

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 **GLEN SCHNARR & ASSOCIATES INCORPORATED - ASHLEY OAKS HOMES INCORPORATED (File: C05W03.007), WARD 6** to amend the Zoning By-Law and a 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 Heritage Road, approximately midway between Embleton Road and Steeles Avenue West. It is legally described as part of Lot 3 Concession 5, West of Hurontario Street.

PROPOSAL:

The proposal involves the following:

Residential

- 40 single detached lots;
- 1 block for semi-detached dwellings (2 units);
- A block for a townhouse development to contain 29 units;
- 44 street townhouse dwelling lots;

- 4 residential reserve blocks for detached dwellings.

Non-Residential

- Stormwater Management Block 54 2.97 ha.
- Woodlot Block 53 4.49 ha.
- Valleyland Blocks 121 and 122 9.58 ha.
- Open Space Valley Block 55 0.48 ha.
- 3.0 metre road widening Blocks 56 0.04 ha.
- 0.3 metre Road Reserve Blocks 57 and 58 0.00 ha.

SIZE:

The site is 13.5 hectares (33.3 acres) in size.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The Official Plan designates the subject property “Residential” and “Open Space” on Schedule “A”, General Land Use Designations.
- SECONDARY PLAN: The Bram West Secondary Plan designates the subject property “Low/Medium Density Residential,” “Medium Density Residential”, “Valleyland”, and “Woodlot”, and also identifies a conceptual location for a Stormwater Management Facility” and a “Parkette.”
- ZONING: The subject property is zoned Agricultural Section 677 in the Zoning 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 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: 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:

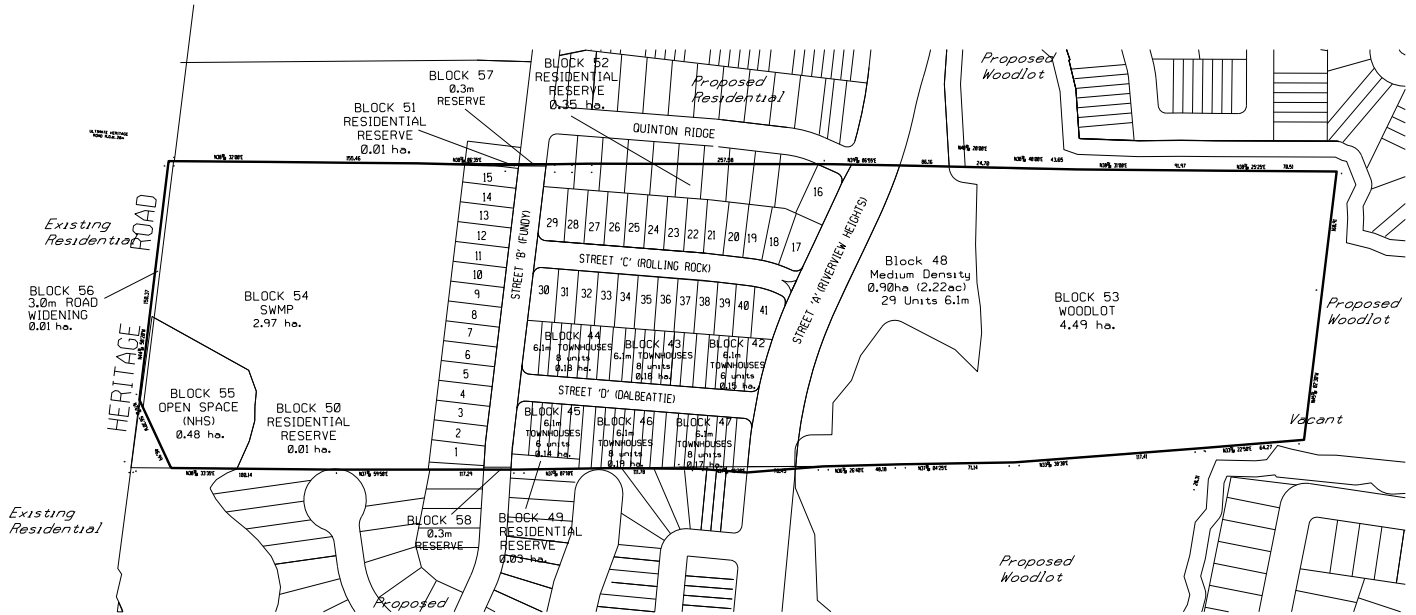
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

