

**Date:** 2023-10-06

**Subject:** **OZS-2021-0050**

**Secondary Title: Recommendation Report**

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

(To permit a residential subdivision consisting of 1306 total residential units including freehold and condominium townhouses and apartment dwellings. The proposal also consists of a natural heritage block, residential reserve blocks for future residential development, public right-of-ways, and stormwater management blocks)

**47-1 Country Properties Ltd and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc.**

Location: Northeast corner of Castlemore Road and Clarkway Drive  
Ward: 10

**Contact:** Angelo Ambrico, Manager, Development Services

**Report Number:** Planning, Bld & Growth Mgt-2023-866

**Recommendations:**

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of November 20<sup>th</sup>, 2023, re: **Recommendation Report, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, 47-1 Country Properties Ltd and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc.**, Northeast corner of Castlemore Road and Clarkway Drive; Ward 10, be received;
2. That the application for Official Plan and Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc. on behalf of 47-1 Country Properties Ltd and Castlemore Country Properties Ltd. 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 Official Plan generally in accordance with the attached Attachment 9 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **The applicant is proposing to develop the lands to permit a residential development consisting of approximately 324 townhouses (intended to be condominium tenure), 896 apartment dwellings, and 86 freehold townhouse dwellings. The proposal also consists of a natural heritage block, natural heritage buffer block, residential reserve blocks for future residential development, public right-of-ways, and stormwater management blocks.**
- **The subject lands are comprised of six properties with a combined area of approximately 13.39 hectares (33.09 acres).**
- **The lands are designated “Residential” and “Open Space” in the Official Plan; and is designated “Medium Density Residential”, “Low/Medium Density Residential”, “Highway Commercial”, “Heritage Resource” and “Special Policy Area 9” in the Highway 427 Industrial Secondary Plan Area SP47. An amendment to the Secondary Plan is required to designate the lands south of Old Castlemore Road as “Medium Density Residential”, “Special Policy Area 11” and “Valleyland”, as well as to change the designation of land north of Old Castlemore Road from “Service Commercial” to “Medium Density Residential” and “Special Policy Area 11” to accommodate the proposed development.**
- **The lands are designated “Medium Density Residential”, “Highway Commercial”, “Stormwater Management Pond”, “Valleyland”, “Cultural Heritage Resource” and “Wetland Restoration” in the Highway 427 Industrial Block Plan Area 47-1. An amendment to the Block Plan is not required.**
- **The property is zoned “Agricultural (A)” and “Residential Rural Estate Two (RE2)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development.**

- **A Statutory Public Meeting for this application was held on March 21<sup>st</sup>, 2022. No members of the public attended the Statutory Public Meeting to speak to the application. Details of the Statutory Public Meeting are summarized in Attachment13 of this report.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.**
- **The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate the development of housing opportunities in the City.**

### **Background:**

Glen Schnarr & Associates Inc. submitted an application in January 2022 for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit the development of lands located at the northeast corner of Castlemore Road and Clarkway Drive. This application has been reviewed for completeness and found to be complete in accordance with The Planning Act. A formal Notice of Complete Application was issued on February 3, 2022. The Statutory Public Meeting for the application was held at the February 25, 2022 Planning and Development Committee Meeting. Since the time of the receipt of the application and the public meeting, the applicant has submitted four additional submission packages to refine the technical details associated with the proposal.

### Area 47 Block Plans:

The approval of Block Plans 47-1 and 47-2 were appealed to the Local Planning Appeal Tribunal (file numbers PL180276 and PL180277) by the landowners groups for each area. A settlement hearing was held on October 6, 2020 and on October 20, 2020 the LPAT issued a decision. As per the terms of settlement, numerous studies were required to be submitted to the City for the entire SP47-1 and SP47-2 Block Plan, which included an updated Functional Servicing Report (FSR), Environmental Implementation Report (EIR), Transportation Impact Study (TIS), and Growth Management Staging & Sequencing Strategy (GMSSS).

Part of the settlement terms indicate that once these studies have been filed, the City of Brampton, Toronto Region Conservation Authority (TRCA) and Region of Peel would accept the planning application to initiate the review process, but were under no obligation to enact the zoning by-law or issue draft plan approval until these studies are approved. The required studies as per the terms of settlement have since been submitted and approved to the City of Brampton, TRCA and Region of Peel satisfaction. The technical studies for this individual application has also been approved over the course of the application review and is now in position to be brought forward for a decision. As further

noted in this report, there are a number of legal agreements that still need to be finalized and signed-off by the City and SP47 landowner group, which will be addressed through prior to registration conditions in the forthcoming draft approval of the subdivision application.

This application is one of twenty active applications submitted for Block Plan Areas 47-1 and 47-2. Collectively, these block plans are expected to accommodate 10,401 residential units with an expected population of approximately 35,987 people. The block plans are also anticipated to accommodate approximately 3,516 jobs based on the commercial designations proposed within the block plan area. Secondary Plan Area 47 will be a complete community which includes a variety of housing typologies, a range of employment areas, parkland and trails and future improvements to necessary infrastructure including roads, watermains, sanitary sewers and stormwater management ponds.

Prior employment conversion approved by Council for part of the lands:

In 2016, the parcels of lands located south of Old Castlemore Road proposed to be developed as part of this development application were previously included as part of the City's Municipal Comprehensive Review. An Official Plan Amendment was adopted in 2017 to permit the conversion request to permit the development of the lands for residential uses (By-law No. 83-2017). The Official Plan Amendment re-designated the lands south of Old Castlemore Road from "Employment Areas" to "Communities" on *Schedule 1: City Concept* of the Official Plan, from "Business Corridor" to "Residential" on *Schedule A: General Land Use Designations*.

Prior approval to relocate part of subject lands to Area 47 Secondary Plan:

The Official Plan Amendment also removed the lands from the Bram East Secondary Plan (SPA 41) and added them to the "Highway 427 Industrial Secondary Plan (SPA 47) on *Schedule G: Secondary Plan Areas*. As part of this Official Plan Amendment, Staff recommend that a housekeeping amendment be completed to remove the lands from the Bram East Secondary Plan (SPA 41) to facilitate the addition of the lands to the Highway 427 Industrial Secondary Plan (SPA 47) (refer to Attachment 9). Although the Official Plan was amended to reflect this, the corresponding amendments to both of these Secondary Plans are still required to reflect this and to add Secondary Plan designations to that portion of the site.

Lands occupied by Fines Avenue and Old Castlemore Road:

There are unused City right-of-ways that are part of this application that will require a transfer of ownership. The owner has engaged with the City's Real Estate Services Department and is interested in purchasing the lands consisting of the right-of-ways of Fines Avenue and Old Castlemore Road. The applicant has submitted an alternative development concept (refer to Attachment 11) to facilitate a comprehensive development plan subsequent to the closure of Fines Avenue and of Old Castlemore Road for the portion extending west of Rainbow Creek.

## **Current Situation:**

### Proposal (Refer to Attachment 1):

An application to amend the Official Plan, Zoning By-law, and a Draft Plan of Subdivision has been filed in support of the proposed development. Details of the proposal are as follows:

- 86 freehold townhouse dwellings;
- Approximately 324 condominium townhouse dwellings;
- Approximately 896 apartment dwellings;
- Valleyland and associated Buffer Block (0.48 ha. / 1.19 ac.);
- Two Stormwater Management Pond Blocks (1.54 ha. / 3.81 ac.); and,
- Public roads and laneways.

### Property Description and Surrounding Land Use (Refer to Attachment 2):

The lands have the following characteristics:

- The application is a combination of six properties. There are unused City Right of-Ways that are part of this application that will require a transfer of ownership;
- A total site area of approximately 13.39 hectares (33.09 acres);
- A total frontage of approximately 300 metres (984 feet) along Castlemore Road and 261 metres (856 feet) along Clarkway Drive;
- The Gore Tributary is located at the extreme easterly portion of the site; and
- Single detached dwellings are located on four of the properties, while the other two parcels are vacant. The dwellings will be demolished to accommodate the development proposal.

