

### **Information Summary**

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Region of Peel Official Plan, the City of Brampton Official Plan, and the Snelgrove-Heart Lake Secondary Plan.

#### **Planning Act R.S.O 1990**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the Planning Act. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;
- f) The adequate efficient use of communication, transportation, sewage and water service and waste management systems;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- r) The promotion of built form that:
  - i. Is well-designed
  - ii. Encourages a sense of place, and
  - iii. Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

#### **Provincial Policy Statement, 2020**

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections applicable to this application include but are not limited to:

- 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;
  - 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;
  - c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - 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;
  - f. Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society
  - g. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs
- 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.
  - 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
- Section 1.1.3.6 - New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

### **Growth Plan for the Greater Golden Horseshoe (2020 Office Consolidation)**

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- Policy 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 on higher order transit where it exists or is planned; and
    - iv. Areas with existing or planned public service facilities;

- Policy 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 second 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;

### **Region of Peel Official Plan**

The subject application is within the "Urban System Designation" as established in the Regional Official Plan Schedule E-1.

The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include, but are not limited to:

- Policy 5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.
- Policy 5.6.11 - Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.
- Policy 5.6.15 - Direct the local municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:

- a) Support the Urban System objectives and policies in this Plan;
- b) Support pedestrian-friendly and transit-supportive urban development;
- c) Provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
- d) Support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.

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

The site is designated 'Residential' on Schedule A of the Official Plan. The application will be evaluated against the City of Brampton Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Official Plan sections applicable to this application include but are not limited to:

- Policy 2.5.4 – It is the objective of this plan to:
  - a) Cooperate with neighbouring municipalities on matters of land-use planning and policy development, infrastructure planning and the long term protection and enhancement of the natural heritage system; and,
  
  - b) Build stronger relationships with adjacent municipalities through the logical extension of transportation services and compatible growth patterns.
  
- Policy 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 following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule “G” as being subject to the New Housing Mix and Density Categories:

### New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
▪ Low Density	<ul style="list-style-type: none"> <li>▪ 30 units/ net hectare</li> <li>▪ 12 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single detached homes</li> </ul>
▪ Medium Density	<ul style="list-style-type: none"> <li>▪ 50 units/ net hectare</li> <li>▪ 20 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single detached homes</li> <li>▪ Semi-detached homes</li> <li>▪ Townhouses</li> </ul>
▪ High Density	<ul style="list-style-type: none"> <li>▪ 200 units/ net hectare</li> <li>▪ 80 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Townhouses</li> <li>▪ Duplexes</li> <li>▪ Maisonettes</li> <li>▪ Apartments</li> </ul>

The density categories above shall not be construed as limiting the City’s housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.

- Policy 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 area.
- Policy 4.5.4.8 - The City shall work with adjacent local and regional municipalities in planning future cross boundary transit services to assess the travel demand on particular corridors in an effort to provide seamless services to passengers across municipal boundaries.

An amendment to the Official Plan is not required.

### **Snelgrove-Heart Lake Secondary Plan (Secondary Plan Area 1)**

The site is designated ‘Low Density Residential’ within the Snelgrove-Heart Lake Secondary Plan (Area 1). The ‘Low Density Residential’ designation within the Secondary Plan refers to Section 4.2.1.2 of the Official Plan. Section 4.2.1.2 prescribes a range of housing in terms of dwelling type, mix, and density. For single detached homes (low density housing) the maximum density permitted is 30 units/net hectare (12 units/net acre). The proposed plan of subdivision comprises detached dwellings with a density of 21.05 units per net hectare.

An amendment to the Secondary Plan is not required.

### **Zoning By-Law**

The subject property is zoned ‘Agricultural’ – as per City of Brampton Zoning By-law 270-2004. The ‘Agricultural’ zone permits:

Agricultural

1. Agricultural purposes as defined in Section 5 of this by-law,

Non Agricultural

1. A single detached dwelling
2. Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
3. A cemetery
4. An animal hospital
5. A kennel
6. A home occupation

Accessory

1. Purposes accessory to the other permitted purposes

An amendment to the Zoning By-law is required in order to facilitate the proposal.

**Sustainability Score**

No sustainability score is needed for this development application as the proposal includes less than 10 units.