

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

TO FACILITATE THE DEVELOPMENT OF A PRIVATE MONTESSORI SCHOOL AND DAY NURSERY

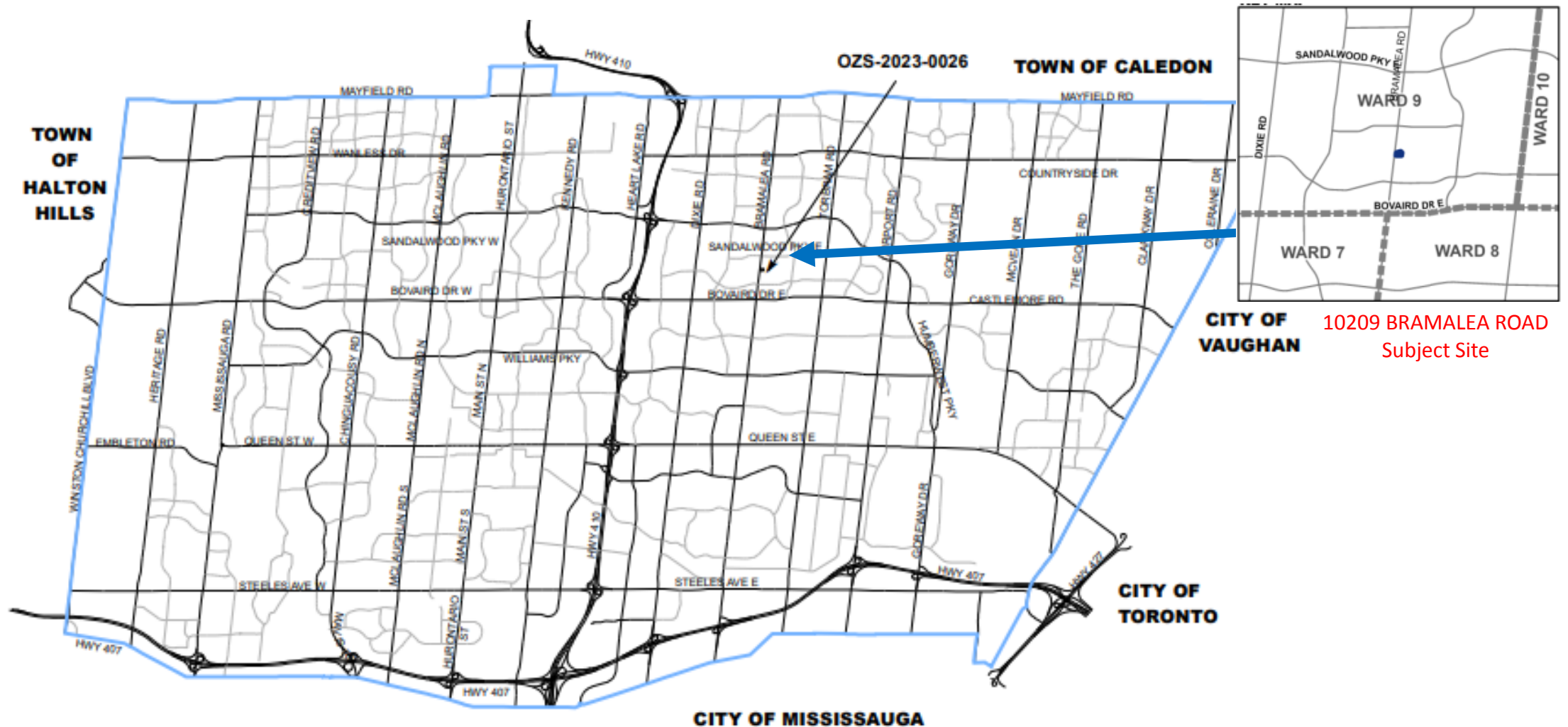
10209 BRAMALEA ROAD
City of Brampton File : OZS-2023-0026

Application by:
King Consultants Inc. on behalf of 1000446904 Ontario Inc. & Navjot Dhami

WARD : 9

REGIONAL COUNCILLOR: GURPARTAP TOOR
CITY COUNCILLOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Residential

Existing low-density single detached residential dwellings

South: Residential

Existing low-density single detached residential dwellings

East: Residential

Existing low-density single detached residential dwellings

West: Residential, Open Space, Institutional

Existing low-density single detached residential dwellings and Springdale Forest

Legend

	SUBJECT LAND		Industrial		Residential
	Agricultural		Institutional		Utility
	Commercial		Open Space		

