

**Date:** 2021-08-20

**Subject:** **INFORMATION REPORT**  
Application to Amend the Zoning By-law and for a Draft Plan of Subdivision  
*(Proposal to develop 4 single detached dwellings)*  
**Weston Consulting – Walter Grdevich**  
9052 Creditview Road  
Ward: 5  
File: OZS-2021-0029

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**Report Number:** Planning, Bld & Ec Dev-2021-832

**Recommendations:**

1. **That** the report titled: **INFORMATION REPORT**, Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, **Weston Consulting Inc. – Walter Grdevich**, 9052 Creditview Road, Ward: 5, (File: OZS-2021-0029), dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received; and,
2. **That** 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:**

- This report provides information for the public meeting for an application to amend the Zoning By-law and for a Draft Plan of Subdivision for a proposed residential development for single detached dwellings.
- The subject property is 0.28 hectares (0.69 acres) in size and is municipally known as 9052 Creditview Road.

- The applicant is proposing a development of the subject lands for three single detached dwellings in addition to the existing dwelling on the property, a Natural Heritage System block, four residential reserve blocks, and the extension of Hosta Street.
- The subject property is designated as 'Residential' and 'Open Space' in the City of Brampton Official Plan. The 'Residential' designation permits a full range of residential dwelling types. An amendment to the Official Plan is not required.
- The subject lands are designated 'Low Density Residential 1', 'Secondary Valleyland' and 'Terrestrial Features' in the Credit Valley Secondary Plan (SPA45). An amendment to the Secondary Plan is not required.
- The subject property is designated as 'Low Density Residential' in the Springbrook Tertiary Plan. This designation permits detached and semi-detached dwellings. An amendment is not required.
- The property is zoned 'Residential Hamlet (RHM1)' as per Zoning by By-law 270-2004, as amended. The 'Residential Hamlet (RHM1)' zone does not permit the proposed residential development. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential subdivision.
- 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 activity engaging the community.

### **Background:**

Weston Consulting Inc., on behalf of Walter Grdevich, submitted this application for a proposed amendment to the Zoning By-law and for a Draft Plan of Subdivision on June 17, 2021. The application has been deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application has been issued.

### **Current Situation:**

#### Proposal:

Details of the proposal are as follows (please refer to Appendix 1):

- One lot to accommodate the existing single detached dwelling fronting Creditview Road;
- Three residential lots for new single detached dwellings with lot widths ranging from 9.0 to 13.0 metres (29.5 to 49.7 feet);
- A Natural Heritage System block on the westerly portion of the subject lands;
- Residential reserve blocks anticipated to accommodate their development for residential uses in conjunction with the property to the south; and,
- An extension of Hosta Street.

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

The lands have the following characteristics:

- are municipally known as 9052 Creditview Road;
- has a total site area of approximately 0.28 hectares (0.69 acres);
- has a frontage of approximately 18.9 metres (62.0 feet) along Creditview Road; and
- are currently occupied by a single-detached dwelling. The two framed sheds on subject lands are proposed to be demolished.

The surrounding land uses are described as follows:

North: A single detached dwelling and open space. The properties to the north are subject to rezoning and draft plan applications (OZS-2020-0018 and C04W06.010), which are to be developed in conjunction with the lands to the north through the extension of Hosta Street;

South: Single detached lots beyond which is Queen Street West;

East: Single detached dwellings fronting Creditview Road and public open space including part of the storm water pond associated with the subdivision primarily located north of Pathway Drive; and

West: Open space and single detached dwellings.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff has noted the

following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- The appropriate buffer to be provided from the wetland on the western portion of the site.
- The development proposal depends on the southward extension of Hosta Street through the proposed plan of subdivision to the north (C04W06.010). That application has been approved by the Local Planning Appeal Tribunal (LPAT) on April 1, 2021.

Further details on this application can be found in the Information Summary contained in Appendix 9. 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, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has also 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.

## **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”.

## **Conclusion:**

Appropriate information and background studies have been received by the Planning, Building and Economic Development Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning & Development Services Committee.

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

Authored by:

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Submitted by:

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## **Attachments:**

Appendix 1:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Aerial & Existing Land Use
Appendix 4:	Official Plan Designations
Appendix 5:	Secondary Plan Designations
Appendix 6:	Zoning Designations
Appendix 7:	Block Plan Designations
Appendix 8:	Tertiary Plan Designations
Appendix 9:	Information Summary