

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.**

Items on the agenda that may be of interest to you include seven (7) applications to amend the Zoning By-law and Draft Plans of Subdivision that are filed for the Vales of Humber Secondary Plan and Block Plan lands (Area 50). Please refer to Map 1 for the general location of each file. Details of the seven (7) applications are listed below:

1. An application made by **Candevcon Limited – Redberry Holdings Inc. (File: C08E17.006)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 2).
2. An application made by **Humphries Planning Group Inc. – 2138436 Ontario Inc. (File: C08E17.007)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 3).
3. An application made by **Candevcon Limited – Hayford Holdings Inc. (File: C08E16.005)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 4).
4. An application made by **Glenn Schnarr and Associates Inc. – Sunnycliffe Investments Inc. (File: C09E16.007)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 5).
5. An application made by **Lepek Consulting Inc. – Urban Drywall Limited, Concris Developments Inc. (File: C09E16.006)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 6).

6. An application made by **Candevcon Limited – Michael Ceci, Green Valley Investments Ltd. (File: C09E16.005)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 7).
7. An application made by **Delta Urban Planning – Southwyck Trail Home Corp., Markview Home Corp., Fulton Bridge Estates Inc., and Roman Catholic Episcopal Corporation for Diocese of Toronto (File: C09E17.008)** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (See Map 8).

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

**LOCATION:**

The subject applications are located in Block 50 of the Vales of Humber Secondary Plan Area, which is bound by Mayfield Road to the north, Countryside Drive to the south, The Gore Road to the east, and a tributary of the West Humber River approximately 900 metres west of McVean Drive.

**PROPOSAL:**

In order to implement the approved Vales of Humber Block Plan, the applicants are proposing to build a mix of low density housing and upscale executive homes for a total of approximately 1600 detached dwelling units within the Secondary/Block Plan area. Other land uses contained in the proposals include two (2) commercial blocks, one (1) elementary school blocks, one (1) place of worship block, eleven (11) parks or parkettes and six (6) Stormwater Management Pond Blocks.

The following table summarizes the key aspects of each application:

ITEM NO.	APPLICANT	FILE NO.	AREA (HA)	APPROX. NUMBER OF UNITS/SINGLE DETACHED DWELLINGS	COMMUNITY LAND USE FEATURES
1	Redberry Holdings Inc.	C08E17.006	10.90	77	Valleyland, SWM Pond, Entry Feature
2	2138436 Ontario Inc.	C08E17.007	8.53	66	Park, Open Space
3	Hayford Holdings Inc.	C08E16.005	41.64	242	SWM Pond, Valleyland, Entry Feature
4	Sunnycliffe Investments Inc.	C09E16.007	6.07	54	N/A

ITEM NO.	APPLICANT	FILE NO.	AREA (HA)	APPROX. NUMBER OF UNITS/SINGLE DETACHED DWELLINGS	COMMUNITY LAND USE FEATURES
5	Urban Drywall Limited, Concris Developments Inc.	C09E16.006	12.82	159	SWM Pond, Park, Entry Feature
6	Michael Ceci, Green Valley Investments Ltd.	C09E16.005	10.12	107	N/A
7	Southwyck Trail Home Corp., Markview Home Corp., Fulton Bridge Estates Inc., and Roman Catholic Episcopal Corporation for Diocese of Toronto	C09E17.008	116.18	896	SWM Ponds, Valleylands, Elementary School, Commercial, Place of Worship, Parks

**SIZE:**

The combined area of these applications is approximately 206 hectares (510 acres) in size which occupies the majority of the Vales of Humber Secondary Plan/Block Plan Area.

**CURRENT LAND USE STATUS:**

OFFICIAL PLAN: The seven (7) draft plans of subdivisions are designated 'Residential' and 'Openspace' on Schedule 'A', General Land Use Designations of the Official Plan. The applications as filed are in general accordance with these associated land use designations and policies, and an amendment to the Official Plan is not required.

