

Public Information Meeting

**APPLICATION TO AMEND THE ZONING BY-LAW AND PLAN OF SUBDIVISION
Parcel 12 (0 The Gore Road), Parcel 14 (10635 The Gore Road), and Parcel 16 (10647 The Gore Road)**

City of Brampton File # : OZS-2023-0001

Application by:

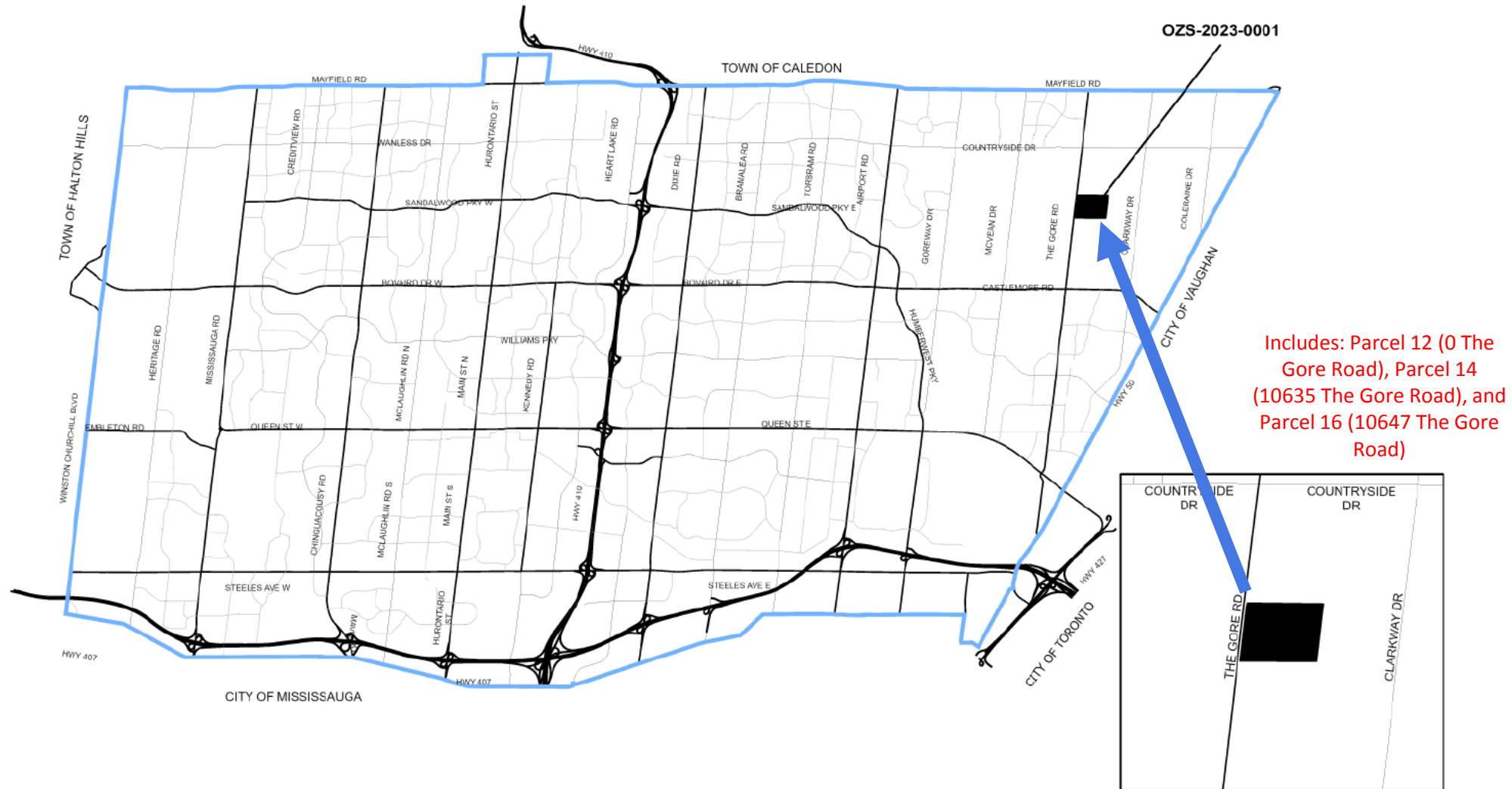
Matthews Planning & Management Ltd. / Sheridan Capital Management Corporation

