

November 3, 2020

To Whom It May Concern:

RE: Virtual Public Meeting

Application to Amend the Official Plan and Zoning By-Law

(To permit a mix of single, semi and townhouse dwelling types, and to replace a commercial block with residential apartment development)

**Great Gulf Homes – (c/o Scottish Heather Developments Inc,
Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc.)**

West of Mississauga Road, between Embleton Road & Lionhead Golf Club Road

City File: OZS-2020-0011

Ward: 6

A public meeting with respect to the above referenced development proposal will be held at the December 7, 2020 Planning and Development Committee meeting. The notice for the public meeting is enclosed and will inform you of the details of the proposal.

The City of Brampton takes COVID-19 seriously and continues to follow the advice of Peel Public Health. The City has made significant changes to services and programming to help protect the health and wellbeing of our community. In consideration of the current COVID19 public health orders limiting the number of people attending public gatherings, and requirements for physical distancing between persons, the City of Brampton will be holding public meetings virtually via video conference. In-person attendance at this Planning and Development Committee meeting will be limited to Committee Members and essential City staff only. While the meeting will be virtual, the City remains committed to offering opportunities for members of the public to provide input on planning applications and there are a number of ways to do so.

How to view the Public Meeting?

The Public Meeting can be viewed at the following link:

<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

How to provide comments?

You can provide comments by:

- Writing an email or letter to Rob Nykyforchyn, rob.nykyforchyn@brampton.ca;
- Submitting an audio or video recording (up to 5 minutes) to the City Clerk's Office at cityclerksoffice@brampton.ca to be played at the meeting by 4:30 p.m., Thursday, December 3, 2020; or,
- Speaking at the virtual public meeting. People wishing to speak at the meeting need to pre-register with the Clerk's office by e-mailing

cityclerksoffice@brampton.ca, no later than 4:30 p.m. on Thursday, December 3, 2020. Once the e-mail is received, the Clerk's Office will provide instructions for how to connect to and speak at the meeting.

For more information on how to participate in the virtual public meeting or additional information on the application, please contact Rob Nykyforchyn, Development Planner, rob.nykyforchyn@brampton.ca.

Thank you for your understanding and we look forward to hearing from you.

A handwritten signature in blue ink, appearing to read "Allan Parsons". The signature is stylized with a large, looping initial "A" and a horizontal line extending to the right.

Allan Parsons, MCIP, RPP
Director, Development Services

Great Gulf Homes - Scottish Heather Development Inc., and others

Application to Amend the Official Plan & Zoning By-law

Location: West of Mississauga
Road & south of Embleton Road.

Ward: 6

City File: OZS-2020-0011



Public Notice

December 7, 2020

7:00 PM

Virtual meeting
<http://video.isilive.ca/brampton/live.html>

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

Purpose and Effect

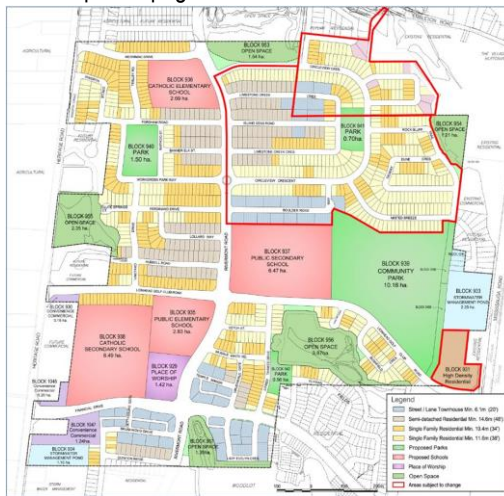
An application has been submitted to amend the Official Plan and Zoning By-law to develop the site for a mix of residential uses.

Proposal details:

- 383 single detached dwellings;
- 136 semi-detached dwellings;
- 150 townhouse dwellings.
- 4 apartment buildings with a maximum height of 6 storeys and a total of 420 units;
- A 0.7 hectare park.

The previously approved application for this site included 448 single detached dwellings and a commercial block where the apartment building is currently proposed.

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.



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 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 Ontario Municipal Board; and,
- 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.

We value your input...

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

How can I get involved?

- Attend the virtual Public Meeting (City Hall is currently closed to in-person public attendance for the meeting): Pre-registration is required to speak at the meeting. Please email cityclerksoffice@brampton.ca, no later than 4:30 p.m. on Thursday, December 3, 2020, to pre-register.

AND/OR

- Send comments to Rob Nykyforchyn, Development Planner
rob.nykyforchyn@brampton.ca

AND/OR

- Mail/Fax Comments to: Planning, Building and Economic Development Department, 2 Wellington Street West, 3rd Floor, Brampton, ON L6Y 4R2 or Fax: (905)-874-2099.

AND/OR

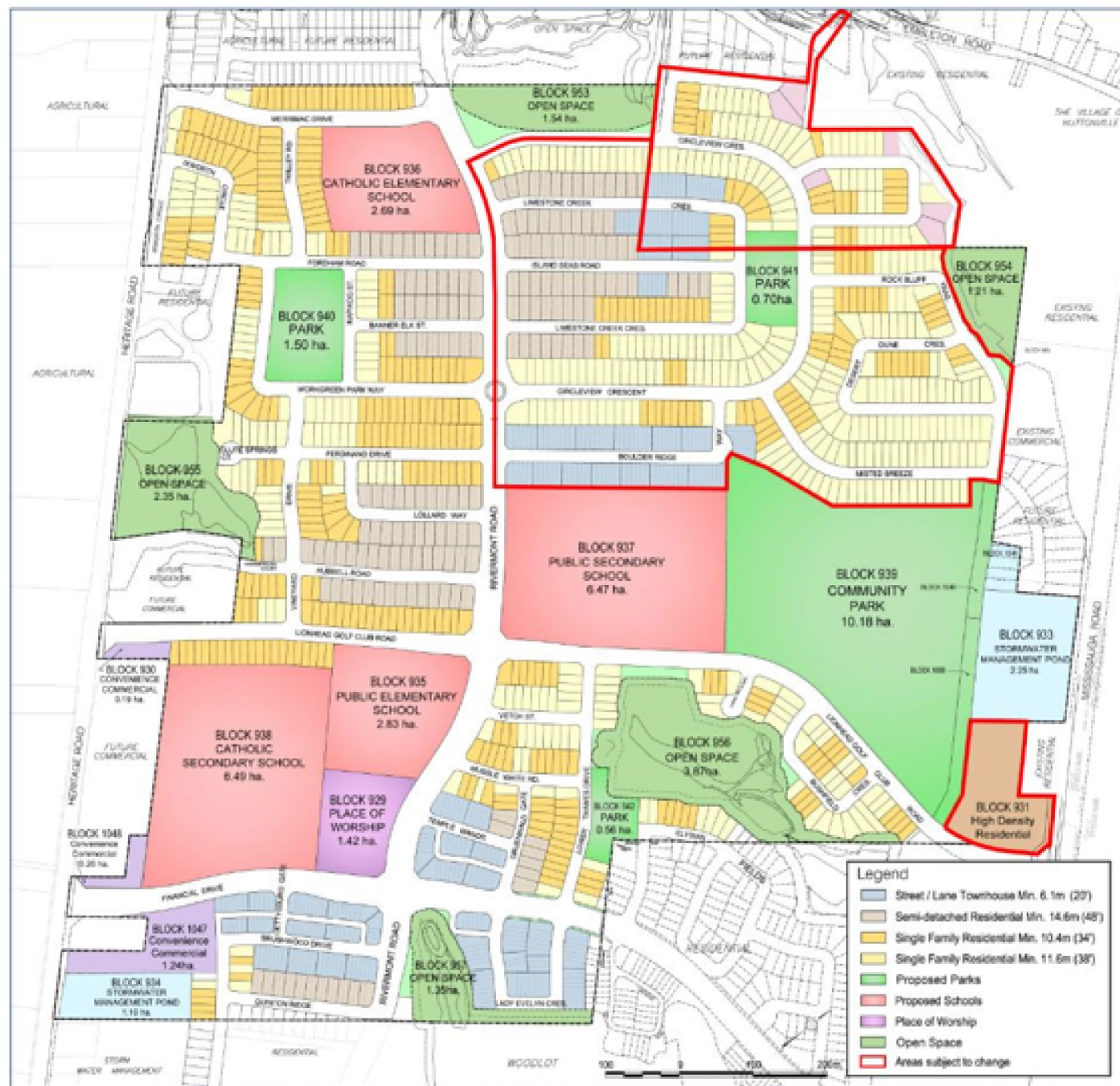
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to cityclerksoffice@brampton.ca and must be received no later than 4:30 p.m. on Thursday, Dec. 3, 2020.

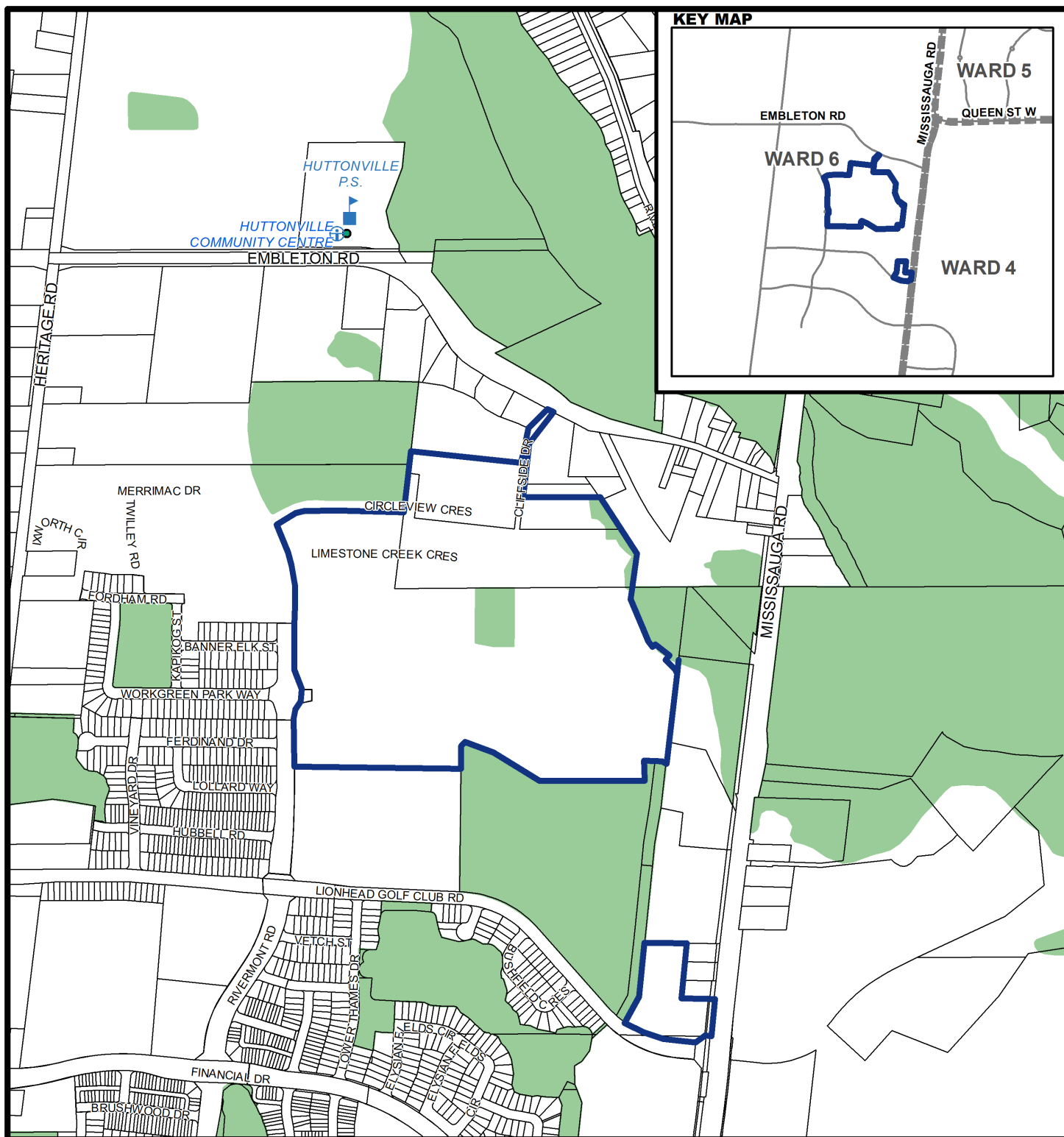
If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington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

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.





- SUBJECT LAND
- GREENSPACE
- RECREATIONAL FACILITY
- PROPERTY LINE
- SCHOOLS



APPENDIX 2 LOCATION MAP

GREAT GULF GROUP OF COMPANIES
SCOTTISH HEATHER DEVELOPMENT INC.
AND BRAMPTON G&A HOLDINGS INC
CITY FILE: OZS-2020-0011