

## MALONE GIVEN PARSONS – Ashley Oaks Homes

Application to Amend the  
Zoning By-law and Proposed  
Draft Plan of Subdivision

City File #: C05W02.008



### Public Notice

March 9, 2020



**Open House:**  
6:15pm – 6:45pm



**Public Meeting**  
7:00 p.m., Council  
Chambers, City Hall



City Hall  
2 Wellington St. W.  
Brampton

Information is available in an  
alternative/accessible format  
upon request.

### Purpose and Effect

This application to amend the Zoning By-law and Proposed Draft Plan of Subdivision is to permit 232 single detached dwellings, a parkette, a school block, a stormwater management block, open space and environmental buffer blocks, future commercial blocks, and a future condominium block. The subject lands are located north of Steeles Avenue West, on the east side of Heritage Road and are municipally known as 8331 Heritage Road.



### We value your input...

Any person may express their support, opposition or comments to this application.

### How can I get involved?

- Attend the Public Meeting.  
AND/OR
- Send comments to KEVIN FREEMAN,  
Development Planner (905-874-2051)  
Kevin.Freeman@brampton.ca  
AND/OR
- Mail / Fax comments to:  
Planning and Development Services Dept.  
2 Wellington Street West, 3rd Floor  
Brampton ON L6Y 4R2 or  
Fax: (905) 874-2099

If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

### More Information:

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice or visit City Hall, Third Floor, between 9:00 a.m. & 4:00 p.m. during the regular business week. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning and Development page.

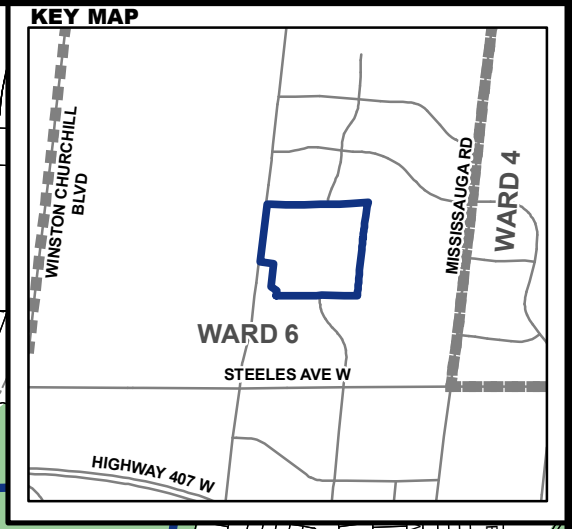
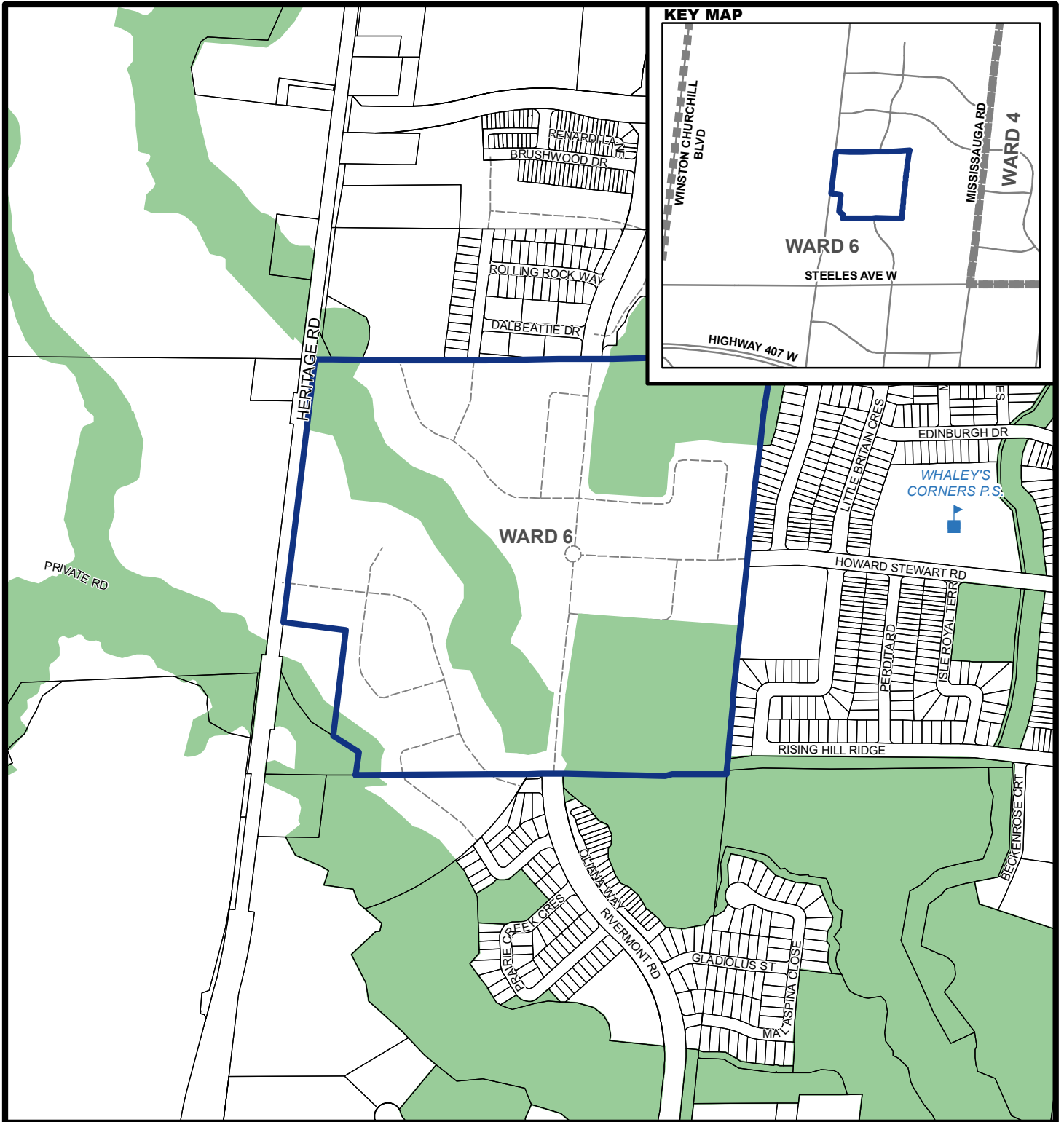
**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.

**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**

### Important Information about making a submission

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 a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment 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 Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



- SUBJECT LAND
- GREENSPACE
- SCHOOLS
- PROPERTY LINE
- WARDS



PLANNING AND DEVELOPMENT SERVICES

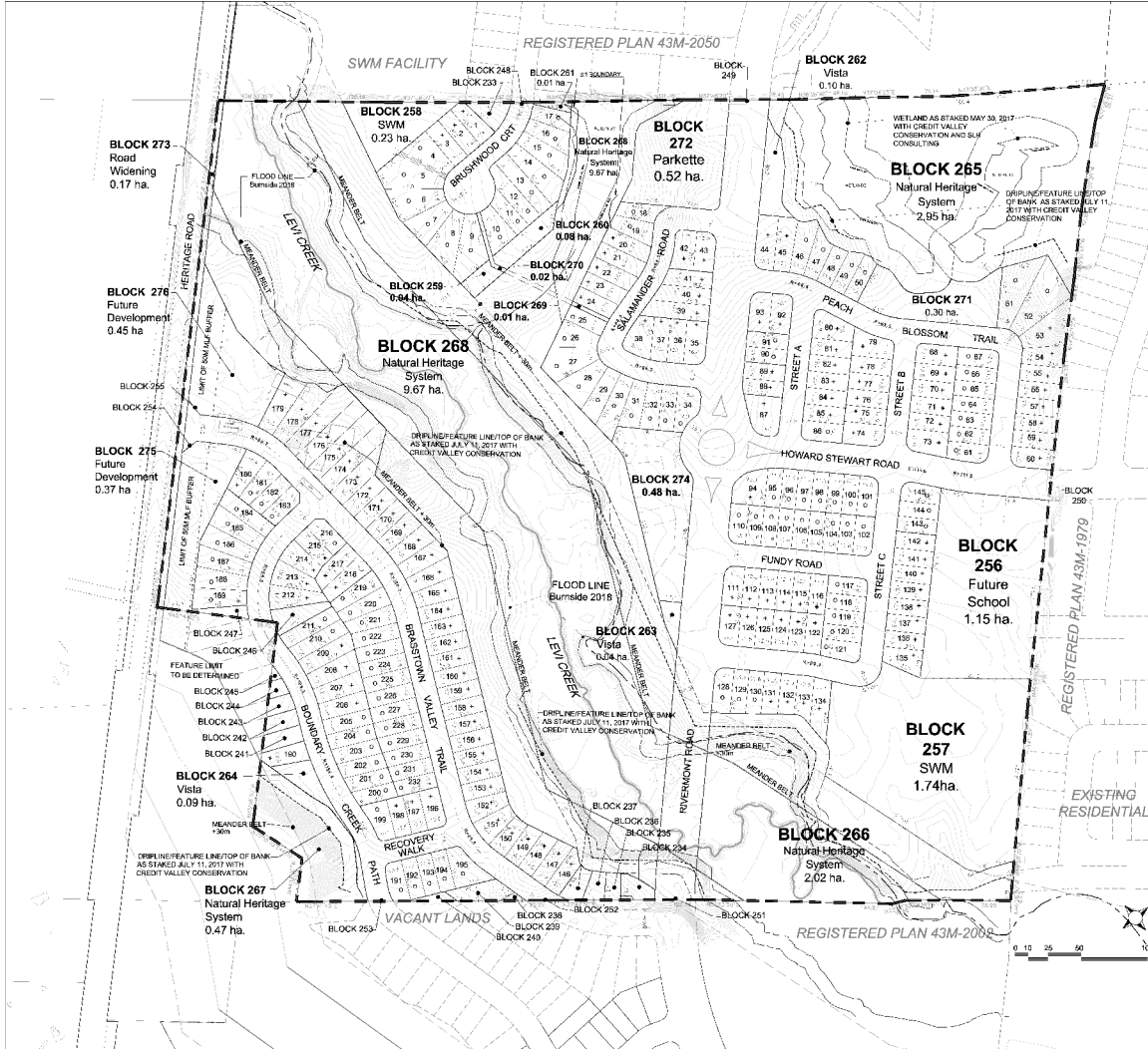


**APPENDIX 2**  
**LOCATION MAP**  
 JOAN MACINTYRE  
 DRAGO VUCKOVIC



Author: ADeBoer  
 Date: 2019/05/16

CITY FILE: C05W02.008

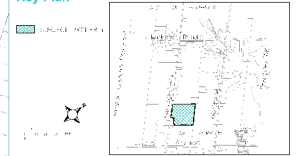


**DRAFT PLAN OF SUBDIVISION**

Part of Lot 2, Concession 5  
West of Hurontario Street  
Geographic Township of Chinguacousy  
City of Brampton  
Regional Municipality of Peel

Prepared for:  
840966 Ontario Limited  
Ashley Heritage Joint Venture

**Key Plan**



**Schedule of Land Use**

Lot/Block	Land Use	Units	Annual
Lots 1 - 232	Single Detached min. 11.6m (38ft) 0	108	10.62
Block 223-247	Single Detached min. 12.5m (41ft) + Future Residential	121	0.46
Block 248-255	0.5m Reserves	0.01	
Block 259	Reserves Station Site	1.15	
Block 257-258	SWM Pond	1.57	
Block 259-264	Vista	0.36	
Block 265-268	Natural Heritage System	15.11	
Block 269-270	3m Easement	0.03	
Block 271	Environmental Compensation Area	0.30	
Block 272	Parkette	0.52	
Block 273	Road Widening	0.17	
Block 274	Condominium Block	0	0.48
Block 275-276	Future Development	0.82	
Howard Stewart Rd	23m ROW - 237m	1.62	
All Other Roads	17m ROW - 2162m	1.52	
<b>Total</b>		<b>240</b>	<b>38.00</b>

**Owner's Authorization**

I hereby authorize Malene Given Parsons Ltd to prepare and submit this Draft Plan of Subdivision to the City of Brampton.

*Malene Given Parsons* 26 February 2019  
Ashley Heritage Joint Venture Date

**Surveyor's Certificate**

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*David B. Seales* 26 February 2019  
David B. Seales Surveying Ltd. Date

**Additional Information**

AS REQUIRED UNDER SECTION 61(17) OF THE PLANNING ACT, CHAPTER P 13(R.S.O. 1990):  
(a) (i)-(ii) (a) (i)-(ii) - As shown on the Draft Plan;  
(b) (i) - As shown on the Draft and Key Plan;  
(c) - Land to be used in accordance with the Schedule of Land Use;  
(d) - Soil is Clay Loam;  
(e) (i), (ii) - Full municipal services to be provided.

Prepared by:  
**MGP** Malene Given Parsons  
140 Parkview Drive, Suite 201  
Mississauga, Ontario, L4R 6B3  
Tel: (905) 213-2710  
www.mgp.ca

Date: February 20, 2019  
Project No: 17-299



PLANNING AND DEVELOPMENT SERVICES

Author: ADeBoer  
Date: 2019/05/17

**APPENDIX 1**  
**CONCEPT SITE PLAN**  
JOAN MACINTYRE  
DRAGO VUCKOVIC

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