

APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION

TO FACILITATE THE DEVELOPMENT OF 34 SEMI DETACHED UNITS:

7896 Mavis Road

City of Brampton File : OZS-2023-0033

Application by:

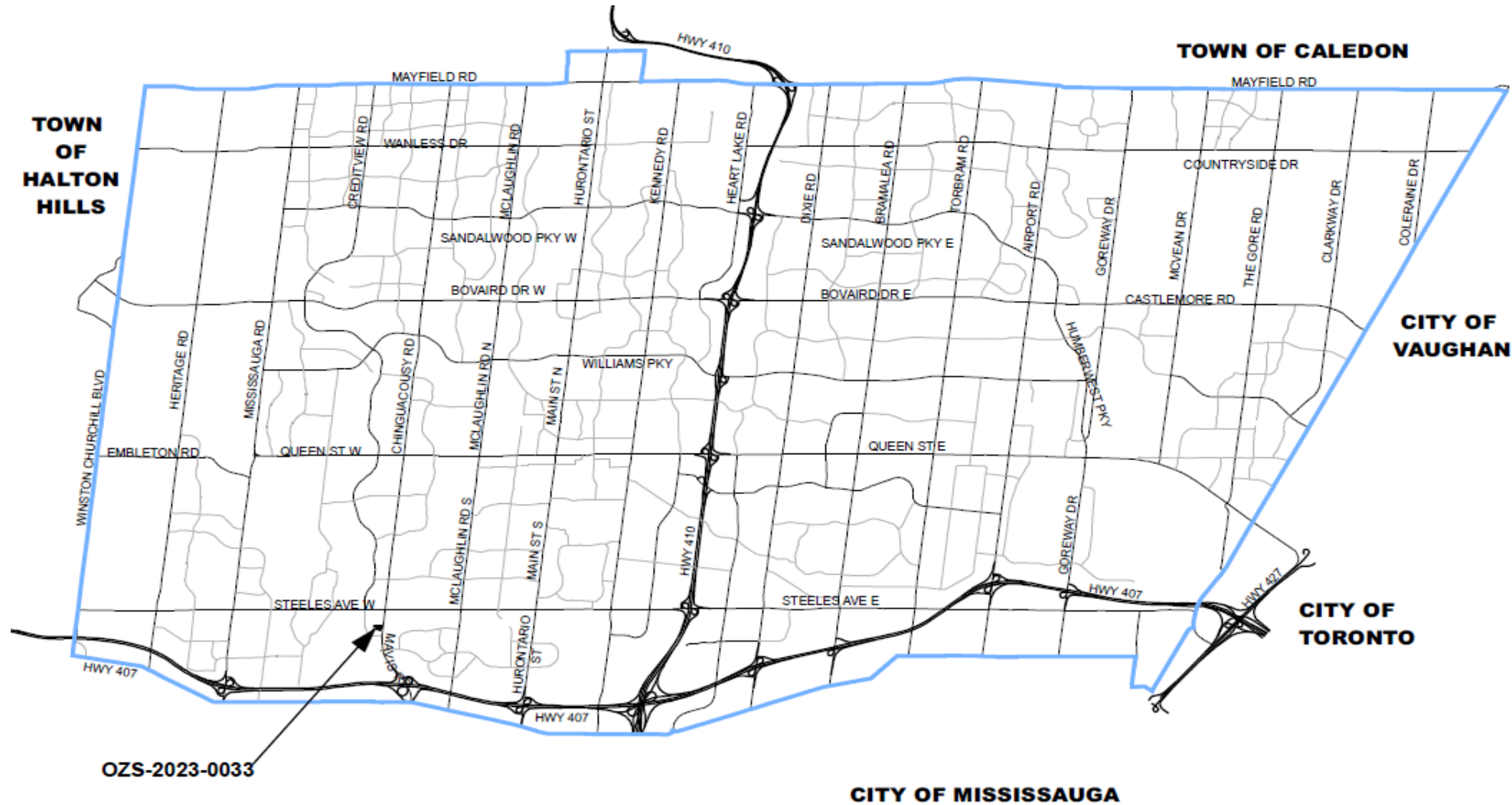
Glen Schnarr and Associates on behalf of **Paradise Homes Mahogany Inc.**

