

**Blackthorn Development Corp.-
Main Street Development Inc.**

Application for Minor Amendment
To the Main Street North
Development Permit System

Address:
85 Sproule Drive

City File #: OZS-2024-0038 &
DPS-2023-0001

Ward: 1



Purpose and Effect

An application for a Minor Amendment to the Development Permit System (DPS) to facilitate the development of a 5-storey Mixed Use building with one ground floor Commercial Unit being a Medical Office with Pharmacy, Amenity Areas, surface, and underground parking, loading space.

The subject property is located within the City's Development Permit System area and is currently zoned Central Area Mixed Use Three – Development Permit System (CMU3-DPS).

The application is for a Minor Amendment to vary the following three provisions in the DPS by-law:

1. 4.3.8.1.1 Permit a maximum height of 18.2 metres.
2. 4.3.8.1.2 Exempt angular planes for street frontages of Sproule, Main, and Rear Property Line.
3. 4.3.8.1.3 Exempt from the mechanical penthouse to the angular plane and setback requirements as set out in Schedule 6.



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 & Development page, and by searching the City File # OZS-2024-0034: <https://planning.brampton.ca/>.

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.

We value your input...

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

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email CityClerksOffice@brampton.ca no later than 4:30 p.m. on Tuesday, August 6, 2024 to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing CityClerksOffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Megan Fernandes, Assistant Development Planner (megan.fernandes@brampton.ca); AND/OR

- Mail comments to:

Planning, Building and Growth Management Department
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2; 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, August 6, 2024.

If you wish to be notified of the decision of the City in respect to 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:

City Clerks, 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 Planners identified in this notice.

Public Notice



**Monday,
August 12th, 2024**



7:00 p.m.



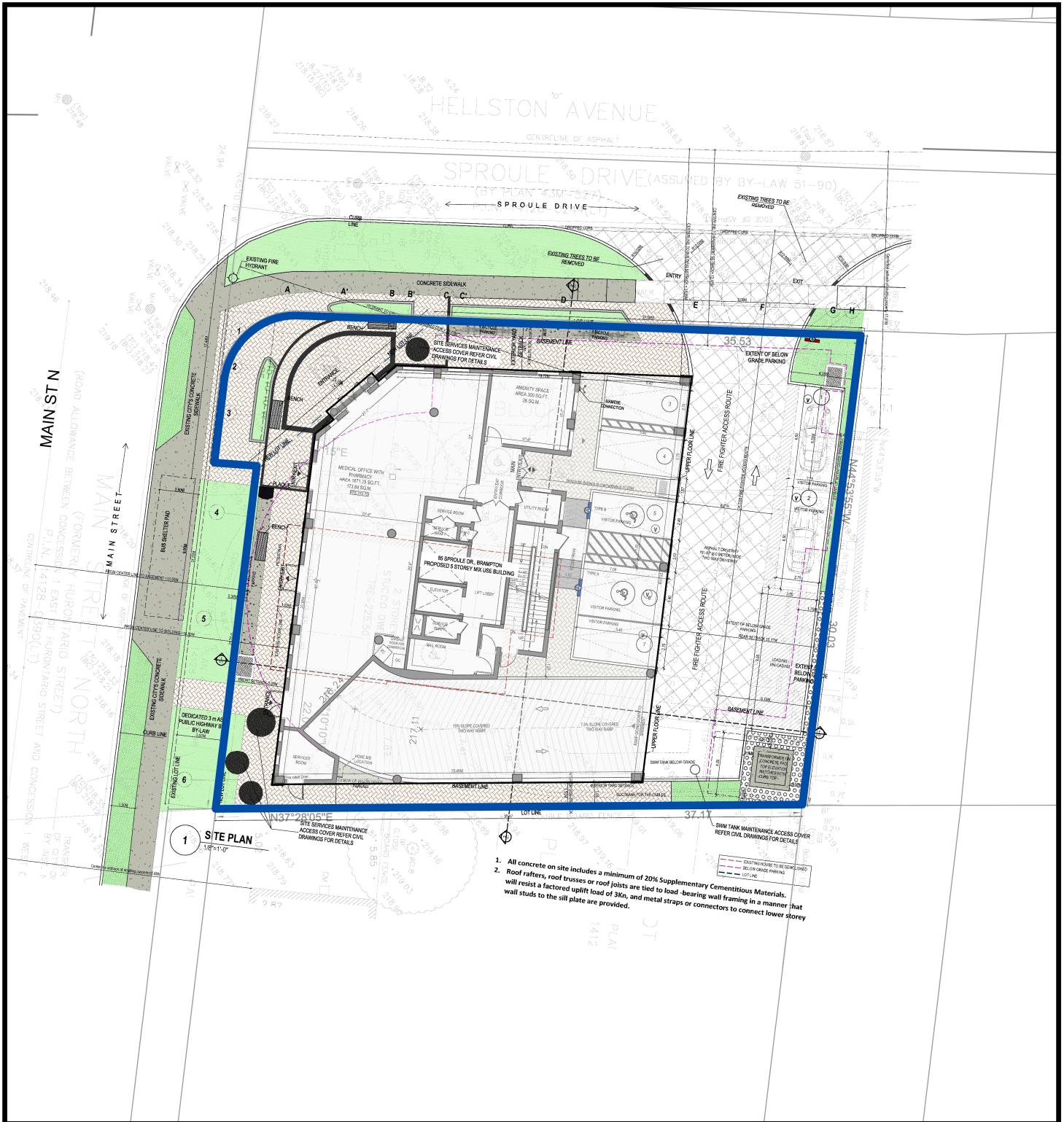
**City Hall Council Chamber
& Virtual Option**
[http://video.isilive.ca/
brampton/live.html](http://video.isilive.ca/brampton/live.html)

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

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 Official Plan Amendment or proposed Zoning By-law Amendment 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.

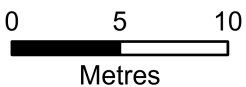


- Subject Lands
- Parcel Fabric

1. All concrete on site includes a minimum of 20% Supplementary Cementitious Materials.
2. Roof rafters, roof trusses or roof joists are tied to load-bearing wall framing in a manner that will resist a factored uplift load of 3kN, and metal straps or connectors to connect lower storey wall studs to the sill plate are provided.



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca
Date: 2024/05/31



APPENDIX 1
CONCEPT PLAN

Applicant: Blackthorn Development Corp.
Property Owner: Main Street Development Inc.

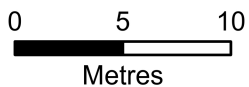
CITY FILE: OZS-2024-0038



-  Subject Lands
-  Parcel Fabric



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APPENDIX 1A CONCEPT PLAN

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Property Owner: Main Street Development Inc.

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