

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: C04W11.007) WARD 6** involving an Application to Amend the 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 at the north-west corner of Salvation Road (formerly Old Creditview Road) and Commuter Drive. It is legally described as Part of Lot 11, Concession 4, W.H.S. (see Map 2).

**PROPOSAL:**

Details of the proposal are shown on the applicant's attached draft plan of subdivision (Map 1). The applicant is proposing twenty-six (26) single detached lots and twenty-six (26) street townhouses comprising:

- Six (6) single detached lots with minimum lot widths of 9.0 metres (30 feet);
- Five (5) single detached lots with minimum lot widths of 11.0 metres ( 36 feet);

- Ten (10) street townhouses with minimum lot widths of 5.6 metres ( 18 feet) (Blocks 12 and 13);
- Twenty (20) Residential Reserve Blocks (Blocks 14 to 33 inclusive) containing fifteen (15) single detached units and sixteen (16) street townhouse units;
- Retention of the existing Class A heritage designated Canadian Reformed Church and parking area on Block 34;
- The extension of internal subdivision streets “Klemcott Road”, “Poppythorn Road” and “Viewforth Road” from the abutting Mount Pleasant Village subdivision (Registered Plan 43M-1812); and,
- Lands outside the boundary of the draft plan of subdivision that the applicant is proposing to be added to Residential Reserve Blocks 14 to 21 inclusive and Residential Reserve Blocks 32 and 33 to create final lots, as well, as land outside the boundary of the draft plan of subdivision that the applicant is proposing to be added to the place of worship Block 34.

**SIZE:**

The subject property has an area of approximately 1.6 hectares (3.9 acres).

**CURRENT LAND USE STATUS:**

- OFFICIAL PLAN: Schedule A, General Land Use Designations, in the City’s Official Plan designates the subject property “Residential”. The proposed townhouses and live-work townhouse uses conform to the policies associated with the “Residential” designation; therefore, an Amendment to the Official Plan is not required.
- SECONDARY PLAN: The Fletcher’s Meadow Secondary Plan designates the subject property “Mixed-Use Node”. Residential uses are permitted in the “Mixed-Use Node” designation, therefore, an Amendment to the Secondary Plan is not required.
- ZONING: The subject lands are zoned “Institutional One- Section 470 (I1-Section 470)”. This zoning designation permits a place of worship and the applicant is proposing to retain the designation for Place of Worship Block 34. With respect to the proposed townhouses and single detached lots on the balance of the subdivision plan, the applicant is proposing to

rezone the lands from the existing “Institutional One-Section 470 (I1-Section 470)” zoning designation to a “Residential Single Detached D 2014 (R1D-2014)” and Residential Townhouse B- 2015 (R3B-2015)” zoning designation. These approved zoning designations were applied to similar single detached lots and townhouses contained on the applicant’s abutting Mount Pleasant Village subdivision (Registered Plan 43M-1812).

**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: NEAL GRADY, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2064 OR [neal.grady@brampton.ca](mailto: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.***

