



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

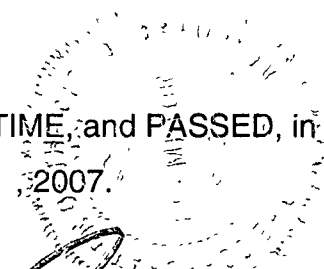
Number 149-2007


To Adopt Amendment Number OP93-281 and OP2006-005
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:

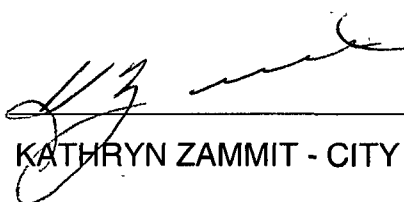
1. Amendment Number OP93-281 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law:
2. Amendment Number OP2006-005 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

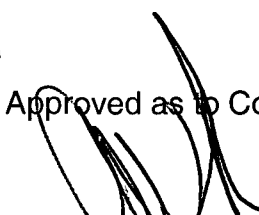
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this, 16 day of May, 2007.




SUSAN FENNELL - MAYOR

APPROVED AS TO FORM LAW DEPT. BRAMPTON
C.C.C.
DATE 05/09/07


KATHRYN ZAMMIT - CITY CLERK

Approved as to Content:

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

AMENDMENT NUMBER OP93- 281
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

To permit a motor vehicle repair shop and motor vehicle body shop on the lands shown outlined on Schedule A to this amendment.

2.0 Location:

The lands subject of this amendment are located at the north-west corner of Gillingham Drive and Bovaird Drive. The lands have an area of approximately 8.9 hectares (21.9 acres) and are described as Part of Lot 11, Concession 1, W.H.S. (190 Bovaird Drive West) 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 2: Sandalwood Industrial East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93 - 281.

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 Sandalwood East Secondary Plan (Chapter C55 of Section C of Part C and Plate Number 54 thereto, as amended) are hereby further amended:

- (1) by adding the following policy as Section 2.3.1:
"2.3.1 For the lands designated "Special Commercial/Industrial" at the north west corner of Bovarid Drive West and Gillingham Drive (municipally known as 190 Bovaird Drive West) a motor vehicle repair shop and a motor vehicle body shop is permitted only in a location not directly visible from Bovaird Drive West."

AMENDMENT NUMBER OP2006- 005
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

To permit a motor vehicle repair shop and motor vehicle body shop on the lands shown outlined on Schedule A to this amendment.

2.0 Location:

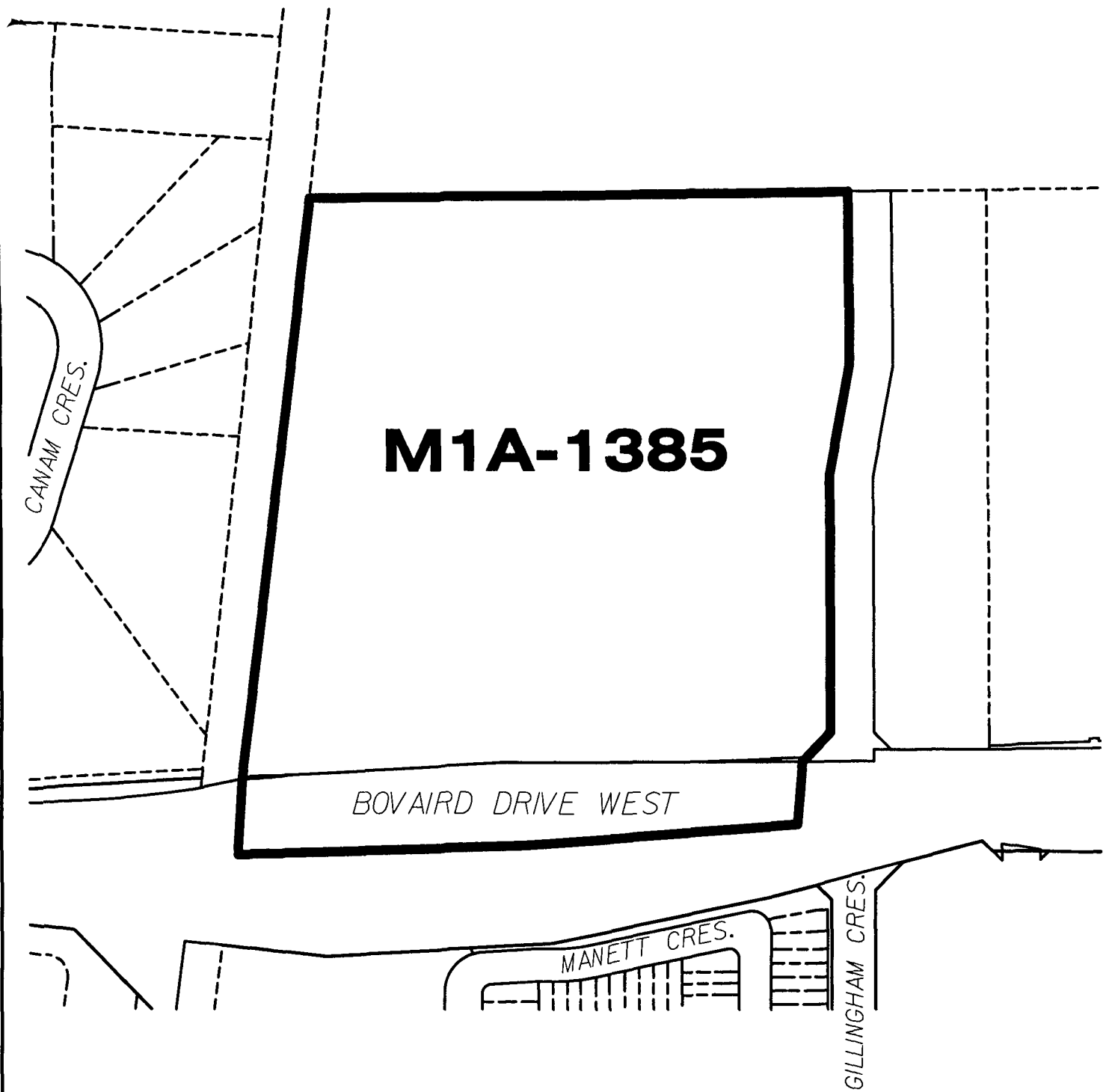
The lands subject of this amendment are located at the north-west corner of Gillingham Drive and Bovaird Drive West. The lands have an area of approximately 8.9 hectares (21.9 acres) and are described as Part of Lot 11, Concession 1, W.H.S. (190 Bovaird Drive West) in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:



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

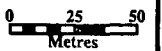
(1) by adding the following policy as Section 4.3.1.8:

“4.3.1.8 Notwithstanding the Business Corridor designation on Schedule “A” of this Plan, a motor vehicle repair shop and a motor vehicle body shop is permitted on the lands at the north-west corner of Gillingham Drive and Bovaird Drive West (municipally known as 190 Bovaird Drive West) only if such motor vehicle repair and body shop is screened from a public road; minor in scale; part of a larger development or other permitted use and does not alter the role and function of the permitted development, subject to Section 2.3.1 of the Sandalwood East Secondary Plan Area 2.”

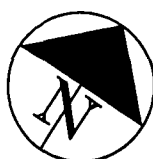


LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 11, CONCESSION 1 W.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2007 04 24

Drawn by: CJK

By-Law

149 - 2007

Schedule A

File no. C1W11.30zbla

Map no. 24-92

SUBJECT LANDS



Key Map By-Law

149-2007



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 10 11

Drawn by CJK

File no. C1W11.30zkm

Map no. 24-92

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 149-2007 being a by-law to adopt Official Plan Amendment OP93-281 and OP2006-005 and By-law 150-2007 to amend Zoning By-law 270-2004, as amended – Rice Development Company Inc. (File C1W11.30)

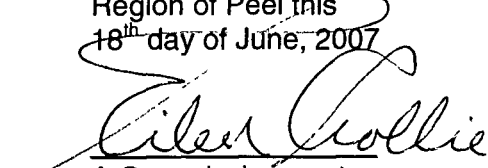
ORIGINAL WITH BY-LAW - 149-2007 DECLARATION

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 149-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 16th day of May, 2007, to adopt Amendment Number OP93-281 to the 1993 Official Plan and OP2006-005.
3. By-law 150-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 16th day of May, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 149-2007 as required by section 17(23) and By-law 150-2007 as required by section 34(18) of the *Planning Act* was given on the 24th 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. OP93-281 and OP2006-005 is deemed to have come into effect on the 14th day of June, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 150-2007 is deemed to have come into effect on the 16th day of May, 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)
18th day of June, 2007)


A Commissioner, etc.


Peter Fay

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