WARD : 10

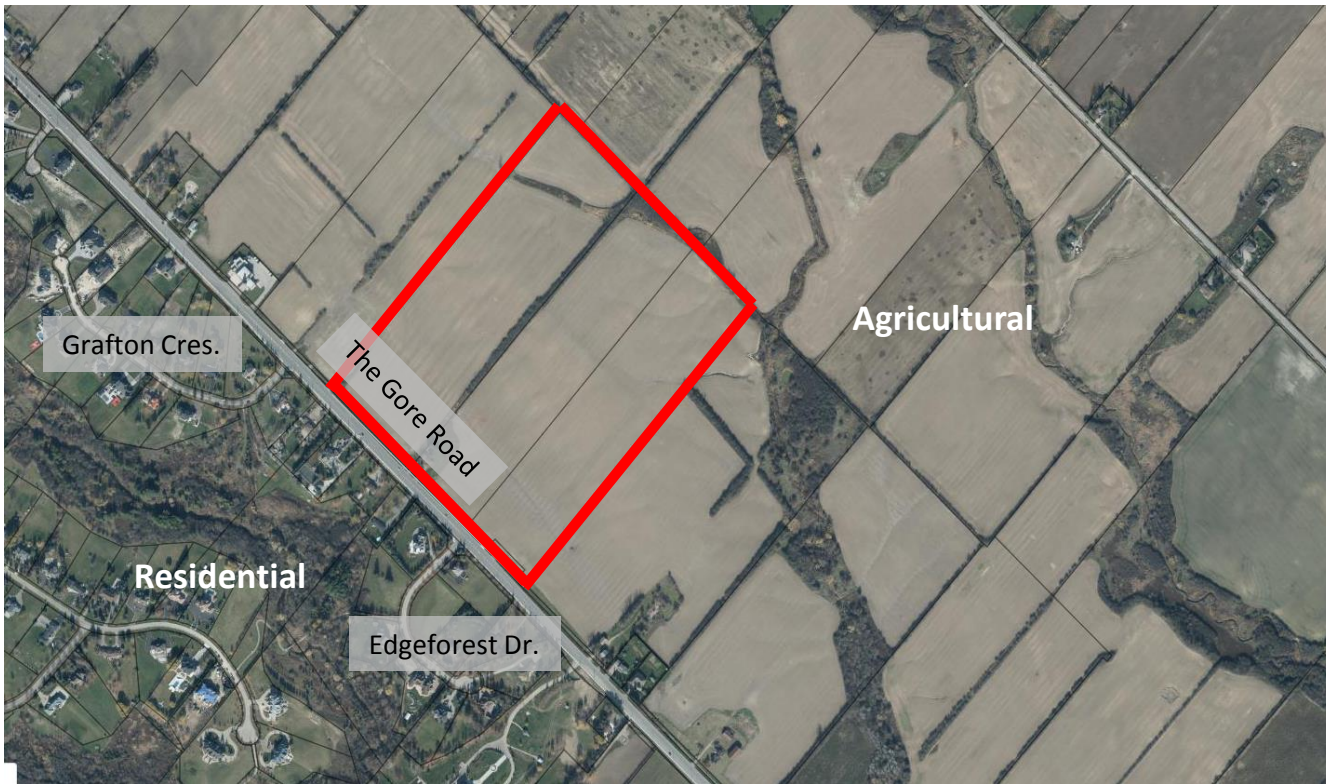
REGIONAL COUNCILLOR: Gurpartap Toor

CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Agricultural lands – designated for low density residential in Secondary Plan Area 47

South: Agricultural lands – designated for low density residential in Secondary Plan Area 47

East: Agricultural lands – designated for low density residential in Secondary Plan Area 47

West: The Gore Road, and beyond are large lot single detached dwellings.

