

# **APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND TO AMEND THE ZONING BY-LAW**

**The proposed development includes: a low-density residential subdivision with 202 residential single-detached dwellings and a partial block to facilitate a future elementary school.**

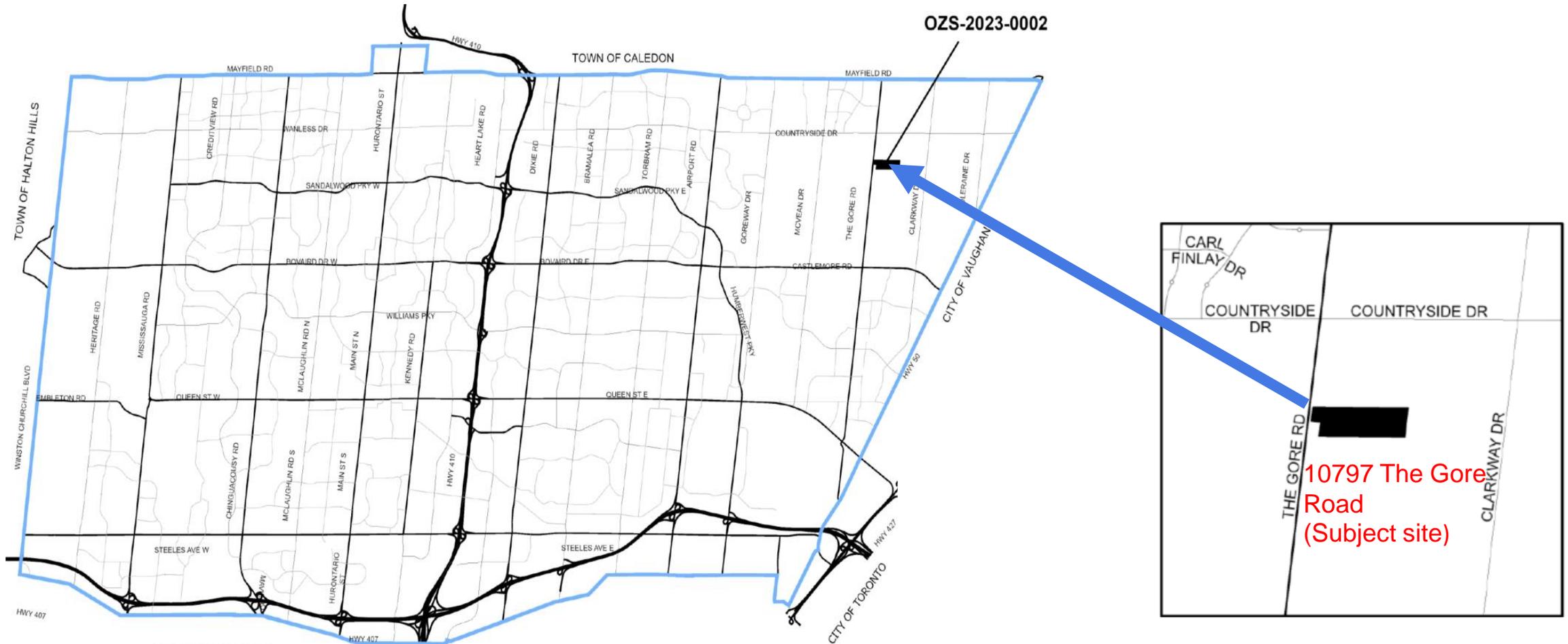
**10797 The Gore Road**

**City of Brampton File # : OZS-2023-0002**

**Application By:  
Sheridan Capital Management – Candevcon Ltd.**

**WARD : 10  
REGIONAL COUNCILLOR: Gurpartap Toor  
CITY COUNCILLOR: Harkirat Singh**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



**North:** Residential and agricultural lands

**South:** An existing Brampton Fire Station 211, and agricultural lands.

**East:** Agricultural lands, and valleylands traversing in a north-south direction. These lands are subject to development application File: OZS-2022-0015.

