

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

An application made by **Gagnon & Law Urban Planners Limited - 2308645 Ontario Incorporated (City Files: C03W17.005 and 21T-12017B), WARD 6** 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 on the east side of Creditview Road, approximately 165 metres (541 feet) south of the intersection of Creditview Road and Mayfield Road. It is legally described as Part of Lot 17, Concession 3, 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 one hundred and sixty-two (162) dwelling units comprising:

- Seventeen (17) single detached lots with minimum lot widths of 11.6 metres (38 feet);
- Thirty-four (34) single detached lots with minimum lot widths of 9.0 metres (30 feet);

- Ninety-six (96) street townhouses with minimum lot widths of 5.6 metres (18 feet); and,
- Five (5) Residential Reserve Blocks containing three (3) single detached units and twelve (12) street townhouse units.

In addition, the plan of subdivision contains an internal street network, a road widening block along the Creditview Road frontage and a noise buffer block.

SIZE:

The subject property has an area of approximately 5 hectares (12 acres).

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The 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/Medium Density Residential.” The “Low/Medium Density Residential” designation permits a maximum density of 36 units per net residential hectare, whereas the proposed draft plan of subdivision has a density of approximately 45 units per net residential hectare. The applicant will be submitting a revised plan of subdivision that meets the maximum density requirement in the Secondary Plan. No amendment to the Secondary Plan is received.

ZONING: The subject property is zoned “Agricultural (A)” in the Zoning By-law 270-2004, as amended. The applicant has submitted a draft zoning by-law to implement the proposed single detached lots and townhouses on the subdivision plan.

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, 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:

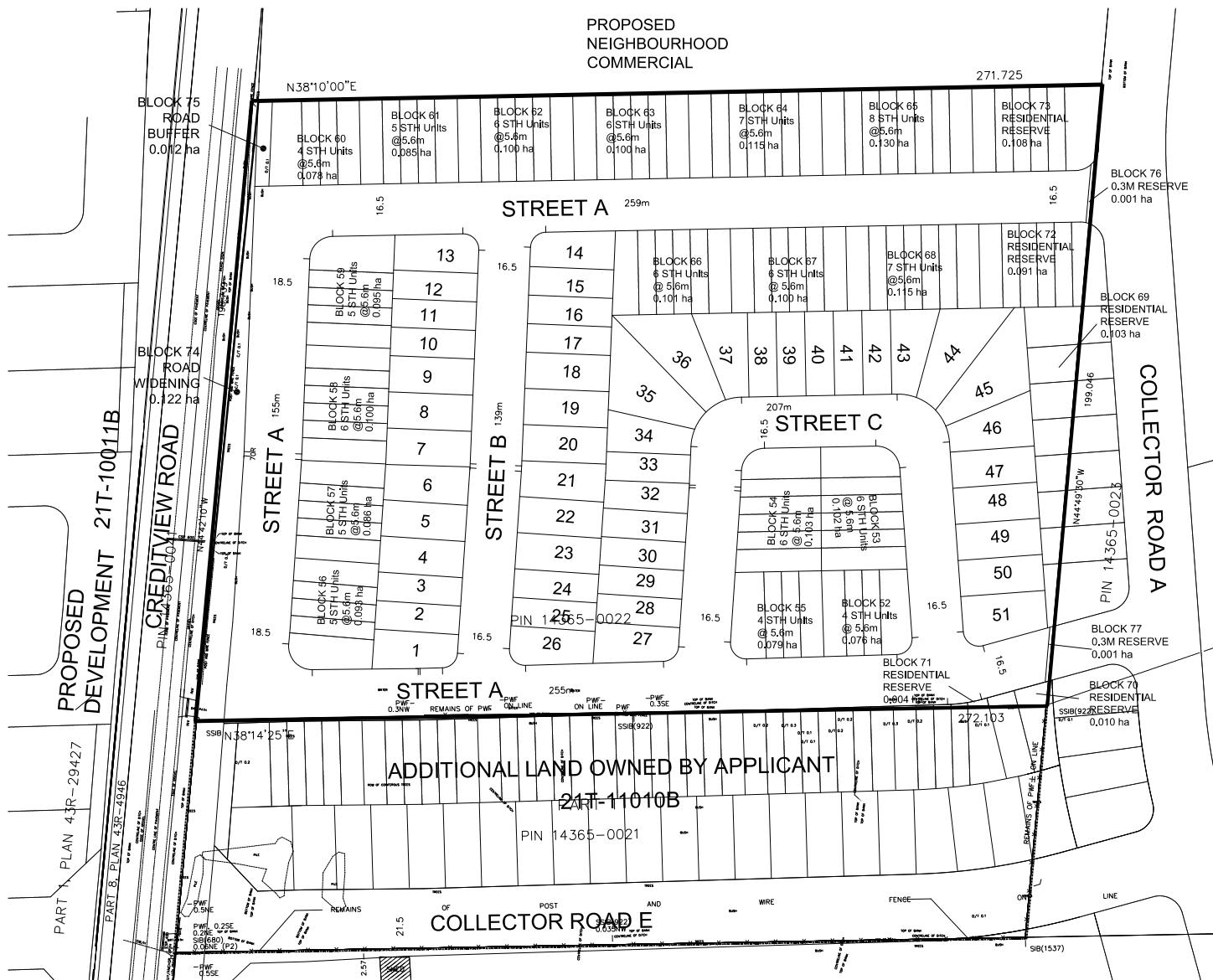
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

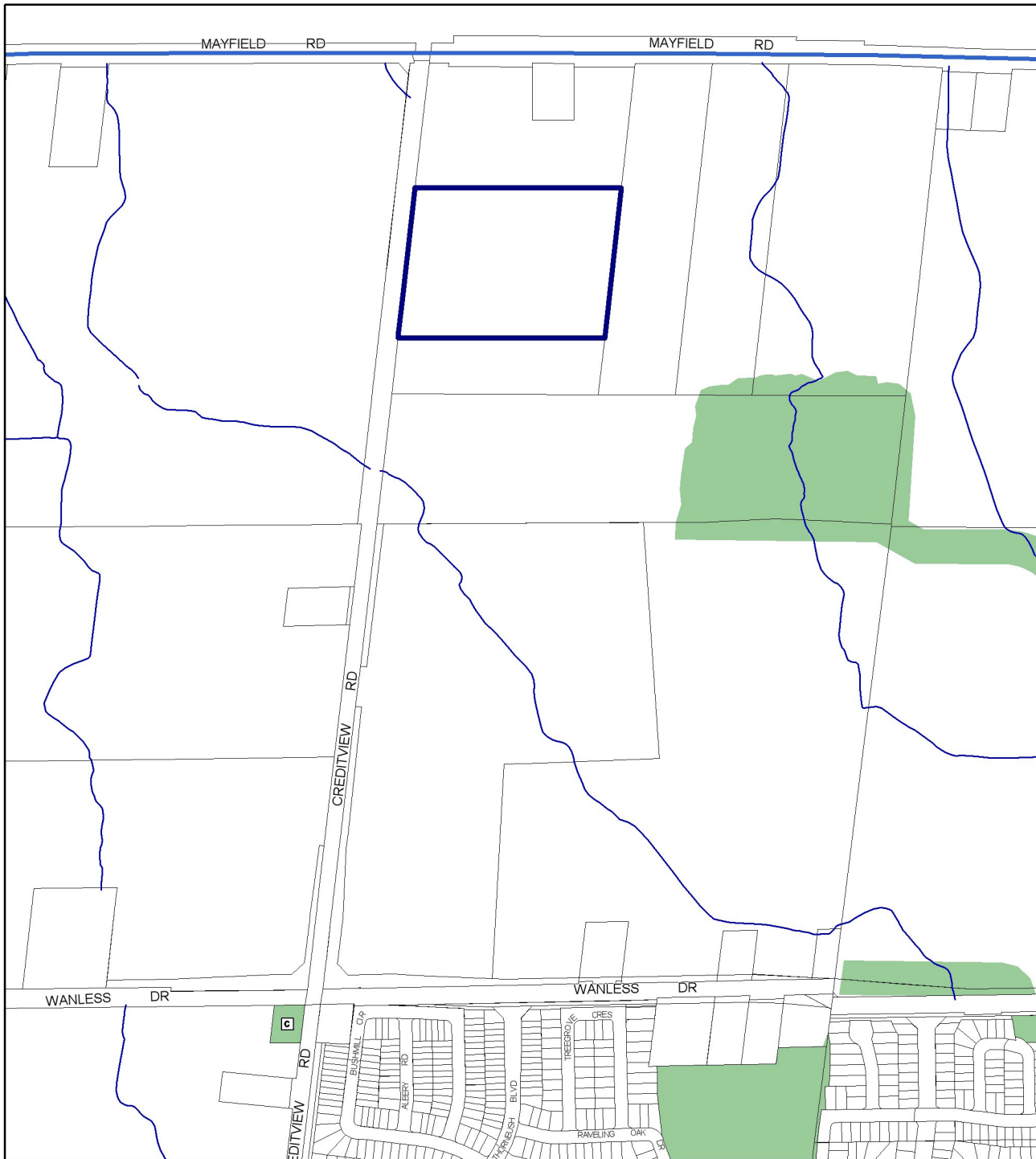
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 9th day of October, 2012.

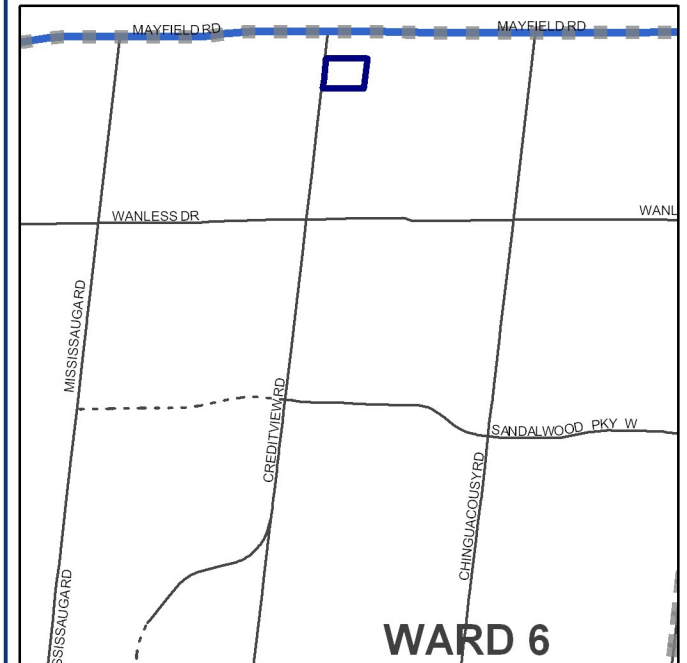
Dan Kraszewski
Director, Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

PROPOSED
NEIGHBOURHOOD
COMMERCIAL











Scale 1:8,000



Scale 1:50,000

- | | | | |
|--|---------------|---|-------------------|
|  | SUBJECT LAND |  | MAJOR WATERCOURSE |
|  | PROPERTY LINE |  | CEMETERY |
|  | OPEN SPACE | | |
|  | 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.
2308645 Ontario Inc.

CITY FILE: C03W17.005

 **BRAMPTON**
 Flower City
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: A.R.d.
 Date: 2012 10 05