



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 23-2006

To Adopt Amendment Number OP93-~~257~~  
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:

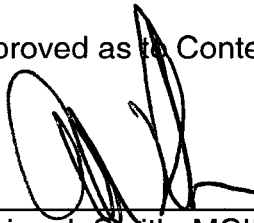
1. Amendment Number OP93-~~257~~ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 30<sup>th</sup> day of JANUARY, 2006.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:



Adrian J. Smith, MCIP, RPP  
Director, Planning and Land  
Development Services

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
WCC  
DATE 10/10/05

AMENDMENT NUMBER OP93- **257**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands located south of Regional Road #107 (Queen Street East) and east of Beaumaris Drive from “Office Node” to “Mixed Commercial/Industrial” and to permit convenience retail uses; personal service retail uses; business, professional, administrative offices and medical offices; financial institutions, hotels; and, recreational uses in addition to the uses permitted under the “Mixed Commercial/Industrial” designation.

2.0 Location:

The lands subject to this amendment are located at the south-east corner of Regional Road #107 and Beaumaris Drive. The subject lands are located in Lots 2, 3 and 4 of Registered Plan 43M-772 and are Part of Lot 4, Concession 9, Northern Division in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

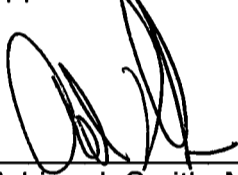
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 41 (a): The Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- **257**.
- (2) by changing on Schedule SP41 (A) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule “A” to this amendment from “Office Node” to “Mixed Commercial/Industrial”.
- (3) by adding after section 3.2.22, the following:

“3.2.23 The lands located at the south-east corner of Regional Road 107 and Beaumaris Drive having an area of approximately 2.6 hectares (6.5 acres) designated for

Mixed Commercial/Industrial are to be developed in a manner that supports the surrounding Office Node and Mixed Commercial/Industrial lands and may be used for convenience retail uses; personal service retail uses; business, professional, administrative offices and medical offices; financial institutions, hotels; and, recreational uses, in addition to the uses permitted under the Mixed Commercial/Industrial designation. Commercial uses are to be located within 90 metres of the intersection of Regional Road 107 and Beaumaris Drive and the total maximum gross commercial floor area for convenience retail uses; restaurants; personal service retail uses; financial institutions and recreational uses, shall be 3,000 square metres for the entire property.

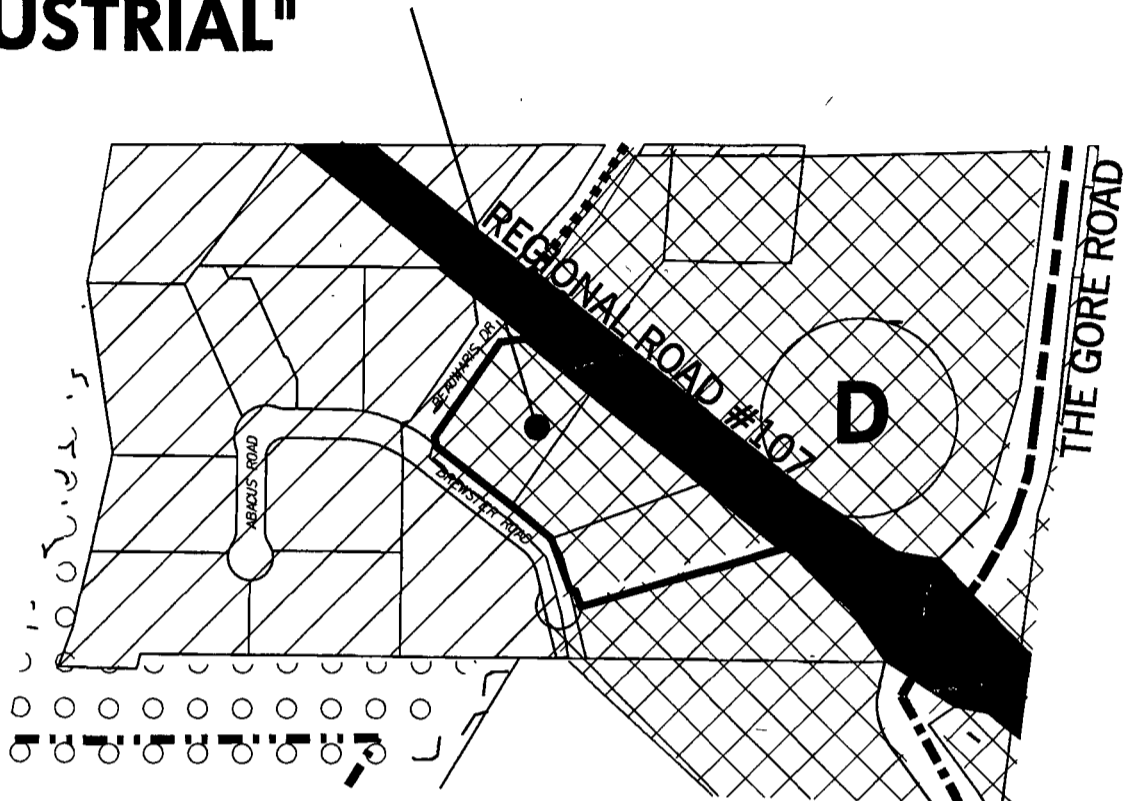
Approved as to Content:



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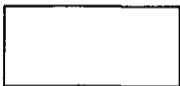
Adrian J. Smith, MCIP, RPP  
Director, Planning and Land  
Development Services

# LANDS TO BE REDESIGNATED FROM "OFFICE NODE" TO "MIXED COMMERCIAL/INDUSTRIAL"



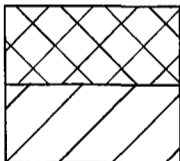
EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

## RESIDENTIAL LANDS:



**Low Density**

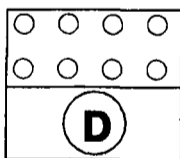
## EMPLOYMENT LANDS:



**Office Node**

**Mixed Commercial / Industrial**

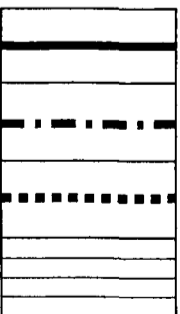
## OPEN SPACE:



**Conservation Lands**

**Storm Water Management Facility**

## ROAD NETWORK



**Highway**

**Minor Arterial**

**Collector Road**

**Local Road**

OFFICIAL PLAN AMENDMENT OP93 #. 257

Schedule A



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2005 10 19

Drawn by: CJK

File no. C9E4.12opascheda

Map no. 68-21

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 23-2006 being a by-law to adopt Official Plan Amendment OP93-257 and By-law 24-2006 to amend Zoning By-law 270-2004 as amended - 950504 Ontario Inc. and 1033803 Ontario Inc. (File C9E4.12).

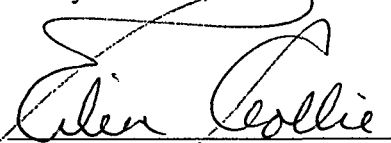
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

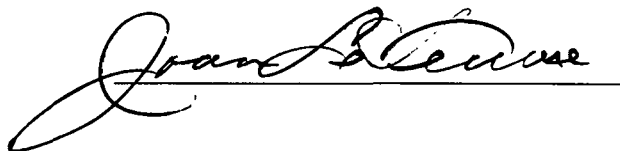
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 23-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 30<sup>th</sup> day of January, 2006, to adopt Amendment Number OP93-257 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 24-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 30<sup>th</sup> day of January, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 23-2006 as required by section 17(23) and By-law 24-2006 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of February, 2006, 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. 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.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-257 is deemed to have come into effect on the 1<sup>st</sup> day of March, 2006, in accordance with Section 17(27) 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 )  
1<sup>st</sup> day of March, 2006 )



A Commissioner, etc.



**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.