



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 138-2007

To Adopt Amendment Number OP93-280  
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 OP93-280 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, 25 day of April, 2007.



SUSAN FENNEL - MAYOR

K. ZAMMIT - CITY CLERK

Approved as to Content:

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

AMENDMENT NUMBER OP93- 280  
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 for the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for service commercial related uses and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject of this amendment are located on the northeast corner of Hurontario Street and Bovaird Drive East. The lands have an area of approximately 1.82 hectares (4.5 acres) and are described as Part of Lot 11, Concession 1, E.H.S. (10057 Hurontario Street, 24, 34, 40, 46, 54, 66 and 72 Bovaird Drive East) 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 3: Heart Lake West Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93 - 280.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Heart Lake West Secondary Plan (being subsection 2 of Chapter C53 of Section C of Part C and Plate Number 45 thereto, as amended) are hereby further amended:

- (1) by changing on Schedule A of the Heart Lake West Secondary Plan Area Number 3, the land use designation of the subject lands from "Low and Medium Density Residential" and "Highway Commercial" to "Service Commercial" as shown on Schedule A attached.

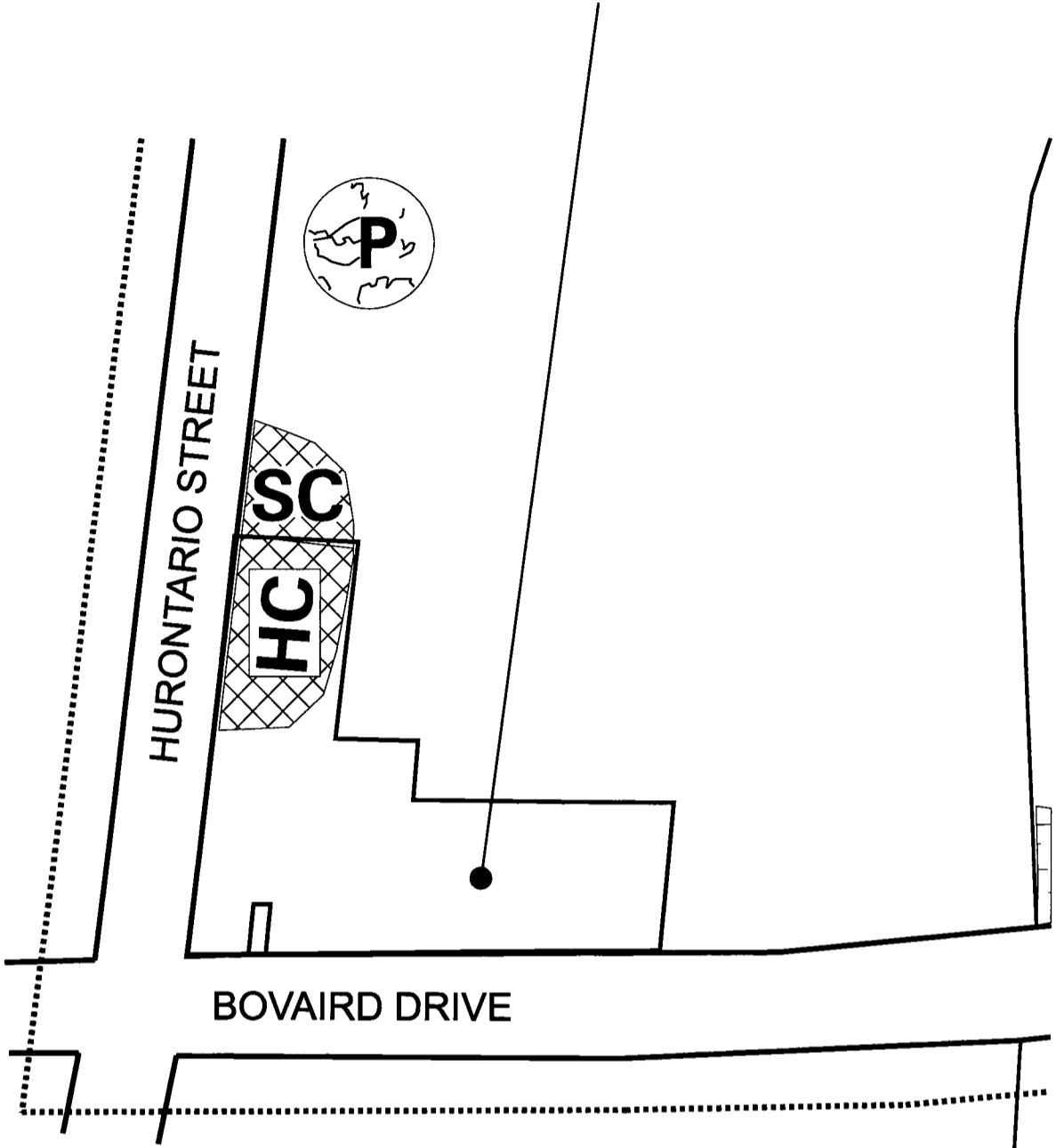
- (2) by adding the following policy as Section 5.7.1:

“5.7.1 The lands designated “Service Commercial” on the north east corner of Bovaird Drive and Hurontario Street are intended to permit a range of commercial uses including retail establishments, service shops, financial institutions, personal service shops, commercial schools, dine-in and take-out restaurants, convenience stores, specialty stores and medical offices.”
  
- (3) by adding the following policy as Section 5.7.2:

“5.7.2 That prior to site plan approval, a development agreement shall contain the requirements for the orderly development of the lands to a high standard or design and to ensure that the character of the development complements the “Internal Focal Point” identification of the Bovaird Drive and Hurontario Street intersection as well as the adjacent residential community, in accordance with the approved Commercial Design Brief by Prothroff Partnership and SBK Landscape Architect.”
  
- (4) by adding the following policy as Section 5.7.3:

“5.7.3 That prior to site plan approval, arrangements be made with the City for additional securities for infrastructure and streetscape improvements for the intersection of Hurontario Street and Bovaird Drive, in accordance with the City’s Street Corridor Master Plan and Design Standards.”

**LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW & MEDIUM DENSITY RESIDENTIAL" AND "HIGHWAY COMMERCIAL" TO "SERVICE COMMERCIAL"**



EXTRACT FROM PLATE 45 OF THE DOCUMENT KNOWN AS THE HEART LAKE WEST SECONDARY PLAN

**LEGEND**

-  **Bovaird-Kennedy Area Boundary**
-  **Low & Medium Density Residential**
-  **Highway Commercial**
-  **Service Commercial**
-  **Public Open Space Parkette**
-  **Provincial Highway**
-  **Minor Arterial Road**



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

Date: 2006 06 01  
 Revised: April 02, 07'

Drawn by: CJK

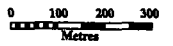
File no C1E11 19opaa

Map no 25-71

By-Law 138-2007

**Schedule A**

# SUBJECT LANDS



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 138-2007 being a by-law to adopt Official Plan Amendment OP93-280 and By-law 139-2007 to amend Zoning By-law 270-2004 as amended – Kerbel Group Inc. and Greyrose Corporation - File C1E11.19

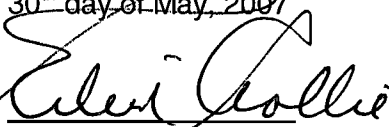
DECLARATION

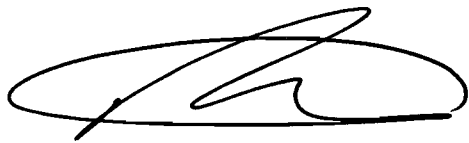
I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows:

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 138-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25<sup>th</sup> day of April, 2007, to adopt Amendment Number OP93-280 to the 1993 Official Plan;
3. By-law 139-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 25<sup>th</sup> day of April, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 138-2007 as required by section 17(23) and By-law 139-2007 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of May, 2007, 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. OP93-280 is deemed to have come into effect on the 29<sup>th</sup> day of May, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 139-2007 is deemed to have come into effect on the 25<sup>th</sup> day of April, 2007, 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 )  
30<sup>th</sup> day of May, 2007 )

  
A Commissioner, etc.

  
Peter Fay

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