

**Date:** 2021-04-16

**Subject:** C07E16.010

**Secondary Title: RECOMMENDATION REPORT**

Application to Amend the Zoning By-law  
*(To develop a one-storey medical/dental office with underground parking)*

**Glen Schnarr and Associates Inc. – Clonard Group**

3024 Countryside Drive

Northeast of Airport Road and Countryside 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, Bld & Ec Dev-2021-253

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **Glen Schnarr and Associates Inc. – Clonard Group**, 3024 Countryside Drive, Ward 10 (C07E16.010) dated April 16, 2021 to the Planning and Development Committee Meeting of May 10, 2021, be received; and
2. **THAT** the Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Clonard Group, File: C07E16.010, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and 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 12 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 application to develop the lands with a one-storey medical/dental office with underground parking.
- The property is designated “Residential” and “Open Space” in the City’s Official Plan. This designation permits predominately residential uses as well as complementary uses other than Places of Worship subject to specific Secondary Plan policies or designations including health centres. An amendment to the Official Plan is not required.
- The subject property is designated as “Low Density Residential 2”, in the Vales of Castlemore North Secondary Plan (Area 49). An amendment to the Secondary Plan is not required.
- The property is zoned “Residential Rural Estate Two (RE2)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed dental/medical office use.
- A Statutory Public Meeting for this application was held on September 10, 2018. No members of the public were in attendance at the Statutory Public Meeting. Written submission from one member of the public was received. Results of the Statutory Public Meeting are included in Appendix 9 – Results of the Public Meeting as well as written correspondence in Appendix 10 - Correspondence Received.
- The Zoning By-law 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 by efficiently using land and providing a development that will serve residents, provide job opportunities and protect natural heritage system on and adjacent to the site.

## **Background:**

The Zoning By-law Amendment application has been reviewed for completeness and deemed to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided on April 24, 2018. A statutory Public Meeting for this application was held on September 10, 2018.

## **Current Situation:**

### Proposal (Refer to Appendix 1 for Concept Plan):

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

- One storey medical/dental office containing a gross floor area of approximately 265 square metres.
- 23 underground parking spaces, including two barrier free spaces. Access to underground parking is provided through a single right-in/right-out vehicular access from Countryside Drive.

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

The subject property is zoned 'Residential Rural Estate 2 (RE2)' 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 office use.

The proposed Zoning By-law amendment rezones the property to Service Commercial (SC), Open Space (OS), and a Floodplain (F) zone. This will permit the proposed use as well as associated performance standards including lot width, front yard depth, side yard width, gross floor area, minimum landscaped open space and parking. The Open Space and Floodplain zone will protect the natural heritage features of these lands.

The portion of the property that comprises part of the natural heritage system (NHS) is to be zoned Open Space (OS) and Floodplain (F), and are required to be conveyed gratuitously to the City at the Site Plan Approval stage to accommodate its long term protection and preservation. To help ensure that the lands will be conveyed, the attached Zoning By-law applies a "Holding (H)" symbol to the site that will not be lifted, thereby allowing the medical/dental office use, until arrangements for the gratuitous conveyance of the NHS are completed to the satisfaction of the Commissioner of Planning, Building and Economic Development. It is noted that the authority provided to the City through the Planning Act with respect to site planning (Section 41) is not sufficient unto itself to require the gratuitous conveyance of NHS lands.

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

The lands have the following characteristics:

- Located on the east side of Airport Road, north side of Countryside Drive;
- A total site area of approximately 0.193 hectares (0.48 acres) including the Natural Heritage System located on the site; and
- Is currently occupied by a single detached dwelling is located on the lands that will be demolished to accommodate the proposed dental office.

The surrounding land uses are described as follows:

North: Forested Valleyland, containing a tributary of the West Humber River.  
South: Countryside Drive, beyond are residential dwellings and commercial to the south-west.  
East: Forested Valleyland, containing a tributary of the West Humber River.  
West: Airport Road, beyond is vacant agricultural land.

## Summary of Recommendations:

This report recommends that Council approve the proposal for a medical/dental office and enact the Zoning By-law attached to this report as Appendix 12. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan

## Planning Analysis Summary (Refer to Appendix 8 for Detailed Planning Analysis)

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 8 provides a detailed analysis of the application's conformity with the applicable policy framework.

## Matters of Provincial Interest:

### *Planning Act:*

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

The proposed medical/dental office uses is appropriate given the proximity of the site to nearby residential areas. The rezoning application protects ecological systems (including natural areas, features and functions) by providing a 10.0 metre buffer between the proposed building and Natural Heritage System that is located on and

adjacent of the site. The proposed site design is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan.

Staff is satisfied that the application is 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 proposed development helps to achieve complete communities. The proposed dentist/medical office is compatible with surrounding lands, efficiently uses existing infrastructure available on the site and provides employment opportunities.

With regard to the natural heritage system located on and adjacent to the site, a 10 metre buffer is provided to ensure that the proposed development is setback appropriately from the limit of natural features and associated hazards.

*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 dentist/medical office development is located within a Designated Greenfield Area and is located within a Settlement Area. The proposal is consistent with Growth Plan for the Greater Golden Horseshoe policies and protects the Natural Heritage System located on and adjacent to the subject site 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” and “Designated Greenfield Area” 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 natural heritage features on and adjacent to 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 (office use) and has regard to the existing and adjacent Natural Heritage System on the site. Staff are satisfied that the objectives of the Official Plan have been met.

The subject lands are designated as “Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan. Residential uses are permitted within the “Residential” designation as well as complementary uses, other than Places of Worship, including health centres, subject to specific Secondary Plan policies or designations. The site is also identified a “Designated Greenfield Area”. Appendix 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 Castlemore North Secondary Plan (Area 49) (November 2019)*

The subject land is designated as “Low Density Residential 2” in the Vales of Castlemore North Secondary Plan (Area 49). As noted in the Official Plan, complementary uses such as health centres are permitted uses for this designation and conforms to the Secondary Plan.

#### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on April 06, 2018. 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 September 10, 2018. 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 9 – Results of the Public Meeting and Appendix 10 - Correspondence Received for further details.

#### **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 to provide a medical office that will serve residents, provide job opportunities as well as protecting existing and 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 an existing settlement 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 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 12) as the following criteria has been satisfied:

- The proposed Zoning By-law Amendment provides site-specific zoning to implement the medical office use for this site.
- The proposed development is consistent with the “Residential” and “Open Space” designations identified in the City’s Official Plan. The proposal is also consistent with the “Low Density Residential 2” designation identified in the Vales of Castlemore North Secondary Plan.
- The proposed dentist/medical office development optimizes the use of existing transit and servicing infrastructure and helps achieve complete communities by providing a medical office for residents as well as generating jobs.
- The recommended use of a “Holding (H)” symbol on the property will help to ensure the Natural Heritage System portion of the lands will be conveyed gratuitously to the City for its long term protection.

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

Authored by:

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### **Attachments:**

Appendix 1: Concept Site Plan  
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: Detailed Planning Analysis  
Appendix 9: Results of the Public Meeting  
Appendix 10: Correspondence Received  
Appendix 11: Results of Application Circulation  
Appendix 12: Draft Zoning By-law Amendment