

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, December 5, 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, more specifically, one (1) Application to Amend the Official Plan to Implement Block Plan Sub-Area 51-2, Five (5) Applications to Amend the Zoning By-law and Plans of Subdivision, and Two (2) Applications to Amend the Zoning By-law filed within the Block Plan Sub-Area 51-2 lands. 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 to engage in debate about the merits of the applications. A recommendation report with respect to the items below will be prepared by staff and presented at a future Planning, Design & Development Committee. The items 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 Block Plan Official Plan Amendment or approve the other associated applications until at least 30 days from the date of the Public Meeting.

**OPEN HOUSE:**

**Prior to the Planning, Design & Development Committee Meeting, an informal Open House with respect to the above-captioned application will be held in the City Hall Atrium, 1st Floor, 6:00pm to 6:45pm.**

**ITEM #1:** An Application by **GAGNON AND LAW URBAN PLANNERS LTD.- PARTICIPATING LANDOWNERS GROUP FOR THE BLOCK PLAN SUB-AREA 51-2 LANDS IN THE MOUNT PLEASANT SECONDARY PLAN (File No.: BP51-2.001- WARD 6)** involving an Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2 within the Mount Pleasant Secondary Plan.

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

**LOCATION:**

The subject lands are described as Block Plan Sub-Area 51-2 in the Mount Pleasant Secondary Plan, and are located south of Mayfield Road, east of Creditview Road, north of Wanless Drive and west of McLaughlin Road. The lands are legally described as Lots 16 and 17, Concession 3, W.H.S. and Lots 16 and 17, Concession 2, W.H.S.

**PROPOSAL:*****Sub Area 51-2 Block Plan (Mount Pleasant Secondary Plan)***

The Application to Amend the Official Plan has been filed with the City by the participating Landowners Group to implement and establish policies for Block Plan Sub Area 51-2 within the Mount Pleasant Secondary Plan.

The enclosed Block Plan Concept Plan (see Map 1) is intended to provide a general graphic overview of the key land uses and community features that are included in the Official Plan Amendment. A more detailed description of the land uses proposed for Block Plan Sub-Area 51-2 is provided in subsequent sections of this Public Meeting Notice involving each of the five (5) Applications to Amend the Zoning By-law and Draft Plans of Subdivision and the two (2) Applications to Amend the Zoning By-law filed concurrently with this Official Plan Amendment.

The Block Plan Concept Plan proposes approximately 5,296 dwelling units, of which approximately 2,533 units are contained on the five (5) Applications to Amend the Zoning By-law and Draft Plans of Subdivision that have been filed with the Block Plan 51-2 Official Plan Amendment application. The dwelling units are comprised of single-detached and semi-detached dwelling units, in addition to townhouse dwelling units comprising a variety of housing forms and types including street townhouses, rear lane townhouses and the potential for block condominium townhouses.

Other key land uses and community features shown on the Block Plan Concept Plan include:

- Commercial: two (2) neighbourhood commercial blocks; two (2) convenience commercial blocks; and, one (1) motor vehicle commercial blocks;
- Open Space and Stormwater Management: Fletcher's Creek and it's associated tributaries, wetlands, woodlands and open space linkages; and, nine (9) stormwater management ponds;
- Parks: ten (10) neighbourhood parks;
- Institutional: two (2) public junior elementary schools, one (1) public senior elementary school, one (1) public secondary school, (1) one separate elementary school, and; one (1) place of worship site; and,
- Road Network: Mayfield Road, Wanless Drive, Creditview Road, McLaughlin Road and Chinguacousy Road all designated as Arterial Roads in the Mount Pleasant Secondary Plan, a collector road network, and a mid-block designated transit spine collector road that extends from McLaughlin Road to Creditview Road, continuing through the approved Mount Pleasant Secondary Plan Sub-Area 51-1 Block Plan lands to connect with the Mount Pleasant GO Train Station.

**SIZE:**

Block Plan Sub-Area 51-2 has an area of approximately 330 hectares (815 acres)

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Residential”, and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designations and the applicable schedules of the Official Plan.

**SECONDARY PLAN:** The proposal is generally consistent with the various land use designations and associated policies of the approved Mount Pleasant Secondary Plan. If however, amendments to the Mount Pleasant Secondary Plan are identified through the processing of the Block Plan Official Plan Amendment and various block plan studies, then staff may make a recommendation regarding these potential amendments as part of the future final Block Plan Official Plan Amendment recommended for adoption by City Council.

**ZONING:** Amendments to the City’s Zoning By-law to implement the proposed land uses will be initiated through the associated five (5) Applications to Amend the Zoning By-law and Draft Plans of Subdivision and the two (2) Applications to Amend the Zoning By-law, that are described in subsequent sections of this Public Meeting Notice.

**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. A staging and sequencing study is one of a number of block plan studies that are required for approval, and in addition the Growth Management policies of the Mount Pleasant Secondary Plan will apply. Growth management related matters will be addressed as part of the future final Block Plan Official Plan Amendment recommended for adoption by City Council. Please contact the Planning, Design and Development Department for further information.

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**ITEM #2:** An application made by **WELLINGS PLANNING CONSULTANTS INC. - CREDITVIEW MAYFIELD CORPORATION (FILE: C03W17.003 & BP51-2.001 - 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is located at the south-east corner of Creditview Road and Mayfield Road. The property is legally described as Part of Lot 17, Concession 3, W.H.S. and is municipally addressed as 11953 Creditview Road and 1577 Mayfield Road.

**PROPOSAL:**

The application to amend the zoning by-law is to implement a commercial plaza designated "Neighbourhood Retail" in the Mount Pleasant Secondary Plan.

The applicant's concept site plan (see Map 2) shows:

- 10,298 square metres (110,847 square feet) of retail commercial floor space;
- Five (5) free standing buildings, including: a restaurant, a retail building with drive-through and the adaptive re-use of an existing heritage building for retail purposes in the vicinity of the south-east intersection of Creditview Road and Mayfield Road; a building at the south-west corner of the subject property; and, a building abutting the westerly property line;
- 565 parking spaces;
- three driveways along Creditview Road comprising, two driveways with full turn movements and a driveway with right-in/right-out movements; and,
- three driveways along Mayfield Road comprising, two full turn movement driveways and a right-in driveway.

Along with the uses found in the C3 zoning designation, the following additional uses are also proposed for the subject site: a retail warehouse; a home

furnishing and home improvement retail warehouse; a convenience store; a banquet hall; a private school; and a day nursery or daycare centre.

Both the concept site plan and draft zoning by-law are available for review through the Planning, Design and Development Department.

**SIZE:**

Approximately 4.3 hectares (11 acres).

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Neighbourhood Retail” on Schedule “C” of the Official Plan. The proposal appears to be in accordance with the “Neighbourhood Retail” designation and associated policies. However, this aspect is still under evaluation by the City, and may necessitate the filing of an Official Plan Amendment along with the current Application to Amend the Zoning By-law.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Neighbourhood Retail”. The proposal appears to be in accordance with the “Neighbourhood Retail” designation and associated policies. However, this aspect is still under evaluation by the City, and may necessitate the filing of an Official Plan Amendment along with the current Application to Amend the Zoning By-law. If the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of zoning approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.

**ZONING:** The subject lands are currently zoned “Agricultural (A)” in By-law 270-2004.

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**ITEM #3:** An application made by **GAGNON AND LAW URBAN PLANNERS LTD.- 1839234 ONTARIO LIMITED (FILE: C03W17.002, 21T-11010B & BP51-2.001 - WARD 6)** 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:

The subject property is located within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is located on the west side of Creditview Road, south of Mayfield Road. The property is legally described Part of the West Half of Lot 3, Concession 3, W.H.S.

### **PROPOSAL:**

The proposed draft plan of subdivision (see Map 3) involves the following key features:

Approximately 64 dwelling units consisting of:

- 20 single-detached lots with lot widths of approximately 11.6 metres (38 feet);
- 4 street townhouse blocks containing a total of 26 street townhouse dwelling unit lots with minimum lot widths of approximately 5.6 metres (18 feet);
- one residential reserve block that will be developed in conjunction with the lands to the north for 13 street townhouse dwelling units and 4 single-detached lots; and,
- one residential reserve block that will be developed in conjunction with the lands to the south containing a “to be determined housing type” (Gold Park Rowntree Developers Inc. - City Files: C02W17.003 & 21T-11009B).

Other key features include:

- a 21.5 metre wide internal subdivision street - part of a collector road designated in the Mount Pleasant Secondary Plan entailing the westerly extension of Killkarrin Road in the approved Mount Pleasant Secondary Plan Sub-Area 51-1 block plan;
- a road widening block along a portion of Creditview Road; and,

- a buffer block.

Both the draft zoning by-law and draft subdivision plan are available for review through the Planning, Design and Development Department.

**SIZE:**

Approximately 2.0 hectares (4.9 acres).

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Residential”, and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designations and accordingly an amendment to the Official Plan is not required.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Low/Medium Density Residential” and “Collector Road”. The proposal is in accordance with these land use designations. However, if the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.

**ZONING:** The subject lands are currently zoned “Agricultural (A)” in By-law 270-2004. The Application to Amend the Zoning By-law filed by the applicant is intended to implement the land uses, lots and blocks on the draft plan of subdivision.

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**ITEM #4:** An application made by **GLEN SCHNARR AND ASSOCIATES INC.- FANSHORE INVESTMENTS INC. AND GOLD PARK ROWNTREE DEVELOPERS INC. (FILE: C02W17.002, 21T-1009B & BP51-2.001 - WARD 6)** 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is comprised of two separate properties. The first property is located on the west side of McLaughlin Road within Part of Lot 17, Concession 2, W.H.S. The second property is located on the east side of Creditview Road within Part of Lot 17, Concession 3, W.H.S.

**PROPOSAL:**

The proposed draft plan of subdivision (see Map 4) involves the following key features:

Approximately 416 dwelling units consisting of:

- 59 single-detached lots with lot widths of approximately 12.42 metres (41 feet);
- 148 single- detached lots with lot widths of approximately 11.6 metres (38 feet);
- 97 semi-detached lots containing 194 semi-detached dwelling unit lots with widths of approximately 8.7 metres (29 feet); and,
- 8 residential reserve blocks containing approximately 12 single detached lots and three semi-detached dwelling unit lots.

Other key features include:

- One Park Block;
- One open space woodland block coinciding with the Natural Heritage System Area designation in the Mount Pleasant Secondary Plan; and,
- Local roads and collector roads.

**SIZE:**

Approximately 22 hectares (54 acres).

**CURRENT LAND USE STATUS:**

- OFFICIAL PLAN: The subject lands are designated “Residential” and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designation and accordingly an amendment to the Official Plan is not required.
- SECONDARY PLAN: Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Low/Medium Density Residential”, “Natural Heritage System Area”, “Local Park” and “Collector Road”. The proposal is in accordance with these land use designations. However, if the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.
- ZONING: The subject lands are zoned “Agricultural (A)” in By-law 270-2004. The Application to Amend the Zoning By-law filed by the applicant is intended to implement the land uses, lots and blocks on the draft plan of subdivision.
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**ITEM #5:** An application made by **GAGNON AND LAW URBAN PLANNERS LTD.- MATTAMY (WANLESS LIMITED), MATTAMY (MOUNT PLEASANT) LIMITED (FILE: C03W16.002, 21T-11008B & BP51-2.001 - WARD 6)** 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property comprises two separate parcels. The first parcel is located at the north-east corner of Creditview Road and Wanless Drive within Part of the West Half of Lot 16, Concession 3 W.H.S. The second parcel is located east of Chinguacousy Road with frontage on the south side of Mayfield Road within Part of the East Half of Lot 17, Concession 2, W.H.S.

**PROPOSAL:**

The proposed draft plan of subdivision (see Map 5) involves the following key features:

Approximately 1,105 dwelling units consisting of:

- 64 single-detached lots with lot widths of approximately 13.7 metres (45 feet);
- 357 single-detached lots with lot widths of approximately 11.6 metres (38 feet);
- 381 single-detached lots with lot widths of approximately 9.15 metres (30 feet);
- 41 street townhouse blocks containing a total of 201 street townhouse dwelling unit lots with minimum lot widths of approximately 5.6 metres (18 feet);

- 15 rear lane townhouse blocks containing a total of 77 townhouse dwelling unit lots with minimum lot widths of approximately 6.05 metres (20 feet);and,
- 7 residential reserve blocks contained on the portion of the subdivision located at the north-east corner of Creditview Road and Wanless Drive that will be developed in conjunction with abutting lands for 18 single-detached lots and 7 street townhouse dwelling unit lots.

Other key features include:

- one Public Senior Elementary School Block;
- one Public Secondary School Block;
- one Neighbourhood Commercial Block;
- one Motor Vehicle Commercial Block;
- three Park Blocks;
- two stormwater management pond blocks;
- two open space blocks associated coinciding with the Natural Heritage System Area designation in the Mount Pleasant Secondary Plan;
- three vista view blocks;
- road widening blocks along portions of Mayfield Road and Creditview Road, buffer blocks and 0.3 metre access control blocks; and,
- local roads, collector roads and laneways, including Street A, a portion of the easterly extension of the designated transit spine collector road (Remembrance Road) that runs through the Mount Pleasant Secondary Plan.

**SIZE:**

Approximately 72 hectares (176 acres).

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Residential”, and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designations and accordingly an amendment to the Official Plan is not required.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Low/Medium Density Residential”, “Medium Density Residential”, “Natural Heritage System Area”, “Town Square”, “Convenience Retail”, “Motor Vehicle Commercial”, “Vest Pocket”, “Stormwater Management Facility”, “Mixed Use Area 1” and “Transit Spine Collector Road.” The proposal is in accordance with these land use designations. However, if the processing of the Block Plan Official Plan Amendment (City File: BP51-1.001) for Sub-Area 51-1 results in the need

for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-1.

**ZONING:** The subject lands are zoned “Agricultural” (A) By-law 270-2004. The Application to Amend the Zoning By-law filed by the applicant is intended to implement the land uses, lots and blocks on the draft plan of subdivision.

**ITEM #6:** An application made by **KLM PLANNING PARTNERS INC.- WANLESS DEVELOPMENTS INC. 1367933 ONTARIO INC.(FILE: C03W17.004, 21T-11011B & BP51-2.001 - WARD 6)** 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is located on the south side of Mayfield Road, east of Creditview Road, within Part of Lot 17, Concession 3 W.H.S.

**PROPOSAL:**

The proposed draft plan of subdivision (see Map 6) involves the following key features:

Approximately 256 dwelling units consisting of:

- 19 single-detached lots with widths of approximately 13.7 metres (45 feet);
- 54 single-detached lots with widths of approximately 12.5 metres (41 feet);
- 75 single-detached lots with widths of approximately 11.6 metres (38 feet);
- 19 single-detached lots with widths of approximately 9.15 metres (30 feet);
- 16 street townhouse blocks containing a total of 87 townhouse dwelling unit lots with minimum lot widths of approximately 7.5 metres (25 feet); and,
- 11 residential reserve blocks containing approximately 6 single detached lots.

Other key features include:

- one Place or Worship Block;
- one natural heritage system block (a portion of a woodlot) and,
- local roads and collector road (Street 2).

**SIZE:**

Approximately 13.248 hectares (8.0 acres)

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Residential”, and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designations and accordingly an amendment to the Official Plan is not required.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Low/Medium Density Residential”, “Place of Worship”, “Parkette” and “Collector Road”. The proposal is in accordance with these land use designations. However, if the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.

**ZONING:** The subject lands are zoned “Agricultural (A)” By-law 270-2004. The Application to Amend the Zoning By-law filed by the applicant is intended to implement the land uses, lots and blocks on the draft plan of subdivision.

**ITEM #7:** An application made by **GAGNON AND LAW URBAN PLANNERS LTD.- PL VENTURES LTD. (FILE: C02W17.003 & BP51-2.001 - 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is located at the south-east corner of Chinguacousy Road and Mayfield Road. The property is legally described as Part of Lot 17, Concession 2, W.H.S. and is municipally addressed as 1168 Chinguacousy Road

**PROPOSAL:**

The application to amend the zoning by-law is to implement a commercial plaza designated "Neighbourhood Retail" in the Mount Pleasant Secondary Plan.

The applicant's concept site plan (see Map 7) shows:

- 22,653 square metres (243,856 square feet) of retail commercial floor space;
- two distinct site areas (north and south) bisected by a portion of an east-west collector road;
- a total of fourteen (14) free standing buildings;
- 1,091 parking spaces;
- four driveways along Chinguacousy Road, comprising two with full turn movements and two with right-in/right-out movements;and,
- two proposed full turn movement driveways from Mayfield Road.

Along with the uses found in the C3 zoning designation, the following additional uses are also proposed for the subject site: a theatre; a daycare facility; and, a banquet hall.

Both the concept site plan and draft zoning by-law are available for review through the Planning, Design and Development Department.

**SIZE:**

Approximately 9.19 hectares (23 acres).

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Neighbourhood Retail” on Schedule “C” of the Official Plan. The proposal appears to be in accordance with the “Neighbourhood Retail” designation and associated policies. However, this aspect is still under evaluation by the City, and may necessitate the filing of an Official Plan Amendment along with the current Application to Amend the Zoning By-law.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Neighbourhood Retail”. The proposal appears to be in accordance with the “Neighbourhood Retail” designation and associated policies. However, this aspect is still under evaluation by the City, and may necessitate the filing of an Official Plan Amendment along with the current Application to Amend the Zoning By-law. If the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of zoning approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.

**ZONING:** The subject lands are currently zoned “Agricultural (A)” in By-law 270-2004.

**ITEM #8:** An application made by **ARMSTRONG HUNTER & ASSOCIATES. - 2080113 ONTARIO INC. (FILE: C02W16.002, 21T-11012B & BP51-2.001 - WARD 6)** 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 within Sub-Area 51-2 Block Plan lands in the Mount Pleasant Secondary Plan and is also the subject of an associated application to Amend the Official Plan (City File: BP51-2.001) by Gagnon and Law Urban Planners Ltd to implement the Sub-Area 51-2 Block Plan. The subject property is one of eight (8) development applications filed by the landowners that have participated in the development of the approved Mount Pleasant Secondary Plan. The location of this application, and the seven (7) other applications, are illustrated on the enclosed composite plan that superimposes application ownership, boundaries and file numbers on the Block Plan Concept Plan submitted by the landowners in support of the Application to Amend the Official Plan to implement Block Plan Sub-Area 51-2.

