



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 6 - 2021

To adopt Amendment Number OP2006-¹⁹² to the Official Plan of the City of
Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O., 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006- 192 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 27th day of January, 2021.

Approved as to
form.

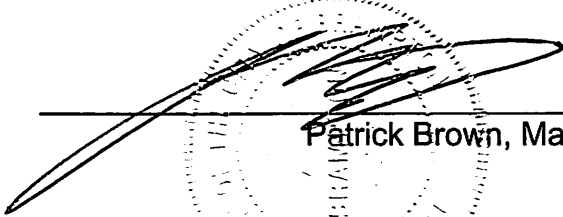
2020/12/23


AWP

Approved as to
content.

2020/12/23

AAP



Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 192

to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 192
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend the Bram-East Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of live-work townhouse dwellings and residential townhouse dwellings.

2.0 LOCATION:

The lands subject to this amendment are located north of Fogal Road and east of Nexus Avenue. The lands have a frontage of approximately 220 metres (721 feet) on Fogal Road and approximately 120 metres (393 feet) on Nexus Avenue. The lands are located at 0 Nexus Avenue and comprise a single parcel totaling approximately 3.06 hectares (7.56 acres). The lands are legally described as Part of Lot 5, Concession 10, N.D.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

The portions of the document known as Bram-East Secondary Plan, being Chapter 41, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP41(A) of Chapter 41 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Mixed Commercial / Industrial" to "Residential - Medium Density".
- b) by deleting existing policy 3.1.12B in its entirety, and replacing it with the following:

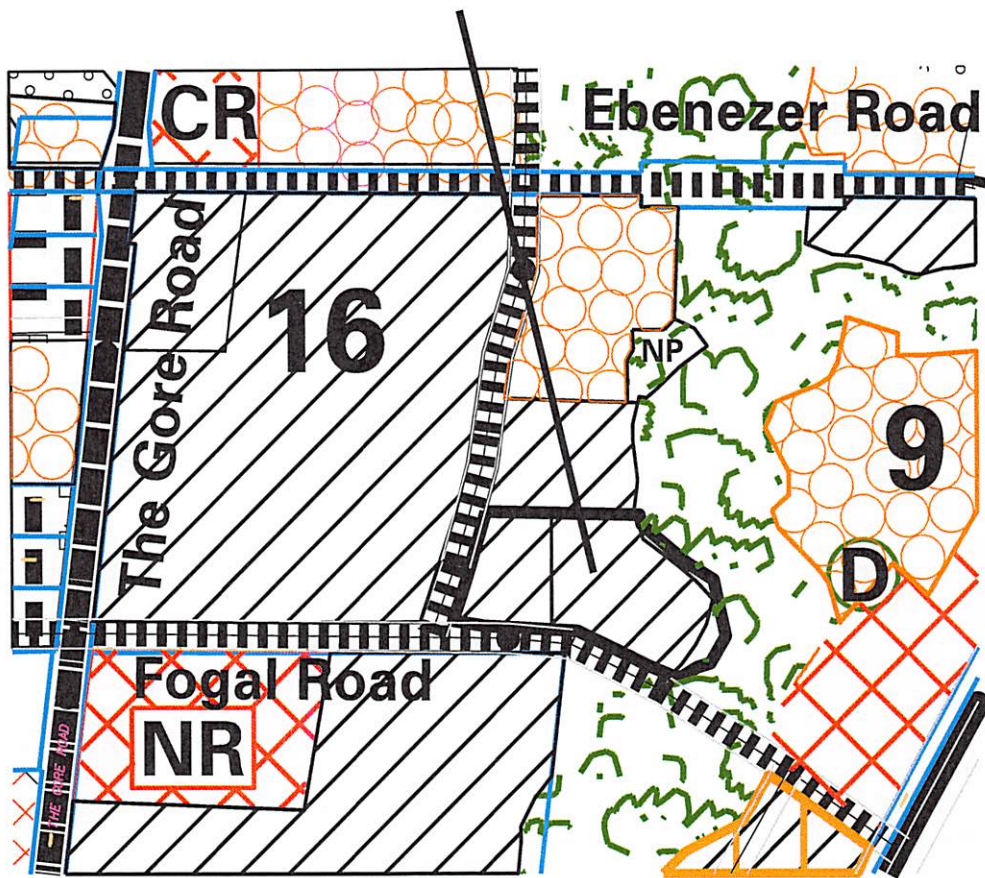
"3.1.12B The area designated Medium Density Residential at the south-east corner of Ebenezer Road and Nexus Avenue, and north-eastern corner of Fogal Road and Nexus Avenue shall be developed, maintained and used for townhouses and buildings used for both residential and commercial purposes (live-work units). The maximum density is 50 units per net residential hectare (20 units per net residential acre). Live-work units shall be provided in the development of the lands.

- (i) The development shall consist of a high-quality built form that is expressed through attention to detail in the architecture; roof lines, building materials and through landscaping elements.
- (ii) The following shall apply to live-work units:
 - a) Live-work units shall have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are only used for residential purposes.
 - b) Commercial uses within the live-work units shall be oriented exclusively toward the Nexus Avenue

frontage or Fogal Road frontage, respectively, including all functional aspects of the commercial use (such as access, parking, signage, patio areas).

- c) The building facade of the live-work units facing the residential development shall be compatible with and complement the townhouse development.
- d) Commercial uses within the live-work units shall be limited to retail establishments, financial institution, restaurants, personal service shops, service shops, offices, convenience store, medical and dental offices, custom workshops and similar uses not requiring extensive loading and storage facilities.
- e) Outdoor storage in association with the commercial use is not permitted,
- f) Buildings will be designed with upscale building materials, architectural features and roofline variations to promote a residential character.
- g) The massing and architectural details of the live-work building at the intersection of Ebenezer Road and Nexus Avenue, and Fogal Road and Nexus Avenue, will be designed to emphasize this location as a gateway into the community.
- h) The streetscape design along Nexus Avenue and Fogal Road shall complement and support the live-work uses. In this regard, it shall include:
 - i) a primarily hard surface treatment from the building face to the curb, that incorporates decorative paving elements; and,
 - ii) an enlarged space at the corner of Nexus Avenue and Ebenezer Road, and Fogal Road and Nexus Avenue, to accommodate seating or patio space.”

LANDS TO BE REDESIGNATED FROM "MIXED COMMERCIAL/INDUSTRIAL" TO "RESIDENTIAL-MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:



Medium Density Cluster / High Density

EMPLOYMENT LANDS:



Mixed Commercial / Industrial



Neighbourhood Retail



Convenience Retail

ROAD NETWORK :



Major Arterial



Collector Road

Local Road

OPEN SPACE:



Valleyland



Neighbourhood Park



Storm Water Management Facility



Special Policy Area 8 (Office Node - Mixed Commercial/Industrial)



Special Policy Area 9 (Medium Density Residential)



Special Policy Area 16



IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 6-2021 being a by-law to adopt Official Plan Amendment OP2006-192, and By-law 7-2021 to amend Zoning By-law 270-2004, as amended – Matthews Planning & Management Ltd. – Ouray Developments Inc. C10E05.019

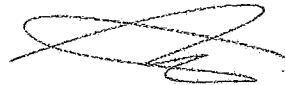
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

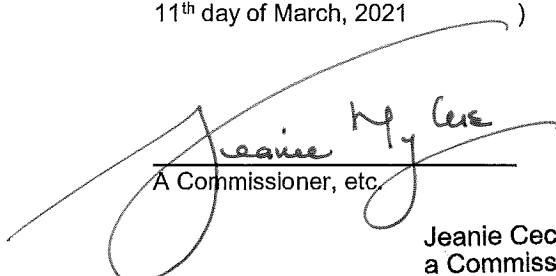
1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 6-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting on the 27th day of January, 2021, to adopt Amendment Number OP2006-192 to the 2006 Official Plan.
3. By-law 7-2021 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27th day of January, 2021, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 6-2021 as required by section 17(23) of the *Planning Act* was given on the 11th day of February, 2021, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 7-2021 as required by section 34(18) of the *Planning Act* was given on the 11th day of February, 2021, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-192, adopted by By-law 6-2021, is deemed to have come into effect on the 27th day of January, 2021, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 7-2021, is deemed to have come into effect on the 27th day of January, 2021, in accordance with Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
11th day of March, 2021)



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024. 