DEVELOPMENT PROPOSAL

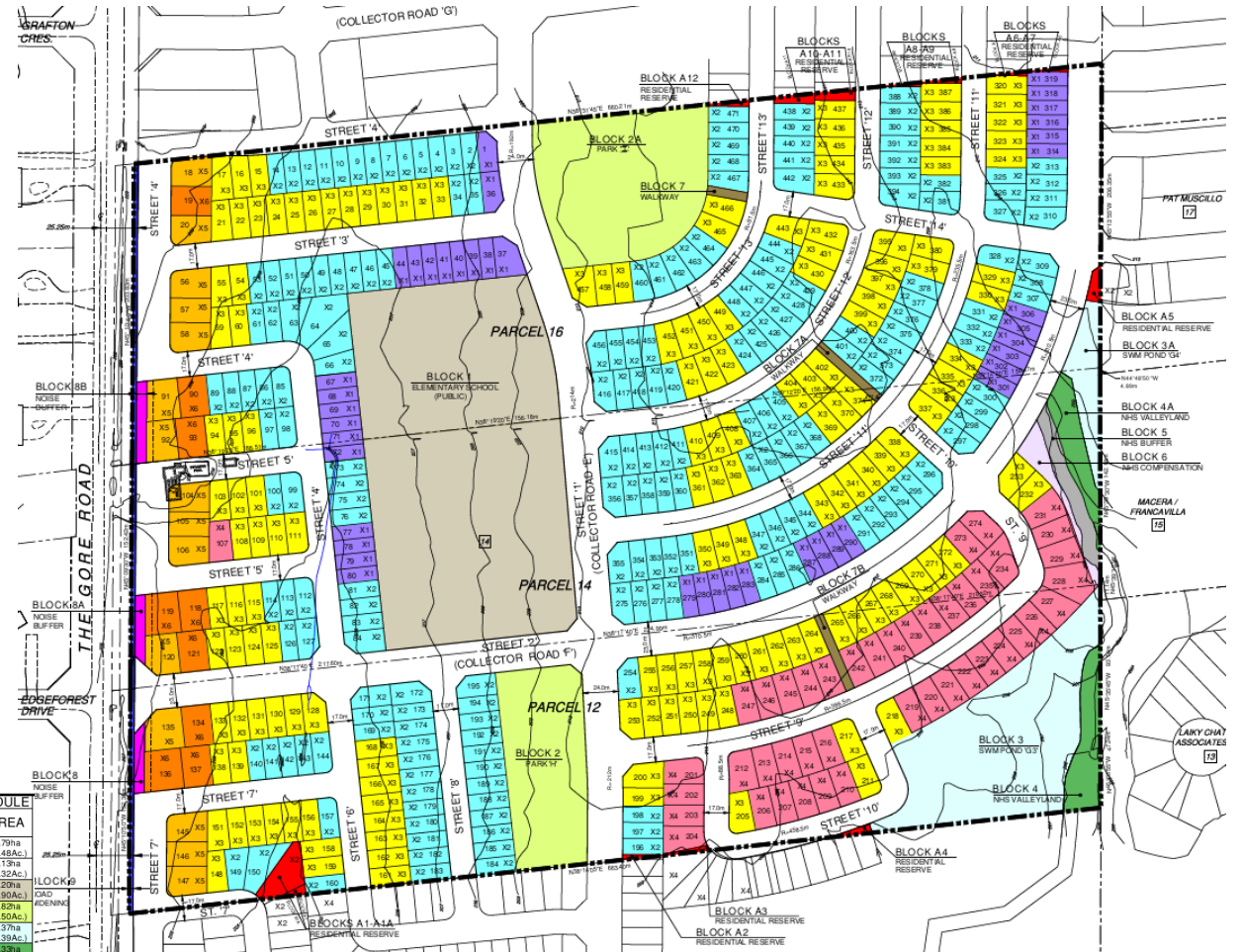
Application to Amend the Zoning By-law and a Plan of Subdivision:

To permit a low density residential neighbourhood consisting of the following:

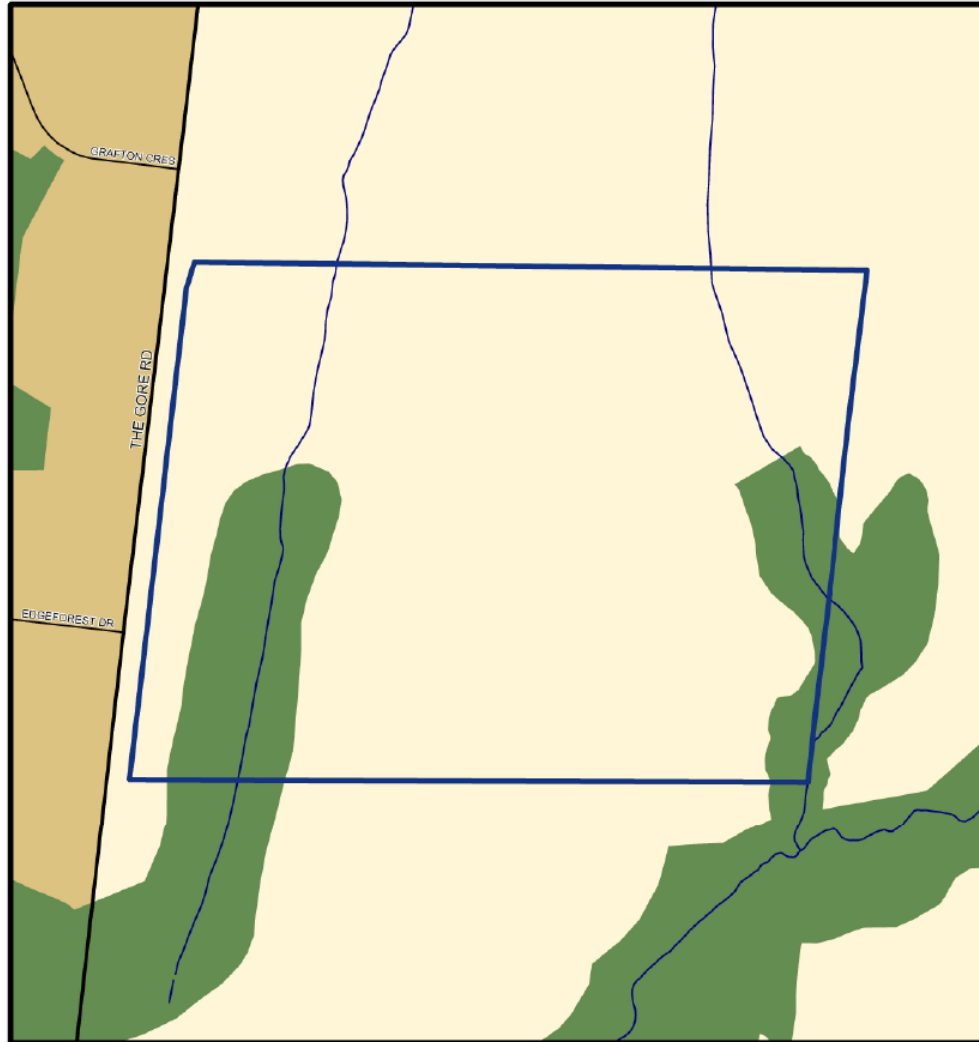
- approx. 471 single detached dwellings;
- school block (3.2ha or 7.9ac);
- 2 Park blocks (total area of 1.8ha or 4.5ac);
- Natural Heritage System Block and associated Buffer Block;
- Environmental Compensation Area;
- Stormwater management pond; and,
- Public and private street network.

LOT SCHEDULE				
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOT %AGE
SINGLE DETACHED	X1	9.80m (32'-00")	27.50m (90.2')	41 9%
SINGLE DETACHED	X2	11.00m (36'-00")	27.50m (90.2')	203 43%
SINGLE DETACHED	X3	12.45m (40'-10")	27.50m (90.2')	159 34%
SINGLE DETACHED	X4	14.30m (47'-00")	27.50m (90.2')	44 9%
SINGLE DETACHED	X5	16.60m (54'-6")	27.50m (90.2')	15 3%
SINGLE DETACHED	X6	19.80m (65'-00")	27.50m (90.2')	9 2%
TOTAL				471 100%

LOTS / BLOCK AREA SCHEDULE		
LAND USE	LOT / BLOCK	AREA
RESIDENTIAL	LOTS 1-471	16.79ha (41.48Ac)
RESIDENTIAL RESERVE	BLOCKS A1-A12	0.13ha (0.32Ac)
SCHOOL	BLOCK 1	3.20ha (7.90Ac)
PARK	BLOCKS 2-2A	1.80ha (4.50Ac)
STORMWATER MANAGEMENT POND	BLOCKS 3-3A	1.37ha (3.39Ac)
NATURAL HERITAGE SYSTEM (NHS)	BLOCKS 4-4A	0.39ha (0.96Ac)
NHS BUFFER	BLOCK 5	0.11ha (0.27Ac)
NHS COMPENSATION	BLOCK 6	0.08ha (0.20Ac)
WALKWAY	BLOCKS 7-7B	0.08ha (0.20Ac)
NOISE BUFFER	BLOCKS 8-8B	0.09ha (0.22Ac)
ROAD WIDENING	BLOCK 9	0.27ha (0.67Ac)
ROADS	STREETS 1-14	9.18ha (22.43Ac)
0.30m RESERVES	-	-
TOTAL AREA		33.32ha (82.33Ac)



OFFICIAL PLAN DESIGNATION



The property is designated 'Residential' and 'Open Space' within the Official Plan.

Residential designation permits:

- a range of residential uses from single-detached dwellings to apartments.
- supportive uses, including: schools, libraries, parks, recreational centres, retail and commercial uses.

Open Space designation: permitted uses are very limited and serve to protect the natural environment. Staff notes that the westerly 'Open Space' designation is not reflected on Secondary Plan mapping, due to its refined technical study.

An Amendment to the Official Plan will not be required.

