



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 23, 2026

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
- Members Absent: Regional Councillor R. Santos - Wards 1 and 5 (other municipal business)
Mayor Patrick Brown (ex officio)
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Shannon Brooks, Manager, Policy Planning
Alex Sepe, Manager, Development Services
Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning
Mirella Palermo, Advisor, Special Projects
Christine Tao, Assistant Planner, Integrated City Planning
Rashad Usmanali, Associate, Legal Counsel
Qian (Andrea) Zhang, Planner, Development Services
Raj Lamichhane, Planner, Development Services
Marina Shafagh, Planner, Development Services

Michelle Hui, Planner, Development Services
Marcia Razao, Planner, Development Services
Ellis Lewis, Planner, Development Services
Aferdita Dzaferovska, Strategic Leader
Harjot Sra, Planner, Development Services
Megan Fernandes, Planner, Development Services
Arjun Singh, Principal Planner/Supervisor, Development Services
Tristan Costa, Planner, Integrated City Planning
Genevieve Scharback, City Clerk
Gagandeep Jaswal, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 9:41 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance.

2. Approval of Agenda

PDC028-2026

That the agenda for the Planning and Development Committee Meeting of March 23, 2026, be approved, as amended, as follows:

To defer the following items to a future Planning and Development Committee meeting:

7.5 - Staff Report by Arjun Singh, Principal Planner/Supervisor, Development Services, re: Application to Amend the Official Plan, Korsiak Planning, Primont Homes (Heritage Heights 1) Inc., Primont Homes (Heritage Heights 3), DMHH Partnership, west of Mississauga Road, south of Wanless Drive, north of the CN Rail tracks, Ward 6, File: OZS-2025-0014

7.6 - Staff Report by Raj Lamichhane, Planner, Development Services, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Primont Homes (Heritage Heights 1) Inc., 10344 Mississauga Road, Ward 6, File: OZS-2025-0016

To add

10.1 - Discussion Item at the request of Chair Palleschi re: Region of Peel Staff Report "Water and Wastewater Infrastructure Plan Update" on the March 26 Peel Regional Council Agenda

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(9.1 and 9.2)

The following motion was considered:

PDC029-2026

That the following items to the Planning and Development Committee Meeting of March 23, 2026, be approved as part of Consent:

9.1 and 9.2

Carried

5. General Delegations (5 Minutes Maximum)

Nil

6. Statutory Public Meeting

6.1 File: City-initiated Report 2026-223 - Public Meeting

6.1.1 Staff Presentation by Christine Tao, Assistant Planner, Integrated City Planning

6.1.2 Delegations - Nil

6.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The staff presentation was received as part of the published meeting agenda.

6.2 File: City-initiated Report 2026-203 - Public Meeting

6.2.1 Staff Presentation by Mirella Palermo, Advisor, Special Projects, Integrated City Planning

6.2.2 Delegations - Nil

6.2.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The staff presentation was received as part of the published meeting agenda.

6.3 File: City-initiated Report 2026-212 - Public Meeting

6.3.1 Staff Presentation by David VanderBerg, Manager, Development Services

6.3.2 Delegations

6.3.3 Correspondence - Nil

David VanderBerg, Manager, Development Services, presented an overview of the application that included background information, proposed zoning by-law amendment, request for additional input, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, questions and suggestions with respect to the subject application:

- Kathleen McDermott, Brampton Resident
- Tanvir Rai, Noble Prime Solutions
- Harman Brar, Brampton Resident

Committee consideration of the matter included concerns, questions, and suggestions from the delegates with respect to the following:

- suggestion to include wording in the by-laws to ensure that path of travel will be maintained if the property is functioning as an ARU
- questions regarding whether there will be allowance for grading on top of window wells to allow for path of travel

- suggestion to investigate alternative options for residents to ensure they remain in compliance as the typical dimensions of new developments in the City restrict space

The following motion was considered:

PDC030-2026

1. That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: City-initiated Application to Amend the Zoning By-law, City File 2026-212, **be received**; and
2. That the following delegations re: City-initiated Application to Amend the Zoning By-law, City File 2026-212, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 1. Kathleen McDermott, Brampton Resident
 2. Tanvir Rai, Noble Prime Solutions
 3. Harman Brar, Brampton Resident

