

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday November 7, 2011**. 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. - SANDRINGHAM PLACE INC (File: C03E15.011) WARD 9** involving an Application to Amend the Official Plan and Zoning By-Law and draft plan of condominium.

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

LOCATION:

The subject property is located in Rosedale Village, south of Countryside Drive, west of Dixie Road, east of Highway 410 and north of Sandalwood Parkway. It is legally described as Part of Lots 13, 14 and 15, Concession 3, E.H.S. Development is proposed in the south-west quadrant of the area.

PROPOSAL:

The proposal involves the following key features:

- ◆ 5 single detached dwelling units with a minimum lot frontage of 18.3 metres;
- ◆ 36 single detached dwelling units with a minimum lot frontage of 16.7 metres;
- ◆ 128 single detached dwelling units with a minimum lot frontage of 14.3 metres;
- ◆ 132 single detached dwelling units with a minimum lot frontage of 12.8 metres;

The Corporation of The City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

- ◆ 112 townhouse dwelling units with a minimum lot frontage of 12.2 metres;
- ◆ 151 townhouse dwelling units with a minimum lot frontage of 9.15 metres;
- ◆ 105 townhouse dwelling units with a minimum lot frontage of 7.62 metres;
- ◆ 4 apartment dwelling blocks with an estimated total of 196 units
- ◆ A 1.7 hectare buffer block abutting Highway 410
- ◆ 2, 0.42 hectare parkettes

An amendment is required to the secondary plan to recognize the evolving development pattern of the subject lands.

SIZE:

The area subject to the Official Plan amendment is approximately 126.5 hectares (312.6 acres) in size. The area subject to the zoning amendment is approximately 35 hectares 86 acres) located within the 126.5 hectares.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property “Residential” and “Open Space”. An amendment to the Official Plan is not required.

SECONDARY PLAN: The Secondary Plan designates the subject property as “Low Density Residential”, “Medium Density Residential”, “High Density Residential”, “Special Policy Area Number One, Two and Three”, “Neighbourhood Park”, “Public Elementary School”, “Separate Elementary School”, “Collector Road”, “Institutional – Place of Worship”, “Pedestrian/Bicycle Links” and “Major Drainage Facility”. An amendment to the Secondary Plan is required.

ZONING: The subject lands to be rezoned are zoned “Agricultural (A)” in Zoning By-law 270-2004, as amended. An amendment to the zoning by-law is required to permit the proposed development.

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: PAUL ALDUNATE, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2435.

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.***

Dated at the City of Brampton this 14th day of October 2011.

