



Report
Staff Report
 The Corporation of the City of Brampton
 6/9/2025

Date: 2025-05-09

File: OZS-2024-0031

Subject: **Recommendation Report- Application to Amend the Official Plan and Zoning By-law**
(To permit two commercial/retail plazas)
Glen Schnarr & Associates Inc. - 840966 Ontario Ltd.
 8331 Heritage Road
 Ward 6

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Report number: Planning, Bld & Growth Mgt-2025-387

RECOMMENDATIONS:

1. That the report from Saghar Massah, Development Planner, Development Services & Design Division to the Planning and Development Committee meeting of 06-09-2024, re: **Recommendation Report- Application to Amend the Official Plan and Zoning By-law**, Glen Schnarr & Associates Inc. - 840966 Ontario Ltd., 8331 Heritage Road, Ward 6, File: OZS-2024-0031 be received;
2. That the application for an Amendment to the Official Plan, Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of 840966 Ontario Ltd. (File: OZS-2024-0031) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms to the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted;
5. That prior to staff forwarding the enacting zoning by-law amendment to Council for approval, the Commissioner of Planning, Building and Growth Management is to be satisfied that all cost sharing agreement obligations associated with the

property are satisfied, or alternatively that a Holding symbol be used for this purpose in the Zoning By-law, and

6. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment pursuant to Section 22 (6), and 34 (10.4) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- **This report recommends approval of an amendment to the Official Plan and Zoning By-law to permit the development of the subject lands for two commercial plazas, a northern and a southern plaza, that are to include a total of eight buildings, with 5,972 square metres (64,282 square feet) of total commercial Gross Floor Area (GFA).**
- **The subject properties are designated ‘Residential’ on Schedule A: General Land Use Designations of the City of Brampton Official Plan, which permits complementary uses, such as Neighbourhood Retail and Convenience Retail. The lands are also partially designated on Schedule A2: Retail Structure, as “Convenience Retail.” An amendment to Schedule A2 is required to:**
 - **Redesignate the southern portion of the lands as ‘Neighbourhood Retail’ to support the higher gross floor area proposed; and**
 - **To expand the ‘Convenience Retail’ designation over the northern portion to ensure alignment with the scale and function and intent of the City’s established retail hierarchy**
- **The subject lands are designated ‘Convenience Commercial’ ‘Low/Medium Density Residential’ and Special Policy Area 16 (SPA 16) within the Bram West Secondary Plan (Area 40(d)). The proposed amendment seeks to:**
 - **Redesignate the southern portion of the site to ‘Neighbourhood Commercial’ to support the increased gross floor area; and**
 - **Extend the ‘Convenience Commercial’ designation northward to cover the entire area of the proposed development**
- **A Tertiary Plan (see Attachment 15) is submitted that demonstrates the subject land can be comprehensively developed in coordination with the adjacent property to the south, ensuring proper integration of access, circulation, and future land use planning.**
- **The subject lands are zoned ‘Future Development (FD)’ as per a prior Ontario Land Tribunal (OLT) decision in conjunction with an a plan of subdivision and rezoning application (File: C05W02.008). The proposed amendment to the**

Zoning By-law through the subject application is now required to facilitate the intended commercial plazas.

- **A Statutory Public Meeting for this application was held on August 12, 2024. One member of the public was present to delegate on this item.**
- **The proposal represents good planning, is consistent with the Provincial Planning Statement and is in conformity with the Brampton Official Plan.**
- **Staff recommend the Official Plan Amendment, and Zoning By-law Amendment 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:

Special Policy Area 16 (SPA 16); and Draft Plan of Subdivision (File: C05W02.008) - Approved 2022

The subject lands are designated Special Policy Area 16 (SPA 16) in the Bram West Secondary Plan, which requires landowners with properties located within 450 metres of the Maple Lodge Farms' (MLF) operation to work with the City, MLF, and the Province to establish appropriate site-specific separation distances between sensitive land uses (such as residential) and the MLF fields. SPA 16 includes wording to provide flexibility, allowing landowners to demonstrate through site-specific technical studies whether a reduction to the separation distance would be appropriate.

