

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, October 1, 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 - Ashley Oaks Construction Limited (File: T02W14.017) WARD 6** to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision.

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

LOCATION:

The subject property is located north of Highway 407 between Chinguacousy Road and Mavis Road. It is legally described as Concession 2, W.H.S., Part of Lot 14.

PROPOSAL:

The proposal involves the following:

- ◆ 6 townhouse blocks totalling 42 units
- ◆ two-storey building height
- ◆ a condominium roadway
- ◆ two resident parking spaces for each unit (one in the attached garage and one in the driveway)
- ◆ 13 visitor parking spaces

- ◆ one common amenity area/tot lot
- ◆ two vehicular/pedestrian accesses along Chinguacousy Road

SIZE:

The subject property is approximately 1.34 hectares (3.3 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.

SECONDARY PLAN: The Secondary Plan designates the southern portion of the subject property as “Medium Density Residential” and “Special Policy Area 3 (Mavis Road Residential)”. The northern portion of the property is designated as “Cemetery” in the Bram West Secondary Plan (Area 40). Townhouses are permitted in the “Medium Density Residential” and “Special Policy Area 3” designation but not in the “Cemetery” designation. The “Cemetery” designation is a remnant from the original Secondary Plan and no longer needs to apply to lands east of Chinguacousy Road. An amendment to the Secondary Plan has been submitted to remove the “Cemetery” designation from the subject property and designate the subject property in its entirety as “Medium Density Residential” and “Special Policy Area 3” to permit the proposed development.

ZONING: The subject lands are zoned “Agricultural” (A) and “Residential Rural Estate Two” (RE2) according to Zoning By-Law 270-2004, as amended. An amendment to the Zoning By-law has been submitted to permit the proposed townhouse 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: 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.

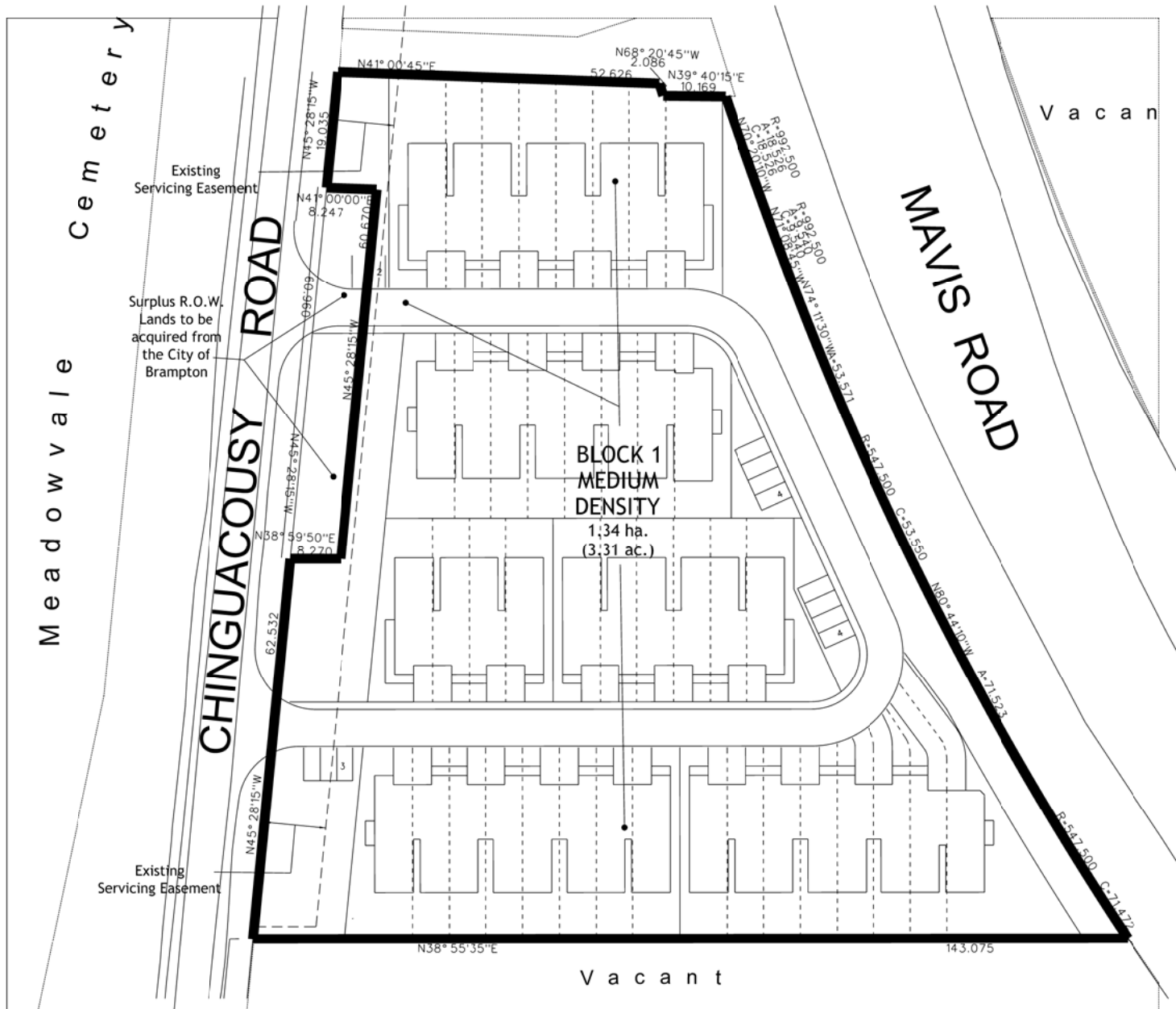
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton in respect of a proposed plan of subdivision before the City gives or refuses to give approval to the draft plan of subdivision or before a zoning by-law is passed or before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

