

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Wednesday, September 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 AND LAW URBAN PLANNERS LIMITED - NORTH AMERICAN REALTY ACQUISITION CORPORATION (File: C04W11.010) 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 at the north-east and north-west corners of the intersection of Creditview Road and Bovaird Drive West, comprising Blocks 1 to 4 inclusive, on draft approved subdivision plan 21T-10022B. The lands are legally described as Part of Lots 10 and 11, Concession 4, W.H.S.

PROPOSAL:

The applicant is proposing to rezone the subject property from Agricultural (A) to a site specific Commercial zoning designation to permit the development of a district retail centre comprising, commercial, retail, office, personal service and automotive uses. The applicant is proposing one or more of the following anchor tenant uses: supermarket; major department/discount department store; home improvement/hardware outlet. The following uses are also proposed; automotive uses; pharmacy; restaurants; and, personal service establishments.

The Mount Pleasant Secondary Plan designates Block 1 on draft approved subdivision plan 21T-10022B "District Retail". The uses proposed in the applicant's draft zoning by-law conform to the "District Retail" designation and therefore an amendment to the Mount Pleasant Secondary Plan is not required. An Application to Amend the Official Plan has been filed with respect to Blocks 2 to 4 on draft approved subdivision plan 21T-10022B to add "District Retail" policy permissions to the existing mixed use policies in the Fletcher's Meadow Secondary Plan that apply to these lands (Gagnon and Law Urban Planners Limited- Mattamy (Credit River) Limited (File: C04W11.009). This application proceeded to the June 11, 2012 Public Meeting and a planning recommendation report will be proceeding to a future Planning, Design and Development Committee meeting.

SIZE:

The site is approximately 14.5 hectares (36 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property "Residential".

Schedule A2- Retail Structure- in the Official Plan designates the portion of the subject property west of Creditview Road (Block 1 on draft approved subdivision plan 21T- 10022B) "District Retail". An amendment to the Official Plan is not required.

An Application to Amend the Official Plan has been filed with respect to Blocks 2 to 4 on draft approved subdivision plan 21T-10022B to add "District Retail" policy permissions to the existing mixed use policies in the Fletcher's Meadow Secondary Plan that apply to these lands (Gagnon and Law Urban Planners Limited- Mattamy (Credit River) Limited (File: C04W11.009). This application proceeded to the June 11, 2012 Public Meeting and a planning recommendation report will be proceeding to a future Planning, Design and Development Committee meeting.

SECONDARY PLANS: The Mount Pleasant Secondary Plan designates Block 1 on draft approved subdivision plan 21T-10022B "District Retail". An amendment to the Mount Pleasant Secondary Plan is not required.

The Fletcher's Meadow Secondary Plan designates Blocks 2 to 4 on draft approved subdivision plan 21T-10022B "Mixed Use Node", and "Mixed Use Area 4" in the Mount Pleasant Mobility Hub Block Plan (OP 2006-021). As previously noted, an Application to Amend the Official Plan (File: C04W11.009) is under review proposing to add district retail policy permissions to the mixed use policies that apply to these lands.

ZONING: The subject property is zoned “Agricultural (A)” in the Zoning By-law 270-2004, as amended. The applicant has filed a draft site specific zoning amendment to rezone the subject lands for “District Retail” purposes.

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, MCIP, RPP, Development Planner, 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:

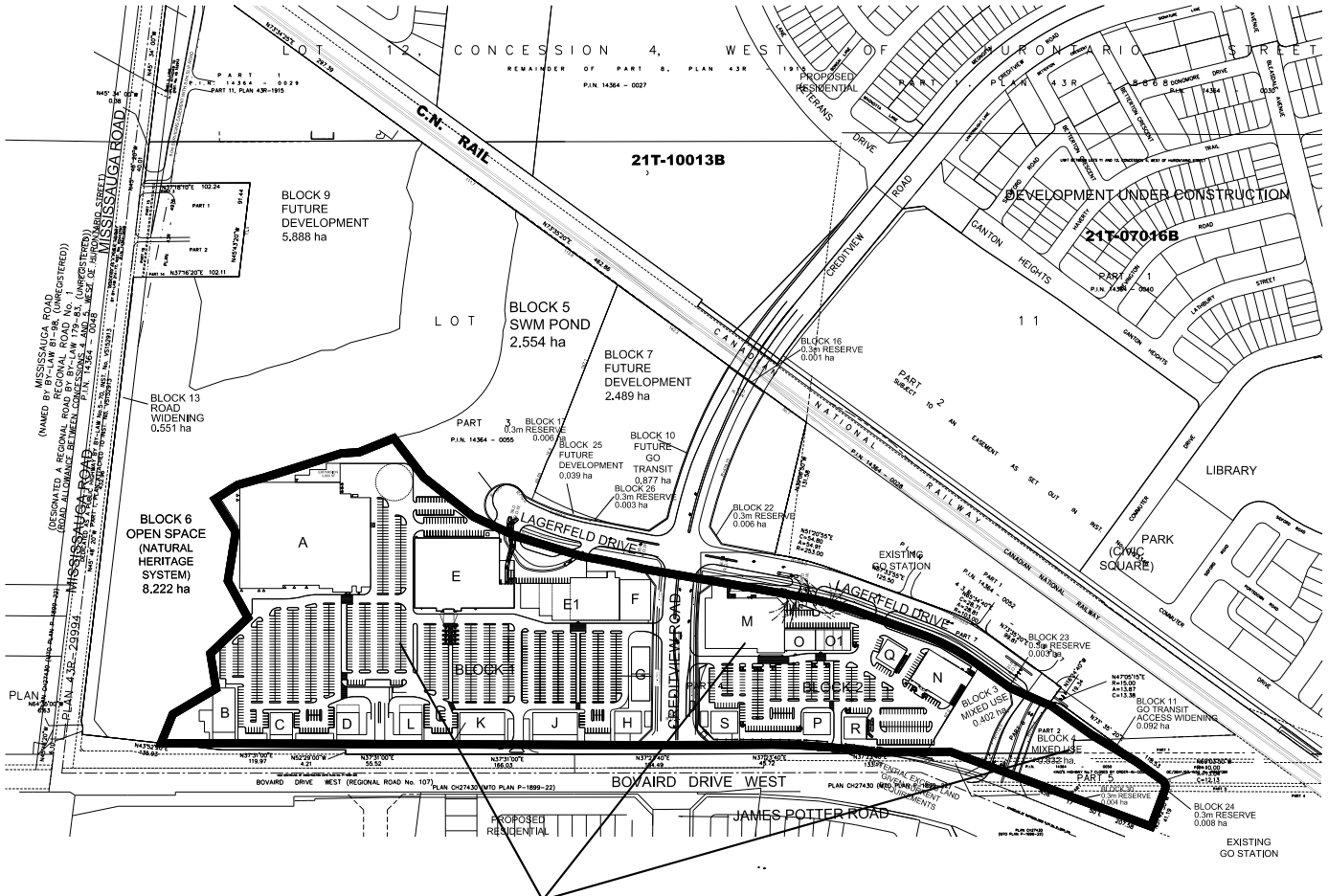
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, 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 7th day of August, 2012.

