

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 meeting. 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 **Infoplan Incorporated - Rexton Developments Incorporated (File: C01W06.072 Subdivision File: 21T-13001B) WARD 5** for a proposed Draft Plan of Subdivision.

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

LOCATION:

The subject lands are located on the northeast and southeast corners of Haggert Avenue North and Denison Avenue. These are legally described as Part of Blocks 2 and 4, Registered Plan 43M-1690 and Part of Blocks E and F, Registered Plan 452.

PROPOSAL:

The purpose of the application for a proposed Draft Plan of Subdivision is to permit the development of 10 townhouse units. Specifically the proposal is for:

- The westerly extension of Denison Avenue to connect with Haggert Avenue North. (Denison Avenue currently terminates in a cul de sac east of Haggert Avenue.)

- One townhouse block with 3 dwelling units on the northeast corner of the proposed Haggert and Denison intersection
- One townhouse block with 7 dwelling units on the southeast corner of the proposed intersection.

The applicant has also submitted an application to amend the Zoning By-law to remove a Holding Provision that applies to the lands.

SIZE:

The site is 0.16 hectares (0.41 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject lands as “Central Area.” An amendment to the Official Plan is not required.

SECONDARY PLAN: The Downtown Brampton Secondary Plan (SPA7) Secondary Plan designates the subject lands as “Medium Density Residential.”

The lands are also subject to a site specific policy in the Secondary Plan. This policy allows the development of these lands for townhouses at a maximum density of 62 units per net residential hectare (25 units per net residential acre) subject to a number of principles. The principles include that Denison Avenue be extended to Haggert Avenue North when the rail spur line along Haggert is no longer required for service.

An amendment to the Secondary Plan is not required.

ZONING: The subject lands are zoned as follows by By-Law 270-2004, as amended:

- Southern Parcel: Residential Townhouse A – Special Section 3467 (R3A-3467)
- Northern Parcel: Residential Townhouse B – Special Section 3434 (Holding) (R3B-3434(H))

These zones permit the proposed townhouses.

To remove the holding provision on the northern parcel, the Zoning By-law requires that the applicant make satisfactory arrangements for the abandonment of the CN Rail spur line abutting the lands and to extend Denison Avenue to Haggert Avenue. An application to amend the Zoning By-law to remove the holding provision has been submitted.

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: DAVID VANDERBERG, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2325 OR david.vanderberg@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:

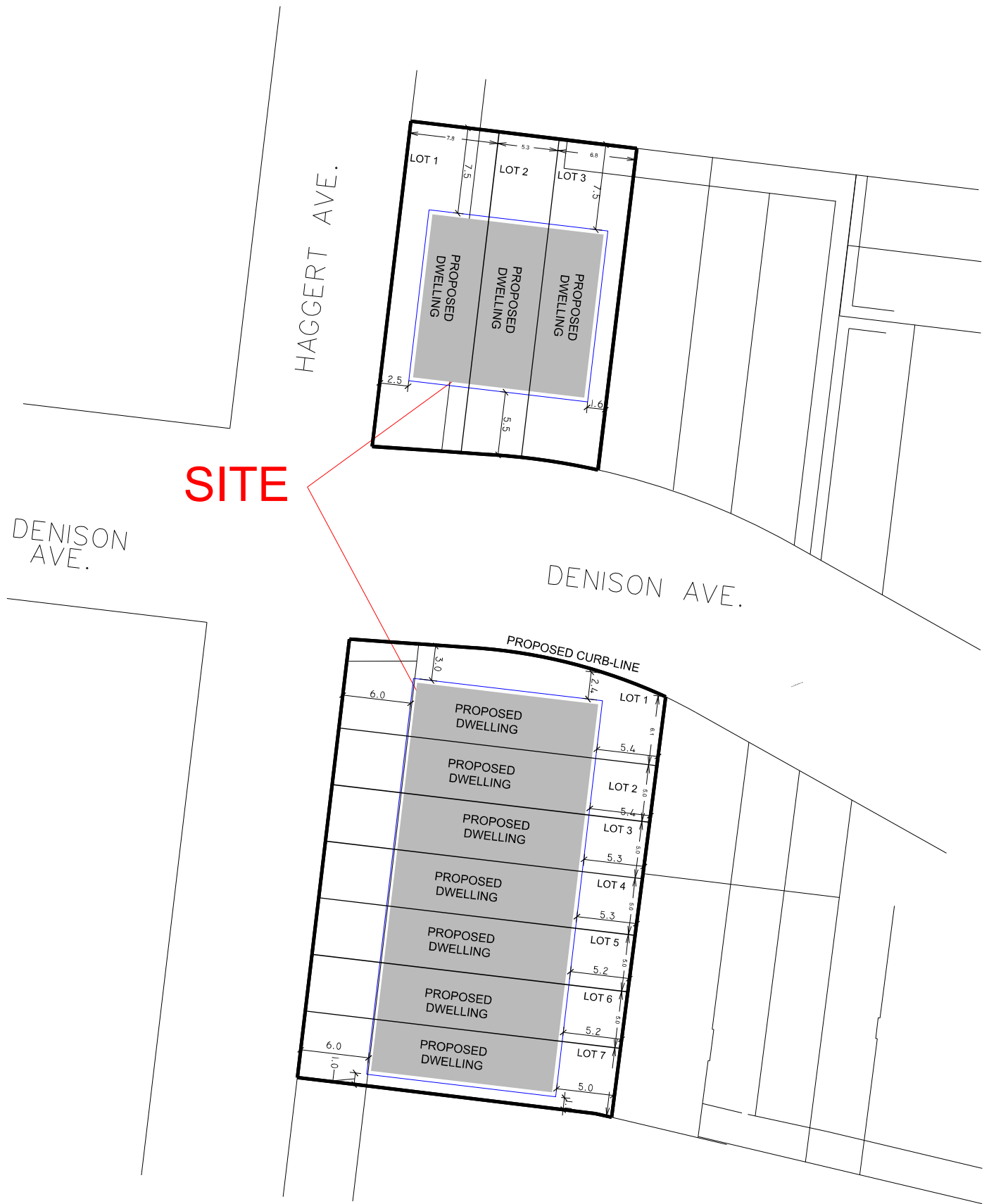
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

