

Date: 2021-01-08

Subject: **OZS-2020-0022**

Secondary Title: INFORMATION REPORT
Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision
(To permit the development of four single detached dwellings)
Castlebridge Development Group Ltd. – 2640267 Ontario Inc.
10799 Creditview Road
Ward: 6

Contact: Himanshu Katyal, Development Planner, Planning and Development Services, Himanshu.Katyal@brampton.ca 905-874-3359, and Cynthia Owusu-Gyimah, Manager, Planning and Development Services, Cynthia.OwusuGyimah@brampton.ca

Report Number: Planning, Building and Economic Development-2021-044

Recommendations:

1. **THAT** the report titled: **Information Report: Application to the Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision – Castlebridge Development Group Ltd. – 2640267 Ontario Inc. – 10799 Creditview Road – Ward 6 (2021-044: Planning, Building and Economic Development-2021-044 and City file: OZS-2020-0022)**, to the Planning and Development Committee Meeting of February 1, 2021, be received;
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The applicant proposes to develop four single detached dwellings.
- The property is designated “Residential” on Schedule A – General Land Use Designations and “Convenience Retail” on Schedule A2 – Retail Structure in the

Official Plan; and “Convenience Retail” in the Fletcher’s Meadow Secondary Plan (Area 44). An amendment to the Official Plan and Secondary Plan is required.

- **The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.**

Background:

The lands subject to this application are located at 10799 Creditview Road. This application was received on August 28, 2020. It has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on November 5, 2020.

Current Situation:

Proposal (Refer to Appendix 1):

The application is proposing to amend the Official Plan, Zoning By-law and a Draft Plan of Subdivision. Details of the proposal are as follows:

- four two-storey, single detached dwellings;
- Proposed minimum lot area of 270 square metres for interior lots and 360 square metres for the corner lot;
- Proposed lot frontage of 10.6 metres for interior lots and 9.6 metres for the corner lot;
- Proposed 2 parking spaces per dwelling unit;
- Access to the dwellings to be provided from Buick Boulevard.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 0.24 hectares (0.59 acres);

- corner lot at the intersection of Creditview Road and Buick Boulevard; and,
- are currently occupied by a one-storey single detached dwelling and an accessory building with an access from both Creditview Road and Buick Boulevard.

The surrounding land uses are described as follows:

North: existing single detached dwellings;

South: future residential uses consisting of semi-detached dwellings;

East: existing single detached dwellings; and,

West: Creditview Road, beyond are existing townhouses.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

Staff has noted the following specific considerations that will need to be addressed:

- Confirmation that the removal of the existing “Convenience Retail” designation is justified through a Market Study; and,
- Whether the proposed development incorporates a building design that is compatible with the character of the neighbourhood.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on December 3, 2020, and property owners within 240 metres of the subject lands on January 7, 2021 as per Planning Act requirements. A notice of public meeting was also posted in Brampton Guardian Newspaper. This report, along with the complete application requirements including studies, has been posted to the City’s website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision.

Authored by:

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Attachments:

Appendix 1:	Concept Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 3A:	Official Plan Retail Structure
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary