

PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 6, 2021

APPLICATION to AMEND the CITY OFFICIAL PLAN and ZONING BY-LAW

**S. KAUR & N. KAUR
10196 BRAMALEA ROAD**

**CITY FILE: C04E11.008
REGION FILE: OZ-18-4E11-08B**

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BIRDS EYE VIEW LOOKING NORTHEAST



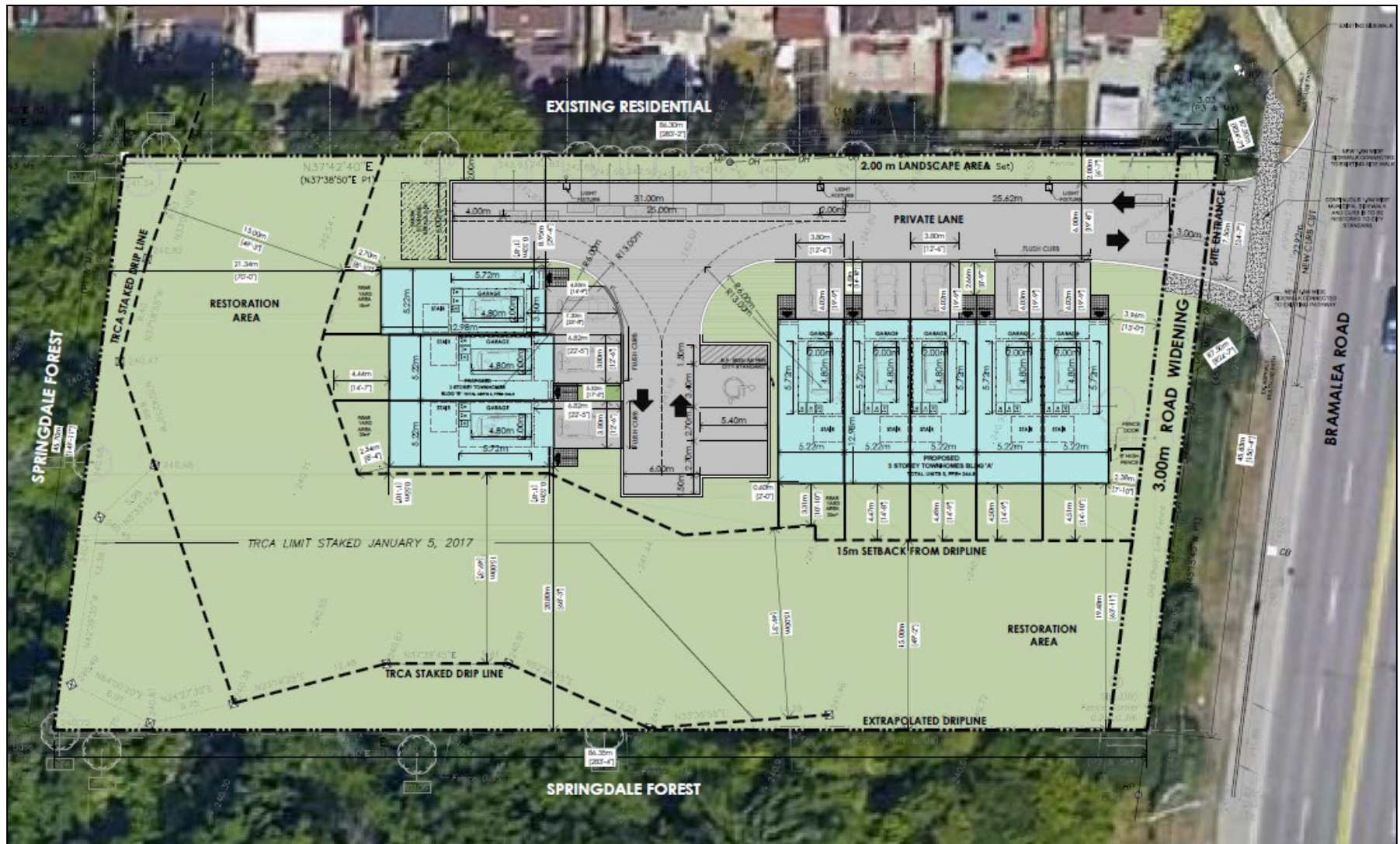
LEGEND	
	SUBJECT SITE



STREET VIEW and SITE PHOTOS



CONCEPTUAL SITE PLAN (8 TOWNHOUSE UNITS)



- 4



TIMELINE of PLANNING PROCESS

- March 2016 – Pre-Application Consultation.
- January 2017 – Dripline staking with City, Region, and TRCA.
- June 2018 – Submission of Formal Amendment Application.
- February 2019 – Amendment Application deemed “Complete”.
- April 2019 – Statutory Public Meeting.
- May 2019 – November 2021 – Liaising with City Staff, agencies, Members of Council, addressing circulation comments and/or issues.
- December 2021 – Tabling of the Recommendation Report at Planning and Development Committee.



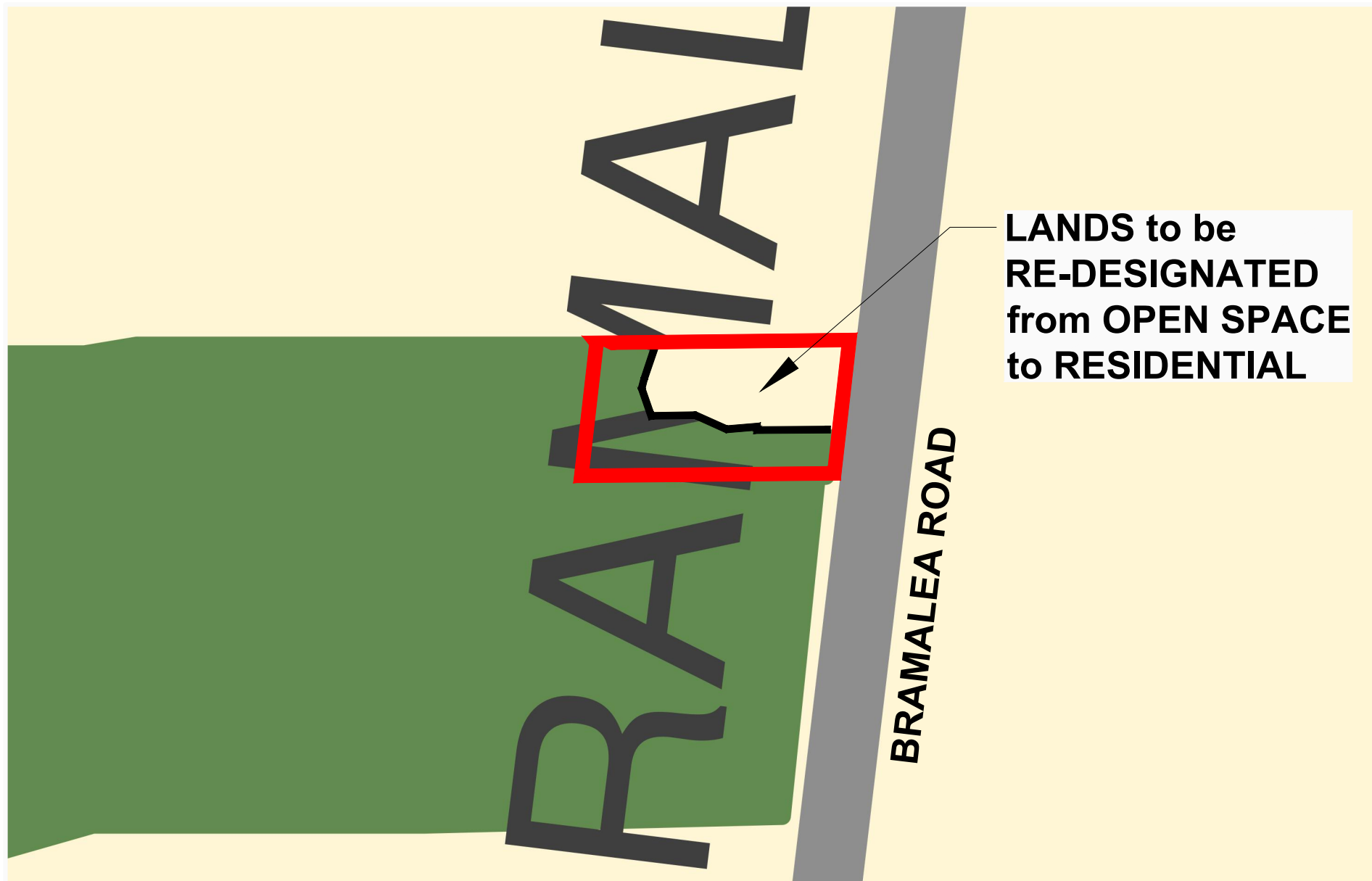
SECTION 36 of PLANNING ACT

