

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**

Gagnon Walker Domes Ltd.

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1
P (905) 796-5790

3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3
P (905) 477-6556

www.gwdplanners.com





BIRDS EYE VIEW LOOKING NORTHEAST



LEGEND	
	SUBJECT SITE

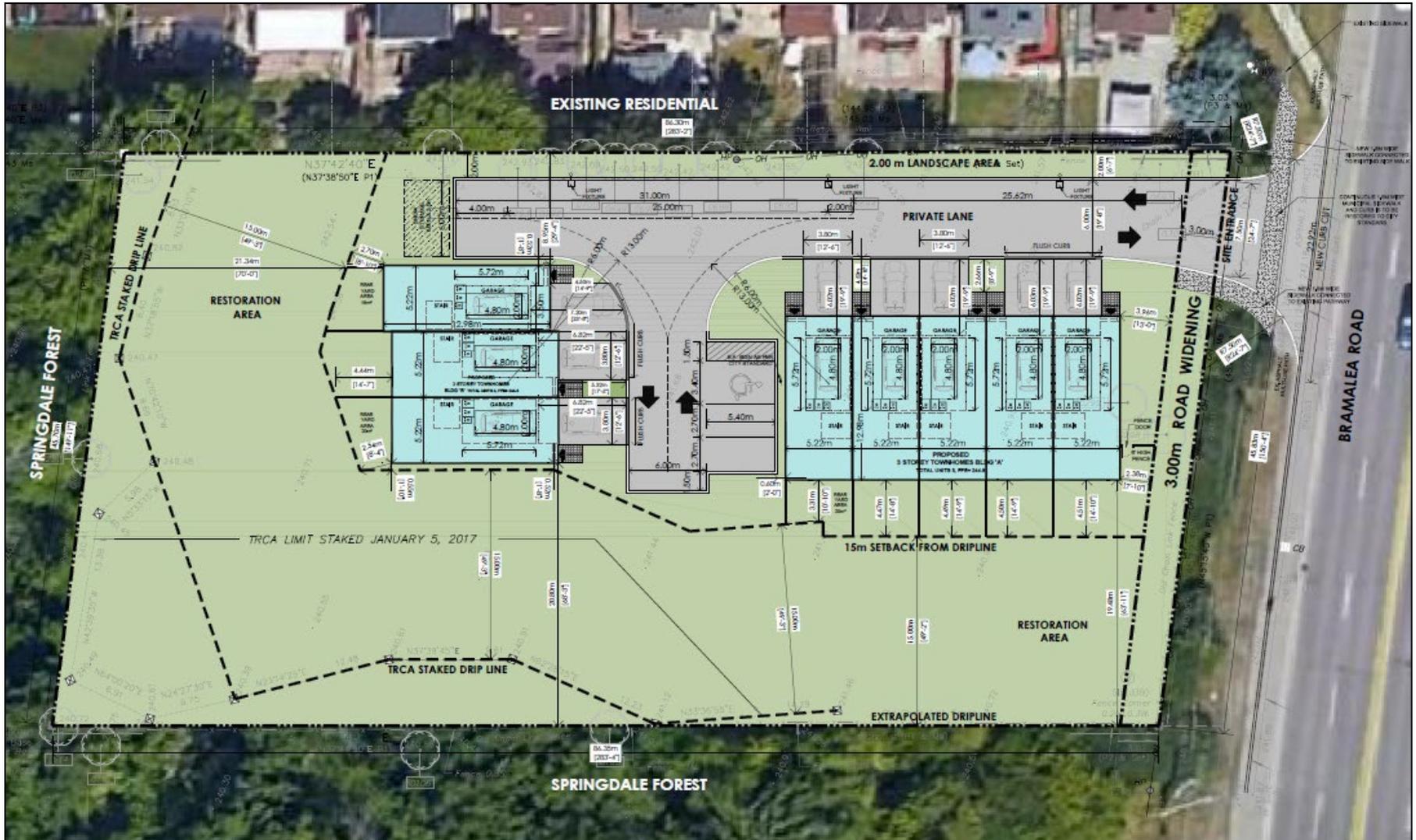


