

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 **GAGNON AND LAW URBAN PLANNERS LIMITED - MATTAMY (CREDIT RIVER) LIMITED (File: C04W14.007) WARD 6** involving an Application to Amend the Zoning By-Law

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

LOCATION:

The subject property is located at the north-west corner of the intersection of Sandalwood Parkway and Creditview Road and has frontage of approximately 635 metres (2,083 feet) along the west side of Creditview Road (See Map 2). The subject property is legally described as Part of Lots 14 and 15, Concession 4, W.H.S.

PROPOSAL:

The proposal is to rezone a portion of the applicant's draft approved and zoned residential plan of subdivision (City File: 21T-10013B). Specifically, as shown on Figure 1, the proposal will have the effect of:

- Replacing fifty-six (56) single detached lots located throughout the subject lands having minimum lot widths of 13.7 metres (45 feet) with single detached lots having minimum lot widths of 9.1 metres (30 feet), 10.9 metres (36 feet), 11.5 metres (38 feet) and one 20 metre (66 feet) wide lot;
- Replacing 9.1 metre wide and 11.5 metre (38 feet) wide single detached lots located along sections of “Mercedes Crescent” and “VanHorn Close” with street townhouses having minimum lot widths of 5.6 metres (18.4 feet); and,
- Replacing some of the 10.9 metre (36 feet) wide single detached lots with 9.1 metre (30 feet) wide single and 11.5 metre (38 feet) wide single detached lots, and, replacing some of the 9.1 metre (30 feet) wide single detached lots with 10.9 metre (36 feet) wide and 11.5 metre (38 feet) wide single detached lots, all in various locations throughout the subject lands.

The above noted revisions will increase the total number of dwelling units from 494 on the draft approved subdivision plan to 525 units. The applicant is proposing to rezone the new proposed lot types with zoning designations that are contained in approved Zoning By-law 307-2011 that implemented the draft approved subdivision.

SIZE:

The site is approximately 27 hectares (66 acres) in size.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN:** Schedule A, General Land Use Designations, in the City’s Official Plan designates the subject property “Residential”. An Amendment to the Official Plan is not required.
- SECONDARY PLAN:** The Mount Pleasant Secondary Plan designates the subject property “Low and Medium Density Residential”. An amendment to the Secondary Plan is not required.
- ZONING:** Zoning By-law 317-2011 approved by City Council on November 30, 2011 zones the subject property “Residential Single Detached F- 12.5 –Section 2199 (R1F- 12.5-Section 2199)”, “Residential Single Detached F- 12.5 –Section 2200 (R1F- 12.5-Section 2200)”, “Residential Single Detached F- 9.0 –Section 2201(R1F- 9.0 Section 2201)” and “Floodplain (F)”. The applicant is proposing to Amend the Zoning By-law to rezone the various lots with the applicable approved zoning designations contained in Zoning By-law 317-2011, namely, “Residential Single Detached F- 9.0 –Section 2201 (R1F- 9.0-Section 2201)”, “Residential Townhouse R3E- Section 2204 (R3E-Section 2204)” and “Floodplain (F)”

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 co-ordinated 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: NEAL GRADY, MCIP, RPP, DEVELOPMENT PLANNER, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2064 OR neal.grady@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 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



LEGEND		
	- 5.6m (18'4") TOWNHOUSES	=133
	- 9.14m (30') SINGLE DETACHED	=229
	- 11.0m (36') SINGLE DETACHED	= 9
	- 11.6m (38') SINGLE DETACHED	=153
	- 20.1m (66') SINGLE DETACHED	= 1
	TOTAL UNITS	=525

