

September 8, 2014

Members Present: Regional Councillor P. Palleschi – Wards 2 and 6 (**Chair**)
City Councillor V. Dhillon – Wards 9 and 10 (**Vice-Chair**)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sanderson – Wards 3 and 4
Regional Councillor S. Hames – Wards 7 and 8
Regional Councillor G. Miles – Wards 7 and 8 (arrived at 7:35 p.m. –
other municipal business)
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor G. Gibson – Wards 1 and 5
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4

Members Absent: nil

Staff Present:

Planning and Infrastructure Services Department
M. Ball, Chief, Planning and Infrastructure Services
D. Kraszewski, Senior Executive Director, Planning and Building
M. Won, Executive Director, Engineering and Development
P. Snape, Director, Development Services, Planning and Building
H. MacDonald, Director, Planning Policy and Growth
Management
D. Waters, Manager, Land Use Policy
P. Aldunate, Development Planner
M. Viveiros, Administrative Assistant, Planning and Building

Corporate Services Department
M. Rea, Legal Counsel, Litigation
E. Evans, Deputy Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

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The meeting was called to order at 7:01 p.m., and adjourned at 10:08 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD138-2014	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D 1. PDD139-2014	Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West side of Chinguacousy Road, north of Botavia Downs Drive – Ward 6 (File C03W15.007)
D 2. PDD140-2014	Application to Amend the Official Plan and Zoning By-law – Candevcon Ltd. – Hans Holdings Inc. – 57 McMurchy Avenue South – Ward 4 (File C01W05.041)
D 3. PDD141-2014	Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10 (File C07E17.013)
E 1. PDD158-2014 PDD159-2014	Notice of the Intention to Amend Sign By-law 399-2002, as amended – Site Specific Amendments – Grace United Church – 156 Main Street North – Ward 1, and Wanless Lands Inc. – 230 and 240 Wanless Drive – Ward 2 (File 26S1)
E 2. PDD157-2014	Notice of Intention to Amend Fee By-laws re: Mature Neighbourhoods - Tariff of Fees By-law 85-96 and User Fee By-law 380-2003 (File P80 OP Review: Infill)
E 3. PDD142-2014	Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)
E 4. PDD143-2014	Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9 (File C04E14.011)
E 5. PDD144-2014	Heart Lake Road and Countryside Drive – Installation of 3-way stop sign (File G25 EN)

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- F 1. PDD145-2014 Application to Amend the Official Plan – Glen Schnarr & Associates Inc. – 1212949 Ontario Inc. – North of Steeles Avenue West, between Rivermont Road and Lightbeam Terrace – Ward 6 (File C05W01.008)**
- F 2. PDD143-2014 Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9 (File C04E14.011)**
- F 3. PDD146-2014 Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Starbright Holdings & 655339 Ontario Ltd. – KLM Planning Partners Inc. – South of Mayfield Road, west of Highway 410 – Ward 9 (File C03E16.004)**
- F 4. PDD147-2014 Request for an Extension to fulfill Conditions for a Zoning By-law Amendment – Sikh Education & Religious Society – Robert Lackey – East side of Heart Lake Road, south of Mayfield Road – Ward 9 (File C03E17.003)**
- F 5. PDD148-2014 Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – KLM Planning Partners Inc. – Four X Developments Inc. – Ward 10 (File C05W07.004)**
- F 6. PDD149-2014 Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Great Gulf (Brameast) Ltd. – South east corner of Apple Valley Way and Castle Oaks Crossing – Ward 10 (File C11E09.004)**
- F 7. PDD150-2014 Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Marciana Sand Homes Corp. – North of Cottrelle Boulevard, west of Regional Road 50 – Ward 10 (File C10E07.016)**
- F 8. PDD151-2014 Request for an Extension to fulfill Conditions for a Zoning By-law Amendment Application – 225600 Investments Ltd. – KLM Planning Partners Inc. – North-east corner of Heart Lake Road and Countryside Drive – Ward 9 (File C03E16.003)**
- F 9. PDD152-2014 Application to Amend the Official Plan and Zoning By-law – PCC 473, PCC 621 and PCC 399 – 2565 Steeles**

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- Avenue, 2575 Steeles Avenue and 7955 Torbram Road – Ward 8 (File T06E15.011)**
- G 1. PDD153-2014 Donation of Environmentally Sensitive Lands from Private Landowners (File F85.GS and G70)**
- G 2. PDD154-2014 Main Street South Heritage Conservation District Study (File P60)**
- G 3. PDD155-2014 Municipal Comprehensive Review – Employment Land Conversion Requests (File P25 – OPR)**
- G 4. PDD156-2014 Consents and Permits for Alterations to Heritage Designated Properties (File P60 REC)**
- G 5. PDD157-2014 City of Brampton Initiated Official Plan Amendment, Zoning By-law and Scoped Site Plan Approach for the City’s Older, Mature Neighbourhoods – City Wide (File P80 OP Review: Infill)**
- G 6. PDD142-2014 Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)**
- H. Committee of Adjustment Reports**
- I 1. PDD158-2014 Site Specific Amendment to the Sign By-law 399-2002, as amended – Grace United Church – 156 Main Street North – Ward 1 (File 26SI)**
- I 2. PDD159-2014 Site Specific Amendment to the Sign By-law 399-2002, as amended – Wanless Lands Inc. – 230 and 240 Wanless Drive – Ward 2 (File 26SI)**
- I 3. PDD160-2014 Application for a Permit to Demolish a Residential Property – 12190 Hurontario Street – Ward 2 (File G33-LA)**
- I 4. PDD161-2014 Application for a Permit to Demolish a Residential Property – 11772 McLaughlin Road – Ward 6 (File G33-LA)**
- I 5. PDD162-2014 Application for a Permit to Demolish a Residential Property – 20 Moonlight Place – Ward 10 (File G33-LA)**
- I 6. PDD163-2014 Application for a Permit to Demolish a Residential Property – 11517 McVean Drive – Ward 10 (File G33-LA)**
- J. Engineering and Development Services Reports**

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- K 1. PDD164-2014 Minutes – Brampton Environmental Planning Advisory Committee – August 12, 2014**
- K 2. PDD165-2014 Minutes – Brampton Heritage Board – Special Meeting – August 19, 2014**
- L. Other/New Business/Unfinished Business**
- M 1. PDD166-2014 List of Referred Reports – Planning, Design and Development Committee**
- N. Deferred Matters**
- O. Notice of Motion**
- P 1. PDD167-2014 Request to Endorse Executive Committee Item 43.3 – Review of the City of Toronto’s Emergency Response to the December 2013 Ice Storm (File G75)**
- P 2. PDD168-2014 Medical Marihuana Production Facilities Proposed Town-wide Zoning By-law Amendment, All Lands within the Town of Caledon (File G75)**
- P 3. PDD142-2014 Correspondence re: Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)**
- P 4. PDD141-2014 Correspondence re: Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10 (File C07E17.013)**
- P 5. PDD141-2014 Correspondence re: Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10 (File C07E17.013)**
- Q. Councillors Question Period**
- R. Public Question Period**
- S. Closed Session**
- T. PDD169-2014 Adjournment**

Regional Councillor P. Paleschi, Chair

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A. Approval of the Agenda

Marilyn Ball, Chief, Planning and Infrastructure Services, and Dan Kraszewski, Senior Executive Director, Planning and Building, thanked retiring Regional Councillors Sandra Hames and Paul Palleschi for their many years of hard work and dedication to the Planning, Design and Development Committee. Ms. Ball specifically acknowledged the many years that Regional Councillor Palleschi served as Chair of this Committee.