STREET VIEW and SITE PHOTOS



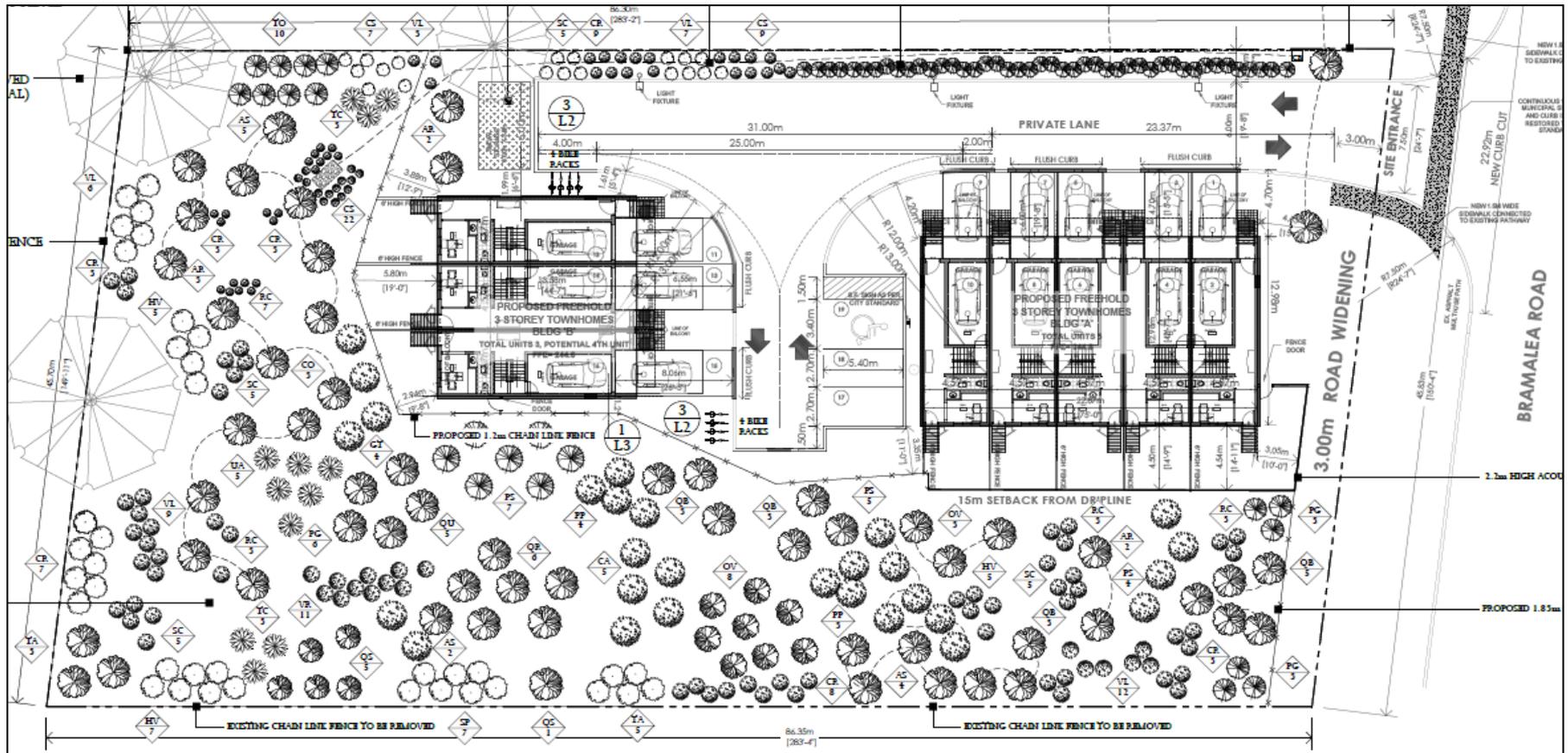


CONCEPTUAL SITE PLAN (8 TOWNHOUSE UNITS)





LANDSCAPE & RESTORATION PLANTING PLAN



✓ Proposal includes a 15.0 metre wide buffer. Tree planting and restoration works will mitigate previous tree removals and enhance the City owned woodlot. The buffer is to be dedicated to the City at a future date.