WARD : 6

REGIONAL COUNCILLOR: Michael Palleschi

CITY COUNCILLOR: Navjit Kaur Brar

LOCATION OF SUBJECT PROPERTY



OZS-2023-0033

AREA CONTEXT



North: Residential, Commercial

Existing low rise residential beyond which is a commercial plaza

South: Residential, Institutional

Existing low rise residential, beyond which is a place of worship and cemetery

East: Residential, Open Space

Existing low rise residential

West: Residential

Existing low rise residential



AREA CONTEXT



SITE VISIT



Street view looking West



Street view looking North



Street view looking South

SITE VISIT



Street view from Nathaniel
Crescent looking East



Street view from Nathaniel
Crescent looking North

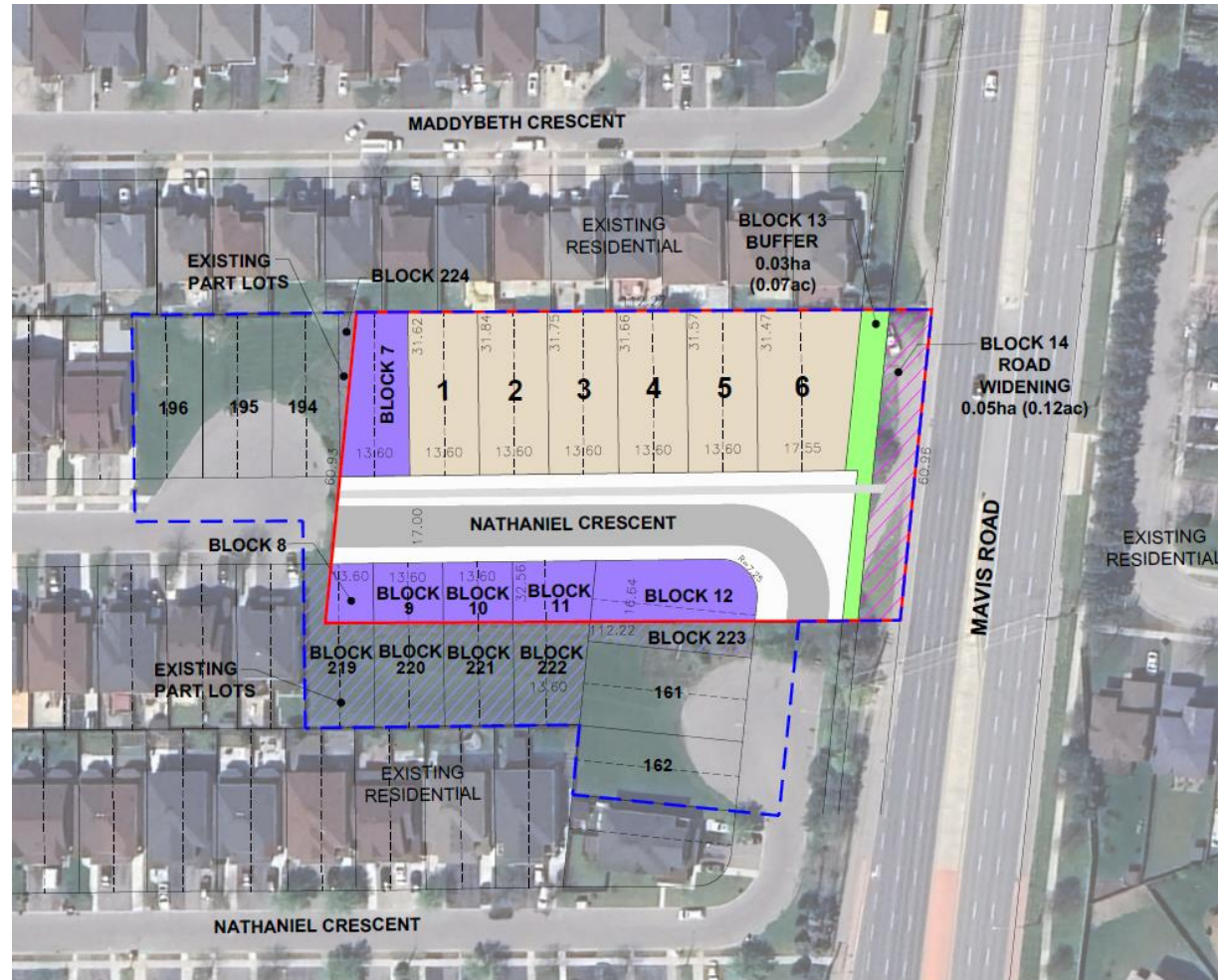
DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law and a Draft Plan of Subdivision to permit the completion of the residential neighbourhood with semi-detached units comparable to the existing units in the area.