The subject property is located at the north-west corner of McLaughlin Road and Wanless Drive. The property is legally described as Part of the East Half of Lot 16, Concession 2 W.H.S. and is municipally addressed as 11166 McLaughlin Road.

**PROPOSAL:**

The proposed draft plan of subdivision (see Map 8) involves the following key features:

Approximately 704 dwelling units consisting of:

- 147 single-detached lots with lot widths of approximately 11.6 metres (38 feet);
- 99 semi-detached lots containing 198 semi-detached dwelling unit lots with widths of approximately 7.0 metres (23 feet);
- 116 back to back townhouse dwelling unit lots with minimum lot widths of approximately 6.4 metres (21 feet) );
- 200 street townhouse dwelling unit lots with minimum lot widths of approximately 6.1 metres (20 feet); and,
- 43 rear garage townhouse dwelling unit lots with minimum lot widths of approximately 6.1 metres (20 feet).

Other key features include:

- one Public Junior Elementary School Block;
- two Convenience Retail Blocks with Block '6' containing a gas bar use;
- one Park Block;
- one stormwater management pond block;
- two open space woodland blocks and two environmental blocks connecting the two woodland blocks coinciding with the Natural Heritage System Area designation in the Mount Pleasant Secondary Plan; and,
- local roads, collector roads and Street B, a portion of the easterly extension of the designated transit spine collector road (Remembrance Road) that

runs through the Mount Pleasant Secondary Plan and terminates at McLaughlin Road.

**SIZE:**

Approximately 38.7 hectares (95.7 acres)

**CURRENT LAND USE STATUS:**

**OFFICIAL PLAN:** The subject lands are designated “Residential”, and “Open Space” on Schedule “A”, General Land Use Designations of the Official Plan. The proposal is in accordance with these land use designations and accordingly an amendment to the Official Plan is not required.

**SECONDARY PLAN:** Schedule SP 51(a) of the Mount Pleasant Secondary Plan designates the subject property “Low/Medium Density Residential”, “Public Junior Elementary School Site”, “Convenience Retail” “Natural Heritage System Area”, “Vest Pocket” (Park), “Stormwater Management Facility”, “Collector Road” and “Transit Spine Collector Road. The proposal is in accordance with these land use designations. However, if the processing of the Block Plan Official Plan Amendment (City File: BP51-2.001) for Sub-Area 51-2 results in the need for further amendments to the Mount Pleasant Secondary Plan land use designations and policies that apply to the subject lands, then staff may make a recommendation regarding these potential amendments in the final Block Plan Official Plan Amendment adopted by City Council. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval for the subject lands and the other associated applications filed within Block Plan Sub-Area 51-2.

**ZONING:** The subject lands are zoned “Agricultural” (A) By-law 270-2004. The Application to Amend the Zoning By-law filed by the applicant is intended to implement the land uses, lots and blocks on the draft plan of subdivision.

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**GROWTH MANAGEMENT:**

The development of the the five (5) Applications to Amend the Zoning By-law and Draft Plans of Subdivision and the two (2) Applications to Amend the Zoning By-law within Block Plan Sub-Area 51-2 may be impacted by the City’s Growth Management Program, which will require the timing and staging of development to be delayed and/or co-ordinated with the provision of essential community services and infrastructure. A staging and sequencing study is one of a number

of block plan studies that are required for approval as part of the Block Plan Official Plan Amendment filed by Gagnon and Law Urban Planners Limited (City File: BP51-2.001). In addition, the Growth Management policies of the Mount Pleasant Secondary Plan apply. Therefore, staff has the option of making recommendations on growth management related matters pertaining to the subject lands as part of a future final Block Plan Official Plan Amendment. The Block Plan Official Plan Amendment will be approved prior to the issuance of draft plan approval or final approval being granted for any of the applications filed within Block Plan Sub-Area 51-2. Please contact the Planning, Design and Development Department for further information.

**FOR MORE INFORMATION ON ANY OF THESE APPLICATIONS, PLEASE CONTACT: NEAL GRADY, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2064.**

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 items.

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, the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board.

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, 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 these applications require concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 10<sup>th</sup> day of November 2011.

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Dan Kraszewski, M.C.I.P., R.P.P.  
Director, Development Services,  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
TTY: 905-874-2050

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

2. WELLINGS PLANNING CONSULTANTS INC.  
Creditview Mayfield Corporation  
City File No.: C03W17.003 & BP 51-2.001

6. KLM PLANNING PARTNERS INC.  
Walness Developments Inc.  
1367933 Ontario Inc.  
City File No.: C03W17.004, 21T-11011B & BP 51-2.001

7. GAGNON & LAW URBAN PLANNERS LTD.  
PL Ventures Ltd.  
City File No.: C02W17.003 & BP 51-2.001

5. GAGNON & LAW URBAN PLANNERS LTD.  
Mattamy (Wanless) Limited  
Mattamy (Mount Pleasant) Limited  
City File No.: C03W16.002, 21T-11008B & BP 51-2.001

