



Brampton

Media Release

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ENVIRONMENTAL ISSUES ADDRESSED AT HEARING ON PROPOSED CASTLEMORE DEVELOPMENT

BRAMPTON, ON: Following mediation at the Ontario Municipal Board (OMB), environmental concerns about proposed development of the Castlemore Golf Course property have been addressed.

The OMB hearing on the proposed IntraCorp application began on April 20, 2009. The OMB scheduled a mediation meeting on April 2, 2009 to determine whether any issues could be resolved before the hearing began.

Intracorp submitted a revised plan and supporting technical documents that address the environmental hazard and ecological issues that were of concern to the City and the Toronto Region Conservation Authority (TRCA.) The revisions are subject to a final review by the City's Peer Review consultant.

“Brampton has achieved success at the OMB to secure the necessary changes to protect and enhance the natural environment,” commented John Corbett, Commissioner of Planning, Design and Development. “Staff will continue to pursue any environmental issues that are brought forward as a result of the OMB hearing and ensure they are resolved to the satisfaction of technical experts.”

The revised draft plan proposes to revitalize the Salt Creek corridor – currently made up of grass-lined creeks – into well-vegetated treed valleys and wetlands. The plan also provides for an increased 10-metre buffer along the West Humber River Tributary Valleylands to the west of the proposed development, whereas IntraCorp's previous plan only provided for a 2.5 metre buffer.

TRCA has indicated it is willing to continue its participation in the hearing to the extent necessary to further communicate to the public the reasons that it is satisfied with the revisions to the plan.

The revised plan does not change the City's position on the Upscale Executive Housing policy and urban design issues, including lot sizes, architecture and landscape design. Despite the success achieved with respect to the environmental planning issues, Brampton will continue to defend Council's refusal of the application until these fundamental land use issues are resolved to the City's satisfaction.

The City of Brampton has recommended moving the urban design issues to a later OMB hearing date in order to allow Intracorp to bring forward a design brief that will attempt to meet the architecture and landscape principles to the satisfaction of the City. The hearing on all other issues will continue immediately.

The staff report on the above is available online at www.brampton.ca/city_dept/pdd/special-programs/special-programs.tml. Click on “OMB Hearing Status Update Report (Castlemore Golf Course) – April 22, 2009.”

About the application

IntraCorp filed a proposed plan of subdivision and rezoning application to develop a portion of the 18-hole golf course around Tortoise Court for executive residential purposes, with a nine-hole golf course to remain. The application consisted of 188 single detached units, two neighbourhood parks, two stormwater management ponds, vista blocks and a naturalized drainage channel.

In August 2008, prior to the completion of the development review process, the applicant filed an appeal to the OMB because a decision on the application had not been made within 180 days. The application was refused by City Council in December 2008, based on environmental, land use and community design issues.

The December 2008 staff report recommending refusal is available online at www.brampton.ca/city_dept/pdd/special-programs/special-programs.tml. Click on "Recommendation Report - December 1, 2008."

About Brampton: The 11th largest city in Canada, Brampton has a successful, well-diversified economy and is home to more than 8,000 businesses. The City continues to retain a Triple 'A' credit rating by Standard & Poor for the third consecutive year, reflecting its debt-free position, exceptional liquidity levels and excellent economy. The City's 2009 operating budget is \$400.8 million and approved funding for its overall capital program stands at \$700 million. Brampton celebrates its diverse population that represents people from more than 175 distinct ethnic backgrounds who speak over 70 different languages. Offering more than 6,000 acres of parkland, Brampton takes pride in being the Flower City of Canada and won the 2008 International Communities in Bloom competition. It is also the first city in the GTA and one of only 10 in North America to have been designated as an International Safe Community by the World Health Organization. For more information visit www.brampton.ca

- 30 -

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