Further details include:

Total Site Area of 1.03 hectares

- The site proposes to build 34 Semi-Detached Units through part and full lots
- Completion of Nathaniel Crescent is contemplated
- A buffer block between lots 6 and Mavis Road is proposed
- A pedestrian access to Mavis Road

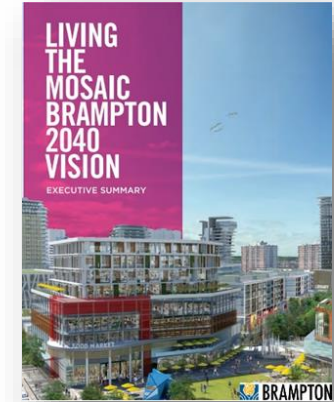
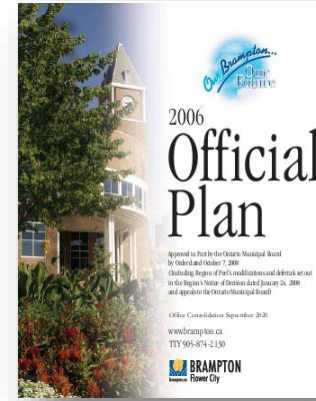
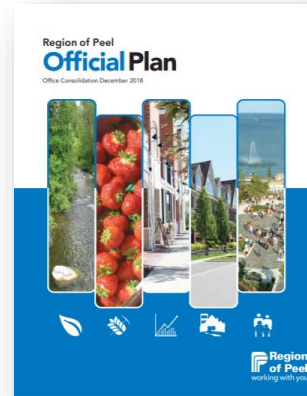
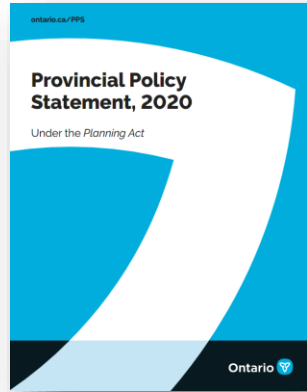


DEVELOPMENT CONCEPT PLAN
 PARADISE HOMES MAHOGANY INC.
 7896 MAVIS ROAD
 PART OF LOT 15, CONCESSION 3, W.H.S
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

	PROPOSED DRAFT PLAN OF SUBDIVISION	
	BOUNDARY OF PROPOSED REZONING	
DRAFT PLAN UNIT COUNT		
	13.60m SEMI-DETACHED:	12
	PART LOTS:	12
TOTAL FULL & PART LOT UNITS:		24
REZONING UNIT COUNT		
	13.60m SEMI-DETACHED	10
TOTAL NO. OF UNITS		34
	EXISTING RESIDENTIAL RESERVE BLOCKS:	0.24ha (0.59ac)

