



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

June 3, 2022

GWD File: 06.1249.00  
'New' BOP 2022

The Corporation of the City of Brampton  
2 Wellington Street West  
City of Brampton, Ontario  
L6Y 4R2

Attention: Mayor and Members of Council  
Peter Fay, City Clerk  
Jason Schmidt-Shoukri Commissioner, Planning, Building &  
Economic Development

Subject: FORMAL PUBLIC INPUT  
Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar  
Draft Brampton Plan (Official Plan)

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar the Registered Owners of 10196 Bramalea Road, in the City of Brampton (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan).

By way of background a formal Amendment Application (City File C04E11.008) was filed on July 20, 2018 and deemed 'Complete' on February 15, 2019. The Application was circulated to City Departments and external agencies, and a Statutory Public Meeting was held on April 8, 2019. On December 8, 2021 a Report was considered by City Council recommending approval of the Application to re-designate and rezone the subject site to permit a residential development consisting of eight (8) townhouse units. By-laws 005-2022 and 006-2022 were subsequently passed by Council on January 26, 2022 and are now in effect. **Appendix "1"** includes copies of the above noted By-laws.

**Draft Brampton Plan (Official Plan)**

We have reviewed the Draft Official Plan which was released on April 26, 2022 and note that Schedules 1, 2, 5, and 6 inaccurately identify the entire property as being located within the local area 'Natural Heritage System'. Likewise, Schedule 7 incorrectly identifies the entire property as being located within a 'Woodland'.

Prior to Council approving the 'new' Official Plan, we respectfully request that the Schedules and policies thereto be revised to reflect Official Plan Amendment OP-2006-206; as follows:

---

**GAGNON WALKER DOMES LTD.**

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
[www.gwdplanners.com](http://www.gwdplanners.com) • Toll Free: 1-855-771-7266

**CONFIDENTIALITY  
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



1. Schedule 1 City Structure, Schedule 2 City-Wide Growth Management, and Schedule 5 Designations be revised to re-designate the northeastern limits of the subject site as 'Neighbourhoods'.
2. Schedule 6 Natural Heritage System be revised to remove the northeastern limits of the subject site from the 'Natural Heritage System' designation.
3. Schedule 7 Natural Heritage Features be revised to remove the northeastern limits of the subject site from the 'Woodland' designation.
4. Chapter 4 Site and Area Specific Policies be updated to include the Special Land Use Policies that apply specifically to the subject site (*Section 4.14.3.21 – Area 22 of the 2006 Brampton Official Plan*).

### **Closing Remarks**

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).

Should you have any questions, please contact the undersigned.

**Yours truly,**

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate  
[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner  
[mgagnon@gwdplanners.com](mailto:mgagnon@gwdplanners.com)

c.c. **Adrian Smith, Region of Peel**  
**Andrew McNeil, City Brampton**  
**Sukhjeet Kaur**  
**Navsharnjeet Parhar**  
**Andrew Walker, Gagnon Walker Domes Ltd.**  
**Richard Domes, Gagnon Walker Domes Ltd.**



# **APPENDIX 1**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 5 - 2022

To Adopt Amendment Number OP 2006- 206 to  
the Official Plan of the City of Brampton Planning  
Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13 hereby ENACTS as follows:

1. Amendment Number OP 2006- 206 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26<sup>th</sup> day of January, 2022.

Approved as to  
form.

2022/Jan/17


SDSR

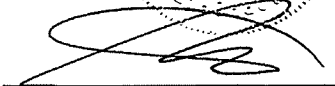
Approved as to  
content.

2022/01/17

AAP

(File: C04E11.008)

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk



AMENDMENT NUMBER OP 2006- 206  
To Official Plan of the  
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to permit the development of eight, three-storey townhouse units, located on the west side of Bramalea Road, approximately 600 metres (1,968 feet) north of Bovaird Drive East, and 300 metres (984 feet) south of Black Forest Drive. The amendment removes the lands from the Natural Heritage System as identified on Schedule D and redesignates the lands from Open Space to Residential on Schedule A. The amendment to the Official Plan and Springdale Secondary Plan (Area 2) is shown on Schedules 'A' to 'D' of this document. The amendment will add a new Special Land Use Policy Area in the Official Plan.