SECONDARY PLAN/BLOCK PLAN: The Vales of Humber Secondary Plan and Block Plan 50 were developed and enacted by Council concurrently. The land uses for the subject lands are indicated on Map 1. The range of land uses that are outlined in the Secondary Plan and the Block Plan are generally reflected in the draft plan of subdivision that has been submitted. In

order to confirm that the application conforms to the range of residential policies in the Secondary Plan and Block Plan, additional analysis is required with respect to the density, the size, location and configuration of the residential lots within the proposed draft plan of subdivision. No amendment to the Secondary Plan is proposed.

**ZONING:** The proposed subdivisions within the Block Plan are zoned 'Rural Estate Holding (REH)', 'Residential Rural Estate 2 (RE2)', and 'Floodplain' (F). The seven proposed draft plans of subdivision include applications to amend the Zoning By-law to implement the land uses, lots and blocks as shown on the proposals.

**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: CARMEN CARUSO, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2439 OR [carmen.caruso@brampton.ca](mailto:carmen.caruso@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.***

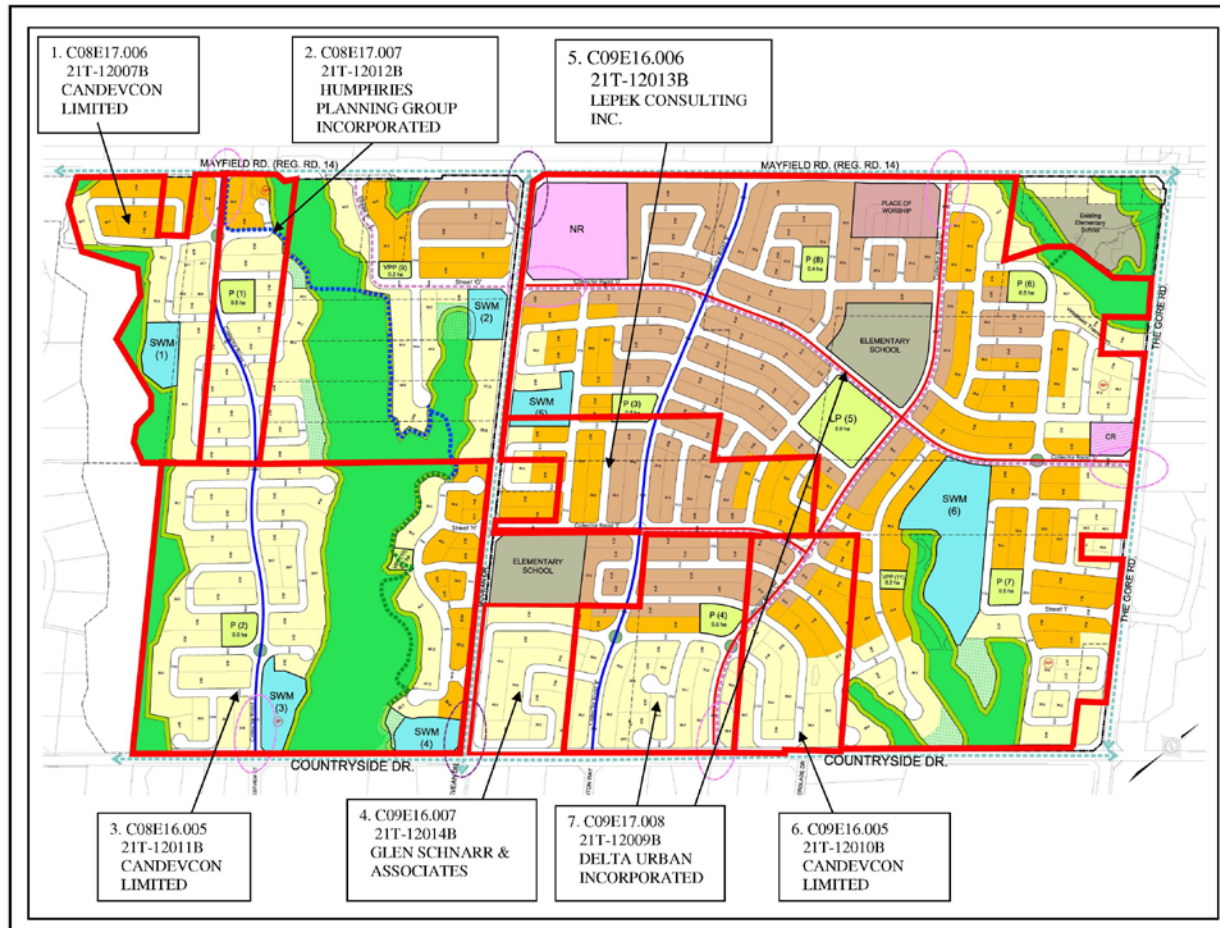
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

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

---

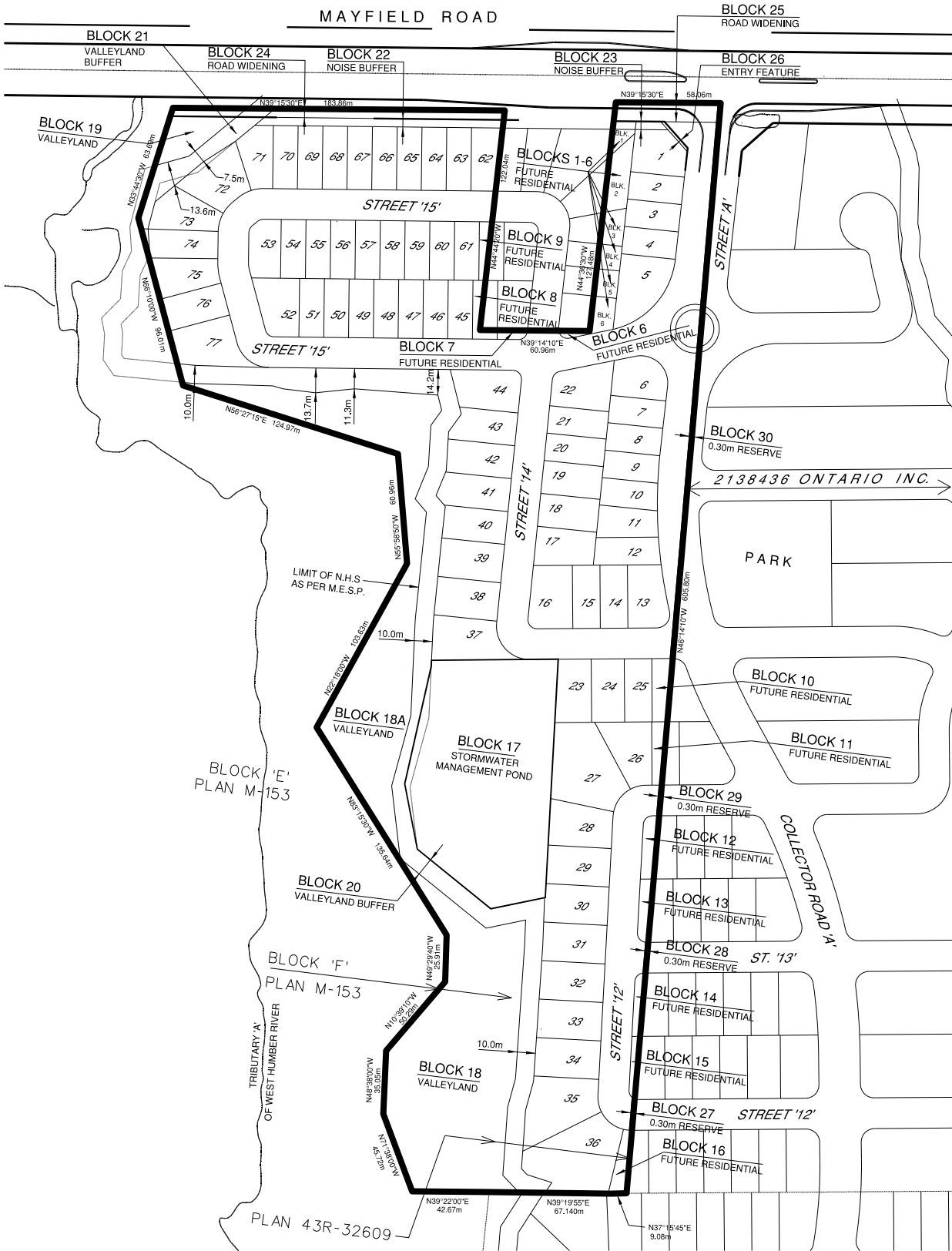
Dan Kraszewski, MCIP, RPP  
Director, Land Development Services,  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

