

**Monday, September 9, 2019**

**Members Present:** Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:** nil

**Staff Present:**

**Planning and Development Services:**

R. Forward, Commissioner  
R. Conard, Director of Building and Chief Building Official  
A. Parsons, Director, Development Services  
B. Bjerke, Director, Policy Planning  
D. VanderBerg, Central Area Planner  
S. Eshesh, Assistant Policy Planner

**Corporate Services:**

J. Zingaro, Deputy City Solicitor  
A. D'Andrea, Legal Counsel

**City Clerk's Office:**

P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:04 p.m., recessed at 9:10 p.m., reconvened at 9:25 p.m., moved into Closed Session at 9:36 p.m. and recessed from Closed Session at 9:55 p.m., Committee reconvened in Open Session at 9:58 p.m., and adjourned at 10:25 p.m.

**1. Approval of Agenda**

The following motion was considered:

PDC122-2019 That the Agenda for the Planning and Development Committee Meeting of September 9, 2019, be approved as amended, as follows:

**To add:**

5.6. Delegations re: **Group Home Application – 23 Hillside Drive:**

1. Mohammed Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident

9.1. Discussion at the request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive**

**To defer to the October 7, 2019, Planning and Development Committee Meeting:**

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Carried

Note: Committee agreed to vary the order of agenda items and deal with Item 5.6 prior to Item 5.1

**2. Declarations of Interest under the Municipal Conflict of Interest Act**

Regional Councillor Santos declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 7.1 – **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making**

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**an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1 (File PRE19.004) as she lives next to the subject site.**

**3. Consent**

The following items listed with an asterisk (\*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(7.2, 7.3, 7.4, 7.6, 7.7, 8.1, 8.2, 13.1)  
(Item 7.5 was removed from consent)

**4. Statutory Public Meeting Reports**

- 4.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

Bobby Gauthier, WSP, provided a presentation entitled: “Queen Street Corridor Land Use Study”.

Following the presentation, no members of the public addressed Committee.

Item 13.3 was brought forward at this time.

The following motion was considered:

- |             |  |
|-------------|--|
| PDC123-2019 | <ol style="list-style-type: none"><li>1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: <b>City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3</b>, be received;</li><br/><li>2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,</li></ol> |
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3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
4. That the correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Queen Street Corridor Land Use Study** be received.

Carried

- 4.2. Report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City Wide** (RM 29/2019)

Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, provided a presentation entitled: “City Initiated Zoning By-law Amendment Involving Pigeon Coop Setback Requirements”.

Following the presentation, the following member of public addressed Committee:

Vneet Farwaha, Brampton resident, expressed thoughts and opinions with respect to the proposed amendments.

The following motion was considered:

- PDC124-2019
1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City-Wide (RM 29/2019)**, be received; and
  2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 4.3. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

Item 5.2 was brought forward at this time.

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Scott Snider, Turkstra Mazza, stated that he represented area land owners and expressed their thoughts and opinions with respect to the subject policy.

The following motion was considered:

- PDC125-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, to the Planning and Development Services Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received;
  2. That the delegation from Scott Snider, Turkstra Mazza, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received.

Carried

The following motion was introduced with the operative clause as follows:

**“Therefore be it resolved that** staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.”

The following motion was considered:

- PDC126-2019
- Whereas** the Region of Peel passed a Regional Official Plan Amendment which removes all the shale protection policies, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area while continuing to recognize existing shale extraction designations within North West Brampton;
- Whereas** the Region of Peel’s Official Plan Amendment was adopted on July 11<sup>th</sup>, 2019 and was appealed by the Minister of Municipal Affairs and Housing on August 1<sup>st</sup>, 2019;
- Whereas** the City-Initiated Official Plan Amendment to remove Shale Protection policies from North West Brampton recommendation report states we will not proceed until the appeal between the Province and Region is resolved;

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**Therefore be it resolved that** staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.

Carried

- 4.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044)

A presentation was not requested for this item.

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the development, and impacts on density and traffic:

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident

Committee consideration of the matter included questions of clarification with respect to proposed parking provisions, and circulation of public meeting notices.

