

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 **KLM PLANNING PARTNERS INC. - KINDWIN (MAYFIELD) DEVELOPMENT CORPORATION (File: C05W05.005), WARD 6** to amend the Zoning By-Law and a Proposed Draft Plan of Subdivision

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

LOCATION:

The subject property is located east of Heritage Road and south of Embleton Road.

PROPOSAL:

The proposal involves the following:

Residential

- 24 street townhouse dwelling lots, each having a minimum lot width of 6.0 metres and a minimum lot depth of 28.0 metres; and,
- 49 street townhouse dwelling lots, each having a minimum lot width of 7.5 metres and a minimum lot depth of 28.0 metres;

Non-Residential

- Institutional (Retirement Home) Block 14
- Buffer Block 16
- Open Space Valley Block 17
- Local streets and a portion of a north-south collector road

SIZE:

The site is 3.8 hectares (9.5 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated as “Residential” and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. An amendment to this document is not required.

SECONDARY PLAN: The subject lands are designated “Residential: Medium Density Residential”, “Institutional: Retirement Home”, and “Open Space: Wetland”. The proposed development is consistent with the land use designations. An amendment to this document is not required.

ZONING: The subject lands are zoned Agricultural by By-Law 270-2004, as amended. An amendment to the zoning by-law is required to permit the urban uses proposed.

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: ROB NYKYFORCHYN, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2065 OR rob.nykyforchyn@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.***

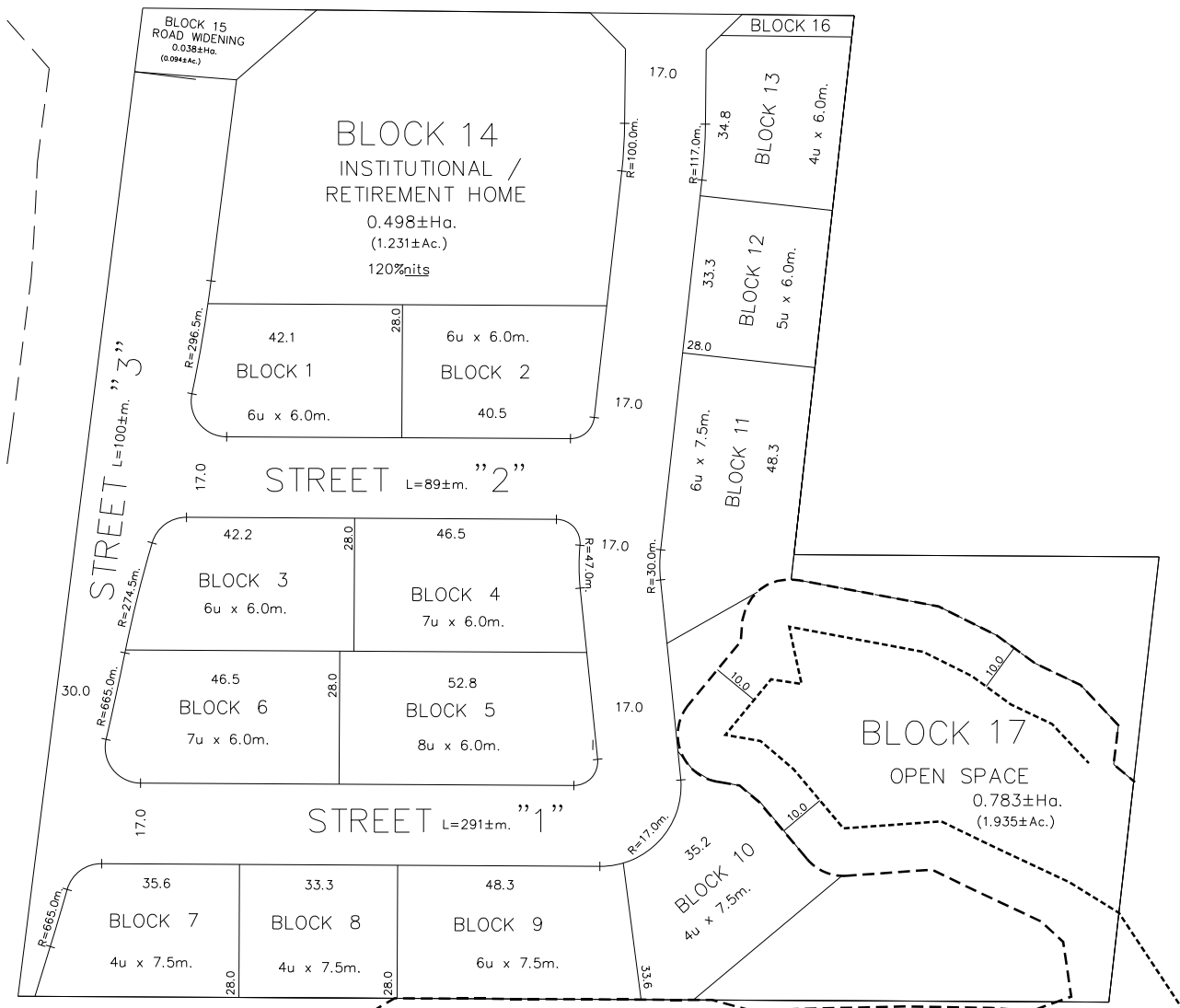
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

