

**Detailed Planning Analysis**  
**City File Number: OZS-2021-0024 – 21T-21011B**

**Overview**

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, the Countryside Villages Secondary Plan and other applicable City of Brampton guidelines and priorities.

**Planning Act:**

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

- a) The protection of ecological systems, including natural areas, features and functions;
- b) The adequate provision and efficient use of communication, transportation, sewage / water services and waste management systems;
- c) The orderly development of safe and healthy communities;
- d) The adequate provision of a full range of housing, including affordable housing;
- e) The appropriate location of growth and development; and,
- f) The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians.

Regard for these sections is reflected in the proposed Zoning By-law Amendment and Draft Plan of Subdivision, the development proposal incorporates the following qualities:

- The proposal represents the orderly development as it will make efficient use of the land that are currently occupied by a vacant single detached residential dwelling unit.
- The proposal contemplates a total of 76.5 residential units comprised of 67.5 detached residences and 9 townhouse units, thus adding a variety of housing types to the City.
- This proposal is within an appropriate location for growth and development.

- The Region of Peel and City of Brampton have provided notice that the proposed development can be adequately serviced with existing municipal water and wastewater.
- The proposal will provide future residents with access to existing transit routes. Furthermore, the subdivision is designed to facilitate pedestrian movement.
- The proposed development will contain well-designed, high-quality, vibrant built form including a Park on Block 82 to encourage a sense of place.

Section 51(24) of the Act identifies criteria that the Council of a municipality will have regard to when considering a draft plan of subdivision. This proposal has regard for the following criteria:

- a) The effect of development of the proposed subdivision matters of provincial interest as referred to in section 2;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which it is to be subdivided;
- e) The dimensions and shapes of the proposed lots;
- f) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- g) The adequacy of utilities and municipal services.

This proposal has regard for the following criteria:

- The proposal is consistent with matters of provincial interest. It represents orderly development in an appropriate area and provides additional housing stock.
- The proposal is in the public interest, as it services an existing area while expanding housing availability for the City of Brampton.
- The proposal conforms to the Region of Peel and City of Brampton Official Plan designations and their respective policies.
- The proposal will contain public roads designed to accommodate local traffic, which will connect with existing and new municipal roadways.
- The proposal will have adequate water, storm water, sanitary sewer and utility connections.

**Provincial Policy Statement (PPS):**

The proposal was reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). Through staff review it was determined that the proposed development has regard for the pertinent PPS policies that are applicable to this application:

Section 1.1.1 – Healthy, liveable and safe communities are sustained by:

a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

The proposed development promotes efficient development and land use patterns over the long term by providing dwellings that will connect with municipal infrastructure, services, and amenities.

b. Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

This proposal will provide a total of 76.5 residential dwelling units comprised of single-detached and townhouse units coupled with a Park Block (Block 82) that will provide a recreation space for residents.

c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;

Environmental concerns have been addressed to the satisfaction of the Toronto Region Conservation Authority and City of Brampton Environmental Planning.

d. Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The proposed development is located within a Settlement Area and has been developed in accordance with the Countryside Villages 48-2 Block Plan. The Draft Plan of Subdivision integrates the surrounding road networks of the abutting north and south subdivisions. The site will also be serviced through municipal water and wastewater.

f. ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

This proposal provides housing with access to the necessary infrastructure and public service facilities to meet the projected needs of residents.

Section 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

The proposed Zoning By-law amendment contemplates the intensification of the subject parcel from an existing vacant single-detached home to the proposed 76.5-unit subdivision. The proposed units will contribute to the City in meeting its residential unit forecast.

Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed;

and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.

The proposed residential subdivisions (OZS-2021-0065, C06E16.007) abut the subject parcel to the north, east and south. The proposal will integrate with the proposed subdivisions in accordance with the Countryside Villages 48-2 Block Plan. Furthermore, existing infrastructure and servicing will support this development.

Section 1.4.1 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- c) Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The proposed zoning by-law amendment will intensify a currently underutilized parcel and the draft plan of subdivision will contribute to a mix of housing options and densities to assist in accommodating residential growth for a minimum of 15 years in the City.

Section 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) Permitting and facilitating:

1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or where it is to be developed;

The proposed development meets these requirements by introducing residential dwelling units within an area that will be serviced by municipal infrastructure and services, making efficient use of land and resources.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Settlement Area' and within the 'Built-Up Area' within the Growth Plan. The proposal was evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) and it was determined that it conforms to the applicable policies of the Growth Plan.