**West:** The Gore Road, and beyond are residential lots in a subdivision.

## Legend

|                                                                                                    |                                                                                                    |                                                                                                     |                                                                                               |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  SUBJECT LAND |  AGRICULTURAL |  INSTITUTIONAL |  ROAD    |
|                                                                                                    |  COMMERCIAL   |  OPEN SPACE    |  UTILITY |
|                                                                                                    |  INDUSTRIAL   |  RESIDENTIAL   |                                                                                               |

# AREA CONTEXT



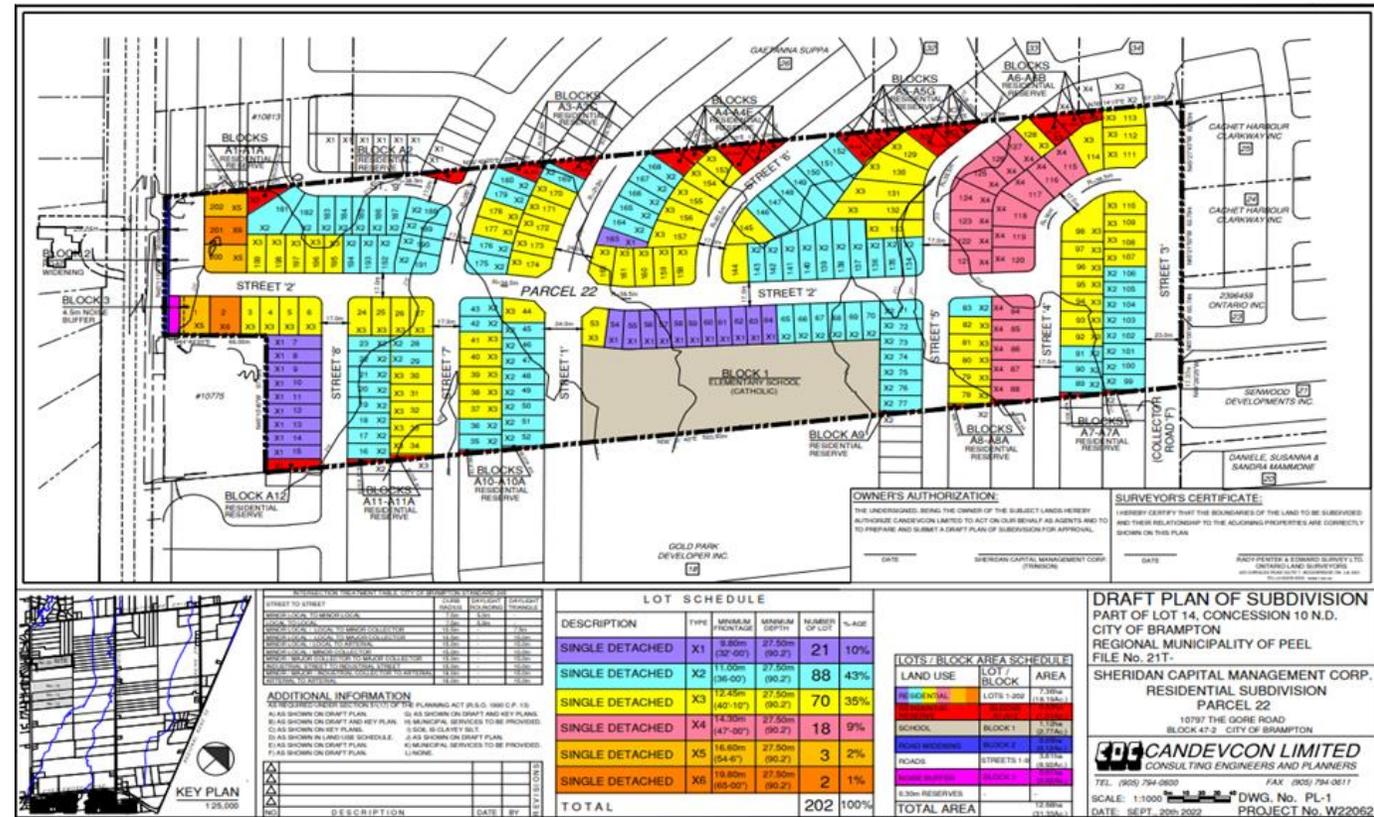
# DEVELOPMENT PROPOSAL

The Draft Plan of Subdivision and Amendment to the Zoning By-law proposes:  
a low-density residential development with 202 single-detached dwellings and a partial elementary school block.