The subject lands are a portion of the Draft Plan of Subdivision and Zoning By-law Amendment application lands (File: C05W02.008) that were previously approved that proposed to reduce the required policy-based minimum separation distance from the MLF facility from 450 metres to 150 metres to facilitate additional residential development. In support of the reduction, an Odour Assessment prepared by SLR Consulting (Canada) Ltd. (dated February 2021) was submitted for staff review. Following further revisions and a settlement agreement between the applicant, the City, and MLF, the Ontario Land Tribunal (OLT) approved the revised Draft Plan of Subdivision in November 2022 (Case No. 22-002419), establishing a site-specific minimum separation distance of 150 metres, buffered by future non-residential blocks along Heritage Road. Under the approved zoning, the subject lands were designated as 'Future Development' to reflect the buffer function.

Application to Amend Official Plan and Zoning By law

On April 30, 2024, Glen Schnarr & Associates Inc., on behalf of 840966 Ontario Ltd., submitted this application to amend the Official Plan and Zoning By-law to permit the

development of two commercial plazas on the subject lands. The application was deemed complete in accordance with the requirements of the Planning Act, and a Notice of Complete Application was issued on May 22, 2024.

CURRENT SITUATION:

Proposal

The development of eight (8) commercial buildings to be on two separate properties/plazas, as per the details provided below:

Northern plaza:

- One (1) two-storey building with office uses on the second floor and three (3) one-storey buildings for retail and commercial uses.
- The development application proposes a total Gross Floor Area (GFA) of approximately 2,229 square metres.
 - Building A (Retail and Office): two-storey with a GFA of 924 square metres;
 - Building B (Retail): one-storey with a GFA of 474 square metres;
 - Building C (Retail): one-storey with a GFA of 556 square metres; and
 - Building D (Retail): one-storey with a GFA of 275 square metres.
- The development application proposes two (2) vehicular accesses for the northern plaza. One full access from future Brasstown Valley Trail and one restricted right out to Heritage Road
- 104 parking spaces
- Two (2) loading areas
- Six (6) accessible space
- The site has a Floor Space Index (FSI) of 0.35
- The proposed lot coverage of the development is 27.19%.

Southern plaza:

- One (1) two-storey building with office uses on the second floor and three (3) one-storey buildings for retail and commercial uses.

- The development application proposes a total Gross Floor Area (GFA) of approximately 3,339 square metres.
 - Building A (Retail and Office): two-storey with a GFA of 1,509 square metres;
 - Building B (Retail): one-storey with a GFA of 702 square metres;
 - Building C (Retail): one-storey with a GFA of 708 square metres; and
 - Building D (Retail): one-storey with a GFA of 824 square metres.
- The development application proposes two (2) vehicular accesses for the southern plaza. One full access from future Brasstown Valley Trail and one restricted right in and right out to Heritage Road
- 163 parking space
- Two (2) loading area
- Six (6) accessible space
- The site has a Floor Space Index (FSI) of 0.35.
- The proposed lot coverage of the development is 27.19%.

Property Description and Surrounding Land Use (Please refer to Appendix 1):

The lands have the following characteristics:

- are municipally known as 8331 Heritage Road;
- have a total site area of approximately 0.88 hectares;
- have a frontage of approximately 255 metres along Heritage Road;
- are currently vacant land.

Appendix 1 reflects the general configuration of the road network and building locations in the proposed development which is subject to some changes occurring at the site plan approval stage.

The surrounding land uses are described as follows:

- North: Valleyland, draft approved Ashley Oaks Homes Plan of Subdivision (low/Medium density residential, commercial/office, and public school uses).
- South: Agricultural (lands part of the tertiary plan), valleyland, Ashley Oaks Homes Plan of Subdivision, Industrial uses
- East: Valleyland, Ashley Oaks Homes Plan of Subdivision
- West: Heritage Road, beyond is Maple Lodge Farms

Sustainability Score

The subject application has submitted a sustainability score of 46, attaining the bronze threshold. Through the site plan process, staff will continue to work with the applicant to ensure that the sustainability score metrics are achieved through the detailed site plan review (Please refer to Appendix 12).

Amendment to the Official Plan

On Schedule A of the Brampton Official Plan, the subject lands are designated 'Residential'. This designation permits complementary non-residential uses, such as 'Neighbourhood Retail' and 'Convenience Retail', where supported by the applicable Secondary Plan. As the Bram West Secondary Plan (Area 40(d)) permits these commercial uses on the subject lands, an amendment to Schedule A is not required.