PDD138-2014 That the agenda for the Planning, Design and Development Committee Meeting of September 8, 2014, be approved, as amended, as follows:

To add:

- E 5. Delegation from David Laing, Brampton Citizen, re: **Heart Lake Road and Countryside Drive – Installation of 3-way stop sign**

Carried

The following was received by the City Clerk's Office after the agenda was printed and relates to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

- E 3. Delegations re: **Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)
3. Janet Kuzniar, President, Norval pit-STOP Community Organization
 4. Dr. Jeffrey Kerbel, President & CEO, Brampton Brick Limited
 5. Barvinder (Ziggy) Pabla, Spokesperson for Brampton Brick Limited Employees (Plant)
 6. Dave Carter, Spokesperson for Brampton Brick Employees (Administration)
 7. Amar Singh, President, Ultimate Machine Inc.
 8. Brian Battershell, Owner, Battershell Plumbing & Heating
 9. Terry Bea, Staff Representative, District G, United Steel Workers
 10. Lu Bobyk, Chairman, Building Committee, St. Elias Ukrainian Catholic Church
 11. Rosemary Keenan, Chair, Sierra Club of Canada, Peel Region Group

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12. Bruce Reed, Brampton resident
 13. Melvin Selniak, Brampton resident
 14. Scott Nagel, Brampton resident
 15. Julian Reed, Norval resident
 16. Rod Northey, Gowlings LLP
 17. Tim Lester, Norval resident
- E 4. Delegation from Nurul Syed, Brampton resident, re: **Item F 2 - Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9** (File C04E14.011)
- P 3. Correspondence from Mark Kluge, Senior Planner, Halton Hills, dated August 29, 2014, re: **Item G 6 – Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)
- P 4. Correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, re: **Item D 3 – Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013)
- P 5. Correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, re: **Item D 3 – Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013)

The following supplementary information, related to items on the published agenda, was delivered to Committee members and staff on September 3, 2014:

- G 4. Report from K. Guy, Heritage Coordinator, Planning and Building Division, dated August 11, 2014, re: **Consents and Permits for Alterations to Heritage Designated Properties** (File P60 REC)

B. Conflicts of Interest – nil

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C. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F 1, F 3, F 4, F 5, F 6, F 7, F 8, F 9, G 1, G 2, G 3,
I 3, I 4, I 5, I 6, K 1, K 2, M 1, P 2)
(Items F 2 and G 4 were removed from consent)

D. Statutory Public Meeting Reports

- D 1. Report from N. Grady, Development Planner, Planning and Building Division, dated July 25, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West side of Chinguacousy Road, north of Botavia Downs Drive – Ward 6** (File C03W15.007)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDD139-2014 1. That the report from N. Grady, Development Planner, Planning and Building Division, dated July 25, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West side of Chinguacousy Road, north of Botavia Downs Drive – Ward 6** (File C03W15.007) be received; and,
2. That Planning and Infrastructure Services Department be directed to report back to the Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 2. Report from P. Aldunate, Development Planner, Planning and Building Division, dated July 31, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Ltd. – Hans Holdings Inc. – 57 McMurchy Avenue South – Ward 4** (File C01W05.041)

One member of the public requested a presentation on this item.

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Erik Mirtsou, Candevcon Ltd., provided details on the location of the subject lands and details on the surrounding land uses and site servicing.

P. Aldunate, Development Planner, provided details on the technical aspects and the planning process.

No members of the public addressed Committee.

The following motion was considered:

- PDD140-2014
1. That the report from P. Aldunate, Development Planner, Planning and Building Division, dated July 31, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Ltd. – Hans Holdings Inc. – 57 McMurchy Avenue South – Ward 4** (File C01W05.041) be received; and,
 2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- D 3. Report from M. Gervais, Development Planner, Planning Policy and Growth Management, dated August 6, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDD141-2014
1. That the report from M. Gervais, Development Planner, Planning Policy and Growth Management, dated August 6, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013) be received; and,

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2. That Planning and Infrastructure Services Department be directed to report back to the Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013) be received; and,
4. That the correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013) be received.

Carried

E. Delegations/Presentations

- E 1. Possible delegations re: **Notice of the Intention to Amend Sign By-law 399-2002, as amended – Site Specific Amendments – Grace United Church – 156 Main Street North – Ward 1, and Wanless Lands Inc. – 230 and 240 Wanless Drive – Ward 2 (File 26S1)**

Note: Notice regarding this matter was published in the Brampton Guardian on August 29, 2014. In response to the Chair's inquiry, no one requested to address the subject matter.

See items I 1 and I 2 – Recommendations PDD158-2014 and PDD159-2014

- E 2. Possible delegations re: **Notice of Intention to Amend Fee By-laws re: Mature Neighbourhoods - Tariff of Fees By-law 85-96 and User Fee By-law 380-2003** (File P80 OP Review: Infill)

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Note: Notice regarding this matter was published in the Brampton Guardian on August 29, 2014. In response to the Chair's inquiry, no one requested to address the subject matter.

See item G 5 – Recommendation PDD157-2014

E 3. Delegations, re: **Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)

The following delegations spoke in favour of the proposed application:

- Ron Webb, Brampton Brick Ltd.
- Dr. Jeffrey Kerbel, President and CEO, Brampton Brick Ltd.
- Barvinder (Ziggy) Pabla, Spokesperson for Brampton Brick Limited Employees (Plant)
- Dave Carter, Spokesperson for Brampton Brick Employees (Administration)
- Brian Battershell, Owner, Battershell Plumbing & Heating

Delegations that spoke in favour of the proposed application stated the following:

- Deferral of the matter to the new term of Council would allow the applicants more time to address the concerns in the peer reviews and offer possible solutions
- There are provincial policy provisions that permit extraction of aggregate mineral resources in close range of the market
- The proposal is consistent with policies at all levels of government
- The Brampton Brick quarry at Hurontario Street and Bovaird Drive coexisted peacefully with area businesses and residents for many years
- Brampton Brick supports local charities and community organizations
- Brampton Brick has 260 employees, many of whom reside in Brampton.
- Refusal of the application may result in Brampton Brick relocating and job loss for many employees
- Aggregate extraction techniques and practices have improved; quarries are no longer as obtrusive as in the past
- The proposed application does not impede other development applications in the surrounding area

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The following delegations spoke against the proposed application:

- Janet Kuzniar, President, Norval pit-STOP Community Organization
- Lu Bobyk, Chairman, Building Committee, St. Elias Ukrainian Catholic Church
- Rosemary Keenan, Chair, Sierra Club of Canada, Peel Region Group
- Bruce Reed, Brampton resident
- Melvin Seniuk, Brampton resident
- Scott Nagel, Brampton resident
- Julian Reed, Norval resident
- Rod Northey, Gowlings LLP, on behalf of Sant Nirankari Mission
- Tim Lester, Norval resident

Delegations that spoke against the proposed application stated the following:

- The proposed application represents bad planning and is not compatible with the surrounding area
- Three rounds of peer reviews have all stated that a quarry is not suited for the subject lands
- Numerous residents, community groups and local business have submitted letters of objection to the Ministry of Natural Resources
- The negative impact of the proposed quarry on the surrounding lands and wildlife will be immeasurable
- The subject lands are part of an interconnected landscape that includes a watercourse, wetland, wildlife, trees and vegetation; the City should endeavour to keep it protected
- Air quality, the water table and infrastructure will be adversely affected
- Other lands with aggregate resources are available; the proposed site is not the only option for the applicant
- Many interested parties will continue to oppose the application at the Ontario Municipal Board

Committee considered that the proposed application is not well suited for the subject area.

Item G 6 was dealt with at this time.

The following motion was considered:

- PDD142-2014 1. That the report from N. Rea, Land Use Policy Planner, Planning and Building Division, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the**

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Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002) be received; and,

2. That the rezoning application submitted by Brampton Brick for the development of a shale quarry and related uses not be supported as proposed; and,
3. That the City's Legal Counsel, Davis LLP, be directed to oppose the Brampton Brick quarry application at the Ontario Municipal Board with the assistance of City witnesses as required; and,
4. That the City Clerk forward a copy of this report and Council resolution to the Ministry of Natural Resources, Ministry of Municipal Affairs & Housing, Region of Halton, Town of Halton Hills, Region of Peel, Credit Valley Conservation and Brampton Brick Ltd.; and,
5. That the following delegations to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002) be received:
 1. Ron Webb, Brampton Brick Ltd.
 2. Scott Snider, Turkstra Mazza & Associates, North West Brampton/Heritage Heights Landowners Group
 3. Janet Kuzniar, President, Norval pit-STOP Community Organization
 4. Dr. Jeffrey Kerbel, President & CEO, Brampton Brick Limited
 5. Barvinder (Ziggy) Pabla, Spokesperson for Brampton Brick Limited Employees (Plant)
 6. Dave Carter, Spokesperson for Brampton Brick Employees (Administration)
 7. Brian Battershell, Owner, Battershell Plumbing & Heating
 8. Lu Bobyk, Chairman, Building Committee, St. Elias Ukrainian Catholic Church
 9. Rosemary Keenan, Chair, Sierra Club of Canada, Peel Region Group
 10. Bruce Reed, Brampton resident
 11. Melvin Selniak, Brampton resident
 12. Scott Nagel, Brampton resident
 13. Julian Reed, Norval resident

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- 14. Rod Northey, Gowlings LLP
- 15. Tim Lester, Norval resident

- 6. That the correspondence from Mark Kluge, Senior Planner, Halton Hills, dated August 29, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Item G 6 – Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002) be received.

Carried

- E 4. Delegation from Nurul Syed, Brampton resident, re: **Item F 2 - Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9** (File C04E14.011)

Nurul Syed, Brampton resident, expressed concerns with the size of the proposed development and the potential negative impacts on the existing neighbourhood.

Staff clarified that the application is for the existing house on the property to be converted to a dental office. Any further commercial development applications for the surrounding area will be thoroughly reviewed to ensure compatibility with the existing neighbourhood.

Item F 2 was dealt with at this time.

The following motion was considered:

- PDD143-2014 1. That the report from J. Morrison, Development Planner, Planning and Building Division, dated August 28, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9** (File C04E14.011) be received; and,
- 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and the Zoning By-law;

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3. That the Secondary Plan and Zoning By-law be amended generally in accordance as follows:
 - 3.1 That the Sandringham-Wellington Secondary Plan be amended to redesignate the site from “Residential – Low Density” to “Service Commercial” with site-specific policies to limit the size and scale of commercial development, to include design criteria based upon the approved design brief, and to require future shared access to Bramalea Road with the property to the south. The policies should envision comprehensive development with the southerly parcel;
 - 3.2 That the site be rezoned from “Agricultural” to “Service Commercial” to permit the proposed commercial development, and to include site-specific permissions and requirements and restrictions, in general accordance with the following:
 - a) Permitted uses:
 - i. an office;
 - ii. a personal service shop;
 - iii. an animal care and grooming centre, with no overnight boarding;
 - iv. a commercial, technical, or recreational school;
 - v. a nursing home;
 - vi. a day nursery; and,
 - vii. an animal hospital.
 - b) Requirements and restrictions:
 - i. a minimum lot width of 30 metres;
 - ii. a minimum lot depth of 58 metres;
 - iii. a minimum front yard setback of 16 metres;
 - iv. a minimum interior side yard width of 3 metres provided the combined total of the interior side yards in not less than 9 metres;
 - v. a minimum rear yard depth of 30 metres;
 - vi. a maximum building height of 2 storeys;
 - vii. a maximum gross floor area of 258 square metres;
 - viii. minimum landscape open space of:
 - a) except at approved driveway locations, a minimum 3 metre wide strip shall be

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- provided along any lot line abutting a street;
 - b) 1.2 metres along any lot line abutting an institutional use;
 - c) 0.6 metres along any lot line abutting an agricultural, residential or commercial zone; and,
 - ix. Outside storage is not permitted

- 4. That the following shall be satisfied prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law:
 - 4.1 the applicant is required to provide confirmation of filing of the Record of Site Condition, in compliance with the most current regulations, to the satisfaction of the Chief Building Official;
 - 4.2 the Storm Water Management Report prepared by Skira & Associated Ltd. shall be approved to the satisfaction of the Chief Planning and Infrastructure Services Officer; and,
 - 4.3 an Urban Design Brief shall be approved to the satisfaction of the Chief Planning and Infrastructure Services Officer.

- 5. That prior to the adoption of the Official Plan Amendment and enactment of the amending zoning by-law, the applicant shall enter into a rezoning agreement with the City, which shall include the following:
 - a) The Owner shall agree, in a future site plan agreement, to provide for a possible future access easement with the neighbouring property to the south. The Owner shall prepare a draft reference plan to the satisfaction of the Director of Development Engineering at the site plan approval stage for the easement;
 - b) The Owner agrees to gratuitously convey a 0.3 metre reserve along the frontage of the property along Bramalea Road, except at approved access locations to the City of Brampton;
 - c) The Owner shall agree to implement the requirements of the approved Storm Water Management Report;

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- d) The Owner shall agree to implement the requirements of the approved Urban Design Brief and to comply with the architectural control policies of the City;
 - e) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process. These plans shall be in accordance with the approved Design Guidelines;
 - f) The Owner shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws;
 - g) The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
 - h) The applicant shall pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy.
 - i) The applicant shall agree that on-site waste collection is required through a private waste hauler.
6. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision, or within an extended period of time to the satisfaction of the Chief Planning and Infrastructure Services Officer.
7. That the delegation from Nurul Syed, Brampton resident, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9** (File C04E14.011) be received.