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

Henrik Zbogar, M.C.I.P., R.P.P.
Acting Director, Planning Policy and Growth Management
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

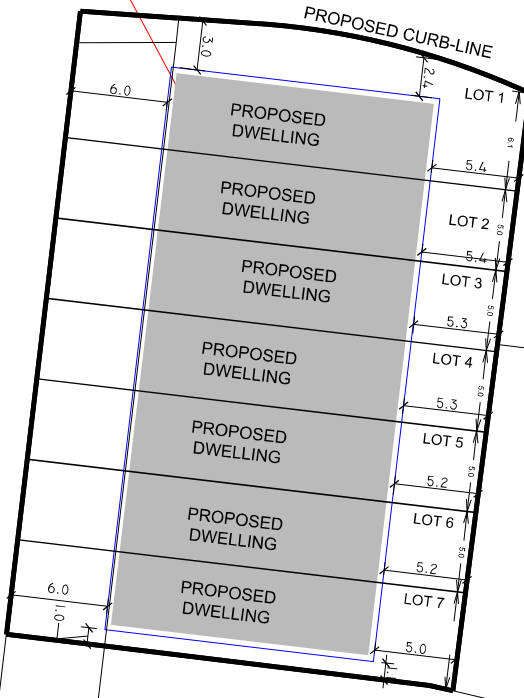
Note: This notice may also be accessed via our website at www.brampton.ca

