

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, December 10, 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 **Glen Schnarr & Associates Incorporated - 351658 Ontario Limited (File: C04W04.006) 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:

**BACKGROUND:**

A previous application to amend the Official Plan and Zoning By-law and a proposed Plan of Condominium was submitted on the subject lands in November 2010 for executive townhouses (City Files: C04W04.004 and 21CDM-10008B) and approved in 2012 to permit townhouses. The owner has now decided to pursue the development of twenty –four (24) single detached dwellings.

**LOCATION:**

The subject property is located south of Queen Street West and west of Creditview Road and is known municipally as 8698 Creditview Road. It is legally described as Part of the East Half of Lot 4, Concession 4, W.H.S.

**PROPOSAL:**

The proposal involves the following key features:

- ◆ Twenty-four (24) single detached dwelling lots (ranging in width from 15.2 metres (50 feet) to 21.3 metres (70 feet)) on Creditview Road and on a proposed new street (Street 'A' on Map 1);
- ◆ Street 'A' with a right-of-way of 17.0 metres is designed to potentially extend to the lands to the north in the event that the lands to the north develop in the future;
- ◆ 0.08 hectare (0.20 acre) Buffer Block (Block 25);
- ◆ Access to five (5) of the proposed lots will be directly from Creditview Road.

**SIZE:**

The site is 1.96 hectares (4.83 acres) in size.

**CURRENT LAND USE STATUS:**

OFFICIAL PLAN:	The Official Plan designates the subject property as "Residential" on Schedule 'A' – Land Use Designations. The subject lands are further designated as "Upscale Executive Housing Special Policy Area" in Schedule 'A1' (Upscale Executive Housing Special Policy Areas). An amendment to the Official Plan is not required for the proposed development.
SECONDARY PLAN:	The Credit Valley Secondary Plan designates the subject property as "Executive Residential" and "Primary Valleyland." An amendment to the Secondary Plan is not required for the proposed development.
ZONING:	The subject property is zoned "Residential Townhouse A – 2249 (R3A-2249)" and "Open Space" by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed single detached dwellings.

**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: MICHELLE GERVAIS, CITY OF BRAMPTON, PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT AT 905-874-2073 or michelle.gervais@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. Dan Kraszewski, Acting 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:

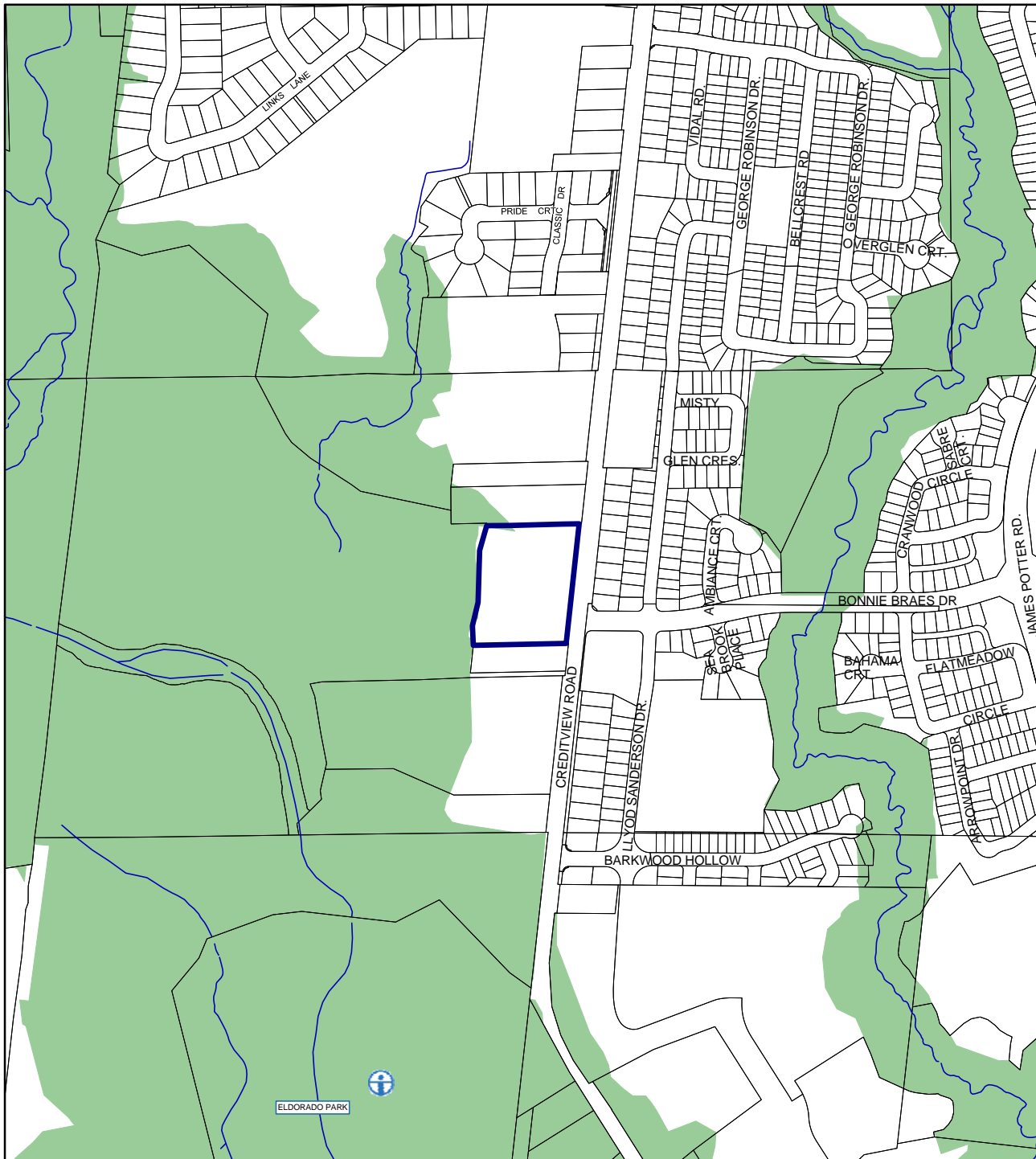
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

Dated at the City of Brampton this 13<sup>th</sup> day of November, 2012.

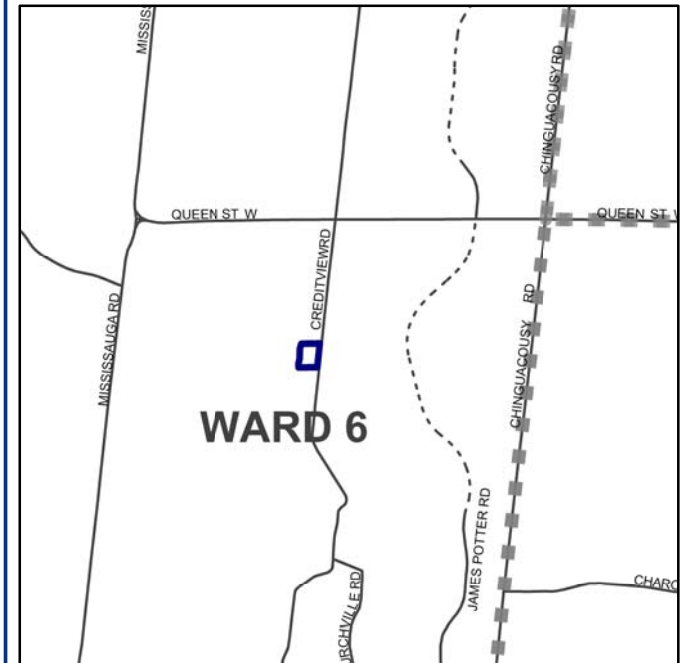
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Paul Snape, MCIP, RPP  
Acting Director, Land Development Services,  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2











Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  WARD BOUNDARY
-  MAJOR WATERCOURSE
-  RECREATION FACILITY

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

MAP 2 - LOCATION  
**GLEN SCHNARR & ASSOCIATES INC.**  
 351658 Ontario Ltd.

**CITY FILE: C04W04.006**



Drawn By: CJK  
 Date: 2012 09 20