

# PROPOSED DRAFT PLAN OF SUBDIVISION AND OFFICIAL PLAN / ZONING BY-LAW AMENDMENT

## McLAUGHLIN DEVELOPMENTS INC. 0 MAYFIELD ROAD

**PLANNING & DEVELOPMENT COMMITTEE**  
CITY OF BRAMPTON, REGION OF PEEL

July 31, 2023



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

# PURPOSE OF THE DELEGATION:

To seek Planning Committee's support and direction to staff to defer the payment of planning application fees for the proponent's medium/high density block ("Block 44") until Council deliberates its decision on that block.

TYPE OF APPLICATION	PRESCRIBED FEE
Zoning By-law Amendment	\$21,922 plus the applicable fees as set out below in 1.0
Plan of Subdivision	\$14,888 plus the applicable fees as set out below in 1.0 and 2.0
<b>1.0 For Zoning By-law Amendments, Plans of Subdivision and Plans of Condominium</b>	<p><b><u>Residential:</u></b></p> <p><b><u>Apartments</u></b>  For the first 25 units - \$730 per unit  26 to 100 units - \$584 per unit  101 to 200 units - \$443 per unit  201 units and above - \$367 per unit</p> <p>For all other residential: \$1,500 per dwelling unit (all part lots fronting onto a street in a proposed subdivision are subject to full dwelling unit fees)</p> <p><b><u>Non-Residential:</u></b>  \$15,045 per net hectare</p> <p><b><u>Maximum Fee:</u></b> \$794,805*</p> <p>* Notwithstanding land use type and in addition to the base fee(s), sign deposit fee</p> <p>Note: All lands associated with a specific application shall be contiguous.  Note: Fees noted in 1.0 are only to be applied once to a development project through a Zoning By-law Amendment, Plan of Subdivision, or Plan of Condominium application (Site Plans excluded).</p>

# CITY OF BRAMPTON FEES BY-LAW 85-96 — SCHEDULE A

0 MAYFIELD ROAD

TYPE OF APPLICATION	PRESCRIBED FEE
<b>Site Plan (Basic or Full)</b>	<b>\$8,807</b> plus the applicable fees as set out below in 3.0
<b>3.0 For Site Plan Applications</b>	<p><b><u>Residential:</u></b></p> <p><u>Apartments</u></p> <p>For the first 25 units - \$730 per unit  26 to 100 units - \$584 per unit  101 to 200 units - \$443 per unit  201 units and above - \$367 per unit</p> <p>For all other residential: \$1,500 per dwelling unit (all part lots fronting onto a street in a proposed subdivision are subject to full dwelling unit fees)</p> <p><b><u>Non-Residential:</u></b></p> <p>\$3.50 per square metre of gross site area for new development  \$8.85 per square metre of gross floor area addition, alteration or conversion</p> <p><b><u>Maximum Fee:</u></b> \$188,553*</p> <p>* Notwithstanding land use type and in addition to the base fee</p>

# EXCERPT FROM BY-LAW 85-96

## “Development Applications:

- A. In no circumstances will an applicant be refunded any fees which result in a lower yield of dwelling units or a smaller site for commercial, industrial or institutional uses.
- B. Except as otherwise provided, the Commissioner of Planning and Development Services may, upon written request, authorize a refund of no greater than 50 percent of an application fee if the application is withdrawn prior to the Public Meeting required by the Planning Act for the particular application.”