SCALE 1:750
 JUNE 15, 2023

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

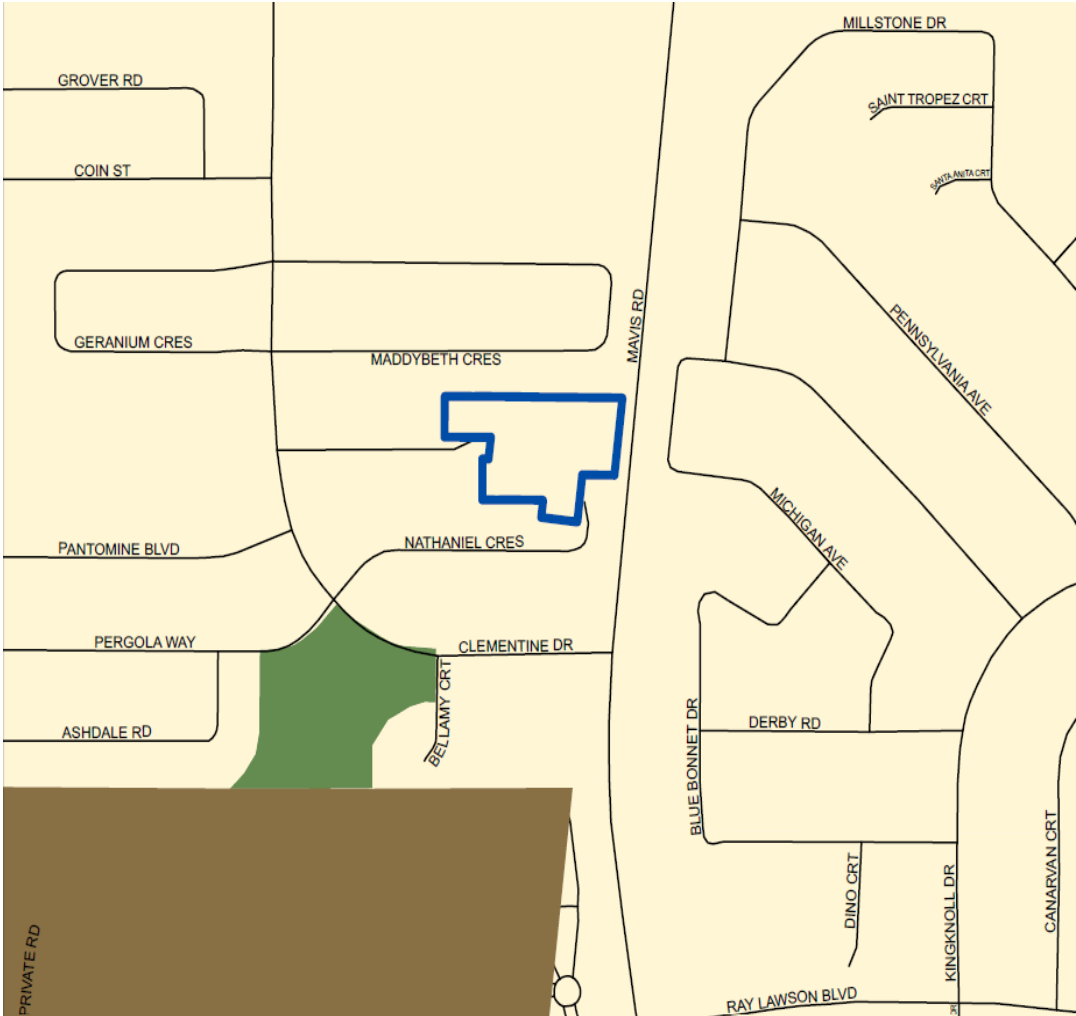
- The *Planning Act*
- Provincial Policy Statement (2020)*
- Growth Plan for the Greater Golden Horseshoe (2020)*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan (40c)

Also following the principles of:

- Brampton 2040 Vision

*Subject to the Changes of the PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



Designated “Residential” as per Schedule A of the current Official Plan.

The Residential designations permit a full range of dwelling types ranging from single detached houses to high-rise apartments.

An amendment to the Official Plan is not required.

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

- CEMETERY
- OPENSACE, UTILITY/OPENSACE
- RESIDENTIAL
- Subject Lands

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram West Secondary Plan (40c)

