



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 281-2006

To Adopt Amendment Number OP93- **267**

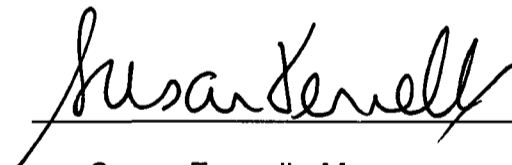
to the Official Plan of the

City of Brampton Planning Area

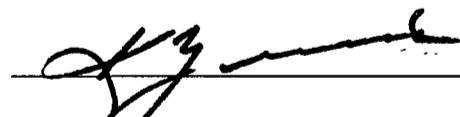
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93-**267** 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 **11** day of **September** 2006.



 Susan Fennell - Mayor



 Kathryn Zammit - Clerk



 Approved as to Content
 Adrian Smith, M.C.I.P., R.P.P.
 Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>10/4/06</i>	
DATE	<i>Aug 24/06</i>

AMENDMENT NUMBER OP93- **267**
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93-267
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the Official Plan's "Business Industrial" designation on the subject lands, located south of Ebenezer Road and west of Regional Road 50, to "Residential."
- Redesignate the subject lands from "District Retail" to "Medium Density Residential Lands."
- Create site-specific policies in the Secondary Plan requiring mixed commercial and residential buildings (i.e. live/work units) to be used as an interface between residential townhouse and commercial development.
- Establish site-specific design principles in the Secondary Plan for the subject property.
- Identify that a public right-of-way should be provided to the subject lands from Ebenezer Road and to create a "formal" entry to the community.

2.0 Location:

The lands subject to this amendment are located in the area of the Bram East Secondary Plan located approximately 130 metres south of Ebenezer Road and approximately 60 metres west of Regional Road 50. The lands are approximately 3.5 hectares (8.6 acres) in size. The lands are described as Part of Lot 5, Concession 10, Northern Division in the City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

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

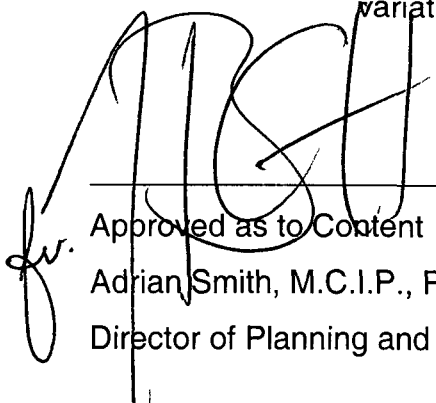
- (1) By changing on Schedule "A", General Land Use Designations, the land use designation of the lands shown outlined on Schedule A to this amendment from "Business Industrial" to "Residential".

- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-267.
- (3) By changing on Schedule SP41(a) of Chapter 41 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule B to this amendment from "District Retail" to "Special Policy Area 9 (Medium Density Residential)."
- (4) By adding to the legend on Schedule SP41(a) "Special Policy Area 9 (Medium Density Residential)."
- (5) by adding to the "Medium Density Residential" Section of Chapter 41 of Part II: Secondary Plans, the following:

"3.1.12A "Special Policy Area 9 (Medium Density Residential Lands)"

1. The lands shown outlined as "Special Policy Area 9 (Medium Density Residential)" on Schedule SP41(a) shall be developed for townhouses, as well as a limited number of buildings that are used for both residential and commercial purposes (live/work units).
2. The units next to the "District Retail" designation along the easterly boundary of Special Policy Area 9 (Medium Density Residential) shall be developed as live/work units.
3. A public road from Ebenezer Road to the townhouses will provide the primary vehicular access to the site.
4. The residential development on the subject site will be enhanced by residential and/or mixed residential and service commercial uses on lands within proximity to the site which includes lands at the south-west corner of Ebenezer Road and the public road access to the site.
5. Upscale landscaped treatment at the primary entrance to the site will create a desirable and appropriate entry feature.