AREA CONTEXT



SITE VISIT



Street view looking
Northeast

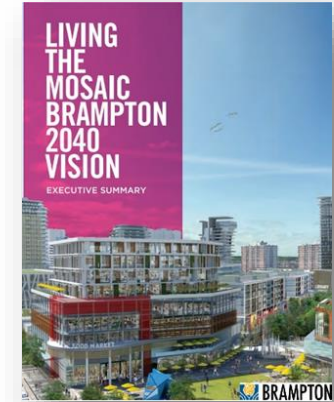
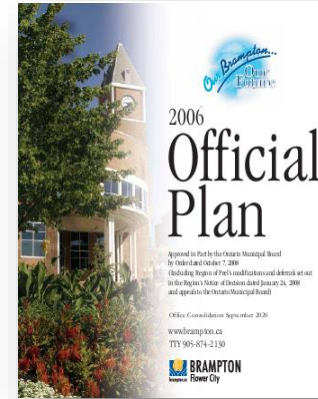
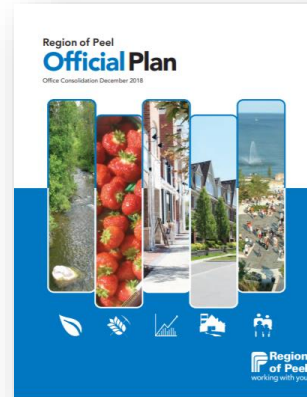
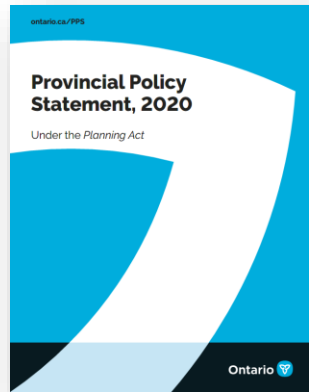


Street view looking East



Street view looking
Southeast

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

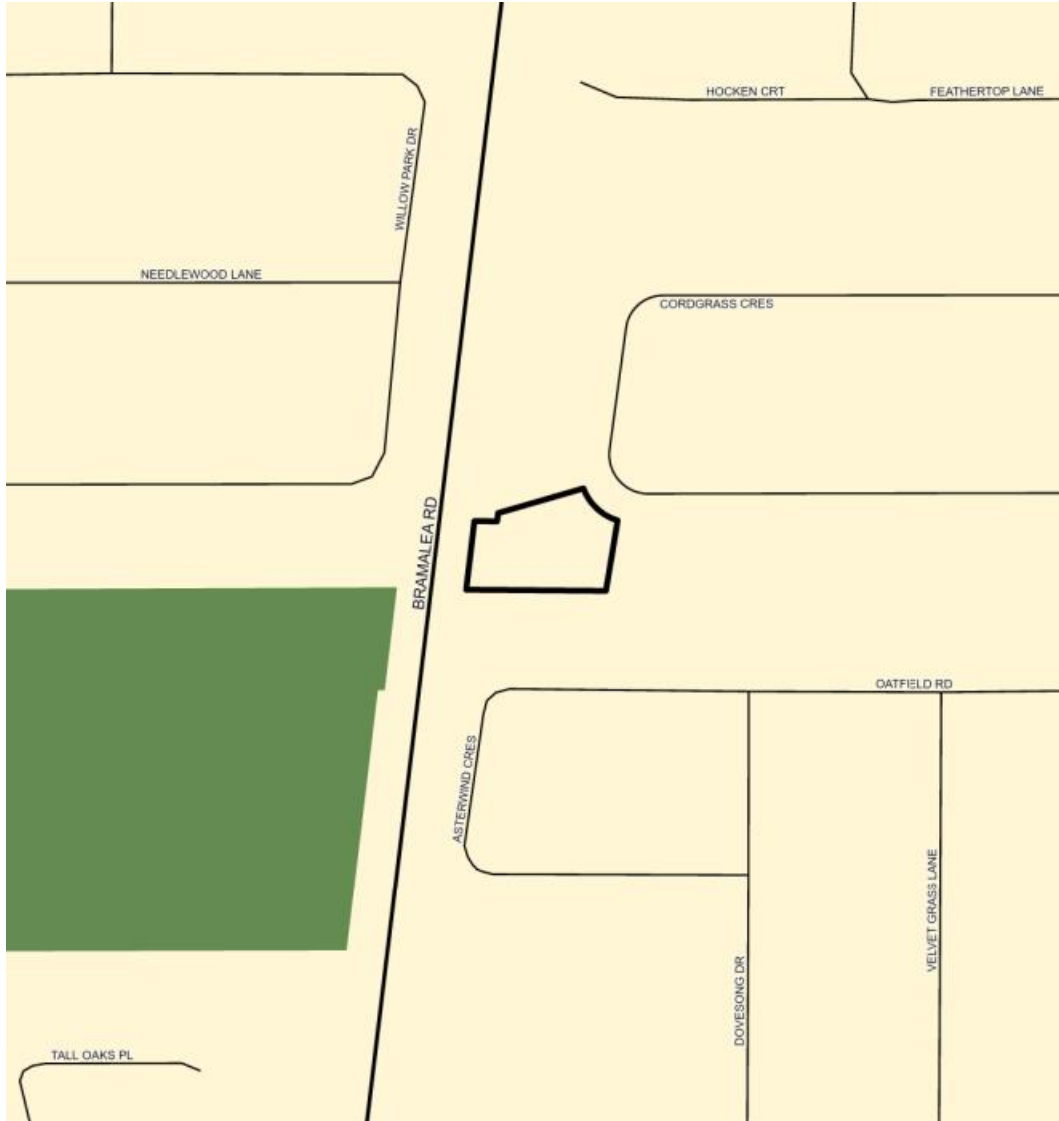
- The *Planning Act*
- Provincial Policy Statement (2020)*
- Growth Plan for the Greater Golden Horseshoe (2020)*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Springdale Secondary Plan 2

Also following the principles of:

- Brampton 2040 Vision

*Subject to the Changes of the PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



The Current Official Plan Designation is Residential.

As per Policy 5.4.1 Secondary Plans form part of the Official Plan, as such Secondary Plan amendments shall take the form of an amendment to the Official Plan.

The Residential designations permit a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses shall be permitted including schools, and day care centres.

As such, an amendment to the Official Plan is not required.

 INDUSTRIAL  OPENSPACE  RESIDENTIAL

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL 1" TO "INSTITUTIONAL"

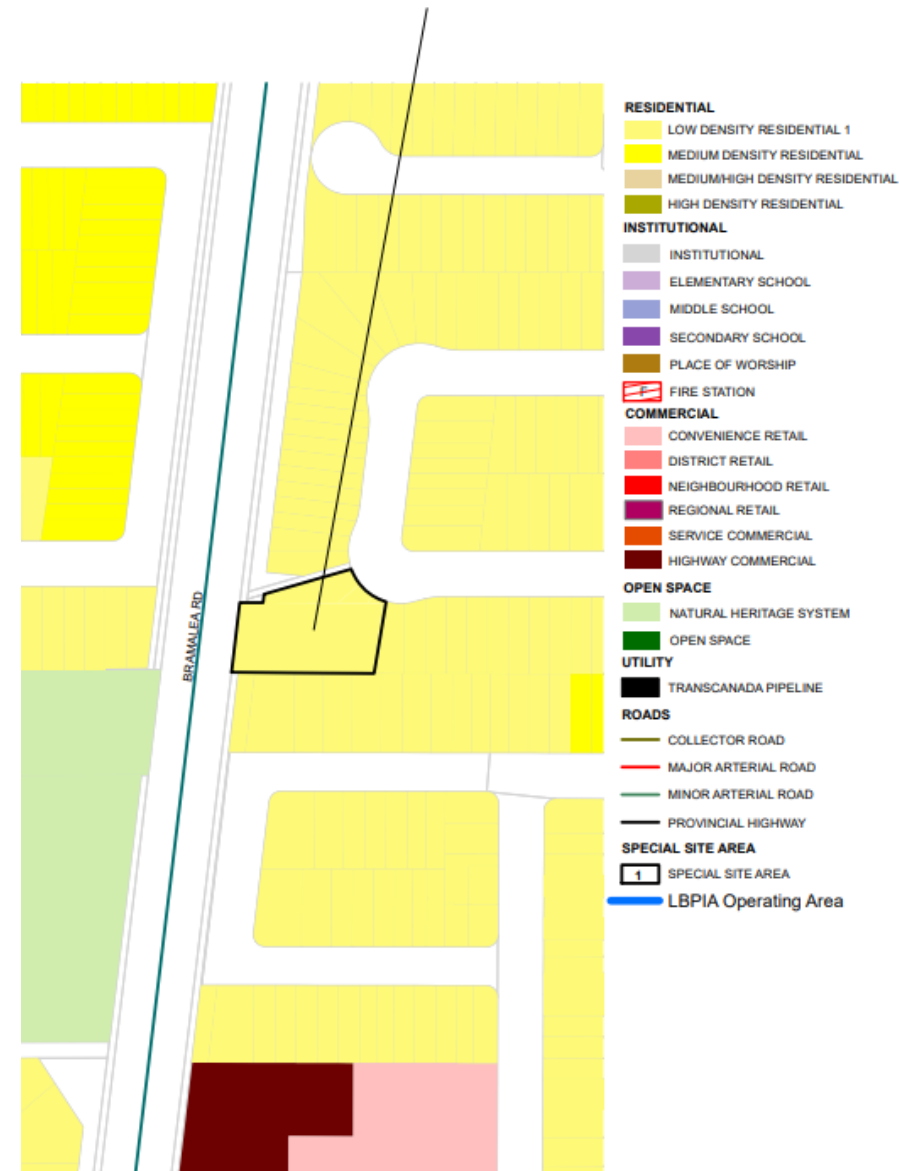
Springdale Secondary Plan Area 2

The current designation in the Secondary Plan is Low Density Residential 1.

Permitted uses on lands designated Low Density 1 include:

- Single-detached Dwellings;
- Semi-detached Dwellings;

To facilitate this development, an amendment to the Secondary Plan is required.