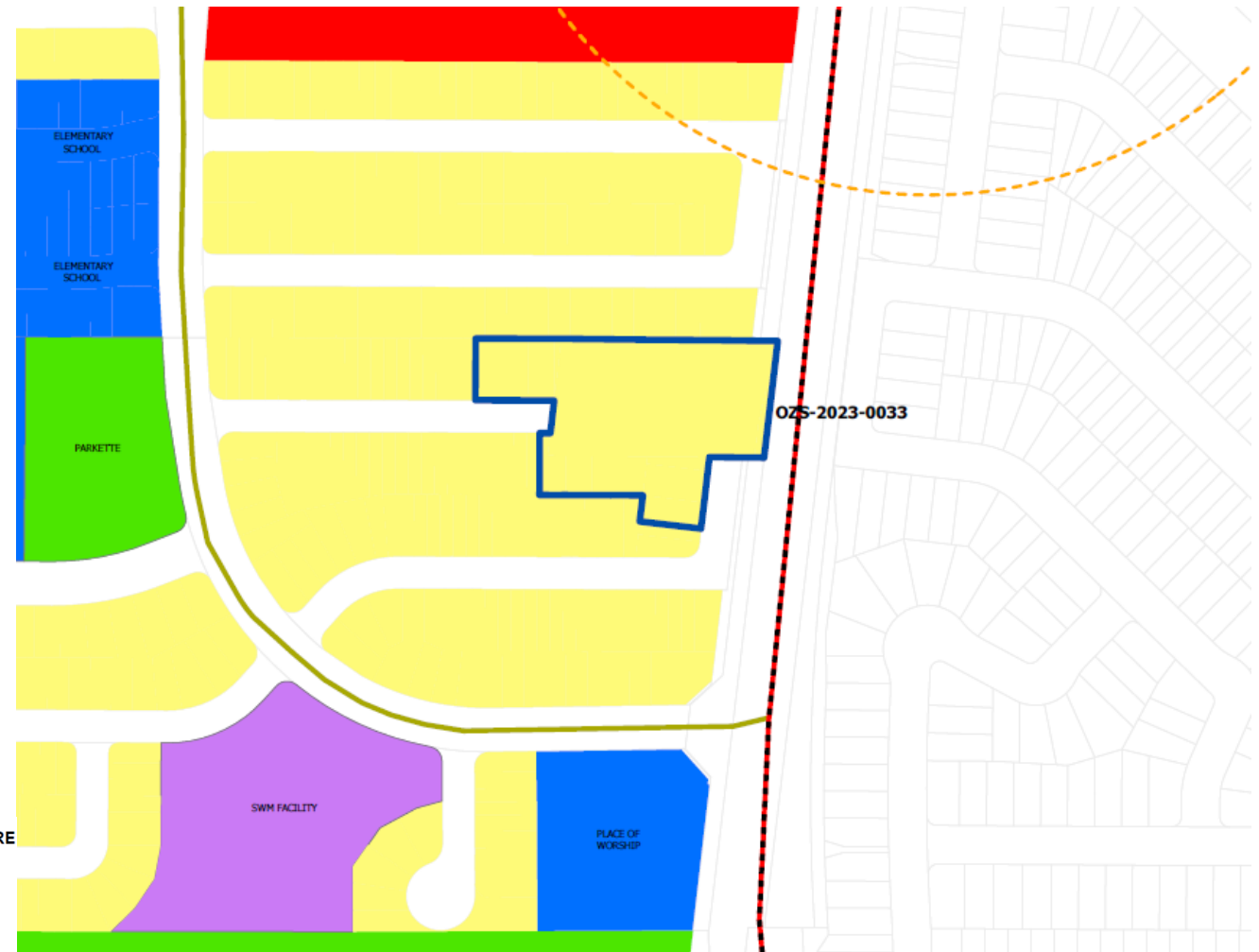
The current designation in the Secondary Plan is Medium Density.

Permitted uses on lands designated Medium Density include:

- Single-detached Dwelling;
- Semi-detached Dwelling;
- Townhouses

An amendment to the Secondary Plan is not required.

RESIDENTIAL	EMPLOYMENT	INSTITUTIONAL	OPEN SPACE	ROADS & INFRASTRUCTURE
EXECUTIVE RESIDENTIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	VALLEYLAND	SWM FACILITIES
LOW / MEDIUM DENSITY	NEIGHBOURHOOD COMMERCIAL	SENIOR ELEMENTARY SCHOOL	CITY WIDE PARK	PRIMARY GATEWAY
MEDIUM DENSITY	SERVICE COMMERCIAL	ELEMENTARY SCHOOL	NEIGHBOURHOOD PARK	SECONDARY GATEWAY
VILLAGE RESIDENTIAL	CONVENIENCE COMMERCIAL	SEPARATE SCHOOL	PARKETTE	AMENDMENT BOUNDARY
HIGH DENSITY	HIGHWAY & SERVICE COMMERCIAL	PLACE OF WORSHIP	CEMETERY	COLLECTOR ROAD
MIXED USE	SPECIALTY OFFICE AND SERVICE COMMERCIAL	RETIREMENT HOME	OPEN SPACE	MINOR ARTERIAL ROAD
	OFFICE CENTRE	WOODLOT		MAJOR ARTERIAL ROAD
				PROVINCIAL HIGHWAY
				RAILWAY
				Subject Lands



CURRENT PLANNING CONTEXT: ZONING BY-LAW

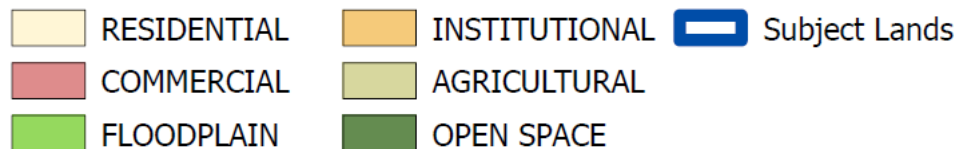
Zoning By-law 270-2004

The site is zoned “Agricultural” and “Residential Extended One Zone (R2B) – Special Section 2774” as per By-law No.270-2004, as amended.

