

**Date:** 2023-11-13

**File:** **OZS-2023-0002**

**Subject:** **Recommendation Report**  
Application for a Draft Plan of Subdivision and to Amend the Zoning By-law (To permit the development of 202 single detached dwellings and a partial school block)  
Sheridan Capital Management Corp. c/o Matthews Planning & Management Inc.  
10797 The Gore Road  
Ward: 10

**Contact:** Chinoye Sunny, Development Planner, Development Services  
  
Angelo Ambrico, Manager, Development Services

**Report Number:** Planning, Bld & Growth Mgt-2023-1013

**Recommendations:**

1. That the report from Chinoye Sunny, Development Planner, Development Services to the Planning and Development Committee of December 4, 2023, re: **Recommendation Report**, Application for a Draft Plan of Subdivision and to amend the Zoning By-law, Sheridan Capital Management Corp. c/o Matthews Planning & Management Ltd., 10797 The Gore Road, Ward 10, be received;
2. That the application for a Draft Plan of Subdivision and to amend the Zoning By-law submitted by Matthews Planning & Management Ltd. on behalf of Sheridan Capital Management Corp. Ward 10, File: OZS-2023-0002 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: 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 this Recommendation Report;
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted;
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **The report recommends approval of an amendment to the Zoning By-law and for a Draft Plan of Subdivision to accommodate the proposed development of 202 single detached dwellings, a partial school block, and new local and collector roads.**
- **The subject property is designated 'Residential' in the Official Plan. The lands are also designated 'Executive Residential', 'Low Density Residential', 'Low/Medium Density Residential', 'Catholic Elementary School', and 'Neighbourhood Park' in the Secondary Plan. No amendment is needed to either of these City policy documents to accommodate the proposed development.**
- **The property is zoned 'Agricultural-Special Section 1520 (A-1520)' as per By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to allow residential development.**
- **The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on April 24, 2023. No members of the public spoke at the meeting and no written correspondence was received. Details of the Statutory Public Meeting are included in the summary chart as well as in Attachment 8 of this report.**
- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.**
- **The development proposal represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.**

**Background:**

The lands subject to the Zoning By-law Amendment is located at 10797 The Gore Road which is south of Countryside Drive and east of The Gore Road. Matthew Planning & Management Inc. submitted an application on behalf of Sheridan Capital Management Corp. on January 5, 2023. This application was deemed complete on January 17, 2023, in accordance with Section 22 (6.1), 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 on April 24, 2023. Since the time of receipt of the application and the public meeting, the applicant has submitted three (3) submission packages to refine the technical details associated with the proposal.

#### Area 47 Block Plan:

The approval of Block Plans 47-1 and 47-2 had been appealed to the Local Planning Appeal Tribunal (LPAT), now referred to as the Ontario Land Tribunal, 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. Most 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.

#### **Current Situation:**

#### Proposal:

An application to amend the Zoning By-law is filed with the City to permit the proposed residential development, and will also contribute to the delivery of a school block. In

addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the roads, lots, and blocks.

Details of the Proposal are as follows:

- The development application proposes two hundred and two (202) single detached dwellings with varying lot sizes:
  - Twenty one (21) dwellings with lot frontages of 9.80 metres;
  - Eighty eight (88) dwellings with lot frontages of 11.00 metres;
  - Seventy (70) dwellings with lot frontages of 12.45 metres;
  - Eighteen (18) dwellings with lot frontages of 14.30 metres;
  - Three dwellings with lot frontages of 16.60 metres; and
  - Two (2) dwellings with lot frontages of 19.80 metres.
- One (1) partial school block of 1.12 hectares (2.77 acres); and,
- New internal local and collector streets.

Property Description and Surrounding Land Use

The lands have the following characteristics:

- Is municipally known as 10797 The Gore Road.
- Is located south of Countryside Drive and east of The Gore Road.
- A total site area of approximately 12.68 hectares (31.50 acres);
- Has a frontage of approximately 100 metres on The Gore Road;
- There is currently a single detached dwelling on the property.

The surrounding land uses are described as follows:

- North: Residential and agricultural lands.
- South: An existing Brampton Fire Station 211, and agricultural lands.
- East: Agricultural lands, and valleylands traversing in an east-west direction. These lands are subject to development application file: OZS-2022-0015.

