

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 11, 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 INCORPORATED - 2044831 ONTARIO INCORPORATED AND NORTHWEST BRAMPTON DEVELOPMENTS INCORPORATED (File: C04W16.004) WARD 6** involving an Application to Amend the Zoning By-Law

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

**LOCATION:**

The subject properties are located on the east side of Mississauga Road, north of Wanless Drive and contain two single detached homes municipally addressed as 11473 & 11413 Mississauga Road and legally described as Part of Lot 16, Concession 4, and W.H.S. (See Map 2)

**PROPOSAL:**

Details of the proposal are shown on Map 1 as follows:

- a zoning by-law amendment on the subject lands to permit four (4), 9.15 metre (30 feet) wide single detached residential lots and twenty-two street (22), 5.5 metre (18 feet) wide street townhouses; and,

- a continuation of the existing street on the applicant's draft approved subdivision ("BenHurst Crescent") to provide access to the subject lands.

The applicant proposes to incorporate the subject lands into the abutting draft approved subdivision plan (City File: 21T-10012B).

**SIZE:**

The subject property has a total site area of approximately 0.977 hectares (2.4 acres).

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** Schedule A, General Land Use Designations, in the City's Official Plan designates the subject property "Residential". The proposed single detached lots and townhouses conform to the policies associated with the "Residential" designation, therefore, 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". The proposed single detached lots and street townhouses are permitted land uses within the "Low and Medium Density" designation. The residential density of the proposed development will conform to the maximum residential density of 36 units per net residential hectare permitted in the "Low and Medium Density Residential" designation. Therefore, an amendment to the Secondary Plan is not required.

**ZONING:** The subject lands are currently zoned "Agricultural (A)". The applicant is proposing to rezone the subject lands to "Residential Single Detached F- 9.0 (R1F-9.0-Section 2214)" and "Residential Townhouse R3E-5.5 (R3E—5.5 Section 2217)". These zoning designations are already contained in Zoning By-law 316-2011 approved by City Council on November 30, 2011 implementing the applicant's abutting draft approved subdivision 21T-10012B and are appropriate for the same type of 9.15 metre wide and 5.5 metre wide single proposed for the subject lands.

