

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 7:00P.M.

**The purpose of this Public Meeting is to present a City-Initiated Official Plan Amendment to amend the Official Plan to re-designate the North Airport Road/Industrial Special Study Area to permit commercial, institutional, employment and the potential for limited residential uses; and to re-designate the Mayfield Road/Goreway Drive Special Study Area to permit institutional and limited commercial uses.**

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 final decision.

**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:

A proposal by **THE CITY OF BRAMPTON (File P26 S49 – WARD 10)** to Amend the Official Plan and the Vales of Castlemore North Secondary Plan (Area 49) to re-designate the North Airport Road/Industrial Special Study Area to permit commercial, institutional, employment and the potential for limited residential uses; and to re-designate the Mayfield Road/Goreway Drive Special Study Area to permit institutional and limited commercial uses.

The following is a brief description of the item on the agenda:

**LOCATION:**

The Vales North Secondary Plan (Area 49) is bounded by Mayfield Road to the north, Countryside Drive to the south, Goreway Drive to the east and the west branch of the West Humber River to the west. Both the North Airport Road/Industrial and Mayfield/Goreway Drive Special Study Areas are located within Secondary Plan Area 49, as shown on Figure 1. The North Airport Road/Industrial Special Study Area lands comprise about 35 hectares (87 acres). The Mayfield/Goreway Drive Special Study Area lands comprise about 3 hectares (8 acres).