- The Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol “H” until certain conditions are met, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations.
- The Holding (H) Zone establishes the proposed land uses but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.
- Holding (H) Zone is a common tool that is being utilized across the City on a site specific basis.



PLANNING & DEVELOPMENT COMMITTEE REQUEST

- ✓ Receive Staff Recommendation Report and Delegation.
- ✓ Approve the Official Plan Amendment.
- ✓ Approve the Zoning By-law Amendment inclusive of Holding (H) provisions requiring the finalization of the following studies:
 - A Functional Servicing Report;
 - Urban Design Brief;
 - Sustainability Score and Summary;
 - Restoration Planting Plan;
 - Environmental Impact Study;
 - Arborist Report;
 - Arrangements to convey the 15.0 metre buffer.



OFFICIAL PLAN AMENDMENT

OP2006# _____

SCHEDULE A

EXTRACT from SCHEDULE A (LAND USE DESIGNATIONS)
to the CITY of BRAMPTON OFFICIAL PLAN

LEGEND



LANDS SUBJECT
to this AMENDMENT



RESIDENTIAL



OPEN SPACE

P.N.: 06.1249

Date: December 7, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

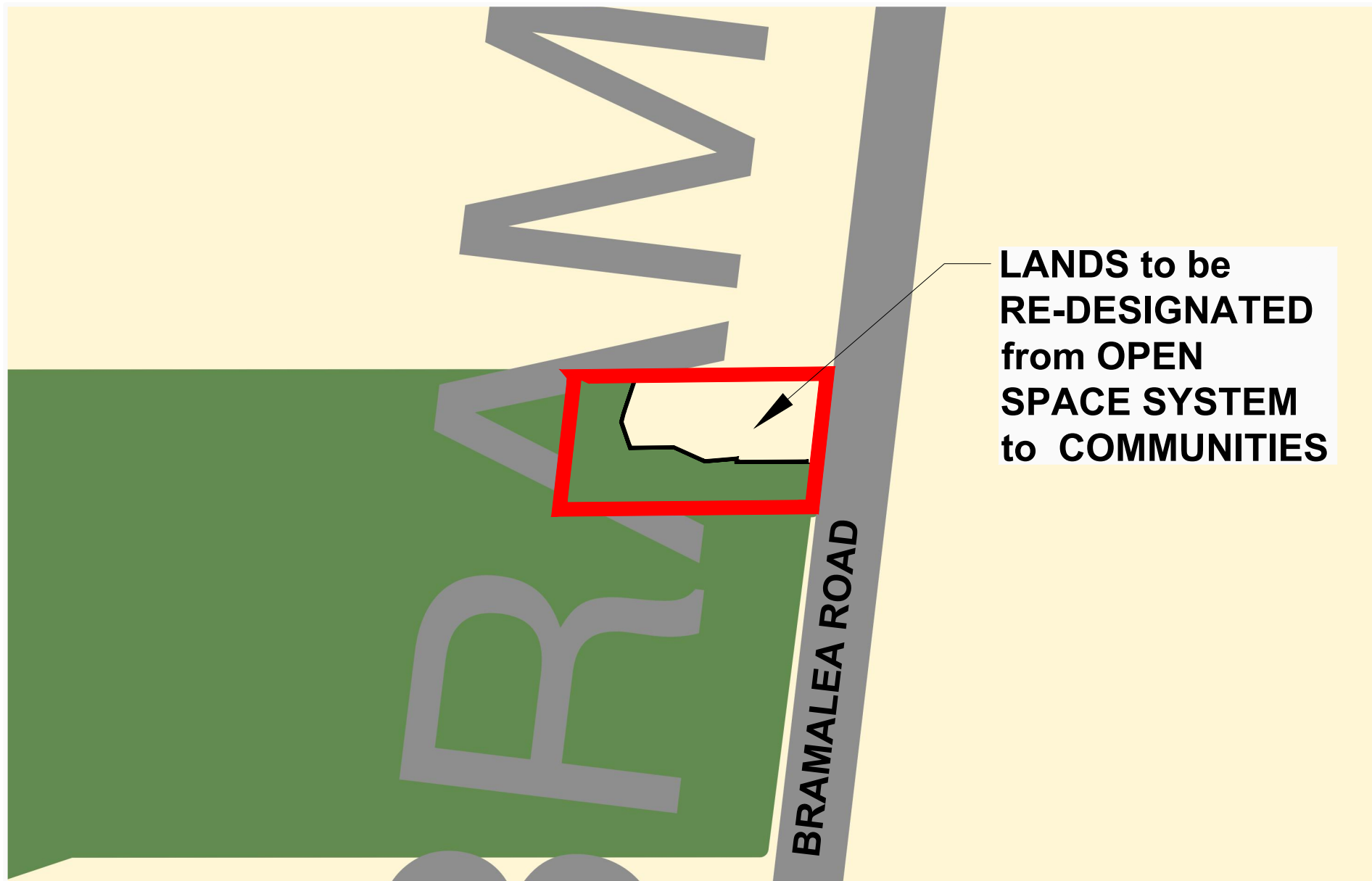
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**LANDS to be
RE-DESIGNATED
from OPEN
SPACE SYSTEM
to COMMUNITIES**