3. GAGNON & LAW URBAN PLANNERS LTD.  
1839234 Ontario Limited  
City File No.: C03W17.002, 21T-11010B & BP 51-2.001

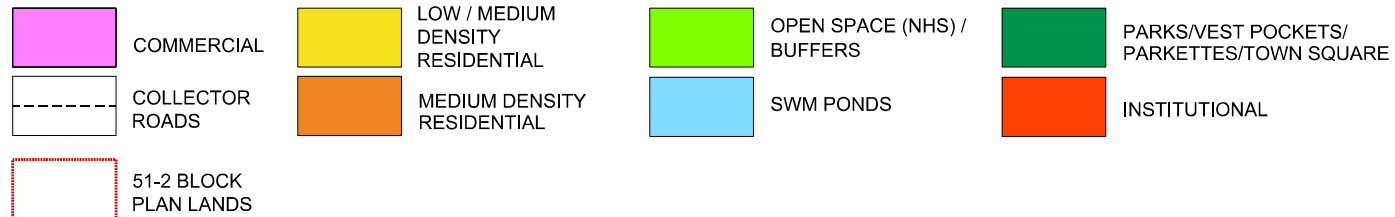
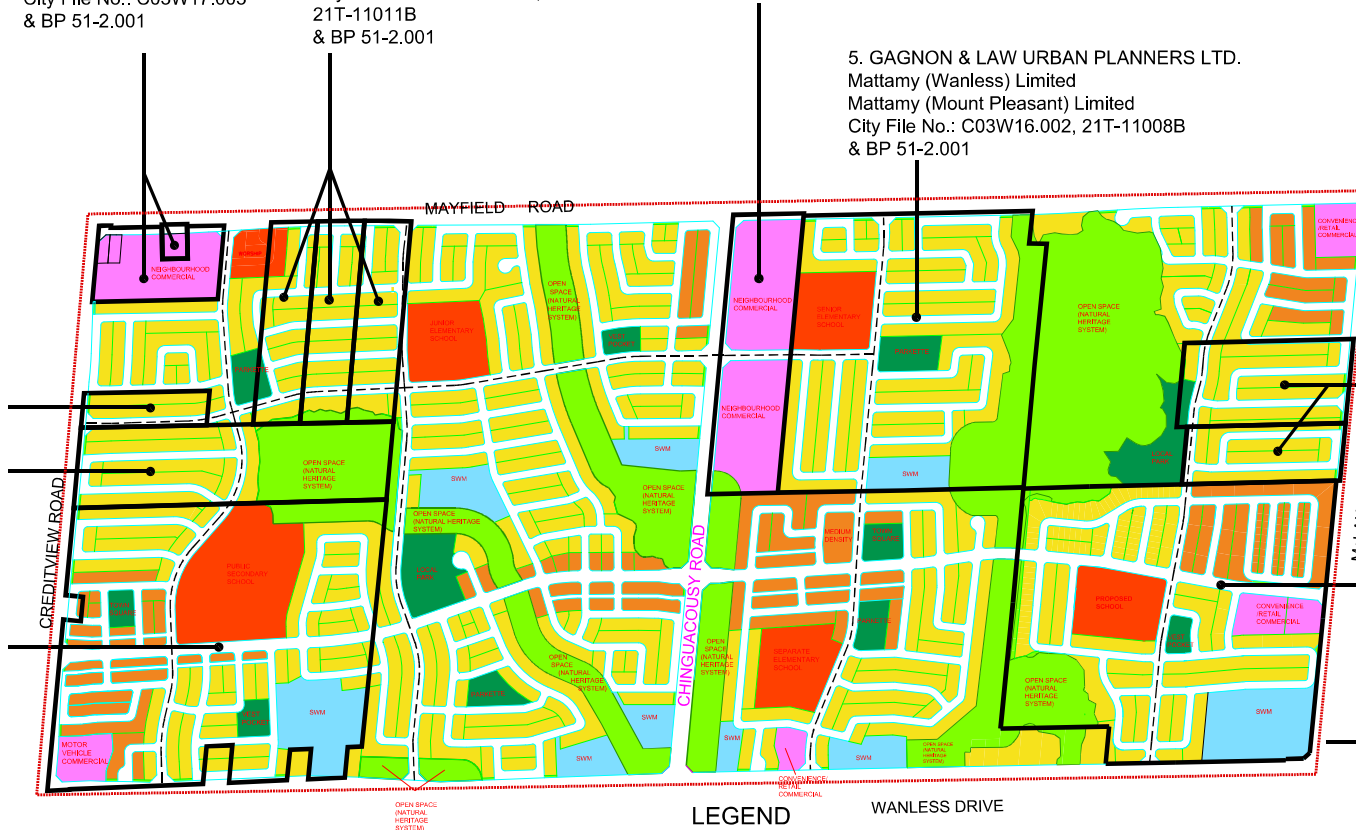
4. GLEN SCHNARR & ASSOCIATES INC.  
Gold Park Rowntree Developers Inc.  
City File No.: C02W17.002, 21T-11009B & BP 51-2.001

5. GAGNON & LAW URBAN PLANNERS LTD.  
Mattamy (Wanless) Limited  
Mattamy (Mount Pleasant) Limited  
City File No.: C03W16.002, 21T-11008B & BP 51-2.001

4. GLEN SCHNARR & ASSOCIATES INC.  
Fanshore Investments Inc.  
City File No.: C02W17.002, 21T-11009B & BP 51-2.001

8. ARMSTRONG HUNTER & ASSOCIATES  
2088013 Ontario Inc.  
City File No.: C02W16.002, 21T-11012B & BP 51-2.001

1. GAGNON & LAW URBAN PLANNERS LTD.  
City File No.: BP 51-2.001



PREPARED BY: GAGNON & LAW URBAN PLANNERS LTD.



