

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Wednesday, September 5, 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 INC. on behalf of National Homes (Gore Road) Inc. (File: C09E05.023) WARD 10** 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 The Gore Road and Ebenezer Road. It is legally described as Block 189 on Plan 43M-1709.

PROPOSAL:

The proposal involves the following:

- ◆ 131 freehold townhomes on a condominium roadway
- ◆ two resident parking spaces for each unit
- ◆ 40 visitor parking spaces
- ◆ two common amenity areas
- ◆ two vehicular/pedestrian accesses along Palleschi Drive and one vehicular/pedestrian access (right-in/right-out) along The Gore Road

The Corporation of The City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

SIZE:

The site is 2.61 hectares (6.45 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property as “Residential”. The residential designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposal is consistent with the “Residential” designation.

The subject property is further designated as “Neighbourhood Retail” on Schedule A2 – Retail Structure of the Official Plan. An amendment to the Official Plan is submitted to remove the “Neighbourhood Retail” designation from this property.

SECONDARY PLAN: The Secondary Plan designates the subject property as “Neighbourhood Retail” in the Bram East Secondary Plan (Area 41). This designation does not permit residential uses and an amendment to the Official Plan is submitted to change the Secondary Plan designation to “Cluster/High Density Residential.”

ZONING: The subject property is zoned “Commercial One Section 1938” (C1-1938). Residential uses are not permitted in this zone and an amendment to the Zoning By-law is submitted to change the zoning on this site to an appropriate townhouse zone.

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: LINDSAY SULATYCKI, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-3485 OR lindsay.sulatycki@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 7th day of August , 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

EBENEZER ROAD



P	L	A	N	4	3	R	3	2	3	4	2
PART 17	PART 18	PART 19	PART 20	PART 21	PART 22	PART 23	PART 24	PART 25	PART 26	PART 27	PART 28
REGISTERED											