2.0 Location

The lands subject to this amendment are known municipally as 10196 Bramalea Road. The lands are located approximately 600 metres (1,968 feet) north of Bovaird Drive East, 300 metres (984 feet) south of Black Forest Drive/Larkspur Road, having frontage of approximately 45.83 metres (150.36 feet) along the west side of Bramalea Road. The lands are legally described as Part of Lot 11, Concession 4, E.H.S., in the City of Brampton, in the Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

3.1 the document known as the Official Plan of the City of Brampton Planning Area is hereby further amended:

- 1) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: Springdale Secondary Plan as set out in Part II: Secondary Plans, thereof, 'Amendment Number OP2006- 206
- 2) By amending on Schedule '1' – City Concept, the land use designation of the lands shown outlined on Schedule 'A' of this amendment from "Open Space" to "Communities".
- 3) By amending on Schedule 'A' – General Land Use Designations, the land use designation of the lands shown outlined on Schedule 'B' of this amendment from "Open Space" to "Residential" and adding "Special Policy Area 22".
- 4) By deleting from Schedule 'D' – Natural Heritage Features, the land use designation 'Woodland' as shown on Schedule 'C' of this amendment .

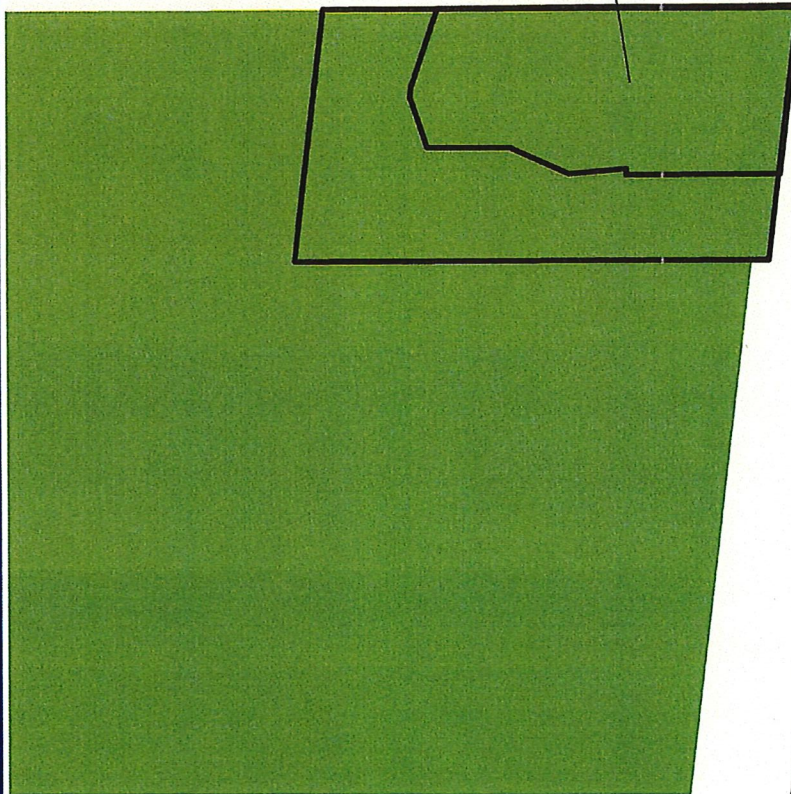
3.2 By amending Section 4.14.3, Special Land Use Policy Areas, to add the following as Subsection 4.14.3.21 – Special Land Use Policy Area 22:  
10196 Bramalea Road:

"4.14.3.21 Special Land Use Policy Area 22: 10196 Bramalea Road:

- 4.14.3.21.1 The lands subject to Special Land Use Policy 22 located on the west side of Bramalea Road, approximately 600 metres north of Bovaird Drive East, 300 metres south of Black Forest Drive and are municipally known as 10196 Bramalea Road, shall be developed for townhouse units with a maximum density of 45 units per net residential hectare.

