

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 **JL Cox Planning Consultants - Carreira, Victor & Louise (File: C01W06.073), Ward 5**, to Amend the Zoning By-Law.

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

**LOCATION:**

The subject property is located on the 106 Denison Avenue.

**PROPOSAL:**

- This application proposes to demolish the existing single detached dwelling and rezone the subject property in order to permit the development of two semi-detached lots (four dwelling units).
- Each proposed semi-detached lot will have a width of 7.93 metres and an average area of approximately 460 square metres.
- The proposed site layout is intended to preserve as many trees as possible.

Figure 1 (attached) is a sample elevation that was provided by the applicant.

**SIZE:**

The subject site is 0.45 acres in size.

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The Official Plan designates the subject property Residential. An amendment to the Official Plan is not required.

**SECONDARY PLAN:** The Brampton West Secondary Plan (SPA-6) designates the subject property "Low Density Residential". An amendment to the Secondary Plan is not required.

**ZONING:** The subject property is zoned "Residential Single Detached B (R1B)" in the Zoning 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: ANDREA DEAR-MULDOON, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2953 OR [andrea.dearmuldoon@brampton.ca](mailto:andrea.dearmuldoon@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 enactment of a proposed Zoning By-law, 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 submission at a public meeting or written submission to the City of Brampton before a zoning by-law is passed, the person or public body:

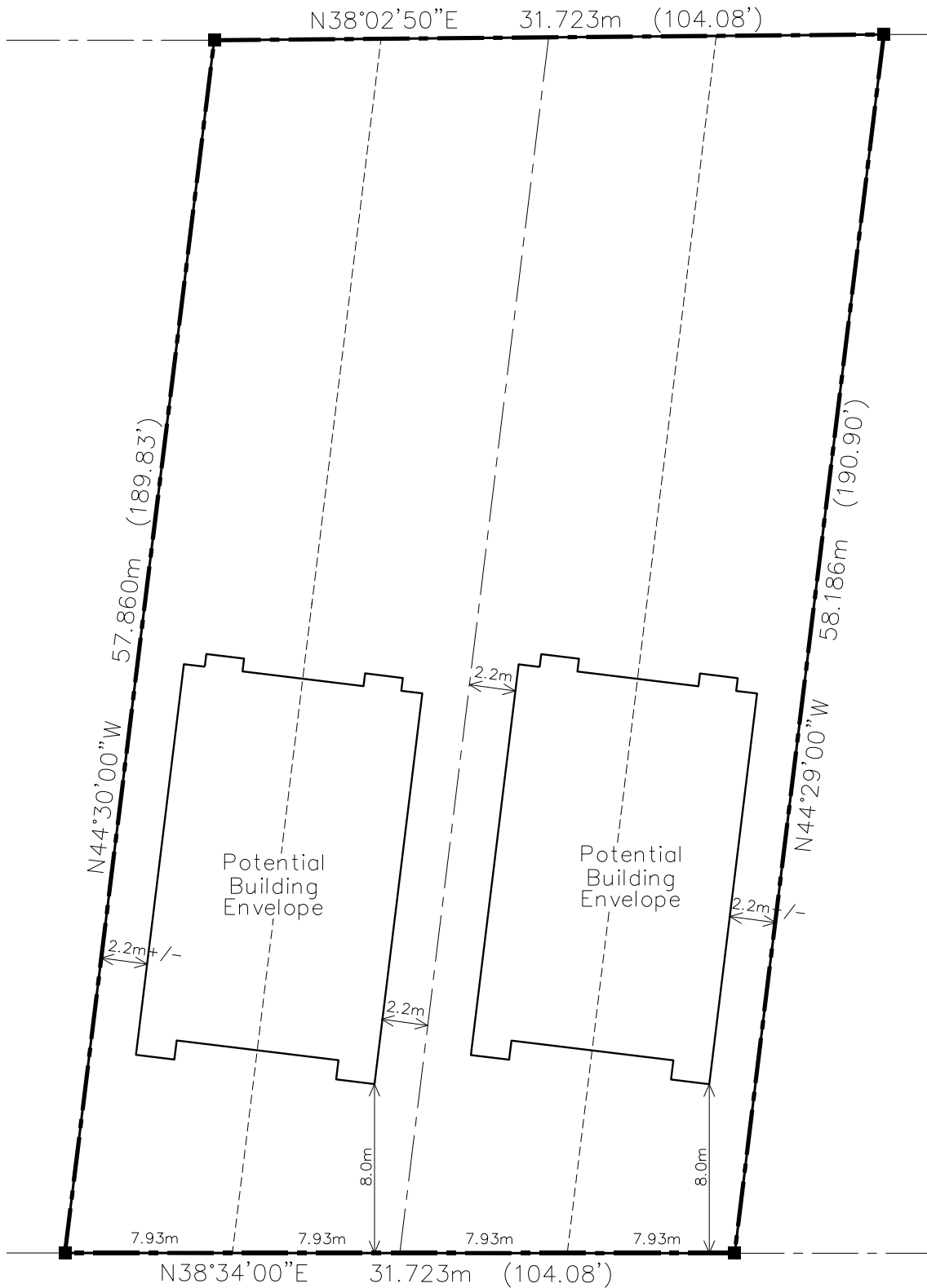
- (a) ***is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.***

Dated at the City of Brampton this 14<sup>th</sup> day of May, 2013.

