

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Wednesday, September 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 **ROYAL WEST DEVELOPMENTS INC. - North American (Royalwest Village) Corp.; (File: C04W07.017) 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 property is located on Royal West Drive south east of the Royal West Developments commercial lands currently being developed. The subject property has an area of 874 square metres.

PROPOSAL:

The applicant is proposing to rezone the commercially zoned property to permit a residential single detached dwelling. The rezoning is necessary to permit the use of the Reid Farmhouse as a residential single detached dwelling. The Reid Farmhouse was previously located at the south east corner of Williams Parkway and Mississauga Road. See Map 1 for the location of subject lands and previous location of the Reid Farmhouse.

SIZE:

The site is 0.08743 hectares (0.216 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated as “Residential”. The “Residential” designation permits residential land uses and local serving commercial uses.

SECONDARY PLAN: According to Schedule SP45 (A) of the Credit Valley Secondary Plan, the subject lands are designated “Low Density 2” and “District Retail”. The subject proposal is permitted under the “Low Density 2” designation.

The “District Retail” designation is considered to be approximate and as such an amendment to the Secondary Plan is not required.

The Secondary Plan also identifies the Reid Farmhouse as a “Heritage Resource”. According to the Secondary Plan a “Heritage Resource” designation may be removed or relocated without the need for an amendment to the Secondary Plan.

ZONING: The subject property is zoned “Commercial Three-1465 (C3-1465)” and Commercial Three (C3) in Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential use.

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: 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:

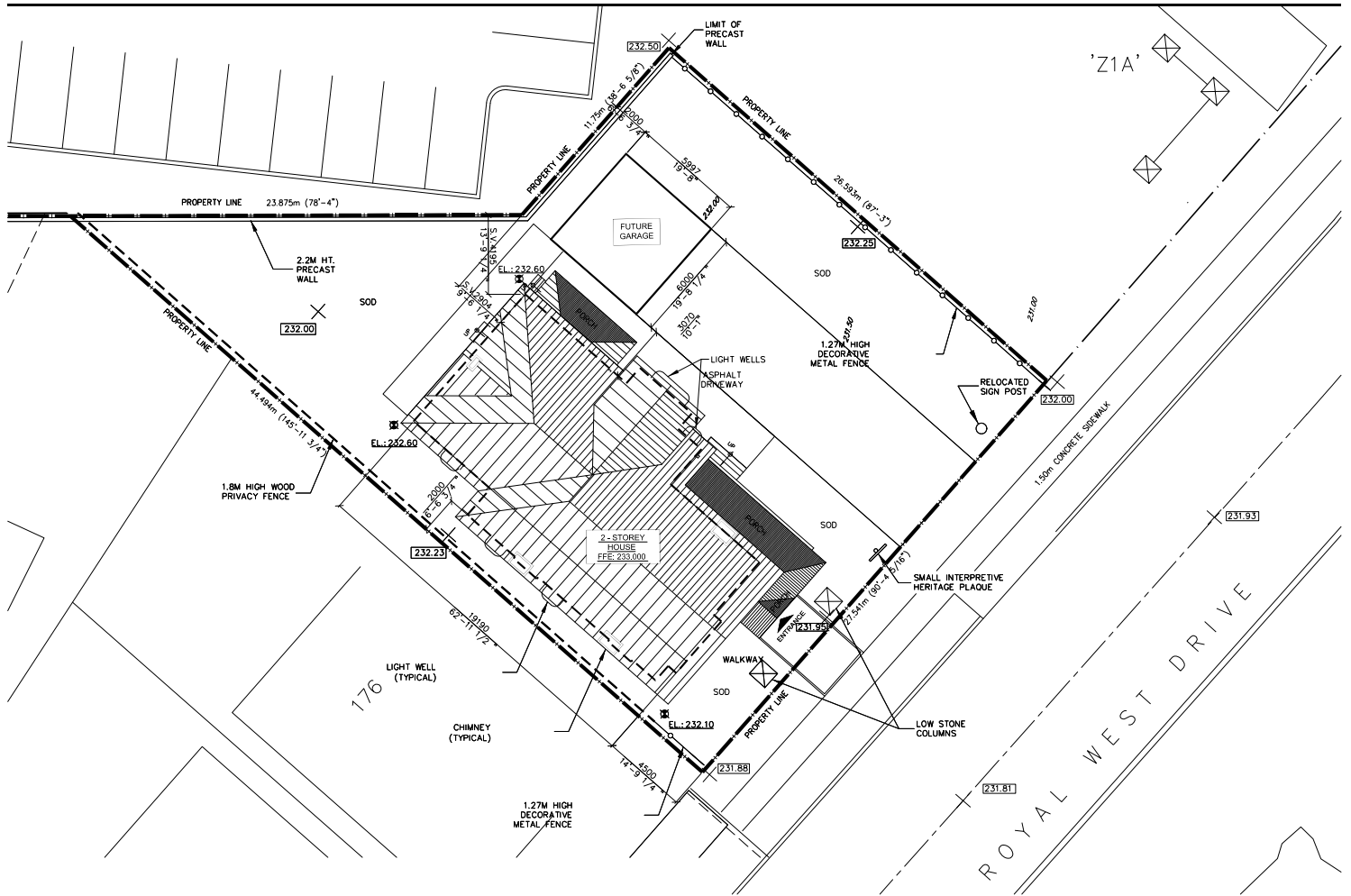
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