- West: The Gore Road, and beyond are residential lots in a subdivision.

### **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), which was approved by the City in April 2022, 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 will need to be finalized to facilitate this development proposal by City Legal staff, Engineering staff, and the landowner group, to facilitate the orderly staging and phasing of development within the Secondary Plan area. This is one of ten (10) different 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 GMSS, 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 for the sub-areas in Block Plan 47-2 has not been initiated by City staff or landowner group. Staff are recommending that the draft approval of the subdivision be deferred until such time as the spine servicing agreement is substantially advanced to the satisfaction of the Director of Environmental and Development Engineering. 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 by City staff and the landowner group. 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.

### **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 for this application requires 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, ensuring 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 have been deemed to be functional by City Staff. The dimension of the driveway and garage exceeds 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.

### **Additional Residential Units (ARU)**

Appropriate measures have been taken to protect for the opportunity of future residents to create ARUs within detached and semi-detached dwellings. Provisions have been included in the draft Zoning By-law to protect for the minimum 1.2 metre unobstructed path of travel to meet Ontario Building Code requirements to accommodate additional residential units. Typical rear yard depths range between 6.0 metres and 7.5 metres (depending on location and building typology) within the SP47-2 Block Plan. It is more than likely that a majority of ARUs will take the form of a secondary unit in the basement of a dwelling unit, given some of the space limitations associated with rear yard setbacks.

ARUs in the rear yard would be difficult for lots approved with a 7m rear yard depth or less. Reduced setbacks through a minor variance application are likely to be needed to accommodate rear yard ARUs for these lots, which are to be reviewed on a site by site basis. Please refer to Attachment 15 for a conceptual rendering of potential arrangements for ARUs within SP47.

## **Sustainability Score**

The subject application achieved a sustainability score of 27, attaining the bronze threshold. Thirteen (13) 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.

## **Functional Servicing Report**

At the time of writing this report, the Functional Servicing Report (FSR) submitted for the subject application is yet to be approved. Minor revisions are required prior to the FSR being approved by City staff. Staff will continue to work with the applicant towards the approval of the FSR, which will be required prior to draft approval of the subdivision.

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

The subject properties are zoned 'Agricultural-Special Section 1520 (A-1520)' as per By-law 270-2004, as amended. The 'Agricultural-Special Section 1520 (A-1520)' permits agricultural uses, a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes.

This zoning designation does not permit the intended development. The proposed development requires several new zones to be created. The proposed Zoning By-law

Amendment will rezone the property to new single detached zones (R1F-9.0-3747, R1F-13-3748, and R1F-9.0-3749), as well as an institutional zone (I1-3750).

It is noted that some minor modifications will be required to the Zoning By-law prior to Council enactment, pending further discussions with the applicant.

A complete list of all of the zones and associated site-specific provisions can be found in the Draft Zoning By-law in Attachment 11 of this Recommendation Report. The detailed planning analysis (Attachment 9) provides a detailed overview of the Zoning By-law Amendment.

## **Summary of Recommendations**

This report recommends that Council approve the proposed Zoning By-law Amendment and endorse the Draft Plan of Subdivision. This report further recommends that Council approve the Zoning By-law Amendment generally in accordance with Attachment 11 to accommodate the approval of the Draft Plan of Subdivision. The proposal and implementing documents represent 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 9.

### **Matters of Provincial Interest**

#### **Planning Act**

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

The proposal contemplates low density residential uses, an elementary school, and internal road network and walkway blocks. The subject area where the proposal is located will be adequately serviced by planned infrastructure and public service facilities. As such, adequate services will exist to support the proposed development in accordance with Sections e) and f) of the Planning Act.

Furthermore, the proposal represents orderly development as it will make efficient use of the lands in accordance with Section p) of the Planning Act. The proposed development will contain well-designed and high-quality built form with contemporary architecture that will enhance the primarily residential character of the proposed Draft Plan of Subdivision with new residential housing in accordance with Section r) of the Planning Act. The proposed Draft Plan of Subdivision is suitable as the Zoning By-law will inform the uses permitted within the lots and blocks, and there is sufficient space to accommodate the proposed uses. The Draft Plan of Subdivision also has regard for the adjacent planned subdivisions as demonstrated through the consistency with the Municipal Block Plan for the area, school sites and parks are also noted within this plan.



Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

### Provincial Policy Statement

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 proposed development supports livable, healthy communities by representing an appropriate and supportable form of intensification. The proposed development is also promoting efficient development and land use patterns over the long term by providing residential intensification that will connect with municipal infrastructure, services, and amenities, in accordance with Sections 1.1.1, 1.1.3, and 1.6.7.2 of the PPS.

The development proposal will allow for an appropriate and supportable form of residential development that will promote existing and future transit and active transportation within an area of Brampton that is predominantly vacant and/or occupied by single-detached residential dwellings. The subject property is also a part of the larger Block Plan 47-2 area which comprises a range and mix of proposed land uses that will contribute to the achievement of a complete community.

Staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

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 site is located within the ‘Built-up Area - Conceptual’ within the Growth Plan, in which infrastructure services and public transit are planned. The subject property and surrounding area are subject to the Block Plan 47-2 Servicing Strategy, which outlines how the area will be serviced for future development. Furthermore, the proposed development is in proximity to existing and future transit corridors along The Gore Road, as well as the existing bus route along Castlemore Road. As such, the proposal will contribute to the establishment of complete communities in accordance with Sections 2.2.1.2, 2.2.1.4, and 2.2.1.4.10 through optimization of land use and overall expansion of land use diversity through the introduction of residential uses of varying built form typologies.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a mix of residential land uses within an

underutilized and vacant area. Furthermore, the proposed School Block will allow for convenient access to public service facilities that will help contribute to the achievement of a complete community in accordance with Section 2.2.1.4.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the policies 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 and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

The property is within the 'Designated Greenfield' area within the Region of Peel Official Plan. The proposed development is in accordance with the City of Brampton's Block Plan, supports the framework of complete communities, and supports a range of residential housing options and densities in accordance with S. 5.6.20.2, 5.6.20.7, and 5.6.20.13. The proposed development provides appropriate residential land uses through being the first phase of development in Block 47-2, the proposal also complements and is integrated with the planned development on adjacent lands. The development has been designed taking into consideration the servicing capacity of both existing infrastructure as well as the proposed timing of required external municipal infrastructure to ensure availability capacity to facilitate the development satisfying Section 5.8.2.1, 5.8.2.2, 5.5.2.2, 5.3.1.2, 5.3.1.4.

The development proposal will ultimately assist the City of Brampton in fulfilling numerous planning objectives including meeting and accommodating Regional Growth forecasts. Furthermore, the proposal directs development to the urban system in accordance with Section 5.6.11 of the Region of Peel Official Plan. In accordance with S. 6.20.13 the proposal contemplates single detached lots of varying sizes and residential reserve lots that will provide a mix of housing types. The proposed development has been designed to accommodate various forms of transportation. All streets will provide sidewalks on one or both sides of the street, thereby encouraging active transportation and pedestrian activity. Existing transit is accessible through a bus route on Castlemore Road, planned transit is available on The Gore Road which fulfills the requirements of Section 5.9. As a Greenfield development, the proposal transitions underutilized agricultural land to a complete community exceeding the Regional growth target of 51 residents and jobs per hectare.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision generally conforms to the Regional Official Plan.

## City of Brampton Official Plan

The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The subject property is designated "Residential" and "Open Space" as per Schedule A: General Land Use Designations of the City of Brampton Official Plan. The 'Residential' designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. 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' designations of the Official Plan. The Draft Plan of Subdivision includes single detached homes of varying lot widths which adds to the diversity of the City's housing stock. The proposed housing types and densities are consistent with Schedule G. To the west of the subject site (beyond The Gore Road) there are lands designated as Estate Residential within Schedule A – General Land Use Designations of the City of Brampton Official Plan. The proposed Draft Plan of Subdivision demonstrates a consideration for the Estate Residential lands to the west through the residential lots being proposed along The Gore Road frontage having increase lot width arrangements. The purpose of these increased lot widths is to act as a gradual transition from the Estate Residential designation (which maintain wide lots and frontages) to the reduced frontage lots further East into the subdivision.

As such, the proposal is consistent with the 'Residential' land use designation and an amendment to the Official Plan is not required. Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the policies of the City of Brampton Official Plan.

