

**Planning and Development Committee**  
**The Corporation of the City of Brampton**

**Monday, June 20, 2022**

**Members Present:** Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10

**Staff Present:** Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Rick Conard, Director, Building and Chief Building Official, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Gurdeep Kaur, Director, Strategic Projects, Planning, Building and Economic Development  
Elizabeth Corazzola, Manager, Zoning and Sign By-law, Planning, Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Claudia LaRota, Principal Planner/Supervisor, Planning, Building and Economic Development  
Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Emma De Melo, Development Planner, Planning, Building and Economic Development  
Kelly Henderson, Development Planner, Planning, Building and Economic Development  
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development  
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

---

**1. Call to Order**

The meeting was called to order at 7:07 p.m., recessed at 11:56 p.m., reconvened at 12:15 p.m. and adjourned at 1:18 a.m.

As this meeting of Committee of Council was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

**2. Approval of Agenda**

The following motion was considered.

**PDC113-2022**

That the agenda for the Planning and Development Committee Meeting of June 20, 2022 be approved, as published and circulated.

Carried

**3. Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

#### **4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time:

7.2, 8.1, 11.5, 11.9

The following motion was considered.

#### **PDC114-2022**

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

**7.2, 8.1, 11.5, 11.9**

A recorded vote was taken, with the results as follows.

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

Carried (9 to 0)

#### **5. Statutory Public Meeting Reports**

- 5.1 Staff report: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Items 6.4 and 11.10 were brought forward at this time.

Harry Blackburn withdrew his request to delegate on June 13, 2022.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Meetu Mahendra, Brampton Resident
2. Tushar Mahendra, Brampton Resident
3. Sukhi Baidwan, Brampton Resident
4. Narinder Pal, Brampton Resident
5. Arvinder Sandhu, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Brampton Resident
- Jaskarnjit Parmar, Brampton Resident
- Bhupender Rakhra, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Public notice requirements under the *Planning Act*, and consideration of other methods to issue notice to residents
- Statutory public meeting process and next steps
- Review of opportunities to streamline development application processes in accordance with Provincial direction to meet housing demands

The following motion was considered.

**PDC115-2022**

1. That the staff report titled: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
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;
3. That the following delegations re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Meetu Mahendra, Brampton Resident
  2. Tushar Mahendra, Brampton Resident
  3. Sukhi Baidwan, Brampton Resident

4. Narinder Pal, Brampton Resident
5. Arvinder Sandhu, Brampton Resident; and
4. That the correspondence and photos from Credit Valley Residents Association re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.2 Staff report: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

To permit the continued use of an existing single detached home as a day nursery and private school, and expansion of the facility to accommodate additional staff and students

Location: 11499 The Gore Road

Emma De Melo, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designations, Toronto Gore Density Policy Review, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary and next steps.

Item 11.3 was brought forward at this time.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

The following motion was considered.

**PDC116-2022**

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 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 completion of circulating the application and a comprehensive evaluation of the proposal; and

3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, dated June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhaggi, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Carried

5.3 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

To permit a subdivision of 23 single-detached residential dwelling lots

Location: 9224 & 9230 Creditview Road

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Items 6.8 and 11.11 were brought forward at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Samir Shah, Credit Valley Residents Association, Brampton Resident
2. Kuljit Singh, Brampton Resident

The following registered delegation was not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

The following motion was considered.

## PDC117-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 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;
3. That the following delegations re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Samir Shah, Credit Valley Residents Association, Brampton Resident
  2. Kuljit Singh, Brampton Resident; and
4. That the correspondence from Bedi Sahib Singh, dated May 28, 2022, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.4 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

To facilitate the development of 30 single detached residential dwellings

Location: 8265 Churchville Road - North of Steeles Avenue West, east of Creditview Road

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Block Plan designation, Zoning By-law and Zoning By-law amendment, planning framework summary, issues/opportunities and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Marc De Nardis, Gagnon Walker Domes Ltd., presented an overview of the application that included the subject site, Credit Valley Secondary Plan Block Plan 45-6, Sequoia Walnut Grove and Eldorado Estates subdivisions, preliminary home buyers map for Sequoia Walnut Grove, proposed draft plan of subdivision, proposed landscape master plan, development vision and precedent images, heritage and structural assessments, application technical studies, reports and plans, and next steps.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Meetu Mahendra, Brampton Resident
2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident
3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident

The following registered delegations were not present at the meeting:

- Stephanie Tadeo, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Ashvina Patel, Brampton Resident
- Amanjeet Boparai, Brampton Resident



Staff responded to questions from Committee and provided clarification with respect to the following:

- Impact of the City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 (Item 5.1) on this proposal and timelines for reporting back on these matters
- Tree preservation, and the age and species of trees impacted by the proposal
- Process for receiving comments from various agencies, including school boards and the Credit Valley Conservation Authority, as required under the *Planning Act*
- Review of studies submitted by the applicant
- Appeal process through the Ontario Land Tribunal
- Opportunity for residents to submit comments regarding the proposal to staff for consideration

The following motion was considered.

**PDC118-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
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;
3. That the following correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
  2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
  3. Karamveer Hundal, Brampton Resident, June 6, 2022
  4. Sally Fasulo, Brampton Resident, June 7, 2022

5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
  6. Neala Periana, Brampton Resident, dated May 17, 2022
  7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
  8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
  9. Eliza Imran, Brampton Resident, dated May 20, 2022
  10. Rohan Periana, Brampton Resident, dated May 17, 2022
  11. Navinder Pal, Brampton Resident, dated May 30, 2022
  12. Samantha Periana, Brampton Resident, dated May 20, 2022
  13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
  14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
  15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
  16. Sonya Singh, Brampton Resident, dated June 11, 2022
  17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
  18. Swagata Das, Brampton Resident, dated June 10, 2022
  19. Sarajit Das, Brampton Resident, dated June 10, 2022
  20. Mamta and Sukhvinder Guraya, dated June 13, 2022
  21. Meetu Mahendra, Brampton Resident, dated June 13, 2022
  22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
  23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
  24. Sally Fasulo, Brampton Resident, dated June 14, 2022
  25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
1. Meetu Mahendra, Brampton Resident
  2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident

3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident
16. Marc De Nardis, Gagnon Walker Domes Ltd.

Carried

- 5.5 Staff report: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

To facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached dwellings, and a parkette

Location: 1626, 1646, and 1654 Queen Street West - North Side of Queen Street West, west of Creditview Road

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment - performance standards, planning framework summary, site specific considerations, and next steps.

Items 6.5 and 11.4 were brought forward at this time.

David McKay, MHBC Planning, Urban Design & Landscape Architecture, presented an overview of the application, which included the draft plan of subdivision rendering, proposed townhouse and parkette concept, proposed mid-rise building, elevation plans, outdoor amenity space concept, and landscape plan.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Dezi Yang, Brampton resident
2. Lili Zhang, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Samir Shah, Credit Valley Residents Association, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Hao Li, Brampton Resident
10. Jaskarnjit Parmar, Brampton Resident
11. Manesh Patel, Brampton Resident
12. Karen, Brampton Resident
13. Helen Su, Brampton Resident
14. Sharon Zhang, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Deepi Purba, Brampton Resident
- Denley and Taje McIntosh, Brampton Residents

The following motion was considered.

**PDC119-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes**

**(Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Services Committee Meeting of June 20, 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;
3. That the following correspondence re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Committee Meeting of June 20, 2022 be received:
  1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
  2. Lili Zhang, Brampton Resident, dated June 16, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and development Committee Meeting of June 20, 2022 be received:
  1. David McKay, MHBC Planning, Urban Design & Landscape Architecture
  2. Dezi Yang, Brampton resident
  2. Lili Zhang, Brampton Resident
  4. Rohit Dewan, Brampton Resident
  5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
  6. Satinder Malhotra, Brampton Resident
  7. Teghbir Singh Kairon, Brampton Resident
  8. Samir Shah, Credit Valley Residents Association, Brampton Resident
  9. Vipul Shah, Brampton Resident
  10. Hao Li, Brampton Resident
  11. Jaskarnjit Parmar, Brampton Resident

12. Manesh Patel, Brampton Resident
13. Karen, Brampton Resident
14. Helen Su, Brampton Resident
15. Sharon Zhang, Brampton Resident.