Carried

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- E 5. Delegation from David Laing, Brampton Citizen, re: **Heart Lake Road and Countryside Drive – Installation of 3-way stop sign** (File G25 EN)

David Laing, Brampton resident, expressed concern for the at-risk species of wildlife in the subject area. Heart Lake Road bisects a Provincially Significant Wetland and numerous wildlife/vehicle collisions have occurred. Mr. Laing stated that a 3-way stop sign is needed at the intersection of Heart Lake Road and Countryside Drive as a means to slow traffic. Heart Lake Road is in the process of being listed as heritage property under the *Ontario Heritage Act*.

Staff was asked to consider an interim stop sign to be installed while a comprehensive study of more permanent traffic calming measures is conducted.

The following motion was considered:

- PDD144-2014
1. That the delegation from David Laing, Brampton Citizen, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Heart Lake Road and Countryside Drive – Installation of 3-way stop sign** (File G25 EN) be received; and,
 2. That the matter be **referred** to Planning and Infrastructure Services staff to report back on the full delegation including heritage district designation and traffic calming measures.

Carried

F. Development Team Reports

- * F 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Division, dated August 14, 2014, re: **Application to Amend the Official Plan – Glen Schnarr & Associates Inc. – 1212949 Ontario Inc. – North of Steeles Avenue West, between Rivermont Road and Lightbeam Terrace – Ward 6** (File C05W01.008)

The following motion was considered:

- PDD145-2014
1. That the report from R. Nykyforchyn, Development Planner, Planning and Building Division, dated August 14, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan – Glen Schnarr & Associates Inc. – 1212949 Ontario Inc. – North of Steeles Avenue West, between**

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Rivermont Road and Lightbeam Terrace – Ward 6 (File C05W01.008) be received; and,

2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Bram West Secondary Plan, subject to the Bram West Secondary Plan be amended by deleting Policy 4.2.2(iii) and replacing it in general accordance with the following:

“Only a bank, gas bar, and restaurant that is located within a Service Commercial designation along Steeles Avenue shall be permitted to have a “drive-through”, provided that the “drive-through” window does not face Steeles Avenue West. A “drive-through” window associated with a restaurant shall not be located within 200 metres of Heritage Road or the North-South Collector Road (Rivermont Road) intersection, and must be setback a minimum of 20 metres from Steeles Avenue West”;

3. That prior to the adoption of the Bram West Secondary Plan amendment, the Traffic Impact Study, by Read Voorhees & Associates Ltd, dated March 2013, shall be completed to the satisfaction of the Executive Director of the Engineering and Development Services Division;
4. That the decision of approval for the subject application be considered null and void and a new development application be required, unless an amendment to the Official Plan is adopted within 36 months of the Council approval of this decision, or within an extended period of time as approved by the Chief Planning and Infrastructure Services Officer.

Carried

- F 2. Report from J. Morrison, Development Planner, Planning and Building Division, dated August 28, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Jagjot Randhawa – West side of Bramalea Road, south of Countryside Drive – Ward 9** (File C04E14.011)

Dealt with under item E 4 – Recommendation PDD143-2014

- * F 3. Report from C. Caruso, Development Planner, Planning and Building Division, dated August 6, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision –**

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Starbright Holdings & 655339 Ontario Ltd. – KLM Planning Partners Inc. – South of Mayfield Road, west of Highway 410 – Ward 9
(File C03E16.004)

The following motion was considered:

- PDD146-2014
1. That the report from C. Caruso, Development Planner, Planning and Building Division, dated August 6, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Starbright Holdings & 655339 Ontario Ltd. – KLM Planning Partners Inc. – South of Mayfield Road, west of Highway 410 – Ward 9** (File C03E16.004) be received; and,
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law.
 3. That the Secondary Plan and Zoning By-law be amended generally in accordance with the following:
 - a) The Countryside Villages Secondary Plan (Area 48) be amended to include the following site-specific policies in the 'Office Centre' designation (i.e. Block 1 as shown on Map 1):
 - i. Permissions for ancillary warehouse and distribution uses only in conjunction with offices, in the 'Office Centre' designation.
 - ii. No transport terminal use is to be permitted.
 - iii. Appropriate urban design principles to ensure the implementation of a multi-storey, prominent, high quality office building development that addresses Hwy 410 and the Mayfield Road/Highway 410 Interchange and the screening of warehouse or distribution functions on the property.
 4. That the Zoning By-law be amended from 'Agricultural – (A)' to site-specific 'Industrial Business – (MBU)' and 'Industrial One – (M1)' zones, and 'Open Space (OS)' and 'Floodplain (F)' zones, generally in accordance with the following:
 - a) With respect to the site-specific MBU zone (to be applied to Block 1 as shown on Map 1):
 - i. Permitted uses:
 1. Office;
 2. Research Development Facility;

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3. Uses accessory to the permitted uses including warehousing, distribution manufacturing and commercial retail uses;
- ii. Requirements and restrictions:
 1. Warehouse and distribution uses shall only be permitted in conjunction with and be ancillary to an office having a minimum GFA of 50,700 square meters.
 2. Ancillary warehouse and distribution uses shall only be permitted in the same building as an office use.
 3. Accessory warehouse and distribution uses combined shall be limited to a maximum of 40% of the total gross floor area of a building.
 4. Minimum building height for an office use: 8.0 metres.
 5. Maximum building setbacks to be determined by staff to help ensure buildings are prominently located adjacent to Hwy 410 and the Mayfield Road/Highway 410 Interchange.
 6. Minimum setback: 14.0 metres from Highway 410;
 7. Minimum landscaped strip: 3.0 metres along property lines, except at approved access locations.
- b) With respect to the site-specific M1 zone (to be applied to Blocks 2, 3 and 4 as shown on Map 1):
 - i. Permitted uses:
 1. Office;
 2. Restaurant;
 3. Retail establishments;
 4. Hotel
 5. Warehousing, manufacturing, and distribution uses, only in association with an office use.
 - ii. Requirements and restrictions:
 1. The gross floor area of warehousing, manufacturing, and distribution uses, restaurant and retail uses and hotel are to be limited (maximum of 30% of permitted floor space) so that the area is developed primarily with industrial uses.
 2. Minimum setback: 14.0 metres from Highway 410;
 3. Minimum landscaped strip: 3.0 metres along property lines, except at approved access locations.
5. That prior to the adoption of an amendment to the Official

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Plan and the enactment of the Zoning By-law, the applicant shall revise and finalize the Environmental Impact Statement (EIS), prepared by Beacon Environmental, dated November 2012, to the satisfaction of the Chief Planning and Infrastructure Services Officer, in consultation with the Toronto and Region Conservation Authority.