- 4.14.3.21.2 Notwithstanding Section 4.6.6.13, where limits of development approved by the City and Conservation Authority do not align with Schedule "D" to the Official Plan, a boundary re-alignment or re-designation of a natural feature or area on Schedule "D" may be permitted, at the sole discretion of the City.
  - 4.14.3.21.3 To achieve the City's target of enhancing, improving and restoring the Natural Heritage Feature for the subject site, a Holding Provision shall be applied to the implementing Zoning By-law and shall only be removed at such time as adequate arrangements have been made to gratuitously convey to the City a 15 metre wide buffer to the existing woodlot and the completion of technical studies including a Site Restoration Plan and an Environmental Impact Study.
- 3.3 The document known as the Springdale Secondary Plan, being Chapter 2 of Part II of the Official Plan of the City of Brampton, as amended, is hereby further amended:
- (1) By amending on Schedule 2 thereto, the land use designation of the lands shown outlined on Schedule 'D' to this amendment from "Natural Heritage System" to "Medium Density Residential".

# LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "COMMUNITIES"



BRAMALEA RD

EXTRACT FROM SCHEDULE 1(CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

|                  |                          |                                    |   |                            |
|------------------|--------------------------|------------------------------------|---|----------------------------|
| /// CENTRAL AREA | OPEN SPACE               | PRIMARY INTENSIFICATION CORRIDOR   | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT       | RESIDENTIAL              | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND                          |                            |
| COMMUNITIES      | BUILT BOUNDARY LINE      | DESIGNATED GREENFIELD AREA         | DEFERRAL                                  |                            |
| UTILITY          | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES                 | MAJOR TRANSIT STATION AREA                | MOBILITY HUB               |



