

## **Special Meeting – August 6, 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  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor G. Gibson – Wards 1 and 5

**Members Absent:** City Councillor J. Hutton – Wards 2 and 6 (illness)  
City Councillor B. Callahan – Wards 3 and 4 (vacation)

**Staff Present:**

**Planning and Infrastructure Services Department**  
M. Ball, Chief, Planning and Infrastructure Services  
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  
G. Bailey, Senior Development Planner  
M. Gervais, Development Planner  
N. Rea, Land Use Policy 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

**Minutes**  
**Planning, Design and Development Committee**

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The meeting was called to order at 7:05 p.m., and adjourned at 8:08 p.m.

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

<b>Item</b>	<b>Recommendation</b>
<b>A. PDD130-2014</b>	<b>Approval of Agenda</b>
<b>B.</b>	<b>Conflicts of Interest</b>
<b>C.</b>	<b>Consent</b>
<b>D 1. PDD131-2014</b>	<b>Application to Amend the Official Plan – Gagnon &amp; Law Urban Planners Ltd. – Heathwood Homes – North of Bovaird Drive West, South of the CNR Rail Line, West of Mississauga Road – Ward 6 (File C05W12.002)</b>
<b>D 2. PDD132-2014</b>	<b>Application to Amend the Official Plan – Gagnon &amp; Law Urban Planners Ltd. – MCN (Heritage) Inc. – North West Quadrant of Mississauga Road and CNR Rail Line – Ward 6 (File C05W12.003)</b>
<b>D 3. PDD133-2014</b>	<b>Application to Amend the Zoning By-law – Humphries Planning Group Inc. – Tudi Homes Ltd. /542161 Ontario Ltd. – 2228 Steeles Avenue West – North Side of Steeles Avenue West, between Mississauga Road and Heritage Road – Ward 6 (File C05W01.001)</b>
<b>E.</b>	<b>Delegations/Presentations</b>
<b>F.</b>	<b>Development Team Reports</b>
<b>G 1. PDD134-2014</b>	<b>Application to Amend the Zoning By-law – Davis Webb</b>
<b>H.</b>	<b>Committee of Adjustment Reports</b>
<b>I.</b>	<b>Building and Zoning Reports</b>
<b>J.</b>	<b>Engineering and Development Services Reports</b>
<b>K 1. PDD135-2014</b>	<b>Minutes – Brampton Environmental Planning Advisory Committee – June 24, 2014</b>
<b>L.</b>	<b>Other/New Business/Unfinished Business</b>

**Minutes**  
**Planning, Design and Development Committee**

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| <b>M 1.</b> | <b>PDD136-2014</b> | <b>List of Referred Reports – Planning, Design and Development Committee</b> |
| <b>N.</b>   |                    | <b>Deferred Matters</b>  |
| <b>O.</b>   |                    | <b>Notice of Motion</b>  |
| <b>P.</b>   |                    | <b>Correspondence</b>  |
| <b>Q.</b>   |                    | <b>Councillors Question Period</b>   |
| <b>R.</b>   |                    | <b>Public Question Period</b>  |
| <b>S.</b>   |                    | <b>Closed Session</b>  |
| <b>T.</b>   | <b>PDD137-2014</b> | <b>Adjournment</b>   |

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**Regional Councillor P. Palleschi, Chair**

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**A. Approval of the Agenda**

Regional Councillor Paul Palleschi, Chair, introduced Heather MacDonald, Director, Planning Policy and Growth Management, Planning and Infrastructure Services.

Committee welcomed Ms. MacDonald to the City of Brampton.

PDD130-2014      That the agenda for the Planning, Design and Development Committee Meeting of August 6, 2014, be approved, as printed and circulated.

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):

**Re:    G 1 – Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)**

- Delegation from Ron Webb, Brampton Brick Ltd.

The following supplementary information, relating to items on the published agenda, was provided at the meeting:

**Re:    G 1. – Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)**

- Replacement page G 1-4

**Re:    D 3. – Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – 1435586 Ontario Inc. – 30 McLaughlin Road South – South of Queen Street, East Side of McLaughlin Road – Ward 4 (File C01W05.043)**

- Replacement page D 3-15

The following delegations relating to items on the published agenda, were added at the meeting:

**Re:    G 1. – Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6 (File C06W12.002)**

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- Delegation from Michael Gagnon, Gagnon and Law Urban Planners Ltd.
- Delegation from Bruce Reed, Heritage Road, Brampton

**B. Conflicts of Interest – nil**

**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.

(K 1, M 1)  
(Item G 1 was removed from consent)

**D. Statutory Public Meeting Reports**

- D 1. Report from M. Gervais, Development Planner, Planning and Building Division, dated July 7, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Marciana Sand Home Corp. – North of Cottrelle Blvd., and West of Regional Road 50 – Ward 10** (File C10E07.016)