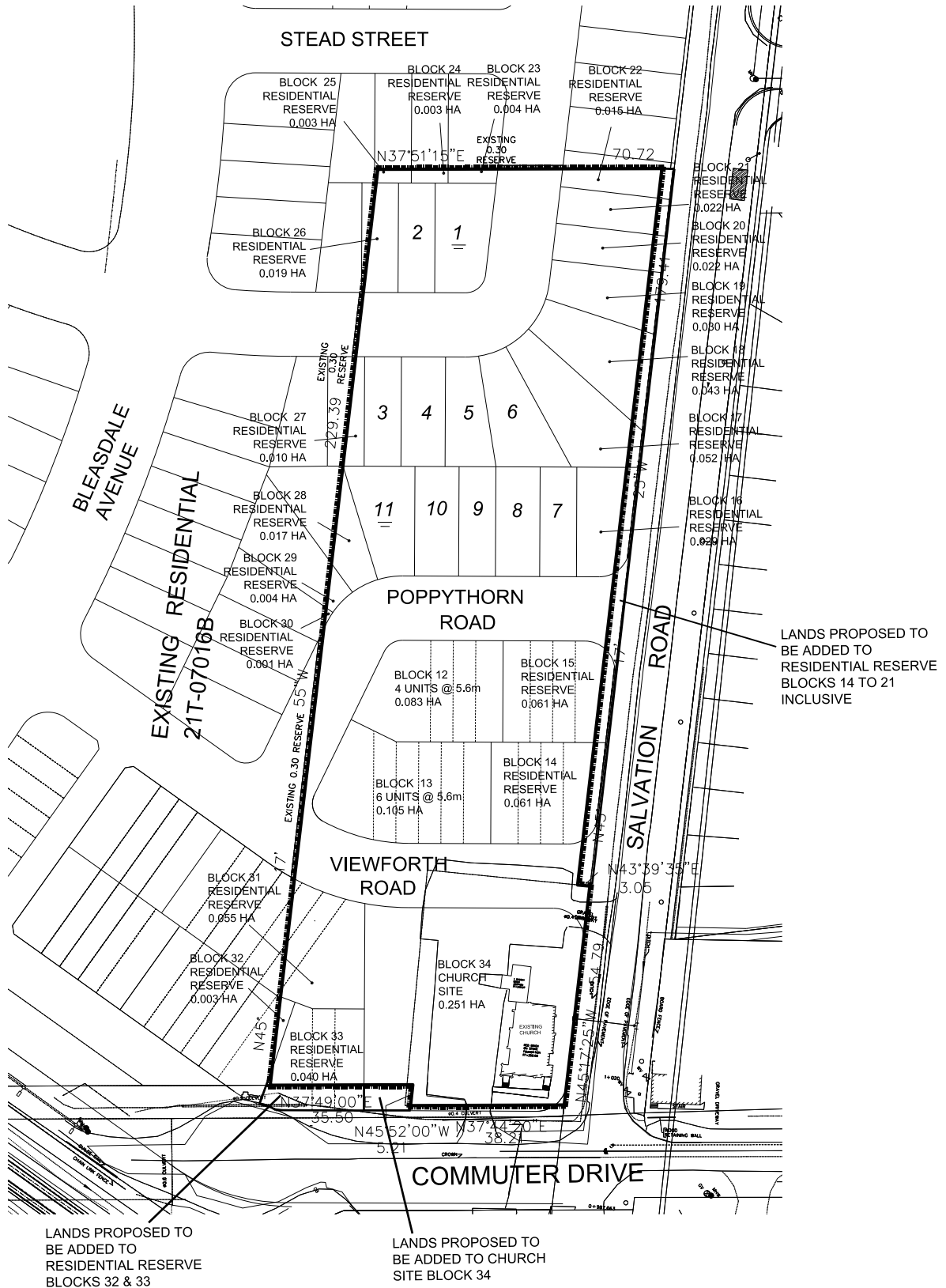
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 15<sup>th</sup> day of May, 2012.

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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](http://www.brampton.ca)