Carried

6.4 File: OZS-2025-0051 - Public Meeting

6.4.1 Staff Presentation by Qian (Andrea) Zhang, Planner, Development Services

6.4.2 Delegations

6.4.3 Correspondence

Qian (Andrea) Zhang, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, proposed official plan amendment, zoning by-law context, proposed zoning by-law amendment, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, comments, and suggestions with respect to the subject application:

- Shravan Nagaraj, Brampton Resident
- Dinesh Udaiwal, Brampton Resident
- Rajvir Kaur Johal, Brampton Resident

Committee consideration of the matter included concerns, comments, and suggestions from the delegates with respect to the following:

- the proposal is incompatible with the low density character of neighbourhood
- the proposed commercial use will increase noise and light pollution as well as privacy issues
- parking overflow and traffic and safety concerns, especially on Bonnie Braes Drive as a result of already prevalent congestion and high volume of traffic incidents
- negative impact to property value and quality of life
- potential of increased issues for residents exiting their driveways as a result of the increased traffic and vehicle stoppages
- the road infrastructure in this area was designed for residential use and not commercial
- public safety and security concerns due to increased risk of loitering, vandalism, after hours activity, enforcement challenges, and unauthorized business operations
- request to complete a comprehensive traffic and safety study before moving forward

The following motion was considered:

PDC031-2026

1. That the presentation from Qian (Andrea) Zhang, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., DulSCO Construction Inc., 8680 Chinguacousy Road (southwest corner of Chinguacousy Road and Bonnie Braes Drive), Ward 4, File: OZS-2025-0051, **be received**;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., DulSCO Construction Inc., 8680 Chinguacousy Road (southwest corner of Chinguacousy Road and Bonnie Braes Drive), Ward 4, File: OZS-2025-0051, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
 1. Shравan Nagaraj, Brampton Resident

2. Dinesh Udaiwal, Brampton Resident
3. Rajvir Kaur Johal, Brampton Resident
3. That the correspondence from Shravan Nagaraj, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., Dulsco Construction Inc., 8680 Chinguacousy Road (southwest corner of Chinguacousy Road and Bonnie Braes Drive), Ward 4, File: OZS-2025-0051, to the Planning and Development Committee Meeting of March 23, 2026, **be received**.

Carried

6.5 File: OZS-2025-0052 - Public Meeting

6.5.1 Staff Presentation by Raj Lamichhane, Planner, Development Services

6.5.2 Delegations

6.5.3 Correspondence

Raj Lamichhane, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, proposed official plan amendment, zoning by-law context, proposed zoning by-law amendment, key issues and considerations, and next steps.

Registered delegates, Melissa Cass and Mike Berger, MDA Space, addressed Committee to relay concerns regarding the proposed rezoning to allow heavy industrial warehousing. It is her understanding that the subject area was zoned for prestigious office and related uses. The proposal to rezone does not fit the character of the current zoning and will therefore have a negative effect on the businesses in the area. The delegates also cited increased traffic and noise concerns as a result of the proposal.

Registered delegate, Nancy Mendes, Brampton Resident, also addressed Committee and expressed concerns surrounding the scale of the proposed development and its impact on the environment, local infrastructure, and surrounding road network. She noted the proposed development is incompatible with the existing neighbourhood and does not align with the density of the surrounding residential areas. The delegate further noted that the proposal will increase traffic flow, reduce pedestrian safety, increase stormwater runoff and flooding risk.

The following motion was considered:

PDC032-2026

1. That the presentation from Raj Lamichhane, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, Kaneff Properties Limited, Kaneff Group, 1876 and 1990 Hallstone Road, Ward 6, File: OZS-2025-0052, **be received**;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Kaneff Properties Limited, Kaneff Group, 1876 and 1990 Hallstone Road, Ward 6, File: OZS-2025-0052, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
 1. Melissa Cass and Mike Berger, MDA Space
 2. Nancy Mendes, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Kaneff Properties Limited, Kaneff Group, 1876 and 1990 Hallstone Road, Ward 6, File: OZS-2025-0052, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 1. Breana Mahami, Brampton Resident, dated March 17, 2026
 2. Nancy and Maxim Mendes, Brampton Residents, dated March 17, 2026
 3. Rabinder and Palvinder Gill, Brampton Residents, dated March 17, 2026
 4. Michael Nashat, Brampton Resident, dated March 17, 2026
 5. Javad Malik, Brampton Resident, dated March 17, 2026
 6. Gwen Bernal, Brampton Resident, dated March 17, 2026
 7. Danieli Sikelero Elsenbruch and Harry Froussios, Zelinka Priamo Ltd., on behalf of Loblaw Companies Limited, dated March 20, 2026
 8. Kamran Qayyum, on behalf of residents, dated March 17, 2026.