## Highway 427 Industrial Secondary Plan (Area 47)

The property is designated 'Executive Residential', 'Low Density Residential', 'Low/Medium Density Residential', 'Fire Station', 'Catholic Elementary School', and 'Neighbourhood Park' the Highway 427 Industrial Secondary Plan (Area 47). The Secondary Plan designates the lands along the west of the subject property adjacent to The Gore Road as 'Executive Residential'. The intent behind the designation is to demonstrates a consideration for the Estate Residential lands to the west through the residential lots being proposed along The Gore Road frontage having increase lot width arrangements. The purpose of these increased lot widths is to act as a gradual transition from the Estate Residential designation (which maintain wide lots and frontages) to the reduced frontage lots further East into the subdivision and subsequent developments within the Secondary Plan Area.

The subject property is largely designated 'Low Density Residential' in the Secondary Plan. Within the 'Low Density Residential' designation, smaller lot frontages sizes of 9.8 metres and 11.0 metres have been allocated on 109 lots. The smaller lot frontages are

permitted as long as the maximum density is respected. The Draft Plan of Subdivision includes a planned partial school block consisting of 1.12 hectares (2.77 acres).

As such, the proposal is consistent with Secondary Plan land use designations and an amendment to the Secondary Plan is not required. Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the policies of the Highway 427 Secondary Plan (SP47).

#### Highway 427 Industrial 47-1 and 47-2 Block Plan

The property is identified as 'Executive Residential', 'Low / Medium Density Residential', 'Low Density Residential', 'Elementary School' in the Highway 427 Industrial 47-1 and 47-2 Block Plan. 'Collector Road' designations are also applicable. The Block Plan does not have policies associated with each area.

An amendment to the Block Plan is not required. 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 will not require an amendment.

#### Zoning By-law Amendment

The subject properties are currently zoned 'Agricultural - 1520 (A-1520)', as per By-law 270-2004 as amended.

The 'Agricultural - 1520 (A-1520)' zone only permits agricultural uses, a single detached dwelling, a home occupation, and purposes accessory to the other permitted purposes.

An Amendment to the Zoning By-law is required to facilitate the proposed Draft Plan of Subdivision. This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved.

In order to accommodate the proposed uses, several new zones to be created. The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1F-9.0-3747, R1F-13.0-3748, and R1F-9.0-3749), as well as an institutional zone (I1-3750). It is noted that some minor modifications will be required to the Zoning By-law prior to Council enactment, pending further discussions with the applicant. Provisions of these proposed zoning designations are listed in Appendix 11 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

#### Community Engagement

The proposed Official Plan Amendment and Zoning By-law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Public Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on April 24, 2023. No members of the public made delegations at the meeting and no pieces of written correspondence were received. Details of the Statutory Public Meeting are included in Attachment 8 of this report.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

#### Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere.

### **Strategic Focus Area:**

This application to amend the Zoning By-law is consistent with the "Growing Urban Centres & Neighbourhoods" strategic focus area. The proposal will result in the intensification of 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:**

Staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision, subject to the Draft Conditions of Approval in Attachment 13, 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 Highway 427 Secondary Plan (Area 47).

The report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 11. The Zoning By-law Amendment, and Draft 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 development proposed residential typologies and densities which conform to the City of Brampton Official Plan and Highway 427 Secondary Plan (Area 47); and
- 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:

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Chinoye Sunny  
Development Planner  
Planning, Building and Growth  
Management

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

Approved by:

Approved by:

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

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Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Attachment 4A: Block Plan Designations
- Attachment 4B: Active Applications in Block Plan 47-1 and 47-2

Attachment 5: Zoning Designations  
Attachment 6: Aerial & Existing Land Use  
Attachment 7: Results of External Circulation  
Attachment 8: Results of Public Meeting  
Attachment 9: Detailed Planning Analysis  
Attachment 10: Sustainability Assessment Snapshot  
Attachment 11: Draft Zoning By-law Amendment  
Attachment 11A: Zoning By-law Amendment Schedule  
Attachment 12: Draft Plan of Subdivision  
Attachment 13: Draft Conditions of Draft Plan Approval  
Attachment 14: Conceptual Streetscapes and ARU