Carried

- 5.6 Staff report re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

To permit 2 single detached dwellings

Location: 10417 Airport Road

Emma De Melo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary, and next steps.

Items 6.3 and 11.6 were brought forward at this time.

The following delegation addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

1. Gurmeet Grewal, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to greenspace, pathway connectivity and pedestrian safety.

The following motion was considered.

**PDC120-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 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.

3. That the following delegation re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Gurmeet Grewal, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022

2. Jaspreet K., Brampton Resident, dated June 20, 2022.

Carried

At this time in the meeting, in accordance with the Procedure By-law 160-2004, as amended, a procedural motion to extend the meeting past 11:55 p.m. was voted on and carried.

## **6. Public Delegations (5 minutes maximum)**

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044 )

1. Bisman Kaur, Brampton Resident

2. Joshi Hiren, Brampton Resident

Item 7.5 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

Joshi Hiren, Brampton Resident addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

The following registered delegation was not present at the meeting:

- Bisman Kaur, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the size of the subject property and proposed density.

The following motion was considered.

## PDC121-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc.(c/o Umbria Developers) be approved on the basis that it 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, and for reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan and Zoning By-law Amendments generally in accordance with the attached Appendix 12 and Appendix 13 to this report be adopted; and
4. That the delegation from Joshi Hiren, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

### 6.2 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Stephanie Tadeo, Brampton Resident
2. Sukhi Baidwan, Brampton Resident
3. Manesh Patel, Brampton Resident
4. Rohan Periana, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Tushar Mehandra, Brampton Resident
7. Meetu Mahendra, Brampton Resident
8. Ashvina Patel, Brampton Resident
9. Sukhvir Hundal, Brampton Resident



10. Navinder Pal, Brampton Resident
11. Dhruvi Patel, Brampton Resident
12. Samir Shah, Credit Valley Residents Association, Brampton Resident
13. Satinder Malhotra, Brampton Resident
14. Amanjeet Boparai, Brampton Resident
15. Sally Fasulo, Brampton Resident
16. Mamta & Sukhvinder Guraya, Brampton Resident
17. Marc De Nardis, Gagnon Walker Domes Ltd.

**Dealt with under Item 5.4 - Recommendation PDC118-2022**

- 6.3 Delegations re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Gurmeet Grewal, Brampton Resident

**Dealt with under Item 5.6 - Recommendation PDC120-2022**

- 6.4 Delegation re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5, To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

1. Harry Blackburn, Brampton Resident
2. Meetu Mahendra, Brampton Resident
3. Tushar Madendra, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Jaskarnjit Parmar, Brampton Resident
6. Bhupender Rakhra, Brampton Resident

**Dealt with under Item 5.1 - Recommendation PDC115-2022**

- 6.5 Delegations, re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation -

MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Dezi Yang, Brampton resident
2. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
3. Lili Zhang, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
6. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
7. Deepi Purba, Brampton Resident
8. Denley and Taje McIntosh, Brampton Residents
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Teghbir Singh Kairon, Brampton Resident

**Dealt with under Item 5.5 - Recommendation PDC119-2022**

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Samir Shah, Brampton Resident
2. Dezi Yang, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Anthony Mason, Brampton Resident
7. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.

Items 7.1 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Samir Shah, Brampton Resident
2. Rohit Dewan, Brampton Resident
3. Anthony Mason, Brampton Resident

The following registered delegations were not present at the meeting:

- Dezi Yang, Brampton Resident
- Vipul Shah, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., thanked staff for the report and indicated they were present to respond to questions from Committee regarding the subject application.

Staff responded to questions from Committee and provided clarification with respect to the following:

- Proximity of proposed high rises to Queen Street
- Zoning By-law setbacks
- Length of time the subject application has been under review
- Tertiary plan process

The following motion was considered.

