



BRAMPTON

Summary of Recommendations
Planning and Development Committee
The Corporation of the City of Brampton

Monday, September 22, 2025

2. Approval of Agenda

PDC120-2025

That the agenda for the Planning and Development Committee Meeting of September 22, 2025, be approved, as amended, as follows:

To add

Item 11.1.1.1 - Revision to the Staff Report - Appendices 2, 3 and 4

Item 10.1 - Discussion Item at the request of Councillor Palleschi re:
Development Charge Incentives

Carried

4. Consent Motion

PDC121-2025

That the following items to the Planning and Development Committee Meeting of September 22, 2025, be approved as part of Consent:

7.1 and 8.1

Carried

7. Planning Applications

^ 7.1 File: OZS-2024-0041

Application for a Temporary Use Zoning By-law Amendment, 2222270 Ontario Inc., c/o King Consultants Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041

PDC122-2025

1. That the report from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of September 22, 2025, re: Application for a Temporary Use Zoning By-law Amendment, 2222270 Ontario Inc., c/o King Consultants Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041, **be received**;
2. That the application for Temporary Use Zoning By-law Amendment submitted by King Consultants Inc., on behalf of 2222270 Ontario Inc., **be approved** on the basis that it has regard for matters of Provincial Interest, is consistent with the Provincial Planning Statement, conforms to the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report; and,
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 11) to this report **be adopted**.

Carried

7.2 File: City-initiated Report 2025-383

City-initiated Official Plan Amendment, Credit Valley Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-383

PDC123-2025

1. That the report from Neil Chadda, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of September 22, 2025, re: City-initiated Official Plan Amendment, Credit Valley Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-383, **be received**;
2. That the City-initiated Official Plan Amendment **be approved** on the basis that it represents good planning, including consistency with the Planning Act, 2024, Provincial Planning Statement, 2024, and conformity to

Brampton Plan – the City’s Official Plan – for the reasons set out in this report;

3. That the Official Plan Amendment, in accordance with Attachment 1 to this report, **be adopted**; and
4. That the delegation from Sylvia Roberts, Brampton Resident, re: City-initiated Official Plan Amendment, Credit Valley Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-383, to the Planning and Development Committee Meeting of September 22, 2025, **be received**.

Carried

8. **Staff Reports**

- ^ 8.1 Staff Presentation and Report by Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, re: Designation of Heritage Properties in Downtown Brampton - Public Engagement, Wards 1 and 3

PDC124-2025

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of September 22, 2025, re: Designation of Heritage Properties in Downtown Brampton - Public Engagement, Wards 1 and 3, **be received**;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of September 22, 2025, re: Designation of Heritage Properties in Downtown Brampton - Public Engagement, Wards 1 and 3, **be received**;
3. That **staff initiate the program** for the designation of heritage properties that was recommended at the PDC meeting on December 9, 2024 (PDC221-2024) - see Attachments 1 and 2;
4. That **staff continue to engage with the owners** of properties identified for immediate designation; and
5. That **staff continue to review properties city-wide** on the Heritage Register to identify appropriate candidates for heritage designation as part of the broader workplan to address the requirements of Bills 23 and 200. This will include the identification of properties on the Heritage Register

that should be removed because they are unlikely to meet the criteria for designation.

Carried

8.2 Staff Presentation and Report by Richa Dave, Project Manager, Integrated City Planning, re: 2051 Brampton Mobility Plan

