

Date: 2023-01-20

File Number: **OZS-2022-0030**

Subject: **Information Report**

Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision

(To facilitate the development of 8 detached dwelling units, a buffer block and a local road extension)

Glen Schnarr & Associates Inc. / Argo Summer Valley Limited

12197 Hurontario Street

North of Highwood Road and East of Hurontario Street

Ward: 2

Contact: Marco Gerolini, Development Planner I, Development Services, marco.gerolini@brampton.ca; and David Vanderberg, Manager, Development Services, david.vanderberg@brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-040

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. / Argo Summer Valley Limited**, 12197 Hurontario Street, Ward 2, dated January 20th, 2023, to the Planning and Development Committee meeting of February 13th, 2023, 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 staff recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal.

Overview:

- **The applicant has submitted an application to amend the Zoning By-Law and for a Draft Plan of Subdivision to facilitate the development of eight single detached dwelling units, a buffer block, and the extension of a local road.**

- **The lands are designated ‘Residential’ on Schedule A of the Official Plan, which permits a range of residential uses. An Amendment to the Official Plan is not required.**
- **The subject property is designated ‘Low Density Residential’ in the Snelgrove-Heart Lake Secondary Plan which permits single detached dwellings. An Amendment to the Secondary Plan is not required.**
- **The subject property is zoned ‘Agricultural’ which permits agricultural uses on the site. An Amendment to the Zoning By-Law is required to permit the proposal.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plans’ “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

Glen Schnarr & Associates Inc. submitted the subject application on behalf of Argo Summer Valley Limited on August 12, 2022. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. The application was deemed to be complete on September 9th, 2022.

Current Situation:

Proposal

The proposal to amend the Zoning By-Law and Draft Plan of Subdivision has been filed with the City to develop the approximately 0.54 hectare (1.33 acre) site. The details of the proposal are as follows (refer to Appendix 1):

- A total of 8 single detached dwelling units:
 - Lots 1-6 (R1F-12.0-AAAA) provide a 12m minimum lot width and a 11m maximum building height.
 - Lots 7-8 (R1F-12.0-BBBB) provide a 12m minimum lot width and a 11m maximum building height.
- A 14m wide Ministry of Transportation (MTO) buffer block (MTO setback) fronting Hurontario Street (known as Block 9).
- An extension of a local road (known as “Street A”) which would provide direct access to a proposed new development by the same applicant in the Town of Caledon, which is currently undergoing its own approvals with Caledon. The Town of Caledon proposal includes:

- 28 single detached lots
- 45 townhouse dwellings; and
- A new public road that connects to the Brampton subdivision proposal.

Community Open House Meeting

On November 23rd, 2022, the applicants, Glen Schnarr and Associates, along with the developer, Argo Summer Valley Limited, conducted a Community Open House at St. Rita Elementary School. The purpose of this meeting was to provide an opportunity for the local residents to hear about the development plans located in both Brampton and Caledon. The meeting allowed for early engagement, to hear comments and concerns, and to explain the development review process, prior to the subsequent statutory public meetings that would occur in both municipalities.

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

The lands having the following characteristics:

- Are municipally known as 12197 Hurontario Street
- Are currently vacant
- Are rectangular in shape and have a total site area of approximately 0.54 hectares (1.33 acres).

The surrounding land uses are described as follows:

North: Proposed future residential uses. Concurrent application underway with Town of Caledon

East: Detached residential dwellings

South: Highwood Road, beyond which are residential detached dwellings and a sales center for future residential uses

West: Hurontario Street, beyond which are residential detached dwellings and a commercial building

Technical Considerations:

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

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

- How to best integrate the proposed development within the existing neighbourhood.
- Ensure compatibility with the surrounding land uses.
- Ensure proper vehicular and pedestrian access with the portion of the development being proposed within Caledon.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. Signage has also been posted on the subject lands advising of the application. This report along with the complete application requirements, including studies, have also been posted on the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

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

Authored by:

Reviewed by:

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Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Information Summary