**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.***

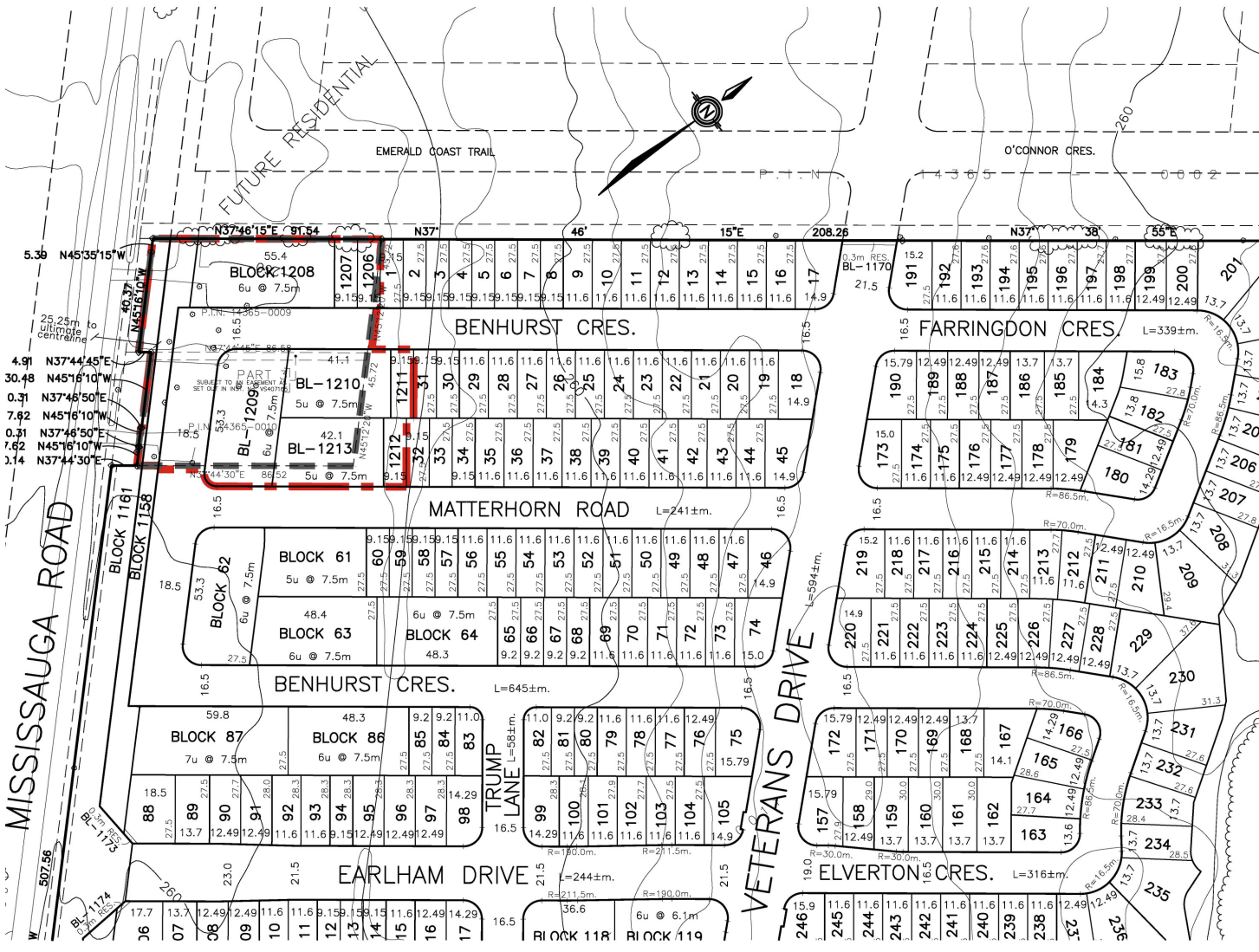
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 15<sup>th</sup> day of May 2012.