On Schedule A2 – Retail Structure, the majority of the subject lands are designated 'Convenience Retail'. An amendment to Schedule A2 is being sought to refine the boundaries of the 'Convenience Retail' designation to align with the intended development configuration reflected in Draft Approved Plan of Subdivision 21T-19015B. In addition, the southern portion of the lands is proposed to be redesignated to 'Neighbourhood Retail' to accommodate a commercial gross floor area exceeding 40,000 square feet, in conformity with the City's retail hierarchy policies.

Within the Bram West Secondary Plan (Area 40(d)), the subject lands are designated 'Convenience Commercial' and 'Low/Medium Density Residential'. The 'Convenience Commercial' designation permits one or more retail or service establishments developed as a unit not exceeding 3,700 square metres (40,000 square feet). The 'Low/Medium Density Residential' designation permits a range of residential built forms, including single-detached, semi-detached, and townhouse dwellings, as well as supporting community uses such as schools, parks, and stormwater management facilities.

The proposed amendment seeks to redesignate the northern portion of the subject lands from 'Low/Medium Density Residential' to 'Convenience Commercial', and the southern

portion from 'Low/Medium Density Residential' and 'Convenience Commercial' to 'Neighbourhood Commercial'. These changes are intended to reflect the refined development limits, permit an increased gross floor area in the southern portion, and ensure conformity with the land use permissions required to support the proposed commercial plaza.

A Secondary Plan Amendment is therefore required to facilitate the proposed commercial development, as the current land use designations do not align with the intended development configuration.

Amendment to the Zoning By-law

The Subject Lands are currently zoned 'Future Development (FD)' in the City of Brampton Zoning By-law 270-2004 (see Appendix 6 – Brampton Zoning By-law (270-2004)).

An amendment to the Zoning By-law is required to facilitate the proposed development. The Zoning By-law Amendment submitted with this application proposes to rezone the subject lands to 'Commercial Three – Section 3836 (C3 – 3836)'. Site-specific provisions are proposed to allow reduced yard depths to support a more urban commercial form that interacts with the public realm and promotes efficient land use.

A minimum 6.0 metres building setback is maintained along the interface with residential lots, providing sufficient space for the installation of masonry walls and a landscape buffer to ensure appropriate screening and compatibility.

A Draft Implementing Zoning By-law is included as Appendix 14 of this Report.

Staff is satisfied that the proposed amendment to the Zoning By-law implements the intent of the Official Plan amendment, and will facilitate an appropriate development that will fit into the planned residential and commercial development in the area.

Cost-Sharing Agreement

This site is subject to the Bram West 40-3 Cost Sharing Agreement (CSA) obligations. Staff recommends that these obligations be satisfied prior to the enactment of Zoning By-law Amendment. If the matter remains unresolved prior to the enactment of the Zoning By-law Amendment, staff intends to include a Holding ('H') provision in the Zoning By-law to ensure that the obligations are satisfied in the future.

SUMMARY OF RECOMMENDATION:

This report recommends that Council approve the proposed Official Plan Amendment and Zoning By-law Amendment. This report further recommends that Council approve the Official Plan Amendment in accordance with Appendix 13 and the Zoning By-law Amendment in accordance with Appendix 14. The proposal and implementing documents

represent good planning, are consistent with the Provincial Planning Statement, and conform to the City of Brampton Official Plan – see associated details in Appendix 11.

Matters of Provincial Interest

Planning Act, (2020):

Section 2 of the Planning Act, R.S.O. 1990, sets out matters of provincial interest that decision-makers must have regard for when considering planning applications. The proposed Official Plan and Zoning By-law Amendment have been reviewed against these interests and are considered to have appropriate regard for the relevant provisions.

The proposal represents orderly and appropriate development within a planned subdivision area and supports the efficient use of land and infrastructure. It facilitates the extension of planned servicing, including transportation, water, wastewater, and waste management systems, and aligns with the planned subdivision layout, contributing to the creation of a safe and healthy community. The application also supports strategic intensification by introducing commercial uses on lands where residential development is restricted due to proximity to Maple Lodge Farms, thereby making efficient use of constrained lands. The site design promotes pedestrian integration and supports long-term transit objectives along Heritage Road, further contributing to a sustainable and walkable development pattern. While detailed design matters will be addressed through the Site Plan Approval process, the conceptual layout demonstrates a well-designed built form that supports the character of the surrounding neighbourhood and contributes positively to the public realm.