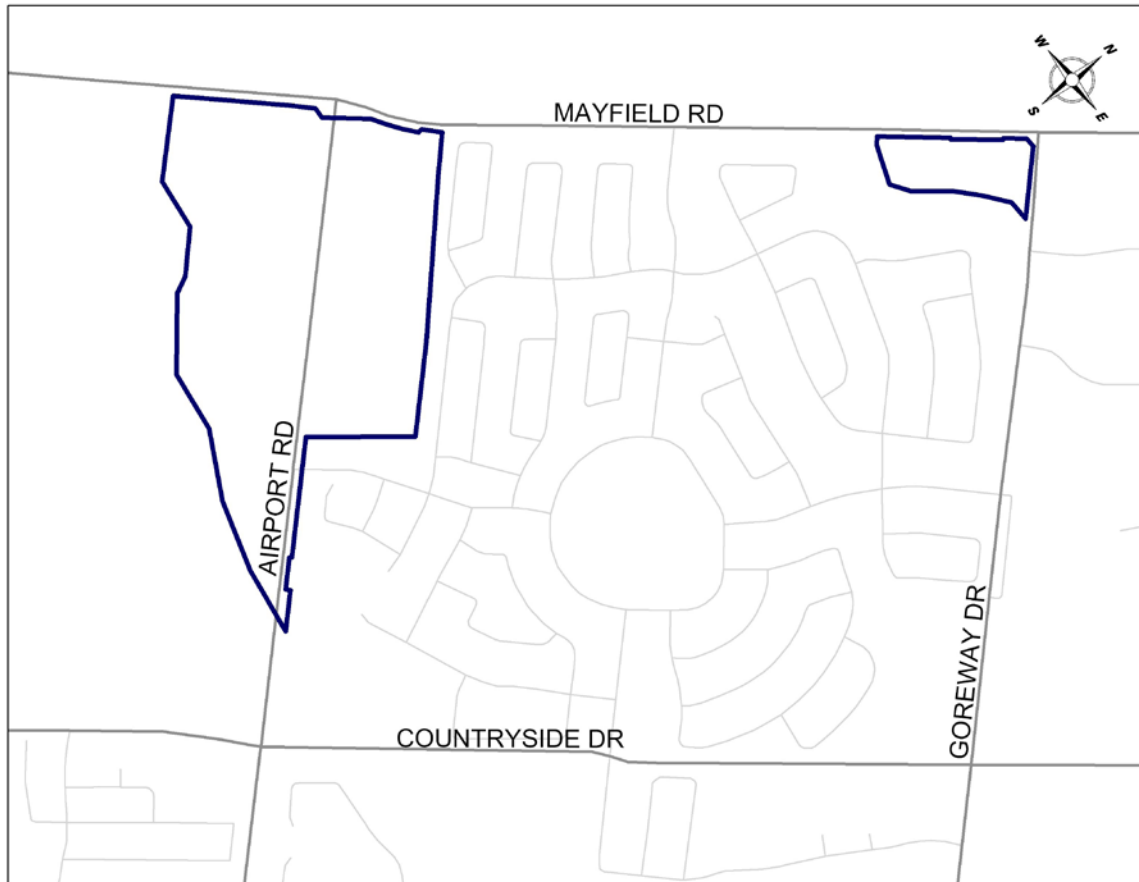


Figure 1

**PROPOSAL:**

Based on study recommendation and public consultation, the draft Official Plan Amendment sets out the long-term planning vision for the subject lands. It provides land use, infrastructure and urban design policies to support the principles and objectives needed to ensure that both Special Study Areas can develop in a manner that is complementary and supportive of the adjacent upscale executive housing area.

Key components of the amendment for the North Airport Road/Industrial Special Study Area include:

- South of Mayfield Road and east of Airport Road – proposed “Highway & Service Commercial” that would permit such uses as retail/office, restaurants and banks as well as two larger format retail users.
- East of Airport Road, south end of the study area – proposed “Service Employment” that would permit such uses as wine making, yoga/dance/martial arts studios, gyms, pool supplies, computer repair.
- Southwest corner of Mayfield Road and Airport Road – a range of convenience retail uses and local serving offices and permission for the existing highway commercial use

(gas bar) to remain. No additional highway commercial uses are proposed to be permitted.

- An “Institutional” designation for the lands on the west side of Airport Road to recognize the existing Sikh Heritage Centre and existing Community Health Services organization. This designation would also permit a private school or day care.
- Special Policy Area 1 - opportunity for these lands to be reviewed for residential in the future.

Key components of the amendment for the Mayfield Road/Goreway Drive Special Study Area include:

- an “Institutional” Special Policy Area designation at Mayfield Road and Goreway Drive which would include permissions for a place of worship, day care facility or private school and limited specialty retailing.

The City of Brampton will use this opportunity to update the autocad based mapping by deleting the existing Schedule SP49(a) and replacing it with an updated GIS based Schedule SP49(a).

#### **CURRENT LAND USE STATUS:**

- OFFICIAL PLAN: The subject lands are designated as follows on Schedule “A”, General Land Use Designations, in the 2006 Official Plan:
- North Airport Road/Industrial Special Study Area: Industrial with a Special Study overlay in the Official Plan.
  - Mayfield/Goreway Drive Special Study Area: Special Study Area, with an underlying Residential designation

An amendment to the Official Plan is required to implement the proposed land use change and guiding policies.

- SECONDARY PLAN: The subject lands are designated as follows on Schedule 49(a), Vales of Castlemore North Secondary Plan:
- North Airport Road/Industrial Special Study Area: Commercial Special Study Area and Industrial Special Study Area
  - Mayfield/Goreway Drive Special Study Area: Special Study Area

An amendment to the Secondary Plan is required to implement the proposal.

**ZONING BY-LAW:** An amendment to the Zoning By-law is not required to implement the proposed Official Plan Amendment; however, an amendment to the Zoning By-law will be required in the future to facilitate development of the site.

**GROWTH MANAGEMENT:**

The development of this project may be affected by the City's Growth Management Program, which requires the timing and staging of development to be co-ordinated with the provision of essential community services and infrastructure.

**FOR MORE INFORMATION, PLEASE CONTACT: PAM COOPER, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2068 OR [pam.cooper@brampton.ca](mailto:pam.cooper@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:

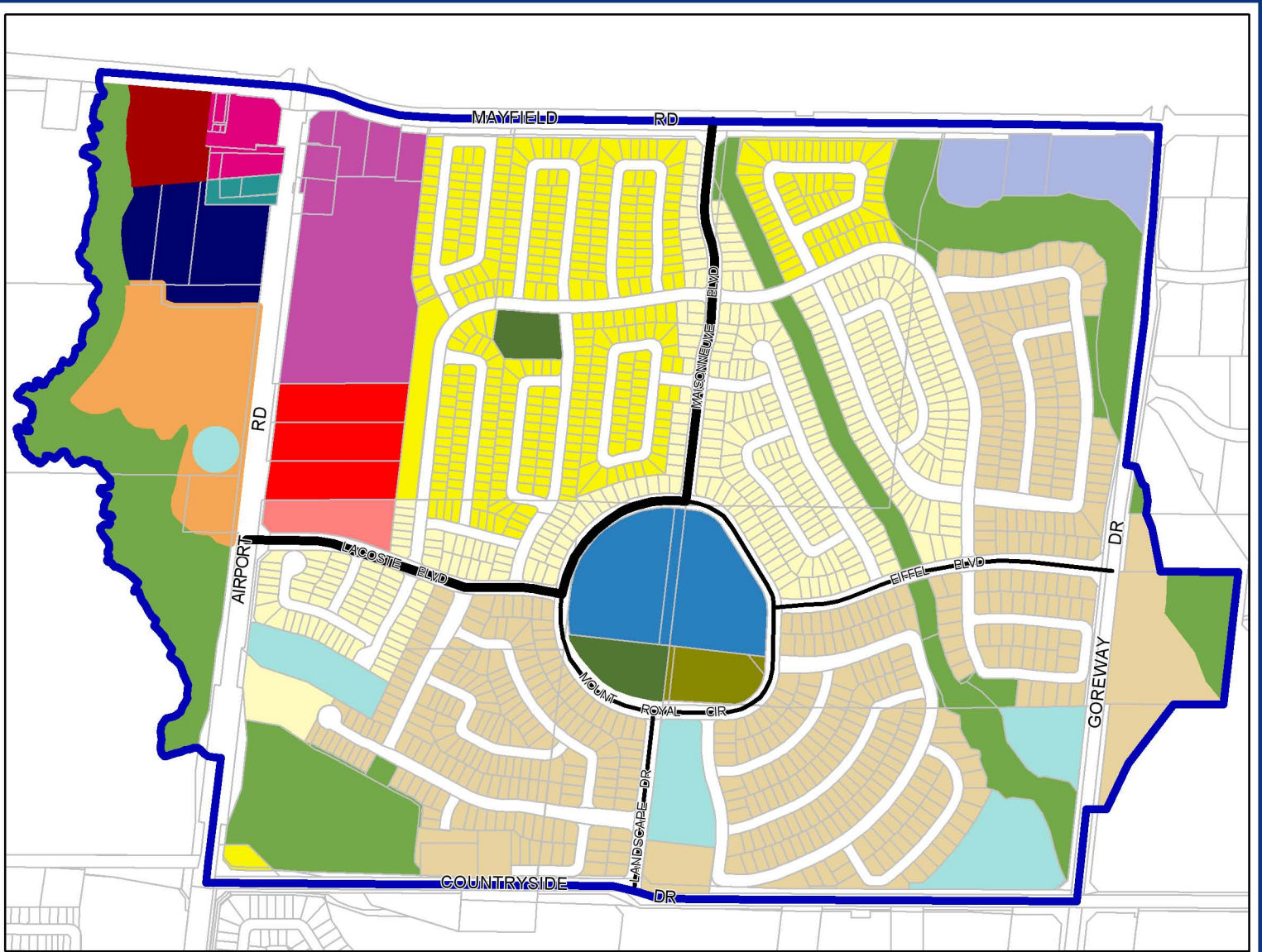
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

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

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Henrik Zbogar  
Acting Director, Planning, Policy and Growth Management  
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)



**RESIDENTIAL**

- EXECUTIVE RESIDENTIAL
- LOW DENSITY 1
- LOW DENSITY 2

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- CEMETERY
- INSTITUTIONAL
- INSTITUTIONAL - SPECIAL POLICY AREA

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- HIGHWAY & SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- SERVICE EMPLOYMENT
- COMMERCIAL / INSTITUTIONAL

**OPEN SPACE**

- WOODLOT
- VALLEYLAND
- NEIGHBOURHOOD PARK
- STORM WATER MANAGEMENT FACILITY

**TRANSPORTATION**

- COLLECTOR ROAD
- MINOR COLLECTOR ROAD

- SPECIAL POLICY AREA 1
- AREA SUBJECT TO THIS AMENDMENT

\* Local roads shown are not part of this schedule.

