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09-045

ONTARIO MUNICIPAL BOARD APPROVES DEVELOPMENT AT COUNTRYSIDE DRIVE AND GOREWAY DRIVE

BRAMPTON, ON: The Ontario Municipal Board (OMB) has approved the development of a 187-unit residential subdivision at the south-west corner of Countryside Drive and Goreway Drive.

This final decision by the OMB is the outcome of a lengthy dispute between the City and IntraCorp over the proposed development land.

The site was already designated for residential development, but the City objected to the proposal on the grounds that it did not meet the City's upscale executive housing policies, and did not meet its environmental guidelines. However, the OMB ruled that the development conforms to the City's Official Plan, the Growth Plan, the Provincial Policy Statement, and represents good and proper planning.

After the City's rejection of the initial proposal, IntraCorp revised its plan to address the environmental issues raised by technical experts from the Toronto and Region Conservation Authority and the City, including a Peer Review consultant retained by the City. With this, the OMB approved the revised plan.

Planning, Design and Development Commissioner John Corbett notes that, "Despite the fact that the OMB approved the revised plan, the City's refusal of the original application and our evidence at the hearing ultimately resulted in a more rigorous environmental review, and the development of a far superior plan."

The OMB decision is final. Under the Planning Act, if an application is appealed to the Ontario Municipal Board (OMB), the final decision on an application rests with the OMB and not City Council.

About the application

In November, 2005, IntraCorp filed a proposed 196-unit 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.

In August 2008, prior to the completion of the development review process, IntraCorp filed an appeal to the OMB because a decision on the application had not been made within the 180-day period. 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

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