OFFICIAL PLAN AMENDMENT

OP2006# _____

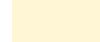
SCHEDULE B

EXTRACT from SCHEDULE 1 (CITY CONCEPT) to the
CITY of BRAMPTON OFFICIAL PLAN

LEGEND



**LANDS SUBJECT
to this AMENDMENT**



COMMUNITIES



**OPEN SPACE
SYSTEM**

P.N.: 06.1249

Date: December 7, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

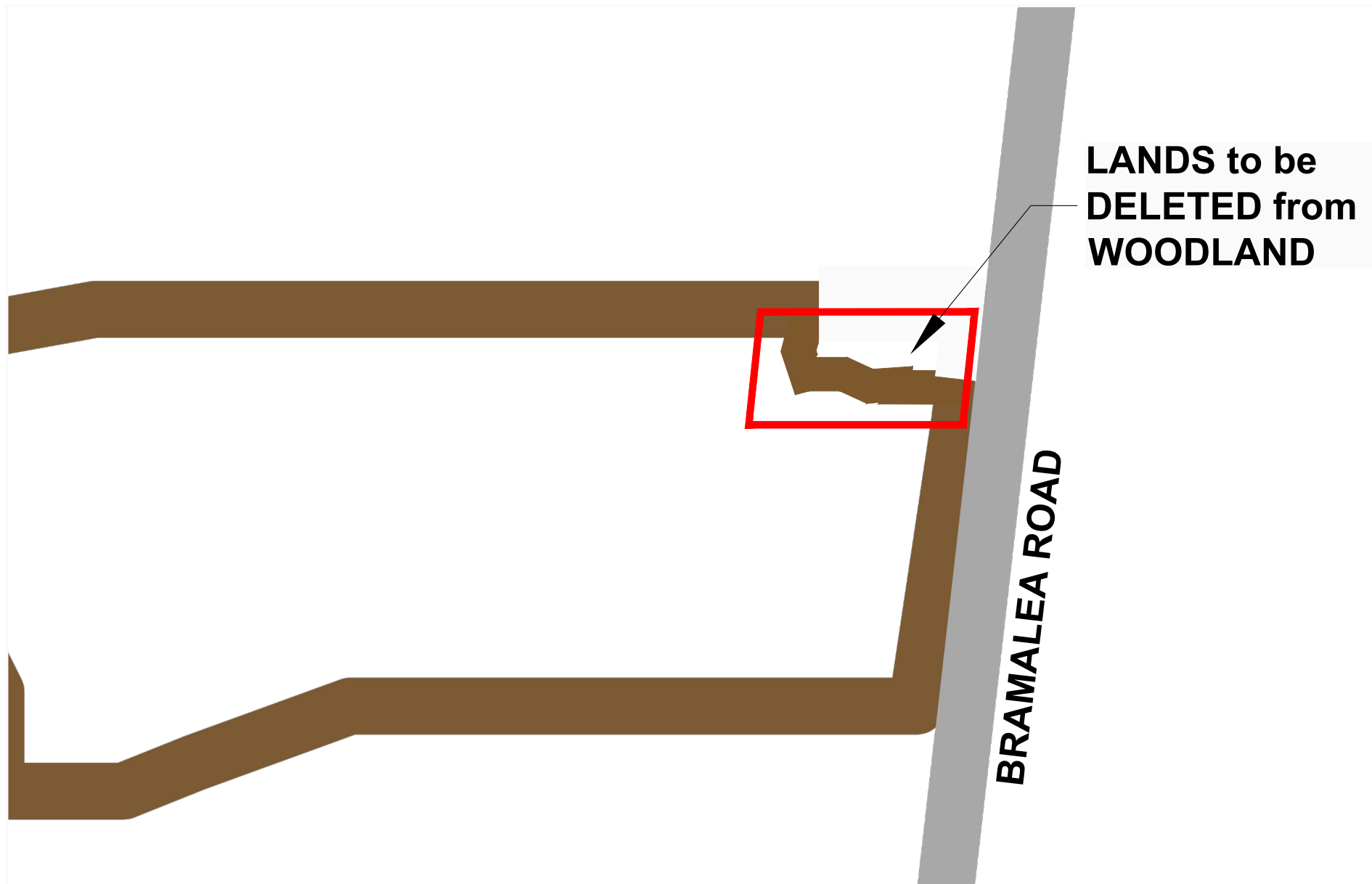
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OFFICIAL PLAN AMENDMENT

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SCHEDULE C

EXTRACT from SCHEDULE D (NATURAL HERITAGE FEATURES and AREAS) to the CITY of BRAMPTON OFFICIAL PLAN

LEGEND



LANDS SUBJECT to this AMENDMENT



WOODLAND

P.N.: 06.1249

Date: December 7, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 1249_Report Figures



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



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**LANDS to be RE-DESIGNATED from
NATURAL HERITAGE SYSTEM to
MEDIUM DENSITY RESIDENTIAL**

BRAMALEA ROAD

**OFFICIAL PLAN AMENDMENT
OP2006# _____
SCHEDULE D
EXTRACT from SCHEDULE SP 2
SPRINGDALE SECONDARY PLAN AREA 2**

LEGEND

-  **LANDS SUBJECT to this AMENDMENT**
-  **LOW DENSITY 1 RESIDENTIAL**
-  **MEDIUM DENSITY RESIDENTIAL**
-  **NATURAL HERITAGE SYSTEM**
-  **MINOR ARTERIAL ROAD**

P.N.: 06.1249

Date: December 7, 2021

Scale: N.T.S.

Revised:

Drawn By: D.S.

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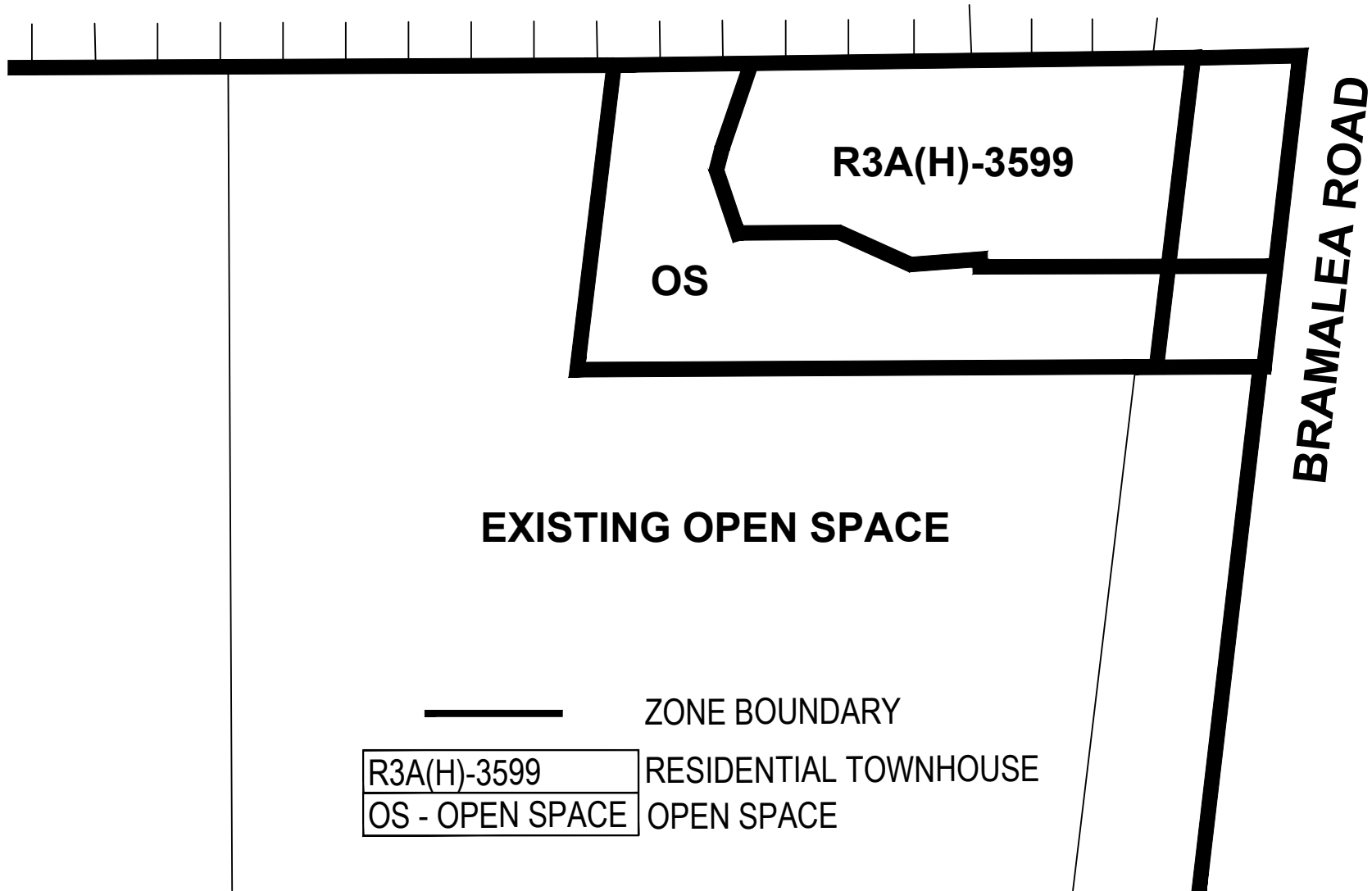


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EXISTING RESIDENTIAL



EXISTING OPEN SPACE

BRAMALEA ROAD

— ZONE BOUNDARY

R3A(H)-3599	RESIDENTIAL TOWNHOUSE
OS - OPEN SPACE	OPEN SPACE

ZONING BY-LAW AMENDMENT

SCHEDULE A

10196 BRAMALEA ROAD

PART of LOT 11, CONCESSION 4, E.H.S.

CITY of BRAMPTON

REGIONAL MUNICIPALITY of PEEL

P.N.: 06.1249

Date: March 30, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 1249_Report Figures



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