6. That the following shall be satisfied prior to the issuance of draft plan approval:
 - a) The Cost Sharing Agreement Trustee shall confirm in writing that the owner has signed the Landowner's Cost Sharing Agreement and that the owner has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;
 - b) Outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate 'prior to the issuance of draft plan approval' conditions, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

7. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval are to the satisfaction of the Chief Planning and Infrastructure Services Officer and shall include:
 - a) Any necessary redline revisions to the draft plan identified by staff and/or identified in comments;
 - b) All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval, or derivatives or special applications of said conditions, as determined by the Chief Planning and Infrastructure Services Officer, including the following:
 - i. The applicant shall contribute to a fund that will assist the City and the Toronto and Region Conservation Authority in implementing the *Heart Lake Road Ecology Wildlife Mitigation Plan* to reduce vehicle/wildlife interactions along Heart Lake Road;
 - ii. An Archaeological Assessment shall be approved to the satisfaction of the Ministry of Tourism and Culture and the Chief Planning and Infrastructure Officer.
 - iii. The Functional Servicing Report (FSR) as prepared by The Municipal Infrastructure Group

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Ltd in association with Schaeffers Consulting Engineers, dated October 2012, shall be approved, in a revised form as may be necessary, to the satisfaction of the Chief Planning and Infrastructure Services Officer, in consultation with the Region of Peel and the Toronto and Region Conservation Authority, and the owner shall agree to implement the requirements of the approved report.

- iv. The Traffic Impact Study prepared by MMM Group, dated May 2012, shall be approved, in a revised form as may be necessary, to the satisfaction of the Chief Planning and Infrastructure Officer in consultation the Ministry of Transportation, and the owner shall agree to implement the requirements of the study.
- v. A Phase 1 Environmental Site Assessment (Phase 2 if required) shall be approved to the satisfaction of the Chief Building Official, and confirmation shall be received that the Record of Site Condition is filed.
- vi. That all environmentally sensitive lands are conveyed to the City of Brampton to protect natural heritage features to the satisfaction of the Chief Planning and Infrastructure Services Officer and the City Solicitor.

- 8. That the street name "Ecopark Close" be approved for the subdivision.
- 9. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

- * F 4. Report from C. Caruso, Development Planner, Planning and Building Division, dated July 31, 2014, re: **Request for an Extension to fulfill Conditions for a Zoning By-law Amendment – Sikh Education & Religious Society – Robert Lackey – East side of Heart Lake Road, south of Mayfield Road – Ward 9** (File C03E17.003)

The following motion was considered:

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- PDD147-2014
1. That the report from C. Caruso, Development Planner, Planning and Building Division, dated July 31, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Request for an Extension to fulfill Conditions for a Zoning By-law Amendment – Sikh Education & Religious Society – Robert Lackey – East side of Heart Lake Road, south of Mayfield Road – Ward 9** (File C03E17.003) be received; and,
 2. That the timeframe for the enactment of the zoning by-law for the application by the Sikh Education & Religious Society – Robert Lackey, City File C03E17.003, be extended to October 31, 2015.

Carried

- * F 5. Report from P. Aldunate, Development Planner, Planning and Building Division, dated August 12, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – KLM Planning Partners Inc. – Four X Developments Inc. – Ward 10** (File C05W07.004)

The following motion was considered:

- PDD148-2014
1. That the report from P. Aldunate, Development Planner, Planning and Building Division, dated August 12, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – KLM Planning Partners Inc. – Four X Developments Inc. – Ward 10** (File C05W07.004) be received; and,
 2. That the subject Official Plan amendment application be approved in principle, including the conceptual layout of land uses as set out in the draft schedules for Secondary Plan Area 29(a) and 29(b) attached as Appendix 8;
 3. That staff be directed to prepare an official plan amendment for the consideration of City Council to implement the policies for Secondary Plan 29, which shall generally include the following provisions:
 - 3.1 Low Density Residential:
 - i. Lands designated “Low Density Residential” shall consist of only single detached structural dwelling units and shall have a maximum density of 21 units per net hectare;

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- ii. Buildings at gateway locations shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. An enhanced form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce their focal significance.
 - iii. Creation of special streets that provide a distinctive neighbourhood character through view corridors to valley lands and neighbourhood parks.
 - iv. Provision of a variety of upscale housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.
 - v. Within the “Low Density Residential” designation a separate area shall be established for executive residential housing and shall have a minimum of 95 lots with lot frontages of no less than 14.3 metres (47 feet) and a minimum lot area of 458 m² (4,925 ft²). The executive housing area shall provide:
 - A maximum overall density of 16.5 units per net hectare within the “Low Density Residential (Executive)” designation.
 - a range of lot widths between 14.3 metres (47 feet) to 18.2 metres (60 feet) or greater.
 - distinct and attractive built forms and a range of architectural housing styles throughout the community in a manner that is compatible with surrounding development and that showcases the executive nature of the neighbourhood.
- 3.2 Policies that manage the natural heritage system and guide the transportation, recreational open space, servicing and community design elements of the subdivision, to ensure the development is compatible with the adjacent Huttonville Estates and Springbrook community and the long term vision for this community is achieved.

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4. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - 4.1 any necessary red-line revisions to the draft plan identified by staff and/or identified in comments, including any changes to the width of the roundabout lots and the entry lots that are in proximity to Walkercleave Road and Mississauga Road;
 - 4.2 all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special conditions and any other appropriate conditions in accordance with the intent of the approval in principle of this plan of subdivision application, to the satisfaction of the Chief, Planning and Infrastructure Services Officer; and,
5. That the following shall be satisfied prior to the issuance of draft plan approval and further that the recommendations set out in the identified studies be incorporated into appropriate conditions of approval:
 - 5.1 final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received, and any appropriate "prior to conditions of draft plan approval" and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be undertaken;
 - 5.2 the Functional Servicing Report prepared by Beacon Environmental, shall be approved to the satisfaction of the Executive Director of Engineering and Development Services, in consultation with the Region of Peel and Credit Valley Conservation;
 - 5.3 the Community Design Guidelines, prepared by NAK Design shall be approved to the satisfaction of the Director of Development Services, Planning and Building Division. In the process of finalizing the guidelines, the applicant shall demonstrate that the entry lots and roundabout lots are of a sufficient size to function appropriately and achieve design objective that reflect their visual prominence within the subdivision;

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- 5.4 the Transportation Impact Study, prepared by Cole Engineering, shall be completed to the satisfaction of the Executive Director of Engineering and Development Services and the Region of Peel, which shall include:
 - 5.4.1 finalization of temporary/interim secondary access to Mississauga Road until a future permanent access becomes operational north of the subject lands;
 - 5.4.2 finalization of the design and dimensions of the two roundabouts shown on the plan;
- 5.5 the owner shall provide a Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment and confirmation of the filing of the Record of Site Condition, in compliance with the most current regulations, to the satisfaction of the Chief Building Official and the owner shall be agreeable to the implementation of the requirement of the Department;
- 5.6 the applicant shall prepare a preliminary Homebuyer's Information Map for the subject lands. The Homebuyer's Information Map shall be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer's Information Maps and the possible temporary locations of Canada Post mailboxes, including the number and estimated duration of these temporary locations;
- 5.7 a Development Allocation be granted for the development;
- 5.8 the owner shall execute a preliminary Subdivision Agreement to the satisfaction of the City, which shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision;