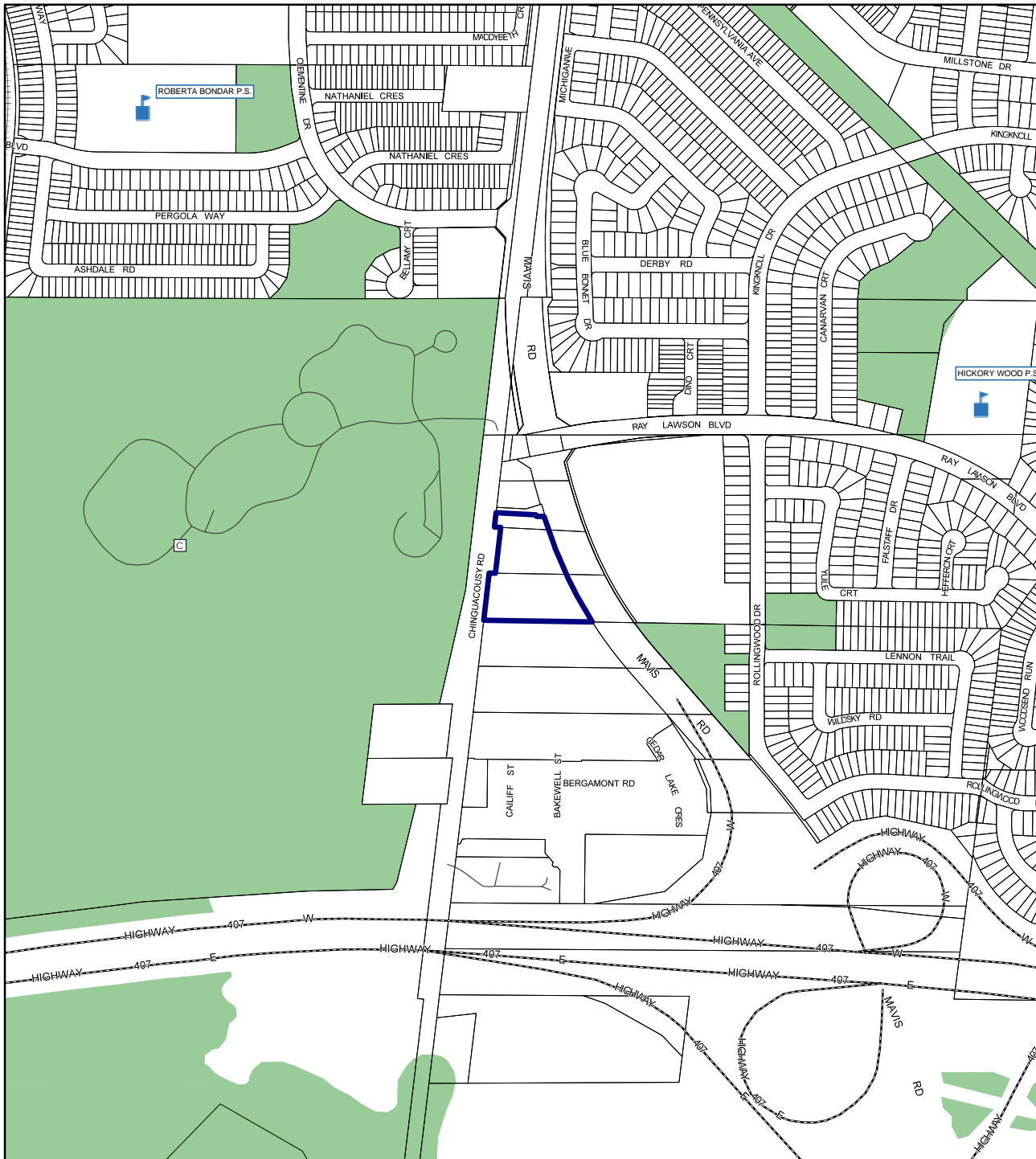
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