#### **PDC122-2022**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 June 1st, 2022; and,

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and,
5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13;
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Samir Shah, Brampton Resident
  2. Rohit Dewan, Brampton Resident
  3. Anthony Mason, Brampton Resident
  4. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.; and
8. That the correspondence from Wendy Li, Brampton Resident, dated June 15, 2022, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

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

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.7 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsia Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

1. Dezi Yang, Brampton Resident
2. Anthony Mason, Brampton Resident
3. Terry Korsiak, Korsiak Urban Planning
4. Rohit Dewan, Brampton Resident

Item 7.4 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident

The following registered delegation was not present at the meeting:

- Dezi Yang, Brampton Resident

The following motion was considered.

#### **PDC123-2022**

1. That the staff report titled: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. That the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon. (File: OZS-2020-0036) be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 June 1<sup>st</sup>, 2022;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 this report be adopted;

5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 13 to this report be approved;
6. That no further notice or public meeting be required for the attached Official plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the *Planning Act, R.S.O. c. P. 13*, as amended.
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident.

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

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.8 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
2. Samir Shah, Credit Valley Residents Association, Brampton Resident

**Dealt with under Item 5.3 - Recommendation PDC117-2022**

- 6.9 Delegation re: Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Michael Gagnon, Gagnon Walker Domes

Items 11.1 was brought forward at this time.

Michael Gagnon, Gagnon Walker Domes, addressed Committee on behalf of multiple clients, to express their views, suggestions, concerns and questions with respect to the proposed new Brampton Plan (Official Plan).

The following motion was considered.

**PDC124-2022**

1. That the delegation from Michael Gagnon, Gagnon Walker Domes, re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
2. That the following correspondence re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
  2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
  3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group
  4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
  5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
  6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
  7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
  9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
  10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
  11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
  12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
  13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.

14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyla Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.
21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.



30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd
37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Carried

6.10 Delegations re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

1. Baljit Chopra, Brampton Resident
2. Rajeev Saini, Brampton Resident
3. Jotvinder Sodhi, Brampton Resident
4. Ajay Aggarwal, Brampton Resident
5. Rajwinder Saini, Brampton Resident
6. Nitin Arora, Brampton Resident
7. Balihar Singh, Brampton Resident

Items 10.1 and 11.8 were brought forward and dealt with at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Rajeev Saini, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Nitin Arora, Brampton Resident

The following registered delegations were not present at the meeting:

- Baljit Chopra, Brampton Resident
- Ajay Aggarwal, Brampton Resident
- Rajwinder Saini, Brampton Resident
- Balihar Singh, Brampton Resident

Committee discussion on this matter included the following:

- The need for a collaborative approach with the applicants
- The importance of ensuring new development is consistent with the existing community

The following motion was considered.

#### **PDC125-2022**

1. That the staff report titled: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** back to staff for further investigation;
2. That the following delegations, re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Rajeev Saini, Brampton Resident
  2. Jotvinder Sodhi, Brampton Resident
  3. Nitin Arora, Brampton Resident; and
3. That the following correspondence re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. -**,

**6875 and 6889 Mayfield Road, Ward 10 (File: OZS-2019-0014)**, to the Planning and development Committee Meeting of June 20, 2022 be received:

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022
7. Manjeet Trehan, Brampton Resident, dated June 18, 2022.

Carried

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys

Location: Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4

**Dealt with under Item 6.6 - Recommendation PDC122-2022**

- 7.2 ^ Staff report: Ministerial Zoning Orders – An Overview

**PDC126-2022**

1. That the staff report titled: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Council endorse the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420; and
3. That the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420 be used to inform Council's decision in future Ministerial Zoning Order requests.

Carried

7.3 Staff Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations

Committee discussion on this matter included concerns regarding increased population in some areas due to second units, the impacts on the community and the need to address this issue.

The following motion was considered.

**PDC127-2022**

That the staff report titled: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** to the July 6, 2022 City Council meeting.

Carried

7.4 Staff report: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

To facilitate the plan of subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Location: 1879 Queen Street West - South side of Queen Street West and east of Mississauga Road

**Dealt with under Item 6.7 - Recommendation PDC123-2022**

7.5 Staff report: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044 )

To permit development of 108 back-to-back and stacked townhouses

Location: 8680 Chinguacousy Road - Southwest corner of Chinguacousy Road and Bonnie Braes Drive

**Dealt with under Item 6.1 - Recommendation PDC121-2022**

**8. Committee Minutes**

- 8.1 ^ Minutes - Brampton Heritage Board - May 17, 2022

**PDC128-2022**

That the **Minutes of Brampton Heritage Board Meeting of May 17, 2022**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

- 10.1 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

To permit 107 residential units in the form of single detached dwellings and townhouse dwellings including back-to-back) Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc.

Location: 6875 and 6889 Mayfield Road - West of McVean Drive, south side of Mayfield Road

**Dealt with under Item 6.10 - Recommendation PDC125-2022**

**11. Correspondence**

- 11.1 Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group

4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.
14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyra Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.

21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.
30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd

37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

**Dealt with under Item 6.9 - Recommendation PDC124-2022**

- 11.2 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
3. Karamveer Hundal, Brampton Resident, June 6, 2022
4. Sally Fasulo, Brampton Resident, June 7, 2022
5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
6. Neala Periana, Brampton Resident, dated May 17, 2022
7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
9. Eliza Imran, Brampton Resident, dated May 20, 2022
10. Rohan Periana, Brampton Resident, dated May 17, 2022
11. Navinder Pal, Brampton Resident, dated May 30, 2022
12. Samantha Periana, Brampton Resident, dated May 20, 2022
13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
16. Sonya Singh Brampton Resident, dated June 11, 2022
17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
18. Swagata Das, Brampton Resident, dated June 10, 2022
19. Sarajit Das, Brampton Resident, dated June 10, 2022
20. Mamta and Sukhvinder Guraya, dated June 13, 2022
21. Meetu Mahendra, Brampton Resident, dated June 13, 2022



22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
24. Sally Fasulo, Brampton Resident, dated June 14, 2022
25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022

**Dealt with under Item 5.4 - Recommendation PDC118-2022**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, date June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhaggi, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

**Dealt with under Item 5.2 - Recommendation PDC116-2022**

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
2. Lili Zhang, Brampton Resident, dated June 16, 2022

**Dealt with under Item 5.5 - Recommendation PDC119-2022**

- 11.5 ^ Correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argo TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)

## **PDC129-2022**

That the correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: **Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022
2. Jaspreet K., Brampton Resident, dated June 20, 2022

### **Dealt with under Item 5.6 - Recommendation PDC120-2022**

- 11.7 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Wendy Li, Brampton Resident, dated June 15, 2022

### **Dealt with under Item 6.6 - Recommendation PDC122-2022**

- 11.8 Correspondence re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022

7. Manjeet Trehan, Brampton Resident, dated June 18, 2022

**Dealt with under Item 6.10 - Recommendation PDC125-2022**

- 11.9 ^ Correspondence from Deb Bergamin, Brampton resident, dated June 7, 2022, re: Ministerial Zoning Orders – An Overview

**PDC130-2022**

That the correspondence from Deb Bergamin, Brampton Resident, dated June 7, 2022, re: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.10 Correspondence, re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

1. The Credit Valley Residents Association, dated June 20, 2022

**Dealt with under Item 5.1 - Recommendation PDC115-2022**

- 11.11 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Bedi Sahib Singh, Brampton Resident, dated May 28, 2022

**Dealt with under Item 5.3 - See Recommendation PDC117-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the following question from Melissa Bergamin, Brampton resident:

"This meeting seemed to put a lot of emphasis on the planning process and when asked if all proposals have to come forth through council in a public

meeting - MZO's were not mentioned at all. A process that completely skips any opportunities for public input. Does this mean Council will no longer pass MZO's and give developers a green light behind the backs of Brampton residents? What about pending MZO's that are not yet approved? Will council do the right thing and withdraw their support for those MZO's?"

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information regarding Minister's Zoning Orders (MZO) and engagement processes.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC131-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, July 25 2022, at 7:00 p.m. or at the call of the Chair.

Carried

---

Regional Councillor M. Medeiros, Chair