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- 5.9 the applicant shall pursue asset naming opportunities to commemorate the Cleaveview Farm, its operation and dairy farming in general;
- 5.10 the applicant shall provide a copy of the Cultural Heritage Impact Assessment to The Peel Art Gallery, Museum + Archives (PAMA);
- 5.11 the applicant shall contribute financially to a study that identifies and evaluates Brampton's remaining farms as part of an overall Heritage Master Plan Study;
- 5.12 the applicant shall agree in writing to the form and content of an implementing official plan amendment and zoning by-law for the subject application;
6. That the following street names be approved:
- Milky Way
 - Churning gate
 - Factory Heights
 - Frost Street
 - Longevity Road
 - Lookoff Crescent
 - Midmorning Road
 - Outbound Heights
 - Raindrop Terrace
 - Rolling Acres Drive
 - Settlers Field Road
 - Walkercleave Road
 - Dairymaid Road
 - Blue Silo Way
7. That staff be directed to present an exemption by-law to a future meeting of Council to exempt the Four X lands from Interim Control By-law 306-2003; and,
8. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

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- * F 6. Report from N. Rea, Land Use Policy Planner, dated August 11, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Great Gulf (Brameast) Ltd. – South east corner of Apple Valley Way and Castle Oaks Crossing – Ward 10** (File C11E09.004)

The following motion was considered:

- PDD149-2014
1. That the report from N. Rea, Land Use Policy Planner, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Great Gulf (Brameast) Ltd. – South east corner of Apple Valley Way and Castle Oaks Crossing – Ward 10** (File C11E09.004) be received; and,
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Zoning by-law, prepare conditions, and give notice of draft approval after the completion of technical analysis of the application;
 3. That the street name “Keyword Court” be approved; and,
 4. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision, or within an extended period of time to the satisfaction of the Chief Planning and Infrastructure Services Officer.

Carried

- * F 7. Report from P. Snape, Director, Development Services, Planning and Building, dated August 20, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Marciana Sand Homes Corp. – North of Cottrelle Boulevard, west of Regional Road 50 – Ward 10** (File C10E07.016)

The following motion was considered:

- PDD150-2014
1. That the report from P. Snape, Director, Development Services, Planning and Building, dated August 20, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Marciana Sand Homes**

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Corp. – North of Cottrelle Boulevard, west of Regional Road 50 – Ward 10 (File C10E07.016) be received; and,

2. That the applications be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, and prepare conditions and give notice of draft plan approval after the completion of the technical analysis of the application;
3. That prior to the issuance of draft plan approval, the application shall receive allocation under the City's Development Allocation program;
4. That the street name "Patina Place" be approved; and,
5. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision, or within an extended period of time to the satisfaction of the Chief, Planning and Infrastructure Services Officer.

Carried

- * F 8. Report from C. Caruso, Development Planner, Planning and Building Division, dated July 31, 2014, re: **Request for an Extension to fulfill Conditions for a Zoning By-law Amendment Application – 225600 Investments Ltd. – KLM Planning Partners Inc. – North-east corner of Heart Lake Road and Countryside Drive – Ward 9** (File C03E16.003)

The following motion was considered:

- PDD151-2014
1. That the report from C. Caruso, Development Planner, Planning and Building Division, dated July 31, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Request for an Extension to fulfill Conditions for a Zoning By-law Amendment Application – 225600 Investments Ltd. – KLM Planning Partners Inc. – North-east corner of Heart Lake Road and Countryside Drive – Ward 9** (File C03E16.003) be received; and,
 2. That the timeframe for the enactment of the zoning by-law amendment for the application by 225600 Investments Limited – KLM Planning Partners Inc., City File C03E16.003 and 21T-09012B, be extended to October 31, 2015.

Carried

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- * F 9. Report from J. Kwan, Development Planner, Planning and Building Division, dated August 6, 2014, re: **Application to Amend the Official Plan and Zoning By-law – PCC 473, PCC 621 and PCC 399 – 2565 Steeles Avenue, 2575 Steeles Avenue and 7955 Torbram Road – Ward 8** (File T06E15.011)

The following motion was considered:

- PDD152-2014
1. That the report from J. Kwan, Development Planner, Planning and Building Division, dated August 6, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – PCC 473, PCC 621 and PCC 399 – 2565 Steeles Avenue, 2575 Steeles Avenue and 7955 Torbram Road – Ward 8** (File T06E15.011) be received; and,
 2. That the application by PCC 473, PCC621 and PCC 399, City File T06E15.011 be re-activated and that the timeframe for the adoption of the Official Plan Amendment and the enactment of the Zoning By-law be extended to January 31, 2015.

Carried

G. Policy Planning Reports

- * G 1. Report from S. Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management, dated August 11, 2014, re: **Donation of Environmentally Sensitive Lands from Private Landowners** (File F85.GS and G70)

The following motion was considered:

- PDD153-2014
1. That the report from S. Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Donation of Environmentally Sensitive Lands from Private Landowners** (File F85.GS and G70) be received; and,
 2. That a by-law be passed to authorize the Mayor and City Clerk to execute agreements between the City of Brampton and property owners for the gratuitous transfer of fee simple or permanent easement rights to the City, of environmentally

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sensitive property, on terms and conditions acceptable to the Chief Planning and Infrastructure Services Officer, and in a form of agreement acceptable to the City Solicitor.

Carried

- * G 2. Report from S. Kassaris, Heritage Coordinator, Planning and Building Division, dated August 11, 2014, re: **Main Street South Heritage Conservation District Study** (File P60)

The following motion was considered:

- PDD154-2014
1. That the report from S. Kassaris, Heritage Coordinator, Planning and Building Division, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Main Street South Heritage Conservation District Study** (File P60) be received; and,
 2. That the “Main Street South Heritage Conservation District Study” be approved; and,
 3. That staff be directed to prepare the Main Street South Heritage Conservation District Plan, designation by-law, and planning amendments in accordance with the requirements of the *Ontario Heritage Act* and the *Planning Act*, including the convening of a statutory public meeting.