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

Dan Kraszewski
Director, 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

EMBLETON ROAD



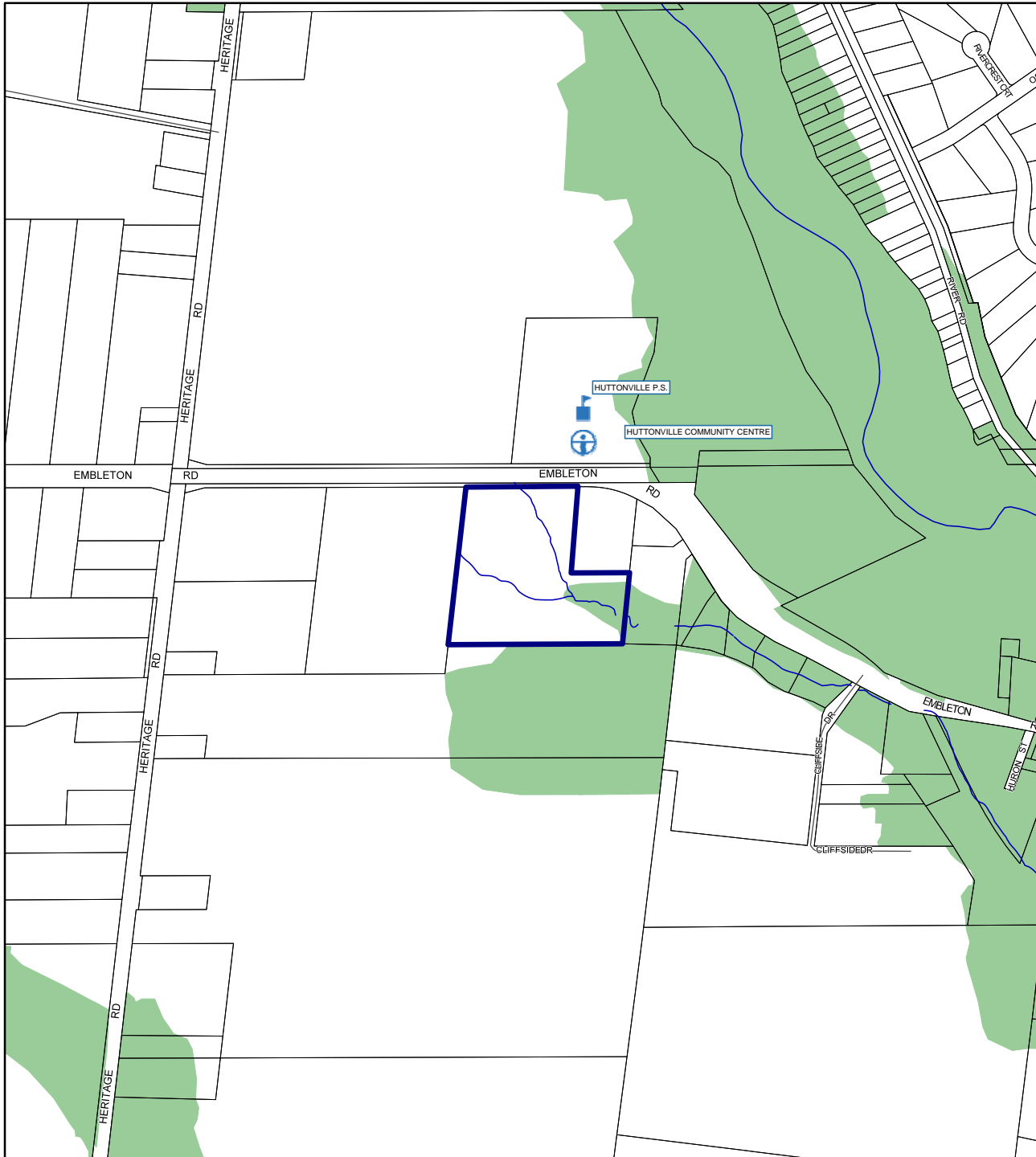
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 3.865 ±Ha. (9.551 ±Acs)

