



Summary of  
Recommendations

Planning and Development Committee  
The Corporation of the City of Brampton

Monday, January 17, 2022

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**PDC001-2022**

That the Agenda for the Planning and Development Committee Meeting of January 17, 2022, be approved as amended as follows:

To add:

6.4. Delegation from Sylvia Roberts, Brampton resident, re: Item 5.1 – **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B**

Carried

**PDC002-2022**

That the following items to the Planning and Development Committee Meeting of January 17, 2022, be approved as part of Consent:

(7.1, 8.1, 11.1 and 11.2)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

**PDC003-2022**

1. That the staff report re: **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B**, to the Planning and Development Committee Meeting of January 17, 2022 be received;
2. That Planning, Building, and Economic Development 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 proposal and a comprehensive evaluation of the proposal;
3. That the delegation from Sylvia Roberts, Brampton Resident, dated January 17, 2022, re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,
4. That the correspondence from Apoorav Soni, Brampton Resident, dated January 10, 2022 re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

**PDC004-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10365 Gore Developments Limited. - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of The Gore Road, Ward 10 - File: OZS-2021-0039**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,

2. That Planning and 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.

Carried

#### **PDC005-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Gore Creek Estates Inc. - Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10 - File: OZS-2021-0041**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,

2. That Planning and 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 proposal and a comprehensive evaluation of the proposal.

Carried

#### **PDC006-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052**, to the Planning and Development Committee Meeting of January 17, 2022, be received;

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; and,

3. That the correspondence from John Corbett, President, Corbett Land Strategies Inc., dated January 11, 2022 re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

**PDC007-2022**

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and
2. That Planning, Building, and Economic Development 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.
3. That the following correspondence re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059, to the Planning and Development Committee Meeting of January 17, 2022 be received.
  1. Mary Di Biase, Brampton Resident, dated January 8, 2022
  2. Giuseppe and Nadia Arlotto, Brampton Residents, dated January 10, 2022

Carried

**PDC008-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – 2149014 Ontario Inc., 8645 Heritage Road, Ward 6 - File:C05W04.006**, to the Planning and Development Committee Meeting of January 17, 2022, be received;
2. That the approval of the Zoning By-law Amendment application submitted by 2149014 Ontario Inc., be reconfirmed, on the basis that the application 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's Official Plan for the reasons set out in the Planning Recommendation Report dated December 29, 2014; and
3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

## **PDC009-2022**

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, SmartStop Self Storage, 24 Vodden Street East – Ward 1**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

## **PDC010-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025**, to the Planning and Development Committee Meeting of January 17, 2022 be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Habitat for Humanity Greater Toronto Area, Ward 9, File: OZS-2021-0025 be approved, on the basis it represents good planning, including consistency 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, and reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 9 of the report, be adopted;
4. That the amendments to the Official Plan, generally in accordance with Appendix 10 of the report, be adopted;
5. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;
  1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022
  2. Bruce McCall-Richmond, Associate, Land Use Planner, Glen Schnarr & Associates Inc., dated January 14, 2022
6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr

and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;

1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022
2. Shannon Ray, Brampton Resident, dated January 16, 2022

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (8-1-1)

#### **PDC011-2022**

That the **Minutes of Brampton Cycle Advisory Committee Meeting of December 14, 2021**, Recommendations CYC032-2021, CYC033-2021 and CYC035-2021 to CYC041-2021 to the Planning and Development Committee Meeting of January 17, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

#### **CYC032-2021**

That the agenda for the Cycling Advisory Committee Meeting of December 14, 2021, be approved, as published and circulated.

#### **CYC033-2021**

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of December 14, 2021 re: **The Main Street Extension Study** be received.

CYC034-2021 - This number was not assigned.

### **CYC035-2021**

That **Pauline Thornham and Lisa Stokes** be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on Thursday, February 17, 2022.

### **CYC036-2021**

1. That the **Cycling Advisory Committee Sub-Committee Minutes of November 16, 2021**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

### **CYC037-2021**

That the **resignation of Kevin Montgomery, Citizen Member**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

### **CYC038-2021**

1. That the verbal update from Lisa Stokes, Citizen Member, to the Cycling Advisory Committee meeting of December 14, 2021, re: **The 2022 Community Ride Program**, be received; and,
2. That the a subcommittee be established to undertake the planning of the 2022 Community Rides Program comprising of the following members: Barry Lavelle, Stephen Laidlaw, Dayle Laing, Alina Grzejszczak, Lisa Stokes.

### **CYC039-2021**

1. That the verbal update from Nelson Cadete, Project Manger, Active Transportation, Planning, Building and Economic Development, re: **BCAC Representation on the Bike the Creek Planning Committee**, be received; and,
2. That the following Committee Member be selected to be a representative on the **Bike the Creek Planning Committee**.

1. Pauline Thornham.

### **CYC040-2021**

That the correspondence from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of December 14, 2021, re: An Open Letter to Mayor Brown and Members of Brampton Council regarding Grow Green Initiatives, be received.

## **CYC041-2021**

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 17, 2022 at 7:00 p.m. or at the call of the Chair

Carried

## **PDC012-2022**

1. That the delegation from Enzo Bertucci, Director of Land Development, Brant Haven Creditview Inc. re: HB058-2021, be received; and
2. That Recommendation HB058-2021, as follows, be **referred** to the Brampton Heritage Board Committee meeting of February 15, 2022, with a request for staff to attempt to determine whether the structure identified is the original Trimble House.

## **HB058-2021**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
  1. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
    1. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.
    2. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
  - Setbacks should be maintained that preserve the aesthetic of the residence.

1. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
  2. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
  3. Designation under Part IV of the *Ontario Heritage Act* should be considered.
- Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
  - Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
    1. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Santos, Regional Councillor Vicente , Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (8-1-1)

**PDC013-2022**

That the correspondence from Jordyn Lavecchia, Deputy Clerk, Town of Caledon, dated December 16, 2021, re: **Proposed Settlement Area Boundary Expansion Concept for Region of Peel Plan and Region of Peel 2051 Official Plan Comments**, be received.

Carried

**PDC014-2022**

That the following correspondence re: **GTA West Highway Resolution**, to the Planning and Development Committee Meeting of January 17, 2022 be received.

1. Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated December 22, 2021
2. Todd Coles, City Clerk, City of Vaughan, dated December 22, 2021

Carried

**PDC015-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, January 31, 2022, at 7:00 p.m., or at the call of the Chair.

Carried