

March 12, 2021

To Whom It May Concern:

RE: Virtual Public Meeting Process
Application to Amend the Official Plan and Zoning By-law
Primont Properties Inc. - Primont (M3 Condos) Inc.
Address: 10629 Mississauga Road
Ward: 6
File: OZS-2021-0002

A public meeting with respect to the above referenced development proposal will be held at the April 12, 2021 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 well-being of our community. In consideration of the current COVID-19 and public health orders prohibiting 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 Yin Xiao, Development Planner, Yinzhou.xiao@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., Tuesday, April 6, 2021.
- 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, and complete a Delegation Request form. All delegations are limited to five (5) minutes in length. The Delegation Request Form can be found on the City of Brampton website (<https://www.brampton.ca/EN/City-Hall/HaveYourSay/Pages/Participate.aspx>) and must be received by 4:30 p.m. on the Tuesday before the scheduled meeting.

For more information on how to participate or on the application, please contact Yin Xiao, Development Planner, 905-874-2867, yinzhou.xiao@brampton.ca.

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



Allan Parsons

Allan Parsons, MCIP, RPP
Director, Development Services

Primont Properties Inc. - Primont (M3 Condos) Inc.

Application to amend the Official Plan and Zoning By-law

Address: 10629 Mississauga Road
Ward: 6
City File No.: OZS-2021-0002



Public Notice



April 12, 2021



7:00 p.m.



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

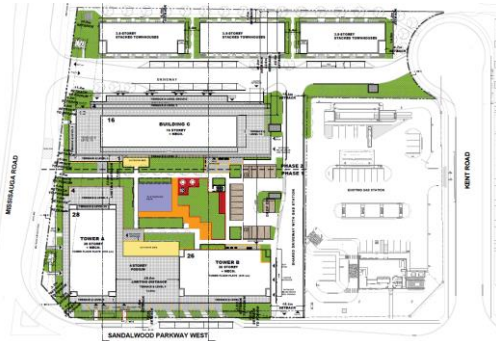
Information is available in an alternative/accessible format upon request.

Purpose and Effect

An application has been submitted to amend the Official Plan and Zoning By-law to facilitate the development of three (3) high rise buildings with 1,004 residential units and 748 square metres of commercial space, as well as 75 stacked townhouse units. The existing gas station will remain.

The details of the proposals are:

- Building A (28 storeys) and Building B (26 storeys) connected by a 4-storey podium, consisting of 657 residential units and 748 ground floor commercial space
- Building C (16 storeys) consisting of 347 residential units
- Three (3) stacked townhouse blocks consisting of 75 residential units
- A total of 1,214 parking spaces including 162 visitor parking spaces
- A Floor Space Index (FSI) of 4.5



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:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) 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.

We value your input...

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

How can I get involved?

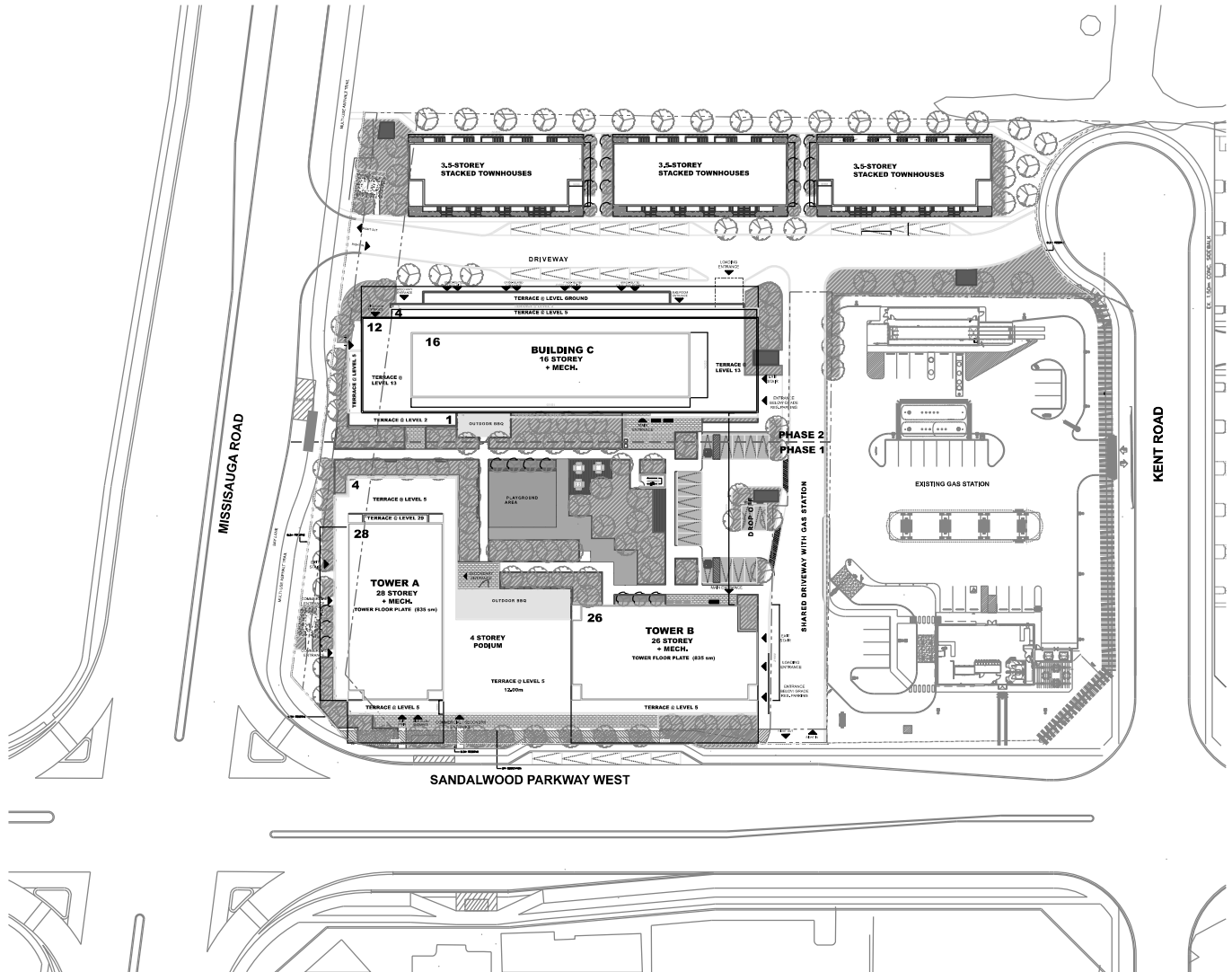
- Attend the virtual Public Meeting (City Hall is currently closed to in-person public attendance for the meeting): Pre-registration is required to speak at the meeting. Please email cityclerksoffice@brampton.ca, no later than 4:30 p.m. on Tuesday, April 6, 2021, to pre-register. AND/OR
- Send comments to YIN XIAO, Development Planner Yinzhou.xiao@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 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 Tuesday, April 6, 2021.

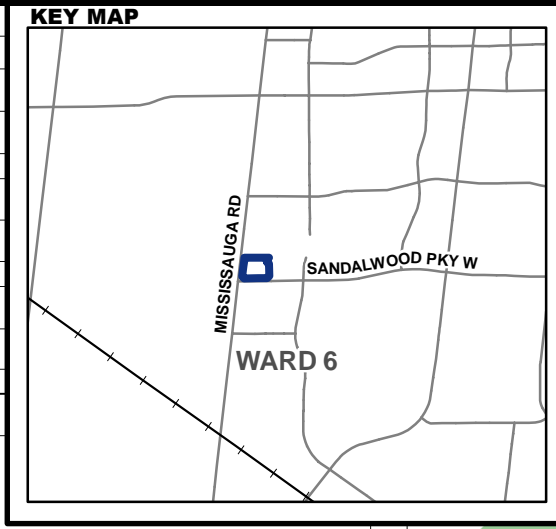
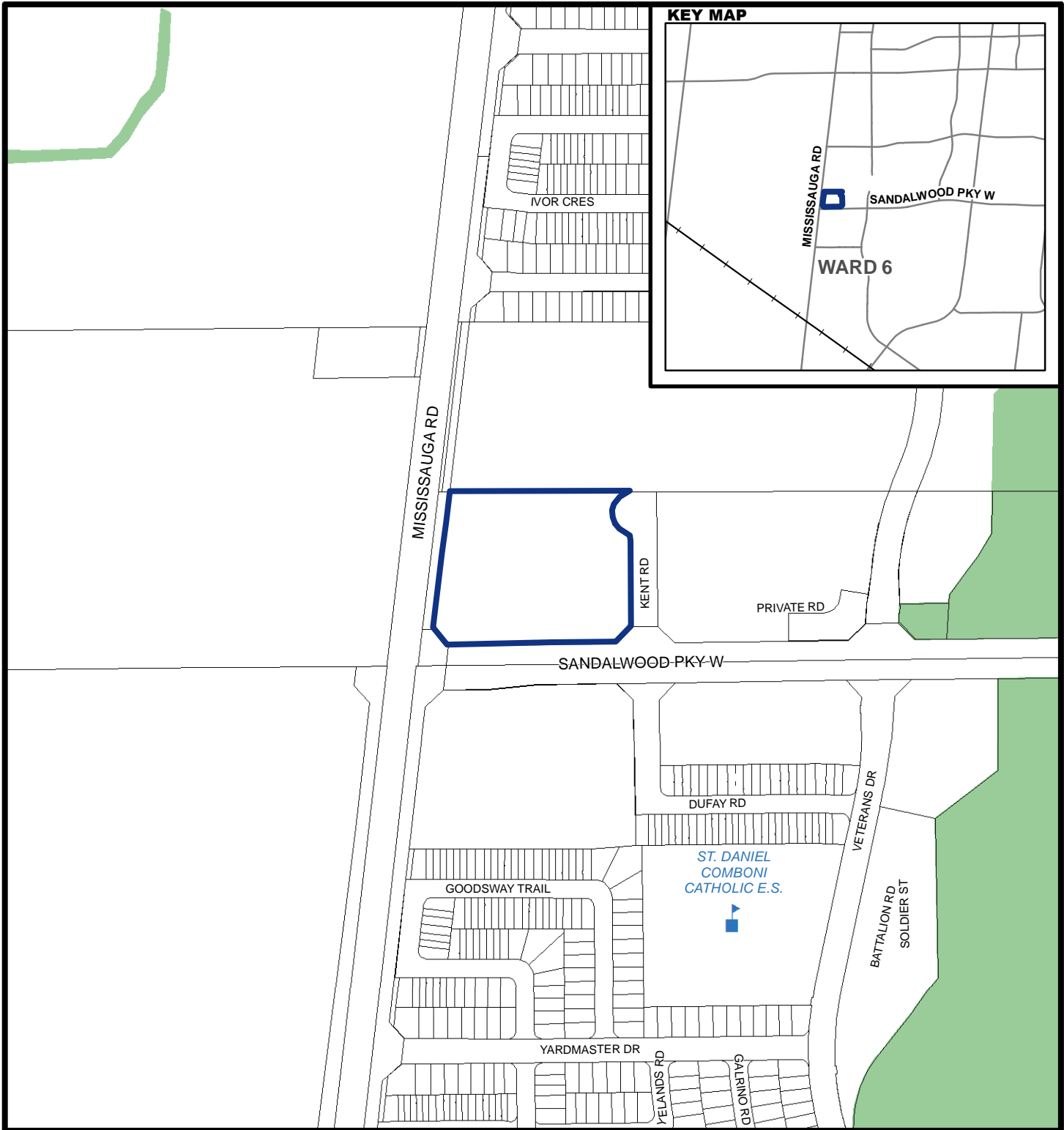
If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington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

More Information

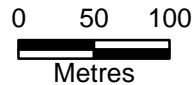
For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice.

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
- PROPERTY LINE
- SCHOOLS



Author: kovac
Date: 2021/02/26