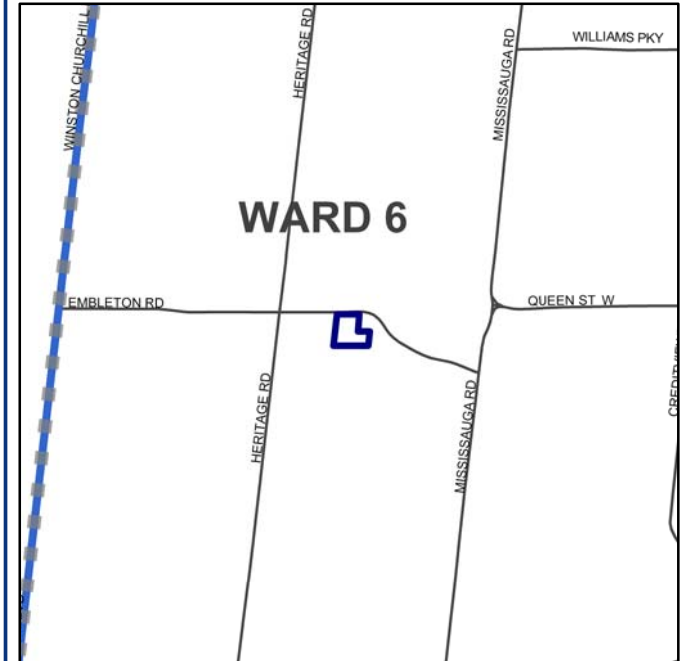
TOWNHOUSE DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
BLOCKS 7-11	5		24	0.614	1.517
BLOCKS 1-6, 12 and 13	8		49	0.970	2.397
INSTITUTIONAL/RETIREMENT HOME					
BLOCK 14	1		120	0.498	1.231
SUBTOTAL	14		193	2.082	5.145
BLOCK 15	1			0.042	0.104
BLOCK 16	1			0.012	0.029
BLOCK 17	1			0.783	1.935
STREETS				0.946	2.338
30.0m. WIDE					
17.0m. WIDE					
TOTAL					

TOTAL	17	193	3.865	9.551
-------	----	-----	-------	-------











Scale 1:8,000



Scale 1:50,000

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

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

MAP 2 - LOCATION
KLM PLANNING PARTNERS INC.
 Kindwin(Mayfield) Development Corporation

CITY FILE: C05W05.005



Drawn By: CJK
 Date: 2012 06 22