**SUBJECT LANDS**

MAYFIELD ROAD

CHINGUACOUSY ROAD

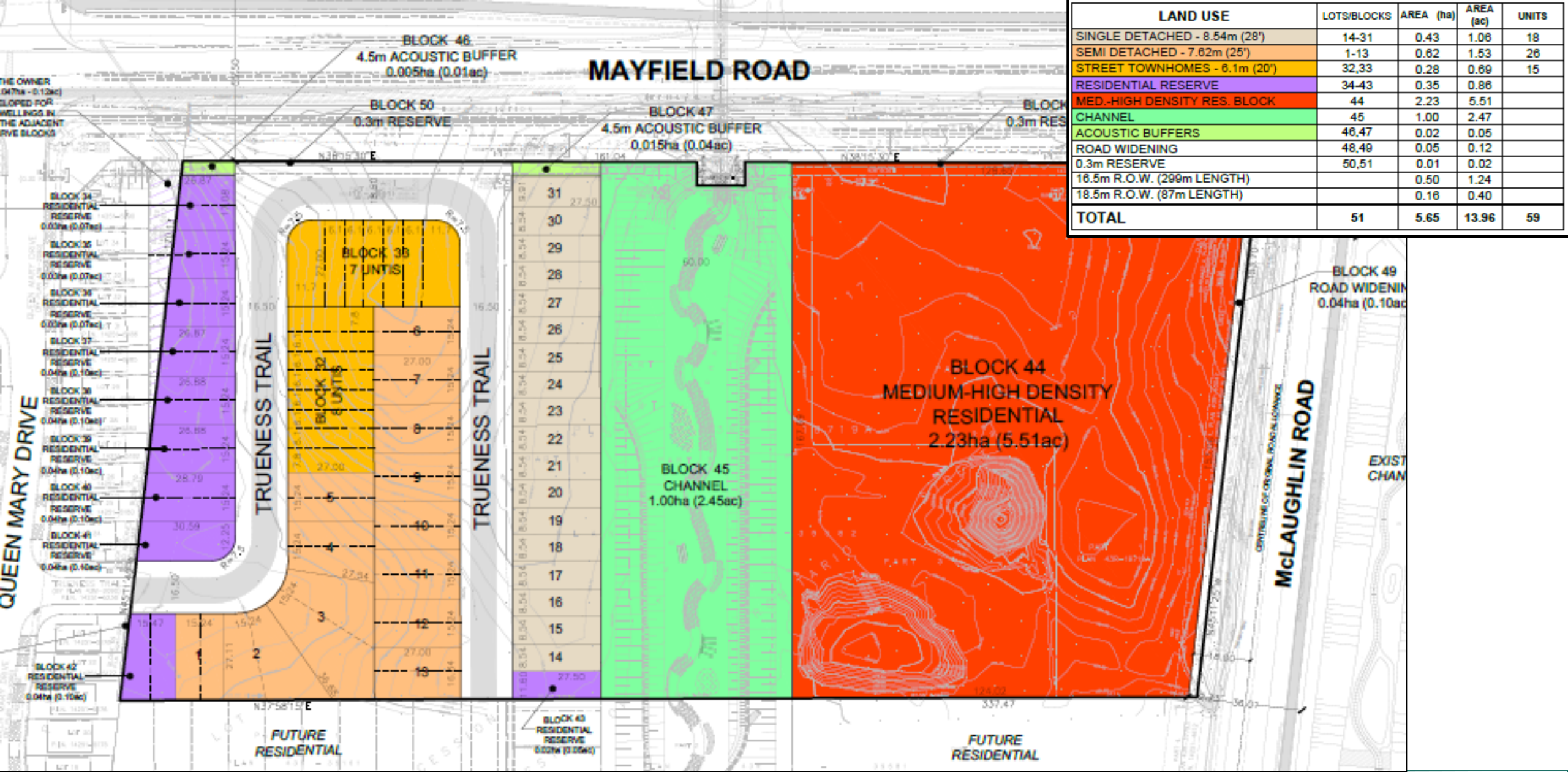
McLAUGHLIN ROAD



# LOCATION MAP AND AERIAL CONTEXT

0 MAYFIELD ROAD

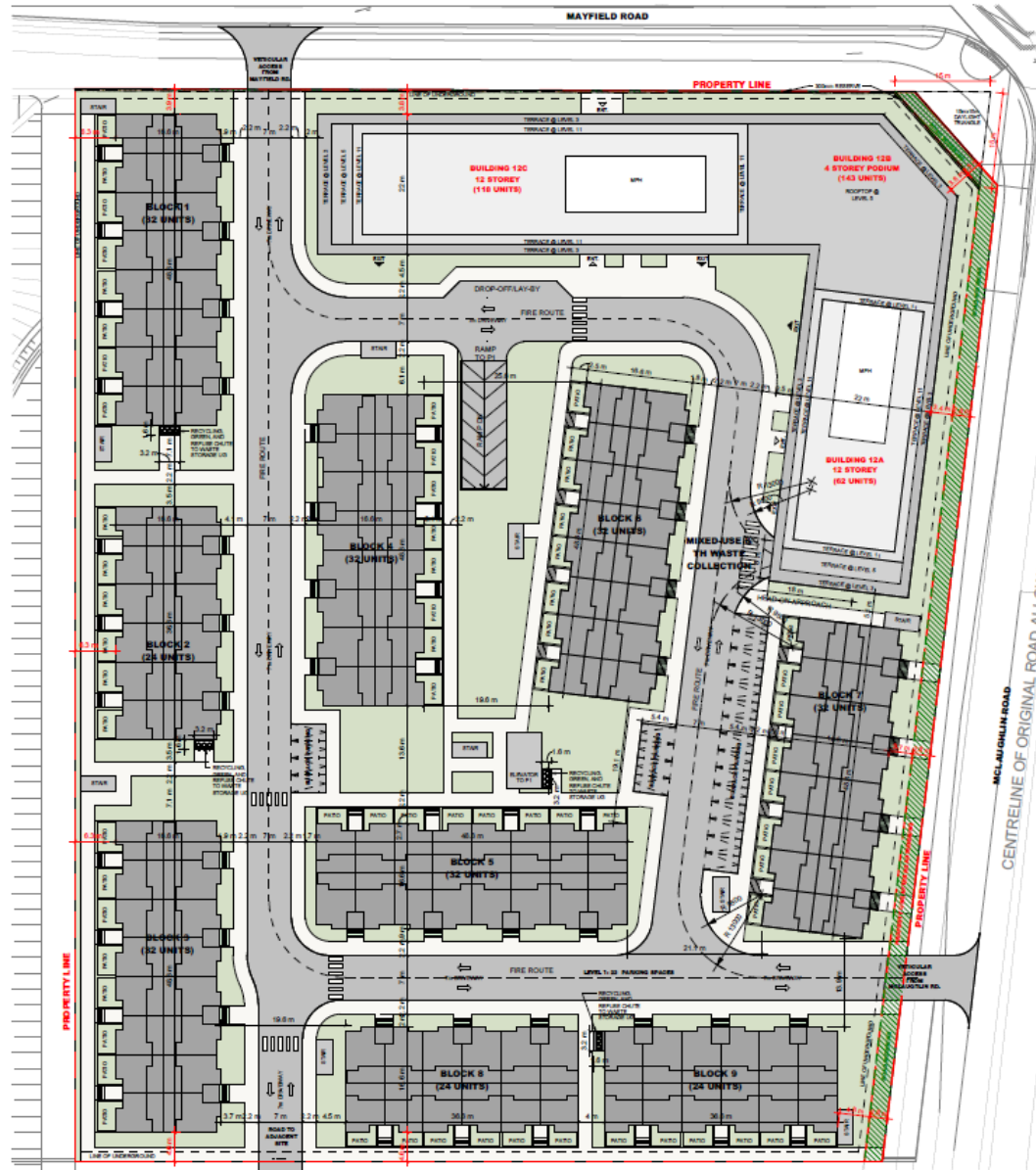




LAND USE	LOTS/BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED - 8.54m (28')	14-31	0.43	1.06	18
SEMI DETACHED - 7.62m (25')	1-13	0.62	1.53	26
STREET TOWNHOMES - 6.1m (20')	32,33	0.28	0.69	15
RESIDENTIAL RESERVE	34-43	0.35	0.86	
MED.-HIGH DENSITY RES. BLOCK	44	2.23	5.51	
CHANNEL	45	1.00	2.47	
ACOUSTIC BUFFERS	46,47	0.02	0.05	
ROAD WIDENING	48,49	0.05	0.12	
0.3m RESERVE	50,51	0.01	0.02	
16.5m R.O.W. (299m LENGTH)		0.50	1.24	
18.5m R.O.W. (87m LENGTH)		0.16	0.40	
<b>TOTAL</b>	<b>51</b>	<b>5.65</b>	<b>13.96</b>	<b>59</b>

# PROPOSED DRAFT PLAN OF SUBDIVISION

0 MAYFIELD ROAD



UNIT TYPE	NUMBER OF UNITS
Stacked back-to-back townhouses	264 units
Mid-rise building apartments	323 units
<b>TOTAL</b>	<b>587 units</b>

# CONCEPTUAL PLAN FOR BLOCK 44

0 MAYFIELD ROAD



FEE SCHEDULE AS PER BY-LAW 85-96	AMOUNT	FEEs REQUIRED TO BE PAID	PROPONENT'S PROPOSED PAYMENT
