

**Date:** 2023-05-01

**Subject:** **OZS-2022-0034 & 21T-22009B**

**Secondary Title: Recommendation Report**

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

*(To permit 185 residential dwellings; a walkway block; a park block; two right-of-way buffer blocks; a valley buffer block; and 6 public road rights-of-way)*

KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes

0, 5759 Mayfield Road

Ward: 10

**Contact:** Emma De Melo, Development Planner, Development Services & Design, 905-874-3837 ([emma.demelo@brampton.ca](mailto:emma.demelo@brampton.ca))

Angelo Ambrico, Manager, Development Services & Design, 905-874-2953 ([angelo.ambrico@brampton.ca](mailto:angelo.ambrico@brampton.ca))

**Report Number:** Planning, Bld & Growth Mgt-2023-333

**Recommendations:**

1. That the report titled: Recommendation Report, Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10 (City File OZS-2022-0034 and Planning, Bld & Growth Mgt-2023-333) dated May 1<sup>st</sup>, 2023 to the Planning and Development Committee Meeting of June 5<sup>th</sup>, 2023, be received; and
2. That the application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Caliber Homes be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted;

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **The purpose of this application is to facilitate the development of the planned residential uses on this property – delivering one hundred and fifteen (115) detached dwellings and ten (10) townhouse blocks containing approximately seventy (70) units. The proposal also includes a park block, a walkway block, two road buffer blocks, a valley buffer block, and 6 public road rights-of-way.**
- **The subject property is designated ‘Residential’, and ‘Open Space’ in the Official Plan. An amendment to the Official Plan is not required to implement the proposal.**
- **The property is designated ‘Low Density Residential’, ‘Valleyland’, and ‘Neighbourhood Park’ in Schedule 48(b) of the Countryside Villages Secondary Plan. An amendment to the Secondary Plan is not required to permit the proposed development.**
- **The property is currently zoned ‘Agricultural (A)’ under By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.**
- **A statutory Public Meeting for this application was held on September 26, 2022. No written correspondence was received and no members of the public spoke at the meeting. Details of the public meeting are included in Appendix 9 of this report.**
- **The proposed development is consistent with the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth and revitalize neighborhoods.**
- **The proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning, consistent with the Provincial Policy Statement and conforming to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

## **Background:**

KLM Planning Partners Inc. submitted an application on behalf of Caliber Homes to amend the Zoning By-law and Draft Plan of Subdivision on July 12<sup>th</sup>, 2022. This application was deemed complete on August 2<sup>nd</sup>, 2022 in accordance with Section 34 (10.4), and Section 51(19.1) of the Planning Act. The statutory Public Meeting for the application was held at the Planning and Development Committee Meeting of September 26, 2022.

## **Current Situation:**

### Proposal:

This application to amend the Zoning By-law and for a Draft Plan of Subdivision has been filed with the City to develop a 10.1 hectares (25 acres) site with 115 single detached residential dwellings, and ten (10) townhouse blocks containing approximately 70 units.

### Details of the proposal are as follows (refer to Appendix 1):

- Residential dwellings to include 115 detached dwellings;
- Ten (10) townhouse blocks containing approximately 70 units;
- A park block;
- A walkway block;
- Two road buffer blocks;
- A valleyland buffer block;
- Six public road rights-of-way.

### Application to Amend the Zoning By-law:

The subject property is zoned 'Agricultural (A)' as per Zoning By-law 270-2004, as amended. The zoning designation does not permit the proposed residential uses.

The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1F-13.0-2367, R1F-9.0-2368, R1F-11.0-3704, & R1F-13.0-3705), residential townhouse zones (R3E-6.0-3706), as well as open space (OS), and floodplain (F) zones

### Property Description and Surrounding Land Use (Refer to Appendix 6):

The lands have the following characteristics:

- municipally known as 0 and 5759 Mayfield Road, and is generally located on the east side of Torbram Road, and south of Mayfield Road;
- generally square in shape with a site area of approximately 10.1 hectares (25 acres);
- a frontage of approximately 278.42 metres (913.45 feet) along Mayfield Road; and
- currently vacant land consisting of agricultural row crops bordered by shrub hedgerows.

The surrounding land uses are described as follows:

- North: Mayfield Road, beyond which are agricultural uses in the Town of Caledon;
- South: Vacant lands, subject to a residential plan of subdivision (the draft approved plan of subdivision 21T-19020B);
- East: Valleyland and existing agricultural use with rural residential dwelling, with commercial and institutional beyond;
- West: Vacant lands, subject to a residential plan of subdivision (part of the draft approved plan of subdivision 21T-19020B).