Carried

- * G 3. Report from C. LaRota, Policy Planner, Planning Policy and Growth Management, dated August 11, 2014, re: **Municipal Comprehensive Review – Employment Land Conversion Requests** (File P25 – OPR)

The following motion was considered:

- PDD155-2014
1. That the report from C. LaRota, Policy Planner, Planning Policy and Growth Management, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Municipal Comprehensive Review – Employment Land Conversion Requests** (File P25 – OPR) be received; and,
 2. That staff be directed to initiate an Office Strategy, as background study to the MCR in order to better understand the dynamics related to the Office sector including the

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functioning and importance of Office Nodes and Corridors, development densities, and potential market opportunities; and,

3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

- G 4. Report from K. Guy, Heritage Coordinator, Planning and Building Division, dated August 11, 2014, re: **Consents and Permits for Alterations to Heritage Designated Properties** (File P60 REC)

The following motion was considered:

- PDD156-2014
1. That the report from K. Guy, Heritage Coordinator, Planning and Building Division, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Consents and Permits for Alterations to Heritage Designated Properties** (File P60 REC) be received; and,
 2. That a by-law be passed to amend the *Delegation of Authority By-law 191-2011*, as amended, as set out in Appendix A of the report.

Carried

- G 5. Report from N. Rea, Land Use Policy Planner, Planning and Building Division, dated August 11, 2014, re: **City of Brampton Initiated Official Plan Amendment, Zoning By-law and Scoped Site Plan Approach for the City's Older, Mature Neighbourhoods – City Wide** (File P80 OP Review: Infill)

The following motion was considered:

- PDD157-2014
1. That the report from N. Rea, Land Use Policy Planner, Planning and Building Division, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **City of Brampton Initiated Official Plan Amendment, Zoning By-law and Scoped Site Plan Approach for the City's Older, Mature Neighbourhoods – City Wide** (File P80 OP Review: Infill) be received; and,

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2. That staff be directed to revise the draft Official Plan Amendment for Mature Neighbourhoods to clarify that these policies will apply to the development of new dwellings, replacement dwellings or building additions in mature neighbourhoods. Additional clarification is provided to proposed section 5.7.4, in Appendix A to this report, as it relates to Site Plan Review in Mature Neighbourhoods.
3. That staff be directed to revise the draft Zoning By-law for Mature Neighbourhoods by adding to section 10.27 'The following requirements and restrictions shall apply to lots permitted to be used, for single detached dwellings in area identified on Schedule J.' Furthermore, the following provision related to section 10.27, clause b) has been added: "Minimum Interior Side Yard Width: 1.2, for the first storey or part thereof plus 0.6m for each additional storey or part thereof, where lot width is less than or equal to 16m." The provision related to section 10.27 c) has been clarified to indicate that "Maximum lot coverage is 30 percent, excluding permitted accessory structures";
4. That the Official Plan Amendment, Zoning By-law and By-law to designate a Site Plan Control Area for Mature Neighbourhoods, respectively as Appendix A, B and C, in the report, be adopted;
5. That the By-law to amend the Tariff of Fees By-law 85-96 to implement an application fee for Site Plan Approval process in Mature Neighbourhoods, as Appendix D in the report, be adopted;
6. That the By-law to amend the fee requirement in the Tariff of Fees By-law 3802003 for Architectural Review of Custom Homes located in mature neighbourhoods, as Appendix E in the report, be adopted;
7. That staff be directed to incorporate The City of Brampton Citizen's Guide to Neighbourhood Character, as Appendix F in the report, as a chapter of the City's Development Design Guidelines;
8. That the By-law, as Appendix G in the report, to repeal Interim Control By-law 35-2013 upon the coming into force of the Zoning By-law, as Appendix B in the report, be adopted;
9. That the policies adopted pursuant to recommendations 2 through 6 be reviewed one year from the policies coming

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into full force and effect and that Planning and Building staff prepare a report to Council for that purpose, if necessary;

10. That the Chief Planning and Infrastructure Services Officer or delegate be directed to finalize the planning amendments based on the preceding recommendations and to use the appropriate discretion to undertake minor adjustments/corrections to the planning amendments prior to Council adoption, as necessary;
11. That it is hereby determined that in adopting the Official Plan Amendment and Zoning By-law, as in the report, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the Planning Act, R.S.O.1990, c.P.13, as amended; and,
12. That Council hereby determines that no further public notice is to be given with respect to Planning Act matters.

Carried

- G 6. Report from N. Rea, Land Use Policy Planner, Planning and Building Division, dated August 11, 2014, re: **Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)

Dealt with under item E 3 – Recommendation PDD142-2014

H. Committee of Adjustment Reports - nil

I. Building and Zoning Reports

- I 1. Report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated July 28, 2014, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Grace United Church – 156 Main Street North – Ward 1** (File 26SI)

See item E 1

The following motion was considered:

- PDD158-2014 1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated July 28, 2014, to the

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Planning, Design and Development Committee Meeting of September 8, 2014, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Grace United Church – 156 Main Street North – Ward 1** (File 26SI) be received; and,

2. That the amendment to the Sign By-law be enacted; and,
3. That the applicant be responsible for the cost of the public notification.

Carried

- I 2. Report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated July 25, 2014, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Wanless Lands Inc. – 230 and 240 Wanless Drive – Ward 2** (File 26SI)

See item E 1

The following motion was considered:

- PDD159-2014
1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated July 25, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Wanless Lands Inc. – 230 and 240 Wanless Drive – Ward 2** (File 26SI) be received; and,
 2. That the amendment to the Sign By-law be enacted; and
 3. That the applicant be responsible for the cost of the public notification.

Carried

- * I 3. Report from B. Campbell, Director of Building and Chief Building Official, dated July 30, 2014, re: **Application for a Permit to Demolish a Residential Property – 12190 Hurontario Street – Ward 2** (File G33-LA)

The following motion was considered:

- PDD160-2014
1. That the report from B. Campbell, Director of Building and Chief Building Official, dated July 30, 2014, to the Planning,

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Design and Development Committee Meeting of September 8, 2014, re: **Application for a Permit to Demolish a Residential Property – 12190 Hurontario Street – Ward 2** (File G33-LA) be received; and,

2. That the application for a permit to demolish the residential property located at 12190 Hurontario Street be approved; and,
3. That Peel Regional Police be advised of the issuance of a demolition permit for the property;
4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * I 4. Report from B. Campbell, Director of Building and Chief Building Official, dated July 18, 2014, re: **Application for a Permit to Demolish a Residential Property – 11772 McLaughlin Road – Ward 6** (File G33-LA)

The following motion was considered:

- PDD161-2014
1. That the report from B. Campbell, Director of Building and Chief Building Official, dated July 18, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application for a Permit to Demolish a Residential Property – 11772 McLaughlin Road – Ward 6** (File G33-LA) be received; and,
 2. That the application for a permit to demolish the residential property located at 11772 McLaughlin Road west be approved; and,
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property;
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

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- * I 5. Report from B. Campbell, Director of Building and Chief Building Official, dated July 18, 2014, re: **Application for a Permit to Demolish a Residential Property – 20 Moonlight Place – Ward 10** (File G33-LA)

The following motion was considered:

- PDD162-2014
1. That the report from B. Campbell, Director of Building and Chief Building Official, dated July 18, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application for a Permit to Demolish a Residential Property – 20 Moonlight Place – Ward 10** (File G33-LA) be received; and,
 2. That the application for a permit to demolish the residential property located at 20 Moonlight Place be approved; and,
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property;
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * I 6. Report from B. Campbell, Director of Building and Chief Building Official, dated July 16, 2014, re: **Application for a Permit to Demolish a Residential Property – 11517 McVean Drive – Ward 10** (File G33-LA)