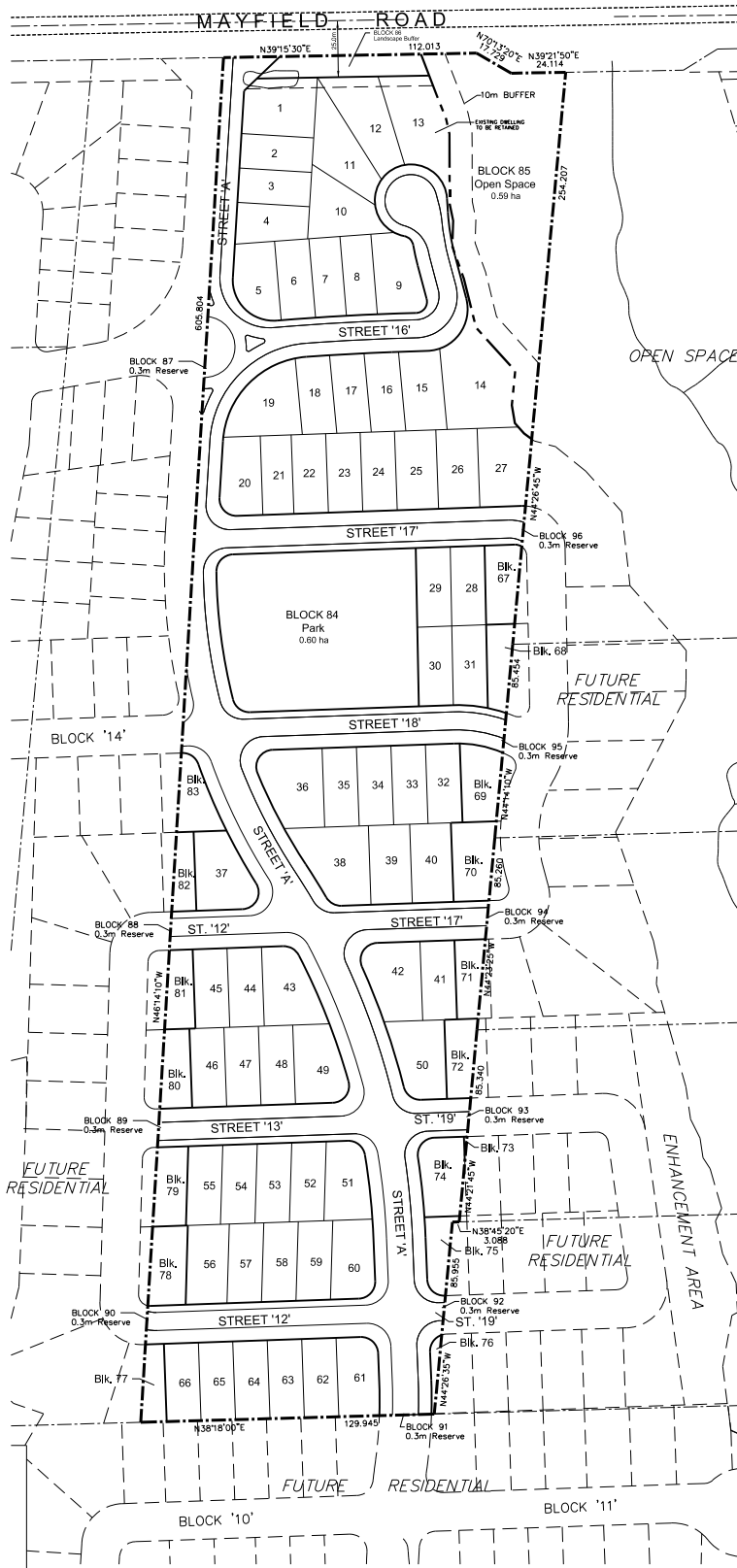
Note: This notice may also be accessed via our website at [www.brampton.ca](http://www.brampton.ca)