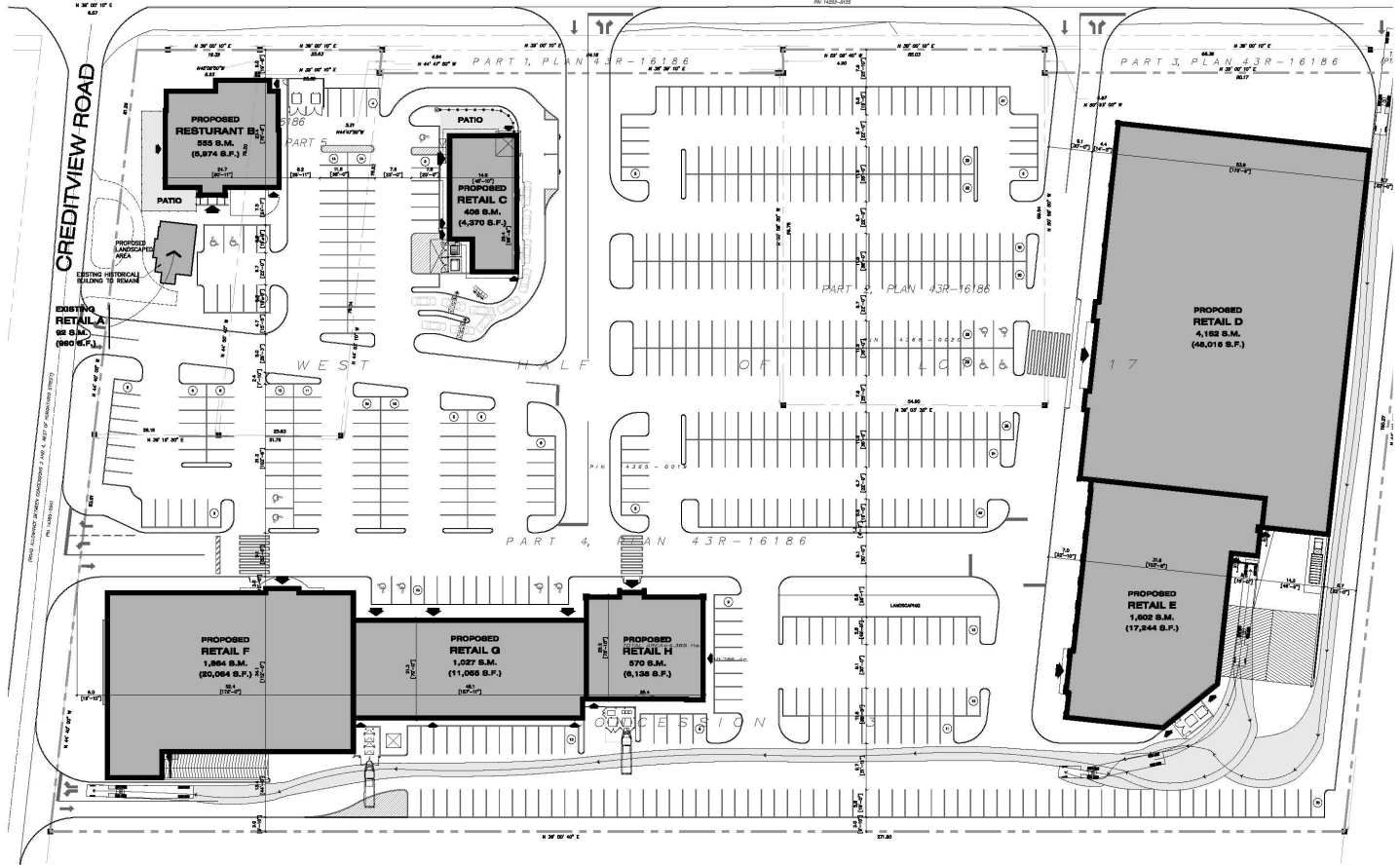
## MAP 1 - BLOCK PLAN CONCEPT PLAN WITH ASSOCIATED PLANS OF SUBDIVISION AND REZONING APPLICATIONS

CITY FILE: BP 51-2.001

PART 4, PLAN 43R-16186  
 3.05 m ROAD WIDENING BY INST. No. 30500

**MAYFIELD ROAD**

(DRAWN SUBJECT TO THE 17 AND 18 SECTIONS 1, 1027 OF APPLICABLE ZONING BY-LAW 1422-03)