2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

- a) The vast majority of growth will be directed to settlement areas that:
- i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities;
- b) Growth will be limited in settlement areas that:
- i. are rural settlements;
  - ii. are not serviced by existing or planned municipal water and wastewater systems; or
  - iii. are in the Greenbelt Area;

- c) Within settlement areas, growth will be focused in:
  - i. delineated built-up areas;
  - ii. strategic growth areas;
  - iii. Locations with existing or planned transit, with a priority higher order transit where it exists or is planned; and
  - iv. areas with existing or planned public services facilities;
  
- d) Development will be directed to settlement areas, except where the policies of this plan permit otherwise;

The proposal will direct growth toward an appropriate area that has been comprehensively planned through the approved Countryside Villages 48-2 Block Plan. It is located within a settlement area with planned infrastructure and services. Furthermore, it will contribute to the creation of complete communities and support public transit.

2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
  
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
  
- c) Provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
  
- d) Expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
  
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
  
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

This proposal supports the creation of complete communities. It proposes single-detached and townhouse dwelling units that will integrate with the surrounding proposed communities. Moreover, the inclusion of the proposed Park on Block 82 provides a passive recreational amenity for residents and provide a compact built form that will contribute to environmental sustainability.

2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) encourages the integration and sustained viability of transit services.

2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows: a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare

The proposal supports the creation of complete communities, the configuration of the street network, block layout, housing type and unit density conformity with Block Plan 48-2. Furthermore, the proposal will also aid the City in meeting the minimum density targets as outlined in the Growth Plan. The proposed development will be integrated with the abutting proposed subdivisions, contributing to the creation of a complete community.

## **Regional Official Plan**

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” areas as established in Schedule D of the Regional Official Plan. The proposal was evaluated against the applicable Region of Peel Official Plan Policies, and it was determined that the proposed development satisfies the pertinent Official Plan policies.

Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.



Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.

Section 5.3.1.3 – To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

The proposed development contributes to a healthy, complete urban community. It provides a range of residential homes consisting of townhouses and single-detached units. Moreover, future residents will also have access to recreational amenities via the proposed Park in Block 82.

Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans.

Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.

Section 5.5.1.6 - To support planning for complete communities in Peel that are compact, well designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

The mix of dwelling types will provide a range of housing options for residents at different stages of life. The development of Park Block 82 will be coordinated with the draft plan of subdivision to the south in order to ensure a high-quality open space area is available for residents.

Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification.

The subject parcel is located within the Urban System as delineated in Schedule D of the Region of Peel Official Plan. The proposed development will be serviced with existing municipal services that can accommodate a compact urban form notably through the two townhouse blocks.

5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

This proposal will provide single detached dwellings and townhouses with appropriate densities and sizes in order to contribute toward housing needs.

## **City of Brampton Official Plan:**

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated "Residential" in the City of Brampton Official Plan, the proposed development conforms to the intent of this plan. The Official Plan policies that are applicable to this application include but are not limited to:

3.2.2.2 Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.

This proposal will provide a mix of townhouses and single-detached dwelling units in an appropriate location that will contribute to the achievement of the density targets for the Region of Peel's Designated Greenfield Area.

Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.

The proposal maintains the intent of the Residential designation by providing single-detached and townhouse units.

Section 4.2.1.2 - The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan.

The development proposal provides a range of housing types (single-detached and townhouse) with varying lot and unit sizes.

Section 4.2.1.6 – Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up areas.

The proposed development aids in achieving the Region of Peel's intensification targets.

Section 4.2.1.14 - In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are: (i) Variety of housing types and architectural styles; (ii) Siting and building setbacks; (iii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways; (iv) Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms; (v) Upgraded elevations at focal locations including corner lots, housing abutting open space & pedestrian links, housing at "T" intersections, and housing at parkettes; (vi) Incorporation of multiple unit dwellings and apartments; and, (vii) Landscaping and fencing on private property.

These elements will be further refined through the preparation of Block Plans, area specific Design Guidelines, draft plans of subdivision, rezoning applications, and Design Briefs as appropriate.

The subject development is subject to the City of Brampton Architectural Control Compliance review process, ensuring key design elements of the subdivision are to the satisfaction of the City of Brampton.

Section 4.5.4.26 - The City shall, in the subdivision plan and site plan control processes, ensure the provision of convenient access for all pedestrians including persons with disabilities and walking distance to transit facilities.

Section 5.6.1 - The Subdivision Plan Approval process and Subdivision Agreements pursuant to Section 51 of the Planning Act will be administered by the City to ensure that the policies of the Official Plan and Secondary Plans are complied with and that a high standard of layout and design is maintained in areas experiencing development.

Section 5.6.2 - The City shall recommend for approval only those plans of subdivision which comply with provisions of the Planning Act and the policies of the Official Plan, Secondary Plans and Block Plans including policies respecting phasing, the provision of adequate services and the maintenance of a sound financial City position.

The Draft Plan of Subdivision complies with the Planning Act, Region and City Official Plan, the Countryside Villages Secondary Plan and Countryside Villages 48-2 Block Plan. Conditions of Draft Plan approval provide specific requirements with respect to the provision of adequate servicing and Growth Management Staging and Sequencing.

