

PUBLIC INFORMATION SESSION

The Planning, Design & Development Department of the City of Brampton will hold a Public Information Session on **Wednesday April 6, 2011**. The Public Information Session will be held in the City Hall Atrium, 2 Wellington Street West, Brampton, Ontario commencing at 7:00 P.M.

The purpose of this Public Information Session is to provide an update on the proposed Main Street North Development Permit System, give an overview of the proposed changes and allow an opportunity to the public to provide input. The proposal is being initiated by the City of Brampton. No decisions are made at the Public Information Session.

Subsequent to the Public Information Session, a recommendation report will be prepared by staff and presented to a future Planning, Design and Development Committee meeting. The item will then be forwarded to the Council of the City of Brampton for a decision.

LOCATION:

The Main Street North Study area generally includes the lands straddling Main Street North between Church Street and Vodden Street. It also includes lands on the east side of Isabella Street and Thomas Street as well as some lots on Victoria Terrace, William Street, Bird Avenue, Ellen Street, and Alexander Street.

PROPOSAL:

Main Street North has been identified as a distinct "Character Area" within the Downtown Brampton precinct of the Central Area. It acts as the entry point into the historic Downtown Brampton and the Central Area as a whole. It is a unique and historical area, based on the lot pattern, the presence of older historical dwellings and remaining mature tree canopy. Originally a residential area, there has been a gradual and ongoing transition to more commercial type uses along Main Street. There has been a desire to properly capture its characteristics within the planning framework and set in place policies that would help the revitalization and respectful redevelopment and transformation of the area.

To implement the desired policy framework, staff propose the use of a new tool under the Planning Act called the Development Permit System (DPS). This combines zoning, site plan and minor variances into one approval with the aim to

streamline planning processes and facilitate redevelopment. It also allows greater flexibility in the planning framework to secure important land use, urban design, streetscape and other objectives.

A DPS is implemented by way of an amendment to the Official Plan and the approval of a Development Permit By-law that replaces the existing Zoning By-law provisions. An Open House was held on June 11, 2009 and a formal Public Meeting on September 2, 2009.

Subsequent to the public meeting a number of changes were made to the DPS documents, primarily related to how the document is structured.

This Public Information Session is an informal opportunity to review the draft documents, gain an understanding of what is proposed and provide comments and input.

SIZE:

The Main Street North Study area has a size of approximately 12.2 hectares and a length from Church Street to Vodden Street of approximately 750 metres.

CURRENT LAND USE STATUS:

OFFICIAL PLAN

The 2006 Official Plan designates the subject property "Central Area" and "Open Space" on Schedule 'A': General Land Use Designations.

It is proposed to amend the Official Plan by adding policies related to the Development Permit System and making revisions to policies under the Central Area, Central Area Revitalization, Transportation, Parking Management, Stormwater Management, Woodlands and the Urban Forestry sections of the Plan.

SECONDARY PLAN

The Downtown Brampton Secondary Plan (SP7) designates the lands "Commercial: Central Area Mixed Use", "Commercial: Convenience Commercial" and "Institutional" on Schedule SP7(A). A Special Policy Area 2 designation also applies to a portion of the lands.

It is proposed to amend the Secondary Plan to replace the Special Policy Area 2 provisions with new policies related to the Main Street North Development Permit System, add policies to the Road Network section and add general policies regarding Development Permit Systems.

ZONING: The lands within the study area zoned for a range of residential, commercial, and institutional zones. These are proposed to be replaced with a Development Permit By-law. The By-law will set out the rules and regulations to guide uses and control development, set out matters related to review criteria for a development permit application, governance, criteria for variances, delegation of approval authority, among others.

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 or at the City's website <http://www.brampton.ca/en/Business/planning-development/projects-studies/Pages/main-street-north.aspx>

If you wish to be notified of the adoption of the Official Plan Amendment and the enactment of the Development Permit System By-law, you must make a written request to:

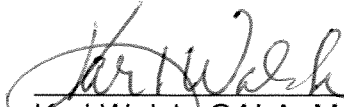
Peter Fay
City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2

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 the formal Public Meeting or make written submissions to the City of Brampton in respect of the Development Permit System before the City enacts the Development Permit System by-law or before the 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 the formal Public Meeting or make written submissions to the City of Brampton in respect of the Development Permit System before the City enacts the Development Permit System by-law or before the 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.***

Dated at the City of Brampton this 16th day of March 2011.

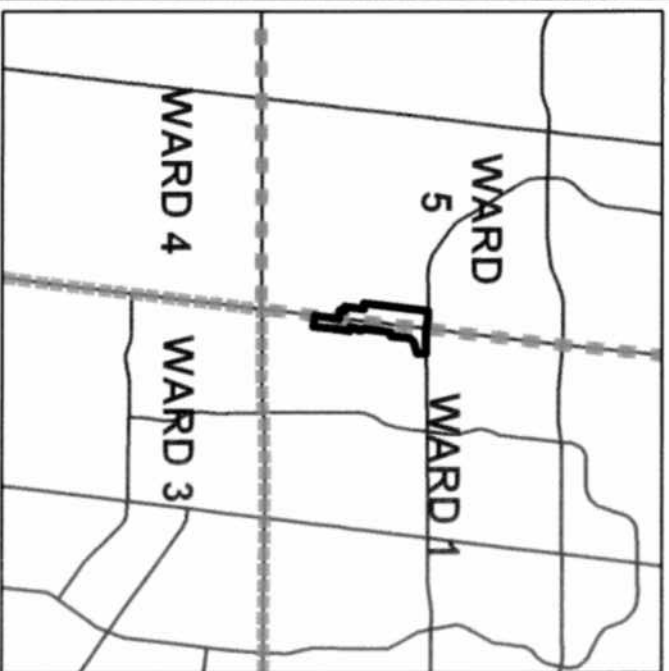


Karl Walsh, OALA, M.C.I.P., R.P.P.
Director, Community Design, Parks Planning and Development
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2





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



Scale: 1:8,000



Scale 1:50,000

-  REVISED DPS AREA
-  FUTURE ADDITION TO DPS AREA, SUBJECT TO CITY'S Special Policy Area 3 (floodplain) UPDATE
-  PROPERTY LINE
-  RECREATION FACILITY
-  WARD BOUNDARY

**APPENDIX 1 - MAIN STREET NORTH
STUDY AREA**

CITY FILE: P09 MA1

