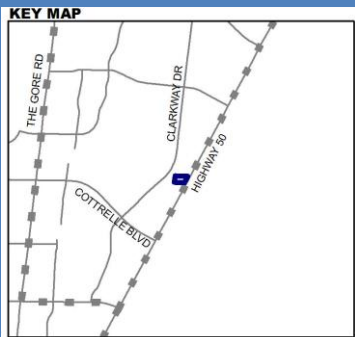


## GAGNON WALKER DOMES LTD. – KHANGURA, HARKIT

Application to Amend the Official Plan and Zoning By-Law to permit highway commercial and office uses.

City File #: C11E08.006

Ward #: 10



### Public Notice

**April 9, 2018**



**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



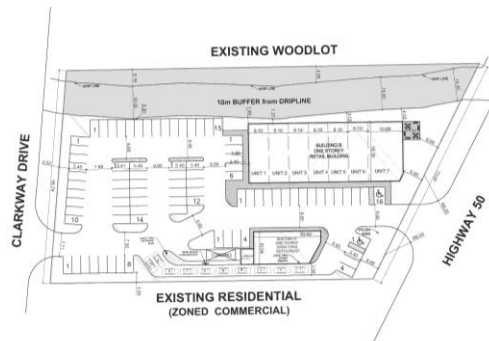
City Hall  
2 Wellington St. W.  
Brampton

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

### Purpose and Effect

An application has been submitted to amend the Official Plan and the Zoning By-law to permit the development of highway commercial and office uses within two buildings that are to have a combined gross floor area of approximately 1,060 m<sup>2</sup> (11,405 ft<sup>2</sup>).

The property, municipally known as 9416 Highway 50, is located on the west side of Highway 50 north of Cottrelle Boulevard.



### 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:  
Stephen Dykstra, Development Planner (905-874-3841) Stephen.Dykstra@brampton.ca  
AND/OR
- Mail/Fax Comments to:  
Planning & Development Services, 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.

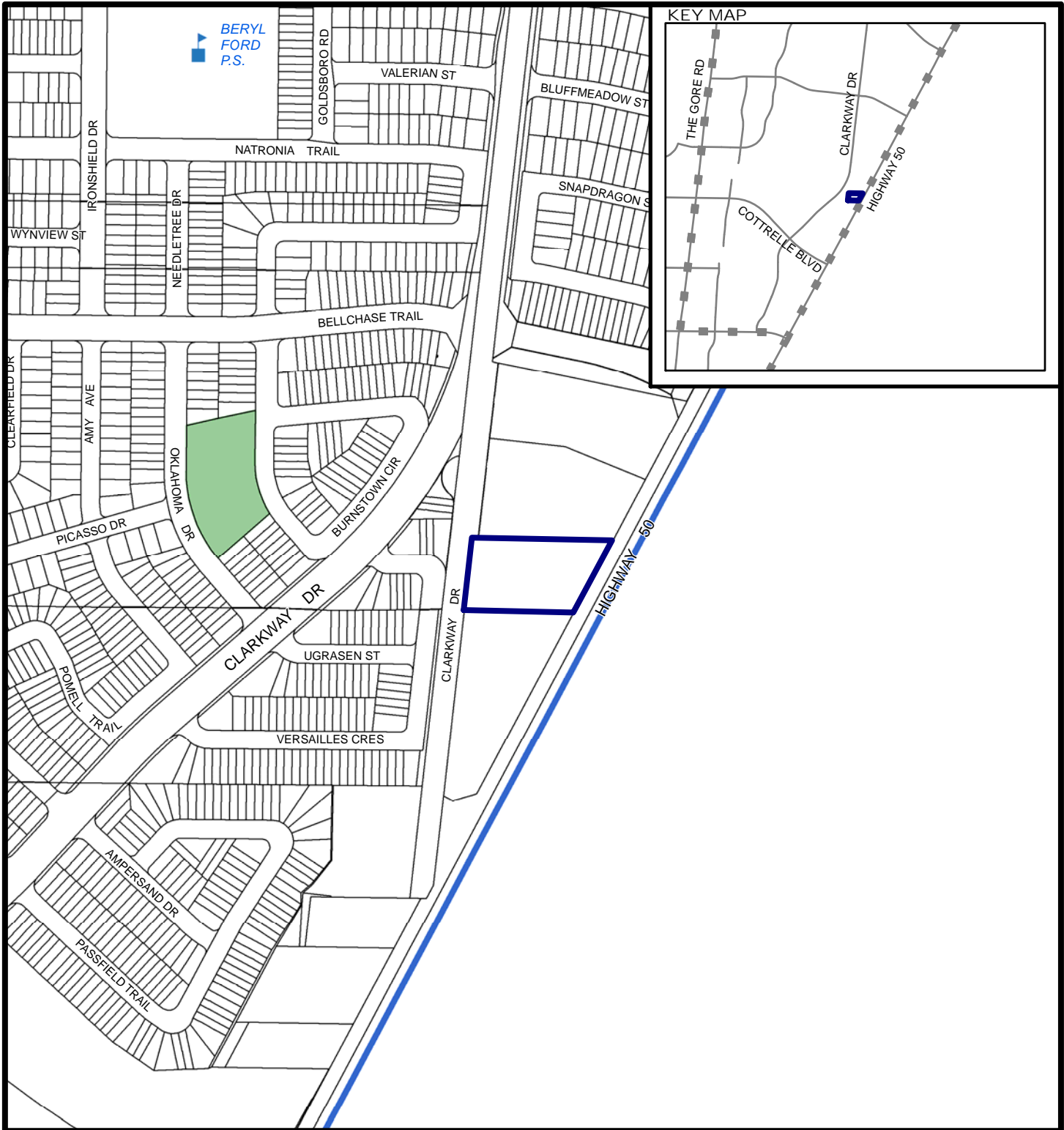
**Note:** In accordance with Official Plan policy, a Recommendation Report will be prepared by staff and presented to a future meeting of the Planning and Infrastructure Services Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or 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.







**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 Clerk 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.

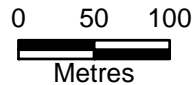


-  SUBJECT LAND
-  PROPERTY LINE
-  WARDS
-  SCHOOLS
-  GREENSPACE
-  CITY LIMIT

 **BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

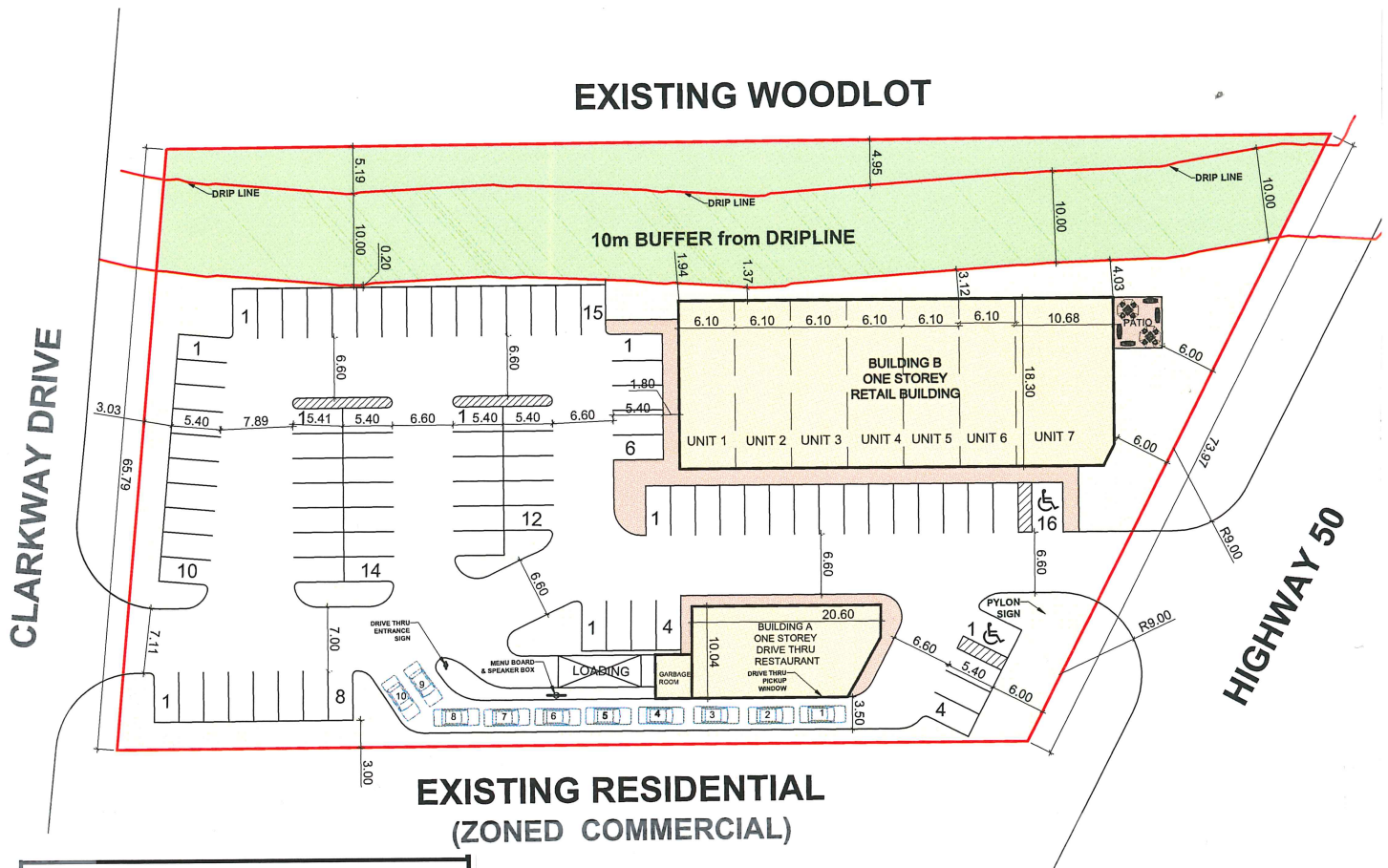


**APPENDIX 2**  
**LOCATION MAP**  
GAGNON WALKER DOMES LTD  
Jaswinder Singh & Harkit Khangura



Author: CKovac  
Date: 2018/01/31

CITY FILE: C11E08.006



GROSS SITE AREA:	0.74ha (1.83ac)
10m BUFFER & DRIP LINE:	0.18ha (0.44ac)
NET SITE AREA:	0.56ha (1.39ac)
<b>BUILDING A</b>	
ONE STOREY	
DRIVE-THRU RESTAURANT:	195.62m <sup>2</sup> (2,105.63ft <sup>2</sup> )
(excluding garbage room, 19.20m <sup>2</sup> )	
<b>BUILDING B - ONE STOREY RETAIL BUILDING</b>	
RETAIL/OFFICE COMMERCIAL:	863.96m <sup>2</sup> (9,299.58ft <sup>2</sup> )
TOTAL SITE GROSS FLOOR AREA:	1,059.54m <sup>2</sup> (11,405.22ft <sup>2</sup> )
<b>PARKING REQUIRED:</b>	
DRIVE-THRU RESTAURANT:	32 SPACES
1/6.25m <sup>2</sup> (195.62m <sup>2</sup> )	
RETAIL/OFFICE COMMERCIAL:	38 SPACES
1/23m <sup>2</sup> (863.96m <sup>2</sup> )	
TOTAL PARKING REQUIRED:	70 SPACES
TOTAL PARKING PROVIDED:	89 SPACES
PARKING SURPLUS:	19 SPACES

