

## **Monday, March 9, 2020**

**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 G. Dhillon – Wards 9 and 10 (arrived at  
7:06 p.m. – personal)  
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:**

Regional Councillor M. Palleschi – Wards 2 and 6 (personal)

**Staff Present:**

D. Barrick, Chief Administrative Officer  
**Planning and Development Services:**  
R. Forward, Commissioner  
D. VanderBerg, Manager, Development Services  
C. Caruso, Central Area Planner  
C. Jasinski, Heritage Planner  
**Corporate Services:**  
J. Zingaro, Deputy City Solicitor  
**City Clerk's Office:**  
P. Fay, City Clerk  
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:35 p.m.

**1. Approval of Agenda**

PDC024-2020 That the Agenda for the Planning and Development Committee Meeting of March 9, 2020, be approved, as amended as follows:

To add:

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Carried

Note: Later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda:

- Re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**
- Delegation from Colin Chung, Glen Schnarr & Associates Inc.

Additional Business and Changes related to the Published Agenda (*no vote was required*):

- Re: Delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
2. Donna Young, Brampton resident
  3. Laurie Boasie, Brampton resident
  4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
  5. Jeff Comeau, Brampton resident

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

**3. 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.

(7.2, 7.3, 8.1, 8.2)

**4. Statutory Public Meeting Reports**

- 4.1. Staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)**

A presentation was not requested on this item.

The following members of the public addressed Committee and expressed their suggestions and concerns with the subject application:

- Bruce Reed, Bruce Reed Realty
- Murray Cook, Brampton resident

The following motion was considered:

- PDC025-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
  2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee

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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 re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received:
  1. Bruce Reed, Bruce Reed Realty
  2. Murray Cook, Brampton resident

Carried

- 4.2. Staff report re: **Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009)**

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

The following motion was considered:

- PDC026-2020
1. That the staff report titled: **Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009)**, to the Planning and Development Committee Meeting of March 9, 2020, be received; and,
  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

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circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1,241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, West of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)**

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

The following motion was considered:

- PDC027-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, west of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)** to the Planning and Development Committee Meeting of March 9, 2020, be received; and,
  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 comprehensive evaluation of the proposal.

Carried

- 4.4. Staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 (I 3/2020 and File OZS-2020-0001)**

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

The following motion was considered:

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- PDC028-2020
1. That the staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 ( I 3/2020 and File OZS-2020-0001)** to the Planning and Development Committee Meeting of March 9, 2020, be received; and
  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. Delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
1. Chad Mills, Brampton resident
  2. Donna Young, Brampton resident
  3. Laurie Boasie, Brampton resident
  4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
  5. Jeff Comeau, Brampton resident

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject zoning by-law amendment:

- Donna Young, Brampton resident
- Laurie Boasie, Brampton resident
- Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
- Jeff Comeau, Brampton resident
- Colin Chung, Glen Schnarr & Associates Inc.

In response to questions from Committee, staff provided clarification on the following:

- Status of the application and the site plan process
- Safety measures including on-site security and perimeter fencing

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- Parking provisions
- Traffic impacts and mitigation efforts
- Property and amenity maintenance
- Intensification and access to transit
- Urban Design Review Panel review of the application

In response to a request from Committee, Colin Chung, Glen Schnarr & Associates Inc., noted that a traffic impact study reported no adverse impacts to local traffic. A meeting with area residents will be arranged in which residents will be invited to share their input. The traffic impact study will be made available at the meeting and to those interested in viewing it.

Items 7.1 and 13.1 were brought forward at this time.

The following motion was considered:

- PDC029-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
  2. That the Zoning By-law Amendment application submitted by Glen Schnarr & Associates Inc. on behalf of Investors Group Trust Company Ltd., Ward: 7, File: C04E06.027, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;
  3. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 11 to the report be adopted;
  4. That the following delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received:

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1. Donna Young, Brampton resident
  2. Laurie Boasie, Brampton resident
  3. Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
  4. Jeff Comeau, Brampton resident
  5. Colin Chung, Glen Schnarr & Associates Inc.; and,
5. That the correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Filomena Petrelli, Owner, 9393 McLaughlin Road, expressed concerns and suggestions with respect to the potential Designation under Part IV, Section 29 of the *Ontario Heritage Act* of the Fletcher Mud Brick House located at 9393 McLaughlin Road.

Item 11.1 was brought forward at this time.

In response to questions from Committee, staff noted potential uses for the mud brick house and confirmed that staff will work with the property owner towards a mutually beneficial solution.

The following motion was considered:

- PDC030-2020      1. That **Brampton Heritage Board Recommendation HB004-2020**, as follows, to the Planning and Development Committee Meeting of March 9, 2020, be approved:
- HB004-2020      1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1 (File HE.x)**., to the



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- Brampton Heritage Board Meeting of January 21, 2020, be received; and,
2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
  3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
  4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
  5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
  6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property
2. That the delegation from Filomena Petrelli, Owner, 9393 McLaughlin Road, re: **Heritage Board Recommendation HB004-2020**, to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

**6. Staff Presentations – nil**

**7. Planning**

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**  
**Dealt with under Item 5.1 – Recommendation PDC029-2020**

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- \* 7.2. Staff report re: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)**

- PDC031-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
  2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of Caplink Limited, Ward: 3, File: C03E03.001, 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 February 14, 2020; and,
  3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

- \* 7.3. Staff report re: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**

- PDC032-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**, to the Planning and Development Committee Meeting of March 9, 2020, be received;
  2. That the Zoning By-law Amendment application submitted by G-Force Planners & Consultants, on behalf of 1189389

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Ontario Incorporated, Ward: 4, File: T01W14.010, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report, be forwarded to Council for adoption after the Region of Peel provides written confirmation that the Functional Servicing Report is acceptable for the purpose of approving the Zoning By-law Amendment; and,
4. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

**8. Minutes**

**\* 8.1. Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**

PDC033-2020 That the **Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**, recommendations AFC001-2020 to AFC006-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

AFC001-2020 That the agenda for the Age Friendly Brampton Advisory Committee meeting of January 21, 2020, be approved, as published and circulated.

AFC002-2020 That the presentation by Andrew McNeill, Strategic Leader, Policy Planning, to the Brampton Sports Hall of Fame Committee meeting of January 21, 2020, re: Age-Friendly Committee – Brampton 2040 Plan be received.

AFC003-2020 That the presentation by Stavroula Kassaris, Policy Planner, Environment and Development, to the Age-Friendly Brampton Advisory

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Committee meeting of January 21, 2020, re: Measuring the Sustainability of New Development be received.

AFC004-2020

That the following items to the Age-Friendly Brampton Advisory Committee be deferred to the meeting of March 24, 2020:

- 5.1 Update from Tristan Costa, Policy Planner, re: Workplace Diversity and Inclusion Strategy and Work Plan
- 6.1 Discussion at the request of Bob Pesant, Co-Chair, re: Update regarding Employee Survey on Inclusion and Diversity

AFC005-2020

1. That the correspondence from S. Danton, Legislative Coordinator, City Clerk's Office, dated January 6, 2020, to the Age-Friendly Brampton Advisory Committee meeting of January 21, 2020, re: Brampton Transit Advisory Committee – Appointment of Representative be received; and
2. That Myrna Adams, Brampton Seniors Council, be appointed to the Brampton Transit Advisory Committee, as the representative from the Age-Friendly Brampton Advisory Committee for the term ending November 14, 2022.

AFC006-2020

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on Tuesday, March 24, 2020 at 7:00 p.m.

**\* 8.2. Minutes – Brampton Heritage Board – February 18, 2019**

PDC034-2020

That the **Minutes – Brampton Heritage Board – February 18, 2019**, recommendations HB009-2020 to HB013-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

HB009-2020

That the agenda for the Brampton Heritage Board Meeting of February 18, 2020 be approved as published and circulated.

HB010-2020

That the staff Memorandum re: **11962 The Gore Road – Ward 10** (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB011-2020

1. That the staff report titled re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10020**

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**Mississauga Road - Ward 6** (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received; and,

2. That the designation of the property at 10020 Mississauga Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10020 Mississauga Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB012-2020 That the Verbal Update from Steve Collie, Member, re: **Follow-up to Highlight on Heritage Event - Saturday, February 8, 2020**, to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB013-2020 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 24, 2020 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. **Heritage Board Recommendation HB004-2020, as follows:**

- HB004-2020      1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393**

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**McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting of January 21, 2020, be received; and,

2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

Note: deferred to this meeting pursuant to the following Recommendation:

- PDC014-2020
1. That the delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
  2. That Brampton Heritage Board Recommendation HB004-2020, as follows, be **deferred** to the Planning and Development Committee Meeting of March 9, 2020, for consideration and that staff notify the property owners to be present and delegate should they wish to do so:  
  
HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting

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- of January 21, 2020, be received; and,
2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
  3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the Act; and,
  4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
  5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
  6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

**Dealt with under Item 5.2 – Recommendation PDC030-2020**

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**

**Dealt with under Item 5.1 – Recommendation PDC029-2020**

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14. **Councillor Question Period** – nil

15. **Public Question Period**

In response to a question from Sylvia Roberts, Brampton resident, regarding consideration for the historical context of Bramalea, staff noted that development proposals have consideration for the heritage and intended built form appearance of their subject area.

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC035-2020      That the Planning and Development Committee do now adjourn to meet again on Monday, March 23, 2020, at 1:00 p.m.

Carried

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Regional Councillor M. Medeiros (Chair)