

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: C04W11.009) WARD 6** involving an Application to Amend the Official Plan

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

LOCATION:

The subject property is located at the north-east corner of the intersection of Creditview Road and Bovaird Drive West and comprises Blocks 2, 3 and 4 on the applicant's draft approved subdivision plan (City File: 21T-10022B) (See Map 1). The subject property is legally described as Part of Lots 10 and 11, Concession 4, W.H.S. (See Map 2).

PROPOSAL:

The applicant is proposing to amend the Official Plan to add "District Retail" polices to the existing "Mixed Use Node" policies in the Fletcher's Meadow Secondary Plan which would apply exclusively to the subject lands.

The applicant's draft Official Plan Amendment submitted in support of the application proposes to add policies to facilitate:

- Retail establishments with a total gross leasable floor area of 11,620 square metres to 46,500 square metres (125,000 to 500,000 square feet) generally anchored by any two of the following uses; supermarket, major department store, discount department store, home improvement store, warehouse membership store, hardware and automotive store;
- Pharmacies, restaurants and service commercial establishments;
- Complementary uses including, place of worship, institutional uses such as government offices, gas bars, rapid oil change operations, car washes, service commercial and office uses; and,
- Entertainment uses subject to the policy 4.2.8.4 of the City's Official Plan that enables the City to restrict entertainment uses to ensure that they are of a limited scale relative to the primary retail function of the lands and in order to protect the Central Area's role as the City's primary entertainment centre.

SIZE:

The subject property, Blocks 2, 3 and 4 on draft approved subdivision plan 21T-10022B, have an area of approximately 4.8 hectares (11.8 acres)

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property "Residential". Although the "Residential" designation permits retail uses subject to specific Secondary Plan policies, depending upon the ongoing review of this application, it may be necessary to also amend the Official Plan on a site specific basis, to recognize the proposed district retail policies in addition to the existing "Mixed Use Node" designation policies, including a potential amendment to Schedule A2, Retail Structure of the City's Official Plan.

SECONDARY PLAN: The Fletcher's Meadow Secondary Plan designates the subject property "Mixed Use Node". The applicant is proposing to amend the Fletcher's Meadow Secondary Plan to add "District Retail" policies for the subject lands in addition to the existing "Mixed Use Node" policies.

ZONING: The subject property is zoned “Agricultural (A) in the Zoning By-law 270-2004, as amended. Since this is an application to Amend the Official Plan **only**, An Application to Amend the Zoning By-law is not required at this time.

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.

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:

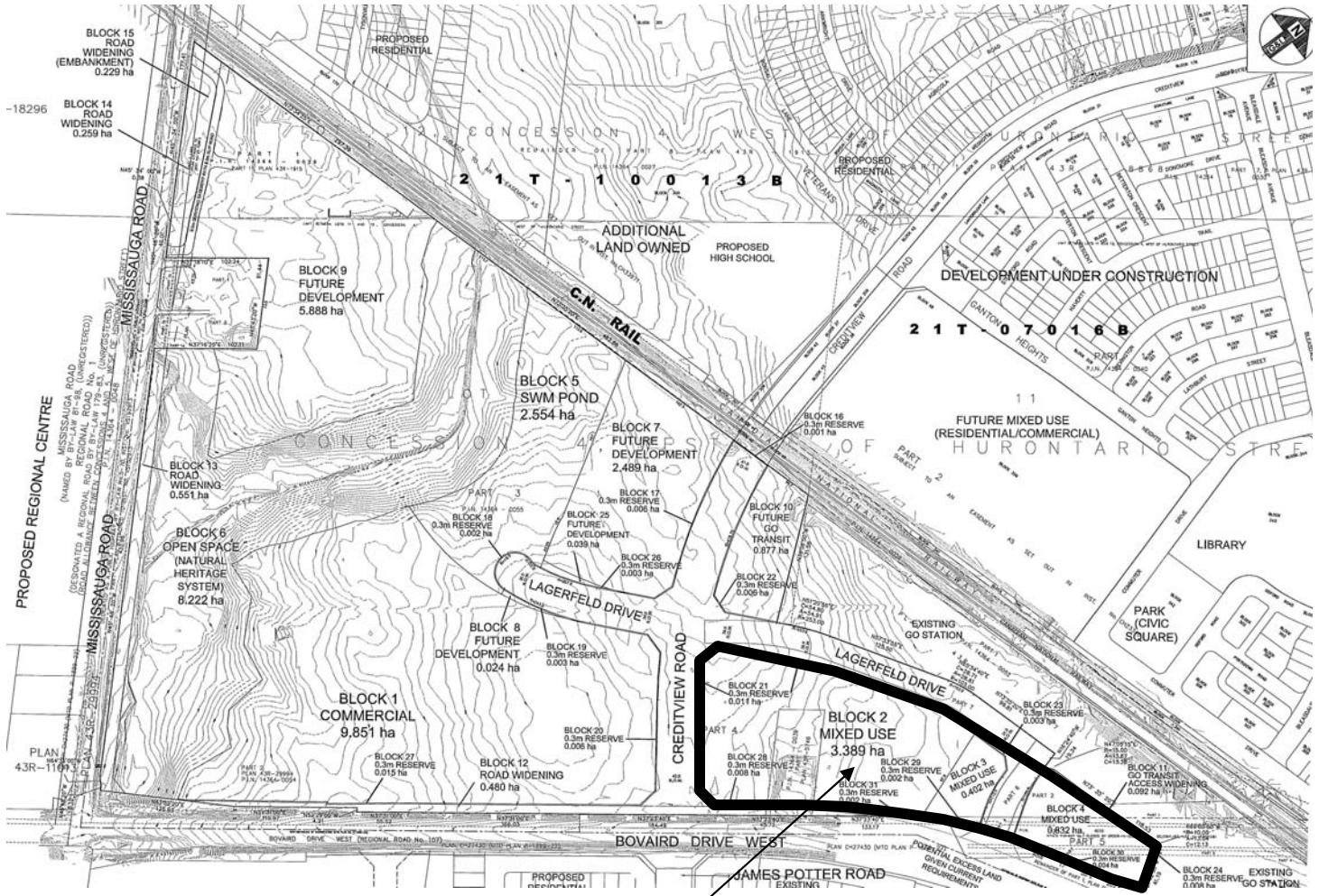
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

