



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 285-2006

To adopt Amendment Number OP93-268  
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 OP93-268 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

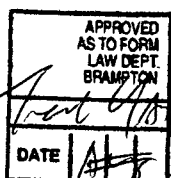
READ a FIRST, SECOND AND THIRD TIME and PASSED, in OPEN COUNCIL,  
this 11 day of September 2006.

  
\_\_\_\_\_  
SUSAN FENNELL - MAYOR

  
\_\_\_\_\_  
KATHRYN ZAMMIT - CLERK

Approved as to Content:

  
\_\_\_\_\_  
Adrian J. Smith, MCIP, RPP  
Director, Planning and Land Development Services



Sept 7/06

AMENDMENT NUMBER OP93-268  
to the Official Plan of the  
City of Brampton Planning Area

**Amendment Number OP93-268**  
**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 Service Commercial (Office) purposes 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 northwest corner of Peter Robertson Boulevard and Sunny Meadow Boulevard. The property has a frontage of approximately 37.42 metres (122.77 ft.) on Peter Robertson Boulevard and 106 metres (347.77 ft.) on Sunny Meadow Boulevard, and is located in part of Lot 11, Concession 5, East of Hurontario Street, 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 28: Sandringham-Wellington as set out in Part II: Secondary Plans, Amendment Number OP93-~~268~~

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandringham-Wellington Secondary Plan (being Chapter 28 of Part IV – Secondary Plans, as amended) are hereby further amended:

(1) by changing on Schedule SP28(A) the land use designation of the lands shown outlined on Schedule A to this amendment from “Institutional (Church)” and “Medium Density Residential” to “Service Commercial (Office)”;

(2) by adding Policy 5.3.11 within the Service Commercial (Office) Section, the following:

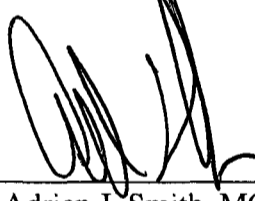
Service Commercial (Office)

*“5.3.11 Lands designated Service Commercial (Office) on Schedule SP28(A) located at the northwest corner of Peter Robertson Boulevard and Sunny Meadow Boulevard are primarily intended for office uses including medical office uses to complement the hospital located on the south side of Peter Robertson Boulevard and west of Sunny Meadow Boulevard. These uses can be supported by ancillary uses such as a take-out restaurant, retail and service commercial establishments. The minimum gross floor area for office uses shall be 650 square metres. Retail and service commercial uses including a take-out restaurant shall only be located on the ground floor of the building. The gross floor area for retail and service commercial uses shall be limited to 850 square metres and a take-out restaurant shall not exceed 150 square metres. A “retail plaza” concept shall not be permitted on this site. Accordingly, a minimum building height of 2 storeys is required.*

5.3.11.1 *This site shall adhere to the following design principles together with appropriate approved design guidelines:*

- a) *The building shall be located in such a way that it is a prominent feature at the street intersection as part of the streetscape for this site;*
- b) *Architectural treatment (including the use of high quality materials) shall contribute to a cohesive and aesthetically pleasing building and site design. Architectural design features are encouraged at principal entrances of the building such as canopies, arcades and awnings;*
- c) *Roof top mechanical equipment shall be screened;*
- d) *Landscape design shall complement and harmonize building setbacks and the built form on the site including for screening of the parking, loading and other service areas;*
- e) *Barrier free pedestrian connections shall be provided between the main building entrances, the public sidewalks and the parking areas; and,*
- f) *Loading, refuse collection and service areas shall be screened from view from Peter Robertson Boulevard and Sunny Meadow Boulevard."*

Approved as to Content:



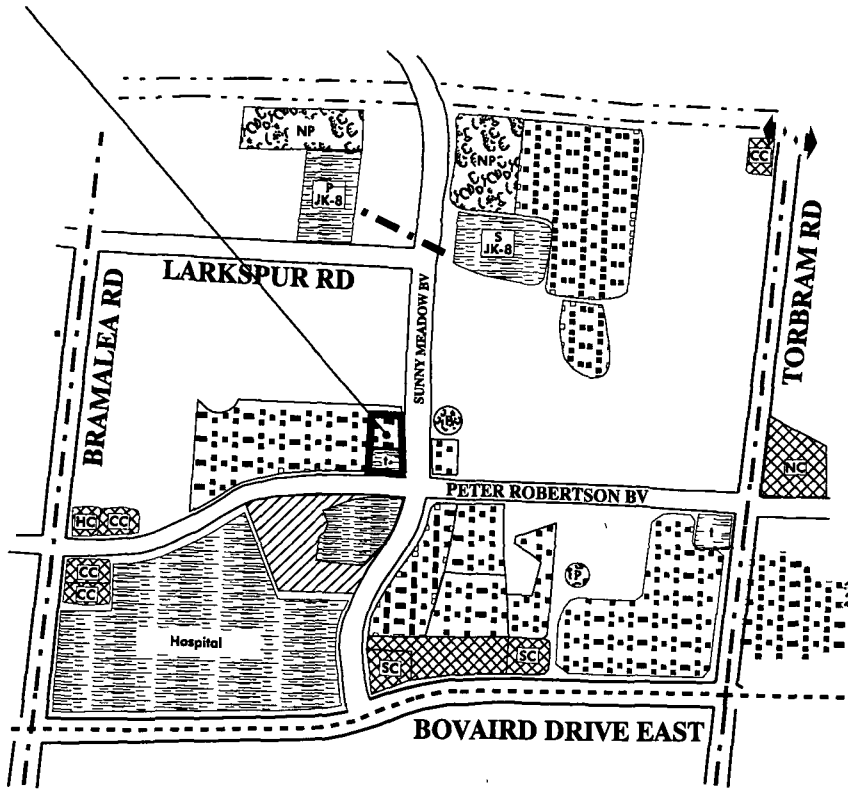
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Adrian J. Smith, MCIP, RPP

Director, Planning and Land Development Services

**LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL (CHURCH)" AND "MEDIUM DENSITY RESIDENTIAL" TO "SERVICE COMMERCIAL (OFFICE)"**

*B/L 285-2006*



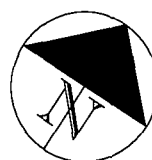
EXTRACT FROM SCHEDULE SP28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM - WELLINGTON SECONDARY PLAN AREA

**LEGEND**

- |   |                                    |
|---|------------------------------------|
| Low Density Residential                                   | Neighbourhood Commercial           |
| Medium Density Residential                                | District Commercial                |
| High Density Residential                                  | Highway Commercial                 |
| Parkette  | Service Commercial (Office)        |
| Neighbourhood Park  | Major Arterial Road                |
| Pedestrian / Bicycle Links                                | Minor Arterial Road                |
| Institutional ⊕ (Hospital, Church, Fire Station, Library) | Minor Collector Road Access        |
| Ⓛ (Police Station & Community Club) Ⓞ                     | Collector Road                     |
| Public Elementary School *                                | Trans-Canada Pipeline Right-Of-Way |
| Separate Elementary School*                               |                                    |

**OFFICIAL PLAN AMENDMENT OP93 #. 268**

**Schedule A**



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

Date: July 11, 2006 Drawn by: J. Kennedy

File no. C5E11.17\_amend.dgn

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 285-2006 being a by-law to adopt Official Plan Amendment OP93-268 and By-law 286-2006 to amend Zoning By-law 270-2004 as amended – 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) (File C5E11.17)

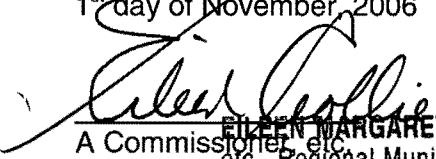
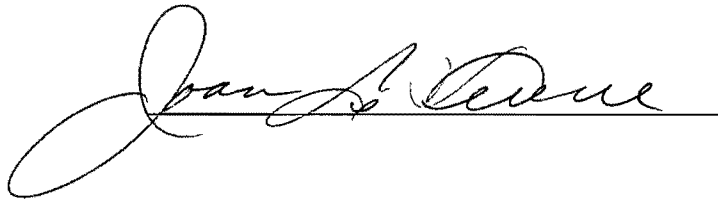
DECLARATION

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 285-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11<sup>th</sup> day of September, 2006, to adopt Amendment Number OP93-268 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 286-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of September, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 285-2006 as required by section 17(23) and By-law 286-2006 as required by section 34(18) of the *Planning Act* was given on the 26<sup>th</sup> 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. OP93-268 is deemed to have come into effect on the 17<sup>th</sup> day of October, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 286-2006 is deemed to have come into effect on the 11<sup>th</sup> 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 )  
1<sup>st</sup> 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.