Carried

6.6 File: OZS-2025-0047 - Public Meeting

6.6.1 Staff Presentation by Marina Shafagh, Planner, Development Services

6.6.2 Delegations

6.6.3 Correspondence

Marina Shafagh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, proposed official plan amendment, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, comments, questions, and suggestions with respect to the subject application:

- Nirav Dave, Brampton Resident
- Kulwinder Chhina, Brampton Resident
- Harman Brar, Brampton Resident
- Samarpit Chhabra, Brampton Resident
- Tara Gill, Brampton Resident, Audio Delegation

Committee consideration of the matter included concerns, comments, questions, and suggestions from the delegates with respect to the following:

- environmental concerns including reduced air quality, stormwater absorption and urban heat reduction
- loss of green space and natural landscaping
- the high density of the proposed development does not fit with the existing character of the neighbourhood and will increase pressure on local infrastructure and roads
- the proposal does not align with the overall objectives of the Brampton Plan as the development is not compatible with the neighbourhood and does not have sufficient infrastructure to support it
- the proposed private lane access by Truro Circle will funnel traffic to an area with very little available parking, which will exacerbate current issues such as gridlock, blocked fire routes, and narrow roads due to winter maintenance
- the proposal will increase truck traffic, dust and noise pollution, and road obstructions

- the requested floor space index is nearly double the typical density of this neighbourhood which will leave no room for permeable landscaping or viable backyards; the development should instead provide green space and backyard depths that are comparable to the existing detached homes in the area
- the proposed development conflicts with ongoing community improvements as residents have requested additional trees to be planted in this area
- suggested implementing a height restriction of 9.5 metres, changing the requested floor space index to a maximum of 0.065 and moving access to Mayfield Road

Registered delegate, Hardil Brar, Brampton Resident, was not in attendance, therefore their delegation was withdrawn.

The following motion was considered:

PDC033-2026

1. That the presentation from Marina Shafagh, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Blackthorn Development Corp., Amarjit Singh Shahi, 1285 Mayfield Road, Ward 6, File: OZS-2025-0047, **be received**;
2. That the following delegations re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Blackthorn Development Corp., Amarjit Singh Shahi, 1285 Mayfield Road, Ward 6, File: OZS-2025-0047, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
 1. Nirav Dave, Brampton Resident
 2. Kulwinder Chhina, Brampton Resident
 3. Harman Brar, Brampton Resident
 4. Samarpit Chhabra, Brampton Resident
 5. Tara Gill, Brampton Resident, [Audio Delegation](#)
3. That the following correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Blackthorn Development Corp., Amarjit Singh Shahi, 1285 Mayfield Road, Ward 6, File: OZS-2025-0047,

to the Planning and Development Committee Meeting of March 23, 2026,
be received:

1. Ketan Bhikadiya, Brampton Resident, dated March 11, 2026
2. Harman Brar, Brampton Resident, dated March 14, 2026
3. Kulwinder Chhina, on behalf of residents, dated March 8, 2026.

Carried

6.7 File: OZS-2025-0050 - Public Meeting

6.7.1 Staff Presentation by Michelle Hui, Planner, Development Services

6.7.2 Delegations

6.7.3 Correspondence

Michelle Hui, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, architectural rendering, building elevation, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, official plan amendment, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Registered delegate, Andre Violante, Brampton Resident, addressed Committee and expressed the following concerns, comments, and questions with respect to the subject application:

- environmental concerns
- increased traffic
- incompatibility with the existing area, including existing building heights and density
- proposed conversion of institutional land without clear justification is not in accordance with planning policy
- the ongoing growth of the corridor will result in increased population and higher demand for institutional services, rendering the conversion of this institutional land ineffective
- suggested more opportunities for meaningful community input

The following motion was considered:

PDC034-2026

1. That the presentation from Michelle Hui, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Brampton New Life Community Church, 9281 Goreway Drive, Ward 8, File: OZS-2025-0050, **be received**;
2. That the delegation from Andre Violante, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Brampton New Life Community Church, 9281 Goreway Drive, Ward 8, File: OZS-2025-0050, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Brampton New Life Community Church, 9281 Goreway Drive, Ward 8, File: OZS-2025-0050, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 1. Andy Pang, Brampton Resident, dated March 18, 2026
 2. Ian Jones, Brampton Resident, dated March 19, 2026
 3. Tracy R, Brampton Resident, dated March 2, 2026
 4. Sarah Vu, Brampton Resident, dated March 17, 2026.