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

The following motion was considered:

- PDD131-2014
1. That the report from M. Gervais, Development Planner, Planning and Building Division, dated July 7, 2014, to the Planning, Design and Development Committee Meeting of August 6, 2014, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Marciana Sand Home Corp. – North of Cottrelle Blvd., and West of Regional Road 50 – Ward 10** (File C10E07.016) 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

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- D 2. Report from N. Rea, Land Use Policy Planner, Planning Policy and Growth Management, dated July 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)

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

The following motion was considered:

- PDD132-2014
1. That the report from N. Rea, Land Use Policy Planner, Planning Policy and Growth Management, dated July 8, 2014, to the Planning, Design and Development Committee Meeting of August 6, 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 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 G. Bailey, Senior Development Planner, Planning and Building Division, dated July 9, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – 1435586 Ontario Inc. – 30 McLaughlin Road South – South of Queen Street, East Side of McLaughlin Road – Ward 4** (File C01W05.043)

Members of the public requested a presentation on this item.

Richard Domes, Gagnon & Law Urban Planners Ltd., presented the proposal to amend the Official Plan, Secondary Plan and Zoning By-law to permit four single-detached residential dwellings, a retail commercial building with a drive-thru facility, an addition to an existing two-storey heritage dwelling, vehicular access to McLaughlin Road South and Bufford Drive, and the dedication of the natural heritage lands to the City. Mr. Domes noted that the heritage house on the subject site will remain and will not be demolished or moved. An existing building on the site that has no heritage value will be demolished. Mr. Domes provided details on the location and size of the subject lands.

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Gavin Bailey, Senior Development Planner, outlined the current land use designation for the subject lands. In order to accommodate the proposed commercial uses, increased residential density, and remove the “Collector Road” designation from the northern portion of the site, amendments to the Official Plan, Secondary Plan and Zoning By-law are required. Mr. Bailey confirmed that staff will conduct a technical review of the application, the studies submitted and the comments provided at this meeting, and report back with a future recommendation report to Committee.

Tish Guerin, Bufford Drive, Brampton, submitted a petition from area residents containing 27 signatures. Ms. Guerin stated that the area residents will support the subject lands being developed for single family dwellings only and noted the following:

- The community does not support the proposed commercial access to Bufford Drive
- An advanced light is needed at McLaughlin Road to turn left to Bufford Drive
- An advanced light is needed for the west turn from McLaughlin Road to Queen Street
- Area residents request a park so children will no longer have to cross McLaughlin Road to access a play area
- The commercial construction will be visually unappealing and decrease the quality of life
- A speed limit reduction is needed in the residential streets near the subject lands
- The community does not support the extension of Royce Avenue to McLaughlin road
- The tree at the corner of Bufford Drive and McLaughlin Road is in need of trimming and regular maintenance as it obscures the view of pedestrian and vehicular traffic

Joe Kenny, Bufford Drive, Brampton, questioned the proposed extension of Royce Avenue to McLaughlin Road and the developer’s intentions for the heritage home on the subject land. Mr. Kenny stated that the traffic in the area is congested and a traffic study should be completed.

Sharon Burton, Royce Avenue, Brampton, stated that she is not in favour of an extension of Royce Avenue to McLaughlin Road.

Staff clarified that the extension of Royce Avenue will not happen. The proposed extension is part of a City policy that is dated and will be deleted. The heritage home is proposed to be used as a live-work unit

Christine Miceli, Bufford Drive, Brampton, noted that Bufford Drive is not wide enough to accommodate the traffic increase. There are many young

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families in the area and as there is not a nearby park, children play in the street. Ms. Miceli suggested that a bank would best suit the proposed commercial facility.

Committee advised that in addition to attending meetings, the public may send written comments regarding any application to the Planning and Infrastructure Services Department.

Kevin Montgomery, Bartley Bull Parkway, requested that the proposal include access to cycling and pedestrian paths.

Staff noted that initial comments from the Toronto and Region Conservation Authority do not support access to the site from Bufford Drive, and shared access from McLaughlin Road should be considered.

The following motion was considered:

- PDD133-2014
1. That the report from G. Bailey, Senior Development Planner, Planning and Building Division, dated July 9, 2014, to the Planning, Design and Development Committee Meeting of August 6, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – 1435586 Ontario Inc. – 30 McLaughlin Road South – South of Queen Street, East Side of McLaughlin Road – Ward 4** (File C01W05.043) 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.
  3. That the petition from Tish Guerin, Brampton resident, to the Planning, Design and Development Committee Meeting of August 6, 2014, re: **Official Plan and Zoning By-law Amendment Community Concerns Regarding Amendment**, be received.

