was only for a portion of the lands as shown on Appendix 1. It is noted that the applicant revised the boundaries of lands subject to the application following the public meeting (see Appendix 1A). The boundaries of the land was expanded to include additional lands for the protection of adjacent natural heritage features. This revision was anticipated following discussions with staff, and as such was indicated in the Public Meeting notices sent out for this application.

In staff's opinion, the revision made to the draft plan boundaries is considered minor and does not require additional public notice.

## **Current Situation:**

### Proposal (Refer to Appendix 1 for Draft Plan of Subdivision):

An application to amend the Zoning By-law and a Draft Plan of Subdivision has been filed in support of the proposed development. Details of the proposal are as follows:

- Seventeen (17) single detached residential dwelling lots, consisting of;
  - 8 lots with frontages of approximately 15.2 metres (50 feet); and,
  - 9 lots with frontages of approximately 19.8 metres (65 feet);
- Four (4) part lots for future development that will be facilitated through the part lot control application process;
- A new public street (Gold Bottom Crescent);
- Two (2) open space (Compensation) blocks;
- One (1) open space (Vegetation Enhancement) block; and
- One (1) open space (Valleyland Buffer) block.

### Application to Amend the Zoning By-law:

The subject property is zoned 'Residential Rural Estate Holding (REH)' by By-law 270-2004, as amended. Uses permitted in this zone include: residential (a single detached dwelling, a group home type I, an auxiliary group home) and non-residential (purposes accessory to the other permitted purposes). This zoning designation does not permit the proposed development.

The proposed Zoning By-law amendment rezones the property to two site specific Residential Single Detached (R1E) zones, an Open Space (OS) zone, and a Floodplain (F) zone. This will permit the lot widths, building height and other performance standards of the proposed detached houses. The proposed amendment will also protect

the Natural Heritage System block and Floodplain on the site. Other development standards are also included in the proposed by-law as shown in Appendix 14 – Draft Zoning By-law Amendment.

#### Property Description and Surrounding Land Uses (Refer to Appendix 6)

The lands have the following characteristics:

- a total site area of approximately 2.28 hectares (5.63 acres);
- municipally located at 11570 McVean Drive, at the west side of McVean Drive and approximately 430 metres south of Mayfield Road (Appendix 2); and
- currently vacant.

The surrounding land uses are described as follows:

North: Vacant lands, which are planned for executive residential uses, the extension of Boyce Crescent and valleylands.  
South: Existing single detached dwellings.  
East: A valley system of the Humber River Watershed.  
West: Gordon Randle Drive, beyond are executive residential dwellings.

#### Summary of Recommendations:

This report recommends that Council enact the Zoning By-law attached to this report as Appendix 14 and approve the Draft Plan of Subdivision subject to the conditions set out in Appendix 15.

#### Planning Analysis Summary:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, Region of Peel's Official Plan and the City of Brampton Official Plan. Appendix 10 provides a detailed analysis of the application's conformity with the applicable policy framework.

#### *Planning Act:*

This development proposal has regard for matters of provincial interest as set out in Section 2 and Section 51(24) of the Planning Act.

The rezoning and draft plan of subdivision application protects ecological systems (including natural areas, features and functions) by providing a Valleyland Buffer between the proposed residential development and Natural Heritage System on the site. The applications also represent an appropriate location of growth and development as the proposed low density use is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan.

Staff is satisfied that the applications are in compliance with the matters of provincial interests as set out in the Planning Act.

*Provincial Policy Statement (PPS) (2020):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposal is consistent with the Provincial Policy Statement as it applies to the sustenance of healthy, liveable and safe communities in a settlement area and the protection of natural features located on the site. A 10.0 metre Valleyland Buffer is provided between the residential development and adjacent Natural Heritage System Block, which helps to protect and preserve the feature including its biodiversity.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):*

The Growth Plan for the Greater Golden Horseshoe provides a framework regarding growth and development that supports economic prosperity, protects the environment, and helps communities to achieve a high quality of life. The proposed residential development conforms with the Growth Plan for the Greater Golden Horseshoe and protects the Natural Heritage System Block adjacent to the residential development by providing an appropriate buffer to reduce impacts and rezoning them to Open Space and Floodplain Zones.

*Region of Peel Official Plan (Office Consolidation, December 2018):*

The Region of Peel Official Plan provides a long-term policy framework that protects the environment, manages resources, and forecasts growth. The subject site is located within the “Urban System” in the Region of Peel Official Plan. The proposal conforms to the Regional Official Plan by directing redevelopment to within the urban boundary to help optimize the supply of available land, supporting the achievement of healthy communities and protecting adjacent open space features on the site.

*City of Brampton Official Plan (September 2020, Office Consolidation):*

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development (residential use) and has regard to the adjacent Natural Heritage System located on the site. Staff are satisfied that the objectives of the Official Plan have been met.

The subject lands are designated as “Estate Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan. The site is also

identified as Area 4A Vales of Humber Secondary Plan on Schedule A1 – Upscale Executive Housing Special Policy Areas. “Upscale Executive Housing” is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. Schedule C, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation Mapping of the Official Plan, identifies a Valleyland/Watercourse Corridor on a portion of the subject lands.

*Vales of Humber Secondary Plan (Area 50) (2012) and The Vales of Humber Block Plan (BP 50-1 and 50-2 (2013)*

The subject land is designated as “Executive Residential”, “Restoration/Enhancement Area” and Natural Heritage System” in Vales of Humber Secondary Plan (Area 50) and in the Vales of Humber Block Plan (BP50). The proposed application is consistent with the permissions for these designations and conforms to the Secondary Plan as well as The Vales of Humber Block Plan.

#### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in June 2020, exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 13 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City.

A Statutory Public Meeting for this application was held on June 8, 2020. No members of the public were in attendance at the Statutory Public Meeting. Written correspondence from one member of the public was received. Please refer to Appendix 11 – Results of the Public Meeting for details of the Statutory Public Meeting and Appendix 12 – Correspondence Received for details of comments received.

#### **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.

### **Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities by efficiently using land and resources in a greenfield area to provide a residential development as well as protecting adjacent natural heritage system on the site.

### **Living the Mosaic – 2040 Vision:**

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. The proposed site is located in a designated greenfield area and will assist in building complete communities by protecting natural environments with balanced, responsible planning. 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 Zoning By-law amendment and Plan of Subdivision application represents good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment (Appendix 14) and the approval of implementing Draft Plan of Subdivision as the following criteria has been satisfied

- The proposed Zoning By-law Amendment provides site-specific zoning to implement the different uses contemplated for this site. Previous technical issues noted in the Information Report / Public Meeting have been addressed including the revision of subdivision boundaries to protect and improve adjacent natural heritage features including providing a buffer.
- The proposed residential development is consistent with the “Estate Residential” and “Open Space” designations identified in the City’s Official Plan. The proposal is also consistent with the “Executive Residential”, “Natural Heritage Systems” and “Restoration/Enhancement Area” designations identified in the Vales of Humber Secondary Plan.

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

Authored by:

Reviewed by:

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**Attachments:**

Appendix 1: Draft Plan of Subdivision (Original)  
Appendix 1A: Draft Plan of Subdivision (Revised)  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Secondary Plan Designations  
Appendix 5: Zoning Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Heritage Resources  
Appendix 8: Propane Facilities  
Appendix 9: Block Plan Designations  
Appendix 10: Detailed Planning Analysis  
Appendix 11: Results of the Public Meeting  
Appendix 12: Correspondence Received  
Appendix 13: Results of Application Circulation  
Appendix 14: Zoning By-law Amendment  
Appendix 15: Conditions of Draft Approval