Based on the above, staff are satisfied that the application demonstrates appropriate regard for matters of provincial interest as outlined in Section 2 of the Planning Act.

Provincial Planning Statement (PPS), (2024):

The proposed Official Plan and Zoning By-law Amendments have been evaluated for consistency with the Provincial Planning Statement (PPS), 2024, in accordance with Sections 2 and 3 of the Planning Act. The PPS provides directions on matters of provincial interest related to land use planning and development, with a focus on building strong communities through efficient land use patterns, infrastructure integration, and complete community design.

The subject lands are located within a planned settlement area and form part of an approved draft plan of subdivision. The proposal supports the PPS objectives by optimizing the use of land and infrastructure, contributing to a diverse land use mix, and enabling a compact, transit-supportive form of development. Residential uses are restricted due to the site's proximity to Maple Lodge Farms, a major facility requiring separation from sensitive uses. As such, the proposed commercial use represents a compatible and appropriate alternative that mitigates land use conflicts and supports employment and services within the community. The application is supported by technical

studies, including a Functional Servicing Report and Traffic Impact Study, which demonstrate that the site can be adequately serviced.

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:

The City of Brampton Official Plan provides guidance and policies for the future of the city. The subject lands are designated 'Residential' on Schedule "A" and partially as 'Convenience Retail' on Schedule "A2" of the City of Brampton Official Plan. They are also located within the 'Community' and 'Support Corridor' on Schedule 1 – City Concept. The proposed commercial plaza supports the goals of the Official Plan, including Section 2.4.2(e), by enhancing the local employment base and contributing to a balanced live/work community structure.

The development aligns with Section 3.1, the Sustainable Planning Framework, by supporting compact, walkable, and transit-supportive growth. The proposed retail use is considered a complementary use within the 'Residential' designation under Section 4.2.1.1, subject to Secondary Plan policies. The proposal also conforms with the Local Retail policies in Section 4.3.5, by introducing a mix of 'Neighbourhood Retail' and 'Convenience Retail' at a location identified for future growth and supported by planned infrastructure.

In accordance with Section 4.10.1, the application incorporates measures to conserve and commemorate the McClure Farmhouse, a cultural heritage resource, through an interpretive feature that preserves its legacy within the community.

Based on the above, the application conforms with the Official Plan, and an amendment is required to redesignate the southern portion of the lands as 'Neighbourhood Retail' and expand the 'Convenience Retail' designation over the northern portion, ensuring alignment with the proposed use and the City's retail structure. Staff recommend approval of the Official Plan Amendment, generally in accordance with Appendix 13.

Bram West 40(d) Secondary Plan:

As the Bram West Secondary Plan area is currently under review by the City, the proposed development will be assessed for conformity against the existing, in-effect Bram West 40(d) Secondary Plan.

The subject lands are designated 'Low/Medium Density Residential' and 'Convenience Commercial' in Schedule SP40(a) of the Bram West Secondary Plan. The 'Low/Medium Density Residential' designation permits a mix of housing types, with a maximum density of 30.1 units per net hectare, and requires that at least 60% of units be single detached

dwellings. The 'Convenience Commercial' designation permits local-scale commercial uses with a gross floor area (GFA) limit of 40,000 square feet and is intended to serve nearby residential communities while minimizing impacts on adjacent residential areas.

The proposed development consists of two commercial plazas, a northern and a southern plaza, comprising a total of eight buildings. Each plaza includes one two-storey mixed-use building with office uses on the second floor and three one-storey buildings for retail and commercial uses. The combined total GFA is approximately 5,568 square metres.

The proposal does not conform to the 'Low/Medium Density Residential' designation, as it includes no residential component and does not meet the density or housing requirements outlined in Section 3.4.15 of the Secondary Plan. Additionally, the proposed GFA exceeds the 40,000 sq. ft. limit permitted under the 'Convenience Commercial' designation by 289 sq. ft. Therefore, an Official Plan Amendment is required to redesignate the southern portion of the site to 'Neighbourhood Commercial' to accommodate the proposed scale; and expand the 'Convenience Commercial' designation in the northern portion to reflect the entirely non-residential use and align with current policy.