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

HEART LAKE RD

HIGHWAY 410

COUNTRYSIDE DR

DIXIE RD

SANDALWOOD PKY E

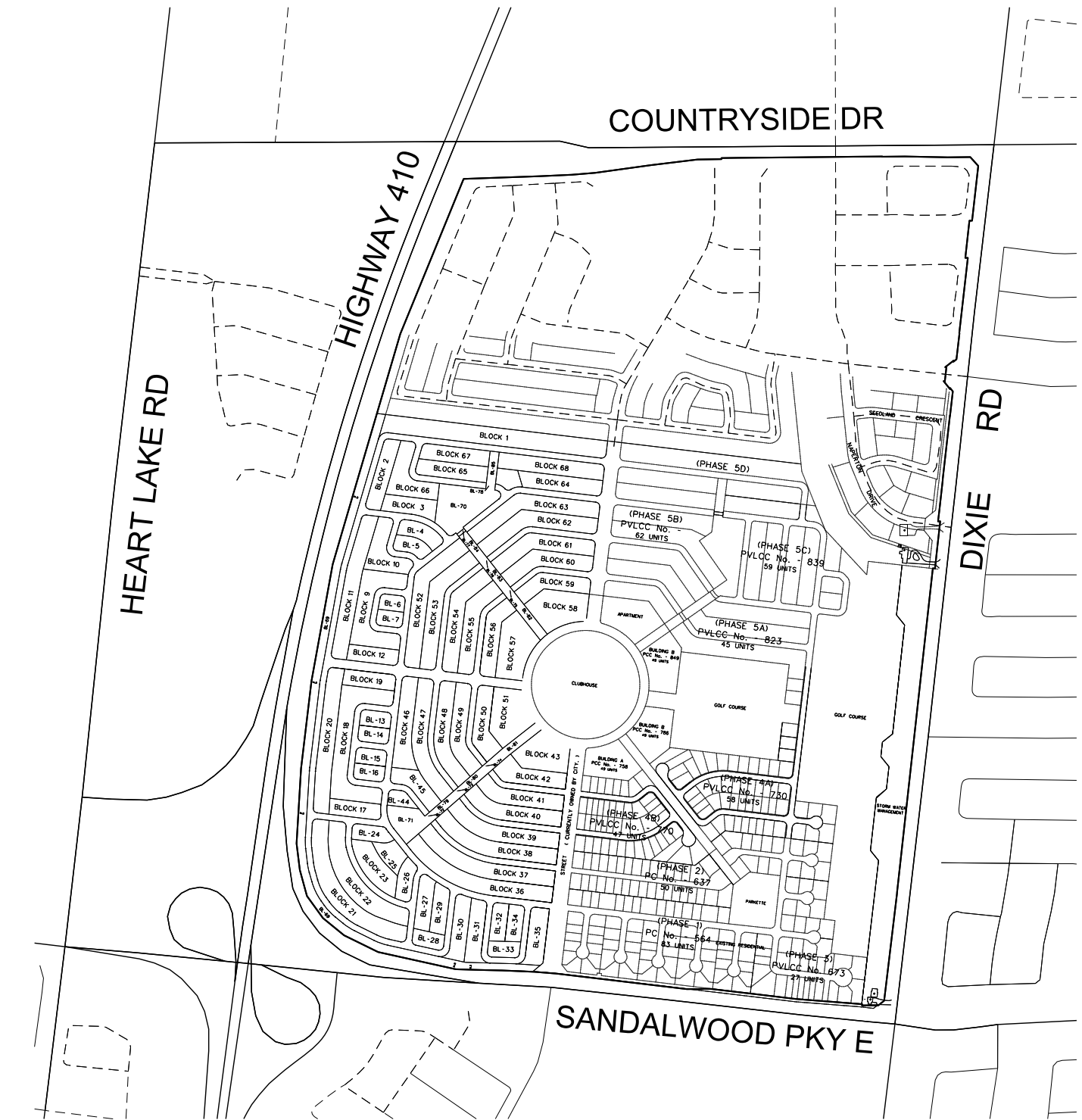


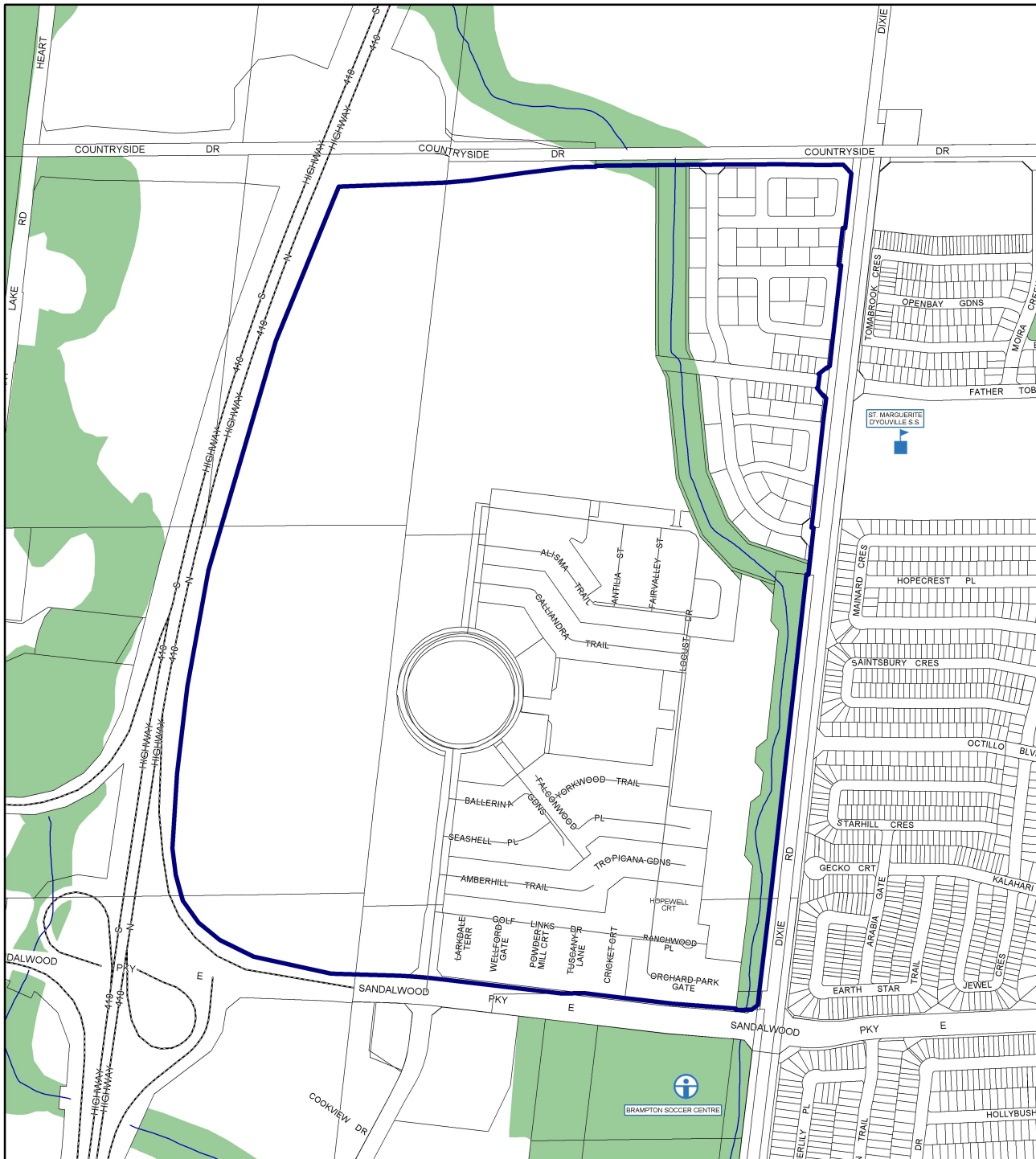
MAP 1 - CONCEPT SITE PLAN
KLM PLANNING PARTNERS INC.
Sandringham Place Inc. c/o Metrus Development Inc.

Date: 2011 07 12

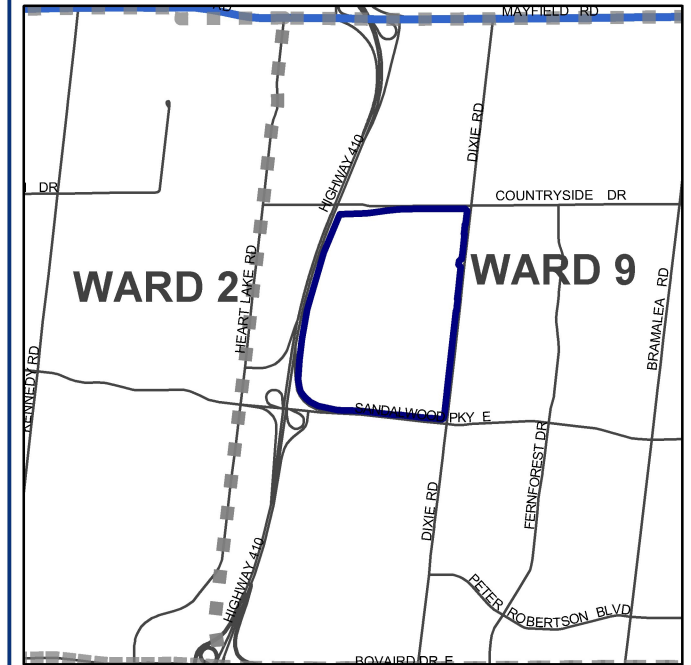
Drawn By: AH

CITY FILE: C03E15.011













Scale 1:8,000



Scale 1:50,000

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|--|---------------|--|---------------------|
|  | SUBJECT LAND |  | SCHOOL |
|  | PROPERTY LINE |  | RECREATION FACILITY |
|  | OPEN SPACE |  | HIGHWAY |
|  | 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
KLM PLANNING PARTNERS INC.
Sandringham Place Inc. c/o Metrus Development Inc.

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 **BRAMPTON**
 Flower City
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 PLANNING, DESIGN & DEVELOPMENT



Drawn By: AH
 Date: 2011 07 08