Carried

**E. Delegations/Presentations**

**F. Development Team Reports**



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**G. Policy Planning Reports**

- G 1. Report from N. Rea, Land Use Policy Planner, Planning Policy and Growth Management, dated July 14, 2014, re: **Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002)

Ron Webb, Davis Webb LLP, advised that he represents Brampton Brick Limited, the proponents of the Norval Quarry. Mr. Webb requested that the forthcoming recommendation report be deferred to the new term of council in order to allow his clients more time to address comments and concerns from the third peer review.

Staff clarified that the most current information and results from peer reviews and stakeholders is available and a recommendation report presented to the September 8, 2014, Planning, Design and Development Committee is not premature.

Michael Gagnon, Gagnon and Law Urban Planners Ltd., noted that the application has been under consideration for six years and the consultation process is complete. Mr. Gagnon stated that a deferral is not necessary.

Bruce Reed, Heritage Road, Brampton, expressed his view on the proposed application. The application has been under consideration for six years and many area residents are eager to see it finalized. A deferral of the recommendation report is not necessary and will delay the process.

In response to questions from Committee, staff noted that it is appropriate for the recommendation report to be considered at the September 8, 2014, Planning, Design and Development Meeting.

The following motion was considered:

- PDD134-2014
1. That the report from N. Rea, Land Use Policy Planner, Planning Policy and Growth Management, dated July 14, 2014, to the Planning, Design and Development Committee Meeting of August 6, 2014, re: **Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002) be received; and,
  2. That the City Clerk forward a copy of the staff report and Council resolution to the Ministry of Natural Resources, Region of Halton, Town of Halton Hills, Region of Peel, Credit Valley Conservation and Brampton Brick Ltd.; and,

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3. That the following delegations to the Planning, Design and Development Committee Meeting of August 6, 2014, re: **Status Report – Norval Quarry Re-Zoning & Aggregate Licence Application – Brampton Brick Ltd. – Ward 6** (File C06W12.002) be received:

1. Ron Webb, Brampton Brick Ltd.
2. Michael Gagnon, Gagnon and Law Urban Planners Ltd.
3. Bruce Reed, Heritage Road, Brampton

Carried

**H. Committee of Adjustment Reports**

**I. Building and Zoning Reports**

**J. Engineering and Development Services Reports**

**K. Minutes**

- \* K 1. **Minutes – Brampton Environmental Planning Advisory Committee – June 24, 2014**

The following motion was considered:

PDD135-2014                      That the **Minutes – Brampton Environmental Planning Advisory Committee – June 24, 2014**, to the Planning, Design and Development Committee Meeting of August 6, 2014, Recommendations EPA009-2014 to EPA015-2014, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

EPA009-2014                      That the agenda for the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, be approved as printed and circulated.

EPA010-2014                      That the verbal update from Susan Jorgenson, Manager, Environmental Planning, to the Brampton Environmental Planning

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Advisory Committee Meeting of June 24, 2014, re: **Environmental Master Plan** (File G25 EN) be received.

- EPA011-2014 That the report from Susan Jorgenson, Manager, Environmental Planning, dated May 6, 2014, to the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, re: **Information Report: 2014 Environmental Advisory Committee Symposium** (File G25 EN) be received.
- EPA012-2014 That the Committee discussion to the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, re: **Brampton Environmental Planning Advisory Committee – Terms of Reference** (File G25 EN) be received.
- EPA013-2014 That the correspondence from Francis Sim, Committee Member, dated March 31, 2014, to the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, re: **2014 EAC Environmental Symposium – Update** (File G25 EN) be received.
- EPA014-2014 That the correspondence from Francis Sim, Committee Member, dated June 3, 2014, to the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, re: **Terms of Reference** (File G25 EN) be received.
- EPA015-2014
1. That the correspondence from Kelly Crawford, Committee Member, dated May 21, 2014, to the Brampton Environmental Planning Advisory Committee Meeting of June 24, 2014, re: **BEPAC Resignation** (File G25 EN) be received.
  2. That the resignation of Kelly Crawford from the membership on the Brampton Environmental Planning Advisory Committee be accepted with regret; and,
  3. That Kelly Crawford be thanked for her participation during her time as a Member of the Brampton Environmental Planning Advisory Committee.

Carried

**L. Other/New Business/Unfinished Business**

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**M. Referred Matters**

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

The following motion was considered:

PDD136-2014                      That the **List of Referred Reports – Planning, Design and Development Committee**, to the Planning, Design and Development Committee Meeting of August 6, 2014, be received.

Carried

**N. Deferred Matters**

**O. Notice of Motion**

**P. Correspondence**

**Q. Councillors Question Period**

**R. Public Question Period**

**S. Closed Session**

**T. Adjournment**

PDD137-2014                      That the Planning, Design and Development Committee do now adjourn to meet again on September 8, 2014, at 7:00 p.m.

Carried