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.



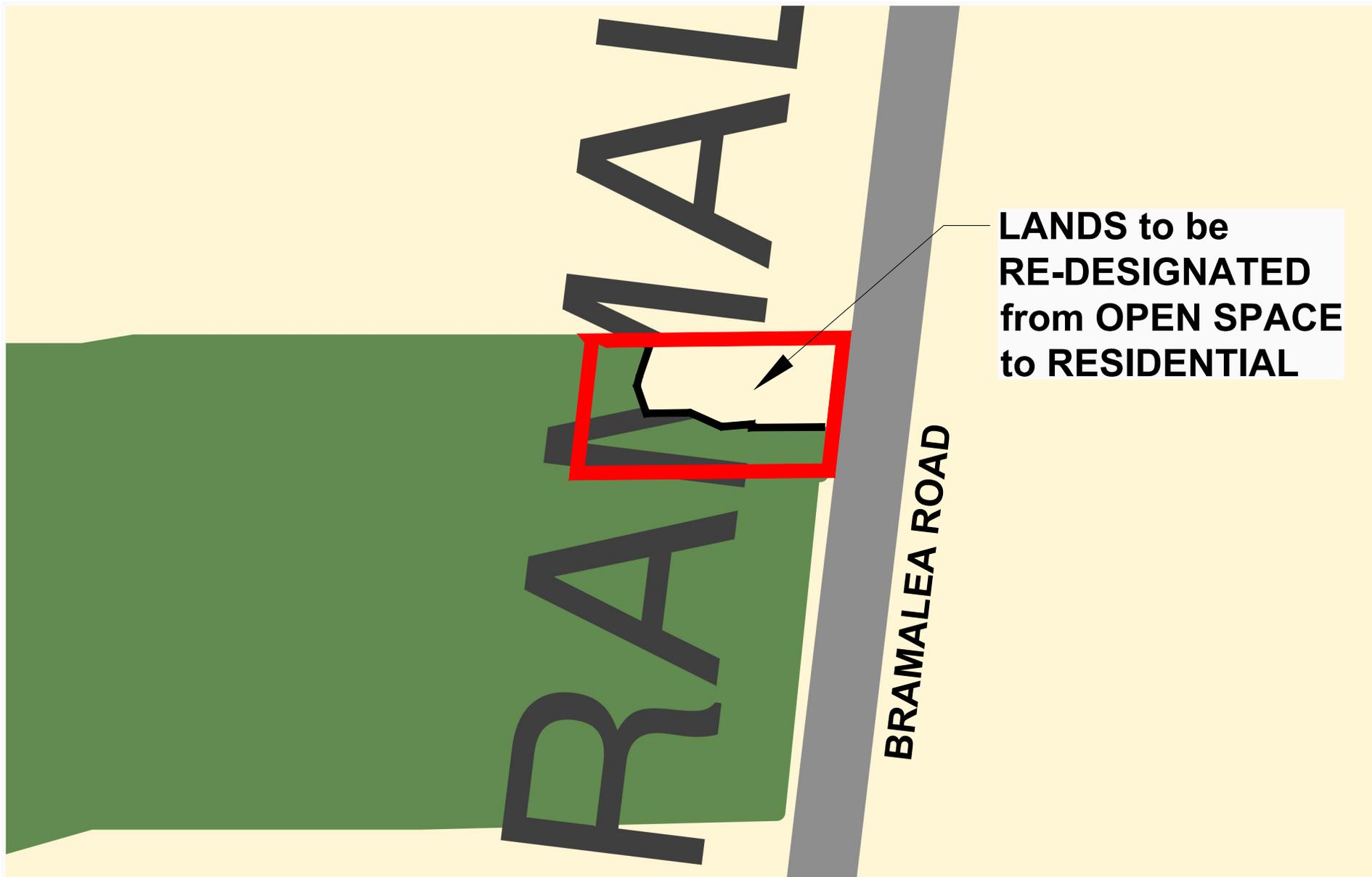
SECTION 36 of PLANNING ACT

- 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.