PDC125-2025

1. That the presentation from Richa Dave, Project Manager, Integrated City Planning, to the Planning and Development Committee Meeting of September 22, 2025, re: 2051 Brampton Mobility Plan, **be received**;
2. That the report from Richa Dave, Project Manager, Integrated City Planning, to the Planning and Development Committee Meeting of September 22, 2025, re: 2051 Brampton Mobility Plan, **be received**;
3. That the 2051 Brampton Mobility Plan **be received** to guide the City's future transportation investments, advocacy efforts and Official Plan updates;
4. That a **Notice of Study Completion for the Brampton Mobility Plan be issued** to initiate a 30-day review period, in accordance with the requirements for a Municipal Class Environmental Assessment;
5. That a **copy of the 2051 Brampton Mobility Plan be forwarded** to the Region of Peel, adjacent municipalities, Metrolinx, and the Ministry of Transportation;
6. That **implementation of the Brampton Mobility Plan remain subject to** available funding and prioritization in future budgets, the outcomes of advocacy efforts and the affordability of residents and businesses;
7. That the **Brampton Mobility Plan be sent to** the Ministry of Finance, Brampton MPP's, the Ministry of Municipal Affairs and Housing, and the Minister of Transportation;
8. That the following delegations re: 2051 Brampton Mobility Plan, to the Planning and Development Committee Meeting of September 22, 2025, **be received**; and
 1. Shoaib Ahmed and Moaz Ahmad, SCOOTY
 2. Sylvia Roberts, Brampton Resident

9. That the correspondence from Sylvia Roberts, Brampton Resident, dated September 22, 2025, re: 2051 Brampton Mobility Plan, to the Planning and Development Committee Meeting of September 22, 2025, **be received.**

Carried

9. **Committee Minutes**

9.1 Brampton Heritage Board - September 9, 2025 - Summary of Recommendations

PDC126-2025

That the Minutes of the Brampton Heritage Board meeting of September 9, 2025, Recommendations HB039-2025, and HB041-2025 - HB047-2025, to the Planning and Development Committee Meeting of September 22, 2025, **be approved**; and

That Recommendation HB040-2025 be approved, as amended, as follows:

HB040-2025

1. That the report from Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Designation of 27 Elizabeth Street South - Ward 3, 115 Mill Street South - Ward 3, and 485 Main Street North - Ward 1**, be received; and
2. That staff work together with owners of the property and obtain consent to proceed with the designation, and once the consent for designation is received, that a report be brought back to Council for further consideration.

The recommendations were approved as follows:

HB039-2025

That the agenda for the Brampton Heritage Board Meeting of September 9, 2025, be approved as published and circulated.

HB040-2025

1. That the report from Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Designation of 27 Elizabeth Street South - Ward 3, 115**

Mill Street South - Ward 3, and 485 Main Street North - Ward 1, be received; and

2. That staff work together with owners of the property and obtain consent to proceed with the designation, and once the consent for designation is received, that a report be brought back to Council for further consideration.

HB041-2025

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Impact Assessment for 2774 Bovaird Drive West, Brampton - Ward 6** be received;
2. That the Heritage Impact Assessment, 2774 Bovaird Drive West, Brampton prepared by Peninsula Heritage, dated October 31, 2024 be deemed complete; and,
3. That based on the recommendations of the Heritage Impact Assessment, the proposed development at its current location will have no negative impacts on the adjacent cultural heritage resource and no mitigations measures are required.

HB042-2025

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Scoped Heritage Impact Assessment, 2035 Embleton Road, Brampton – Ward 6** be received;
2. That the Scoped Heritage Impact Assessment, 2035 Embleton Road, Brampton prepared by Peninsula Heritage Ltd, dated August 11, 2025, be deemed complete;
3. That, based on the evaluation within the HIA, the proposed development does not result in major direct or indirect impacts on any adjacent or nearby listed or designated heritage properties; and
4. That, the following mitigation measures should be implemented as recommended by the Heritage Impact Assessment, to minimize impact of the proposed development on the heritage character of adjacent heritage properties and the area of Huttonville:
 - i. Any mature trees that are impacted or removed by the proposed changes to the property should be replaced by incorporating large

scale trees of similar type into landscaping for providing additional barrier to visual impacts from the public right of way;

- ii. The current visual barriers including extant foliage and solid wood fence around the property and along Embleton Road must be maintained.