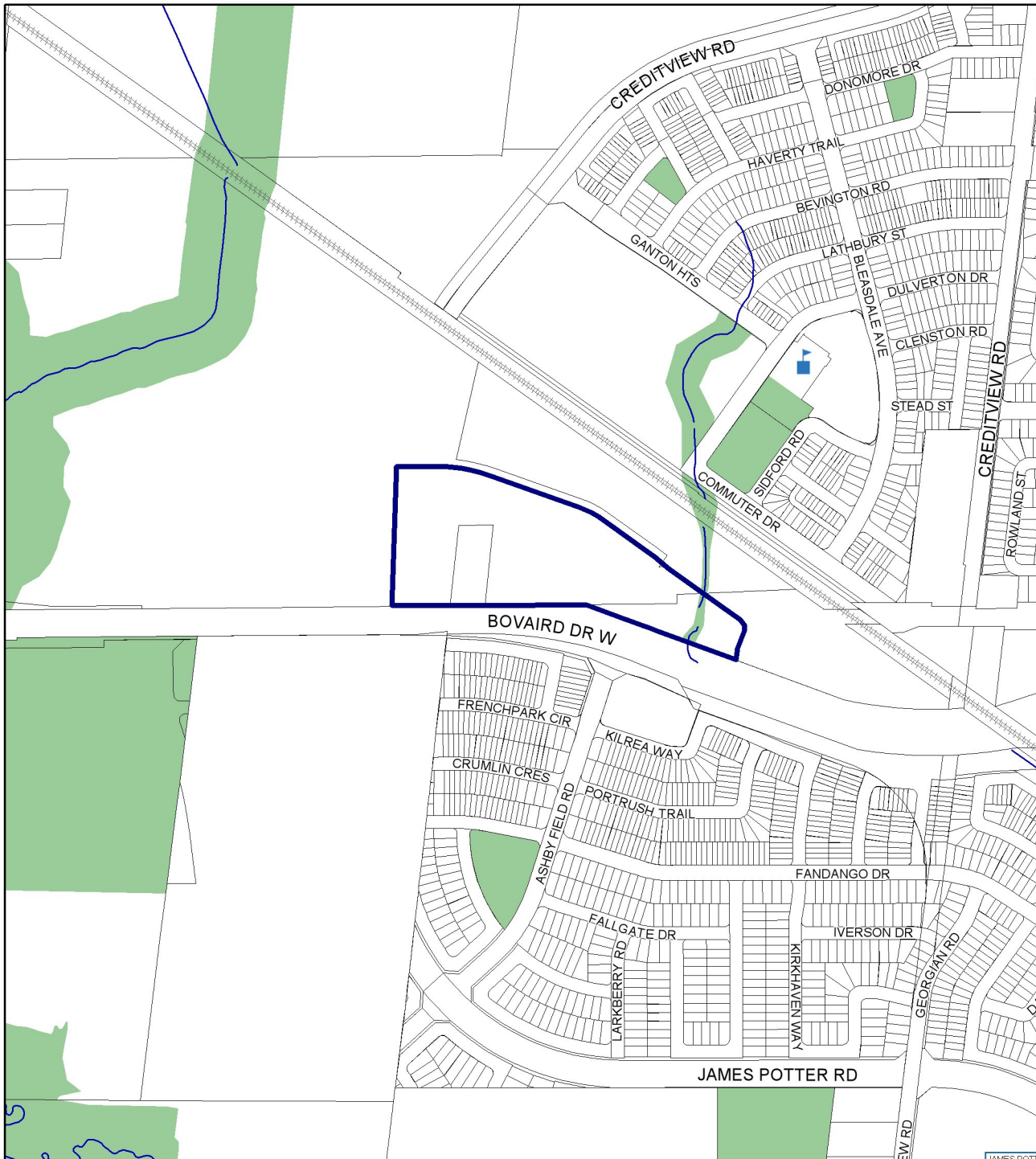
Dan Kraszewski, MCIP, RPP
Director, Land Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Note: This notice may also be accessed via our website at www.brampton.ca

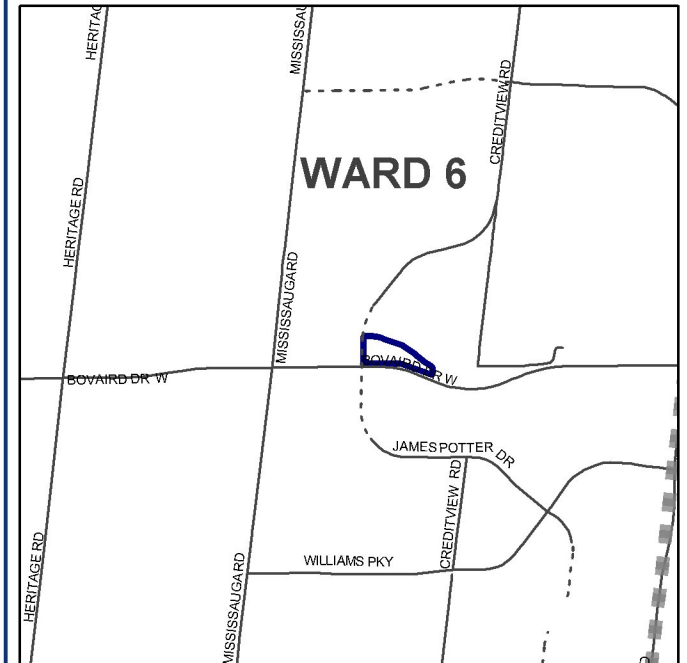


LANDS SUBJECT TO THE APPLICATION TO AMEND THE OFFICIAL PLAN











Scale 1:8,000



Scale 1:50,000

- | | | | |
|---|---------------|---|-------------------|
|  | SUBJECT LAND |  | WARD BOUNDARY |
|  | PROPERTY LINE |  | MAJOR WATERCOURSE |
|  | OPEN SPACE |  | SCHOOL |

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 (Creditview River) Ltd.

CITY FILE: C04W11.009



BRAMPTON
 Flower City
 brampton.ca
 PLANNING, DESIGN & DEVELOPMENT



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