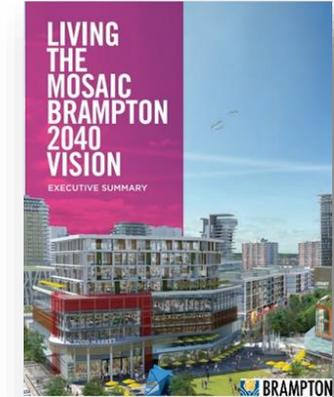
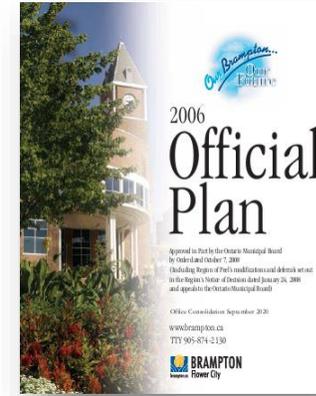
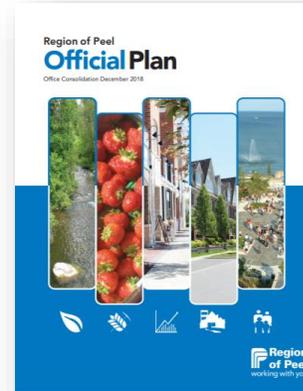
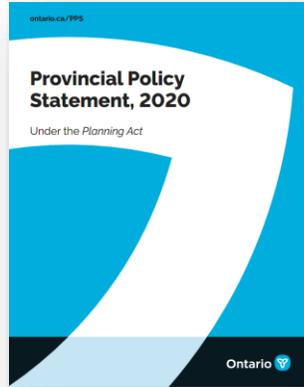
Further details include:

Lot Area: 12.68 Hectares (31.33 acres)

- 202 single-detached dwellings with varying lot sizes:
  - 21 dwellings with 9.80m frontage;
  - 88 dwellings with 11.00m frontage;
  - 70 dwellings with 12.45m frontage;
  - 18 dwellings with 14.30m frontage;
  - 3 dwellings with 16.60m frontage; and
  - 2 dwellings with 19.80m frontage.
- A partial school block of 1.12 hectares.
- Several new local and collector streets.



# PLANNING FRAMEWORK SUMMARY



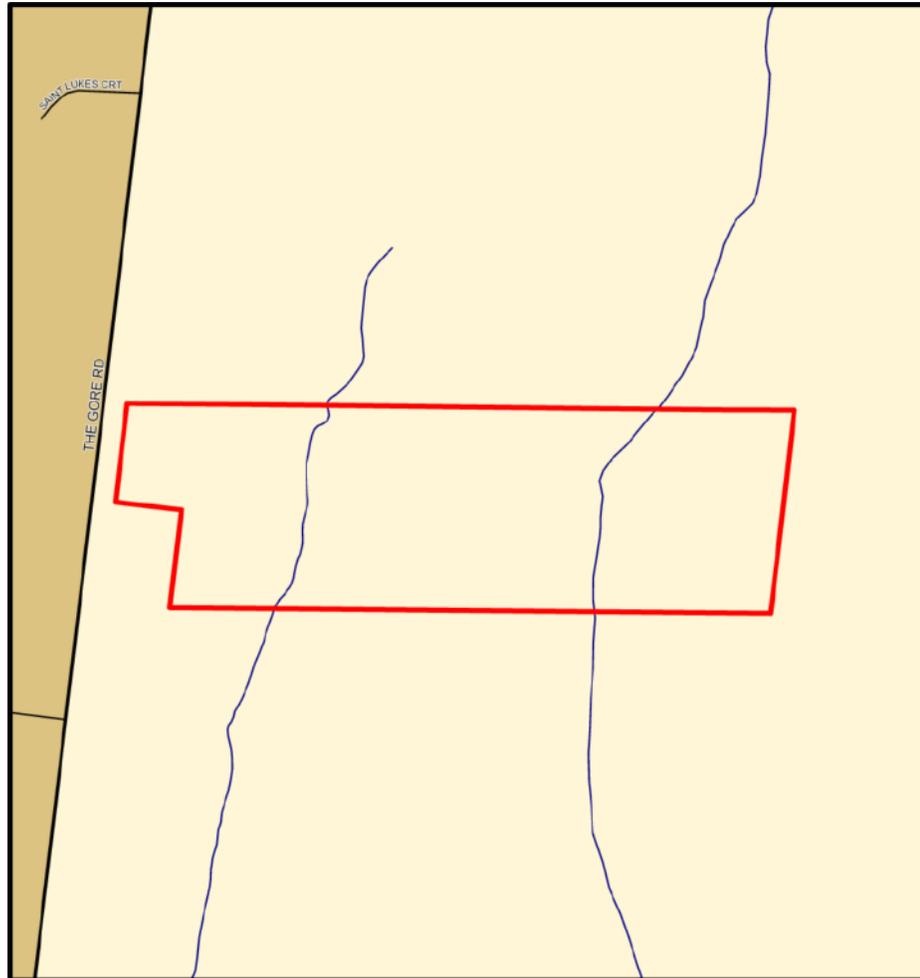
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Hurontario - Main Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