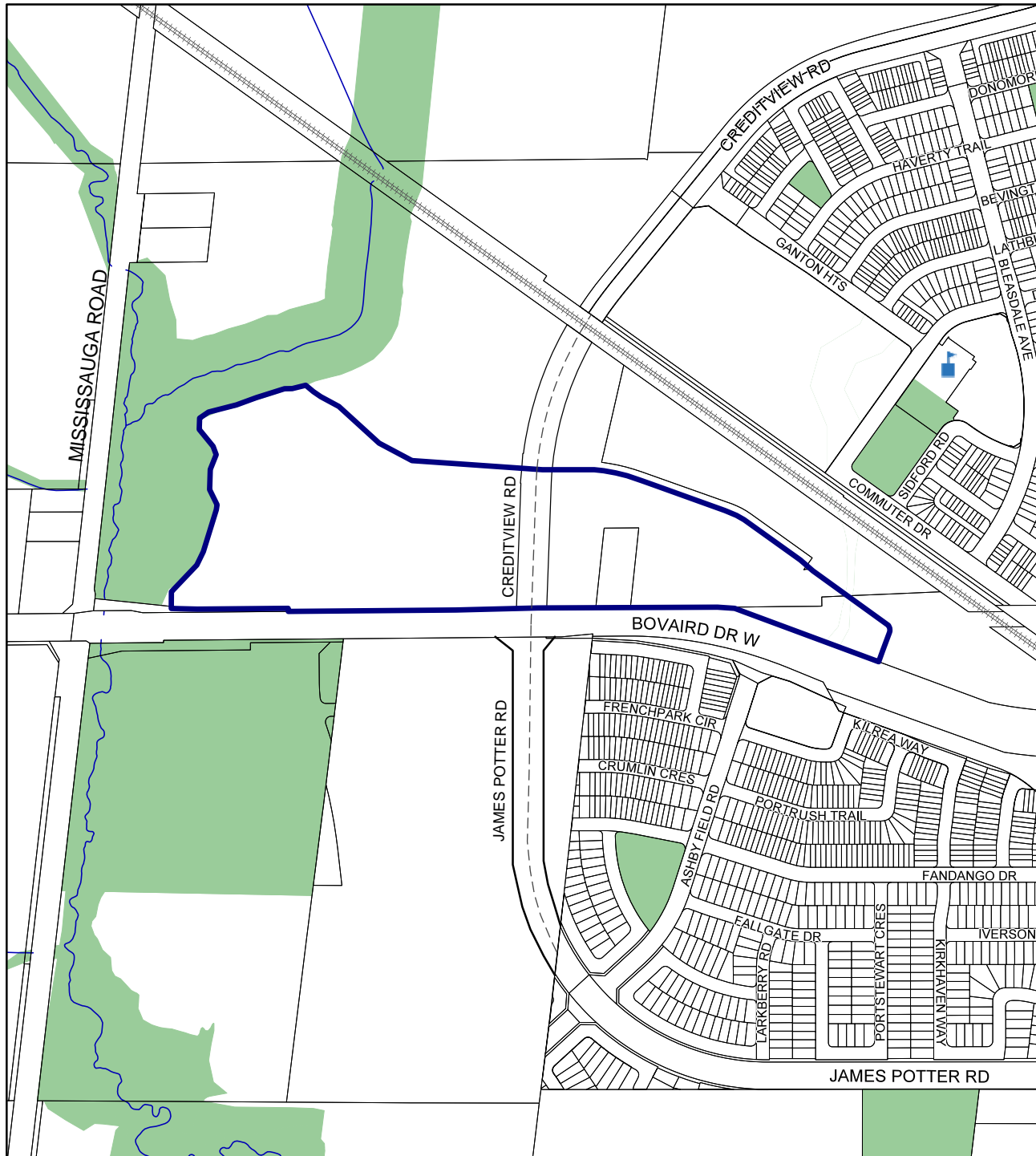
Dan Kraszewski
Director, Land Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Note: This notice may also be accessed via our website at www.brampton.ca

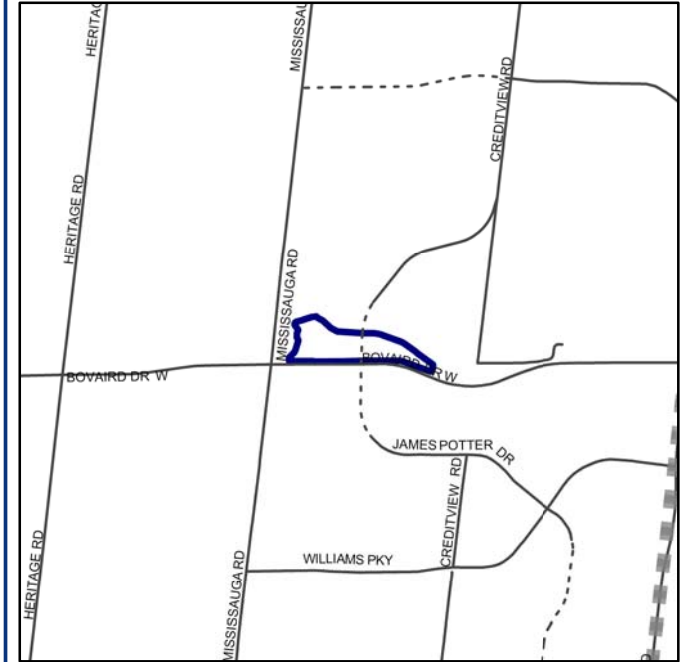


LANDS SUBJECT TO THE APPLICATION TO AMEND THE ZONING BY-LAW











Scale 1:8,000



Scale 1:50,000

- | | | | |
|---|---------------|---|-------------------|
|  | SUBJECT LAND |  | WARD BOUNDARY |
|  | PROPERTY LINE |  | MAJOR WATERCOURSE |
|  | OPEN SPACE |  | SCHOOL |

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.
 North American Realty Acquisition Corporation

CITY FILE: C04W11.010



Drawn By: CJK
 Date: 2012 07 05