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



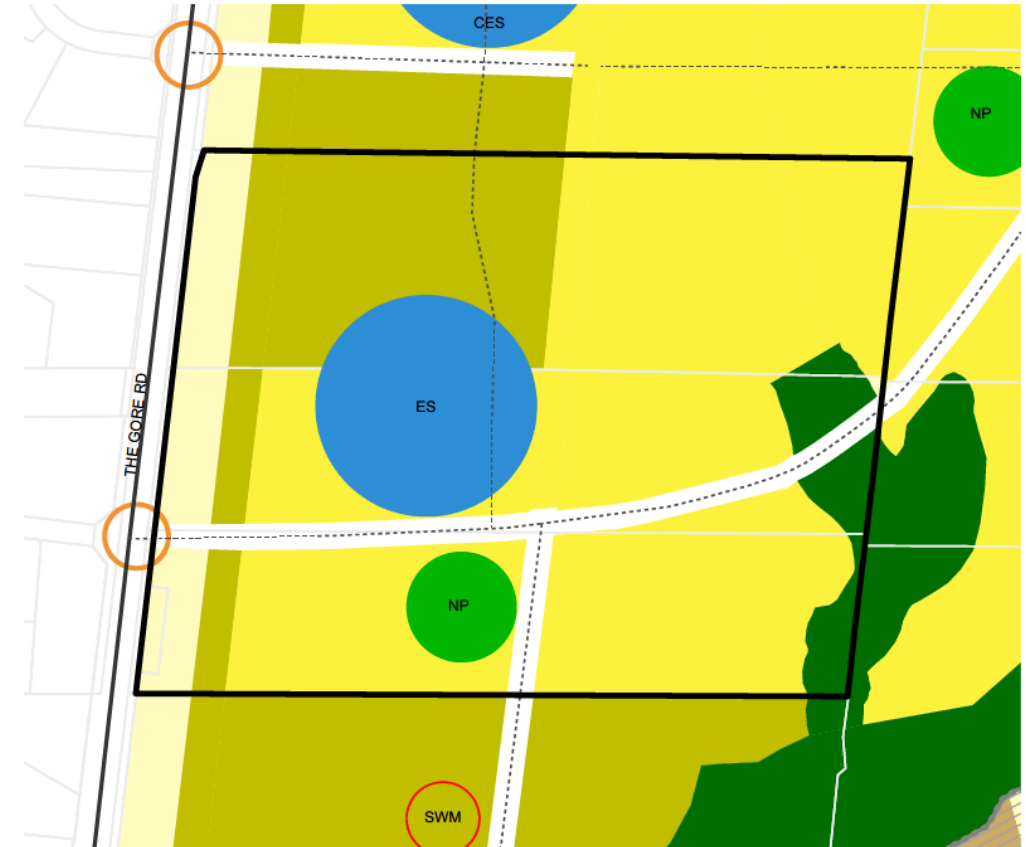
SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan Area 47

Designated 'Low Density Residential', 'Low/Medium Density Residential', 'Neighbourhood Park', and 'Elementary School'.



The proposed development generally aligns with the City designations. Minor adjustments to the location of land uses are permitted by the policies.

This application will not require an amendment to the Secondary Plan.








EXTRACT FROM BLOCK PLAN 47 OF THE DOCUMENT KNOWN AS THE HIGHWAY 427 INDUSTRIAL SECONDARY PLAN

RESIDENTIAL

 LOW DENSITY RESIDENTIAL	 LOW / MEDIUM DENSITY RESIDENTIAL	 MEDIUM DENSITY RESIDENTIAL
 EXECUTIVE RESIDENTIAL	 HIGH DENSITY 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	 F FIRE STATION
 CES CATHOLIC ELEMENTARY SCHOOL	 PLACE OF WORSHIP
 ES ELEMENTARY SCHOOL	