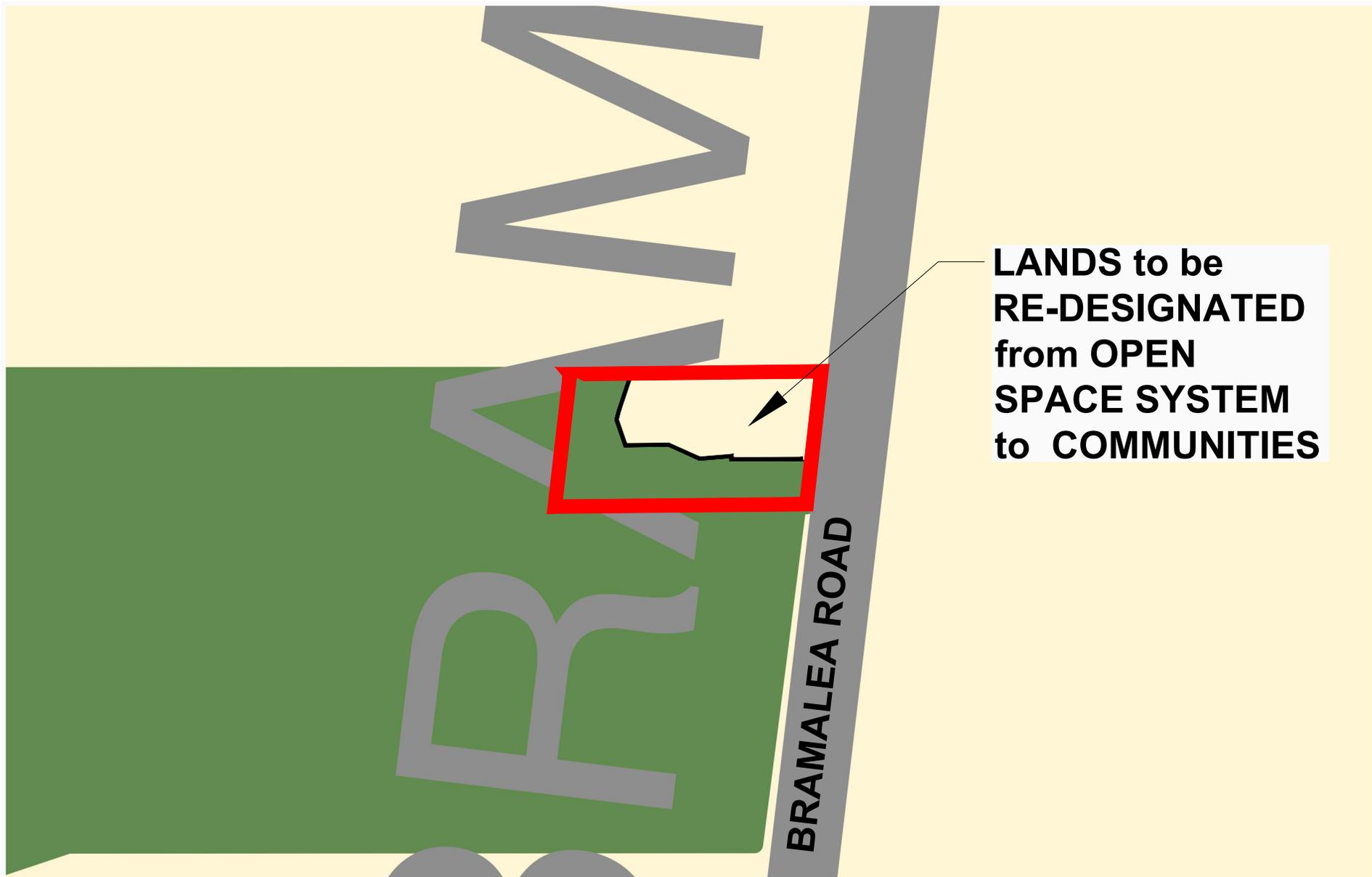
PLANNING & DEVELOPMENT COMMITTEE REQUEST