CURRENT PLANNING CONTEXT: ZONING BY-LAW

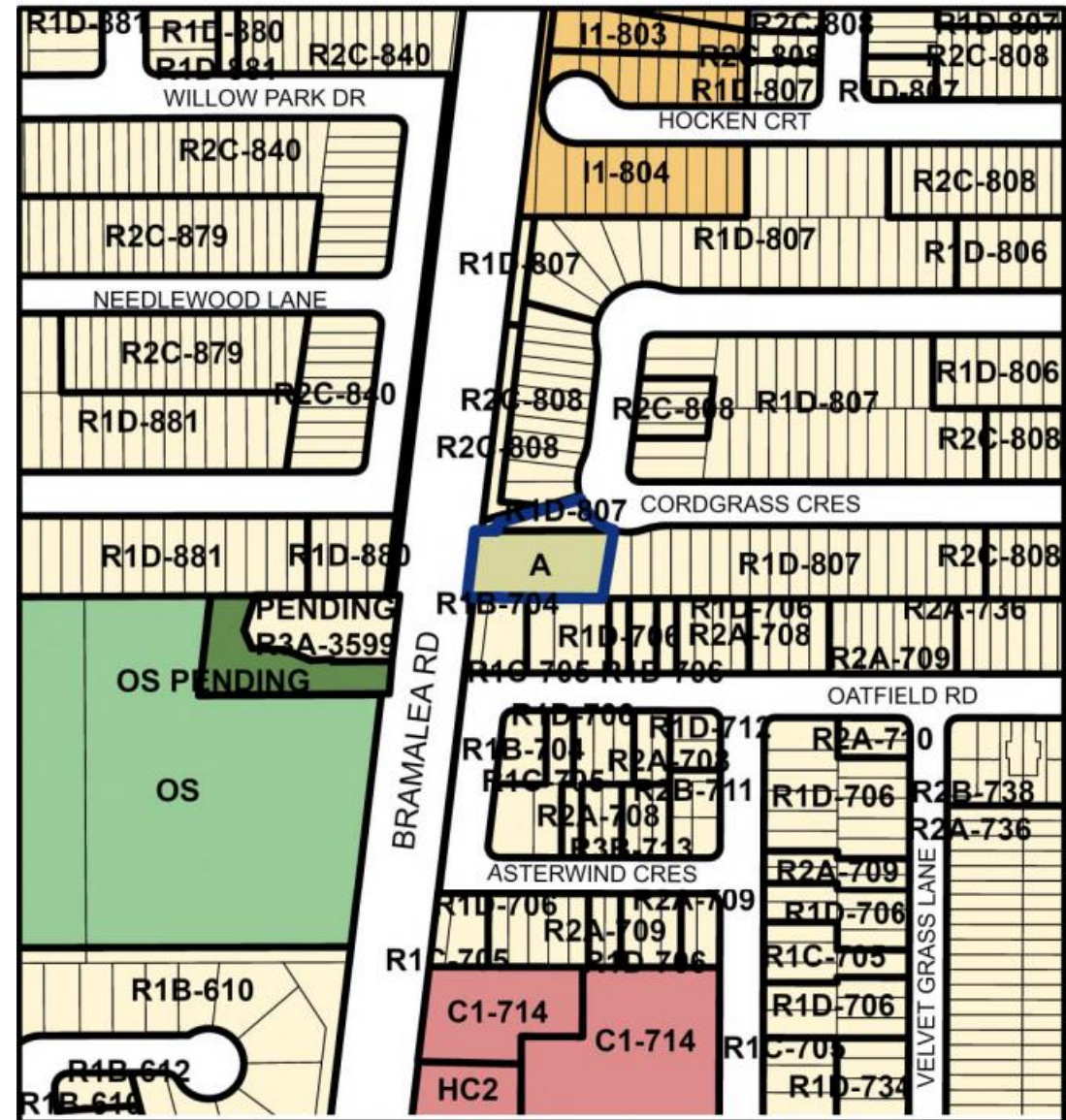
Zoning By-law 270-2004

The subject property is split zoned as Agricultural (A) and Residential Single Detached D Special Section 807 (R1D-801) per the City of Brampton Zoning By-law No.270-2004, as amended.

Permitted Uses:

- Single detached dwelling;
- Supportive housing Type 1 & 2;
- Home Occupation

A Zoning By-Law Amendment will be required to permit the Institutional uses.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Agricultural (A)' and 'Residential Single Detached D – Special Section 807 (R1D-807)' zones to 'Institutional One Zone – Section 3718 (I1-3718).'

Proposed Zones	Highlight of proposed Zone
Institutional One Zone – Section XXXX (I1-XXXX)	<ul style="list-style-type: none">• Permitted Uses:<ul style="list-style-type: none">• Private School;• Day Nursery
	<ul style="list-style-type: none">• Minimum Lot Area: 0.2 hectares• Minimum Lot Width: 31.36 metres• Minimum Lot Depth: 61.51 metres• Minimum Front Yard Depth: 6.91 metres• Maximum Lot Coverage: 51.6%



(Proposed Zone: I1-3718)

KEY ISSUES / CONSIDERATIONS

- Appropriate development aligned with the Official Plan vision of Complete Communities, offering institutional uses within a predominately residential area
- Provides accessibility to a daycare and private school in residential area
- Uses existing underutilized building with minor site alterations
- Impact on existing low density residential housing and the opportunity to provide landscape buffers for privacy
- Potential site access and circulation issues with proposed single access off Bramalea Road
- Potential adverse impact on adjacent public realm (street) and ensuring safety of children

NEXT STEPS

Notice of complete application – July 21

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

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-2023-0026