6. The following shall apply to live/work units:
- a. Live/work units shall have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are used solely for residential purposes.
 - b. Commercial uses within the live/work units shall be oriented exclusively toward the "District Retail" designation, including all "form and function" of the commercial use (i.e. access, parking, signage).
 - c. Parking areas for the residential uses within the live/work units shall be accessed from non-commercial development.
 - d. The building façade of the live/work units facing the residential development shall be compatible with and complement the townhouse development.
 - e. Commercial uses within the live/work units shall be limited to retail establishments, personal service shops, service shops, offices, medical offices, custom workshops and similar uses not requiring extensive loading and storage facilities.
 - f. Outdoor storage in association with the commercial use is not permitted.
 - g. Buildings will be designed with upscale building materials and architectural features, such as ground floor and second floor porches, and roofline variation to promote a residential character.

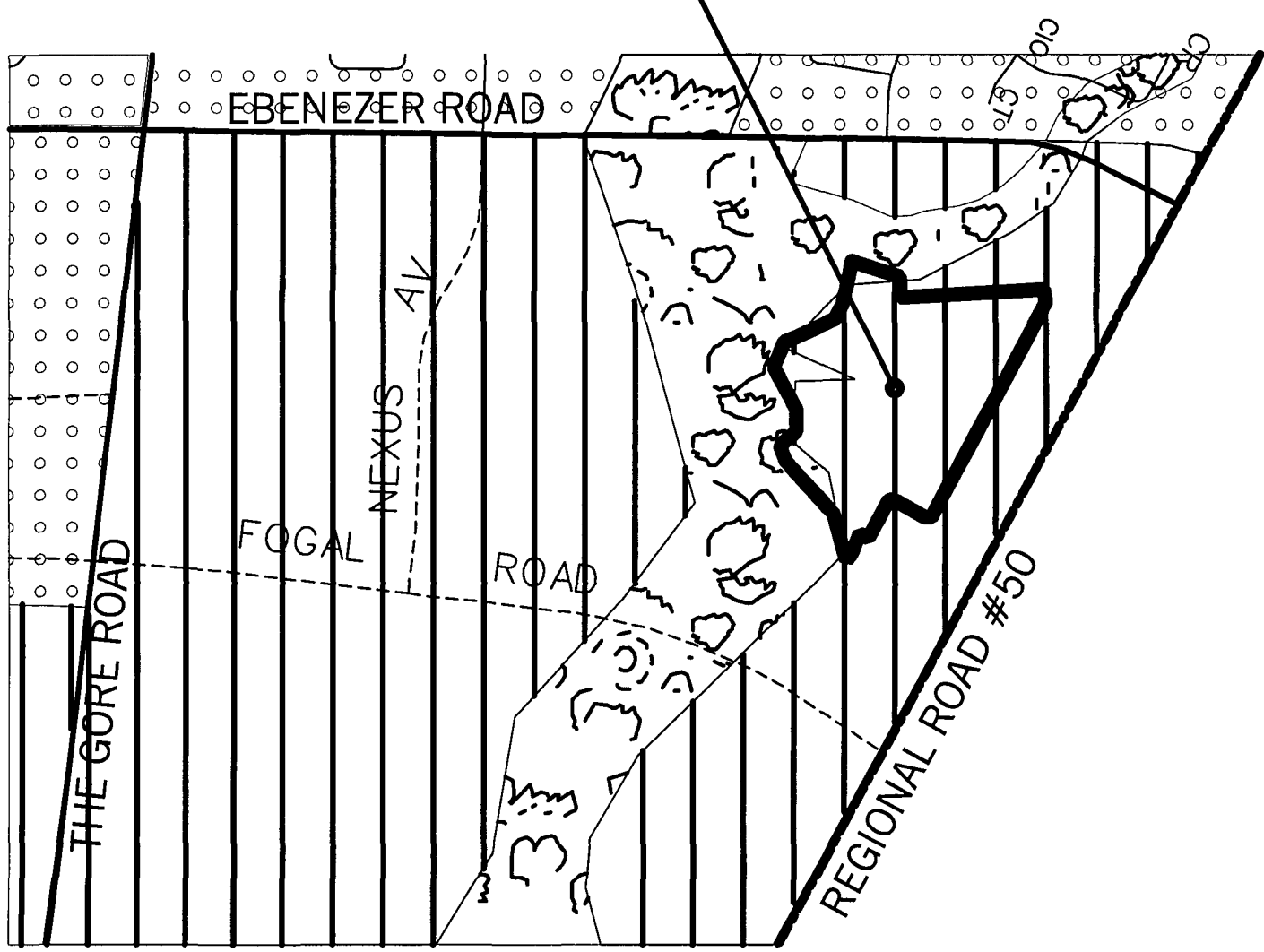


Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

LANDS TO BE REDESIGNATED FROM "BUSINESS INDUSTRIAL" TO "RESIDENTIAL"

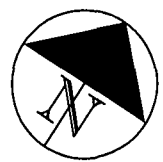


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN



OFFICIAL PLAN AMENDMENT OP93 #. 267

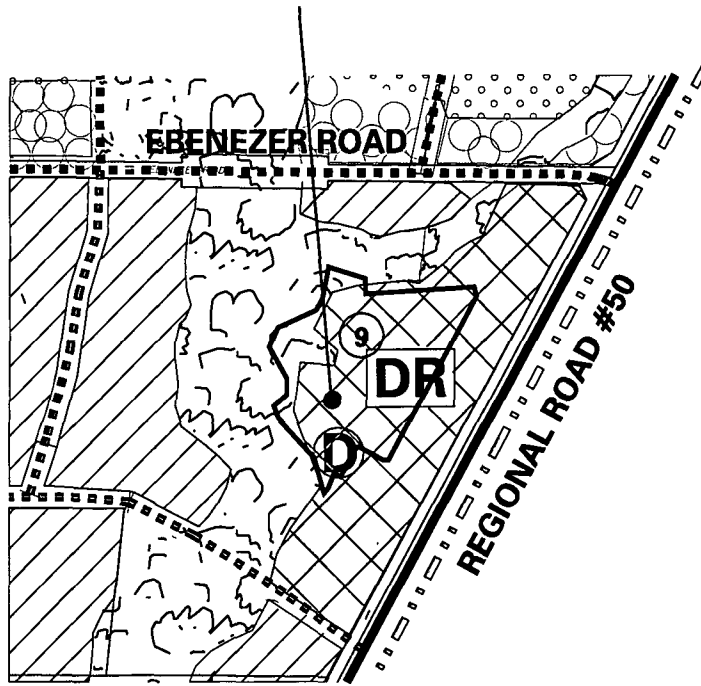
Schedule A



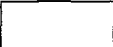

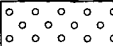
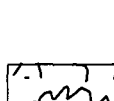

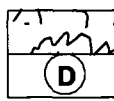
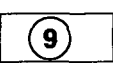
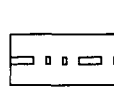



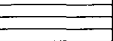
CITY OF BRAMPTON
Planning, Design and Development

Date. 2006 07 20 Drawn by CJK
 File no C10E5 14opaa Map no 69-19

LANDS TO BE REDESIGNATED FROM "DISTRICT RETAIL" TO "SPECIAL POLICY AREA 9 (MEDIUM DENSITY RESIDENTIAL)"

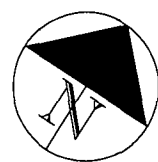


EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAMEAST SECONDARY PLAN

RESIDENTIAL LANDS:		EMPLOYMENT LANDS:	
	Low Density		Mixed Commercial / Industrial
	Low / Medium Density		District Retail
	Medium Density		OPEN SPACE:
	Special Policy Area 9/ (Medium Density Residential)		Valleyland
ROAD NETWORK		INSTITUTIONAL:	
	Highway		Secondary Plan Boundary
	Collector Road		
	Local Road		

OFFICIAL PLAN AMENDMENT OP93 #.267

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 08 04 Drawn by CJK, ARd
File no. C10E5.14opab Map no. 69-19

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 281-2006 being a by-law to adopt Official Plan Amendment OP93-267 and By-law 282-2006 to amend Zoning By-law 270-2004 as amended – Ouray Developments Inc. (File C10E5.14)

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 281-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2006, to adopt Amendment Number OP93-267 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 282-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of September, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 281-2006 as required by section 17(23) and By-law 282-2006 as required by section 34(18) of the *Planning Act* was given on the 26th day of September, 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 and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-267 is deemed to have come into effect on the 17th day of October, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 282-2006 is deemed to have come into effect on the 11th day of September, 2006, 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)
1st day of November, 2006)



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