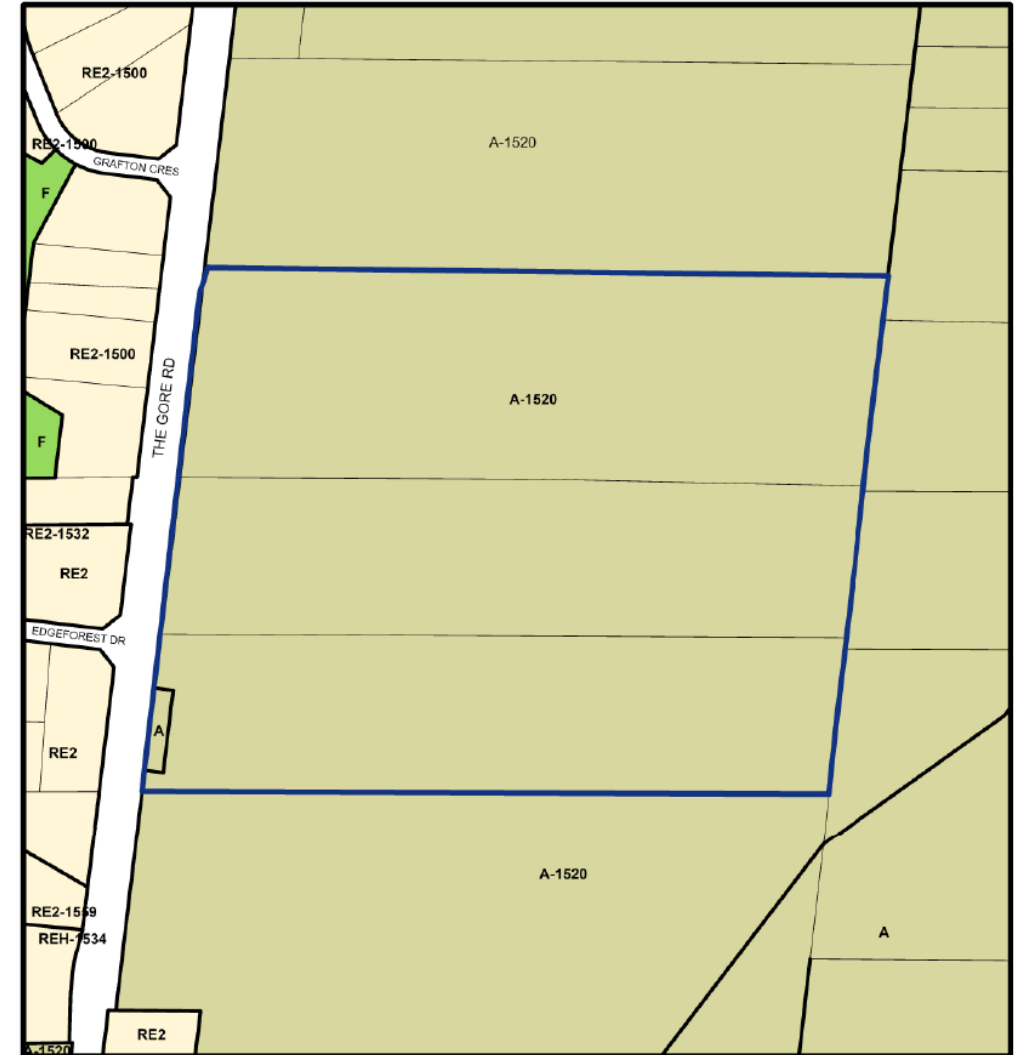
ZONING BY-LAW

Zoning By-law Requirements

The subject site is zoned 'Agricultural (A)' and "Agricultural - Section 1520 (A-1520)'.

The Agricultural zone permits farming uses and an associated residential dwelling.

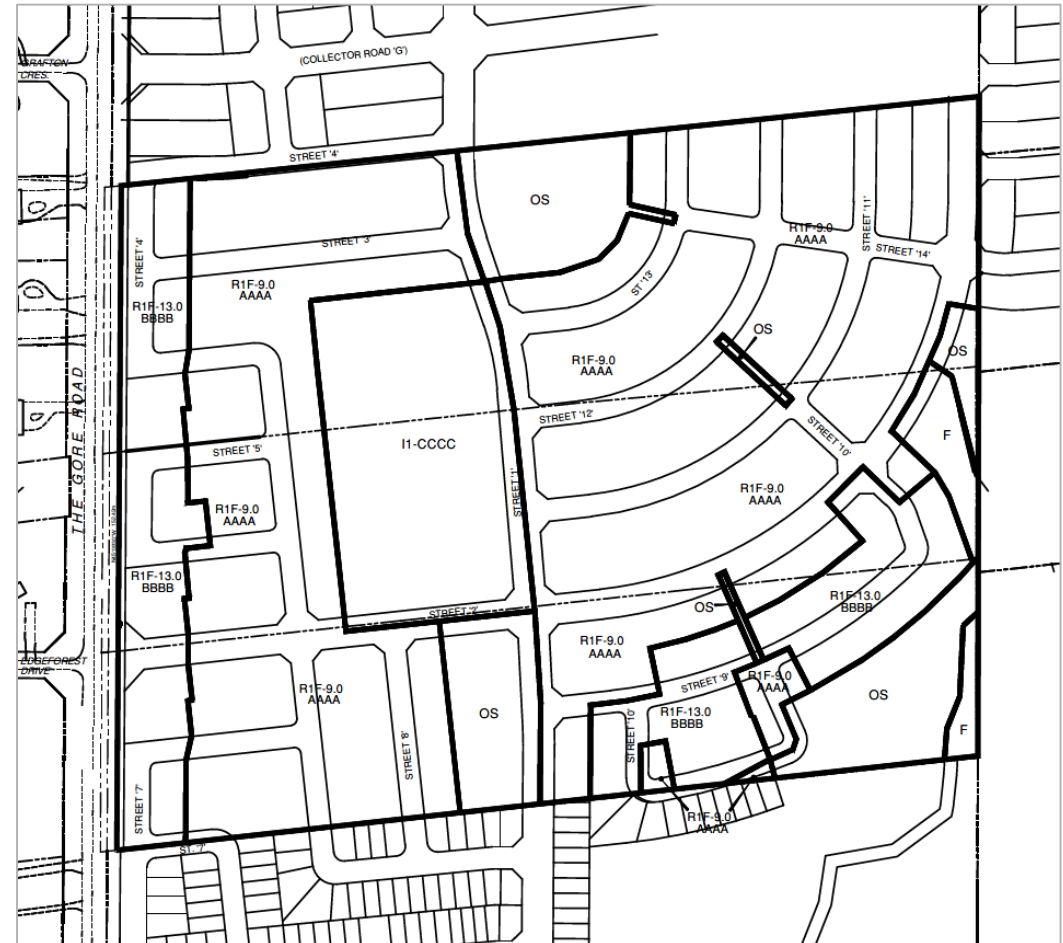
A Zoning By-law Amendment is required to permit the proposed residential, institutional and open space uses.



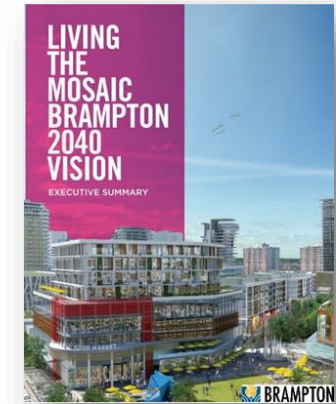
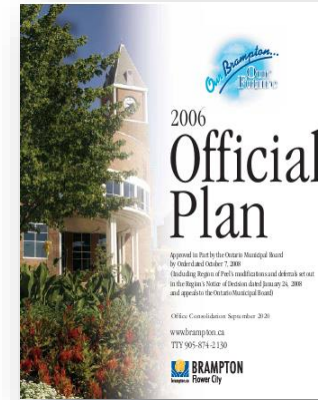
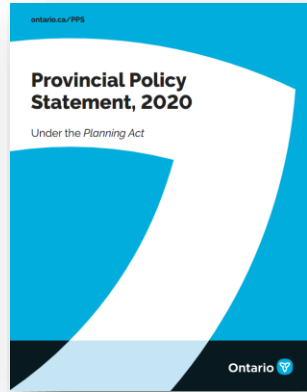
ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site to two residential zones, an institutional zone, and an open space zone.

Proposed Zones	Highlight of proposed Zone
Residential Single Detached R1F-9.0	<ul style="list-style-type: none"> Permits single-detached dwellings. Minimum lot width of 9.0 metres
Residential Single Detached R1F-13.0	<ul style="list-style-type: none"> Permits single-detached dwellings. Minimum lot width of 13.0 metres
Institutional One	<ul style="list-style-type: none"> Permits a school
Open Space	<ul style="list-style-type: none"> Parks, stormwater management ponds, valleylands.



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
- Highway 427 Industrial Secondary Plan Area 47

Also following the principles of:

- Brampton 2040 Vision

NEXT STEPS

Notice of complete application- January 19th,2023

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

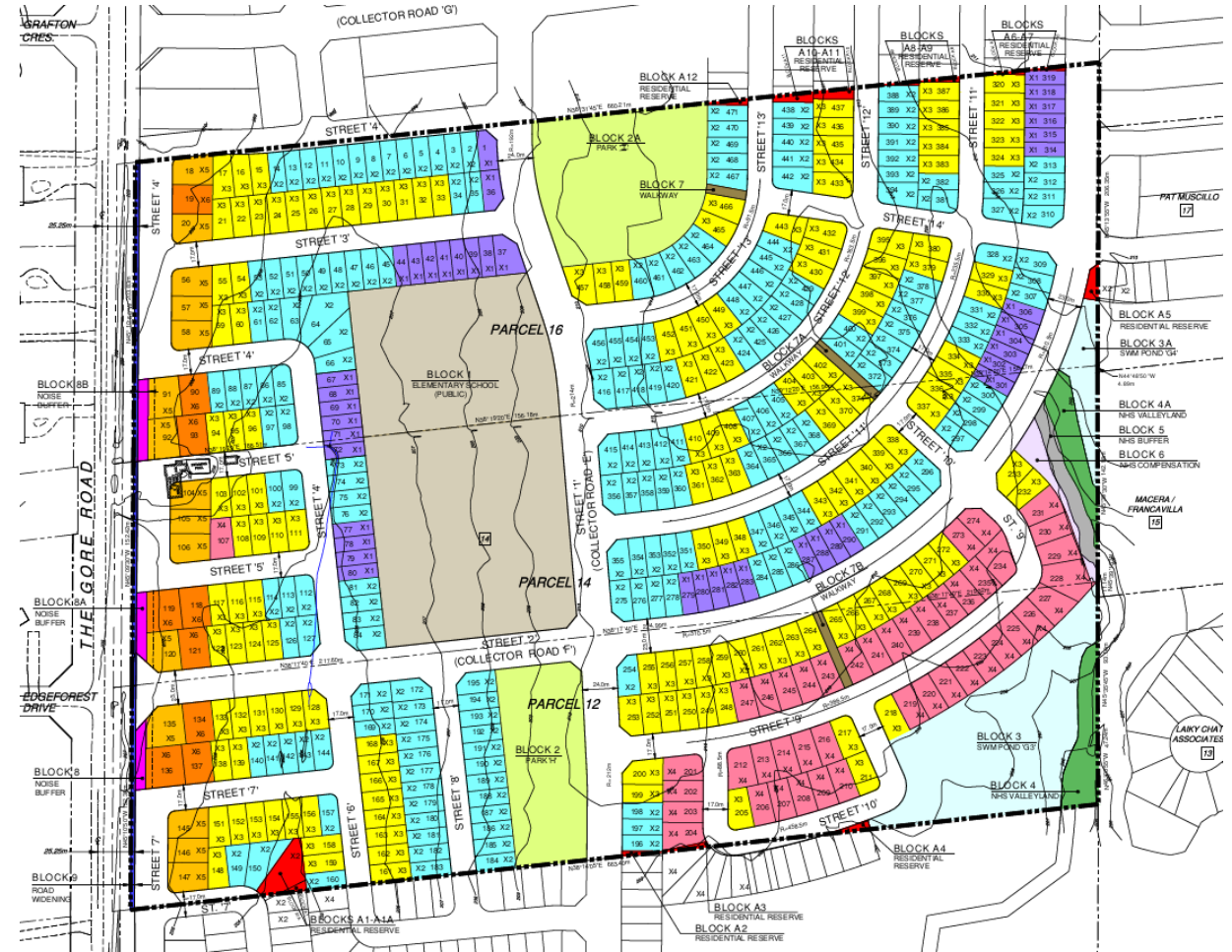
ISSUES/OPPORTUNITIES

Preliminary Issues:

- Appropriate timing of this application in the context of the surrounding community and services.
- Potential impacts to the existing Residential estate community to the west (e.g. construction, traffic)
- Alignment of Collector Road and Edgeforest Drive.
- Adequate boundary of the Natural Heritage System.
- Appropriate sizing of the Stormwater Management Pond.

Opportunities:

- Provides significant housing opportunities.
- The provision of parkland and school lands for the community.



ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2023-0001

4. On the [OZS-2023-0001 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot displays the BramPlanOnline web application. At the top, there is a navigation bar with the Brampton logo and the text 'BramPlanOnline'. Below this, there is a search bar and a navigation menu with 'Home' and 'Planning' tabs. The main content area is divided into two columns. The left column contains a 'Welcome to BramPlanOnline!' message, a brief description of the application, and a 'Planning' section with a search bar. The right column contains a 'Login' form with fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me on this computer' checkbox. Below the login form, there is a 'New Users: Register for an Account' link. The bottom section of the screenshot shows the 'File Info' tab selected, displaying the file details for 'OZS-2023-0001' and a list of documents.

File OZS-2023-0001:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Archaeological Assessment (Property 12).pdf	OZS-2023-0001	Archaeological Assessment and/or Study	1.53 MB	03/02/2023	01/05/2023	Actions ▾
R0_Survey (Parcel 12).pdf	OZS-2023-0001	Survey	284.20 KB	03/02/2023	01/05/2023	Actions ▾
R0_Survey (Parcel 14).pdf	OZS-2023-0001	Survey	687.09 KB	03/02/2023	01/05/2023	Actions ▾
R0_Sustainability Metrics.pdf	OZS-2023-0001	Sustainability Score and Summary	1.07 MB	03/02/2023	01/12/2023	Actions ▾
R0_Traffic Impact and Road Design Brief.pdf	OZS-2023-0001	Traffic Impact Study	5.01 MB	03/02/2023	01/05/2023	Actions ▾

ADDITIONAL INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!