HB043-2025

1. That the report from Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Impact Assessment, 80 Scott Street – Ward 1**, be received;
2. That the Heritage Impact Assessment, 80 Scott Street dated August 2018(revised August 2019, September 2019) be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment, 80 Scott Street, to mitigate any potential negative impacts of the proposed development on the adjacent property at 68 Scott Street be received and followed:
 - i. Staff recommend the implementation of the landscaping plan prepared by NAK Design Strategies (dated 27 September 2019) and the Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting (dated 26 May 2017) that incorporates a buffer of vegetation between the proposed development and the adjacent property at 68 Scott Street as a means of mitigating any potential negative visual impacts from the proposed development.
 - ii. Vibration monitoring to be conducted as part of the demolition of the existing building at 80 Scott Street and during the construction phase of the proposed development to ensure that vibration levels have no impact on the listed property at 68 Scott Street. This requirement is consistent with City of Brampton By-law 217-2018.

HB044-2025

1. That the report from Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Impact Assessment, 10398 and 10350 The Gore Road – Ward 10**, be received;
2. That the following recommendations of the Heritage Impact Assessment related to the subject property at 10398 and 10350 The Gore Road prepared by LHC dated June 2025 be received and followed:

- i. That the mid-19th century farmhouse at 10398 The Gore Road meets two criteria under Ontario Regulation 9/06 of the Ontario Heritage Act and is considered to have Cultural Heritage Value or Interest (CHVI). That the property at 10350 The Gore Road is not considered to have CHVI.
 - ii. That the farmhouse at 10398 The Gore Road is an advanced state of deterioration and demolition is recommended. Salvage of building materials and fixtures from the farmhouse is not recommended due to their lack of integrity.
 - iii. That prior to the issuance of the Demolition Permit for any structures on 10398 The Gore Road, a Documentation Plan and Commemoration Plan be prepared in accordance to the City's Terms of Reference and accepted by Heritage Staff. In particular, the Commemoration Plan should consider landscaping and creative strategies to address the loss of the heritage resource.
3. That the following recommendations of the Heritage Impact Assessment prepared by LHC related to the adjacent designated property at 10300 The Gore Road, be received and followed:
- i. That in order to mitigate the indirect impacts of the development to the designated heritage resource at 10300 The Gore Road, the design and materials of the two-storey podium should be sympathetic to while remaining distinguishable from the Castlemore Schoolhouse. Design inspiration could come from various of the heritage attributes of the schoolhouse such as the dichromatic and corbeled brick patterning, the use of quoins, and buff brick flat segmental arches with stone keystones over windows.
 - ii. That landscape design should complement and draw attention to views of the Castlemore Schoolhouse bell tower from The Gore Road looking in a southern direction.
 - iii. That temporary protection measures including vibrational assessment, fencing and signs be implemented during project construction in order to prevent impacts to the structural integrity of 10300 The Gore Road.

HB045-2025

- 1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of September 9, 2025, re: **Heritage Impact Assessment, 126 Nelson Street West – Ward 1**, be received;

2. That the Heritage Impact Assessment, 126 Nelson Street West, Brampton prepared by MHBC Planning, Urban Design and Landscape Architecture, dated June, 2025 be deemed complete;
3. That based on the recommendations of the Heritage Impact Assessment, the proposed development at its current location will have no negative impacts on the adjacent cultural heritage resource at 228 Queen Street West, and no mitigation measures are required.

HB046-2025

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of September 9 2025, re: **Heritage Impact Assessment for 9763 Heritage Road – Ward 6** be received;
2. That the Heritage Impact Assessment, 9763 Heritage Road, Brampton prepared by Peninsula Heritage Ltd, dated February 3, 2025, be deemed complete;
3. That based on the evaluation within the HIA for 9763 Heritage Road, the property meets the criteria for designation under Part IV of the OHA with the main heritage attributes being associated with the red brick Neo-classical residential structure and associated early red brick addition on the south side;
4. That as per the HIA, the structure and its associated CHVI falls within the land being held by the Province for Highway 413 and the responsibility pertaining to the retention and/or preservation of the house falls to the Province of Ontario through the Ministry of Transportation; and,
5. That a Commemoration Plan be prepared by the applicant to commemorate the agricultural heritage of the area and integrate recommended commemorative measures within the HIA, into the proposed development, regardless of whether the Province chooses to retain and re-use the resource.