# CURRENT PLANNING CONTEXT: OFFICIAL PLAN



The property is designated 'Residential' in the Official Plan, which permits a full range of dwelling types ranging from single-detached dwellings to high-rise apartments.

An Amendment to the Official Plan is not required to accommodate the proposed development.



# CURRENT PLANNING CONTEXT: SECONDARY PLAN

## Highway 427 Industrial Secondary Plan Area 47

Designated:

- 'Executive Residential',
- 'Low Density Residential',
- 'Low/Medium Density Residential',
- 'Catholic Elementary School', and
- 'Neighbourhood Park'.

The vision for is for a 'complete community' with amenities and destinations within walking distance, and which provides low and low/medium density housing types.

### RESIDENTIAL

|                                                                                                                      |                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  LOW DENSITY RESIDENTIAL          |  MEDIUM DENSITY RESIDENTIAL |
|  LOW / MEDIUM DENSITY RESIDENTIAL |  HIGH DENSITY RESIDENTIAL   |
|  EXECUTIVE RESIDENTIAL            |                                                                                                                |

### EMPLOYMENT

|                                                                                                                       |                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  OFFICE NODE                       |  PRESTIGE INDUSTRIAL           |
|  LOGISTIC/WAREHOUSE/TRANSPORTATION |  MIXED COMMERCIAL / INDUSTRIAL |
|  BUSINESS PARK                     |                                                                                                                   |

### COMMERCIAL

|                                                                                                          |                                                                                                        |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  DISTRICT RETAIL      |  HIGHWAY COMMERCIAL |
|  NEIGHBOURHOOD RETAIL |  SERVICE COMMERCIAL |
|  CONVENIENCE RETAIL   |                                                                                                        |

### NATURAL HERITAGE SYSTEM

|                                                                                                           |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  SIGNIFICANT WOODLANDS |  WETLAND RESTORATION AREA |
|  VALLEYLAND            |                                                                                                                |

### RECREATION OPEN SPACE

|                                                                                                           |                                                                                                  |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  CP COMMUNITY PARK     |  P PARKETTE |
|  NP NEIGHBOURHOOD PARK |                                                                                                  |

### INSTITUTIONAL

|                                                                                                                    |                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  PSS PUBLIC SECONDARY SCHOOL    |  FIRE STATION     |
|  CES CATHOLIC ELEMENTARY SCHOOL |  PLACE OF WORSHIP |
|  ES ELEMENTARY SCHOOL           |                                                                                                        |