The following motion was considered:

- PDC127-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044) be received;
  2. That Planning and Development Services staff be directed to report back to the Planning 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 following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a**

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**402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3 (File C01W05.044) be received:**

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident.

Carried

- 4.5. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC128-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005) be received;**
  2. That Planning and Development Services staff be directed to report back to the Planning 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

**5. Delegations**

- 5.1. Delegation from Peter Smith, Bousfields Inc., re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-**

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**law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1  
(File PRE19.004)**

Peter Smith, Bousfields Inc., expressed his support for the subject application and staff recommendations.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC129-2019
1. That the report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1**, be received;
  2. That Council exempt application 7724934 Canada Inc. - 7724934 Canada Inc., File PRE19.004, from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan (SPA6).
  3. That the delegation from Peter Smith, Bousfields Inc., to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1** (File PRE19.004) be received.

Carried

- 5.2. Delegation from Scott Snider, Turkstra Mazza, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

**Dealt with under Item 4.3 – Recommendation PDC125-2019**

**See also Recommendation PDC126-2019**

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- 5.3. Delegations re: **Queen Street West Tertiary Plan – Ward 4:**
1. Neil Davis, David Webb LLP
  2. Daniel Artenosi, Overland LLP
  3. Mary Flynn-Guglietti, Weston Consulting
  4. Ryan Guetter, Weston Consulting

At this time, the following motion was considered:

- PDC130-2019      That the Planning and Development Committee proceed into Closed Session to discuss matters pertaining to the following:
- 16.1      Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Following Closed Session, the Chair reported out that Committee considered a matter in Closed Session and direction was provided to staff.

The following motion was introduced, with the operative clause as follows:

“Therefore Be It Resolved That the following be **deferred** to the September 23, 2019, Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**; and,
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan:**
  1. Neil Davis, David Webb LLP
  2. Daniel Artenosi, Overland LLP
  3. Mary Flynn-Guglietti, Weston Consulting
  4. Ryan Guetter, Weston Consulting “

Item 7.8 was brought forward at this time.

The following motion was considered:

- PDC131-2019      Whereas in July 2016, the City received complete development applications for Official Plan and Zoning By-law amendments, and draft plan of subdivision approval, with respect to properties in the Queen Street West and Mississauga Road area for residential development, which were subsequently appealed as a result of the City’s non-decisions to the Ontario Municipal Board, now Local Planning Appeal Tribunal (LPAT); and

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Whereas in February 2018, the appellant land owners and another land owner in the Queen Street West and Mississauga Road area submitted a draft Queen Street West Tertiary Plan (the “Tertiary Plan”) to demonstrate how five (5) properties at the corner of Queen Street West and Mississauga Road can be developed in a coordinated manner; and

Whereas the proposed Tertiary Plan has been supported by technical studies, and subsequently revised through discussions between City Planning staff and the applicants, advancing to the point that staff are ready to recommend that Council support the Tertiary Plan; and

Whereas a Tertiary Plan is a non-statutory planning document required in specific areas identified by the City to show how multiple parcels can be developed in a holistic and co-ordinated manner, are illustrative, and are not binding on land owners and are often amended as formal development applications proceed; and

Whereas another land owner within the above-referenced Tertiary Plan area submitted another concept Tertiary Plan in July 2019, which is not supported by technical studies at this time; and

Whereas the scheduled LPAT hearing is to be held on January 13, 2020, therefore it is desirable for some form of agreement between the affected land owners and other interests to facilitate and possibly resolve the LPAT hearing matters and enable planned development to proceed in this area; and

Whereas it is in the best interest of all parties involved to discuss, negotiate and resolve their respective interests, including cost-sharing agreements, to ensure an orderly and planned development of the subject area at Queen Street West and Mississauga Road;

Therefore Be It Resolved That the following be **deferred** to the September 23, 2019 Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**, and
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan**:
  1. Neil Davis, David Webb LLP

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2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

A recorded vote was requested and the motion carried unanimously, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		nil
Vicente		
Palleschi		
Whillans		
Bowman		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

- 5.4 Delegation from Neil Davis, Davis Webb LLP, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. - Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005)

Neil Davis, Davis Webb LLP, expressed his thoughts and opinions with respect to the staff recommendations regarding the subject application.