HB047-2025

That Brampton Heritage Board meeting do now adjourn to meet again on October 9, 2025.

Carried

10. Other Business/New Business

- 10.1 Discussion Item at the request of Chair Palleschi re: Development Charge Incentives

PDC127-2025

That staff **be directed to report and present** to the City Council Meeting of September 24, 2025, re: Residential Development Charges.

Carried

11. Referred/Deferred Matters

- 11.1 File: OZS-2023-0017

Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, 13743446 Canada Inc., Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

PDC128-2025

WHEREAS the report from François Hémon-Morneau, Planner, Development Services, to the Planning and Development Committee Meeting of September 22, 2025 re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, 13743446 Canada Inc., Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017, was received by the Planning and Development Committee on July 7, 2025 and referred back to staff to review the proposed development for Zoning consistency with the Estate Residential Zone.

WHEREAS the previous concept plan provided at the July 7, 2025, Planning and Development Committee proposed a total of 31 units comprised of 4 single detached dwellings and 27 townhouse units.

Whereas following the publication of the September 22, 2025 Planning and Development Committee Agenda the application and concept plan were revised by the applicant to propose 26 single detached dwellings generally in accordance with the attached concept plan.

Whereas Development Services and Design staff have confirmed that the revised proposal and concept plan for the subject property, which now consists of single detached dwellings (26 units in total) is recommended to be approved on the basis that the application represents good planning, has regard for the Planning Act, is consistent with the Provincial Planning Statement (2024) and is in

conformity with the Region of Peel Official Plan and the City of Brampton Official Plan (2006) and Brampton Plan (2023);

Therefore be it resolved;

That the report from François Hémon-Morneau, Planner, Development Services, to the Planning and Development Committee Meeting of September 22, 2025 re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, 13743446 Canada Inc., Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017, **be received;**

That the correspondence from Harjeet Gill, Barinder Kaur, and Onorio Rocca, Brampton Residents, dated September 18, 2025, to the Planning and Development Committee meeting of September 22, 2025, **be received;**

That the correspondence from Maurizio Rogato of Blackthorn Development Corp., including the submission of a revised Concept Plan proposal (page 3 of Attachment 4 of item 11.1.3 - "Correspondence - Maurizio Rogato, Blackthorn Development Corp., dated September 19, 2025"), to the Planning and Development Committee Meeting of September 22, 2025, **be received;**

That the revised amendments to the Official Plan generally in accordance with the attached Draft Official Plan Amendments (Attachments 1 and 2 of item 11.1.1.1 - "Appendix 2 – Draft Official Plan Amendment 2006" and "Appendix 3 - Draft Official Plan Amendment 2023") **be recommended for adoption by Council at the September 24, 2025, Council meeting;**

That the revised amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 3 of item 11.1.1.1 - "Appendix 4 - Draft Zoning By-Law Amendment") **be recommended for adoption by Council at the September 24, 2025, Council meeting;** and

That **no further notice be required** for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

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

Yea (6): Regional Councillor Palleschi, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, and Regional Councillor Medeiros

Nay (4): Deputy Mayor Singh, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Absent (1): Mayor Patrick Brown

Carried (6 to 4)

- 11.2 Verbal Update by Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, re: Sunfield Homes Housing Projects (RM 38/2025)

PDC129-2025

1. That the verbal update by Steve Ganesh, Commissioner, Planning, Building and Growth Management, re: Sunfield Homes Housing Projects (RM 38/2025), to the Planning and Development Committee Meeting of September 22, 2025, **be received**; and
2. That staff **be directed to report** thereon to the City Council Meeting of September 24, 2025.

Carried

16. Adjournment

PDC130-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on October 6, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair