

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 10, 2013**. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:00 P.M.

The purpose of this Public Meeting is to give an opportunity to the public to provide input into planning applications received by the City. These are not proposals by the City of Brampton unless specifically identified as City initiated proposals. No decisions are made at the public meeting. Members of Committee attend in order to hear public input and not engage in debate about the merits of the application. A recommendation report with respect to the item below will be prepared by staff and presented at a future Planning, Design and Development Committee. The item will then be forwarded to the Council of the City of Brampton for a decision. If the recommendation is favourable, the Council will not adopt the proposed amendment until at least 30 days from the date of the Public Meeting.

NOTE: Prior to the Planning, Design and Development Committee Meeting, an informal open house will be held in the Atrium, 1st Floor, with respect to the application. The open house will start at 6:15 P.M. and continue until 6:45 P.M.

The item on the agenda that may be of interest to you is:

An application made by **KLM Planning Partners Incorporated - Brampton Area 48 Landowners Group (c/o Metrus Development Incorporated) (File: BP48-2.2) WARDS 9 and 10** to amend the Official Plan for Block Plan 48-2 within the Countryside Villages Secondary Plan.

Following is a brief description of the item on the agenda:

LOCATION:

The subject lands are located south of Mayfield Road, north of Countryside Drive, east of Bramalea Road and west of the West Humber River Tributary F. The subject lands are legally described as Part of Lots 16 & 17, Concession 5 & 6, E.H.S.

PROPOSAL:

The application to amend the Official Plan is to establish Block Plan policies with respect to urban design, servicing, the environment, transportation and growth management for Block Plan area 48-2 of the Countryside Villages Secondary Plan.

The Block Plan will provide a general configuration and layout of the following land uses permitted by the Secondary Plan:

- Single-detached dwellings
- Semi-detached dwellings
- Street townhouse dwellings
- Laneway townhouse dwellings (Medium Density Residential)
- Mixed-use units (commercial and residential)
- 5 school sites (2 public junior elementary, 1 separate elementary and 1 separate secondary school and 1 public secondary school)
- 5 Stormwater Management Ponds
- 7 neighbourhood parks
- Sesquicentennial Community Park
- A motor vehicle commercial block
- A district retail commercial block (Smart Centres)
- 2 places of worship
- Channel/valleyland
- Open Space
- 2 roundabouts on Inspire Boulevard

The Block Plan provides for a new north-south collector road between Bramalea Road and Torbram Road. This road will be an extension of Moldovan Drive. As well, a new east-west collector road (Inspire Boulevard) is proposed to extend east from Bramalea Road, beyond Torbram Road and turning south to connect with Countryside Drive.

The proposed Block Plan submitted by the Brampton Area 48 Landowners Group (c/o Metrus Development Inc.) proposes amendments to Schedule A2-Retail Structure to the Official Plan and amendments to the land use designations shown on Schedule SP 48(a) to the Countryside Villages Secondary Plan.

The amendments to the Official Plan are:

- 1) Deletion of the “Neighbourhood Retail” designation located at the south-east corner of Inspire Boulevard and Torbram Road and replacing it with low and medium density residential uses.
- 2) Deletion of the “Convenience Retail” designation located south of Mayfield Road between Torbram Road and Airport Road and replacing it with low density residential uses.

The amendments to the Secondary Plan are:

- 1) Deletion of the “Neighbourhood Retail” designation located at the south-east corner of Inspire Boulevard and Torbram Road and replacing it with low and medium density residential uses.

- 2) Deletion of the “Convenience Retail” designation located south of Mayfield Road between Torbram Road and Airport Road and replacing it with low density residential uses.
- 3) Deletion of three (3) “Mixed Use” designations at the intersection of Inspire Boulevard and Torbram Road and replacing them with medium density residential uses.
- 4) Deletion of three (3) “Live-Work” designations at the intersection of Inspire Boulevard and Torbram Road and replacing them with medium density residential uses.
- 5) Deletion of “Medium Density Residential” designations along Inspire Boulevard between Torbram Road and Countryside Drive and replacing it with low density residential uses.
- 6) Deletion of a “Medium Density Residential” designation surrounding the “Motor Vehicle Commercial” and “Place of Worship” designation at the north-east corner of Countryside Drive and Torbram Road and replacing it with low density residential uses.
- 7) Addition of a “Mixed Use” designation between the “Motor Vehicle Commercial” and “Place of Worship” designation at the north-east corner of Countryside Drive and Torbram Road.

SIZE:

The subject lands are 320 hectares (790 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject lands as “Residential” and “Open Space” on Schedule “A” of the Official Plan.

An Official Plan amendment application is required to establish urban design, servicing, environmental, transportation and growth management policies for Block Plan 48-2. As noted in the Proposal, amendments to the Official Plan are required.

SECONDARY PLAN: The Countryside Villages Secondary Plan designates the subject lands “Low Density Residential,” “Medium Density Residential,” “Live Work,” “District Retail,” “Neighbourhood Retail,” “Motor Vehicle Commercial,” “Convenience Commercial,” “Mixed Use,” “Village Core,” “Special Policy Area 1,” “Special Policy Area 2,” “Public Junior Elementary School,” “Public Middle School,” “Separate Elementary

School Site,” “Separate Secondary School Site,” “Public Secondary School Site,” “Place of Worship,” “City Wide Park,” “Neighbourhood Park,” “Stormwater Management Facility,” “Valleyland,” “Collector Road,” “Gateway” and “Potential Intersection.” As noted in the Proposal, amendments to the Secondary Plan are required.

ZONING: The subject lands are zoned “Agricultural,” “Agricultural - 839”, “Commercial Two – 2248,” “Highway Commercial One – 2246,” “Service Commercial – 2247,” “Institutional One,” “Institutional One – 1226,” “Institutional One – 1417,” “Open Space” and “Floodplain” by By-Law 270-2004 as amended. An amendment to the Zoning By-law is required.

GROWTH MANAGEMENT:

The development of this project may be impacted by the City’s Growth Management Program, which will require the timing and staging of development be delayed and/or coordinated with the provision of essential community services and infrastructure. Please contact the Planning, Design and Development Department for further information.

FOR MORE INFORMATION, PLEASE CONTACT: MICHELLE GERVAIS, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2073 OR michelle.gervais@brampton.ca.

Documentation with respect to the above noted item will be available for inspection in the Planning, Design & Development Department and may be viewed between the hours of 9:00 A.M. and 4:00 P.M. during the regular business week. Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above item.

The recommendations of Planning, Design & Development Committee with respect to the above item will be forwarded to the Council of the City of Brampton for adoption. The Council of the City of Brampton will not adopt the proposed amendment/ until at least 30 days from the date of the Public Meeting.

If you wish to be notified of the adoption of an Official Plan amendment, the enactment of a proposed Zoning By-law or the decision of Council with respect to draft approval of a proposed Plan of Subdivision, you must make a written request to:

Peter Fay
City Clerk
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Note: a copy of this request **must** also be sent to Mr. Dan Kraszewski, Acting Commissioner of Planning, Design and Development at the same address.

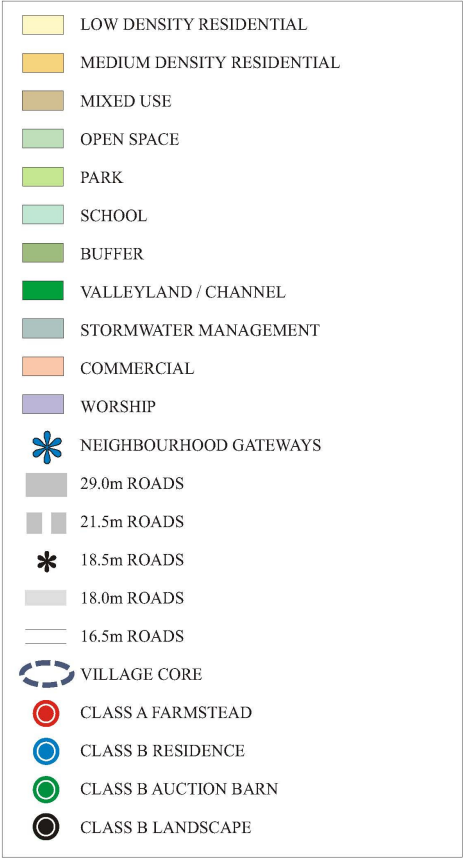
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton in respect of a proposed plan of subdivision before the City gives or refuses to give approval to the draft plan of subdivision or before a zoning by-law is passed or before a proposed official plan amendment is adopted:

- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.***

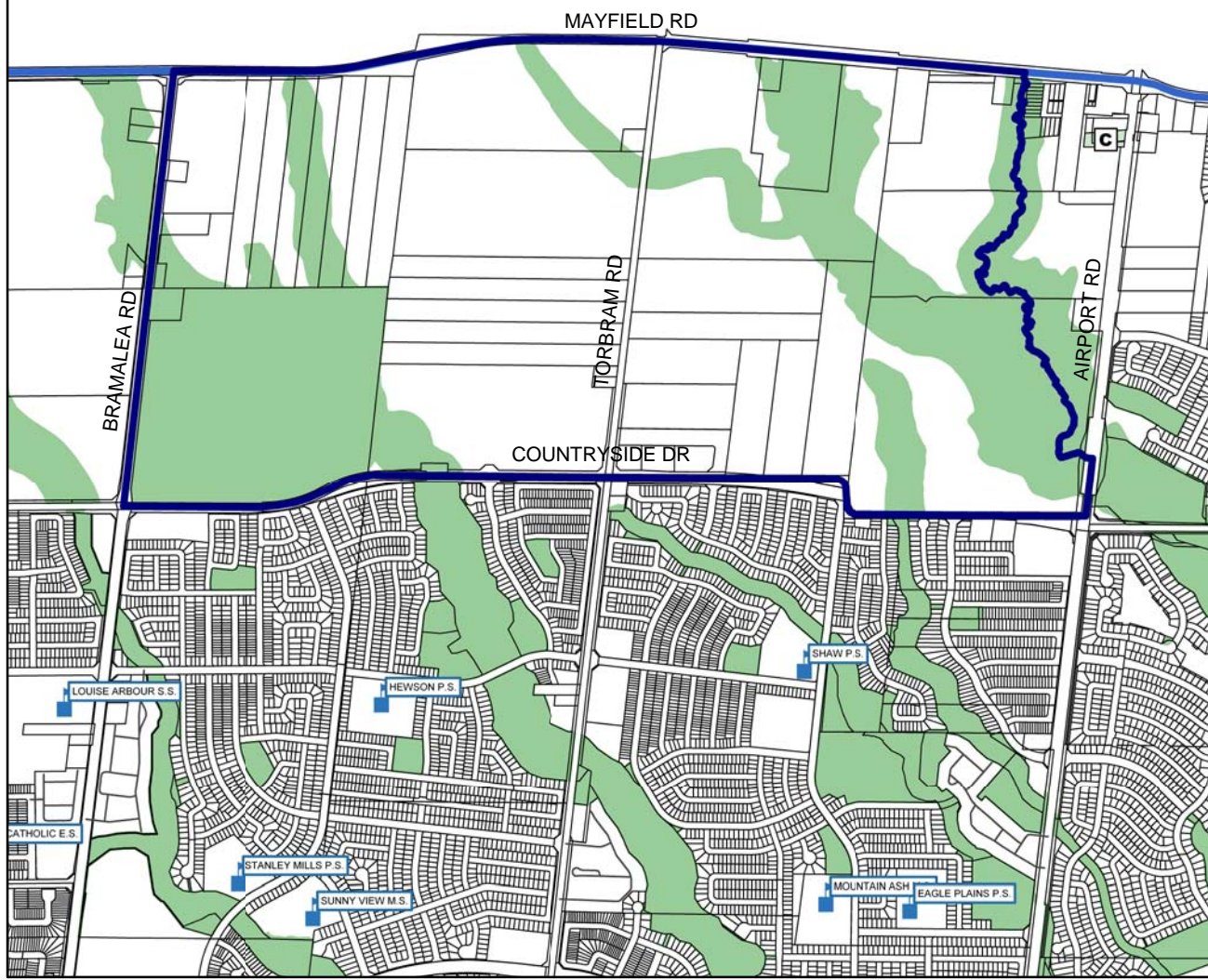
Dated at the City of Brampton this 14th day of May, 2013.

Paul Snape, M.C.I.P., R.P.P.
Acting Director, Land Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

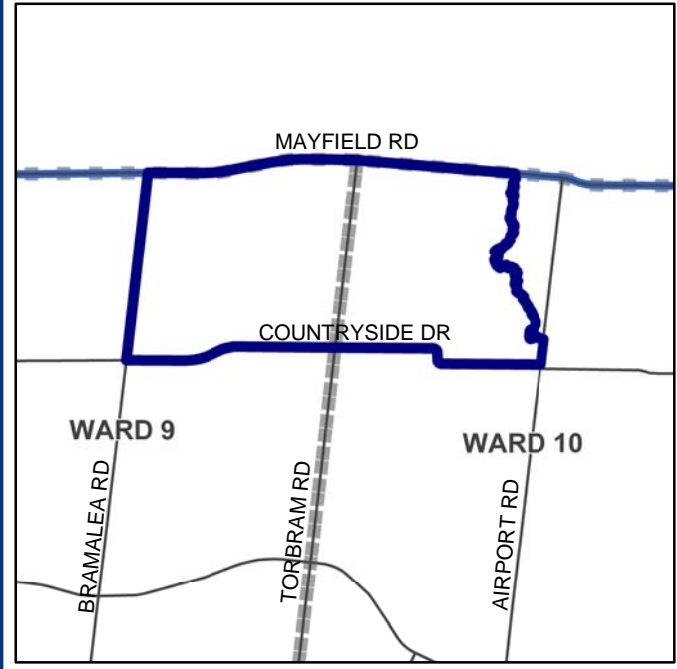
Note: This notice may also be accessed via our website at www.brampton.ca









TOWN OF CALEDON



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LANDS
-  PROPERTY LINE
-  OPEN SPACE
-  SCHOOL
-  CEMETERY
-  WARD BOUNDARY

NOTE: OPEN SPACE IS AN EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE BRAMPTON OFFICIAL PLAN

MAP 2 - LOCATION
KLM PLANNING PARTNERS INC.
Brampton Area 48 Landowners Group Inc.

CITY FILE: BP48-2.002



Drawn By: CJK
 Date: 2013 01 23