As required under Section 3.5.6(iv) of the Bram West Secondary Plan, a Tertiary Plan is necessary to demonstrate coordinated and comprehensive development of the 'Convenience Commercial' lands along Heritage Road. A Tertiary Plan and supporting brief were submitted by Glen Schnarr & Associates Inc., illustrating coordinated access, circulation, and site design across the subject site and adjacent lands, a portion of which are under the same ownership but not included in this proposal. Further details regarding landscaping treatment and maintenance responsibilities for adjacent lands under the same ownership will be reviewed at the Site Plan stage to ensure cohesive site development.

The subject lands are located within Special Policy Area 16 in the Secondary Plan, which addresses compatibility with Maple Lodge Farms operations. A reduced separation distance of 150 metres was approved through OLT Case No. 22-002419. The proposed commercial use is considered a less sensitive alternative to residential development and provides an appropriate buffer between Maple Lodge Farms and future neighbourhoods to the east.

Based on the above, an amendment to the Secondary Plan is required to update the designations and reflect the proposed commercial plaza. Staff recommend approval, generally in accordance with Appendix 13.

Community Engagement

The proposed Official Plan Amendment and Zoning By-law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Public Notice signs were also placed on the subject lands to advise members of the public that

an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on August 12th, 2024. One member of the public made delegations at the meeting. Details of the Statutory Public Meeting, including a summary of the issues raised and response to the issues, are included in the summary chart as well as in Appendix 10 of this report.

Issue Raised at Public Meeting	Response
<i>Restrict the use of Heritage Road by transport trucks</i>	Heritage Road is classified as a collector road within the City's road network, and restrictions on truck traffic are determined and enforced by the City's Transportation Planning and Traffic Services divisions. This development application does not propose any changes to existing road classifications or truck restrictions. City staff can confirm that no changes to truck routing or permissions are proposed through this application.
<i>Allow for switching from a septic tanks to sanitary sewers in the area</i>	The proposed development includes full municipal servicing, including connections to the existing sanitary sewer network along Brasstown Valley Trail. However, the extension of sanitary services to existing residential properties not included in the development boundary is not within the scope of this application

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

TERM OF COUNCIL PRIORITIES:

The application is consistent with the "A City of Opportunities" theme. It supports the building of complete communities to accommodate growth for people and jobs.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic.” This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres by supporting the development of a neighbourhood-scale commercial plaza that enhances access to goods and services, promotes local employment, and contributes to a walkable, transit-supportive urban environment. The proposed development provides an appropriate land use transition, integrates with surrounding residential areas, and reflects the City’s commitment to creating inclusive, complete, and well-connected communities.

CONCLUSION:

Staff is satisfied that the proposed Official Plan and Zoning By-law Amendment represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, is consistent with the Provincial Planning Statement (PPS), 2024, and aligns with overall principles and policy direction of the City of Brampton Official Plan

The proposed amendments support the City’s objective of fostering complete, compact, and well-connected communities by introducing a walkable, transit-supportive commercial development within an established growth area. The development leverages existing infrastructure, contributes to the local employment base, and provides convenient access to goods and services for area residents.

This report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Appendices 13 and 14, respectively, as the following criteria have been met:

- The proposal conforms to provincial and municipal planning framework, such as Provincial Planning Statement and the Brampton Official Plan.
- The proposed development supports strategic intensification by introducing appropriately scaled commercial uses that enhance local employment and economic activity.
- The application has been reviewed by all relevant internal departments and external agencies, and technical matters have been satisfactorily addressed.

The proposed amendments facilitate the orderly development of the lands and contribute positively to the planned function of the surrounding area. Staff recommend approval of the Official Plan Amendment and Zoning By-law Amendment, as the proposal is considered to be in the public interest and consistent with the principle of good planning.

Authored by:

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Attachments:

- Attachment 1: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations-Schedule A
- Attachment 4: Official Plan Retail Structure-Schedule A2
- Attachment 5: Secondary Plan Designations
- Attachment 6: Zoning Designations
- Attachment 7: Aerial & Existing Land Use
- Attachment 8: Heritage Resources
- Attachment 9: Results of External Circulation
- Attachment 10: Results of Public Meeting
- Attachment 11: Detailed Planning Analysis
- Attachment 12: Sustainability Assessment Snapshot
- Attachment 13: Official Plan Amendment
- Attachment 13A: Official Plan Amendment Schedule
- Attachment 13B: Official Plan Amendment Schedule
- Attachment 14: Zoning By-law Amendment
- Attachment 14A: Zoning By-law Amendment Schedule
- Attachment 15: Tertiary Plan