The surrounding land uses are described as follows:

North	Vacant lands part of Block Plan 47-1 proposed for residential, institutional and open space uses as part of application File: OZS-2021-0060;
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East	The Gore Tributary, beyond are lands proposed for industrial development as part of File: OZS-2022-0020.
South	Castlemore Road, beyond are single detached dwellings;
West	Clarkway Drive, beyond are vacant lands proposed for residential, institutional, commercial and open space development as part of application File: OZS-2021-0038.

### **Servicing of Area 47-1 – Spine Servicing Agreement**

Secondary Plan 47 (Blocks 47-1 and 47-2) is dependent on significant capacity upgrades and development staging for the provision of sanitary sewer and watermain connections, arterial and/or collector roads, and storm water management ponds. Through the Growth Management Staging and Sequencing Strategy (GMSS), servicing is anticipated to be provided in a general south to north pattern, with certain areas within the block plan lands dependent on the provision of services and amenities being provided in adjacent areas.

A Spine Servicing Agreement is currently being finalized by City Legal and Engineering staff, and the landowner group to facilitate the orderly staging and phasing of development within the Secondary Plan area. There are ten (10) development staging areas which establishes a logical order by which development could proceed based on the provision of complete communities to incorporate required spine services and community amenities. As outlined in the GMSSS, staging will be implemented through Draft Plan of Subdivision approval conditions, requiring developers to provide the agreed-upon servicing prior to Plan of Subdivision registration. Plan of Subdivision registration in areas staged for later development will be contingent on registration of adjacent areas which provide necessary servicing and community amenities.

At this time, the Spine Servicing Agreement is at an advanced stage, however has not been finalized and signed-off by the SP47 landowner group and the City. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Spine Servicing Agreement for the necessary 'sub area' is finalized.

### **Parkland Conveyance Agreement**

Block Plan 47-1 contains 6 neighborhood parks and Block Plan 47-2 contains 11 neighborhood parks. Parks within the two Block Plan areas range in area from 0.75 ha to 1.95 ha (1.85 acres to 4.82 acres). Block Plan 47-1 also includes 4 vest/ pocket parks ranging in size from 0.25 ha to 0.5 ha (0.6 acres to 1.23 acres) in area. Block Plan 47-2 features a 16 ha (39.53 acres) Community Park to be located at the northeast intersection of Clarkway Drive and the proposed East-West Minor Arterial Road.

The planned configuration of parklands (including the 16ha Community Park) within SP47 is to be secured through a parkland conveyance agreement between the City and landowner group. At this time, the parkland conveyance agreement is still being reviewed

and has not been finalized and signed-off by the SP47 landowner group and the City. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Parkland Conveyance Agreement is finalized, and signed off by the City and landowner group.

### **Community Benefit Charge Agreement for Affordable Housing**

A Community Benefit Charge Agreement for Affordable Housing is currently being reviewed by the City and landowner group in Block 47-1. The purpose of the agreement is to secure the provision of thirty (30) secondary dwelling units within proposed subdivision developments among participating landowners, as well as an agreed upon cash contribution to satisfy the City's Community Benefit Charge By-law. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Community Benefit Charge Agreement for Affordable Housing is finalized, and signed off by the City and landowner group.

### **Surplus Land Declaration for Old Castlemore and Fines Avenue Right-of-Way**

The Old Castlemore Road and Fines Avenue right-of-ways are anticipated to be declared surplus upon the construction of a new public street (shown as Street A on the Draft Plan of Subdivision) and storm water management pond. Staff are currently recommending using a Holding (H) provision in the Zoning By-law to ensure the orderly phasing of development so that the conveyance and construction of the new public street and storm water management pond can occur, so that portions of Old Castlemore Road and Fines Avenue can be 'stopped up and closed', and declared surplus. Staff will also be reviewing potential alternatives to the use of an H with the applicant to determine if there are other ways that we may be able to appropriately protect the City's land interests, while proceeding with this application. A concept plan (attached as Attachment 1B) has been submitted depicting the ultimate development concept plan should the applicant be successful in acquiring the surplus right-of-ways at fair market value. In the event that the lands are not acquired by the applicant, an alternative concept plan (attached as Attachment 1A) has been submitted demonstrating an alternative plan. Both sets of plans are supported by the Development Services and Design staff. Portions of the future development will be facilitated through site plan applications.

### **East-West Trail Connections**

East-West trail connections have been contemplated throughout the approved Block Plan 47-1 and 47-2 areas. These trail connections are identified on the Block Plan with orange arrows across the valleyland. Attachment 4b shows the entirety of the Block Plan, general location of the East-West trail connections (by way of the orange arrows), as well as the development applications received and/or active within the Block Plan. Parks Planning is working with the individual applications to oversee the implementation of the trails. The

east-west trail connections will be achieved with the exact locations to be determined through the detailed design phase prior to subdivision registration.

### **Garage and Driveway Dimensions**

Appropriate provisions have been included in the draft Zoning By-law to ensure residential dwellings can accommodate a minimum of two parked vehicles, in accordance with the minimum parking requirements for a residential dwelling as per Section 10.9.1 of the Zoning By-law. The site specific Zoning By-law will require a minimum 6 metre setback to a garage door from the front lot line to maintain an appropriate driveway length. The driveways will also maintain the minimum width of 3 metres, to ensure a minimum driveway dimension of 3 metres by 6 metres.

A provision has also been included to establish minimum interior garage dimensions to ensure garages can adequately function as a parking space while maintaining adequate storage areas for regional waste/recycle bins within the garage. A minimum dimension of 6 metres in length by 3.1 metres in width has been included as a requirement of the draft by-law. Single garages of this dimension has been deemed to be functional by City Staff. The dimension of the driveway and garage exceed the standard parking space requirement of the Zoning By-law which require a minimum dimensioned space of 2.7 metres by 5.4 metres.

The driveway in combination with the garage will provide the necessary space to park two vehicles while maintaining space to store regional waste/recycle bins. Attachment 15 illustrates the functional design of the garage template, which have been approved by the City's Traffic Services department.

### **Sustainability Score**

The subject application achieved a sustainability score of 30, attaining the bronze threshold. 10 additional points would be required to achieve the silver threshold. There may be opportunity to attain more points by considering the following metrics at the detailed design phase:

- Traffic Calming Strategies (up to 2 points);
- Pedestrian amenities to encourage walkable streets (i.e seating, lighting, wide sidewalks, shading) (2 points);
- Committing to an energuide rating for 75%-90% of single family homes (2-4 points),
- Confirmation of no uplighting (fixtures less than 1000 lumens) (1 point),
- Use of LEDs and/or photocells for all lighting fixtures (2 points).

Through the subdivision registration process, staff will continue to work with the applicant to ensure that additional sustainability score metrics can be achieved through the detailed design phase. This may include a variety of sustainability metrics such as those listed above. It is worth noting that this subdivision has been prepared in alignment with the LPAT (now OLT) approved SP47 Block Plan. Given this, there are

limited opportunities to score higher on other metrics related to the built environment considering this area is a new greenfield development.

### Summary of Recommendations

This report recommends that Council approve the proposed Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application. This report further recommends that Council approve the Official Plan Amendment generally in accordance with Attachment 9, and the Zoning By-law Amendment generally in accordance with Attachment 10 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 Attachment 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.

Staff is satisfied that the proposed Official Plan Amendment, 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 located within the "Urban System" designation in the Regional Official Plan. The proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the Regional Policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that will optimize the use of underutilized and vacant land, utilize planned infrastructure, and enhance the public open space system. Staff is satisfied that the proposed development conforms to the Region of Peel Official Plan.