Carried

6.8 File: OZS-2026-0005 - Public Meeting

6.8.1 Staff Presentation by Marcia Razao, Planner, Development Services

6.8.2 Delegations

6.8.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

Registered delegate, Jonathan Rodger, Zelinka Priamo Ltd., was in attendance but withdrew their delegation.

The staff presentation was received as part of the published meeting agenda.

6.9 File: OZS-2025-0037 - Public Meeting

6.9.1 Staff Presentation by Ellis Lewis, Planner, Development Services

6.9.2 Delegations

6.9.3 Correspondence

Ellis Lewis, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, secondary plan amendment, zoning by-law amendment, key issues and considerations, and next steps.

The following delegations addressed Committee and expressed their concerns, comments, questions, and suggestions with respect to the subject application:

- Ryan Coelho, Life of Louvain Association
- Tina Gaudio, Brampton Resident
- Rifat Parvaiz, Brampton Resident
- John Zagala, Brampton Resident

Committee consideration of the matter included concerns, comments, questions, and suggestions from the delegates with respect to the following:

- negative impact to the safety, environment and overall quality of life of the neighbourhood
- increased traffic congestion and reduction of pedestrian safety, especially for children walking to school
- increased strain on local infrastructure
- loss of privacy
- noise concerns
- potential loss of community and disruption to the existing character of the neighbourhood
- environmental impact, including strain on green spaces, parks, and natural landscapes and increased stormwater runoff
- insufficient urban planning

- suggestion for this space to be used to fit the needs of the community as there is already a plaza in the area
- the entrance/exit of the plaza in the vicinity of Countryside Drive is not viable as it is already congested; the entrance onto Landscape Drive is also not viable as it is very close to the park walkway which raises significant safety concerns
- concerns raised to the consultant/applicant in previous discussions have not been addressed

The following motion was considered:

PDC035-2026

1. That the presentation from Ellis Lewis, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, G-Force Urban Planners and Consultants, Sukhjinder S Sagna, 3288 Countryside Drive, Ward 10, File: OZS-2025-0037, **be received**;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, G-Force Urban Planners and Consultants, Sukhjinder S Sagna, 3288 Countryside Drive, Ward 10, File: OZS-2025-0037, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
 1. Ryan Coelho, Life of Louvain Association
 2. Tina Gaudio, Brampton Resident
 3. Rifat Parvaiz, Brampton Resident
 4. John Zagala, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, G-Force Urban Planners and Consultants, Sukhjinder S Sagna, 3288 Countryside Drive, Ward 10, File: OZS-2025-0037, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 1. Navi Dhami, Brampton Resident, dated February 27, 2026
 2. Ashwani Handa and Riti Singh, Brampton Residents, dated February 28, 2026
 3. Sonia Panchal, Brampton Resident, dated March 2, 2026

4. Parm Bhatthal, Brampton Resident, dated February 27, 2026
5. Michelle Gonzalez, Brampton Resident, dated March 2, 2026
6. Arashdeep Singh, Brampton Resident, dated February 27, 2026
7. Gurvinder Sondhi, Brampton Resident, dated February 28, 2026
8. Natalie Shing, on behalf of residents, dated February 25, 2026
9. Harinder Buttar, Brampton Resident, dated March 23, 2026.

Carried

6.10 File: OZS-2026-0007 - Public Meeting

6.10.1 Staff Report by Aferdita Dzaferovska, Strategic Leader, Project Management

6.10.2 Delegations - Nil

6.10.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The staff presentation was received as part of the published meeting agenda.

7. Planning Applications

7.1 File: City-initiated Report 2026-172

7.1.1 Staff Report by Christine Tao, Assistant Planner, Integrated City Planning

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was considered:

PDC036-2026

1. That the report from Christine Tao, Assistant Planner, Integrated City Planning, to the Planning and Development Committee Meeting of March 23, 2026, re: City-initiated Application to Amend the Official Plan for Minor Clerical Corrections, City File: 2026-172, **be received**;

2. That the clerical revision to eight (8) Official Plan Amendments, as set out in the By-law attached as Attachment 1, **be approved and adopted by Council**; and
3. That the clerical revisions to renumber duplicated Special Policy Areas, as set out in the By-law attached as Attachment 2, **be approved and adopted by Council**.

Carried

7.2 File: OZS-2025-0055

7.2.1 Staff Report by Alex Sepe, Manager, Development Services

7.2.2 Delegations

7.2.3 Correspondence - Nil

City Councillor Power requested clarification from staff in regard to how the issues flagged by the Region of Peel will impact the City if this development is approved.

Staff advised that updated material was provided by the applicant, and as a result, the Region of Peel has cleared the functional servicing report and waste management plan. Staff advised the only outstanding item is the requirement for a traffic impact study, which will be incorporated in the holding provision, should this development be approved.

City Councillor Power also highlighted the issues with overcrowding in schools in this area, noting that there are only two secondary schools in the area which are both currently over capacity, and requested this issue be taken into consideration prior to a decision being made on this application.

Staff noted that the Region of Peel comments on this application have been taken into consideration, however, the concerns raised by Committee will be revisited.

In response to questions of clarification from Committee, staff advised that the intersection of Gore Road and Attmar Drive was analyzed as part of the completed traffic study.

Registered delegate, Marshall Smith, KLM Planning Partners Inc., addressed Committee on behalf of the applicant and presented an overview of the application that included location and context, Brampton plan designation,

proposed development, proposed landscape plan, elevations, and submitted studies and reports.

City Councillor Power suggested the need for further discussion and opportunity for public input.

Deputy Mayor Singh proposed deferral of the application, for further consideration and discussion.

The following motion was considered, as amended:

PDC037-2026

1. That the report from Alex Sepe, Manager, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc., c/o Forestside Estates Inc., 8840 The Gore Road, Ward 8, File: OZS-2025-0055, **be deferred to the last Planning and Development meeting of May 2026.**
2. That the delegation from Marshall Smith, KLM Planning Partners Inc., re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc., c/o Forestside Estates Inc., 8840 The Gore Road, Ward 8, File: OZS-2025-0055, to the Planning and Development Committee Meeting of March 23, 2026, **be received.**

Carried

7.3 File: OZS-2024-0039

7.3.1 Staff Report by Harjot Sra, Planner, Development Services

7.3.2 Delegations

7.3.3 Correspondence - Nil

The following delegations addressed Committee and expressed their concerns, comments, questions, and suggestions with respect to the subject application:

- Jiteshkumar Tripathi, Brampton Resident
- Rinal Patel, Brampton Resident
- Diptesh Patel, Brampton Resident
- Vijaykumar Lad, Brampton Resident
- Shankarnarayana Sreedhara and Radhika Udipi, Brampton Residents

Committee consideration of the matter included concerns, comments, questions, and suggestions from the delegates with respect to the following:

- planning should rely on local reality and area context, not solely general policies
- inappropriate location for the proposed development
- the number of students projected is severely underestimated, which will exacerbate overcrowding issues
- insufficient infrastructure and amenities
- traffic congestion and road safety concerns, including the potential hinderance of access for emergency vehicles
- loss of green space and negative environmental impact
- precedent for future overdevelopment
- inadequate parking facilities
- sightline, shadow, and privacy concerns
- lack of sufficient public consultation

The following registered delegates were not in attendance, therefore their delegations were withdrawn:

- Santosh Arora, Brampton Resident
- Nishant Arora, Brampton Resident
- Shalini Arora, Brampton Resident
- Ridwan Arora, Brampton Resident
- Om Prakash Arora, Brampton Resident
- Khyati Rawat, Brampton Resident
- Hasmukh Merja, Brampton Resident
- Hemang Dave, Brampton Resident
- Frank Nawfal, Brampton Resident
- Sachin Trivedi, Brampton Resident

The following motion was considered:

PDC038-2026

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039, **be received**;
2. That the application to amend the Official Plan and Zoning By-Law submitted by Blackthorn Development Corp., on behalf of 1000158200 Ontario Inc., Ward 10, File OZS-2024-0039, **be approved** on the basis that it represents good planning, has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Planning Statement and conforms to the City's Official Plan, for reasons set out in this recommendation report;
3. That the amendments to the Official Plan, as generally in accordance with Attachment 12, to this report, **be adopted**;
4. That the amendments to the Zoning By-Law, generally in accordance with Attachment 13, to this report, **be approved**;
5. That **no further notice or public meeting be required** for the attached Official Plan and Zoning By-Law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
6. That prior to forwarding the enacting by-laws to Council for approval to facilitate the proposed development, **the following supporting materials are to be provided to the satisfaction of the Commissioner of Planning, Building and Growth Management**; and
 - a. Stage 3 Archaeological Assessment;
 - b. written confirmation by the Cost Sharing Trustee for the Bram East Block 1, that the Owner is in good standing;
7. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 - a. Jiteshkumar Tripathi, Brampton Resident
 - b. Rinal Patel, Brampton Resident
 - c. Diptesh Patel, Brampton Resident