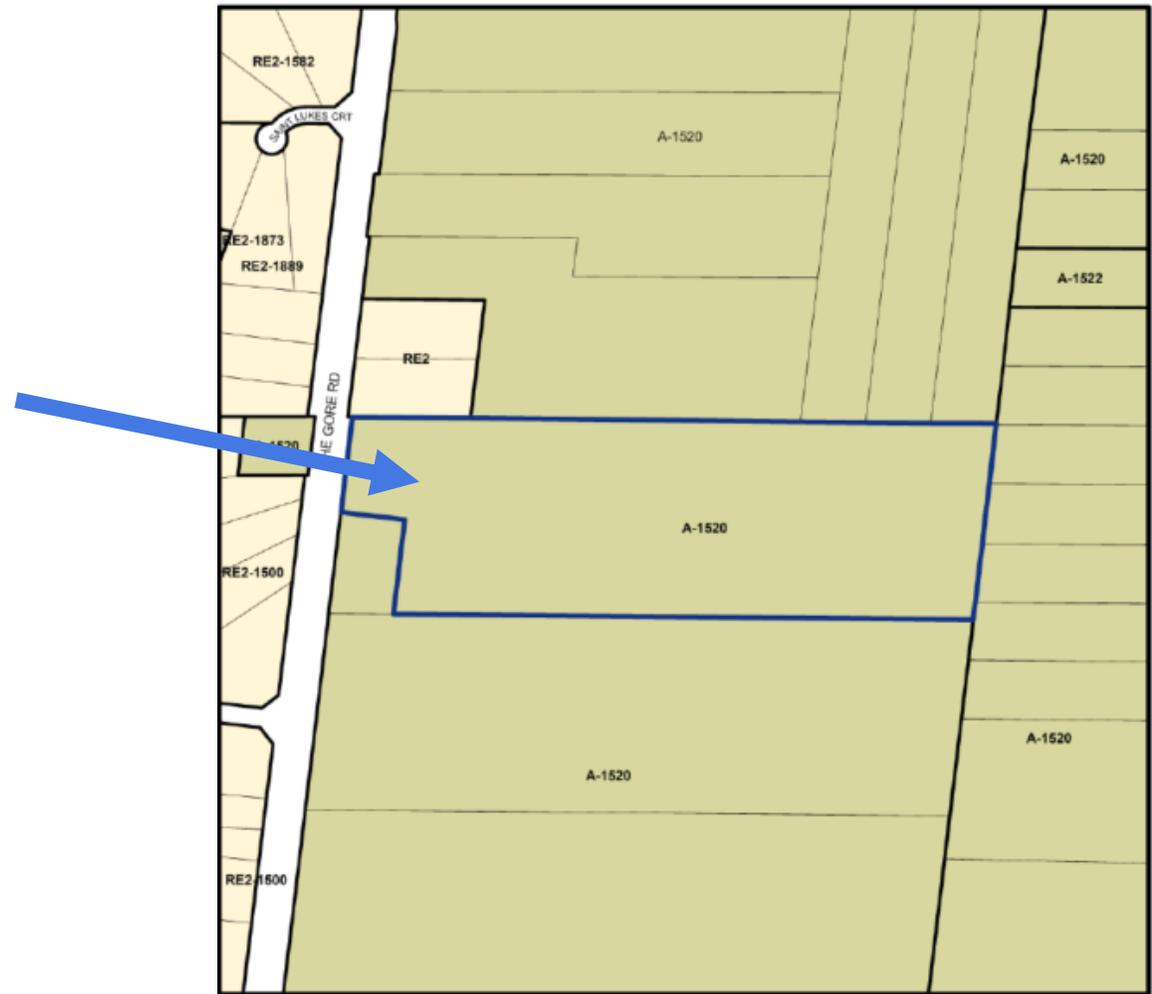


# CURRENT ZONING CONTEXT: ZONING BY-LAW

## Zoned: Agricultural – Section 1520 (A-1520)

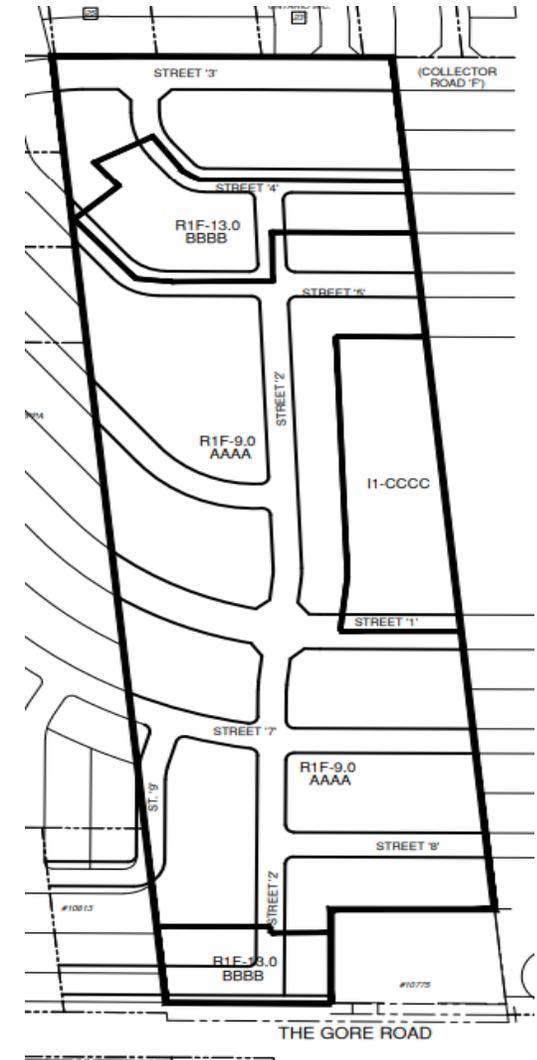
This zone permits an agricultural use and associated dwelling.

An Amendment to the Zoning By-law is required to permit the proposed development.



# PROPOSED ZONING BY-LAW AMENDMENT

| Proposed Zone                                                         | Highlight of proposed Zone                                                                                                                                                                                                           |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Single Detached R1F – 9.0 – Section AAAA (R1F-9.0-AAAA)   | <ul style="list-style-type: none"> <li>• Maximum Building Height: 13.0m</li> <li>• Minimum Lot Area: Interior Lot – 225.0 sqm, Corner Lot – 270.0 sqm</li> <li>• Along with other built form regulations and restrictions</li> </ul> |
| Proposed Zone                                                         | Highlight of proposed Zone                                                                                                                                                                                                           |
| Residential Single Detached R1F – 13.0 – Section BBBB (R1F-13.0-BBBB) | <ul style="list-style-type: none"> <li>• Maximum Building Height: 13.0m</li> <li>• Minimum Lot Area: Interior Lot – 325.0 sqm, Corner Lot – 370.0 sqm</li> <li>• Along with other built form regulations and restrictions</li> </ul> |
| Proposed Zone                                                         | Highlight of proposed Zone                                                                                                                                                                                                           |
| Institutional One (I1-CCCC)                                           | <ul style="list-style-type: none"> <li>• Proposes permitted uses in an I1 zone.</li> </ul>                                                                                                                                           |



# WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- January 17<sup>th</sup>, 2023

Circulation to departments and agencies

Notice of public meeting

## **Public Meeting (We Are Here)**

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

# ISSUES & CONSIDERATIONS

## Preliminary Issues:

- Potential impacts to the existing Residential Estate community (e.g construction, traffic).
- Proximity to Grafton Crescent which is a Residential Estate cul-de-sac with approximately 17 Residential Estate dwellings.

## Considerations:

- The appropriateness of the housing mix.
- Proximity to existing and planned infrastructure and compatible land uses.
- Includes a partial block for the development of a new school for the new community.



# ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:  
File Number: OZS-2023-0002
3. On the [OZS-2023-0002 file page](#) click: The File Info Tab, and click documents to review all application drawings and documents.

| Name                                                          | File Number   | Type                          | Size      | Latest Update | Upload Date | Action    |
|---------------------------------------------------------------|---------------|-------------------------------|-----------|---------------|-------------|-----------|
| <a href="#">RD_Phase I Environmental Site Assessment.pdf</a>  | OZS-2023-0003 | Environmental Site Assessment | 47.65 MB  | 01/25/2023    | 01/12/2023  | Actions ▾ |
| <a href="#">RD_Phase II Environmental Site Assessment.pdf</a> | OZS-2023-0003 | Environmental Site Assessment | 13.68 MB  | 01/25/2023    | 01/12/2023  | Actions ▾ |
| <a href="#">RD_Parcel Abstract.pdf</a>                        | OZS-2023-0003 | Initial Documentation         | 138.66 KB | 01/25/2023    | 01/12/2023  | Actions ▾ |



# CONTACT INFORMATION

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- Applicant contact:  
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Candevcon Ltd.  
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Thank you!