

**Date:** 2022-06-01

**File:** OZS-2022-0021

**Subject:** **Information Report**  
Application to Amend the Zoning By-law and Draft Plan of Subdivision  
*(To facilitate the development of 30 single detached residential dwellings).*  
**Gagnon Walker Domes Ltd. – Essence Holdings Inc.**  
8265 Churchville Road  
North of Steeles Avenue West, east of Creditview Road  
Ward: 4

**Contact:** Kelly Henderson, Development Planner, Development Services, 905-874-2619, Kelly.Henderson@brampton.ca; and, David VanderBerg, Manager, Development Services, 905-874-2325, David.Vanderberg@brampton.ca

**Report Number:** Planning, Bld & Ec Dev-2022-504

**Recommendations:**

1. **That** the report titled: **Information Report**, Application to Amend the Zoning By-law and Draft Plan of Subdivision, **Gagnon Walker Domes Ltd. – Essence Holdings Inc.** 8265 Churchville Road, Ward 4, dated June 1<sup>st</sup>, 2022, to the Planning and Development Committee meeting of June 20<sup>th</sup>, 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.

**Overview:**

- **The applicant has submitted an application to amend the Zoning By-law and Draft Plan of Subdivision in order to facilitate the development of 30 single detached residential dwellings, a natural heritage system block, a**

buffer block, a parkette, a residential reserve block intended to provide vehicular and pedestrian access to 8261 Walnut Road, and a new local road terminating in a cul-de-sac.

- The property is designated 'Residential' and 'Open Space' on Schedule A Land Use of the Official Plan. The 'Residential' designation permits a range of residential uses ranging from single detached dwellings to high rise apartment buildings. An Amendment to the Official Plan is not required. The lands are designated Executive Residential on Schedule A1 of Official Plan.
- The property is located within the Credit Valley Secondary Plan (Area 45) and is designated as 'Low Density 1', 'Primary Valleyland', and 'Special Policy Area 1'. An Amendment to the Secondary Plan is not required.
- The property is located in Block Plan Area 45-6 of the Credit Valley Secondary Plan. The community vision for the 45-6 Block Plan Area is innovative and representative of sustainable development which protects elements of the existing natural and cultural heritage landscape of the Credit River Valley, and recognizes the settlement patterns of this area over the last century. An amendment is being processed by the City at the same time as this application that removes a requirement for amendments to the block plan before development approvals as conformity with the Block Plan can be properly evaluated through the development application process.
- The property is zoned 'Agricultural (A)' as per Zoning By-law 270-20004, as amended, which permits agricultural uses, a single detached home, animal hospital, cemetery, kennel or home occupation. A Zoning By-law Amendment is required to permit the proposed development.
- This Information Report and associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.

### **Background:**

Gagnon Walker Domes submitted the subject applications on behalf of Essence Holdings Inc. on March 24<sup>th</sup>, 2022, which have been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated April 7<sup>th</sup>, 2022 was provided to the applicant.

## **Current Situation:**

### Proposal:

A proposal to amend the Zoning By-law and a Draft Plan of Subdivision has been filed with the City to develop the approximately 8.20 acres (3.32 hectares) site. This application seeks to subdivide the site for 30 single detached residential lots, a natural heritage system block, a buffer block, a parkette, a residential reserve block intended to provide vehicular and pedestrian access to 8261 Walnut Road, and a new local road terminating in a cul-de-sac.

The following is a summary of the Draft Plan of Subdivision:

- 22 single detached lots having a minimum width of 11.60 metres (38.05 feet);
- 2 single detached lots having a minimum width of 12.70 metres (41.66 feet);
- 6 single detached lots having a minimum width of 12.58 metres (41.27 feet);
- 0.04 hectare (0.11 acre) residential reserve block;
- 0.12 hectare (0.30 acre) parkette;
- 0.27 hectare (1.88 acre) natural heritage system buffer block;
- 0.76 hectare (1.88 acre) local road extension having a right-of-way width of 17.0 metre (55.77 feet);
- 1.49 hectare (3.69 acres) total net residential area; and,
- A density of 20.76 units/net residential hectare (8.40 units/net residential acre)

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

The lands have the following characteristics:

- is municipally known as 8265 Churchville Road;
- has a total site area of approximately 8.20 acres (3.32 hectares);
- has a frontage of 161 metres (528 feet) along the north side of Churchville Road, and a lot depth of 340 metres (1,115 feet).
- is currently occupied by a vacant detached residential dwelling, accessory building and driveway in the southern portion, which are proposed to be removed. The dwelling is a 2 ½ storey buff brick, Dutch Colonial style home and is a listed heritage resource.

The surrounding land uses are described as follows:

North:            Natural heritage features beyond which are single detached dwellings

South: Churchville Road and beyond which are single detached dwellings

East: Single detached dwellings and beyond which is the Orangeville Railway Line

West: Natural heritage features and beyond which are single detached dwellings

#### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following preliminary issues have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- The appropriate buffer to be provided from the natural heritage features;
- The appropriateness of the density and the compatibility with the surrounding land uses;
- The appropriateness of the size of the lots given the area characteristics;
- The appropriateness of the park design, layout and usability;
- How to best integrate the proposed development with the existing neighbourhood and ensure compatibility with the surrounding land uses;
- Whether the proposed demolition of the listed heritage building on the property is appropriate;
- The proposed tree retention; and
- Road location and layout

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impacts on the surrounding area.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various 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 exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have 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 and Development Services Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

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Reviewed by:

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**Attachments:**

Appendix 1:	Concept Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designation
Appendix 4:	Secondary Plan Designation
Appendix 5:	Zoning Designation
Appendix 6:	Aerial and Existing Uses
Appendix 7:	Heritage Uses
Appendix 8:	Information Summary
Appendix 9:	Sustainability Snapshot