Item 7.9 was brought forward at this time.

Committee consideration of the matter included comments regarding the proposed design of the subject building and grounds.

The following motion was introduced with the operative clause as follows:

“BE IT RESOLVED that:

1. The delegation of Neil Davis be received;
2. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.”

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The following motion was considered:

- PDC132-2019      WHEREAS Council passed a resolution dated April 8, 2019 that read as follows:
1. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: Extension of Brampton Auto Mall be received;
  2. That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;
  3. That the matter be referred to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the require application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

AND WHEREAS the applicant submitted the required applications to amend the City of Brampton Official Plan and Zoning By-law together with all required studies and reports requested by City staff.

AND WHEREAS the application was deemed complete on July 8, 2019.

AND WHEREAS City staff provided a comfort letter dated July 10, 2019 which indicated that Council would be provided the opportunity to, if it so chooses, adopt an Official Plan amendment and implementing Zoning By-law amendment at the Council meeting of September 11, 2019, yet neither were attached to the Recommendation Report.

AND WHEREAS the Planning and Development Committee (“Committee”) has had an opportunity to consider the staff recommendation report dated August 16, 2019, including the comments from Regional staff on behalf of the Region of Peel dated August 1, 2019.

AND WHEREAS Committee has had an opportunity to review the response from Gagnon Walker Domes (GWD) to the staff report and have listened to the submissions of Mr. Neil Davis to the Committee.

AND WHEREAS staff have raised concern in the recommendation report regarding the availability of industrial lands, however, the subject lands are not zoned to permit these types of uses.

AND WHEREAS there have been six (6) applications before the Committee of Adjustment supported by City of Brampton and Region of Peel staff to permit automotive uses that were zoned for industrial

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or employment uses.

AND WHEREAS in those six (6) applications which lands were designated and zoned to permit industrial or employment uses no issue or concern was raised by staff of either the City or the Region of conversion or failure to meet Provincial Policy, Region of Peel Official Plan Policy, or City of Brampton Official Plan Policy.

AND WHEREAS Committee respectfully disagrees with staff as to its concerns raised in its recommendation report and prefers the opinion of GWD regarding conformity to the Provincial Plans and Policies and the Regional Official Plan and specifically on their opinion on the issue of conversion.

AND WHEREAS the lands have remained vacant for the last eight (8) years since being designated and zoned without any of the permitted commercial uses having been taken up.

AND WHEREAS to add automotive uses as a specific permission to the already permitted commercial uses on subject lands by amendment to the City Official Plan and Zoning By-law will offer the potential to further expand the auto mall type uses to meet demand and is the logical extension of the automotive permissions granted with staff support in the area including the immediately adjacent lands to the north and west.

AND WHEREAS the applicant has also agreed to add retail space that up to now has not materialized.

AND WHEREAS the addition of automotive uses further offers the potential to create upwards of 50,000 million dollars of new construction with 300 new jobs, many of which are well-paid skilled jobs.

AND WHEREAS Committee has confidence that the automotive dealerships can be designed and built as an attractive gateway to the area, the expanded auto mall will provide appropriate interface with development including residential development east of Dixie Road.

AND WHEREAS the Committee is of the view that approval of the application represents good planning and conforms to Provincial Policy and Provincial interests and conforms to the Regional Official Plan and that the proposed amendments to the Brampton Official Plan and Zoning By-law represent appropriate adjustments to the policy framework as established in 2011 given approvals granted in proximity and adjoining for the same use and to provide the opportunity to meet the need for automotive uses on the subject lands.

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BE IT RESOLVED that:

1. The delegation of Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received;
2. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received; and,
3. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.

Carried

- 5.5. Delegation from Kurt Franklin, Vice President, Weston Consulting, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

Kurt Franklin, Vice President, Weston Consulting, expressed his support for the subject application and staff recommendations.

Item 7.5 was brought forward at this time.

