



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 49-2011

To Adopt Amendment Number OP 2006- 054
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 OP 2006 - 054 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 23rd day of February 2011.


SUSAN FENNELL - MAYOR



PETER FAY - CLERK

Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

C04W10.004

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 14 02 11

By-law 49-2011

AMENDMENT NUMBER OP 2006 - 054
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 054
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 shown outlined on Schedule 'A' to this amendment to permit the development of the subject lands for highway commercial uses and to provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are approximately 0.84 hectares (2.07 acres) in size and are located at the south-east corner of Bovaird Drive West and Ashby Field Road in the Credit Valley Secondary Plan. The property has a frontage of approximately 62.3 metres (204 feet) along Ashby Field Road, and is legally described as Block 343, Plan 43M-1720, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 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 45: Credit Valley Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 054 .

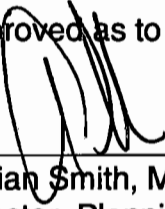
3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP45(A) of Chapter 45(a) of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Medium Density Residential" to "Highway Commercial";
- (2) by adding the following text to Section 5.3.4 – Highway Commercial Use Area following Section 5.3.4.4:

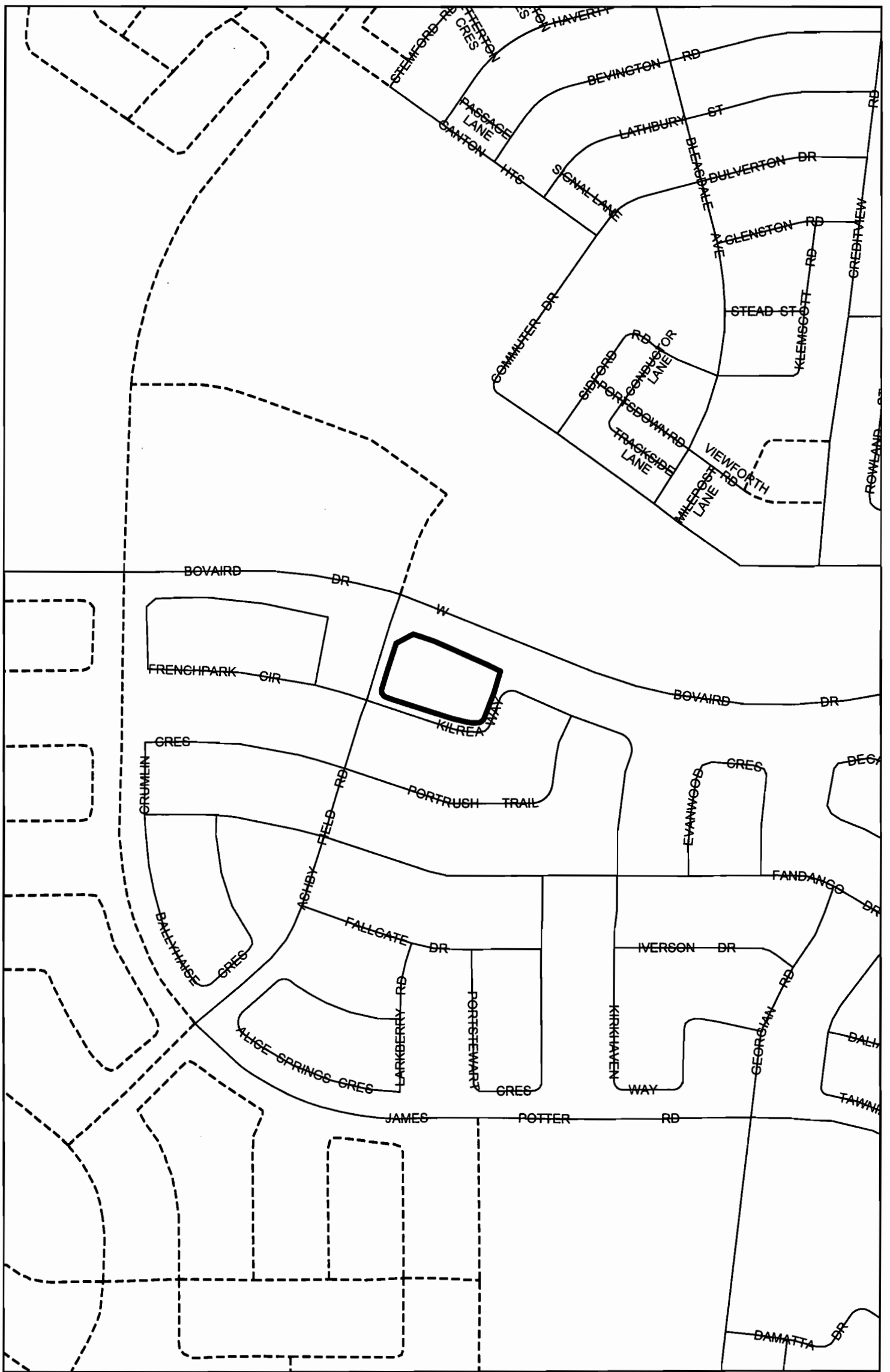
“5.3.4.5 In addition to the Highway Commercial policies set out in this Plan, the following additional uses shall be permitted on the lands located at the south-east corner of Bovaird Drive West and Ashby Field Road:

- i. a retail establishment;
- ii. a restaurant use;
- iii. a restaurant with a drive-through facility;
- iv. offices; and,
- v. a personal service shop”

Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management



SUBJECT LANDS
 BUILT STREETS
 PROPOSED STREETS



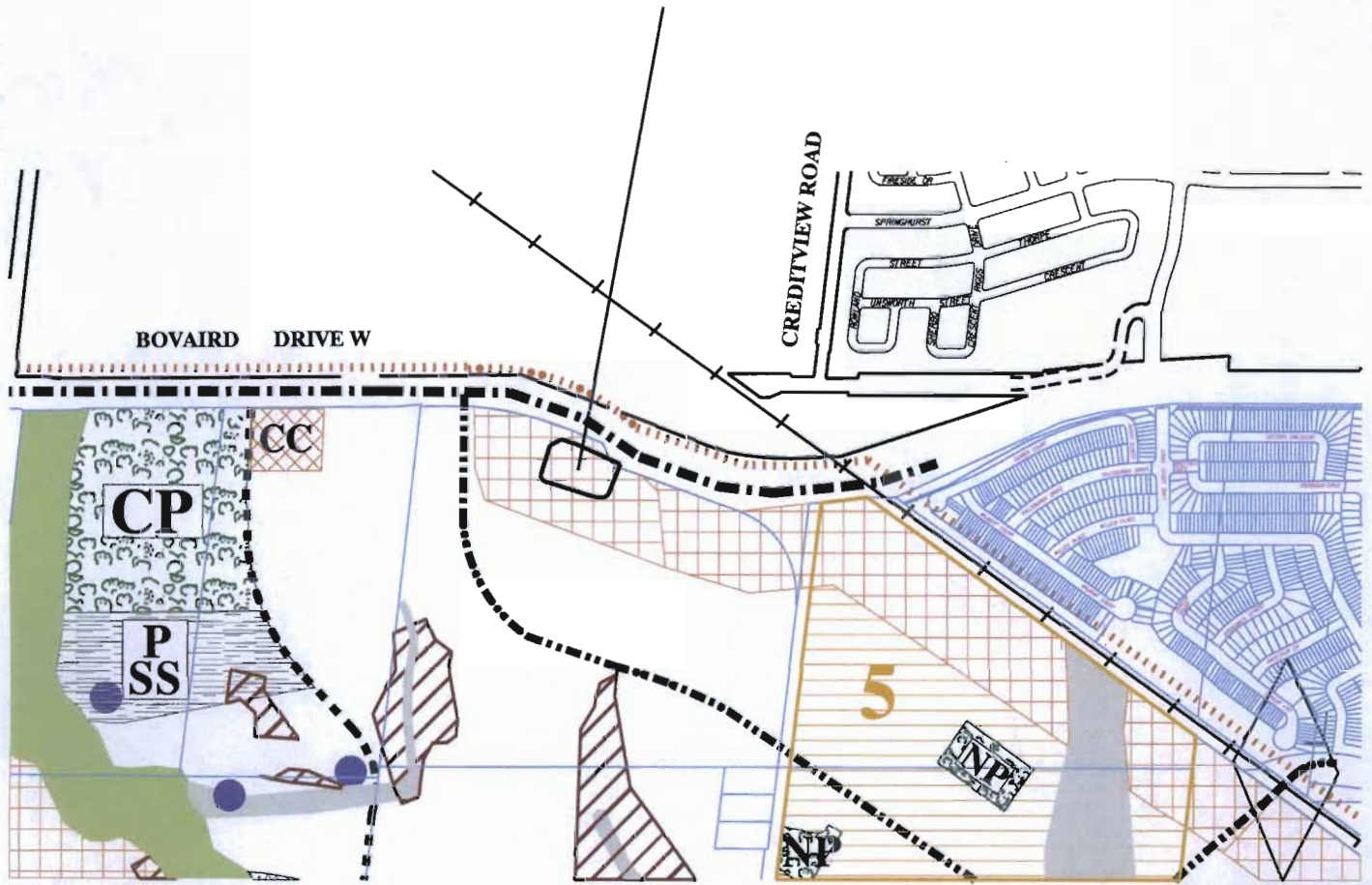
FLOWER CITY
 PLANNING,
 DESIGN &
 DEVELOPMENT
 BRAMPTON, CA




