#### *City of Brampton Official Plan*

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the design of the development is consistent with the policies and that all technical matters have been resolved.

The lands are designated "Residential" and "Open Space" on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses. The "Open Space" designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system. The proposal conforms to the "Residential" and "Open Space" designations of the Official Plan.

The application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. 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.

### Highway 427 Industrial Secondary Plan (Area 47)

The subject property is designated 'Medium Density Residential', 'Special Policy Area 9' 'Service Commercial', and 'Heritage Resource' in the Highway 427 Industrial Secondary Plan (Area 47).

An amendment to the Secondary Plan is required to designate the lands south of Old Castlemore Road as "Medium Density Residential", "Special Policy Area 11" and "Valleyland", as well as to change the designation of land north of Old Castlemore Road from "Service Commercial" to "Medium Density Residential" and "Special Policy Area 11" to accommodate the proposed development.

The proposed development will provide appropriate residential intensification while accommodating a mix of housing types and a variety of built form in the City that are in conformity with the existing land use designations.

Staff is satisfied that the proposed amendment as the development aligns with the policies of the Highway 427 Industrial Secondary Plan (Area 47).

### Block Plan for Sub Area 47-1

The proposed development is located within the Block Plan for Sub-Area 47-1 of the Highway 427 Industrial Secondary Plan. The site is designated "Medium Density Residential", "SWM Ponds", and "Cultural Heritage Resources" in the Block Plan for Sub-Area 47-1. The Block Plan does not have policies associated with each area.

In accordance with Section 4.1.1, minor adjustments and relocations of land uses are permitted. The proposed development is generally in accordance with the Block Plan and an amendment to the Block Plan is not required.

### 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 Attachment 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 March 21, 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.

## **Strategic Focus Area:**

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the intensification of six underutilized parcels of land to implement the policies of the Highway 427 Industrial Secondary Plan and will add to the diversity of housing options that are offered in Brampton. The proposal is an example of the efficient use of land and resources within the City’s greenfield area.

## **Conclusion:**

The Development Services Department undertook a circulation of the application to ensure that technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law amendment represent good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan. Staff have undertaken a thorough review of this proposal relative to the provisions prescribed in Section 51(24) of the Planning Act as applicable to the review of this application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective.

This report recommends that Council enact the Official Plan and Zoning By-law Amendments attached hereto as Attachment 10 and Attachment 11 respectively. Staff also recommends that the proposed draft plan of subdivision be endorsed and that the notice of decision of draft plan approval be issued once the Holding (H) symbol is removed from the applicable sections of the Zoning By-law Amendment.

The Official Plan and Zoning Amendment are appropriate 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 proposal supports the growth of housing opportunities in the City of Brampton by facilitating the development of townhouse and apartment dwelling unit types;
- 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 Official Plan Amendment, Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal is in the public interest.

Authored by:

Reviewed by:

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Marlon Kallideen  
 Chief Administrative Officer City of  
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**Attachments:**

- Attachment 1: Concept Plan
- Attachment 1a: Alternative Development Concept Plan
- Attachment 1b: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations (SPA47)
- Attachment 4a: Secondary Plan Designations (SPA41)
- Attachment 4b: Block Plan Designations (BP47-1)
- Attachment 4c: Block Plan Designation (BP41-1)
- Attachment 4d: Active Applications in Block Plan 47-1 and 47-2

- Attachment 5: Zoning
- Attachment 6: Existing Land Use Map
- Attachment 7: Heritage Resources Map
- Attachment 8: Detailed Planning Analysis
- Attachment 9: Draft Official Plan Amendment
- Attachment 10: Draft Zoning By-law Amendment
- Attachment 11: Results of Public Meeting
- Attachment 12: Draft Conditions of Draft Approval
- Attachment 13: Results of Application Circulation
- Attachment 14: Sustainability Snapshot
- Attachment 15: Conceptual Drawing – Garage Template