

# **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:**

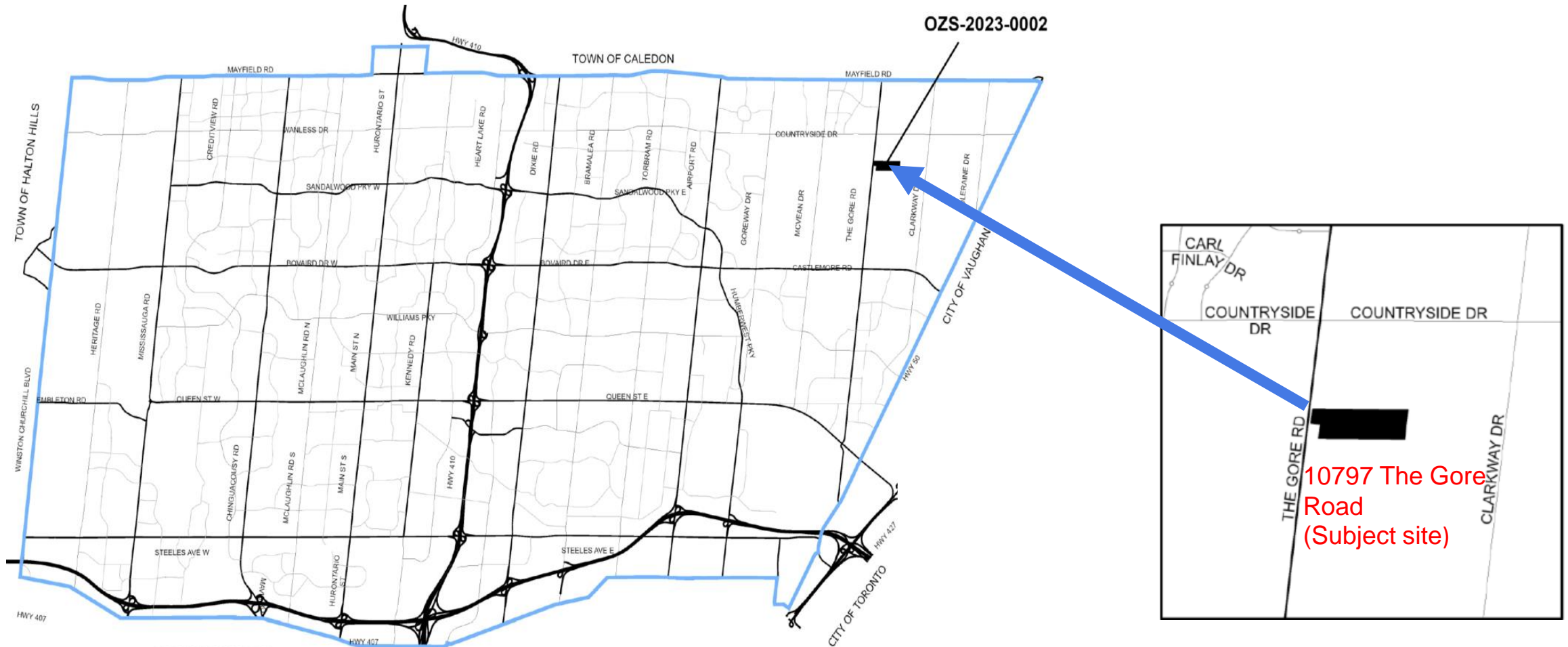
**Sheridan Capital Management – Matthews Planning & Management Ltd.**