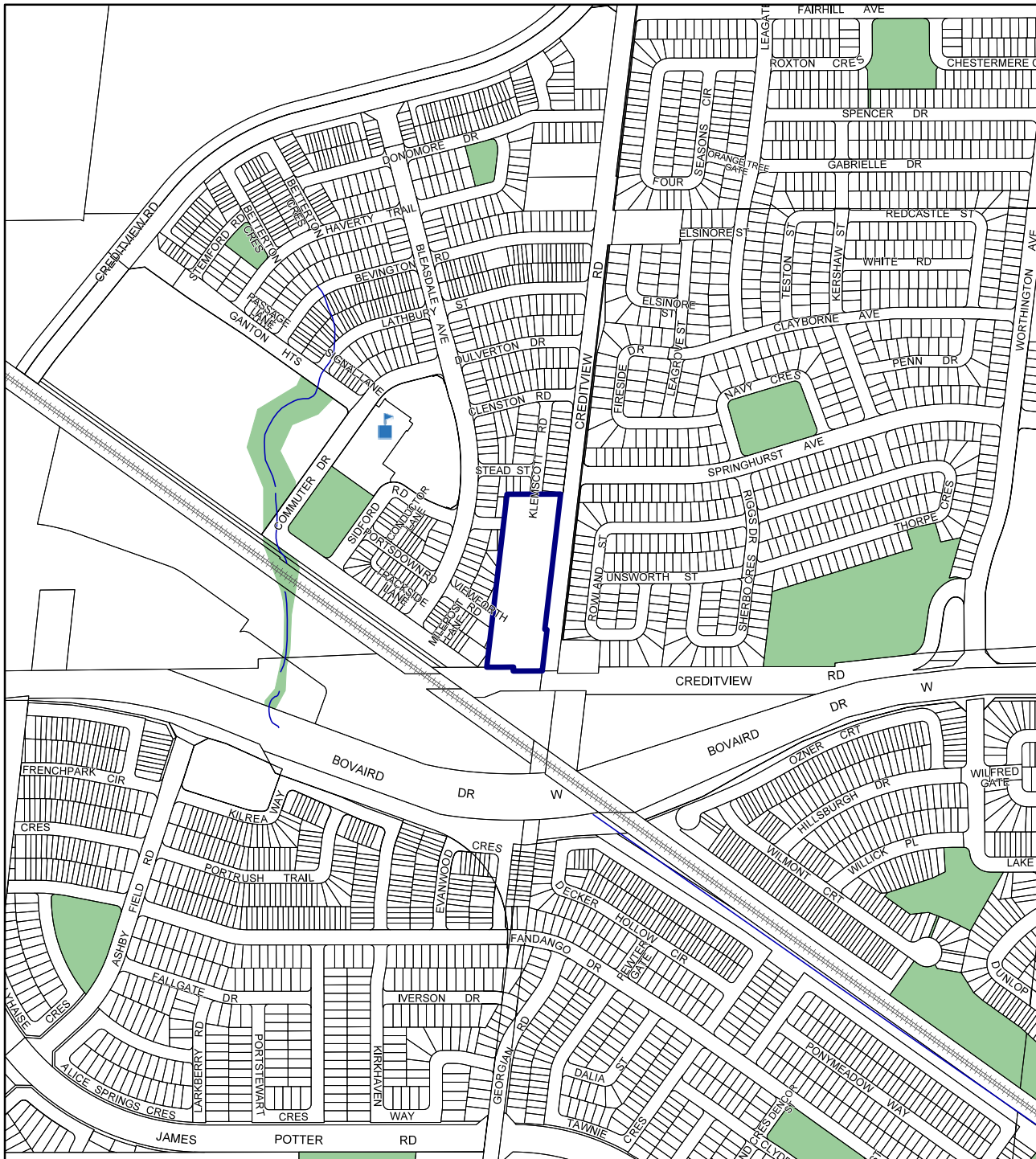


LANDS PROPOSED TO BE ADDED TO RESIDENTIAL RESERVE BLOCKS 14 TO 21 INCLUSIVE

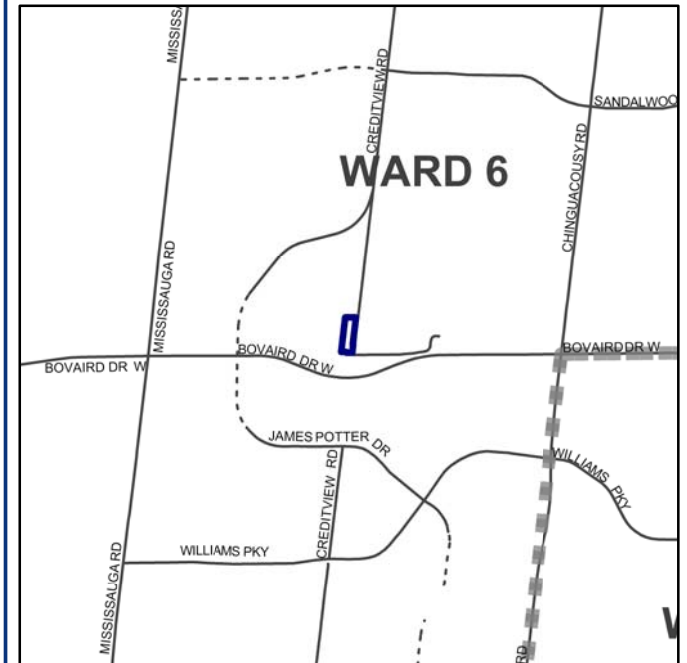
LANDS PROPOSED TO BE ADDED TO RESIDENTIAL RESERVE BLOCKS 32 & 33

LANDS PROPOSED TO BE ADDED TO CHURCH SITE BLOCK 34










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  
**GAGNON & LAW URBAN PLANNERS LTD.**  
**Mattamy (Credit River) Ltd.**

**CITY FILE: C04W11.007**



Drawn By: CJK  
 Date: 2012 03 27