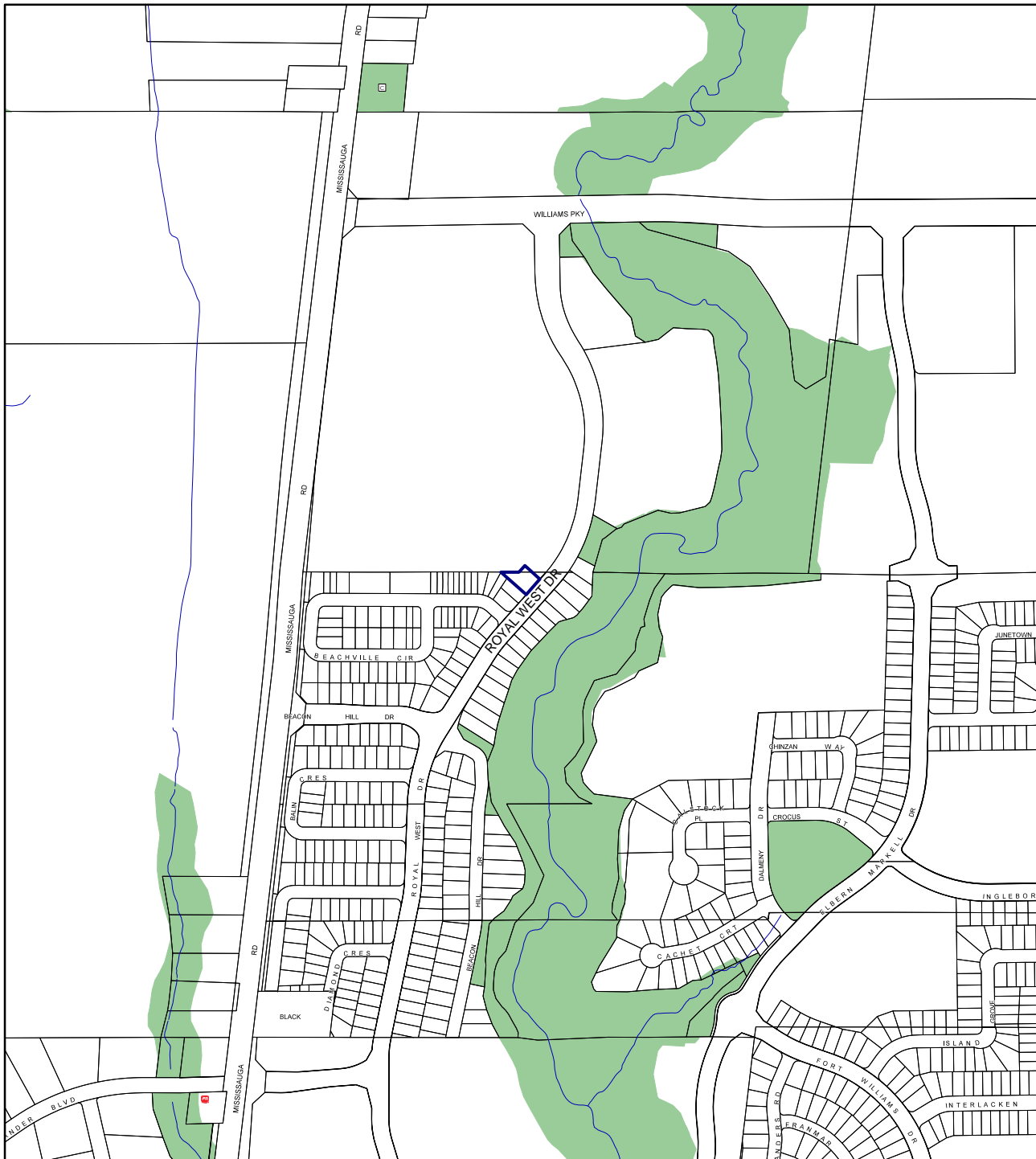
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 12th day of August, 2011.

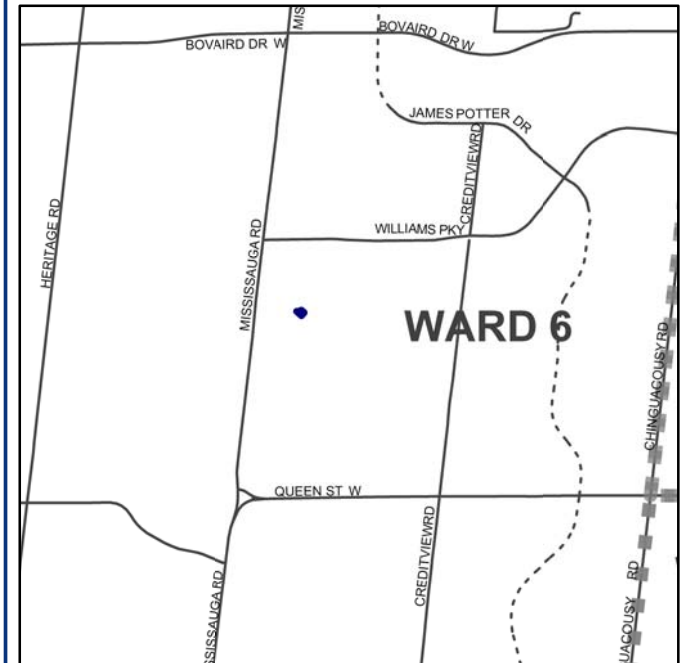
Dan Kraszewski, MCIP, RPP
 Director, Development Services
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario L6Y 4R2

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











Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  WARD BOUNDARY
-  CEMETERY
-  FIRE STATION

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

MAP 2 - LOCATION
ROYAL WEST DEVELOPMENTS INC &
NORTH AMERICAN (ROYALWEST VILLAGE) CORP.

CITY FILE: C04W07.017



Drawn By: CJK
 Date: 2011 06 08