4. On the [OZS-2023-0026 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's a navigation bar with the Brampton logo and 'BramPlanOnline' text, along with links for 'Announcements', 'Register for an Account', and 'Login'. A search bar is also present. Below the navigation bar, the 'Home' and 'Planning' tabs are visible. The main content area features the 'BRAMPLAN ONLINE' logo and a 'Welcome to BramPlanOnline!' message. It provides instructions on how to use the system, including submitting applications and logging in. A 'Login' section on the right includes fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me on this computer' checkbox. Below the login section, there's a 'New Users: Register for an Account' link. The 'Documents' section shows a table of documents for file OZS-2023-0026, including 'R0_Concept Site Plan.pdf', 'R0_Cover Letter.pdf', 'R0_Draft Official Plan Amendment.pdf', and 'R0_Draft Public Notice'. Each document entry includes its file number, type, size, latest update date, upload date, and an 'Actions' dropdown menu.

Home **Planning**

BRAMPLAN ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Login

User Name or E-mail:

Password:

☐ I'm not a robot

Login

☐ Remember me on this computer
I've forgotten my password
New Users: Register for an Account

Home **Planning**

File OZS-2023-0026:
OPA ZBA Subdivision
Status: Submitted

File Info **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_Concept Site Plan.pdf	OZS-2023-0026	Concept Plan	2.64 MB	07/25/2023	07/17/2023	Actions ▾
R0_Cover Letter.pdf	OZS-2023-0026	Cover Letter	211.12 KB	07/25/2023	07/17/2023	Actions ▾
R0_Draft Official Plan Amendment.pdf	OZS-2023-0026	OPA/ZBA Draft Amendments	283.91 KB	07/25/2023	07/17/2023	Actions ▾
R0_Draft Public Notice	OZS-2023-0026	Other	1.21 MB	07/25/2023	07/17/2023	Actions ▾

CONTACT 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!