Permitted Uses:

- Single-detached dwelling
- supportive Housing Residence Type 1 or Type 2
- an auxiliary group home
- purposes accessory to the other permitted purposes
- cemetery
- animal hospital
- kennel
- home occupation

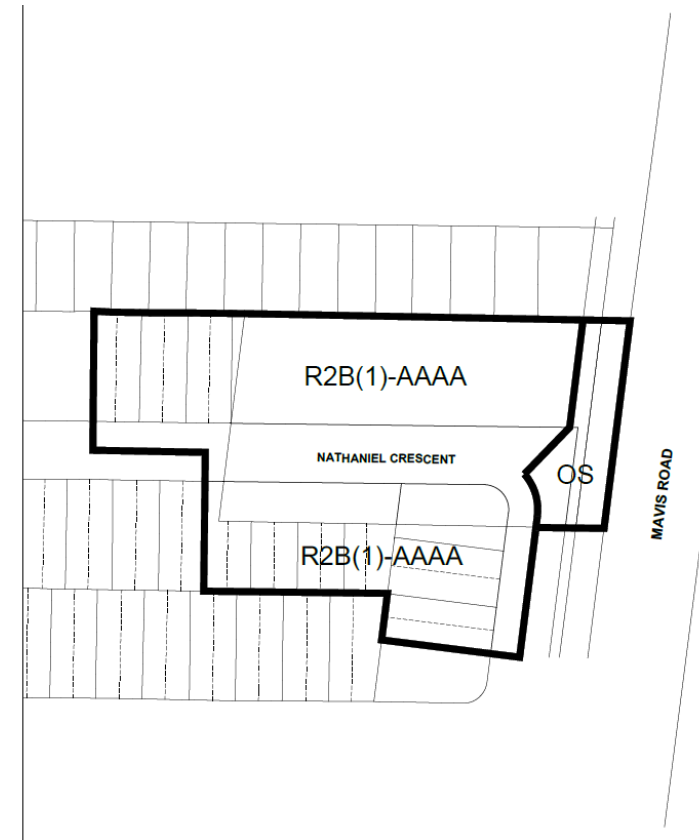
A Zoning By-Law Amendment is required to permit the proposed development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from the 'Agricultural' Zone and Residential Extended One Zone (R2B) – Special Section 2774 to 'Residential Extended One Zone (R2B) – Special Section XXXX' and 'Open Space (OS)'

Proposed Zones	Highlight of proposed Zone
Residential Extended One Zone (R2B) – Special Section XXXX and Open Space (OS)	<ul style="list-style-type: none"> Permitted Uses (R2B-XXXX): <ul style="list-style-type: none"> a semi-detached dwelling; an auxillary group home; and purposes accessory to the other permitted purposes.
	<ul style="list-style-type: none"> Minimum Lot Width (Interior Lot): 13.6 metres, 6.8 metres per dwelling unit Minimum Lot Width (Corner Lot): 15.4 metres, 8.6 metres for the dwelling unit closest to the flankage lot line; Minimum Front Yard Depth: 5.75 metres to the front of the garage and 3.0 metres to the front of the dwelling Minimum Rear Yard Depth: 6.0 metres Minimum Landscaped Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law Minimum Driveway Width: 2.75 metres Minimum Parking Spaces: 1 Space



(Proposed Zone: R2B- XXXX)

KEY ISSUES / CONSIDERATIONS

- Complementary nature of the proposed dwellings and their design to the existing subdivision
- Completion of Nathaniel Crescent



NEXT STEPS

Notice of complete application – September 20

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-2023-0033

4. On the [OZS-2023-0033 file page](#) click:

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

The image shows two screenshots of the BramPlanOnline website. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA and a 'Remember me' checkbox are also present. The bottom screenshot shows the application details page for file OZS-2023-0033, which includes a search bar, navigation tabs, and a 'Documents' section with a table of application documents.

Top Screenshot: Login Page

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

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.

Planning

Search for an application

For assistance, please contact us at: planning.development@brampton.ca

User Name or E-mail: [input field]

Password: [input field]

I'm not a robot

CAPTCHA

Remember me on this computer

I've forgotten my password

New Users: Register for an Account

Login

Bottom Screenshot: Application Details Page

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

File OZS-2023-0033:

OPA ZBA Subdivision

Status: In Review-Pre Public Meeting

File Info [dropdown]

Documents

For any document that gets uploaded:

- 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
- You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

- When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
- 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
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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!