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

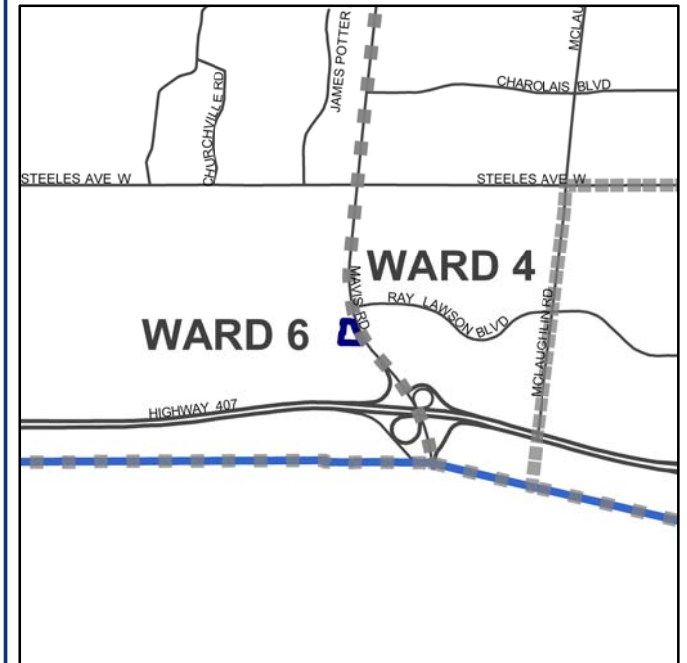
Dated at the City of Brampton this 4th day of September, 2012.

Dan Kraszewski, MCIP, RPP
 Director, Development Services
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario L6Y 4R2











Scale 1:8,000



Scale 1:50,000

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

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

MAP 2 - LOCATION
GLEN SCHNARR & ASSOCIATES
Ashley Oaks Construction Ltd.

CITY FILE: T02W14.017

 **BRAMPTON**
 Flower City
 brampton.ca
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: CJK
 Date: 2012 05 30