

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 11, 2012**. 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 **GLEN SCHNARR & ASSOCIATES INCORPORATED - FP BLOCK 5 DEVELOPMENTS LIMITED (File: C03W05.018) WARD 6** involving an Application to Amend the Official Plan and Zoning By-Law.

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

LOCATION:

The subject property is located at the south-west corner of Queen Street West and Chinguacousy Road. It is legally described as Part of Lot 5, Concession 3, W.H.S.

PROPOSAL:

The proposal involves the following key features:

- ◆ Six (6) retail units (Retail A, Retail B.1 to B.5) with a total gross floor area of 5,834 square metres (62,795 square feet);
- ◆ Two hundred and eighty-six (286) parking spaces;
- ◆ A full moves access to Chinguacousy Road;

- ◆ A right-in/right-out access to Queen Street West; and,
- ◆ A pedestrian connection to Allegro Drive.

SIZE:

The site is 2.5 hectares (6.3 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated as “Residential” in the Official Plan. The proposed neighbourhood retail uses conform to the “Residential” designation in the Official Plan, however an amendment is proposed to Schedule A2 – Retail Structure of the Official Plan to add a “Neighbourhood Retail” designation at the south-west corner of Queen Street West and Chinguacousy Road.

SECONDARY PLAN: The subject property is designated “Low Density 2 Residential” and “Special Policy Area 3” in the Credit Valley Secondary Plan Area 45. “Special Policy Area 3” permits these lands to be developed for Convenience Commercial uses. The Convenience Retail policies in the Official Plan classify a Convenience Retail use as “*one or more retail or service establishments planned and developed as a unit not exceeding 3,700 square metres (40,000 square feet).*”

The proposed commercial development has a total gross floor area of 5,596 square metres (60,235 square feet), which according to the Official Plan would be classified as a ‘Neighbourhood Retail’ site. An amendment to the Secondary Plan is required for the proposed Neighbourhood Retail commercial development.

ZONING: The subject lands are zoned ‘Agricultural (A)’ by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed retail development.

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. John B. Corbett, Commissioner of Planning, Design and Development at the same address.