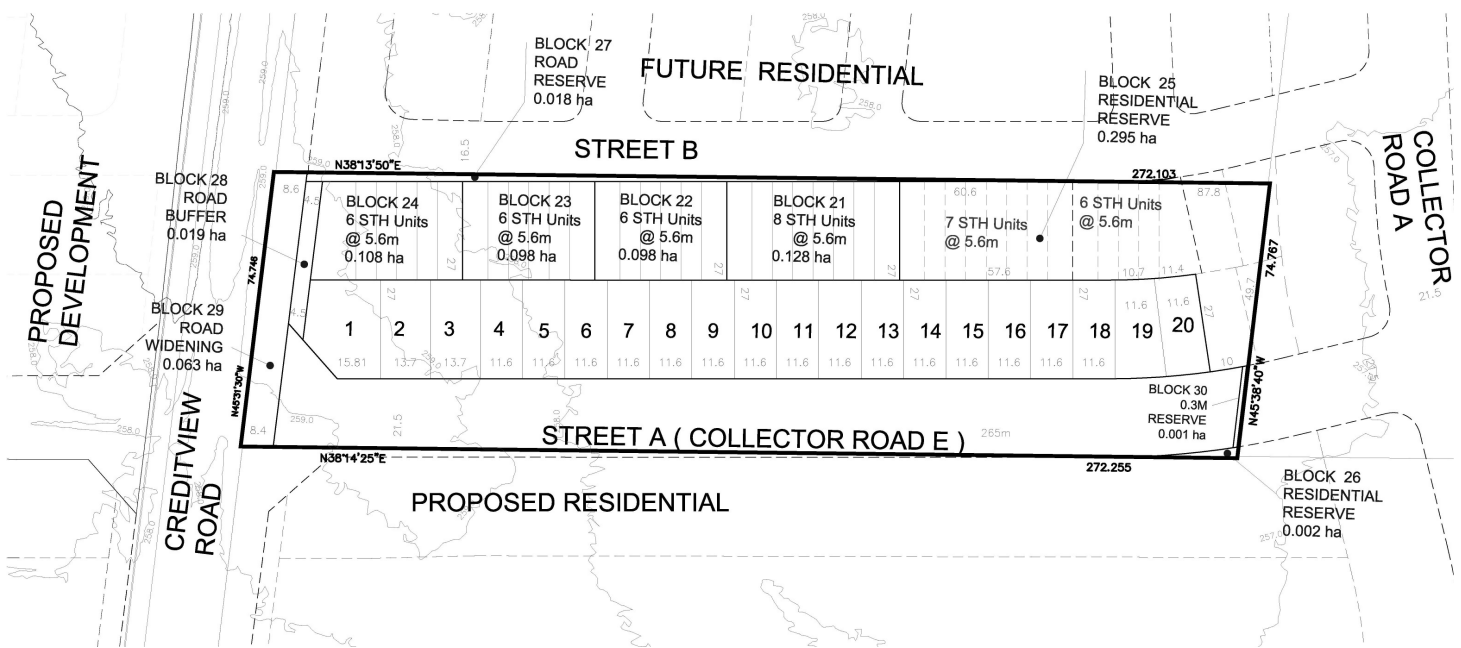


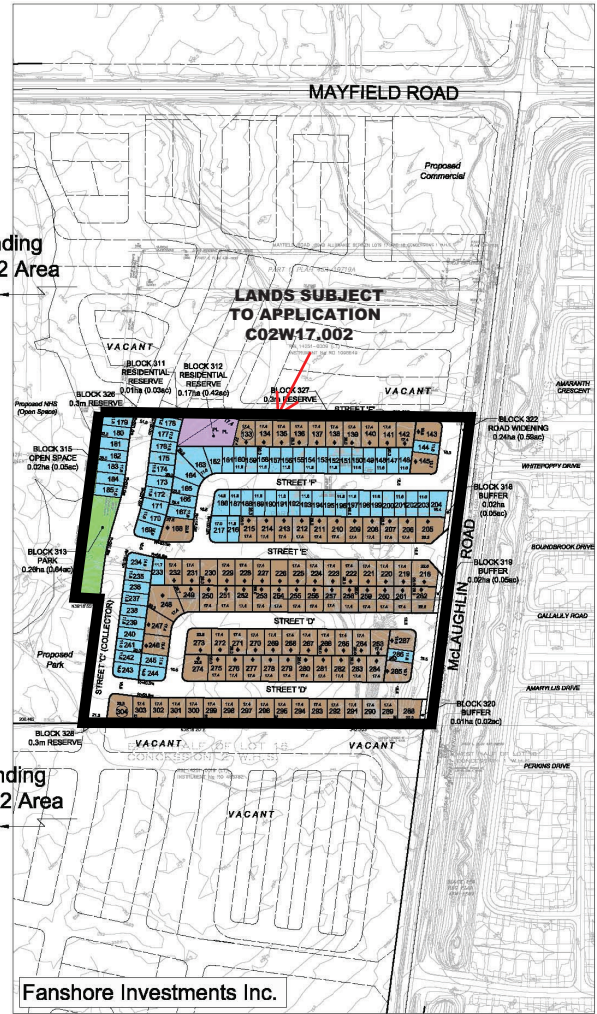
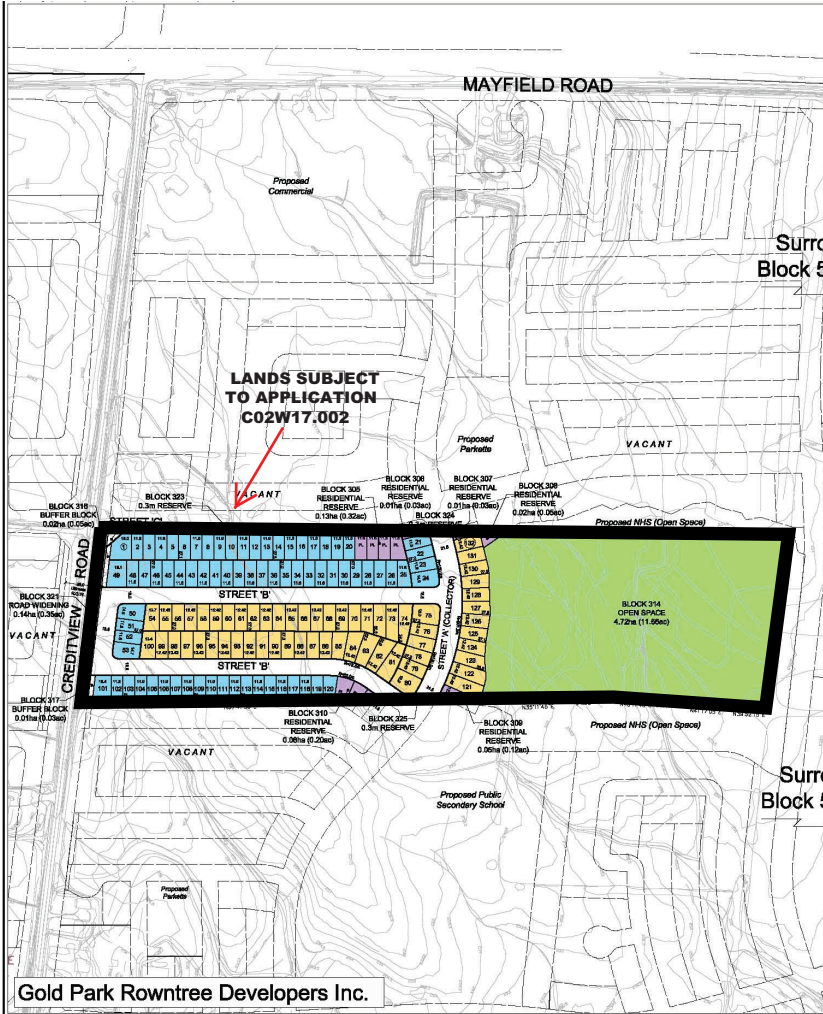
**MAP 2 – CONCEPT SITE PLAN**  
**MOUNT PLEASANT BLOCK PLAN SUB AREA 51-2 AND ASSOCIATED DRAFT**  
**PLANS OF SUBDIVISION AND REZONING APPLICATIONS**