- d. Vijaykumar Lad, Brampton Resident
- e. Shankarnarayana Sreedhara and Radhika Udipi, Brampton Residents.

Carried

7.4 File: OZS-2025-0001

7.4.1 Staff Report by Megan Fernandes, Planner, Development Services

7.4.2 Delegations

7.4.3 Correspondence - Nil

Registered delegate, Sydney DiTomasso, Fotenn Planning + Design, was in attendance but withdrew their delegation.

The following motion was considered:

PDC039-2026

1. That the report from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of March 23, 2026, re: Application to Amend the Zoning By-law and for a Temporary Use By-law, 2832948 Ontario Inc., c/o Fotenn Planning + Design, 10590 Highway 50, Ward 10, File: OZS-2025-0001, **be received**;
2. That the application for a Zoning By-law Amendment and Temporary Use Zoning By-law Amendment submitted by Fotenn Planning + Design on behalf of 2832948 Ontario Inc, Ward 10, File OZS-2025-0001, **be approved** on the basis that it represents good planning, has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Planning Statement and conforms to the City's Official Plan, and for reasons set out in this recommendation report;
3. That the amendments to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendments (Attachment 11 and Attachment 12) to this report, **be approved**; 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, R.S.O. c.P. 13, as amended.

Carried

7.5 File: OZS-2025-0014

7.5.1 Staff Report by Arjun Singh, Principal Planner/Supervisor, Development Services

7.5.2 Delegations

7.5.3 Correspondence

Dealt with under Approval of the Agenda - Recommendation PDC028-2026

7.6 File: OZS-2025-0016

7.6.1 Staff Report by Raj Lamichhane, Planner, Development Services

7.6.2 Delegations

7.6.3 Correspondence

Dealt with under Approval of the Agenda - Recommendation PDC028-2026

8. Staff Reports

8.1 Staff Report by Tristan Costa, Planner, Integrated City Planning, re: Bram West Draft Land Use Concept, Wards 4 and 6

8.1.1 Delegations

8.1.2 Correspondence

Registered delegate, Patrick Pearson, Glen Schnarr and Associates Inc., addressed Committee and suggested the following with respect to the subject report:

- suggested the inclusion of the Maple Lodge Farms land holdings in the final analysis as the preliminary analysis identified a need for additional employment lands within the secondary plan area, however this analysis excluded the Maple Lodge Farms land holdings which are designated as employment
- suggested upholding the existing residential permissions in the secondary plan as some lands are being proposed for employment uses
- suggested an alternate land use concept plan

Chair Palleschi proposed deferral of the report, citing reasons which included the following:

- agreeance with the need to capture Maple Lodge Farms employment lands in the analysis

- inclusion of live-work uses on the east side of Mississauga Road
- ensuring protection of sensitive land uses on the south side of Embleton Road

Staff commented that they will continue ongoing work, taking into consideration the provincial guidelines.

The following motion was considered, as amended:

PDC040-2026

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of March 23, 2026, re: Bram West Draft Land Use Concept, Wards 4 and 6, **be referred** back to staff for further consideration and report to a future Planning and Development Committee meeting;
2. That the delegation from Patrick Pearson, Glen Schnarr and Associates Inc., re: Bram West Draft Land Use Concept, Wards 4 and 6, to the Planning and Development Committee Meeting of March 23, 2026, **be received**; and
3. That the following correspondence re: Bram West Draft Land Use Concept, Wards 4 and 6, to the Planning and Development Committee Meeting of March 23, 2026, **be received**:
 1. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Tesch Developments Inc., c/o DG Group, dated March 13, 2026
 2. Patrick Soriano, Gagnon Walker Domes, on behalf of Zia Mohammad and Shamyla Hameed, dated March 18, 2026
 3. Colin Chung and Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of Block 40-5 Landowners Group, dated March 19, 2026
 4. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Brampton Block Plan Landowners Group 40-5, dated March 20, 2026.