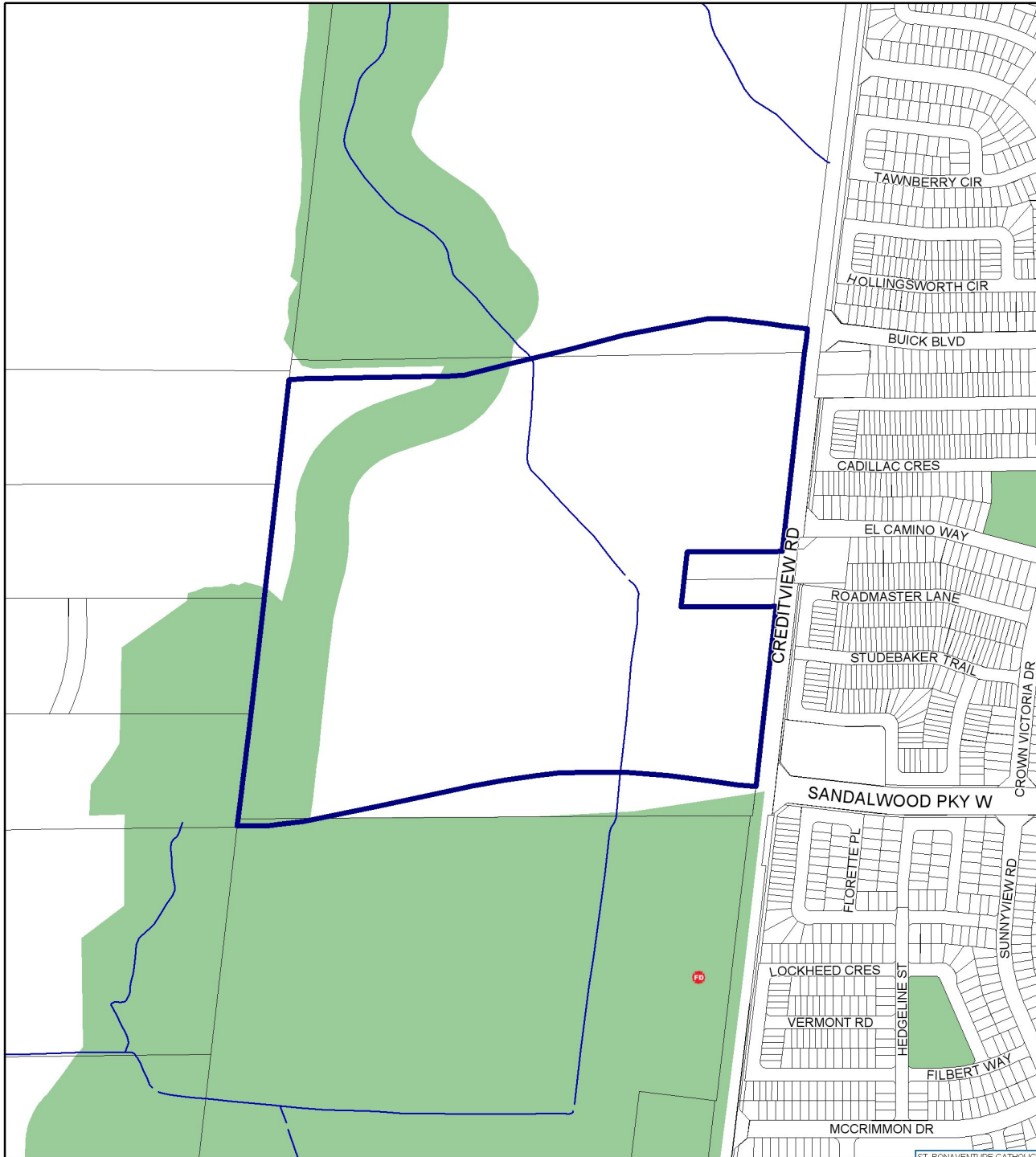


FIGURE 1 – PROPOSED LOT TYPES

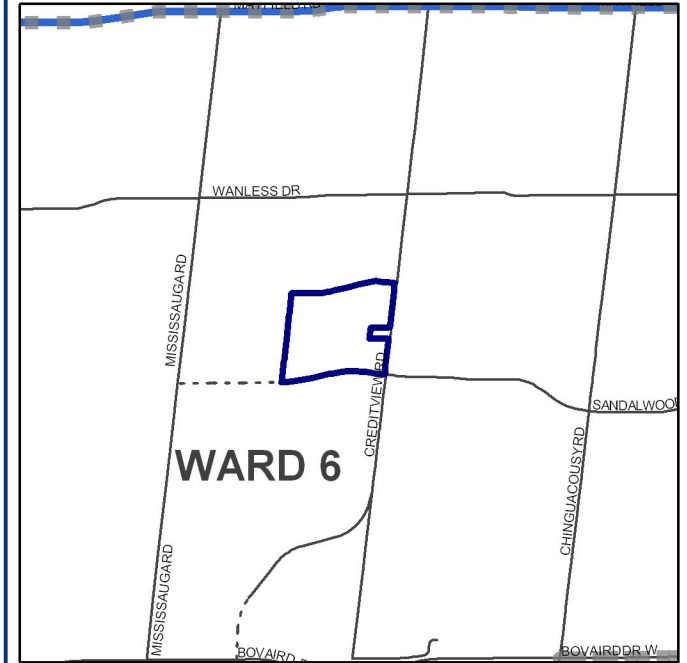
GAGNON & LAW URBAN PLANNERS LTD.

Mattamy (Credit River) Ltd.

CITY FILE: C04W14.007



Scale 1:8,000



Scale 1:50,000

- SUBJECT LAND
- PROPERTY LINE
- OPEN SPACE
- WARD BOUNDARY
- FIRE STATION

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

MAP 2 - LOCATION
GAGNON & LAW URBAN PLANNERS LTD.
Mattamy (Credit River) Ltd.

CITY FILE: C04W14.007

BRAMPTON
 Flower City
 brampton.ca
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: A.d.
 Date: 2012 04 26