- ✓ 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

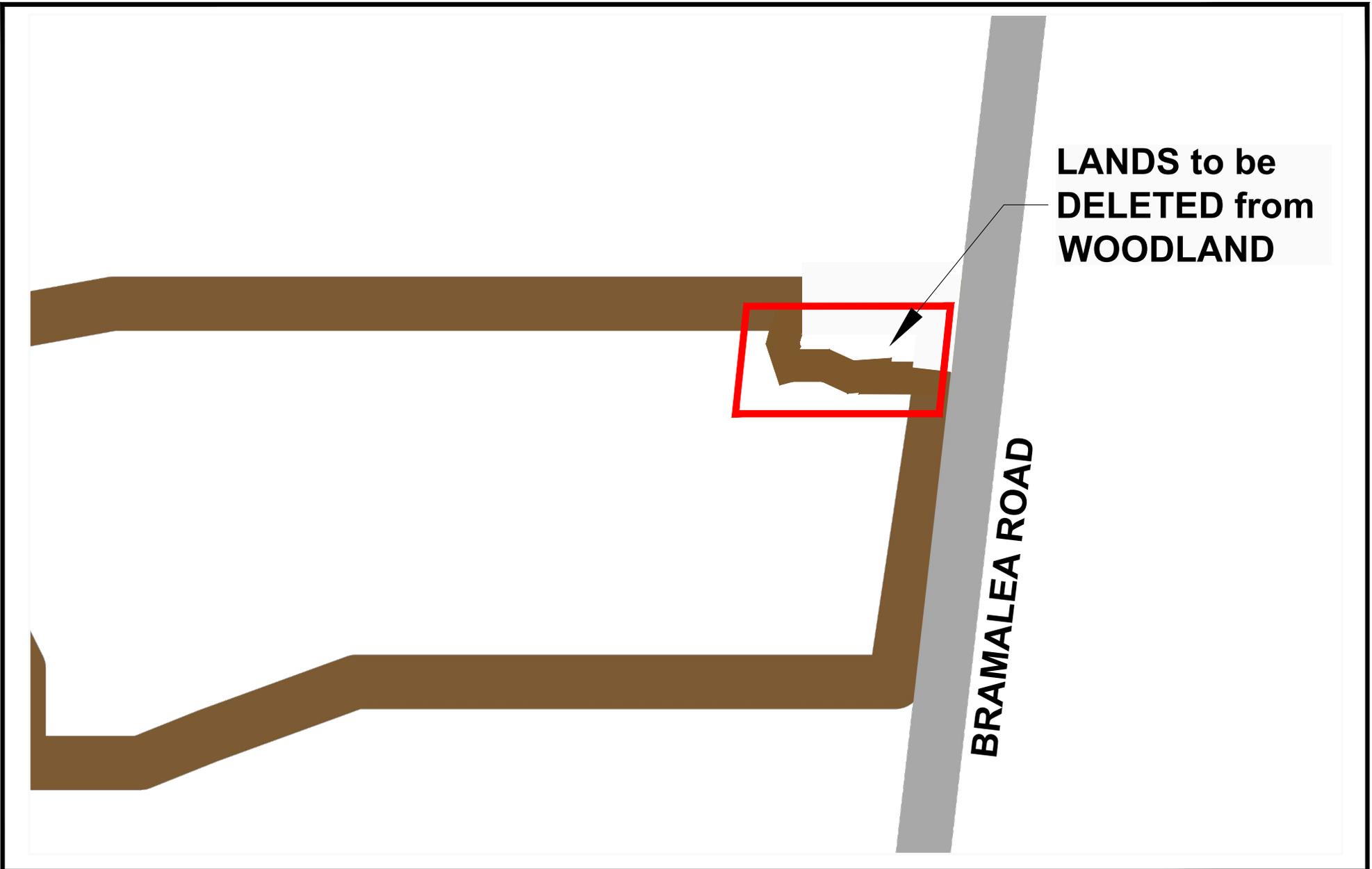
LEGEND  LANDS SUBJECT to this AMENDMENT  RESIDENTIAL  OPEN SPACE	P.N.: 06.1249	Date: December 7, 2021	
	Scale: N.T.S	Revised:	
	Drawn By: D.S.	File No.: PN 1249_Report Figures	
	 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790	 GWD Coggin Walker Dornes PLANNERS ARCHITECTS Toll Free 1 (855) 771-7266 www.gwdplanners.com	 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556



**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: Decemœr 7, 2021	
	Scale: N.T.S	Revised:	
	Drawn By: D.S.	File No.: PN 1249_Report Figures	
	 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790	 Cognon Walker Dornes PLANNERS ARCHITECTS	 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556



LANDS to be DELETED from WOODLAND

BRAMALEA ROAD

OFFICIAL PLAN AMENDMENT

OP2006# _____

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

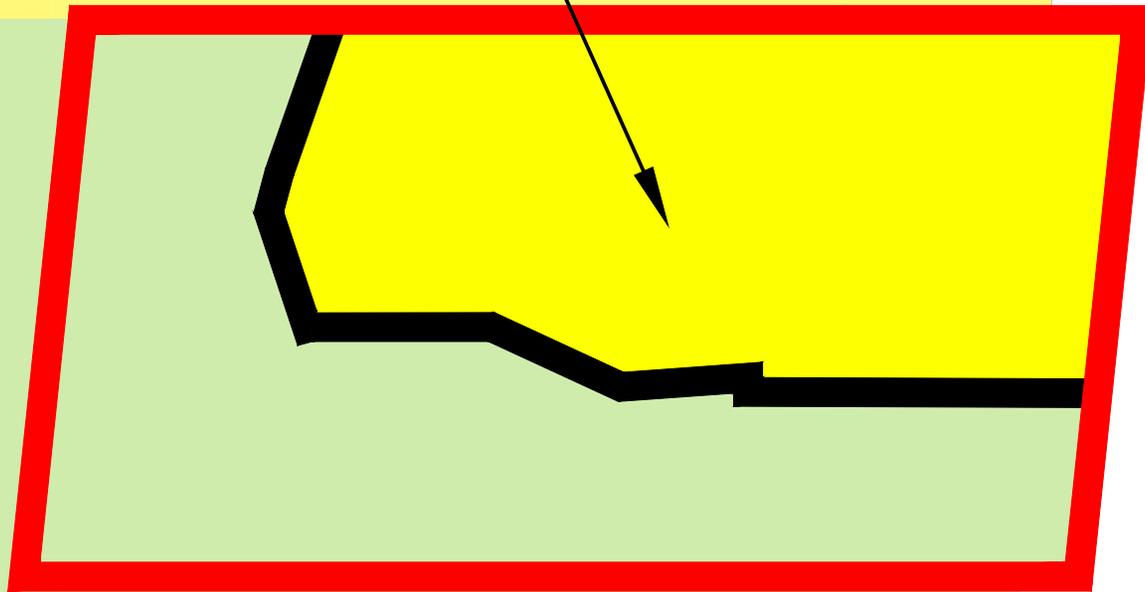


BRAMPTON
21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

GWD
Cogdon Walker Dornes
PLANNERS ARCHITECTS
Toll Free
1 (855) 771-7266
www.gwdplanners.com

MARKHAM
3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

**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: Decemcer 7, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 1249_Report Figures