The following motion was considered:

- PDD163-2014
1. That the report from B. Campbell, Director of Building and Chief Building Official, dated July 16, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Application for a Permit to Demolish a Residential Property – 11517 McVean Drive – Ward 10** (File G33-LA) be received; and,
 2. That the application for a permit to demolish the residential property located at 11517 McVean Drive west be approved; and,
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property;

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4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

J. Engineering and Development Services Reports - nil

K. Minutes

* **K 1. Minutes – Brampton Environmental Planning Advisory Committee – August 12, 2014**

The following motion was considered:

PDD164-2014 That the **Minutes – Brampton Environmental Planning Advisory Committee – August 12, 2014**, to the Planning, Design and Development Committee Meeting of September 8, 2014, Recommendations EPA016-2014 to EPA018-2014, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

EPA016-2014 That the agenda for the Brampton Environmental Planning Advisory Committee Meeting of August 12, 2014, be approved as printed and circulated.

- EPA017-2014 1. That the Committee discussion to the Brampton Environmental Planning Advisory Committee Meeting of August 12, 2014, re: **City of Brampton Environmental Planning Advisory Committee – Review of Draft Terms of Reference** (File G25 EN) be received; and,
2. That the Draft Terms of Reference be approved, as amended, as follows:
- a. Under Section 3: Mandate, add “3.6: To provide input on Brampton’s Environmental Master Plan priorities and objectives as appropriate”
- b. Under Section 8: Annual Report and Work Plan, add “and Term of Council Implementation Plan” to the section heading

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- c. Under Section 8: Annual Report and Work Plan, add prior to section 8.1, “At the beginning of each Term of Council, BEPAC members will prepare a Term of Council Implementation Plan to be approved by Council”
 - d. Under Section 8.1, change wording to “BEPAC members shall prepare an annual work plan within the context of the Term of Council Implementation Plan. The annual work plan will estimate the resources necessary to undertake initiatives and actions that will help achieve the environmental priorities of the City of Brampton. The Planning, Design and Development Committee will review and consider the work plans”
3. That staff be directed to proceed with the next steps for Council approval and adoption of the Draft Terms of Reference.

EPA018-2014 That the Brampton Environmental Planning Advisory Committee do now adjourn to meet again at the call of the Chair.

* **K 2. Brampton Heritage Board – Special Meeting – August 19, 2014**

The following motion was considered:

PDD165-2014 That the **Minutes – Brampton Heritage Board – August 19, 2014**, to the Planning, Design and Development Committee Meeting of September 8, 2014, Recommendations HB083-2014 to HB085-2014, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB083-2014 That the agenda for the Special Brampton Heritage Board Meeting of August 19, 2014 be approved as printed and circulated.

HB084-2014 1. That the Staff Comments from Katrina Guy, Heritage Coordinator, Planning and Infrastructure Services, to the Brampton Heritage Board Meeting of August 19, 2014, re: **Heritage Permit Application – 8280 Heritage Road – Octagonal House – Ward 6** (File G33), be received; and,

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2. That the Heritage Permit Application from C.S.L. Construction Inc., on behalf of Jean May Property, dated July 10, 2014, to the Brampton Heritage Board Meeting of August 19, 2014, re: **8280 Heritage Road – Octagonal House – Ward 6** (File G33), be received; and,

3. That the subject Heritage Permit Application for:
 - a. replacement of eavestroughs and downspouts;
 - b. to scrape, paint, repair or replace rotten wood work including but not limited to: soffits, fascias, roof boards, window frames, shutters, French doors;
 - c. the replacement of rotted roof boards, shingles and flashing;
 - d. repair/replacement of floorboards and painting of the porch;
 - e. install window wells around the basement windows;
 - f. repointing, tuck pointing as necessary and replacement of some deteriorating brick;
 - g. Repair and possible replacement of windows as necessarybe approved subject to the following:
 1. That final details and specifications on all windows, mortar, and brick materials be submitted to staff for final approval;
 2. That the contractor apply for a building permit for the porch restoration, as it will be including a new structural support beam;
 3. That the roof and bricks and mortar work be completed before the end of October 2014, and if this is not possible, the work area be enclosed and climate controlled; and,

4. That staff be directed to process the application in accordance with legislative requirements and subject to any applicable City approvals.

HB085-2014 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 16, 2014 at 7:00 p.m. or at the call of the Chair.

L. Other/New Business/Unfinished Business - nil

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M. Referred Matters

* M 1. **List of Referred Reports – Planning, Design and Development Committee**

The following motion was considered:

PDD166-2014 That the **List of Referred Reports – Planning, Design and Development Committee** to the Planning, Design and Development Committee Meeting of September 8, 2014, be received.

Carried

N. Deferred Matters - nil

O. Notice of Motion - nil

P. Correspondence

P 1. Correspondence from the City of Toronto, dated July 22, 2014, re: **Request to Endorse Executive Committee Item 43.3 – Review of the City of Toronto’s Emergency Response to the December 2013 Ice Storm** (File G75)

The following motion was considered:

PDD167-2014 That the correspondence from the City of Toronto, dated July 22, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Request to Endorse Executive Committee Item 43.3 – Review of the City of Toronto’s Emergency Response to the December 2013 Ice Storm** (File G75) be received.

Carried

* P 2. Correspondence from the Town of Caledon, dated August 15, 2014, re: **Medical Marihuana Production Facilities Proposed Town-wide Zoning By-law Amendment, All Lands within the Town of Caledon** (File G75)

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The following motion was considered:

- PDD168-2014 That the correspondence from the Town of Caledon, dated August 15, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: **Medical Marihuana Production Facilities Proposed Town-wide Zoning By-law Amendment, All Lands within the Town of Caledon** (File G75) be received.

Carried

- P 3. Correspondence from Mark Kluge, Senior Planner, Halton Hills, dated August 29, 2014, re: **Item G 6 – Application to Amend the Zoning By-law - Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)

Dealt with under item E 3 – Recommendation PDD142-2014

- P 4. Correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013)

Dealt with under item D 3 – Recommendation PDD141-2014

- P 5. Correspondence from Jason Bottoni, Project Manager, Metrus Development Inc., dated September 3, 2014, re: **Application to Amend the Zoning By-law – IBI Group – Parkmount Building Corporation – South east corner of Mayfield Road and Airport Road – Ward 10** (File C07E17.013)

Dealt with under item D 3 – Recommendation PDD141-2014

Q. Councillors Question Period

In response to a question from Committee, staff provided details on the stages of development of the Mount Pleasant lands and surrounding area.

R. Public Question Period - nil

S. Closed Session - nil

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T. Adjournment

Regional Councillor Paul Palleschi thanked staff for their hard work and support throughout his years on the Committee

PDD169-2014

That the Planning, Design and Development Committee do now adjourn to meet again on December 8, 2014, at 7:00 p.m.

Carried