

**Date:** 2021-08-20

**File:** OZS-2019-0010

**Subject: Recommendation Report**

Application to Amend the Zoning By-law and Plan of Subdivision  
(To permit a residential development with 54 single detached dwelling lots, 40 single detached dwelling blocks, a medium density residential block, a secondary school block (Catholic School Board), a park block, a wetland compensation area, a stormwater management pond, valleylands and associated buffers, mid-block connections and a road system)

**695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc.**

2050 Countryside Drive: Northwest of Countryside Drive and Torbram Road

Ward: 9

**Contact:** Steve Ganesh, Manager, Development Services,  
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**Report Number:** Planning, Bld & Ec Dev-2021-796

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report: Application to Amend the Zoning By-law and Plan of Subdivision, 695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc.**, 2050 Countryside Drive: Northwest of Countryside Drive and Torbram Road, Ward: 9 (File: OZS-2019-0010 & 21T-19018B), to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. **THAT** the Zoning By-law Amendment and Plan of Subdivision be approved, on the basis that it represents good planning, including that it is generally 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's Official Plan for the reasons set out in the Planning Recommendation Report subject to the recommended holding provisions, dated August 20, 2021; and,
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to this report be adopted.

4. **THAT** it is determined that the extent of changes to the plan since the statutory public meeting does not require further notice be given in respect of the proposal and that no further public meeting is to be held.

**Overview:**

- This report recommends approval of an amendment to the Zoning By-law and Draft Plan of Subdivision for this application.
- The proposal includes a residential development consisting of 54 single detached dwelling lots, 40 single detached dwelling blocks, a medium density residential block, a secondary school block (Catholic School Board), a park block, a wetland compensation area, a stormwater management pond, valleylands and associated buffers, mid-block connections and a road system.
- The property is designated “Residential” and “Open Space” in the Official Plan. There are no changes required for the designation as part of this application.
- The proposed residential development meets the intent of the requirements of Secondary Plan Area 48. An amendment to the Secondary Plan is not required. The proposed development meets the general intent of the Block Plan and its associated policies.
- The property is zoned “Agricultural (A)” “Floodplain (F)” and “Institutional (I1-1226)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is proposed to allow residential development and to amend the boundaries and metrics of the Institutional zone.
- The development proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and City’s Official Plans.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

**Background:**

The subject lands are located on the northwest corner of Countryside Drive and Torbram Road. The lands are designated “Residential” and Open Space” on Schedule ‘A’ of the Official Plan. The proposed is designated ‘Low Density Residential’, ‘Medium Density Residential’, ‘Valleyland’, ‘Stormwater Management Facility’, ‘City Wide Park’, ‘Separate Secondary School Site’ and ‘Public Middle School Site’ in the Countryside Village Secondary Plan Area 48-2.

This application 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 September 17, 2020. A Public Meeting was held on July 6, 2020.

The application includes a Zoning By-law which creates four residential zones, an institutional zone, a floodplain zone and an open space zone. The accompanying Draft Plan of Subdivision will create the lots and blocks.

**Current Situation:**Proposal (Refer to Appendix 1 and Appendix 1a):

The applicant is proposing to amend the Zoning By-law to permit residential, institutional (secondary school), and open space (stormwater management facility), and valleyland uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create 54 single detached dwelling lots, 40 single detached dwelling blocks and 1 medium density residential block on a proposed plan of subdivision. The future medium density block can be facilitated through a site plan and/or condominium application(s).

- 54 lots and 40 blocks for single detached residential dwelling units;
- One (1) medium density residential block. The block is proposed for a minimum 3 storey structure(s): a maximum of 8 storeys for an apartment building or 4 storeys for a townhouse development. These lands will have to be combined with the lands to the north for access to the local road and services. A Holding provision is proposed for these lands;
- One (1) institutional block for a secondary school;
- One (1) park block;
- One (1) wetland compensation area block;
- One (1) stormwater management pond;

- Valley land and associated buffer; and
- Public roads and laneways.

*Application to Amend the Zoning By-law:*

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. This zoning designation does not permit the intended development. The proposed development requires several new zones to be created. A complete list of all of the zones and associated setback requirements can be found in the Draft Zoning By-law in Appendix 9 of this Recommendation Report.

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

The lands have the following characteristics:

- has a total site area of approximately 19.4 hectares (48 acres),
- has frontage onto Countryside Drive and Torbram Road,
- is currently vacant.

The surrounding land uses are described as follows:

North: Vacant lands, future residential subdivision (City file:C05E16.004);

South: Countryside Drive, beyond is an existing residential community;

East: Torbram Road, beyond is an existing mixed use area (gas station, retail, residential);

West: Valleyland, beyond is a City Park (Sesquicentennial Park).

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 9.

**Analysis**

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 as well as the Region’s Official Plan. The proposal is also consistent with the City of Brampton’s Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Refer to Appendix 7 “Detailed Planning Analysis” for additional details.

## *Matters of Provincial Interest*

### Planning Act

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the *Planning Act*:

- The orderly development of safe and healthy communities; and,
- The appropriate location of growth and development.

The location of the development capitalizes on the existing infrastructure and provides the stormwater management pond to facilitate the surrounding development.

### Provincial Policy Statement (PPS)

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 application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities subject to the recommended holding provisions.

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The subject lands utilize existing infrastructure and effectively use the lands. The environmental integrity of the lands are upheld. By providing the proposed built form typologies, the City and community are able to take advantage of the services in the area.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,

- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The proposed development is with the Countryside Villages Block Plan. It reflects the land uses that were proposed as part of the overall Block Plan.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to the allocation of growth and preservation of the Natural Heritage System.

#### Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

#### City of Brampton Official Plan

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 intent of the plan regarding the type of development (residential use) and that the environmental policies are met, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

The lands are designated 'Residential' and 'Open Space' on Schedule A of the Official Plan. The residential designation permits a range of dwelling typologies, including townhouses and semi-detached dwellings. The Open Space designation permits very limited uses. The Official Plan includes policies related to mix of dwelling types, provision of on-site amenities and ensuring that the proposed developments provide typologies and densities that fit into the surrounding community. The applicant has demonstrated that the proposal meets the requirements of the Residential designation. Additional policies regarding urban design and transportation have been fully

researched and determined to be adequately addressed as part of this application and supporting documentation.

### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. A copy of all department/agency comments and conditions are attached as Appendix 10 to this report. 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 July 6, 2020. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were made.

### **Corporate Implications:**

#### Financial Implications

There are no financial implications associated with this application. 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.

### **2019-2022 Term of Council Direction: A Compass for our Community:**

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. The proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- providing opportunity for efficient growth within an existing community.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

## Conclusion:

The Development Services Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the proposed Zoning By-law amendment application and Draft Plan of Subdivision, subject to the Conditions in Appendix 10. The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11. The application for a Draft Plan of Subdivision approval facilitates future land division into individual detached dwellings, and is appropriate for the orderly development of the lands. The Zoning Amendment and Plan of Subdivision is appropriate considering the following:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- the proposed development respects the environmental lands;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans, with the inclusion of the recommended holding provisions; and,
- as confirmed through the circulation of the applications, financial and technical requirements have the opportunity to be addressed with the inclusion of the holding provisions.

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

Authored by:

Reviewed by:

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***Appendices:***

- Appendix 1: Proposed Draft Plan of Subdivision
- 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: Detailed Planning Analysis
- Appendix 8: Results of Public Meeting
- Appendix 9: Draft Zoning By-law Amendment
- Appendix 10: Draft Plan of Subdivision Conditions