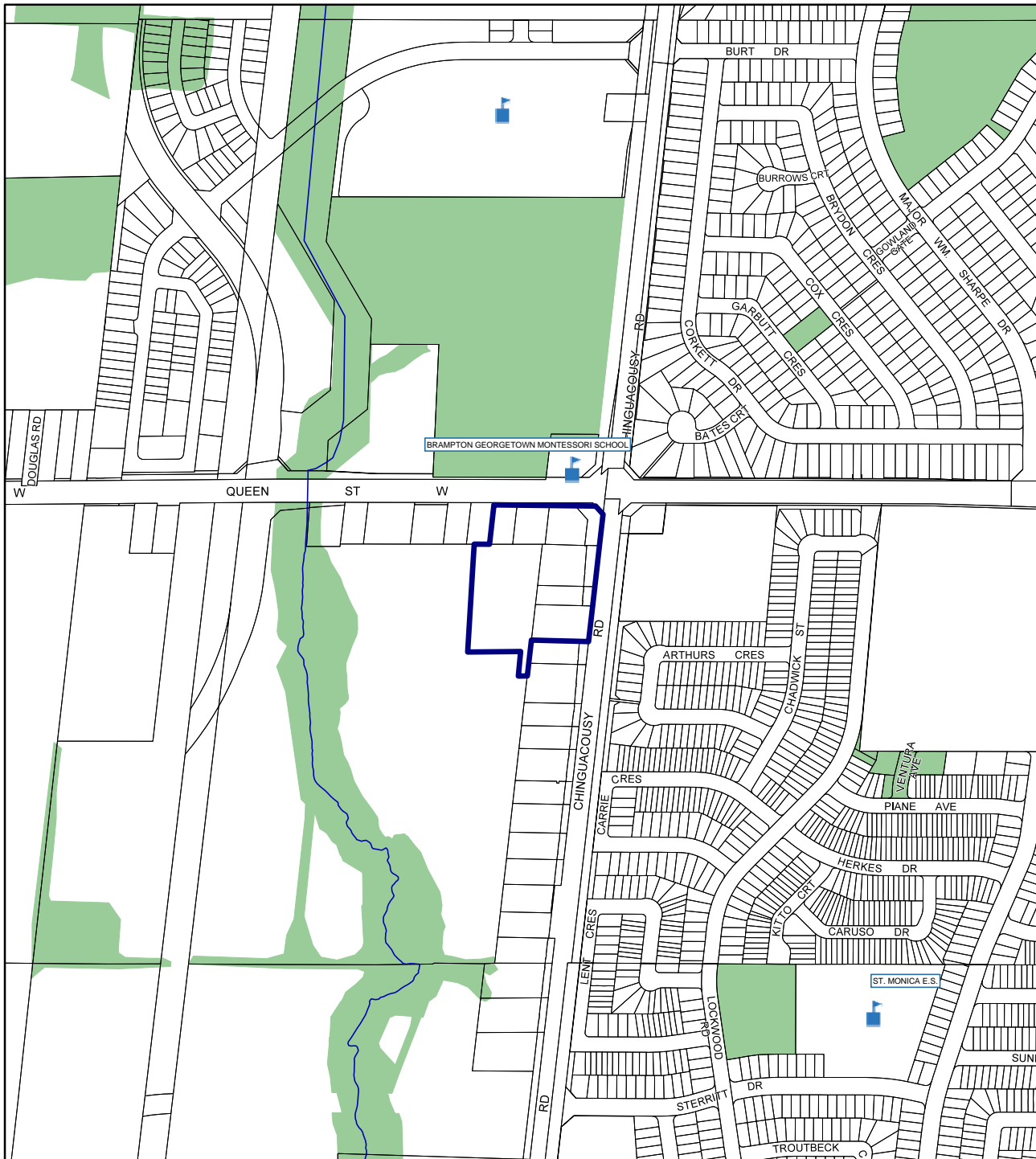
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton in respect of a proposed plan of subdivision before the City gives or refuses to give approval to the draft plan of subdivision or before a zoning by-law is passed or before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

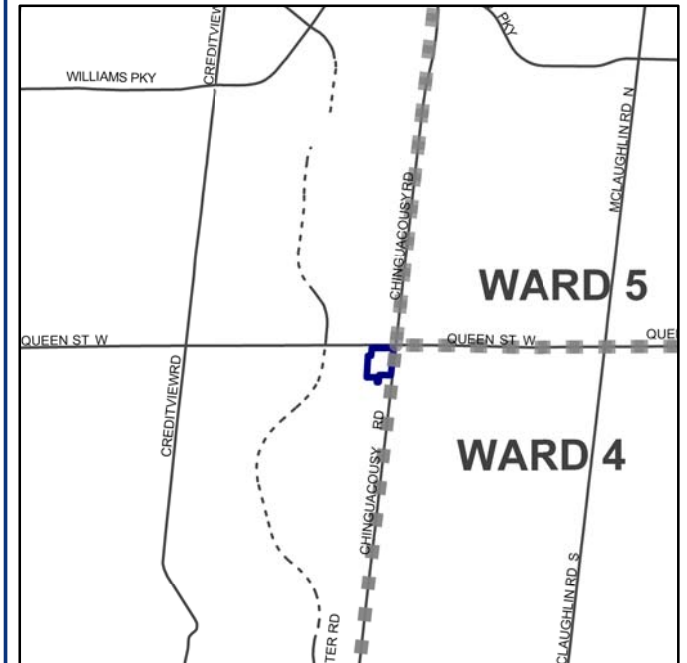
Dated at the City of Brampton this 15th day of May, 2012

Dan Kraszewski, MCIP, RPP
 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



Scale 1:8,000



Scale 1:50,000

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

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

MAP 2 - LOCATION
GLEN SCHNARR & ASSOCIATES INC.
 FP Block 5 Developments Ltd.

CITY FILE: C03W05.018



Drawn By: CJK
 Date: 2012 04 25