**CITY FILE: C03W17.003**

Date: 2011 10 27

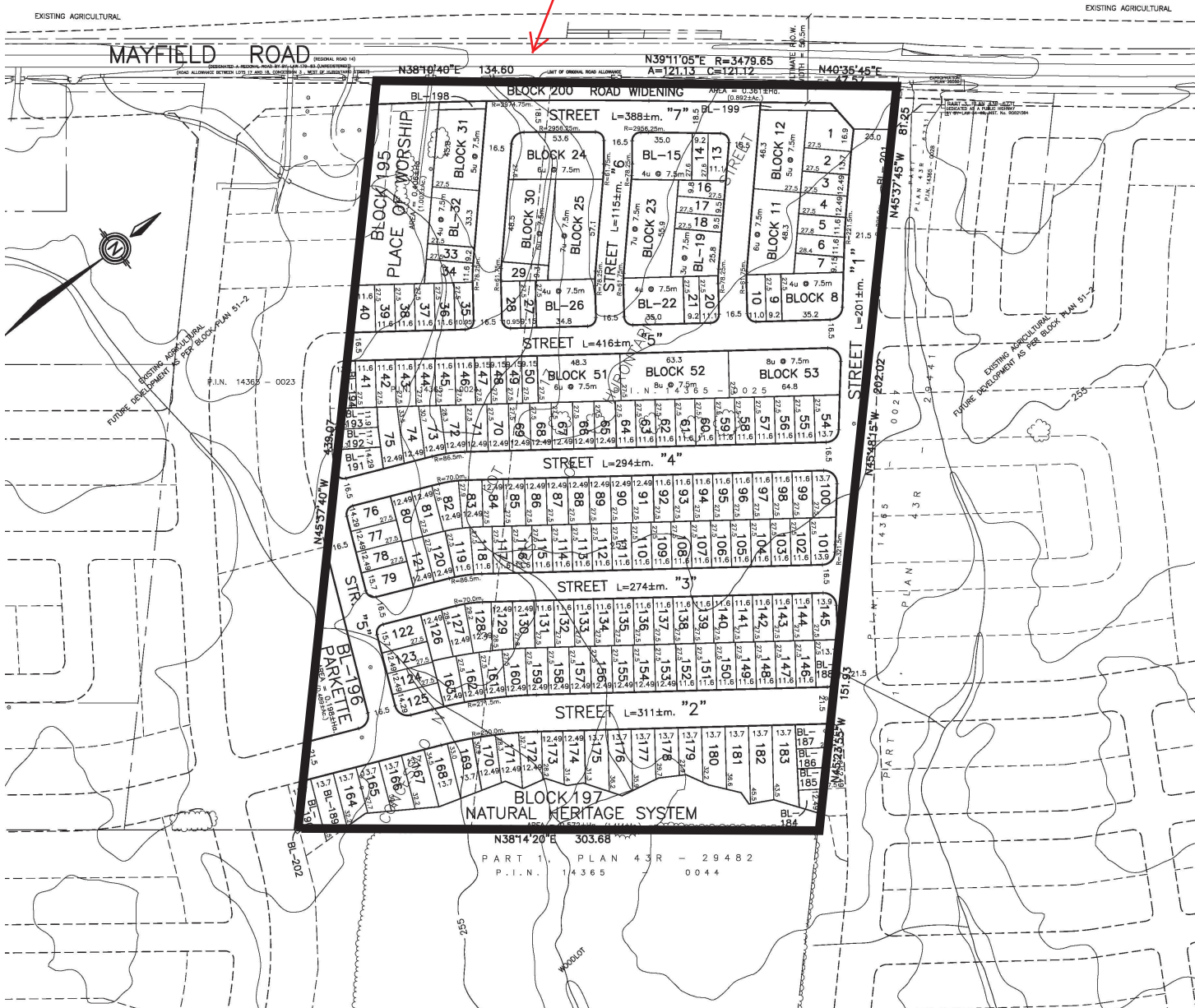
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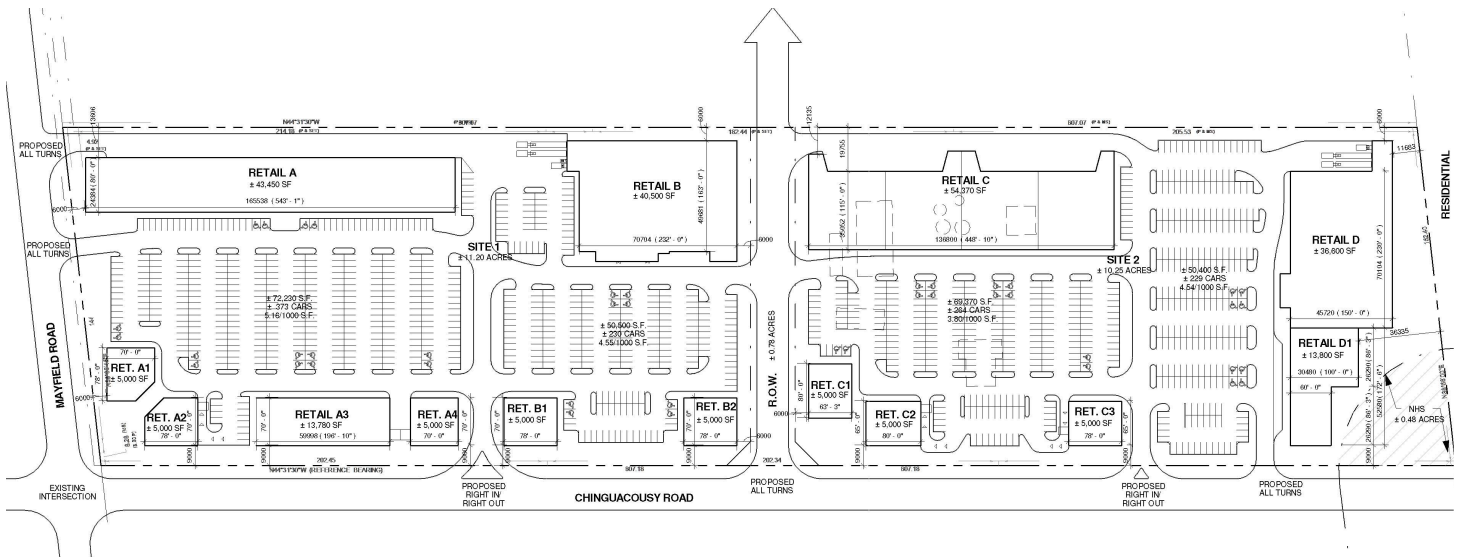






**LANDS SUBJECT TO  
APPLICATION C03W17.004**





EAST HALF OF LOT 17, CONCESSION 2, WEST OF HURONTARIO STREET