**Secondary Plan:**

The property is designated “Residential Low Density” and “Residential Medium Density” in the Countryside Villages Secondary Plan (Area 48b). The “Residential Low Density” and “Residential Medium Density” designations permit a range of residential uses including single detached, semi-detached, and townhouse building types. As the proposed development conforms to the intent of the Bram East (41) Secondary Plan, an Official Plan amendment is not required to permit the proposed development.

Section 5.2.1.1 - The various residential designations shown on Schedule SP48(a) are categories in which the predominant use of land is ground floor oriented forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter

Complementary uses as set out by Section 4.1.1.1 of the Official Plan subject to their identification in the Secondary Plan or as specifically identified by other designations or policies in this Chapter, shall also be permitted in the various Residential designations, provided that they are integrated in an appropriate manner with adjacent residential uses.

The proposed draft plan of subdivision satisfies policy 5.2.1.1, as it provides two townhouse blocks consisting of nine units, and 67.5 single detached units. The development is appropriately integrated with the surrounding subdivisions and conforms with the approved Countryside Side Villages 48-2 Block Plan.

Section 5.2.1.2 - Where a residential use is proposed adjacent to arterial roads an appropriate built form shall be encouraged through a variety of means including: window streets, flankage conditions, laneway conditions, laneway housing and direct frontage for particular residential typologies. Reverse frontages are generally discouraged but will be considered in specific circumstances during the block plan stage of approval.

Section 5.2.1.3 - Where a residential use is proposed adjacent to arterial roads or other noise sources, studies to determine the need for noise attenuation measures shall be completed to the satisfaction of the City of Brampton and the appropriate agencies having jurisdiction.

City staff reviewed the noise assessment dated December 23<sup>rd</sup>, 2020 prepared by Valcoustics and found it capable of supporting the proposed development.

Section 5.2.1.4 - Any proposal for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads, other noise sources or adjacent non-residential uses.

Section 5.2.1.5 - Residential lots shall be oriented toward and have primary access to the minor collector and local road network in accordance with the intended street character and shall reinforce a well structured and balanced streetscape.

West of the property limits is Torbram Road which is classified as a minor arterial road in the Secondary Plan. The proposed development features an intersection connecting to Torbram Road to "Street 1". As the proposed development abuts two draft plan of subdivisions (C06E16.007 and OZS-2021-0065), an adequate transition has been coordinated with both subdivisions in accordance with the approved Countryside Villages Secondary Plan.

Section 5.2.2.1 In areas designated Low/Medium Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted uses include single-detached, semidetached and townhouse structural types;
- ii) A minimum density of 19.5 units per net residential hectare (8 units per net residential acre) and a maximum density of 30.1 units per net residential hectare (12 units per net residential acre) shall be permitted.

In addition, approximately 50% of the overall development within the Low/Medium Density Residential designation shall be single structural units. The proportion of single detached structural units shall be determined at the Block Plan stage of approval. In attempting to achieve a minimum 50 persons and job per hectare, the City shall consider minor adjustments to the overall requirement of 50% single-detached structural units at the block plan stage of approval without the need for an amendment to this Chapter.

Limited development of day care centres is permitted without an amendment to the Plan, subject to issues such as land use compatibility, design and interface issues being addressed to the satisfaction of the City with the appropriate performance standards implemented in the Zoning By-Law.

Within the area sub-designated "Low-Medium Density" the draft plan of subdivision proposes single detached and street townhouse dwellings with a density of 28.4 units per net residential hectare.

Section 5.2.3.1 In areas designated Medium Density Residential on Schedule SP48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) permitted uses include single-detached, semi-detached, townhouse, walk-up apartments, duplexes, triplexes, and townhouse structure types;
- ii) a minimum density of 30 units per net residential hectare (12 units per net residential acre) and a maximum density of 50 units per net residential hectare (20 units per net residential acre) shall be permitted;
- iii) medium density residential is designated on either side of the east-west collector road on Schedule SP48(a). The boundary of the designation shall be interpreted as being approximate and shall be further refined at the Block Plan stage of approval; and,

- iv) Notwithstanding the above, high density residential uses in proximity to the intersection of arterial roads may be permitted in this designation in accordance with Section 4.1.1.1 of the Official Plan. Higher density residential will be identified at the block plan of approval stage and the density and related development policies shall be implemented through a block plan initiated official plan amendment.

The proposed draft plan of subdivision proposes a density of approximately 61.6 units per net hectare, exceeding the permitted density identified in the Secondary Plan. However, section 5.2.3.1 (iv) notes that high density in proximity to the intersection of arterial roads may be permitted in the medium density designation in accordance with Section 4.1.1.1 of the Official Plan. Through City staff review of the proposed draft plan of subdivision it was determined that the increase in density within the medium density sub designation will not negatively impact the development of the area and generally maintains the overall intent of the Secondary Plan and the Countryside Villages 48-2 Block Plan.