**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



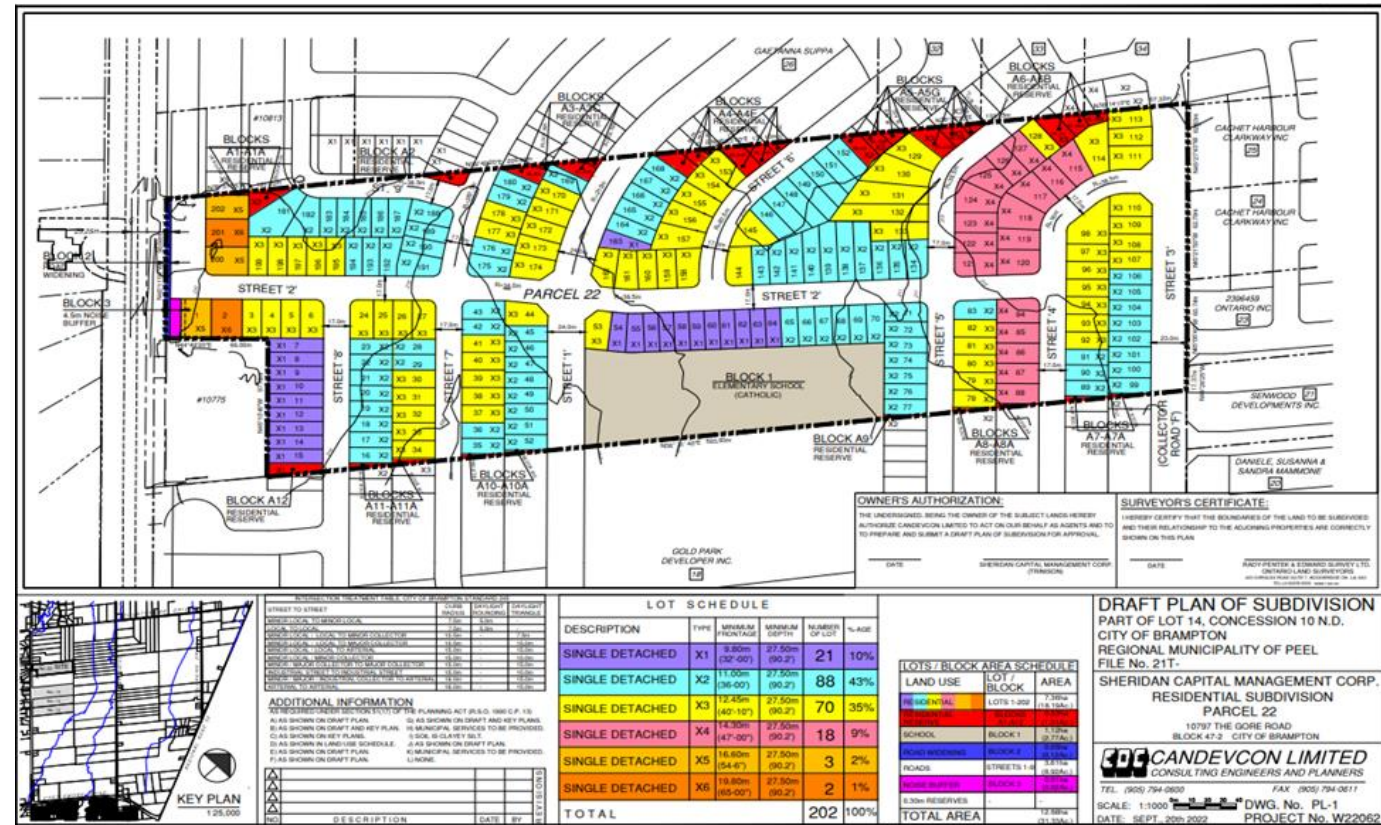
# DEVELOPMENT PROPOSAL

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.

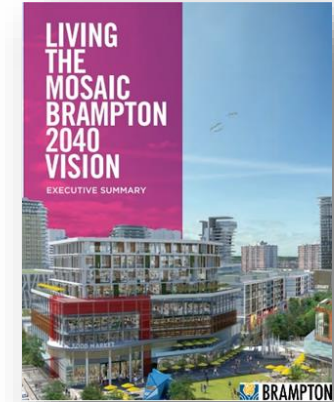
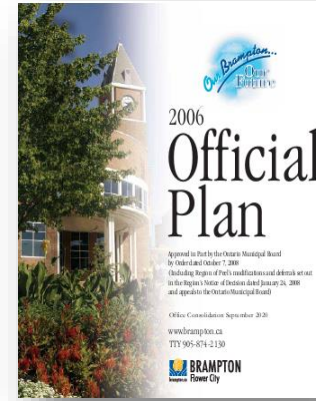
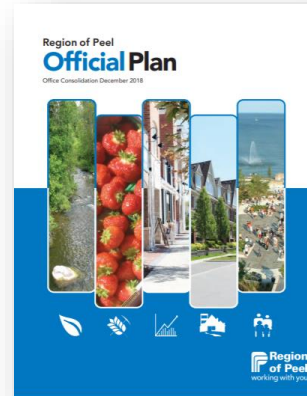
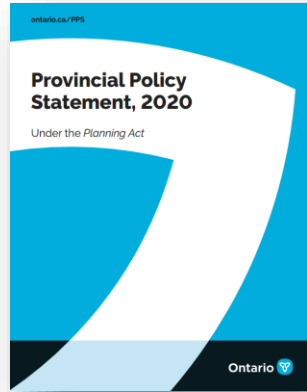
Further details include:

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



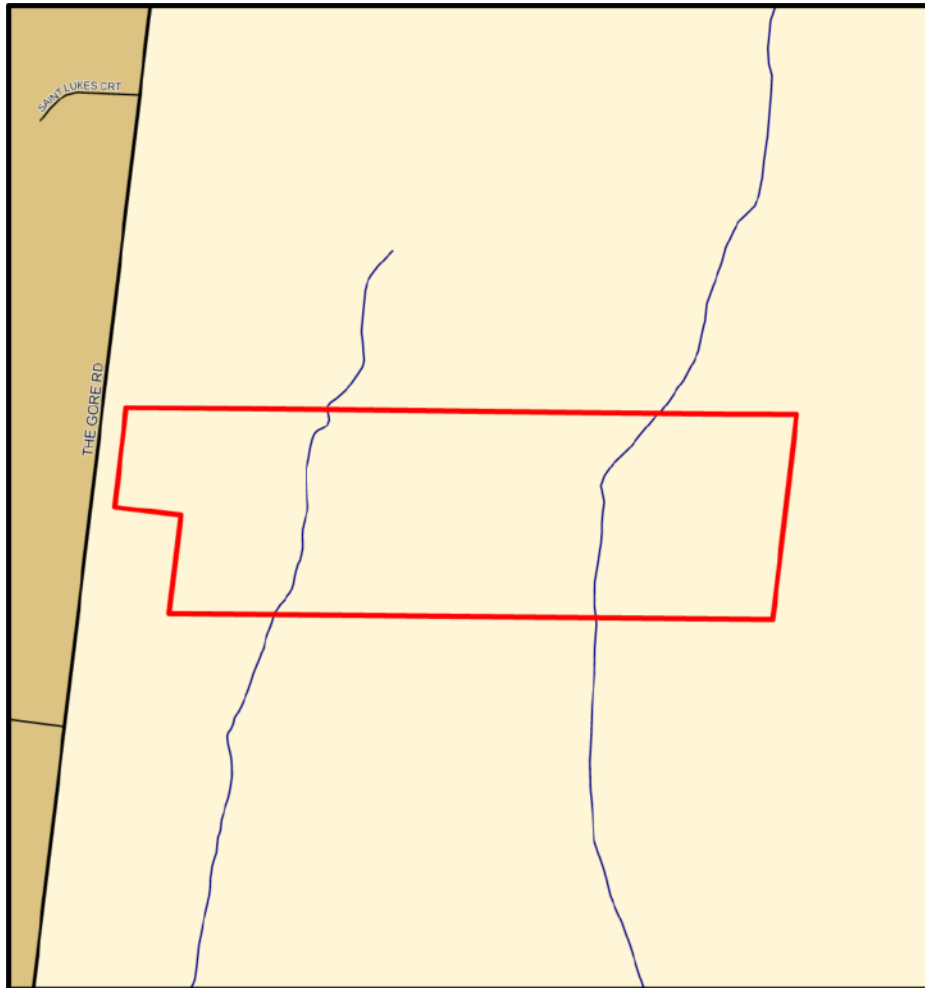
The application will be evaluated based on:

- 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

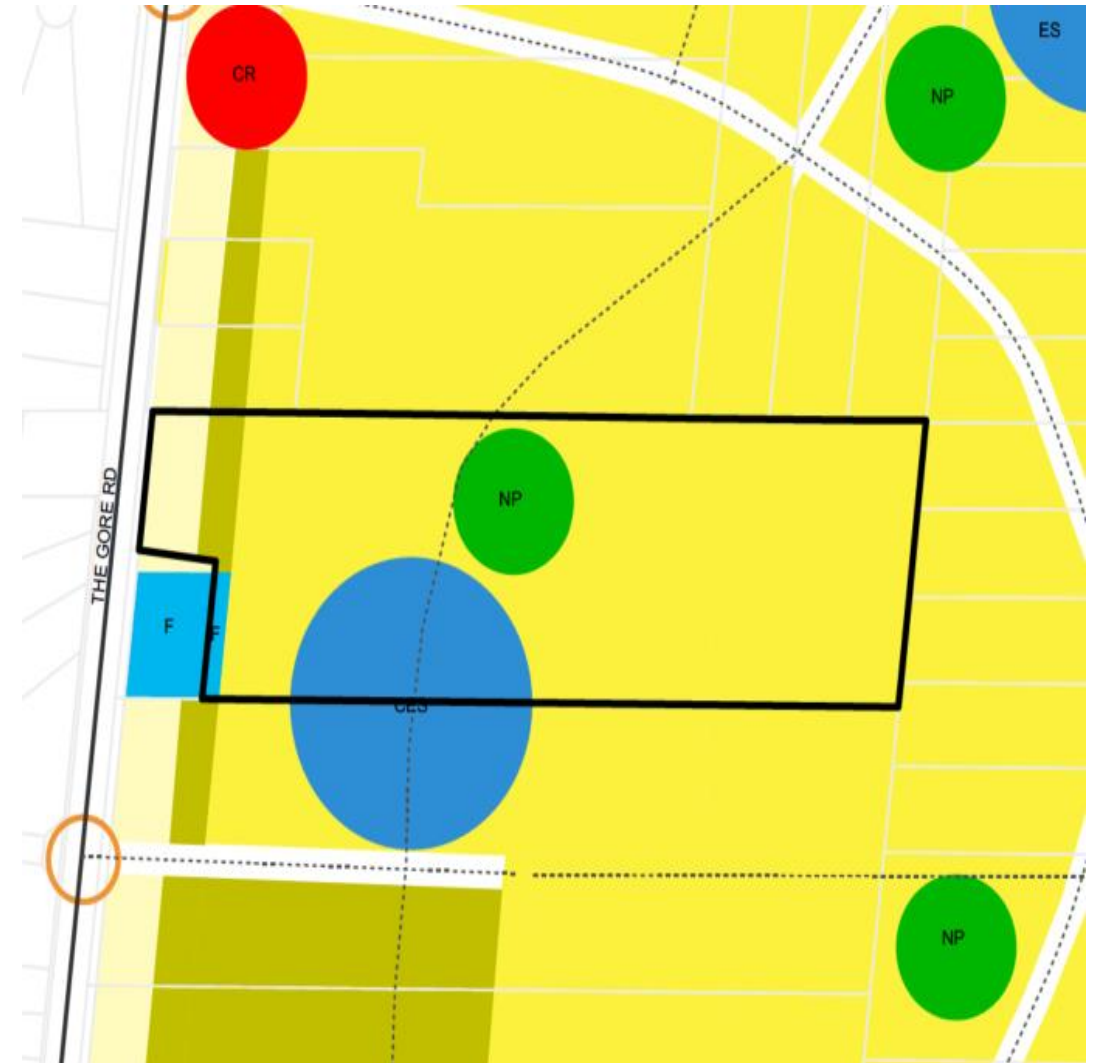
SIGNIFICANT WOODLANDS	WETLAND RESTORATION AREA
VALLEYLAND	

### 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	



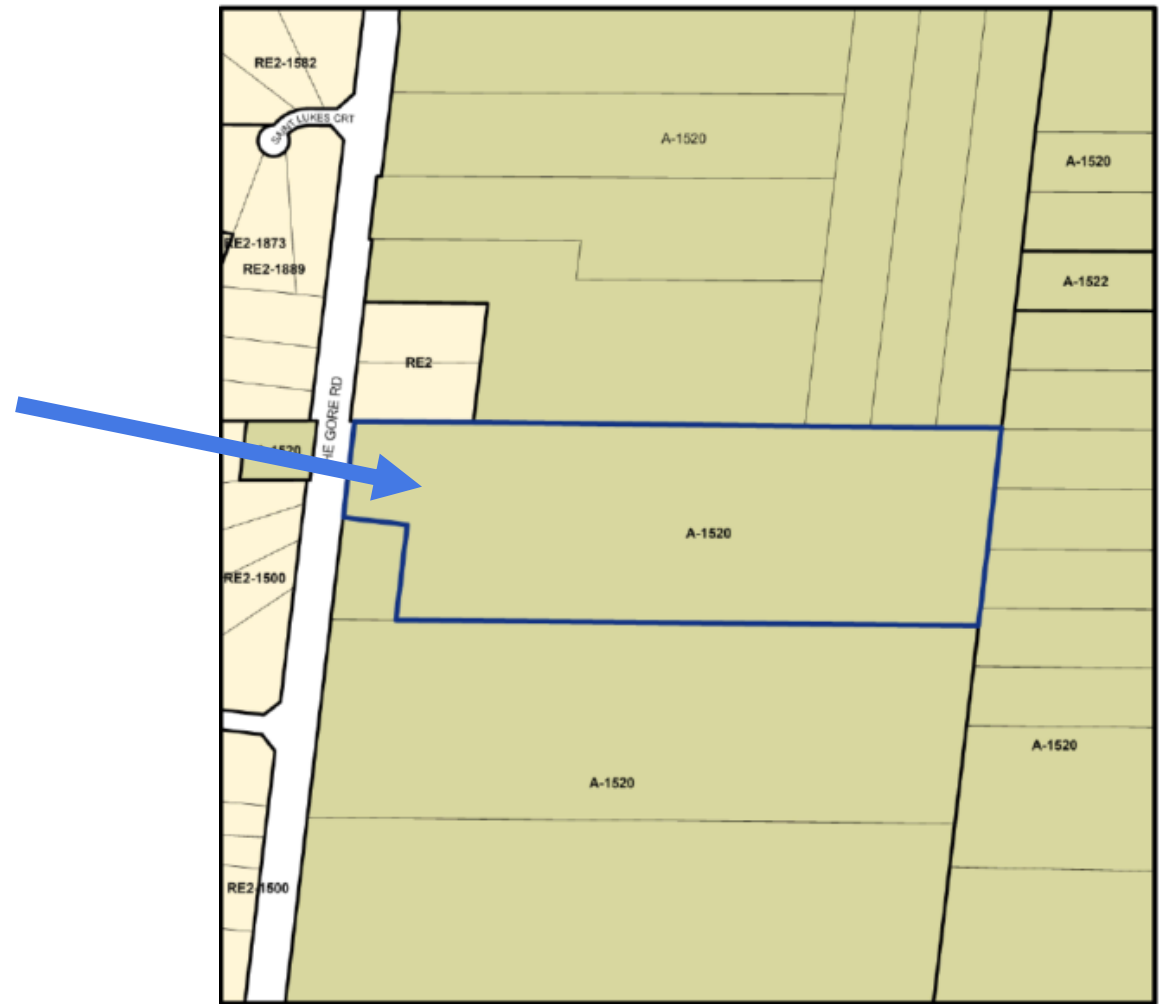


# CURRENT ZONING CONTEXT: ZONING BY-LAW

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

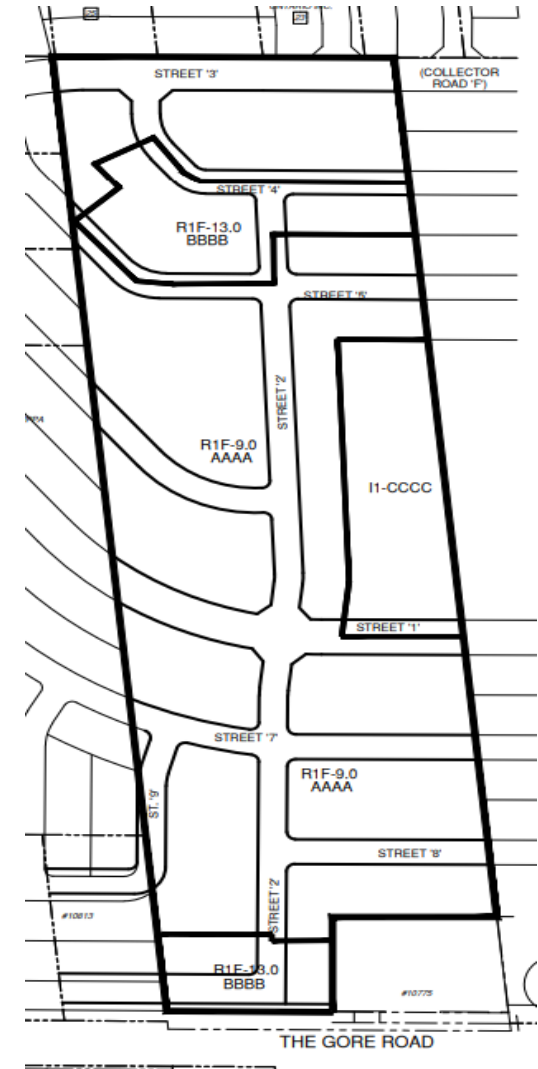
This zone permits an agricultural use and associated dwelling.

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

- City Planner contact:  
Chinoye Sunny  
Development Planner  
City of Brampton  
[Chinoye.Sunny@Brampton.ca](mailto:Chinoye.Sunny@Brampton.ca)
- Applicant contact:  
David Matthews  
Matthews Planning & Management Ltd.  
[mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Thank you!