Carried

8.2 Staff Report by Mirella Palermo, Advisor, Special Projects, Integrated City Planning, re: City-wide Community Improvement Plan (CIP) for Office Employment – Program Extension

8.2.1 Correspondence

The following motion was considered:

PDC041-2026

1. That the report from Mirella Palermo, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of March 23, 2026, re: City-wide Community Improvement Plan (CIP) for Office Employment – Program Extension, **be received**;
2. That **Council approve an extension** of the Community Improvement Plan (CIP) for Office Employment until November 30, 2027, and amend By-Law 197-2024 to; and
 - i. Reduce the minimum eligible square footage from 25,000 square feet (2,323 square meters) to 20,000 square feet (1,858 square meters); and
 - ii. Remove reference to the Region of Peel Major Office Incentive program
3. That the correspondence from Kevin Freeman, Kaneff Group, dated March 19, 2026, re: City-wide Community Improvement Plan (CIP) for Office Employment – Program Extension, to the Planning and Development Committee Meeting of March 23, 2026, **be received**.

Carried

9. Committee Minutes

9.1 Minutes - Active Transportation Advisory Committee - February 10, 2026

The following motion was approved on consent:

PDC042-2026

That the Minutes of the Active Transportation Advisory Committee Meeting of February 10, 2026, Recommendations ATC001-2026 – ATC008-2026, to the Planning and Development Committee Meeting of March 23, 2026, **be approved**.

The recommendations were approved as follows:

ATC001-2026

That the agenda for the Active Transportation Advisory Committee Meeting of February 10, 2026, be approved, as amended:

To Add:

7.3 Discussion Item at the request of Barry Lavallee, Citizen Member, re: Notice of Resignation

To vary the order:

To deal with Item 7.2 prior to Item 7.1

ATC002-2026

That the presentation from Stephen Laidlaw, Co-Chair, re: **Bicycle Lane Maintenance**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC003-2026

That the presentation from Stephen Laidlaw, Co-Chair, re: **Lane Width Changes**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC004-2026

That the presentation from Sabat Ismail, Transportation Planner, Planning, Building and Growth Management, re: **2026 AT Education and Outreach Plan**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC005-2026

That the presentation from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **E-scooter Pilot Program Update**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC006-2026

That the verbal update from Dayle Laing, Citizen Member, re: **Bike the Creek June 13, 2026**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC007-2026

That the correspondence from Lisa Stokes, Co-Chair, Active Transportation Advisory Committee, dated January 26, 2026, re: **Leading Pedestrian Interval Committee Response**, to the Active Transportation Advisory Committee Meeting of February 10, 2026, be received.

ATC008-2026

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, April 14, 2026, at 7:00 p.m. or at the call of the Chair.

Carried

9.2 Minutes - Brampton Heritage Board - February 17, 2026

The following motion was approved on consent:

PDC043-2026

That the Minutes of the Brampton Heritage Board Meeting of February 17, 2026, Recommendations BHB001-2026 – BHB015-2026, to the Planning and Development Committee Meeting of March 23, 2026, be approved.

The recommendations were approved as follows:

BHB001-2026

That the agenda for the Brampton Heritage Board meeting of February 17, 2026 be approved, as published and circulated.

BHB002-2026

1. That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026, re: **Heritage Designation of 18 Rosedale Avenue West - Ward 1**, be received;
2. That designation of the property at 18 Rosedale Avenue West under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 Rosedale Avenue West in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB003-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2025, re: **Heritage Designation of 19 David Street - Ward 1**, be received;
2. That designation of the property at 19 David Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 19 David Street in accordance with the requirements of the Act;
4. That, if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB004-2026

1. That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026, re: **Heritage Designation of 32 Scott Street - Ward 1**, be received;
2. That designation of the property at 32 Scott Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 32 Scott Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB005-2026

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 17, 2026, re: **Heritage Designation of 38 Scott Street - Ward 1**, be received;
2. That designation of the property at 38 Scott Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 38 Scott Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB006-2026

1. That the report prepared by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026, re: **Heritage Designation of 64 Joseph Street - Ward 1**, be received;
2. That designation of the property at 64 Joseph Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 64 Joseph Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB007-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 17, 2026, re: **Heritage Designation of 68-70 Nelson Street West - Ward 1**, be received;
2. That designation of the properties at 68-70 Nelson Street West under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the properties at 68-70 Nelson Street West in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;

