

**Date:** 2022-08-23

**Subject: Information Report**  
Application to Amend the Zoning By-law and Draft  
Plan of Subdivision  
*(To permit a total of 175 residential units; a walkway block; a  
park block; two right-of-way buffer blocks; a valley buffer  
block; and 6 public road rights-of-way)*  
**KLM Planning Partners Inc. – Upper Mayfield Estates c/o  
Caliber Homes**  
0, 5759 Mayfield Road  
Ward: 10

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**Report Number:** Planning, Bld & Ec Dev-2022-811

**Recommendations:**

1. **THAT** the report titled: Information Report, Application to Amend the Zoning By-law and Draft Plan of Subdivision, **KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes**, 0, 5759 Mayfield Road, Ward 10 (City File OZS-2022-0034 and Planning, Bld & Ec Dev-2022-811) dated August 23, 2022 to the Planning and Development Committee Meeting of September 26, 2022, be received; and
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.

**Overview:**

- The applicant proposes to develop the lands as a subdivision with one-hundred and twenty-seven (127) single detached residential units and six (6) townhouse blocks containing approximately forty-eight (48) units. The proposal also includes a park block, a walkway block, two road buffer blocks, a valley buffer block, and 6 public road rights-of-way.

- The property is designated ‘Residential’, and ‘Open Space’ in the Official Plan. An amendment to the Official Plan is not required to implement the proposal.
- The property is designated ‘Low Density Residential’, ‘Valleyland’, and ‘Neighbourhood Park’ in Schedule 48(b) of the Countryside Villages Secondary Plan. An amendment to the Secondary Plan is not required to permit the proposed development.
- The property is currently zoned ‘Agricultural (A)’ under By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.
- This Information Report and the associated statutory public meeting facilitate compliance with the “Well-run City (Good Government)’ Term of Council Priority by encouraging public participation by actively engaging the community, and by meeting the legislated requirement as outlined in the *Planning Act*.

### **Background:**

The lands subject to this application are located at 0 and 5759 Mayfield Road, east of Torbram Road and south of Mayfield Road. This application was received on July 12<sup>th</sup>, 2022, and was deemed complete on August 2<sup>nd</sup>, 2022. Notice of Complete Application was issued to the applicant on August 2<sup>nd</sup>, 2022.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

The application proposes a Zoning By-law Amendment and Draft Plan of Subdivision. Details of the proposal are as follows:

- Residential dwellings to include 127 single detached dwellings and six (6) townhouse blocks containing approximately 48 units;
- A park block;
- A walkway block;
- Two road buffer blocks;
- A valleyland buffer block;
- Six public road rights-of-way.

### Property Description and Surrounding Land Use (Refer to Appendix 6):

- Is municipally known as 0 and 5759 Mayfield Road, and is generally located on the east side of Torbram Road, and south of Mayfield Road;
- Is generally square in shape with a site area of approximately 10.1 hectares (25 acres);
- Has a frontage of approximately 278.42 metres (913.45 feet) along Mayfield Road; and
- Is currently vacant land consisting of agricultural row crops bordered by shrub hedgerows.

### The surrounding land uses are described as follows:

North:	Agricultural uses in the Town of Caledon;
South:	Vacant/proposed residential (part of draft approved plan of subdivision 21T-19020B);
East:	Valley and existing agricultural with rural residential, commercial and institutional beyond;
West:	Vacant/proposed residential (part of draft approved plan of subdivision 21T-19020B).

### Technical Considerations

Comments from staff and external agencies are required in order to complete a comprehensive analysis. Considerations to be addressed as part of the comprehensive analysis in addition to assessment of the appropriateness of the proposed land uses and its impact on the surrounding area include the following:

- Ensuring the staging and sequencing strategy continues to guide the development of planned servicing and transportation infrastructure;
- Ensuring the mitigation measures identified in the Environmental Impact Study are integrated in the development proposal, and that the development is appropriately setback from contributing habitat for the federally protected Redside Dace;
- Ensuring the parent zones for the townhouse dwellings are appropriate to accommodate the intended tenure of the development (e.g. street townhouses fronting onto a public street, standard condominium townhouses, or common element townhouses); and

- Ensuring the development conforms with the approved Countryside Villages Block Plan 49-2 and Community Design Guidelines;

Further details on this application can be found in the Information Summary contained in Appendix 9. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

#### Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on August 3<sup>rd</sup>, 2022 and on August 26<sup>th</sup>, 2022, to property owners within 240 metres of the subject lands as per Planning Act requirements. Signage has been posted on the property advising of the application, and a notice of the public meeting was also posted in the Brampton Guardian Newspaper. This report, along with the complete application submission, including studies, has 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:

Any additional 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:

Reviewed by:

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Approved by:

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**Attachments:**

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial and Existing Land Uses
- Appendix 7: Heritage Resources
- Appendix 8: Propane Facilities
- Appendix 9: Information Summary
- Appendix 10: Sustainability Snapshot