

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, October 1, 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 - Amber Field Limited (File: C04W16.005) WARD 6** to Amend the Zoning By-Law

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

LOCATION:

The subject property is located on the west side of Creditview Road, approximately 320 metres (1,050 feet) north of the intersection of Creditview Road with Wanless Drive (See Map 2). The subject property is legally described as Part of Lot 16, Concession 4, W.H.S.

PROPOSAL:

The proposal is to rezone portions of the applicant's draft approved and zoned residential plan of subdivision (City File: 21T-10015B). Specifically, as shown on Map 1, the proposal will have the effect of:

- Deleting two (2) 17.0 metre (55 feet) wide semi-detached lots at the north-west corner of "Guildhouse Drive" and "Sail Road" and replacing them with four (4) 6.4 metre (21 feet) wide townhouse dwelling units. (Block 139 on the revised subdivision plan);

- Revising the lotting pattern in the vicinity of “Novice Drive” and “Stewardship Crescent” to delete one (1) 17.0 metre (55 feet) wide semi-detached lot, and replacing it with three (3) 6.4 metre (21 feet) wide townhouse dwelling units. (Block 115 on the revised subdivision plan);
- Increasing the lot width for three (3) single detached lots located in proximity to the at intersection of “Davisdale Drive” and “Seincliffe Road”. (Lots 28, 60 and 69 on the revised subdivision plan);
- Deleting three (3) 11.6 metre (38 feet) wide single detached lots located on the north and south sides of the east/west leg of “Davisdale Drive” and replacing them with three (3) 17.0 metre (55 feet) wide semi-detached lots. (Lots 11, 12 and 18 on the revised subdivision plan); and,
- Reducing the lot width for four (4) single detached lots located on the west side of “Davisdale Drive”, north of “Elegance Court” from 13.7 metres (44 feet) to 11.6 metres (38 feet). (Lots 13 to 16 inclusive on the revised subdivision plan).

The application and associated revisions to the applicant’s draft approved subdivision plan 21T-10015B will result in the same number of total dwelling units (376) as currently zoned and draft approved.

SIZE:

The site is approximately 20 hectares (49 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN:	Schedule A, General Land Use Designations, in the City’s 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 and Medium Density Residential”, “Medium Density Residential” and “Mixed Use Area 3”. An amendment to the Secondary Plan is not required.
ZONING:	Zoning By-law 314-2011 approved by City Council on November 30, 2011 zones the lands that are subject to this application “Residential Single Detached F- 9.0 –Section 2237 (R1F- 9.0-Section 2237)”, “Residential Semi-Detached R2E-7.2 –Section 2238 (R2E-7.2-Section 2238)” and “Residential Townhouse R3E-4.4- Section 2240 (R3E-4.4 - Section 2240)”. The applicant is proposing to Amend the Zoning By-law to rezone the subject lands with the following zoning designations approved for this subdivision and other

subdivisions within the Mount Pleasant Secondary Plan area, namely, “Residential Single Detached F- 9.0 –Section 2202 (R1F-9.0-Section 2202)”, Residential Single Detached F- 12.5 –Section 2236 (R1F- 9.0-Section 2236)”, “Residential Semi-Detached R2E-7.2 –Section 2238 (R2E-7.2-Section 2238)” and “Residential Townhouse R3E-5.5 Section 2239 (R3E-5.5- Section 2239)”

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:

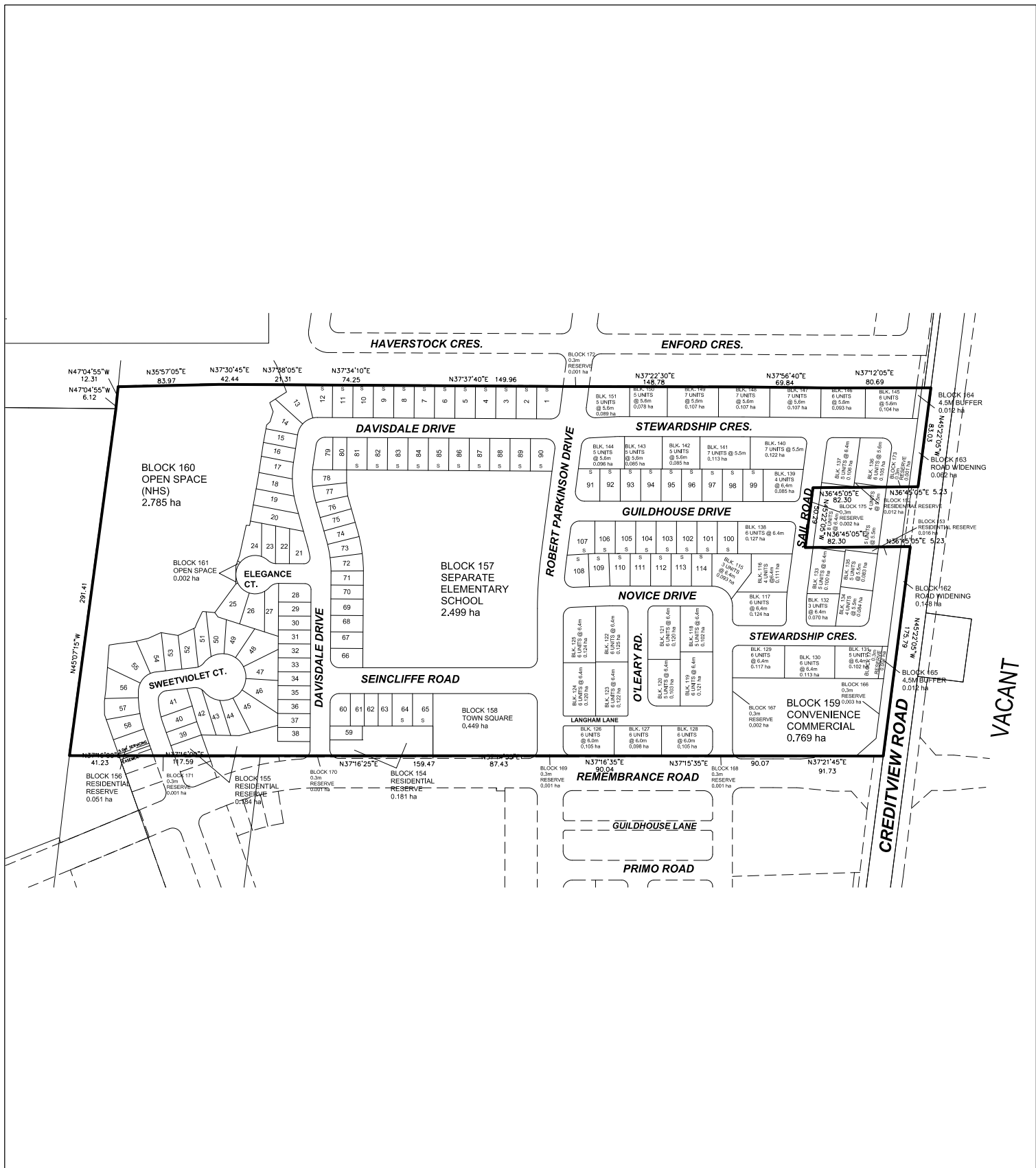
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, 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 4th day of September, 2012.

Dan Kraszewski
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



LANDS SUBJECT TO THE APPLICATION TO AMEND THE ZONING BY-LAW ON THE REVISED SUBDIVISION PLAN

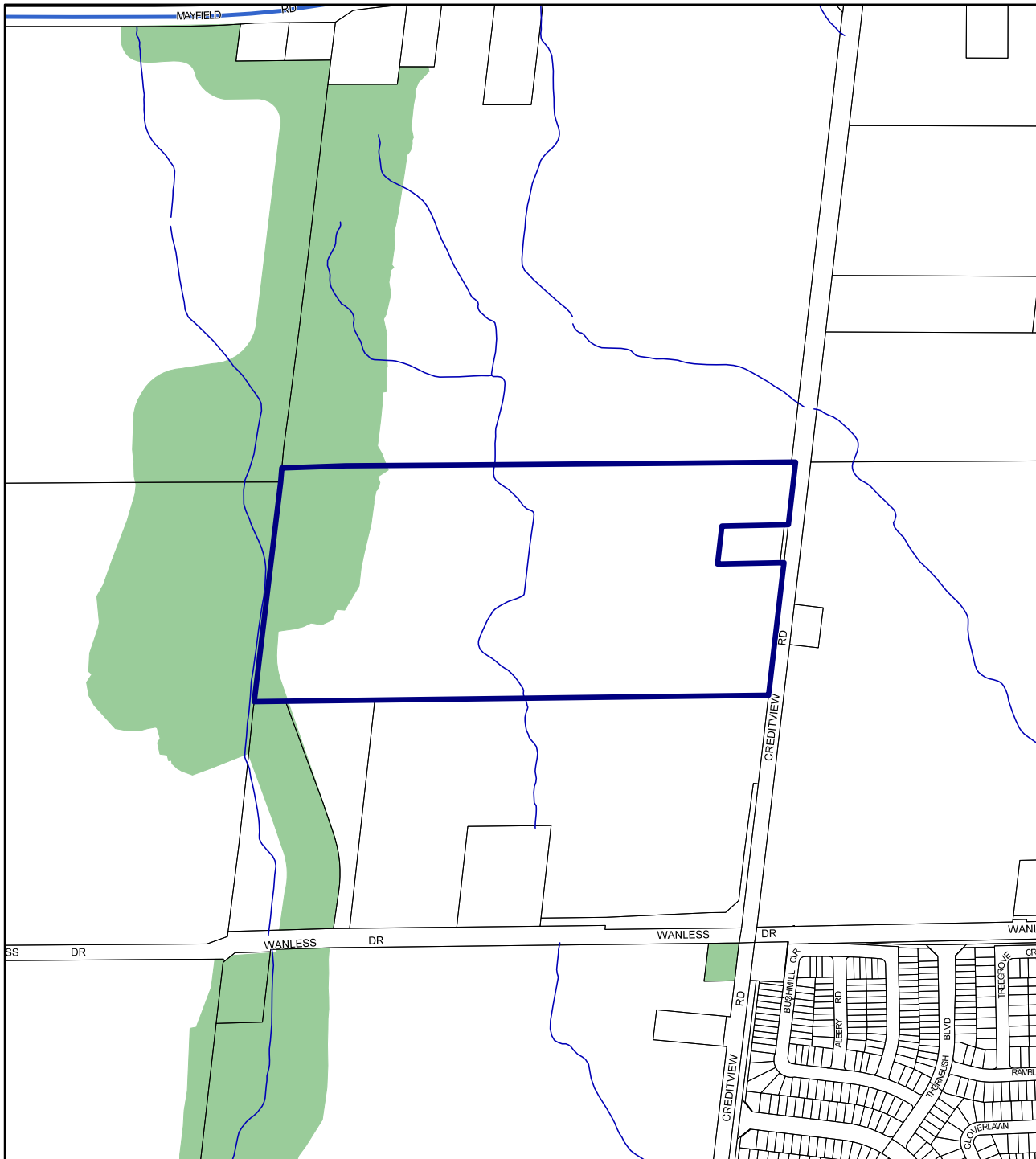


**MAP 1
REVISED PLAN OF SUBDIVISION
GAGNON & LAW URBAN PLANNERS LTD.
Amber Fields Ltd.**

Date: 2012 06 11

Drawn By: CJK







CITY FILE: C04W16.005



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  MAJOR WATERCOURSE
-  CEMETERY
-  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.
Amber Fields Ltd.

CITY FILE: C04W16.005



Drawn By: CJK
 Date: 2012 06 11