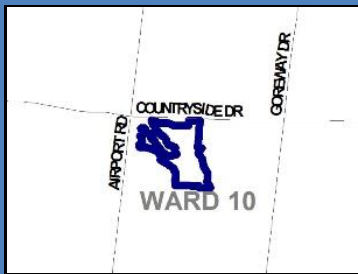


**Glen Schnarr &  
Associates Inc. –  
Flintshire Building  
Group Corp. c/o  
Treasure Hill**

Application to Amend the Official Plan, Zoning By-law and a Draft Plan of Subdivision to permit single-detached dwellings.

C07E15.015, 21T-16005B – Ward # 10

## Key Map



### Public Notice

October, 3, 2016



**Open House** – 6:15 p.m. – 6:45 p.m. 1<sup>st</sup> floor atrium City Hall



**Public Meeting** – 7:00 p.m., 4<sup>th</sup> floor, Council Chambers



City Hall  
2 Wellington St. W.  
Brampton

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

## Purpose and Effect

An application to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision is proposed to permit the development of 67 single-detached dwellings.

The lands are located on the south side of Countryside Drive and east of Airport Road and were formerly used as the Castlemore Golf & Country Club. The lands proposed for residential development are made up of three (3) parcels (Parcels 'A', 'B' and 'C'). The valleylands located between Parcel 'A' and Parcels 'B' and 'C' are proposed to be conveyed to the City.



Please see Attachment for an enlarged version of the concept plan.

**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 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?

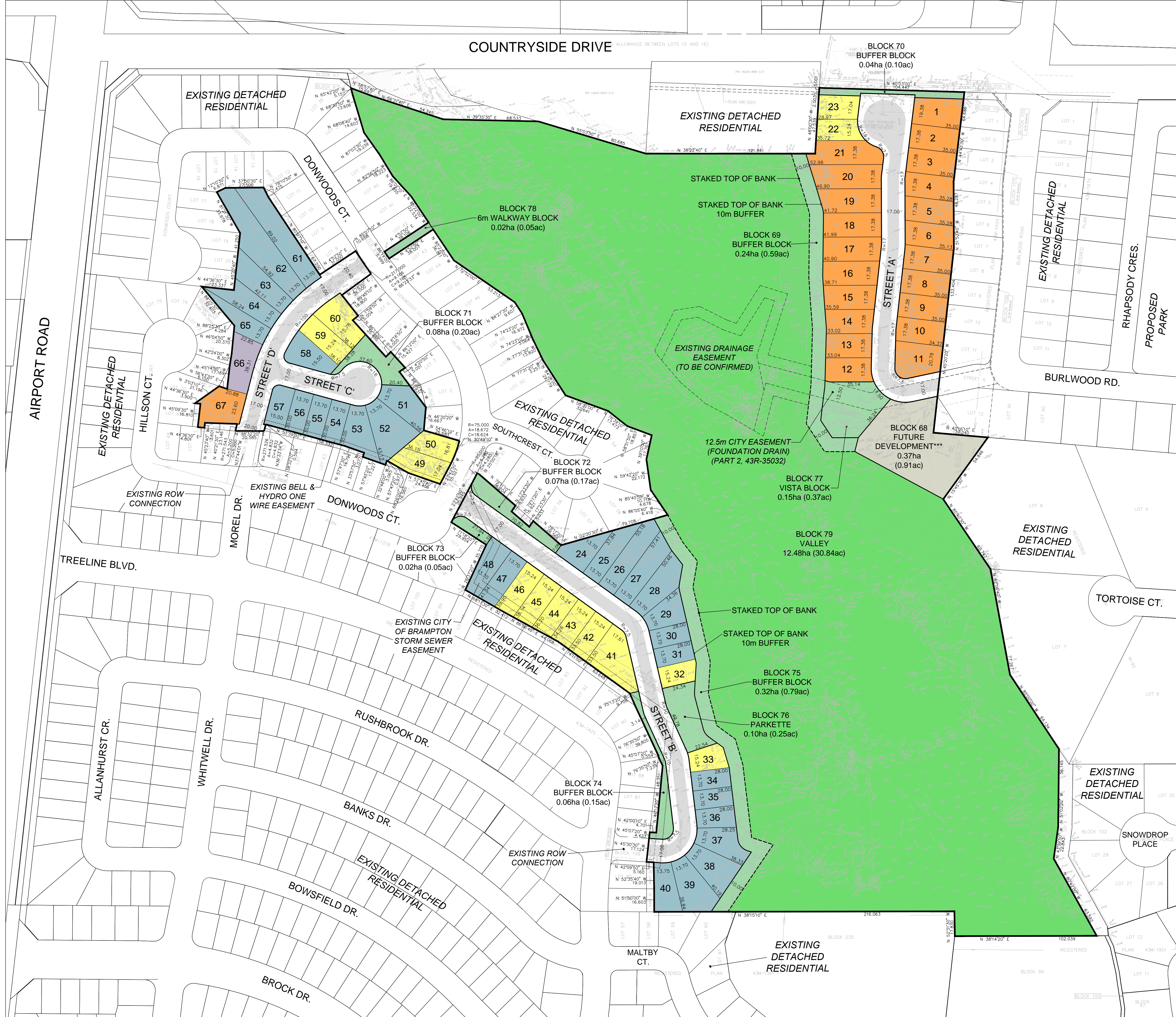
- Attend the Public Meeting.  
AND/OR
- Send comments to Jessica Kwan,  
Development Planner (905-874-3847)  
Jessica.Kwan@brampton.ca  
AND/OR
- Mail/Fax Comments to:  
Planning & Infrastructure Services Department,  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2 or  
Fax: (905)-874-2099
- 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.

**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 Infrastructure Services 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.





**DRAFT PLAN OF SUBDIVISION**  
**FILE # 21T-16\_\_B**  
**FLINTSHIRE BUILDING GROUP CORP.**

PARTS OF BLOCKS 63 & 71 & ALL OF BLOCKS 64 & 70,  
 REGISTERED PLAN 43M-1611 &  
 PART OF LOT 15, CONCESSION 7, N.D.  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL


**OWNERS CERTIFICATE**

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED  DATE January 28, 2016  
 JASON BOTTONI, VICE PRESIDENT  
 FLINTSHIRE BUILDING GROUP CORP.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED  DATE January 20, 2016  
 THOMAS SALB, O.L.S.  
 J.D. BARNES LIMITED  
 401 WHEELABRATOR WAY, SUITE 8  
 MILTON ON, L0T 3C1  
 PHONE: (905) 875-9955  
 EMAIL: tsalb@jdbarnes.com

**ADDITIONAL INFORMATION**

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

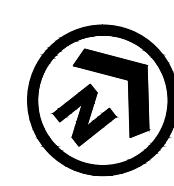
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

| LAND USE                | LOTS / BLOCKS                  | AREA (ha)    | AREA (ac)    | UNITS     |
|-------------------------|--------------------------------|--------------|--------------|-----------|
| DETACHED - 13.70m (45') | 24-31,34-40,47,48, 51-58,61-65 | 1.94         | 4.79         | 30        |
| DETACHED - 15.24m (50') | 22,23,32,33,41-46, 49,50,59,60 | 0.80         | 1.98         | 14        |
| DETACHED - 17.38m (57') | 1-21,67                        | 1.47         | 3.63         | 22        |
| DETACHED - WIDE SHALLOW | 66                             | 0.07         | 0.17         | 1         |
| FUTURE DEVELOPMENT***   | 68                             | 0.37         | 0.91         |           |
| BUFFER                  | 69-75                          | 0.83         | 2.05         |           |
| PARKETTE                | 76                             | 0.10         | 0.25         |           |
| VISTA BLOCK & WALKWAY   | 77-78                          | 0.17         | 0.42         |           |
| VALLEY                  | 79                             | 12.48        | 30.84        |           |
| 17.0m ROW (819m)        |                                | 1.51         | 3.74         |           |
| <b>TOTAL</b>            | <b>79</b>                      | <b>19.74</b> | <b>48.78</b> | <b>67</b> |

**NOTES**

- \*\*\* DEVELOPMENT SUBJECT TO FURTHER STUDY THROUGH EIS
- ALL EXISTING STRUCTURES TO BE DEMOLISHED
- BASE INFORMATION PROVIDED BY JD BARNES & CITY OF BRAMPTON
- DAYLIGHT ROUNDINGS ARE 5m UNLESS OTHERWISE LABELLED
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE: 1:1250  
 (24 x 36)  
 APRIL 20, 2016

**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS  
 SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE  
 MISSISSAUGA, ONTARIO, L5R 3K6  
 TEL (905) 568-8888 FAX (905) 568-8894 www.gsalco.com