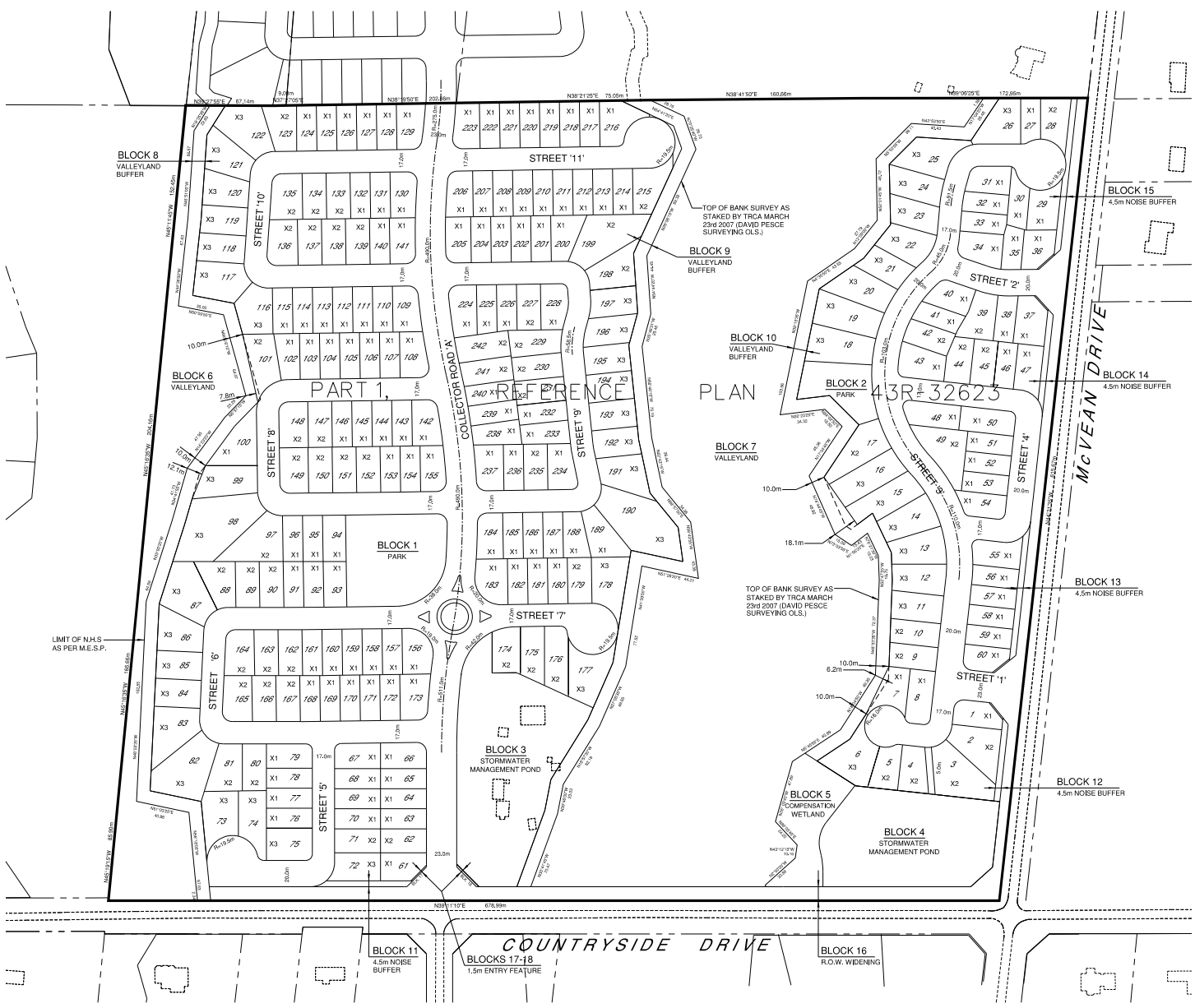


### Block Plan #50 & Development Applications Context Map

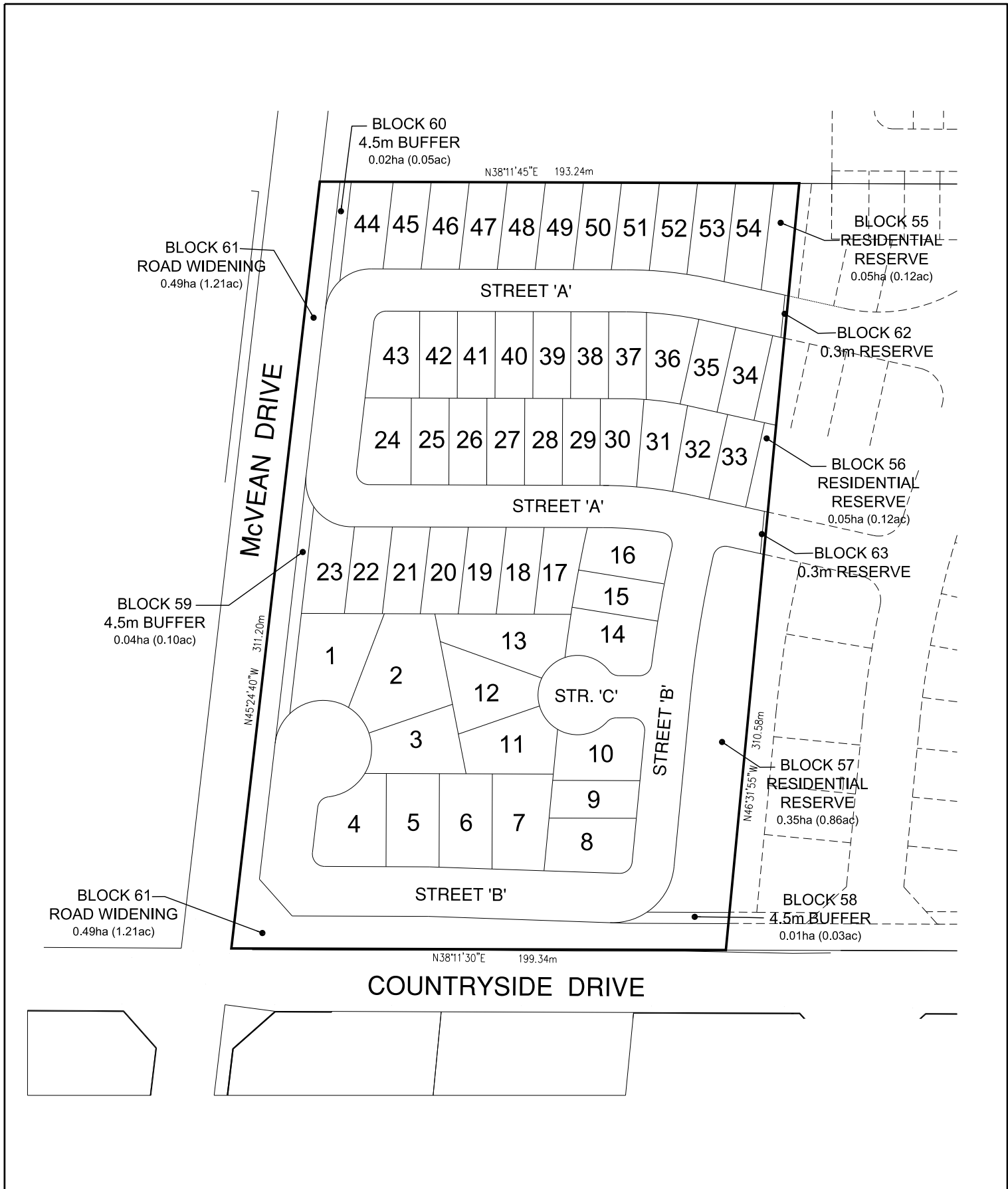
- |                                  |  |  |                       |   |
|----------------------------------|--|--|-----------------------|---|
| Low Density Residential          | Neighbourhood Retail   | Natural Heritage System  | LP Local Park         | Roundabout  |
| Executive Transition Residential | Convenience Retail   | Buffer   | P Parkette            | Potential Roundabout                                |
| Executive Residential            | Place of Worship   | Restoration / Enhancement Area<br><small>(Exact area to be determined)</small> | VPP Vest Pocket Park  | Block Plan Boundary                                 |
| School                           | Stormwater Management<br><small>*The Stormwater Management Funds are preliminary and may be subject to adjustment*</small> | Heritage Property (Approximate Location)                                       | Community Gateway     | 24m - Collector Road                                |
|                                  |  |  | Neighbourhood Gateway | 23m - Collector Road                                |
|                                  |  |  |                       | Proposed Walkway (Final location to be confirmed)   |
|                                  |  |  |                       | Conceptual Walkway (Final location to be confirmed) |
|                                  |  |  |                       | Multi-use Pathways in Arterial Road Boulevards      |
|                                  |  |  |                       | Sidewalk Paths                                      |