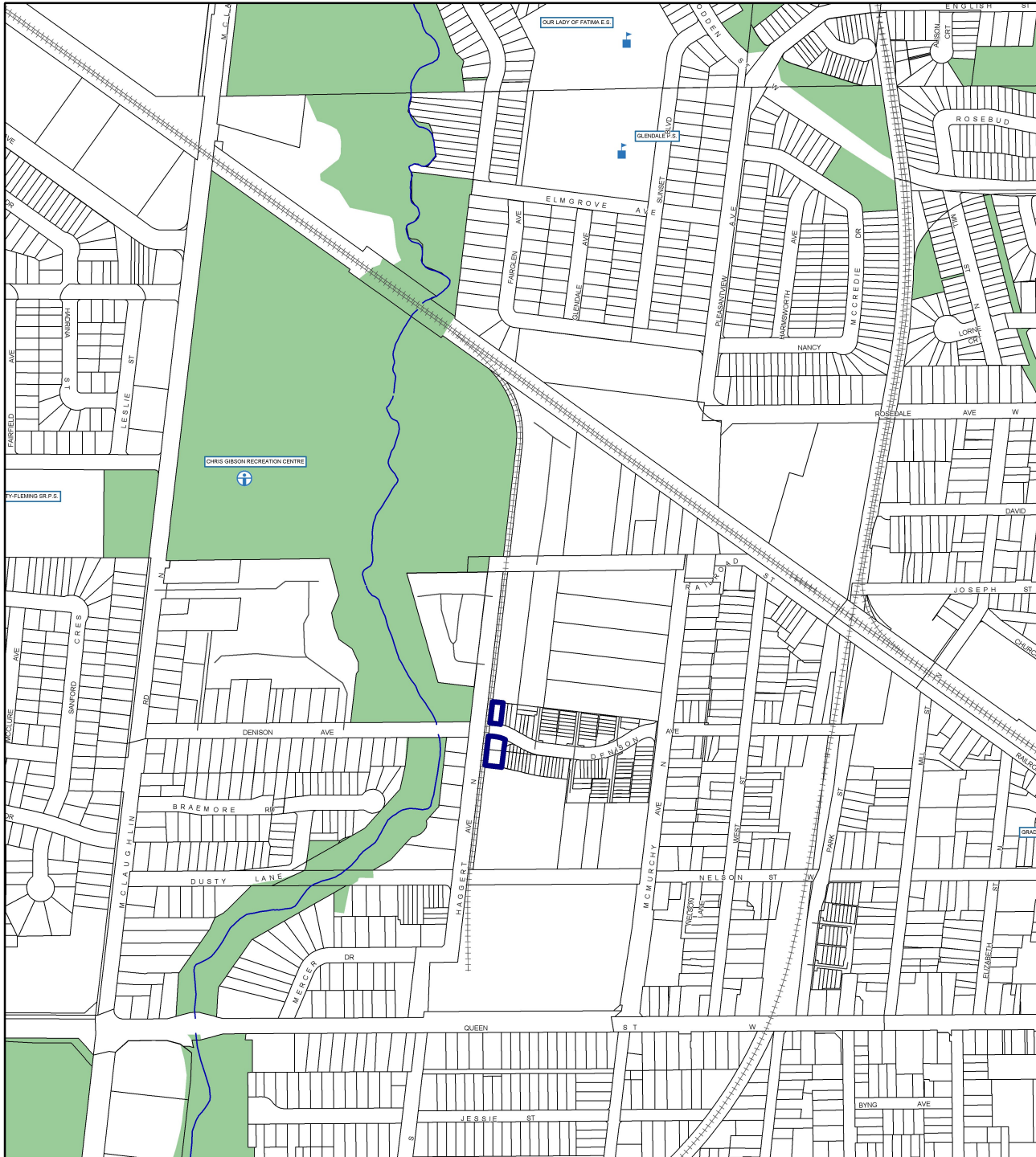


SITE

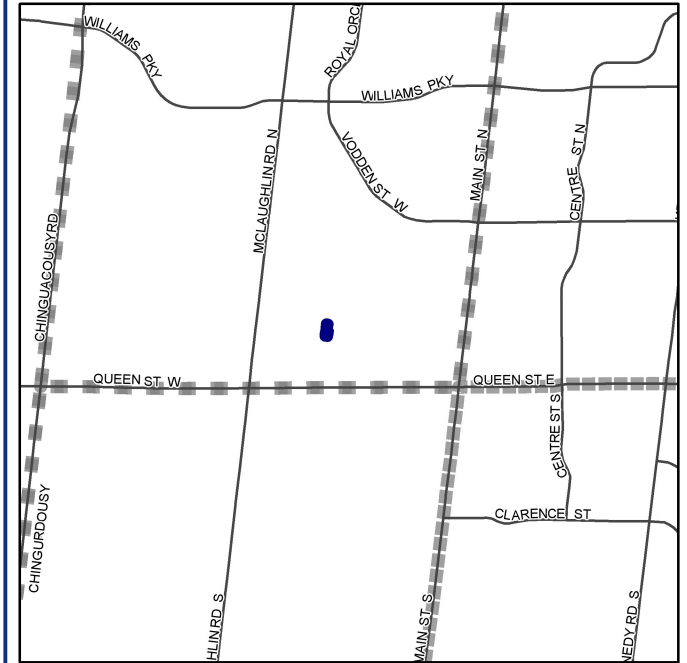
DENISON AVE.

DENISON AVE.












Scale 1:8,000



Scale 1:50,000

- | | | | |
|---|---------------|---|-----------------------|
|  | SUBJECT LAND |  | SCHOOL |
|  | PROPERTY LINE |  | RECREATIONAL FACILITY |
|  | OPEN SPACE |  | MAJOR WATERCOURSE |
|  | WARD BOUNDARY | | |

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

MAP 2 - LOCATION
INFOPLAN
 Rexton Developments Ltd.

CITY FILE: C01W06.072



BRAMPTON
 Flower City
 brampton.ca
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: A.R.d.
 Date: 2013 02 08