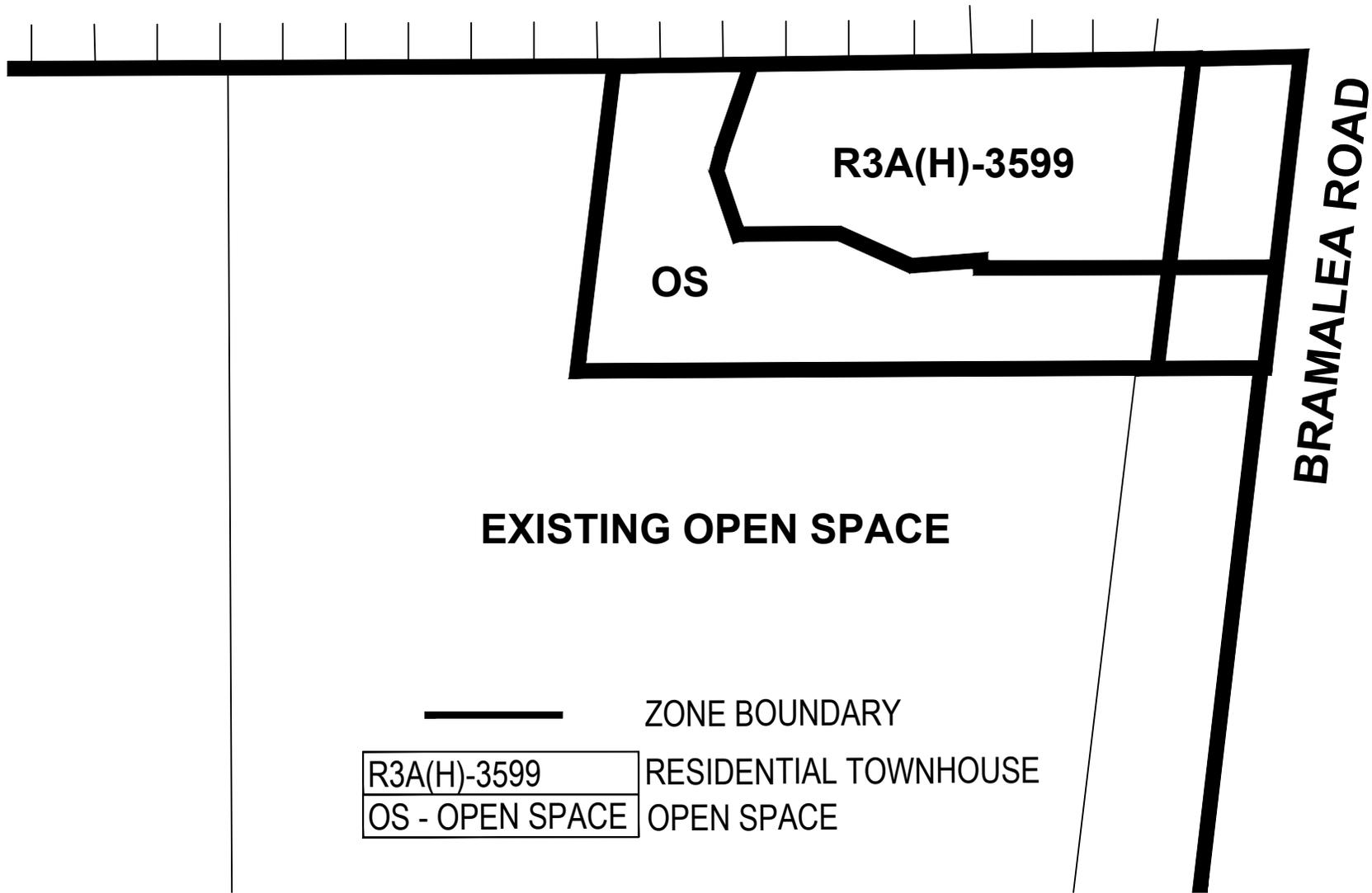


BRAMPTON
21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

GWD
Cognon Walker Dornes
Toll Free
1 (855) 771-7266
www.gwdplanners.com

MARKHAM
3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

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



BRAMPTON
 21 Queen Street East
 Suite 500
 Brampton, ON
 L6W 3P1
 P (905) 796 - 5790

GWD
 Cognon Walker Dornes
 3601 Highway 7 East
 Suite 310
 Markham, ON
 L3R 0M3
 P (905) 477 - 6556

MARKHAM
 3601 Highway 7 East
 Suite 310
 Markham, ON
 L3R 0M3
 P (905) 477 - 6556