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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

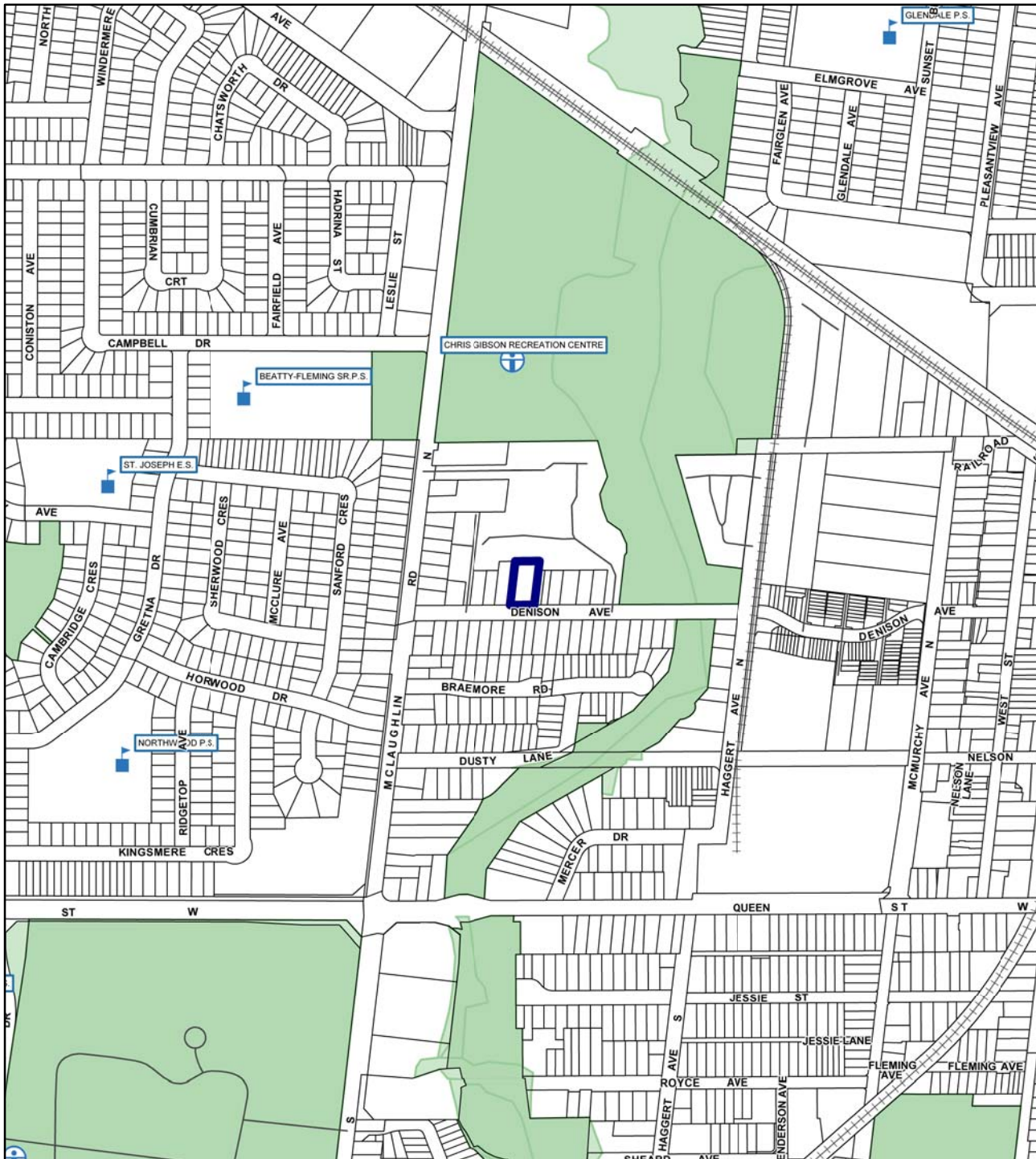
Note: This notice may also be accessed via our website at [www.brampton.ca](http://www.brampton.ca)



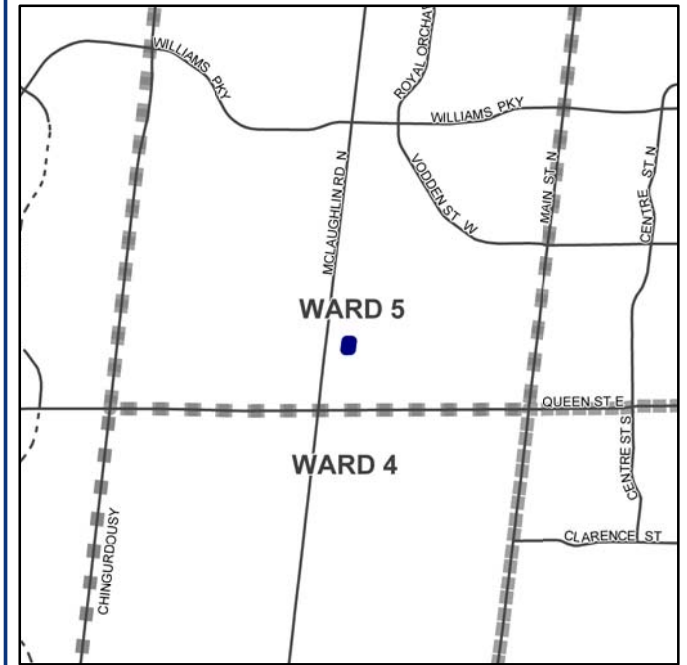
Denison Avenue













Scale 1:8,000



Scale 1:50,000

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

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

**MAP 2 - LOCATION**  
**JL COX PLANNING CONSULTANTS INC.**  
 Victor and Louise Carreira

**CITY FILE: C01W06.073**



Drawn By: CJK  
 Date: 2013 03 13