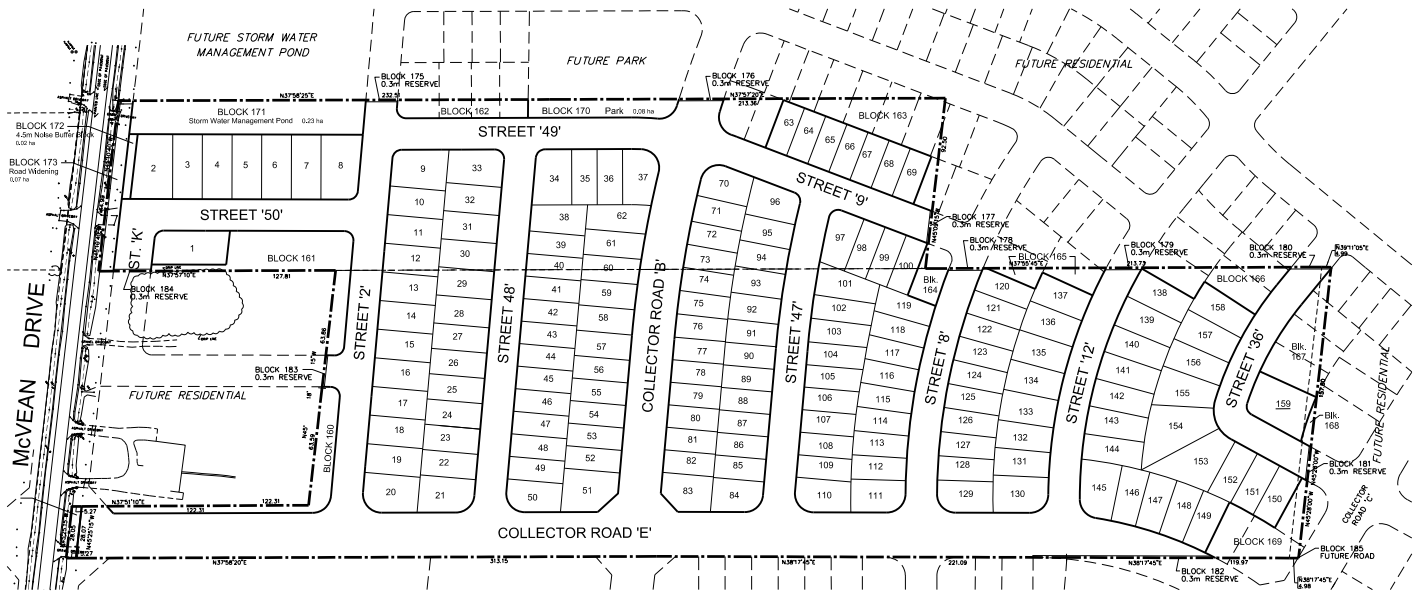






**MAP 4 - DRAFT PLAN OF SUBDIVISION**  
**CANDEVCON LIMITED**  
**Hayford Holdings Inc.**







existing residential

MAYFIELD RD. (REG. RD. 14)



**SUBJECT LANDS**