### **Block Plan:**

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The proposed development conforms to the intent of this Block Plan, an amendment is not required to permit the proposed development. The pertinent policies of the Block plan include:

4.7.8 All development applications submitted within the boundaries of Sub-Area 48-2 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Strategy for Sub-Area 48-2. This report shall establish the detailed timing and staging of development relative to the sequential delivery of required infrastructure such as roads, schools, parks and engineering services.

4.7.8.1 The completion of Inspire Boulevard is a key element in the staging of development and establishing the necessary transportation infrastructure for Block Plan Area 48-2. In this regard, the Growth Management Staging and Sequencing Strategy shall set out requirements and implementing tools for the City and landowners to achieve completion of this road. The Staging and Sequencing Strategy shall provide for the construction of Inspire Boulevard in its entirety from Bramalea Road to Torbram Road in conjunction with the development of any lands located on the west side of Torbram Road.

4.7.9 Prior to the issuance of draft plan approval of each draft plan of subdivision within Sub-Area 48-2, a Developer Cost Sharing Agreement, to the satisfaction of the City, shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations. The Cost Sharing Agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and gateway features).

The proposed draft plan of subdivision conforms to the Countryside Villages 48-2 Block Plan with respect to the layout of blocks, density, road connections, and overall integration with arterial roads. The conditions of draft approval include conditions requiring the owner to enter into the Landowners Cost Share Agreement and that the development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth management Staging and Sequencing Strategy.

### **Zoning By-law**

The property is currently zoned “Agricultural (A)” by By-law 270-2004, as amended. The “Agricultural (A)” designation permits the use of land, structures or buildings for the purpose of general farming and, without limiting the generality of the foregoing includes forestry, field crops, fruit farming, marketing gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made. An amendment to the Zoning By-law is required to facilitate the proposed development.

The Zoning By-law amendment proposes to rezone the property to four (4) site specific designations: Residential Single Detached F (H) 11.6 (3684), Residential Single Detached F (H) 11.6 (2987) Residential Townhouse E (H) (3685) and Open Space.

Part lots 67-81 maintain the Residential Single Detached F-11.6 (H) – 2987 as implemented through the abutting draft plan of subdivision to the south (C06E16.007).

A holding (H) provision has been placed on the subject lands which will not be removed until such time that confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public works in accordance with the Growth Management Staging and Sequencing Strategy.

### **Technical Studies**

The following technical requirements have been satisfied:

#### **Planning Justification Report**

The Planning Justification Report was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report and its addendums conclude that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan and the Countryside Villages Secondary Plan (Area 48) are satisfied, and that the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

#### **Functional Servicing and Stormwater Management Report**

A Functional Servicing and Stormwater Management Report was prepared by SCS Consulting Group in support of this application. The Functional Servicing Report

provides background information regarding the subject property, summarizes the existing site conditions, provides information regarding the proposed development conditions, outlines the existing and preliminary proposed grading, and outlines the existing and preliminary proposed servicing. City staff reviewed the Functional Servicing and Stormwater Management Report and confirmed that the proposed development can achieve the grading, storm servicing, and stormwater management proposed within the report. Development engineering staff comments state that as the subject plan is dependent on the plans to the east and south for servicing (storm and sanitary outlets), a holding provision has been placed on the subject site until such a time that those plans are draft approved.

### **Urban Design Brief**

The applicant submitted an Addendum to the Countryside Villages Community Design Guidelines, dated February 16<sup>th</sup>, 2022. This document is required instead of an Urban Design Brief for areas with an existing Block plan and design guidelines. Urban design staff have reviewed the design guidelines and have found the document to be satisfactory.

### **Archaeological Assessment**

The applicant submitted a stage 1-2 Archaeological Assessment of Part Lot 16, Concession 6. Confirmation was received from the Ministry of Tourism, Culture and Sport dated May 17<sup>th</sup>, 2016 stating that the report has been entered into the Ontario Public Register of Archaeological Reports. The City of Brampton in collaboration with the Ministry of Heritage, Sport, Tourism and Culture Industries have confirmed that the archaeological assessment and archaeological conservation requirements have been met subject to the terms and conditions provided.

### **Phase 1 and 2 Environmental Site Assessment**

A Phase 1 and 2 Environmental Site Assessment was carried out in accordance with Ontario Regulation 153/04. Engineering staff have evaluated the study and have no further concerns with respect to the Environmental Site Assessment.

### **Sustainability Score and Summary**

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 40 points that satisfies the City's silver threshold. Planning staff have evaluated the score and summary sheets and have found it to be satisfactory.