EXISTING RESIDENTIAL

PEEL COMMON ELEMENTS CONDOMINIUM PLAN No. 840

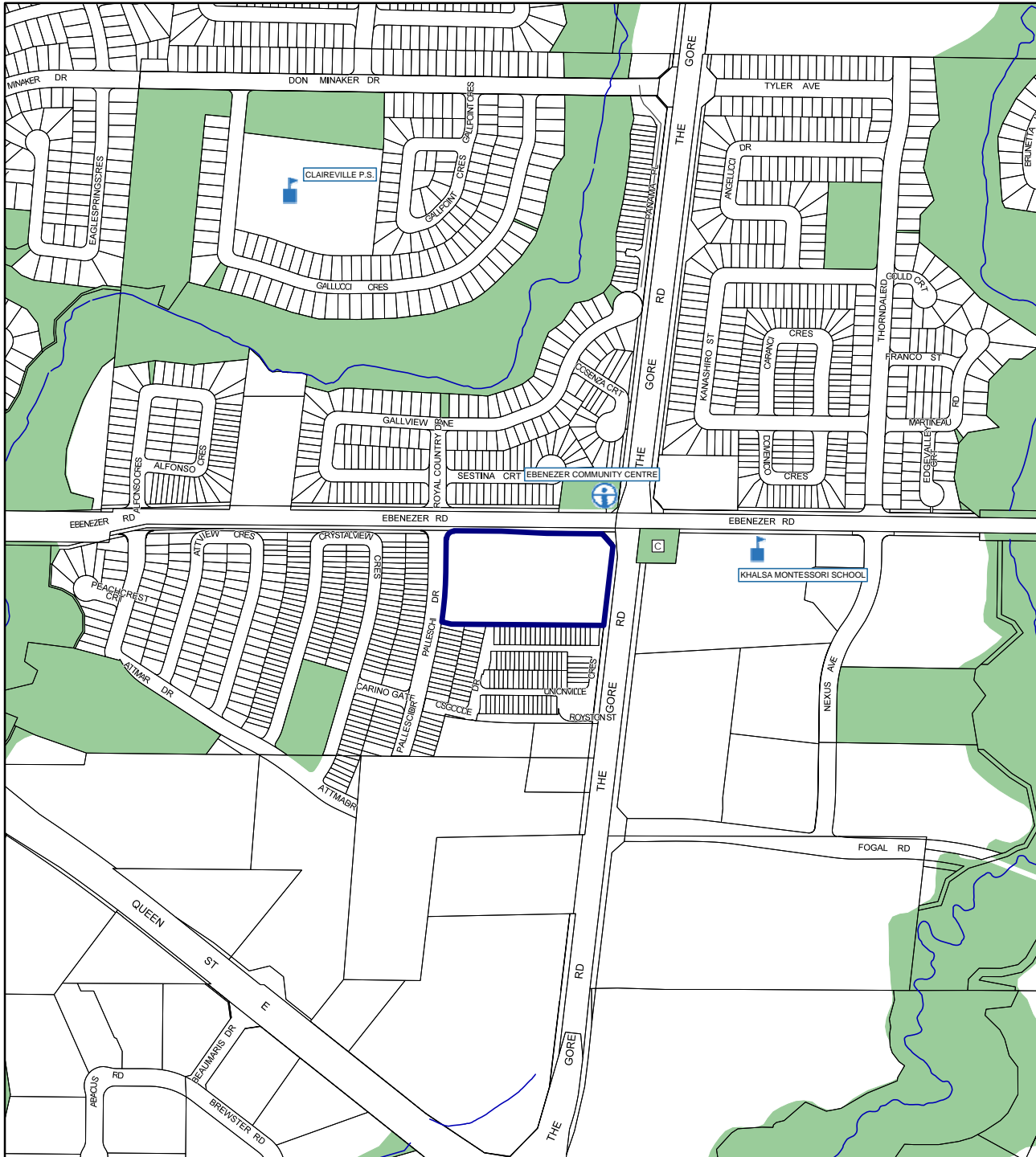


MAP 1 - DRAFT PLAN OF SUBDIVISION
GLEN SCHNARR & ASSOCIATES INC.
National Homes (Gore Road) Inc.

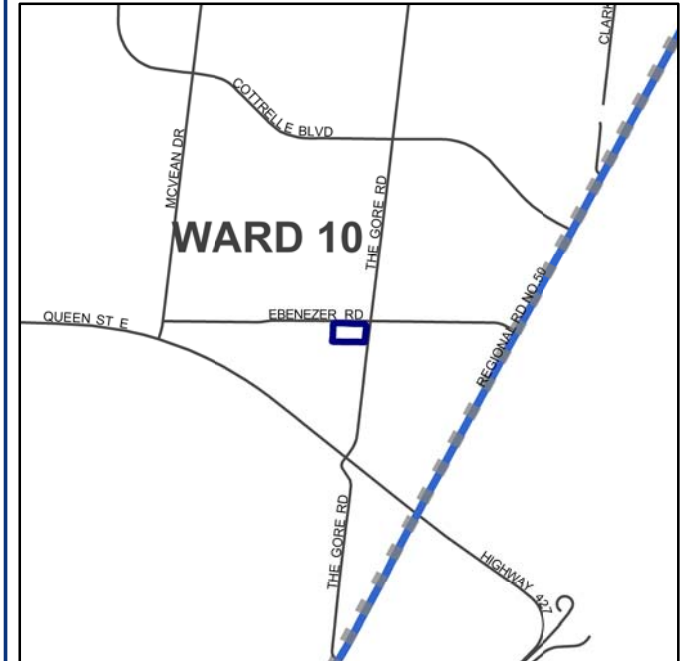
Date: 2012 06 20

Drawn By: AH









CITY FILE: C09E05.023



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  SCHOOL
-  RECREATION FACILITY
-  CEMETERY
-  PROPERTY LINE
-  OPEN SPACE
-  WARD BOUNDARY
-  CITY LIMIT

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.
National Homes (Gore Road) Inc.

CITY FILE: C09E05.023



Drawn By: AH
 Date: 2012 06 20