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**  
OP2006# 206

File: C04E11.008\_OPA\_A

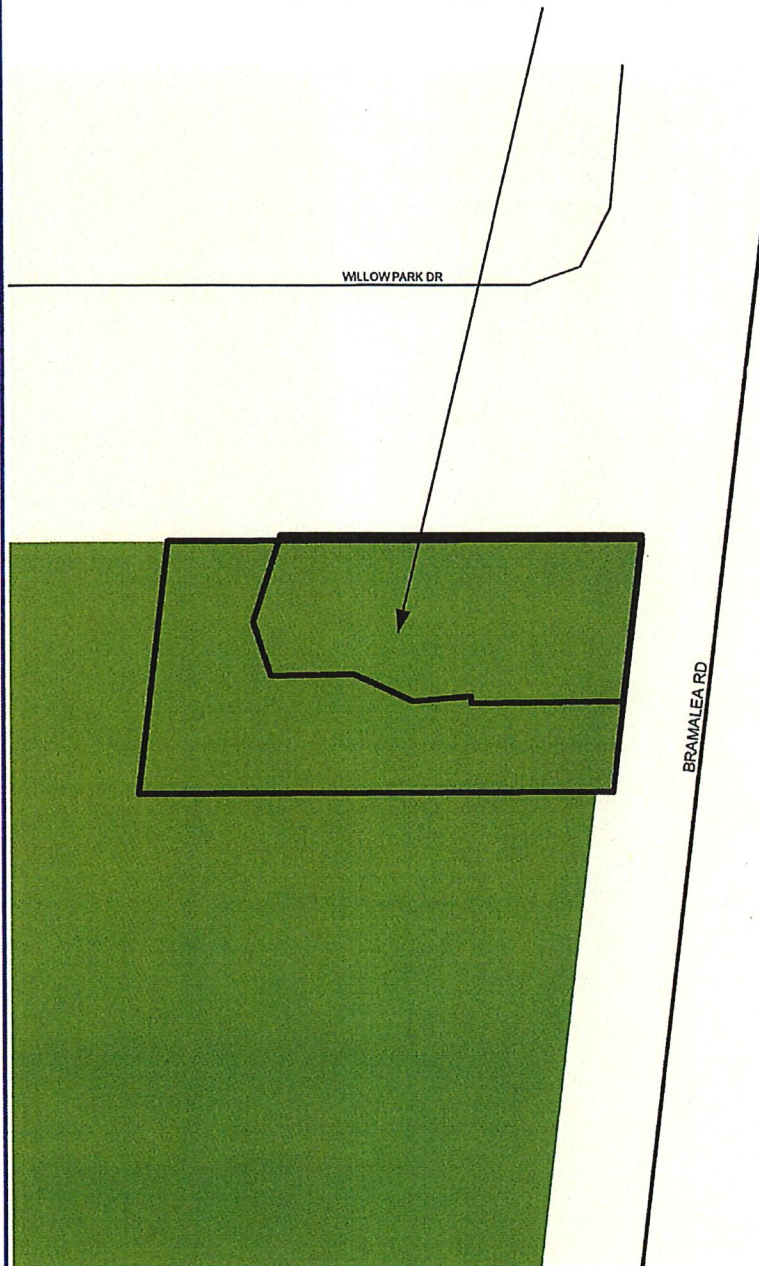
Date: 2021/11/01

Author: ckovac

BY-LAW 5-2022



**LANDS TO BE REDESIGNATED FROM  
"OPEN SPACE" TO "RESIDENTIAL"  
AND DESIGNATED "SPECIAL POLICY AREA 22"**



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

|                     |                                     |                     |                              |                           |
|---------------------|-------------------------------------|---------------------|------------------------------|---------------------------|
| BUSINESS CORRIDOR   | H-W BRAMPTON URBAN DEVELOPMENT AREA | PROVINCIAL HIGHWAYS | VILLAGE RESIDENTIAL          | CORRIDOR PROTECTION AREA  |
| ESTATE RESIDENTIAL  | OFFICE                              | REGIONAL RETAIL     | CENTRAL AREA                 | GREENBELT LEGEND          |
| INDUSTRIAL          | OPENSACE                            | RESIDENTIAL         | SPECIAL LAND USE POLICY AREA | L.B.P.I.A. OPERATING AREA |
| MAJOR INSTITUTIONAL | PARKWAY BELT WEST                   | UTILITY             | SPECIAL STUDY AREA           | DEFERRAL                  |

