

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. - NEAMSBY INVESTMENTS INC (Files: C04E16.003 and 21T-11006B) WARD 9** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision.

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

LOCATION:

The subject property is located north of Countryside Drive and west of Bramalea Road. It is legally described as Part of the East Half of Lot 16, Concession 4, E.H.S.

PROPOSAL:

The proposal involves the following key features:

- Two hundred and nineteen (219) single detached dwellings with lot widths ranging from 9.8 metres to 13.7 metres;
- One (1) semi-detached dwelling block to be developed in conjunction with the lands to the north;
- One hundred and thirty-one (131) street townhouse units with unit widths ranging from 4.0 metres to 6.1 metres;

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- Three (3) medium density residential blocks (Blocks 274 to 276) to be developed in conjunction with the lands to the north and west;
- Residential reserve blocks to be developed in conjunction with the lands to the north, south and west;
- One (1) elementary school (Block 277);
- A park (Block 278);
- A portion of Tributary A of the West Branch of the West Humber River (Engineered Channel Block 279 and 280);
- A portion of the east-west collector road;
- Open Space (Blocks 286 and 287); and,

In accordance with the draft block plan Official Plan Amendment, the proposed 4.0 metre wide laneway townhouse units (currently blocks 19 to 29 on the proposed draft plan), may be revised. The proposed block plan Official Plan Amendment proposes to redesignate this area of land from “Low Density Residential” to “Medium/High Density Residential”. Permitted uses include townhouses, townhouse structure types and low to mid-rise apartments with a proposed maximum density of 94 units per net hectare (37.9 units per net residential acre) and a maximum building height of 8 storeys.

SIZE:

The site is 20.3 hectares (50.1 acres) in size.

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 “Low Density Residential”, “Medium Density Residential”, “Village Core”, “Public Middle School”, “Neighbourhood Park”, “Valleyland”, “Collector Road” and “Potential Intersection” in the Countryside Villages Secondary Plan. An amendment to the Secondary Plan is not required.

ZONING: The subject property is zoned ‘Agricultural (A)’ in the 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: MICHELLE GERVAIS, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2073.

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:

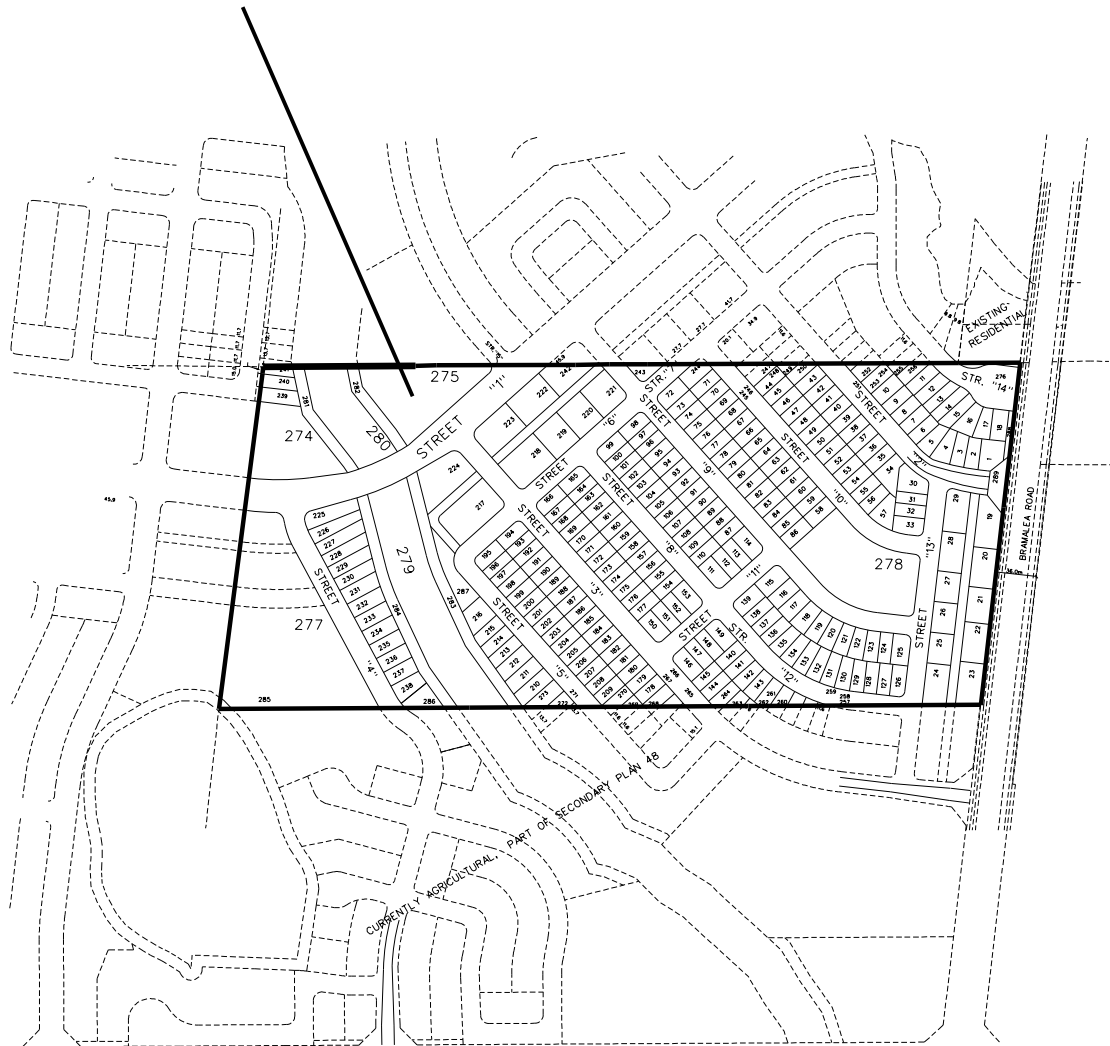
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