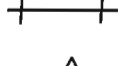

Date: 2011/01/20 Drawn By: CJK
 File: C04W10.004zkm

Key Map By-Law 49-201

LANDS TO BE REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL" TO "HIGHWAY COMMERCIAL"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

- | | | | |
|--|---|---|----------------------|
|  | Low Density 2 |  | Community Park |
|  | Medium Density |  | Neighbourhood Park |
|  | Convenience Commercial |  | Terrestrial Features |
|  | Highway Commercial |  | Highway |
|  | Public Secondary School |  | Major Arterial Roads |
|  | Primary Valleyland |  | Minor Arterial Roads |
|  | Secondary Valleyland |  | Collector Roads |
|  | Secondary Plan Boundary |  | Railways |
|  | Potential Stormwater Management Ponds |  | Grade Separation |
|  | Special Policy Area 5 - Residential Low Density 2 | | |

OFFICIAL PLAN AMENDMENT OP06 #. 054

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2011 01 25

Drawn by: CJK

File no. C04W10.0040PA_A

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 49-2011 being a by-law to adopt Official Plan Amendment OP2006-054 and By-law 50-2011 to amend Zoning By-law 270-2004 as amended - KLM Planning Partners Inc. – Creview Development (File C04W10.004)

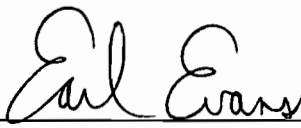
DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, 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 49-2011 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of February, 2011, to adopt Amendment Number OP2006-054 to the 2006 Official Plan.
3. By-law 50-2011 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23rd day of February, 2011, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 49-2011 as required by section 17(23) and By-law 50-2011 as required by section 34(18) of the *Planning Act* was given on the 4th day of March, 2011, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-054 is deemed to have come into effect on the 25th day of March, 2011, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 50-2011 is deemed to have come into effect on the 23rd day of February, 2011, in accordance with Section 34(19) 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)
8th day of July, 2011)



Earl Evans


A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.