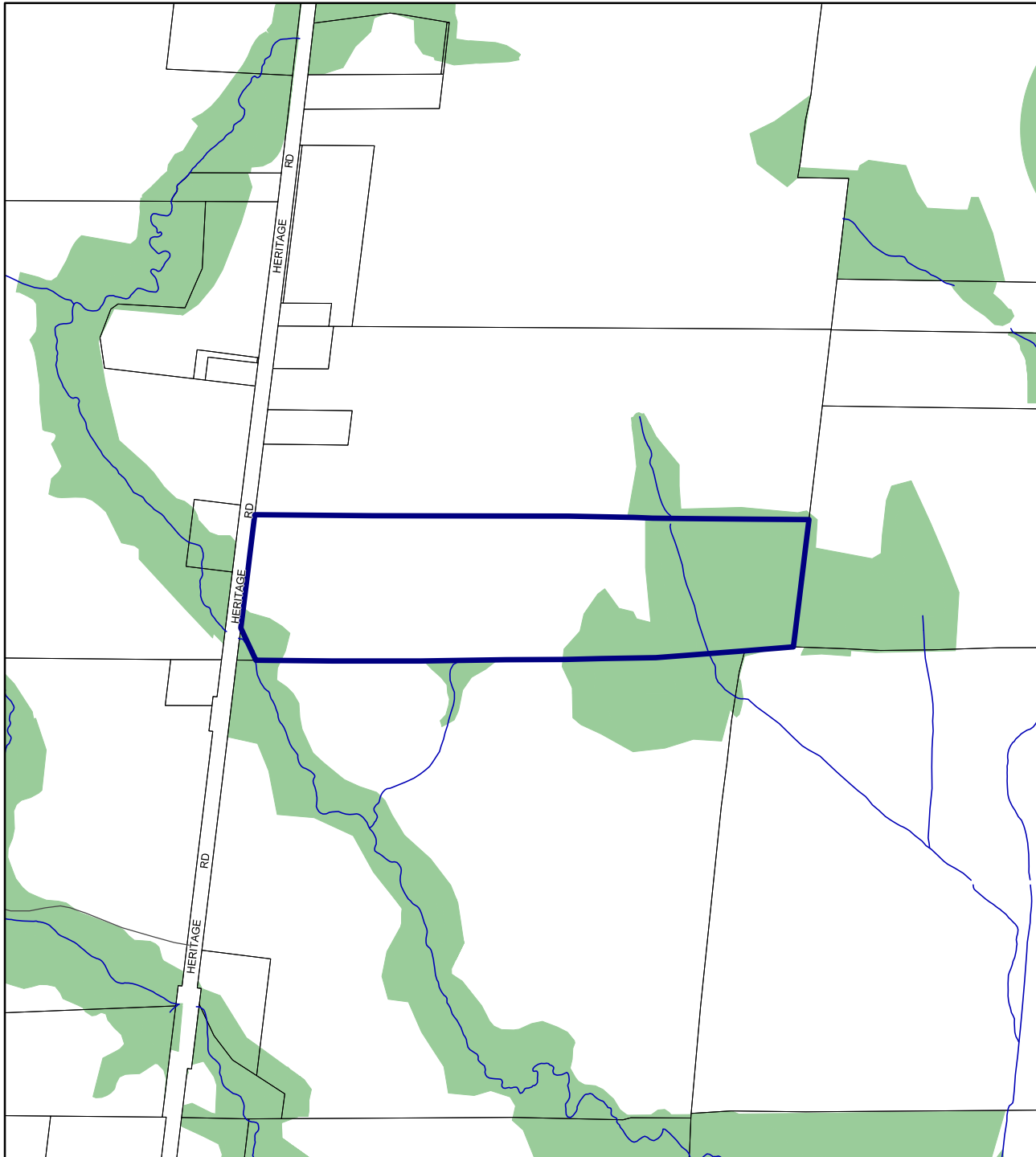
Dan Kraszewski
Director, Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

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

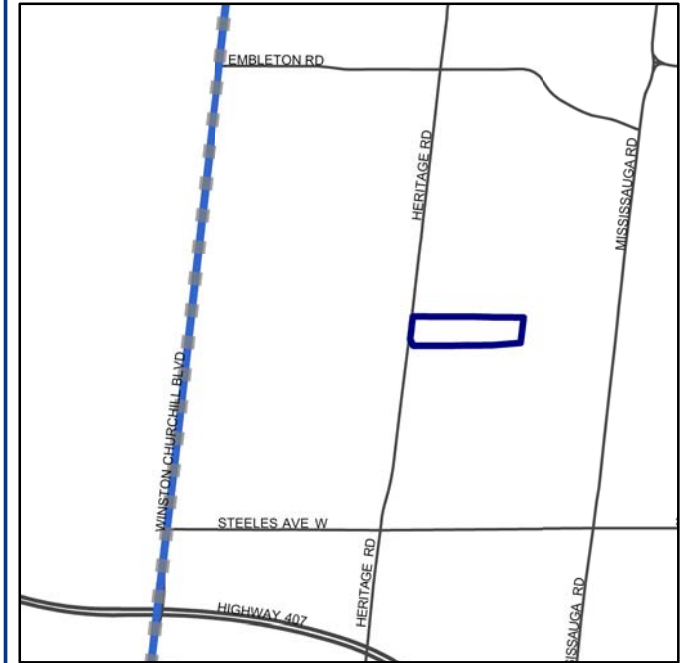


LAND USE	LOTS/BLOCKS	AREA(ha.)	AREA(ac.)	UNITS
SINGLE DETACHED - 11.6m (38')	17,18, 39-41	0.23	0.56	5
SINGLE DETACHED - 12.48m (41')	1-15, 19-38	1.50	3.71	35
SEMI-DETACHED - 15.9m (52')	16	0.06	0.15	2
STREET TOWNHOUSES - 6.1m (20')	42 - 47	1.01	2.50	44
MEDIUM DENSITY	48	0.90	2.22	29
RESIDENTIAL RESERVE	49 - 52	0.40	0.99	
WOODLOT	53	4.49	11.10	
SWMP	54	2.97	7.34	
OPEN SPACE	55	0.48	1.19	
3.0m ROAD WIDENING	56	0.04	0.09	
0.3m RESERVE	57, 58	0.00	0.00	
ROAD - 17m (565m-LENGTH)		0.87	2.15	
ROAD - 30m (201m-LENGTH)		0.60	1.48	
	TOTAL	13.55	33.48	115










Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  WARD BOUNDARY
-  CITY LIMIT

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.
 Ashley Oaks Homes Inc.

CITY FILE: C05W03.007



Drawn By: CJK
 Date: 2012 02 01