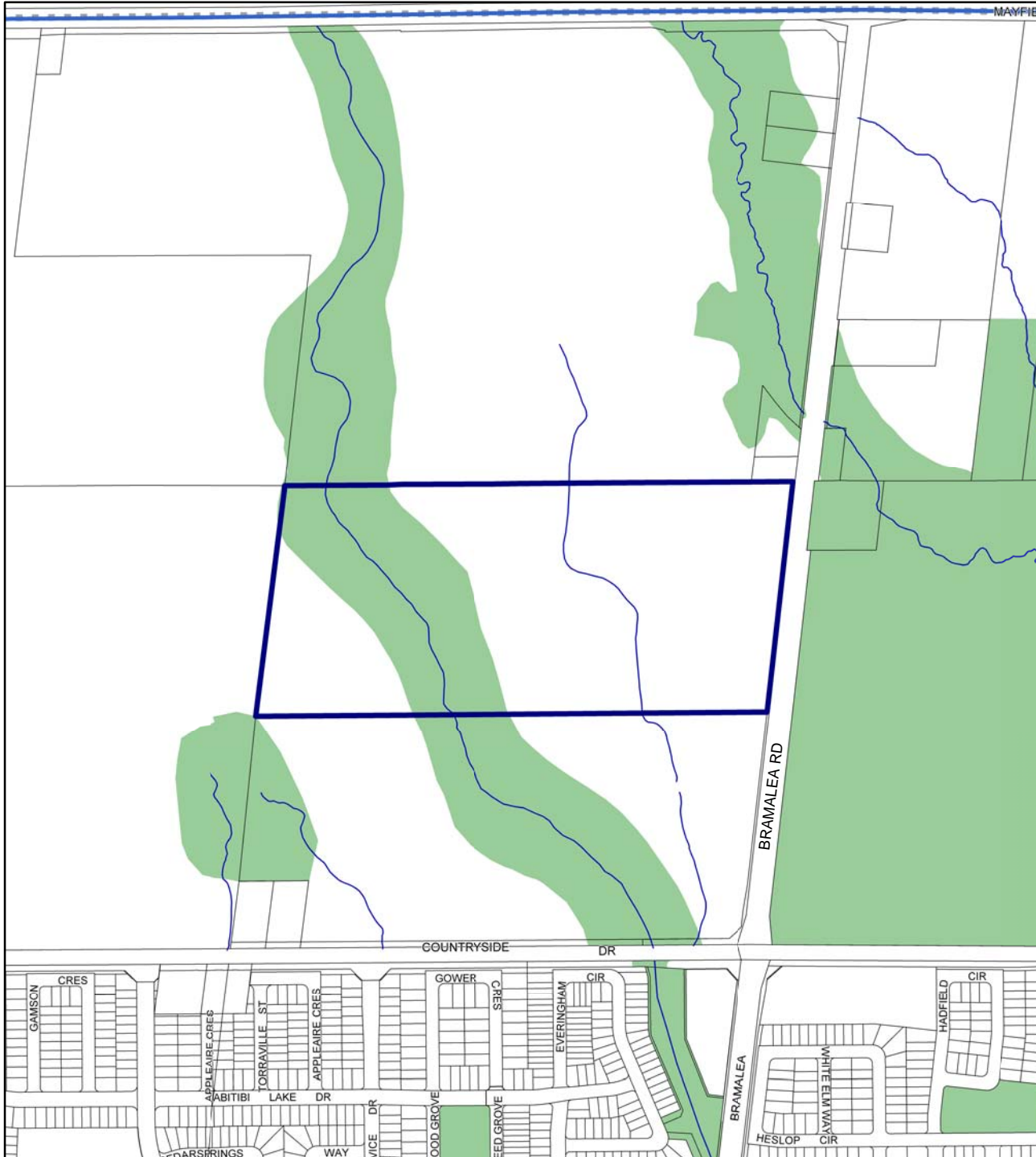
Dated at the City of Brampton this 14th day of October, 2011.

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

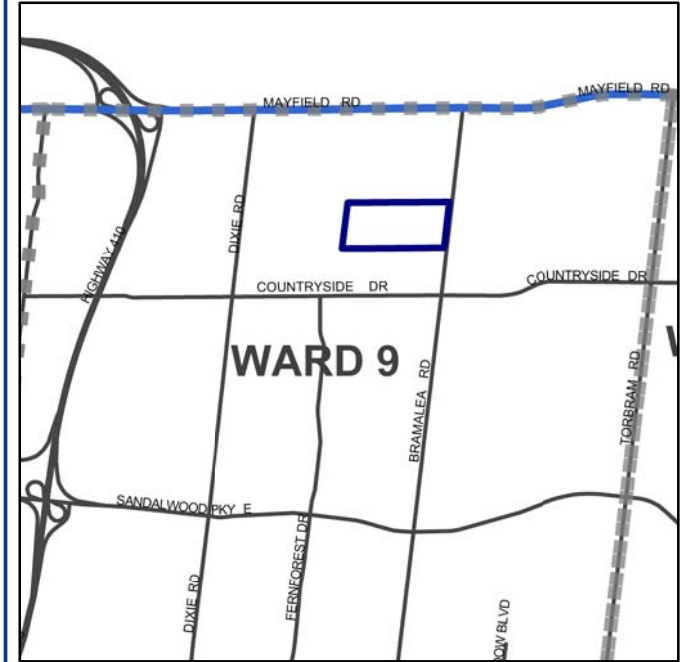
Note: This notice may also be accessed via our website at www.brampton.ca

SUBJECT LANDS











Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  WARD BOUNDARY
-  OPEN SPACE
-  MAJOR WATERCOURSE
-  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.
Neamsby Investments Inc. C/O Remington Group Inc.**

CITY FILE: C04E16.003



Drawn By: TD
Date: 2011 07 06