

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, March 5, 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:

This is a City of Brampton initiated Official Plan Amendment to designate a **Special Policy Area** in the Bram East Secondary Plan to expand the range of non-industrial uses for the lands bound by The Gore Road, Ebenezer Road, Nexus Avenue and Fogal Road. A rezoning of the subject lands is not being undertaken as part of this City-initiated amendment (**File: CI11.003**) **WARD 10**.

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

The purpose of the proposed Special Policy Area is to permit a broader range of non-industrial uses including, but not limited to: office (including medical and dental), pharmacy, personal service, commercial school, fitness/recreation, day care, animal hospital, place of worship, bank/credit union/trust company, day care and, specialty food stores and grocery stores. Some, or all, of the proposed uses may be subject to size limitations. The Special Policy Area will harmonize the Secondary Plan designation and the existing zoning permissions of the subject lands and recognize the existing built form being suitable for non-industrial uses.

LOCATION:

The subject area is bounded by The Gore Road, Ebenezer Road, Nexus Avenue and Fogal Road, in the Bram East Secondary Plan Area 41. It is legally described as being Concession 10 N.D., Lot 5.

PROPOSAL:

The proposal by the City of Brampton is to create a Special Policy Area to the Bram East Secondary Plan for the lands bounded by The Gore Road, Ebenezer Road, Nexus Avenue and Fogal Road. In addition to the uses already permitted by the Mixed Commercial/Industrial designation, the following are being considered:

- (i) A bank/credit union/trust company;
- (ii) A commercial school;
- (iii) A day care centre/day nursery;
- (iv) personal services;
- (v) Office uses, including medical and dental;
- (vi) A pharmacy;
- (vii) A health or fitness centre;
- (viii) An animal hospital;
- (ix) A Place of Worship; and,
- (x) A specialty food store

Some, or all, of the proposed uses may be subject to size limitations.

SIZE:

The area is 10.14 ha (25.07 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated Residential in the 2006 Brampton Official Plan. The Residential designation is subject to a Deferral and under appeal to the Ontario Municipal Board. With the Residential designation of the 2006 Official Plan designation suspended, the Business Industrial designation of the 1993 Official Plan is in force.

SECONDARY PLAN: The Bram East Secondary Plan currently designates the subject site "Mixed Commercial/Industrial." An amendment to the Secondary Plan is required.

ZONING: The existing M4-1669 zoning, in the Zoning By-Law 270-2004, as amended that applies to the subject lands permits prestige industrial along with a variety of specialized commercial uses.

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: NATASHA D'SOUZA, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905 874-3861 OR AT NATASHA.D'SOUZA@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:

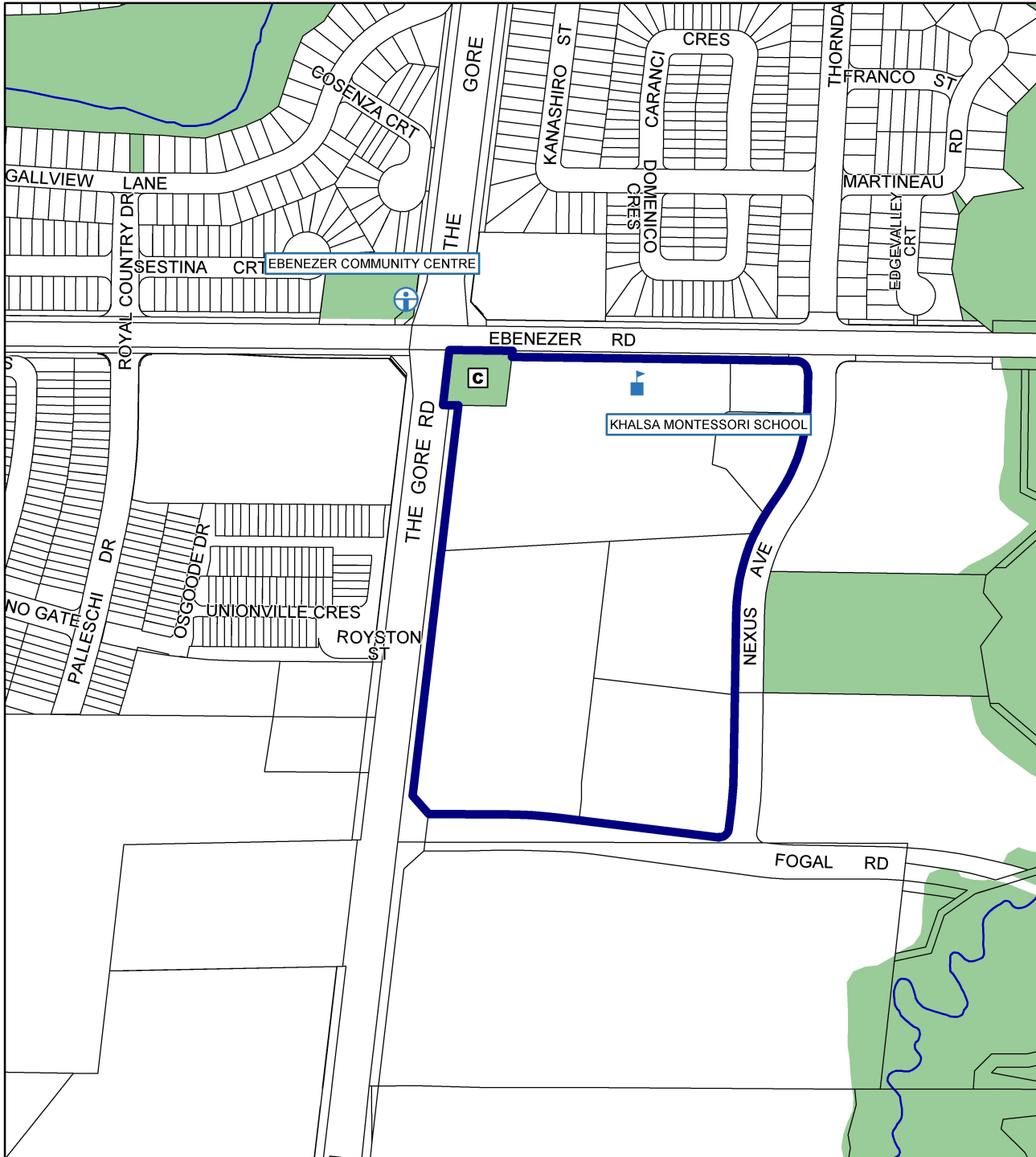
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

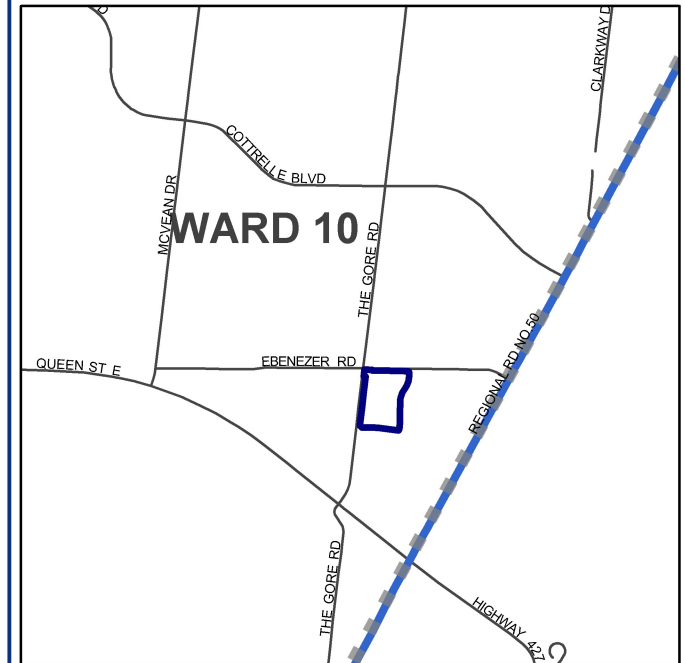
Dated at the City of Brampton this 7th day of February, 2012.

Dan Kraszewski, MCIP, RPP
Director, 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



Scale 1:8,000



Scale 1:50,000

- | | | | |
|--|---------------|---|---------------------|
|  | SUBJECT LAND |  | SCHOOL |
|  | PROPERTY LINE |  | RECREATION FACILITY |
|  | OPEN SPACE |  | CEMETERY |
|  | WARD BOUNDARY | | |

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

MAP 2 - LOCATION
CITY OF BRAMPTON

CITY FILE: CI11.003



BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT



Drawn By: A.d.
Date: 2011 12 06