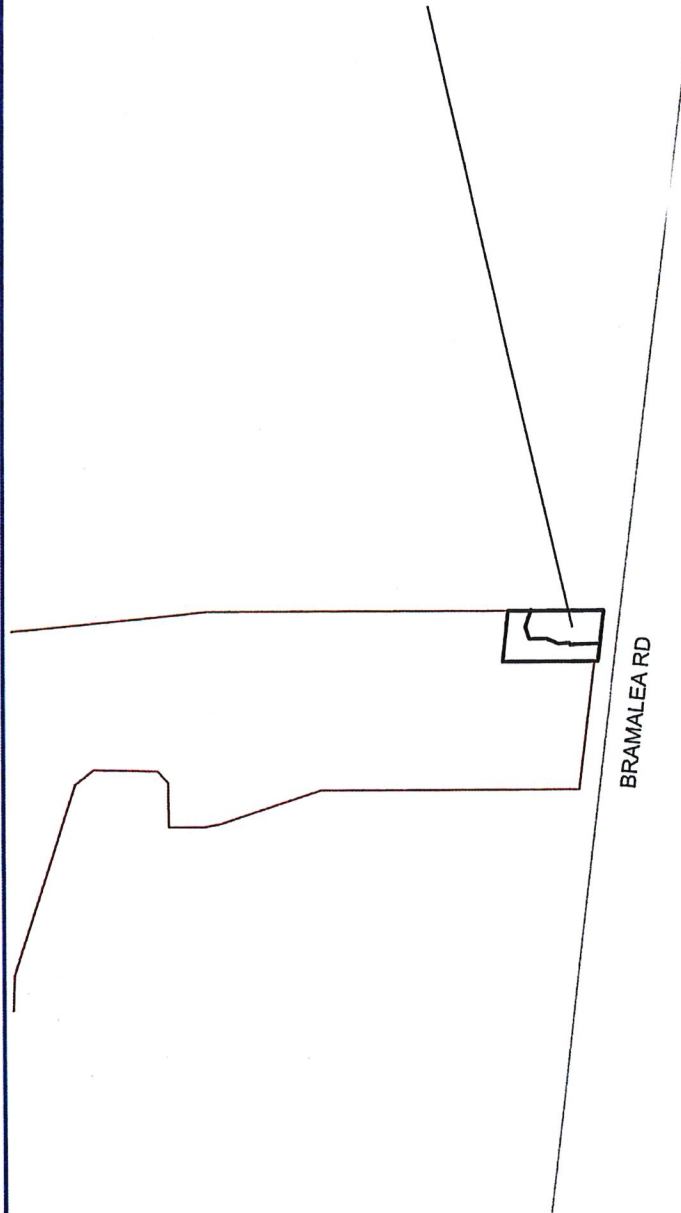
**SPECIAL LAND USE POLICY AREA**

**22** SPECIAL LAND USE POLICY AREA





# LANDS TO BE DELETED FROM "WOODLAND" DESIGNATION

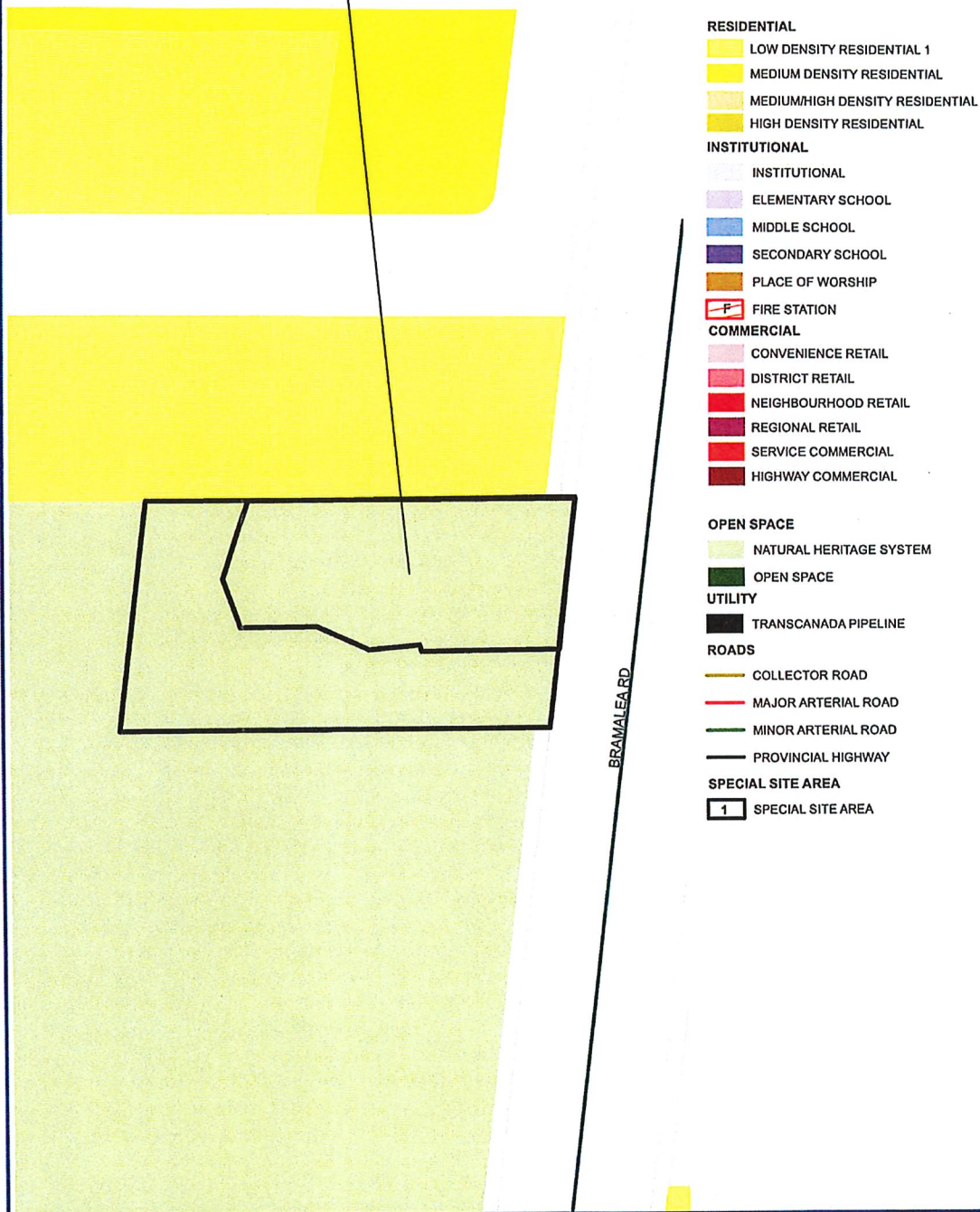


EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) KNOWN AS THE BRAMPTON OFFICIAL PLAN

- |                                 |  |  |
|---------------------------------|--|--|
| VALLEYLAND/WATERCOURSE CORRIDOR | PROVINCIALLY SIGNIFICANT WETLAND                         | ENVIRONMENTALLY SENSITIVE / SIGNIFICANT AREA |
| WOODLAND                        | LAKES  | PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE   |
| SPECIAL POLICY AREA             | AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE |  |
| OTHER WETLAND                   | AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE  |  |



LANDS TO BE REDESIGNATED FROM "NATURAL HERITAGE SYSTEM" TO "MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 6 - 2022

To amend By-law 270-2004, as amended

WHEREAS The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

|                  |  |
|------------------|--|
| FROM:            | TO:  |
| AGRICULTURAL (A) | Residential Townhouse A (Holding)<br>Section 3599 R3A (R3A(H) – 3599)<br>and Open Space (OS) |

2) By adding thereto the following sections:

3599. The lands zoned R3A (H) - 3599 on Schedule A to this by-law:

3599.1 Shall only be used for the following purposes:

- a) A townhouse dwelling
- b) purposes accessory to the other permitted purposes

3599.2 Shall be subject to the following requirements and restrictions:

|   |   |
|---|---|
| (a) Minimum Lot Area  | 220 square metres per dwelling unit   |
| (b) Minimum Lot Width   | 29 metres   |
| (c) Minimum Front Yard Depth  | 2.25 m to a lot line abutting a public street   |
| (d) Minimum North Interior Side Yard Width  | i) 12.0 metres for a building located within 31 metres from Bramalea Road<br>ii) 8.0 metres for a building located more than 31 metres from Bramalea Road |
| (e) Minimum South Interior Side Yard Width  | i) 3.25 metres for a building located within 31 metres from Bramalea Road<br>ii) 0.4 metres for a building located more than 31 metres from Bramalea Road |
| (f) Minimum Rear Yard Depth   | 2.5 metres  |
| (g) Minimum setback from the front wall of a dwelling to the curb of a private road | 4.5 metres  |



|  |  |
|--|--|
| (h) Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area | 0.5 m  |
| (i) Minimum setback between a garage door and a private road   | 6.0 metres   |
| (j) Maximum Building Height  | 3 storeys  |
| (k) Minimum Landscaped Open Space  | 25% of the Lot Area  |
| (l) Minimum Landscaped Buffer Area   | <ul style="list-style-type: none"> <li>i) 2.0 metres abutting the north property line</li> <li>ii) 2.25 metres abutting the front lot line, other than the approved driveway location</li> <li>iii) May include the following: <ul style="list-style-type: none"> <li>- a retaining wall</li> <li>- A hydro transformer</li> </ul> </li> </ul> |
| (m) Minimum Rooftop Amenity Area   | 20 square metres for each dwelling unit  |
| (n) Maximum Number of Dwelling Units   | 8  |
| (o) Minimum dwelling unit width  | 5.1 metres   |
| (p) Minimum residential driveway width   | 3.5 metres   |
| (q) Minimum Interior Garage Width  | 3.5 metres   |
| (r) Garage Control   | The maximum garage door width per dwelling unit shall be 2.5 metres  |
| (s) Minimum width of a Private Road  | 6.0 metres including where parking spaces are located adjacent to the street   |
| (t) Maximum Lot Coverage   | 35%  |
| (u) Maximum Fence Height   | 2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building   |
| (v) Minimum Setback to a Hydro Transformer in any yard:  | 1 metre  |

3599.3 In this Section, the following shall apply:

- (a) A private road shall mean a road established as a common element.
- (b) Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.
- (c) Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.
- (d) Accessory building, structures, swimming pools and recreational facilities shall not be permitted.
- (e) Section 6.27 shall not apply.

3599.4 Holding (H) Symbol:


- (a) While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.
- (b) Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled:
  - 1) A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
  - 2) An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - 3) A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - 4) A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works
  - 5) An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works
  - 6) An Arborist Report be approved to the satisfaction of the Engineering and Public Works
  - 7) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.

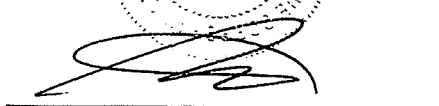
ENACTED and PASSED this 26<sup>th</sup> day of January, 2022.

Approved as to  
form.  
2022/Jan/17  
SDSR

Approved as to  
content.  
2022/01/17  
AAP

(C04E11.008)

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

