



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 67 - 2021

To adopt Amendment Number OP 2006- 194 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- 194 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the 2006 Official Plan of the City of Brampton Planning Area.

ENACTED and PASSED this 21st day of April, 2021.

Approved as to
form.

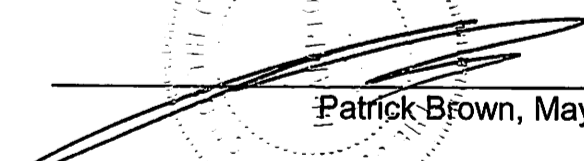
2021/03/17

C.deSereville


Approved as to
content.

2021/03/18

Allan A. Parsons



Patrick Brown, Mayor



Peter Fay, City Clerk

(City file: C04W08.007)

AMENDMENT NUMBER OP 2006- 194
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 Schedules A, B and C to this amendment to permit the development of the subject lands for a multi-building commercial development and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the northeast corner of Williams Parkway and Mississauga Road. The subject site is described as part of the west half of Lot 8, Concession 4 W.H.S. The lands have a total area of approximately 0.92 ha (2.27 acres).

3.0 Amendment and Policies Relative Thereto:

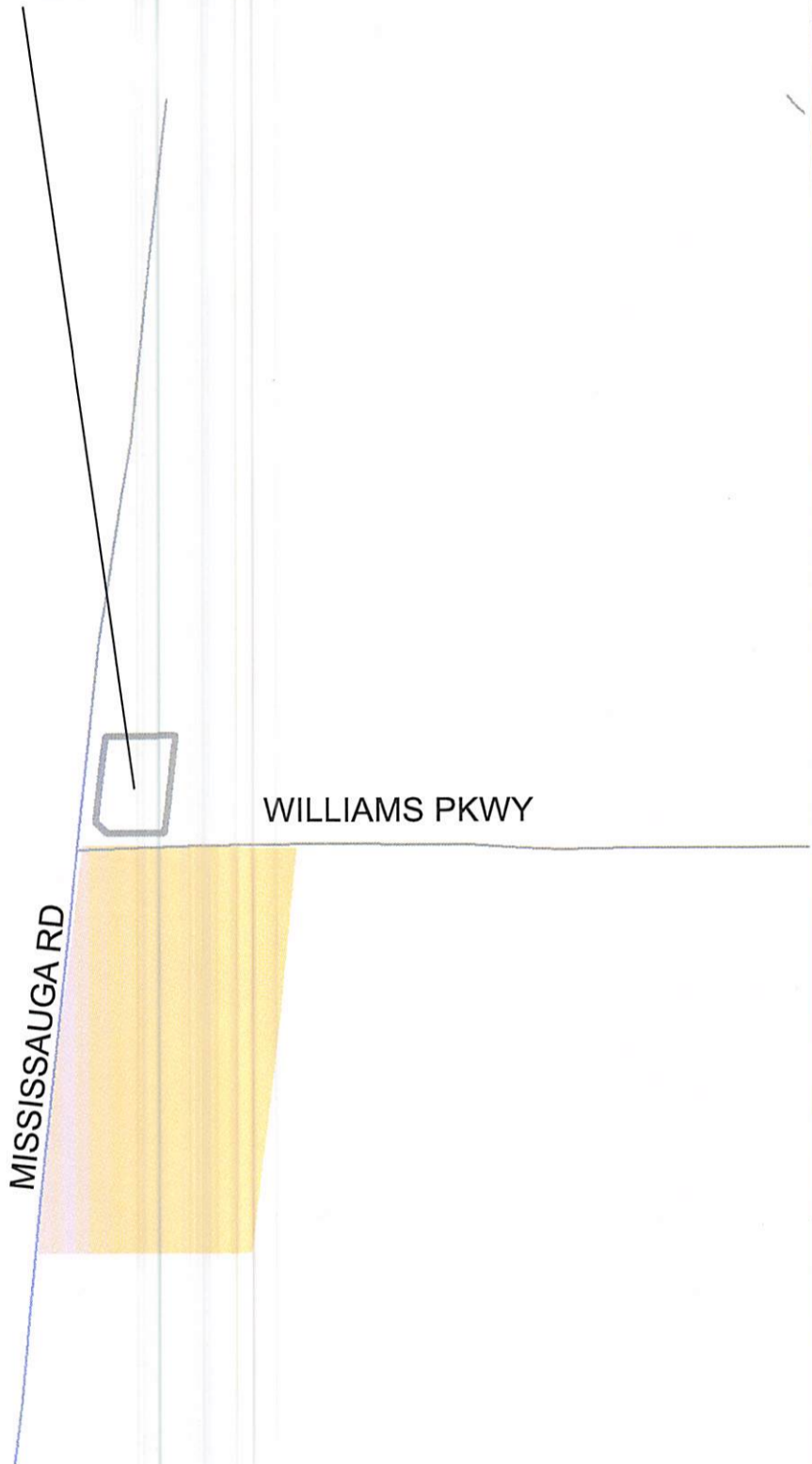
3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) By adding a "Convenience Retail" designation to Schedule A2 – Retail Structure and identifying the lands as shown on Schedule A to this amendment as "Convenience Retail";
- 2) By adding Amendment Number OP 2006-194 to the list of amendments pertaining to Secondary Plan Area Number 45: the Credit Valley Secondary Plan as set out in Part II: Secondary Plans.

3.2 The portions of the documents 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 Two Secondary Plans, as amended), are hereby further amended:

- 1) By changing on Schedule SP 45(a) of Chapter 45 of Part II: Secondary Plan, the land use designation of the lands as shown on Schedule B to this amendment from "Residential – Low Density 2" to "Convenience Commercial";
- 2) By changing on Community Block Plan – Sub Areas 1&3 Credit Valley Secondary Plan, the land use designation of the lands as shown on Schedule C to this amendment from "Highway Commercial" to "Convenience Commercial".

LANDS TO BE DESIGNATED "CONVENIENCE RETAIL"

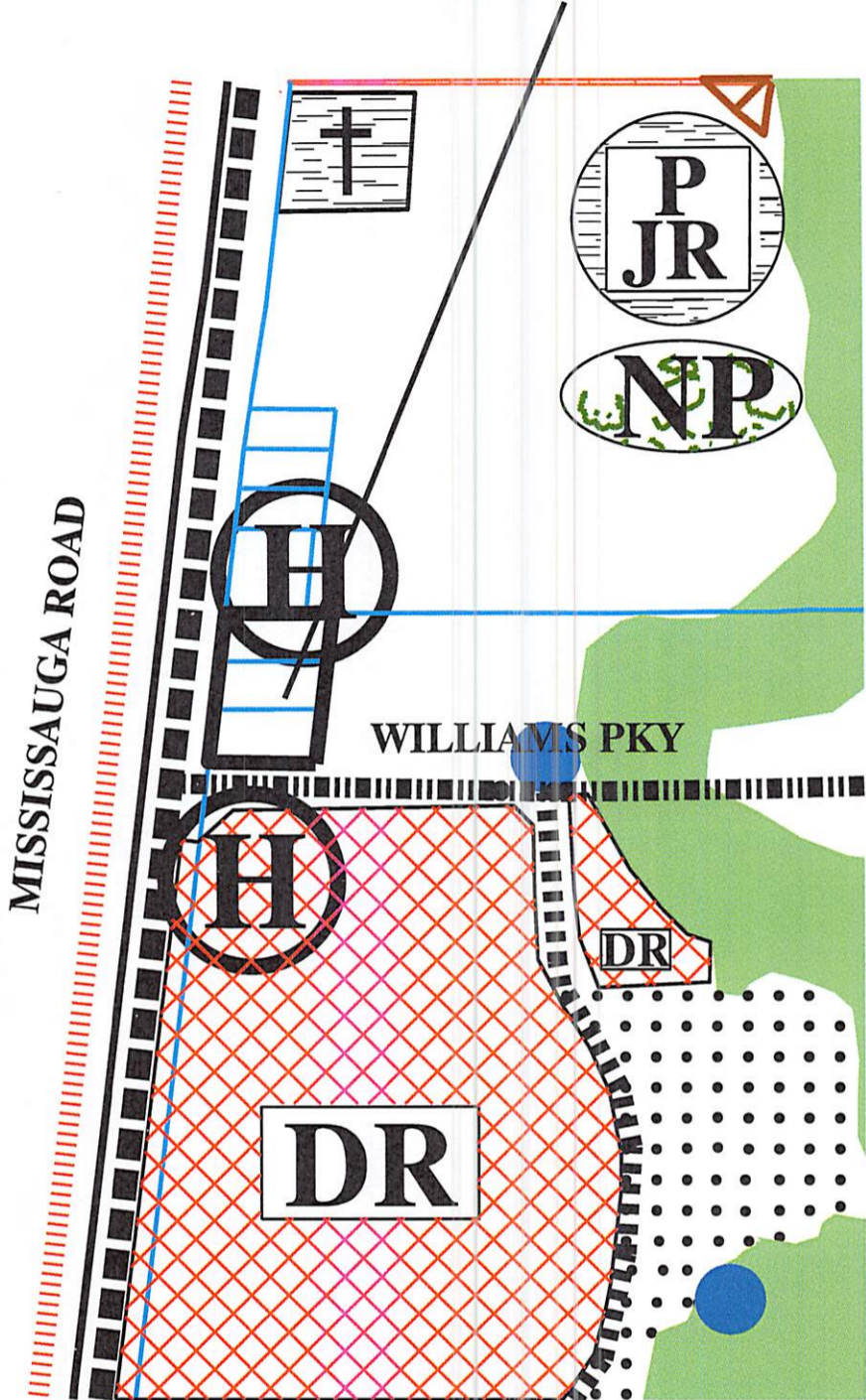


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|---|--|
|  CONVENIENCE RETAIL |  NEIGHBOURHOOD RETAIL |
|  DISTRICT RETAIL |  REGIONAL RETAIL |



LANDS TO BE REDESIGNATED FROM
 "LOW DENSITY 2 RESIDENTIAL" to
 "CONVENIENCE COMMERCIAL"

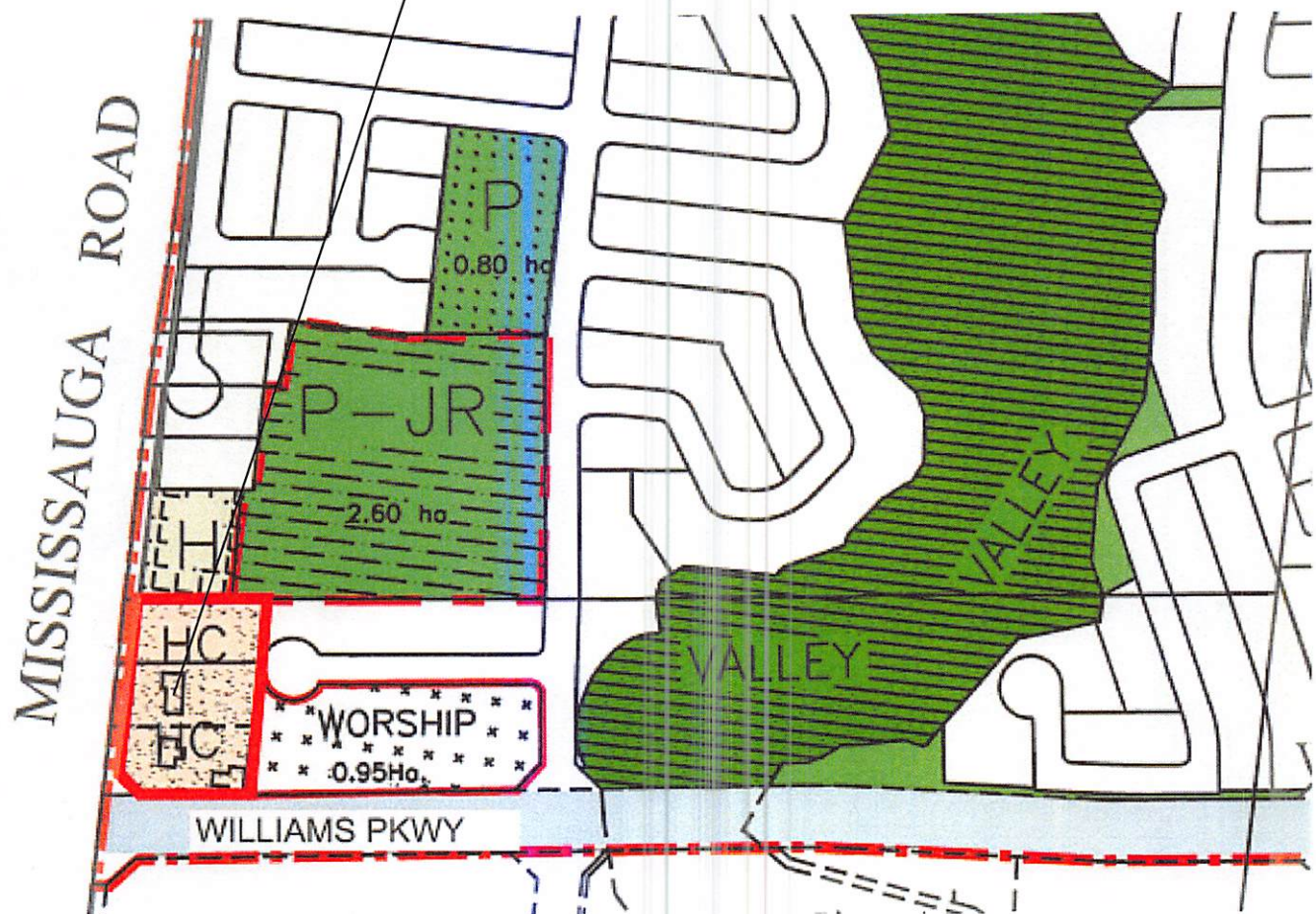


EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDITVALLEY SECONDARY PLAN

- | | | | |
|--|-------------------------------------|--|---------------------------------------|
| | RESIDENTIAL
Low Density 1 | | Secondary Plan Boundary |
| | Low Density 2 | | OPEN SPACE |
| | COMMERCIAL | | Primary Valleyland |
| | District Retail | | Neighbourhood Park |
| | Neighbourhood Retail | | Potential Stormwater Management Ponds |
| | INSTITUTIONAL | | INFRASTRUCTURE |
| | Public / Junior Elementary School | | Major Arterial Roads |
| | Place Of Worship | | Minor Arterial Roads |
| | Heritage Resource | | Collector Roads |



LANDS TO BE REDESIGNATED FROM "HIGHWAY
COMMERCIAL" TO "CONVENIENCE COMMERCIAL"



EXTRACT FROM BLOCK PLAN 45-1 OF THE DOCUMENT KNOWN AS CREDIT VALLEY BLOCK PLAN

LEGEND	
RESIDENTIAL	
STORM WATER MANAGEMENT	
SCHOOL	SUBJECT LANDS
PARK	
VALLEY	HERITAGE
WOODLOT	PLACE OF WORSHIP
COMMERCIAL	AREA SUBJECT TO TERTIARY PLAN



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 67-2021 being a by-law to adopt
Official Plan Amendment OP2006-194, and By-law 68-2021 to amend Zoning By-law 270-
2004, as amended – KLM Planning Partners Inc. – Golden Gate Mississauga Road Plaza Ltd.
File OZS-2020-0024 – Ward 5

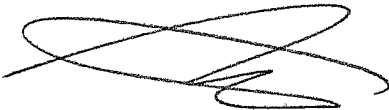
DECLARATION

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 67-2021 was passed by the Council of The Corporation of the City of
Brampton at its meeting on the 21st day of April, 2021, to adopt Amendment Number
OP2006-194 to the 2006 Official Plan.
3. By-law 68-2021 was passed by the Council of The Corporation of the City of Brampton
at its meeting held on the 21st day of April, 2021, to amend Zoning By-law 270-2004, as
amended.
4. Written notice of By-law 67-2021 as required by section 17(23) of the *Planning Act*
was given on the 6th day of May, 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 68-2021 as required by section 34(18) of the *Planning Act*
was given on the 6th day of May, 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. OP2006-194, adopted by By-law 67-2021, is deemed to have come into effect on the
21st day of April, 2021, in accordance with Section 17(27) of the *Planning Act*, R.S.O.
1990, as amended.
9. Zoning By-law 68-2021, is deemed to have come into effect on the 21st day of April,
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)
31st day of May, 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.