Further details on this application can be found in the Detailed Planning Analysis contained in Appendix 8, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

### Summary of Recommendations

This report recommends that Council approve the proposed Zoning By-law Amendment and Draft Plan of Subdivision application. This report further recommends that Council approve the Zoning By-law Amendment generally in accordance with Appendix 9 to accommodate the approval of the Draft Plan of Subdivision. The proposed residential development represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Appendix 8.

## **Matters of Provincial Interest**

### **Planning Act, (2020)**

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act.

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

### **Provincial Policy Statement (PPS)**

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS as the proposed development helps to support livable, healthy communities by supporting residential land uses in close proximity to transit services on Mayfield Road, directs growth to an existing settlement area, and implements residential densities that promote the efficient use of land in accordance with the targets established in the Countryside Villages Secondary Plan.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the Provincial Policy Statement.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to directing development to a settlement area, and supporting the achievement of complete communities.

The recommendations conform to the applicable sections of the Growth Plan.

## **Municipal Planning Documents:**

### *Region of Peel Official Plan*

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner.

The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, and the ‘Designated Greenfield Area’ in Schedule E-3 of the Region of Peel Official Plan. The proposal will contribute to complete communities through the provision of housing options including single detached and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such retail and service uses in accordance with the policies of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the policies of the Region of Peel Official Plan.

### *City of Brampton Official Plan*

The City’s Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The intent of the Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet current and future needs of residents.

The property is designated “Residential” and “Open Space” in Schedule A: General Land Use Designations of the Official Plan. The proposal includes single-detached and townhouse structural units and proposes a density of 25.19 units per net residential hectare (10.2 units per net acre) in accordance with the Low Density and Medium Density housing mix and density categories listed in S. 4.2.1.2 of the Official Plan. A 10-metre setback is applied from the lands designated “Open Space” in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the City of Brampton Official Plan.

### *Countryside Villages Secondary Plan (Area 48b)*

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Countryside Villages Secondary Plan (Area 48b). The lands are designated as ‘Low Density Residential’, ‘Neighbourhood Park’, and ‘Valleyland’. This proposal creates a

sustainable community that provides a mix of housing types while protecting natural features in accordance with the policies of the Secondary Plan.

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the Countryside Villages Secondary Plan.

### Block Plan for Sub Area 48-2

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The site is designated “Low/Medium Density Residential”, “Park”, “10m Buffer”, and “Valleyland/Channel” in the Countryside Villages Block Plan for Sub-Area 48-2. The proposal provides for a range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development.

### Community Engagement:

Notice of the application was circulated to City departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies is included in Appendix 12 – Results of Public Meeting. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on September 26, 2022. No members of the public spoke at the meeting and no pieces of written correspondence were received.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

#### Other Implications:

There are no other corporate implications associated with this application.

### **Term of Council Priorities:**

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

## 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”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

### **Conclusion:**

Staff is satisfied that the proposed Draft Plan of Subdivision and Zoning By-law Amendment, subject to the Draft Conditions of Draft Approval in Appendix 11, represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development conforms to provincial plans including the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement. Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan and the Countryside Villages Secondary Plan (Area 48b).

The report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 9 and Appendix 9a. The Zoning By-law Amendment and Plan of Subdivision application is appropriate for the orderly development of the lands considering the following:

- The proposal conforms to provincial plans such as the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement;
- The proposed development precludes development on lands within the City’s open space network;
- The development proposes residential typologies and densities which conform to the City of Brampton Official Plan and Countryside Villages Secondary Plan (Area 48b);
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal is in the public interest.



Authored by:

Reviewed by:

---

Emma De Melo  
Development Planner, Development  
Services & Design  
Planning, Building & Growth  
Management

---

Allan Parsons, MCIP, RPP  
Director, Development Services & Design  
Planning, Building and Growth  
Management Department

Submitted by:

Approved by:

---

Steve Ganesh, MCIP, RPP  
Commissioner  
Planning, Building and Growth  
Management Department

---

Marlon Kallideen  
Chief Administrative Officer  
City of Brampton

**Attachments:**

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Existing Land Use Plan
- Appendix 7: Heritage Resources Plan
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Draft Zoning By-law Amendment
- Appendix 9a: Zoning By-law Amendment Schedule
- Appendix 10: Draft Plan of Subdivision
- Appendix 11: Draft Conditions of Draft Plan Approval
- Appendix 12: Results of Public Meeting
- Appendix 13: Results of Application Circulation
- Appendix 14: Sustainability Assessment