

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 proposed amendments to the City's Official Plan, Zoning By-law and Proposed Development Permit System By-law. 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 amendments 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:

A City-initiated Amendment to the Downtown Brampton Secondary Plan (SP7), Zoning By-law and Proposed Main Street North Development Permit System By-law (File P26 SP007).

The following is a brief description of the item on the agenda:

LOCATION:

The subject lands are located within the floodplain affected lands of the historic downtown Brampton generally in the area bounded by Elizabeth Street, Church Street, the Etobicoke Creek and Guest Street.

PROPOSAL:

The historic downtown core of Brampton is impacted by the floodplain of the Etobicoke Creek. This includes much of the historic commercial core. Land use and development is governed by specific policies for this area.

The City is undertaking a review and revisions to the Floodplain Management Policies (Special Policy Area 3) of the Downtown Brampton Secondary Plan (SP7). The proposed amendments impact primarily the historic downtown commercial area, where redevelopment is envisaged. Currently one set of policies covers the entire SPA area. The intent is to subdivide the SPA into a number of sub-areas to address development review in

the interim, while a longer-term strategy is pursued to physically resolve the flood issues in the downtown.

The City seeks to provide greater certainty to landowners/investors in the commercial core regarding the development potential of land the timing and outcome of development application processes. The review also seeks to clearly establish the technical requirements for new development in the SPA area, remove the need for Provincial approval of rezoning applications, and ensure that the technical solutions do not have a negative impact on the built form fabric and streetscape along Main Street and Queen Street. It is also the goal of this process to recognize and support the pursuit of physical solutions to eliminate the historic downtown from flood risks.

The revisions involve the following:

- Amendments to the Special Policy Area 3 of the Downtown Brampton Secondary Plan that:
 - establish 3 new sub-areas within Special Policy Area 3, related to the historic commercial downtown core
 - provide specific development (land use and density), flood risk management, approval process, urban design principles for each sub-area
 - update the SPA 3 boundary to reflect new floodplain mapping
 - encourage the identification and implementation of solutions to remove the flood risk from the downtown
 - provide that, should a long-term physical solution to flooding be found, the resultant flood-free lands would not be subject to the SPA3 policies
- An amendment to the Comprehensive Zoning By-law, adding Floodplain Development Regulations for lands located within the Downtown Brampton Special Policy Area 3 sub-areas.
- An amendment to the Proposed Main Street North Development Permit System By-law to add lands to the proposed Permit System Area.

FOR MORE INFORMATION, PLEASE CONTACT: BERNIE STEIGER, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2097.

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.

If you wish to be notified of the enactment of a proposed Official Plan, Zoning By-law, Development Permit System By-law amendment, 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 with respect to the proposed amendments before the City passes or refuses to pass a zoning or development permit by-law or adopts or refuses to adopt the proposed official plan amendment:

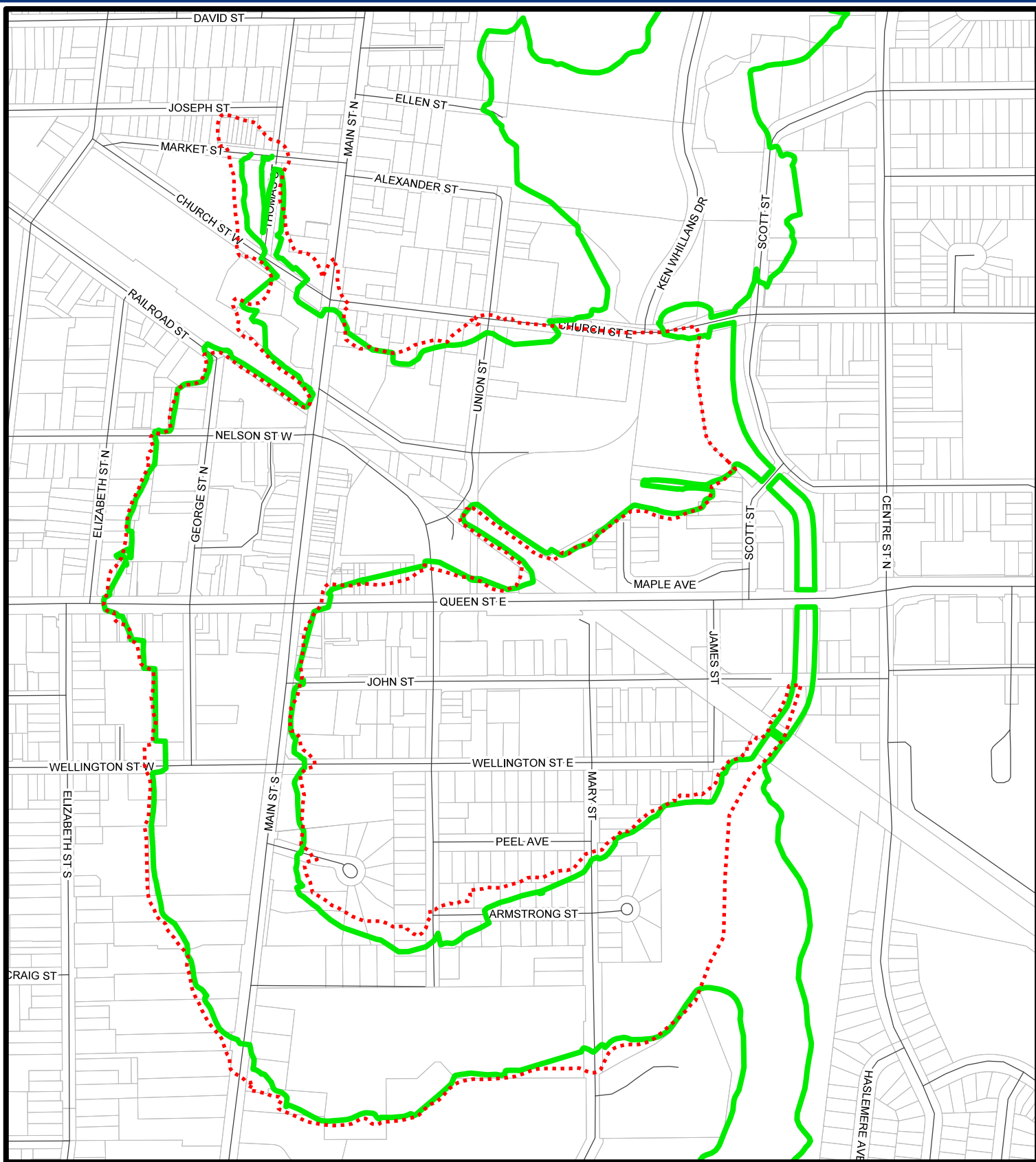
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

Dated at the City of Brampton this 4th day of October, 2011.

Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth
Management
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Karl Walsh, OALA, MCIP, RPP
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Note: This notice may also be accessed via our website at www.brampton.ca



REVISED FLOODLINE



CURRENT SPA 3 FLOODLINE BOUNDARY