Zoning By-law Amendment Base Fee*	\$21,922	\$21,922	\$21,922
Official Plan Amendment Base Fee	\$14,166	\$14,166	\$14,166
Plan of Subdivision Base Fee*	\$14,888	\$14,888	\$14,888
Proposal Sign	\$1,454	\$1,454	\$1,454
<b>RESIDENTIAL</b>			
<b>Apartments: First 25 units</b> Next 26 - 100 units Next 101 to 200 units Remaining units	\$730 / unit \$584 / unit \$443 / unit \$367 / unit	\$730 x 25 = \$18,250 \$584 x 75 = \$43,800 \$443 x 100 = \$44,300 \$367 x 123 = \$45,141	<i>(Apartment unit fees to be paid after Council's decision)</i>
<b>All other residential</b>	\$1,500 / unit	\$1,500 x 59 = \$88,500 (singles, semis, street towns)  \$1,500 x 264 = \$396,000 (stacked back-to-back)	\$1,500 x 59 units = \$88,500  <i>(Stacked back-to-back unit fees to be paid after Council's decision)</i>
<b>Site Plan Fees (maximum)</b>	\$197,360	\$197,360	\$197,360
<b>TOTAL:</b>		<b>\$885,781</b>	<b>\$338,290</b>

## CITY OF BRAMPTON FEES BY-LAW 85-96 — SCHEDULE A

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,  
PLEASE CONTACT EITHER

*Colin Chung or Jennifer Staden*

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**THANK YOU**