5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB008-2026

1. That the report prepared by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of December 16, 2025, re: **Recommendation Report: Heritage Designation of 8 Archibald Street - Ward 1**, be received;
2. That designation of the property at 8 Archibald Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 8 Archibald Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB009-2026

1. That the report by Johanna Keus, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board meeting of February 17, 2026 re: **Heritage Designation of 15 Bramalea Road**, be received;
2. That designation of 15 Bramalea Road under Part IV of the *Ontario Heritage Act* as a property of cultural heritage significance, be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under the *Ontario Heritage Act*;
4. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, a by-law be passed to designate the subject property and;
5. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, staff be directed to refer the proposed designation to the Ontario Land Tribunal.

BHB010-2026

1. That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 17, 2026, re: **Heritage Designation of 15-17 Alexander Street - Ward 1**, be received;
2. That designation of the property at 15-17 Alexander Street under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 15-17 Alexander Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property; and,
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

BHB011-2026

1. That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026, re: **Heritage Designation of 28 & 30 Rosedale Avenue West - Ward 1**, be received;
2. That designation of the properties at 28 & 30 Rosedale Avenue West under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the properties at 28 & 30 Rosedale Avenue West in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject properties; and,
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject properties.

BHB012-2026

1. That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026,

re: **Heritage Designation of 84 Main Street South - Ward 1**, be received;

2. That designation of the property at 84 Main Street South under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 84 Main Street South in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed to designate the subject property; and,
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

BHB013-2026

1. That the report by Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning to the Brampton Heritage Board meeting of February 17, 2026, re: **Scoped Heritage Impact Assessment, 2054 Embleton Road, Brampton – Ward 6** be received;
2. That the Scoped Heritage Impact Assessment, 2054 Embleton Road, Brampton prepared by LHC Heritage Planning & Archaeology Inc, dated October 31, 2025, be deemed complete.
3. That based on the evaluation within the HIA, the proposed development does not result in major direct or indirect impacts on any adjacent or nearby listed or designated heritage properties; and,
4. That the following mitigation measures should be implemented as recommended by the Heritage Impact Assessment, to minimize impact of the proposed development on the heritage character of adjacent heritage properties and the area of Huttonville:
 5. Planting of trees to reduce the visual impact of the new parking lot on the surrounding heritage properties and overall village context
 6. Consideration should be given to the erection of a white picket fence along the southern property margin to create a further sense of separation between the parking lot and the streetscape.

BHB014-2026

That the report by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of February 17, 2026, re: **Heritage Impact Assessment for Brampton Cenotaph - Ken Whillans Square, 2 Wellington Street West**, be referred back to staff for further consideration regarding potential shadowing of the cenotaph.

BHB015-2026

That Brampton Heritage Board do now adjourn to meet again on Thursday, April 21, 2026 at 7:00 p.m.

Carried

10. Other Business/New Business

- 10.1 Discussion Item at the request of Chair Palleschi re: Region of Peel Staff Report “Water and Wastewater Infrastructure Plan Update” on the March 26 Peel Regional Council Agenda

Chair Palleschi highlighted an item on the upcoming Peel Regional Council agenda regarding an update on the water and wastewater infrastructure plan. He noted that an appendix of this report recognized the lands west of Heritage Heights as long term, whereas it would be more appropriate for these lands to be recognized as mid-term.

The following motion was considered:

PDC044-2026

Whereas the City of Brampton continues to expedite development approvals to meet our housing pledge and build complete communities;

Whereas the City of Brampton continues to work with the Region of Peel and the development industry to prioritize the City’s key growth and development areas to ensure the timely delivery of critical infrastructure;

Now therefore be it resolved

That **staff be directed to work with the Region of Peel to make the following changes** to the “Water and Wastewater Infrastructure Plan Update” on the March 26 Regional Council Agenda:

- On Appendix III of the Report, everything west of Mississauga Road to Winston Churchill Blvd should be reconsidered as mid-term (2028-2033) not long term (2034+). There are several Precinct Plan applications filed

with the City that are in development approvals and will proceed to draft approvals shortly.

Carried

11. Referred/Deferred Matters

Nil

12. General Correspondence

Nil

13. Councillor Question Period

Nil

14. Public Question Period

Nil

15. Closed Session

Nil

16. Adjournment

PDC045-2026

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on April 13, 2026, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair