

CD.17.BRA  
(Brampton)

**DATE:** February 10, 2004

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Edward R. Sajecki, Commissioner of Planning and Building

**SUBJECT:** **Applications to Amend the Zoning By-law and Draft Plan of Subdivision**  
**748320 Ontario Limited, Sanrose Construction Limited, Freehold International Management Incorporated and Eight Acres Limited**  
**East of Mavis Road, north of Highway 407**  
**City of Brampton**  
**Brampton Files: 21T-03019B and T2W14.11**  
**MEETING DATE: March 1, 2004**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** On December 3, 2003 the Planning and Building Department received from the City of Brampton applications by 748320 Ontario Limited, Sanrose Construction Limited, Freehold International Management Incorporated and Eight Acres Limited to amend the Zoning By-law, together with a draft plan of subdivision. The applications proposed the development of 4.5 ha (11.1 acres) for one detached dwelling and a maximum of 141 townhouses, on the east side of Mavis Road Road, north of Highway 407, in the City of Brampton, as shown on Exhibit 1.

**COMMENTS:**

The subject lands are designated "Residential" in the Brampton Official Plan, and "Medium - High Density Residential" in the Fletchers Creek South Secondary Plan. The lands are zoned "Agricultural" and are proposed to be rezoned to permit their development for detached and townhouse dwellings in accordance with the Brampton Official Plan and the Fletchers Creek South Secondary Plan.

The proposal is compatible with residential development planned for lands south of the municipal boundary in the Meadowvale Village District; consequently there is no objection to the applications from a land use planning standpoint.

The Transportation and Works Department has no comments.

**CONCLUSION:**

The proposed Zoning By-law amendment, and draft plan of subdivision under City of Brampton files 21T-03019B and T2W14.11 748320 Ontario Limited, Sanrose Construction Limited, Freehold International Management Incorporated and Eight Acres Limited will permit development of the lands for detached and townhouse dwellings consistent with the Brampton Official Plan and the planned development in Meadowvale Village. Consequently, there is no objection from a land use planning standpoint.

**RECOMMENDATIONS:**

1. That the City of Brampton be advised that the City of Mississauga has no objection to the proposed Zoning By-law amendment, and draft plan of subdivision under City of Brampton files 21T-03019B and T2W14.11 748320 Ontario Limited, Sanrose Construction Limited, Freehold International Management Incorporated and Eight Acres Limited.
2. That a copy of the report titled "Applications to Amend the Zoning By-law and Draft Plan of Subdivision, 748320 Ontario Limited, Sanrose Construction Limited, Freehold International Management Incorporated and Eight Acres Limited. East of Mavis Road, north of Highway 407, City of Brampton" dated February 10, 2004 from the Commissioner of Planning and Building be forwarded by the City Clerk to the City of Brampton.

Original Signed By:

Edward R. Sajecki

Commissioner of Planning and Building