The following motion was considered:

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- PDC133-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heartlake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received; and
  2. That Council exempt application for Hopewell Developments - PRE19.032 from Section 22(2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Snelgrove-Heartlake Secondary Plan (SPA1).
  3. That the delegation from Kurt Franklin, Vice President, Weston Consulting, to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received.

Carried

- 5.6 Delegations re: **Group Home Application – 23 Hillside Drive**
1. Mohammad Ali, Brampton resident
  2. Al Nonis, Brampton resident
  3. Warren Parkes, Brampton resident
  4. Rebecca Altamira, Brampton resident

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the application, and impacts on safety and traffic:

1. Mohammad Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident
5. Nyna Petrov, Brampton resident
6. Donna Anglin, Brampton resident

Item 9.1 was dealt brought forward at this time.

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Committee consideration of the matter included questions of clarification with respect to group home zoning policies and the application process.

The following motion was considered:

- PDC134-2019
1. That the following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Group Home Application – 23 Hillside Drive** be received:
    1. Mohammad Ali, Brampton resident
    2. Al Nonis, Brampton resident
    3. Warren Parkes, Brampton resident
    4. Rebecca Altamira, Brampton resident
    5. Nyna Petrov, Brampton resident
    6. Donna Anglin, Brampton resident;
  2. That Item 9.1 – Discussion at the Request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive** be **deferred** to the October 7, 2019 meeting of the Planning and Development Committee meeting, and that staff be requested to report thereon with regard to steps of registration process, role of the City, and where the application currently sits within the process.

Carried

6. **Staff Presentations** – nil

7. **Planning**

- 7.1. Report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1 (File PRE19.004)**

**See Item 5.1 – Recommendation PDC129-2019**

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- \* 7.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127)

- PDC135-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127) be received;
  2. That the application from Soneil Clarence Inc, 75 Clarence Street, PRE17.12, be exempt from Section 22 (2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan.

Carried

- \* 7.3. Report from N. Grady, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004)

- PDC136-2019
1. That the report from N. Grady Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004) be received;

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2. That the Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of 756 Wanless Holdings Inc., Ward: 6, File: C02W16.004, as revised, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 16, 2019; and,
3. That a By-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 12.

Carried

- \* 7.4. Report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028)

- PDC137-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028) be received; and
  2. That the Application to amend the Zoning By-law, Ward 2, City File: C01E14.028, as revised be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan, dated August 16, 2019; and,
  3. That the amendments to the Zoning By-law, attached as Appendix 10 to the report be adopted.

Carried

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- 7.5. Report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

**Dealt with under Item 5.5 – Recommendation PDC133-2019**

- \* 7.6. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the east side of Goreway Drive – Ward 8** (File C08E06.005)

- PDC138-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the East Side of Goreway Drive – Ward 8** (File C08E06.005), be received;
  2. That the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Cal-Gore Developments Inc., Ward: 8, Files: C08E06.005 & 21T-17015B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated August 16, 2019;
  3. That the amendments to the Zoning By-law, attached as Appendix 12 to the report be adopted; and,
  4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

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\* 7.7. Report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013)

- PDC139-2019
1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013) be received;
  2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 10, File: C07E15.013 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, and conform with the Growth Plan for the Greater Golden Horseshoe and the Region of Peel's Official Plan;
  3. That a by-law be passed to adopt the Official Plan Amendment attached as Appendix 1 to the report; and,
  4. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 2 to the report.

Carried

7.8. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

**Dealt with under Item 5.3 – Recommendation PDC 131-2019**

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- 7.9. Report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9 (File C03E17.005)**

**Dealt with under Item 5.4 – Recommendation PDC132-2019**

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

**Dealt with under Approval of Agenda – Recommendation PDC122-2019**

**8. Minutes**

**\* 8.1. Minutes – Cycling Advisory Committee – June 25, 2019**

The following motion was considered:

- PDC140-2019 That the **Minutes – Cycling Advisory Committee – June 25, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC001-2019 to CYC007-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC001-2019 That the Agenda for the Cycling Advisory Committee Meeting of June 25, 2019, be approved, as amended as follows:

To add:

- 7.3. Discussion at the request of Lisa Stokes, Member, re: **Community Ride Volunteers**

- 7.4. Discussion at the request of Regional Councillor Santos, re: **Health Care Advocacy Campaign**

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- CYC002-2019 That the presentation from Peter Fay, City Clerk, Office of the Chief Administrative Officer, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Orientation** be received.
- CYC003-2019 That the presentation from Henrik Zbogar, Senior Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Background and Mandate** be received.
- CYC004-2019 That the verbal update from Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Bicycle Valet Parking** be received.
- CYC005-2019 That Stephen Laidlaw and Kevin Montgomery be appointed Co-Chairs of the Cycling Advisory Committee for a period of one-year, ending May 2020.
- CYC006-2019
1. That it is the position of the Cycling Advisory Committee to meeting on a monthly basis, commencing July 18, 2019; and,
  2. That staff report back on the feasibility of alternating monthly meeting dates between Tuesday and Thursday evenings.
- CYC007-2019 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, July 18, 2019, at 7:00 p.m.

\* 8.2. **Minutes – Cycling Advisory Committee – August 20, 2019**

The following motion was considered:

- PDC141-2019 That the **Minutes – Cycling Advisory Committee – August 20, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC008-2019 to CYC015-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC008-2019 That the agenda for the Cycling Advisory Committee Meeting of Tuesday, August 20, 2019, be approved, as amended, to vary the order of business to deal with Items 4.1 and 7.1 under Item 6.2.
- CYC009-2019 That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling

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Advisory Committee Meeting of August 20, 2019, re: **Active Transportation Master Plan Update** be received.

CYC010-2019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Bike Valet Parking - Brampton Cycling Advisory Committee Policy** be received.

CYC0112019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Planned Bike Parking and Peel Region Cycle Tracks and Brampton 2040 Cycle Paths Along Queen Street** be received.

CYC012-2019

1. That the discussion requested by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Vision Zero Education and Awareness Working Group – Terms of Reference** be received.
2. That the following Committee Members be selected to attend the Vision Zero Education and Awareness Working Group.
  1. Laura Bowman
  2. Barry Lavalley
  3. Stephen Laidlaw

CYC013-2019

1. That the delegation by Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received; and,
2. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Minutes – Work Plan Sub-Committee** be received; and,
3. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be **deferred** to the October 15, 2019 meeting; and,
4. That the correspondence from Rani Gill, Member, dated July 3, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Review of Committee Mandate, Expectations and Events** be received

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- CYC014-2019      1.      That the correspondence from Kathy Cecchetto, Member, dated July 30, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Resignation from the Cycling Advisory Committee** be received; and,
2.      That Ms. Cecchetto's resignation be accepted with regret.

CYC015-2019      That the Cycling Advisory Committee do now adjourn to meet again on October 15, 2019, at 7:00 p.m.

**9.      Other/New Business**

- 9.1.      Discussion at the request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive**

**Dealt with under Item 5.6 – Recommendation PDC134-2019**

**10.      Referred Matters – nil**

**11.      Deferred Matters – nil**

**12.      Notice of Motion – nil**

**13.      Correspondence**

- \* 13.1.      Correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, re: **Regulation Mapping Update**

PDC142-2019      That the correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Regulation Mapping Update** be received.

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- 13.2. Correspondence re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005):
1. Jack Sekhon, Brampton resident, dated August 22, 2019
  2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
  3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

See Item 4.5

The following motion was considered:

- PDC143-2019 That the following correspondence to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005), be received:
1. Jack Sekhon, Brampton resident, dated August 22, 2019
  2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
  3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

- 13.3. Correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, re: **Queen Street Corridor Land Use Study**

**Dealt with under Item 4.1 – Recommendation PDC123-2019**

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session**

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

**See Recommendation PDC130-2019 above**

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**17.     Adjournment**

PDC144-2019     That the Planning and Development Committee do now adjourn to meet again on Monday, September 23, 2019, at 1:00 p.m.

Carried

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Regional Councillor M. Medeiros (Chair)