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

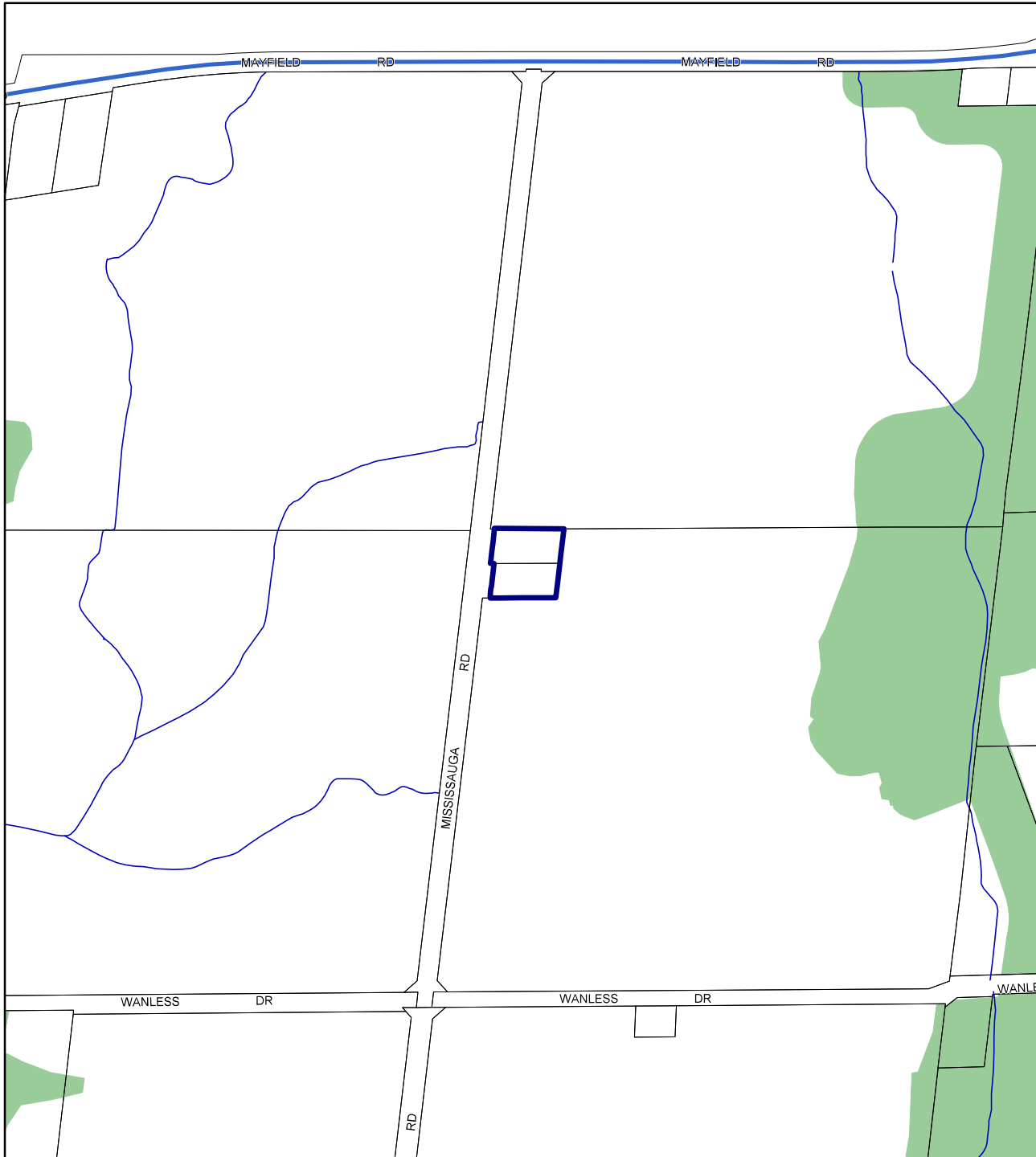
Note: This notice may also be accessed via our website at [www.brampton.ca](http://www.brampton.ca)



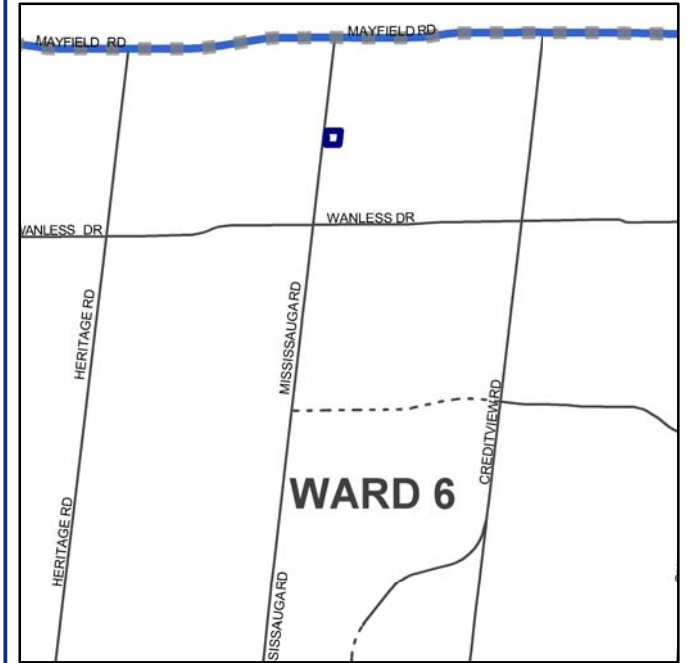
- Subject Property
- Area to be Amended







**MAP 1 - AMENDED DRAFT APPROVED SUBDIVISION PLAN**  
 KLM PLANNING PARTNERS INC.  
 2044831 Ontario Ltd.



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  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.**  
 2044831 Ontario Ltd.

**CITY FILE: C04W16.004**



Drawn By: A.d.  
 Date: 2012 03 14