



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 317-2006

To Adopt Amendment Number OP93- **269**

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- **269** 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 **September** 2006.

Susan Fennell - Mayor

K. 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>C.C.C.</i>
DATE 09 20 06

AMENDMENT NUMBER OP93- **269**  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP93- **269**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the “Low and Medium Density Residential” designation on the subject property located on the south side of Steeles Avenue, approximately 150 metres east of McLaughlin Road to “Convenience Commercial”.
- Establish site-specific design principles in the Secondary Plan for the subject property.

2.0 Location:

The lands subject to this amendment are located in the Fletcher’s Creek South Secondary Plan on the south side of Steeles Avenue, approximately 200 metres east of McLaughlin Road. The lands are approximately 0.7 hectares (1.7 acres) in size and are described as Part of Lot 15, Concession 1 W.H.S. in the City of Brampton, Regional Municipality of Peel.

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:

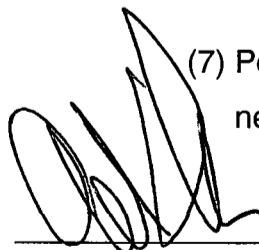
(1) By adding to the list of amendments pertaining to Secondary Plan Area Number 24: The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- **269**.

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 Fletcher’s Creek South Secondary Plan (being Chapter A21 of the Consolidated Official Plan) are hereby further amended by:

- (1) Changing on Plate No. 43 the land use designation of the lands shown outlined on Schedule A to this amendment from "Low and Medium Density Residential" to "Convenience Commercial."
- (2) Deleting the last sentence of Section 6.3, "Four Convenience Commercial areas are designated in the Fletchers Creek South Area." and replacing it with the following: "Five Convenience Commercial areas are designated in the Fletchers Creek South Area."
- (3) by adding to Section 6.3, the following:

6.3.4 Design principles for the convenience commercial use designated on the south side of Steeles Avenue, located east of McLaughlin Road and abutting the valleyland of Fletchers Creek are as follows:

- (1) The use of architectural enhancements and building articulation such as active facades, roofline variation, and glazing.
- (2) A building design to have the appearance of an additional storey from Steeles Avenue.
- (3) Service/loading and outdoor storage areas screened from Steeles Avenue and pedestrian pathways.
- (4) Screened rooftop mechanical equipment.
- (5) Decorative paved pedestrian access from Steeles Avenue.
- (6) A highly visible building entrance from Steeles Avenue.
- (7) Pedestrian connection between the site and the neighbouring property to the south and west.



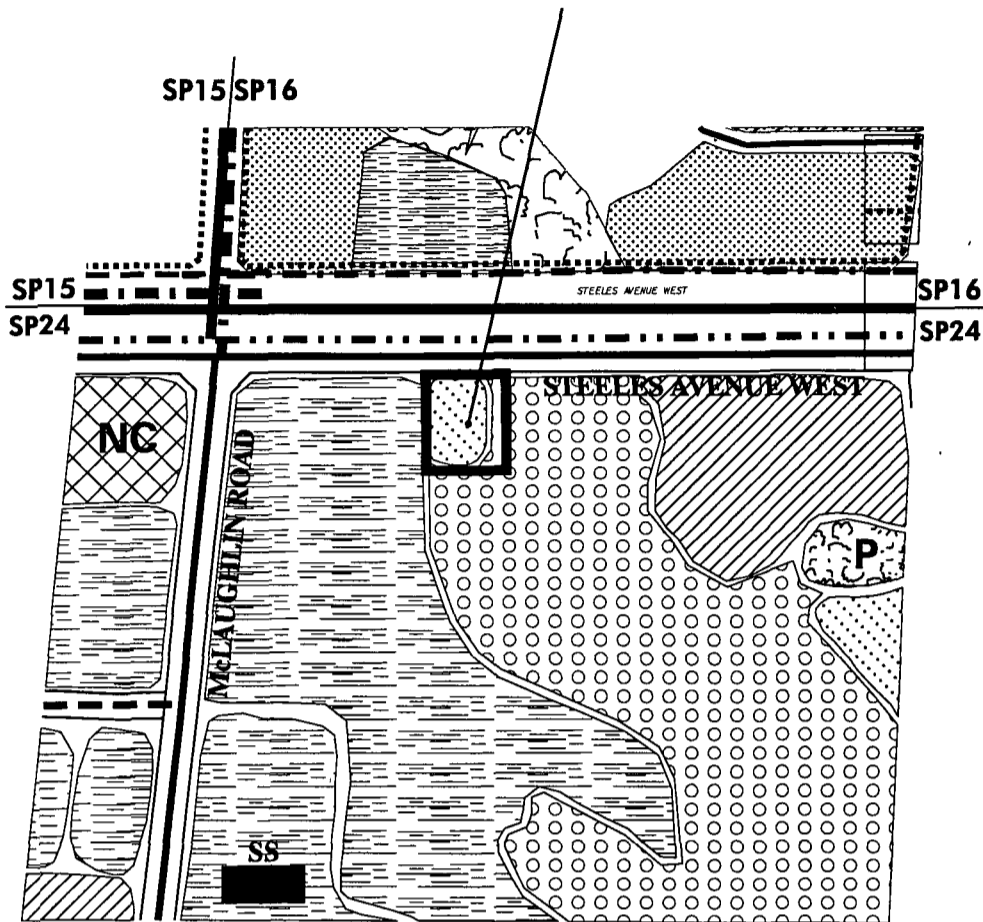
Approved as to Content

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

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
C. C. C.			
DATE	09	20	06

# LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - Low and Medium Density" TO "COMMERCIAL - Convenience Commercial"



EXTRACT FROM SCHEDULE SP24(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S CREEK SOUTH SECONDARY PLAN AND THE EXTRACT FROM SCHEDULE SP15(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S WEST SECONDARY PLAN AND THE EXTRACT FROM THE SCHEDULE SP16(A) OF THE DOCUMENT KNOWN AS THE BRAMPTON SOUTH SECONDARY PLAN

### END - Secondary Plan 24

- Secondary Plan Boundary
- RESIDENTIAL**
  - Low And Medium Density
  - High Density
- COMMERCIAL**
  - Neighbourhood Commercial
  - Convenience Commercial

### PUBLIC OPEN SPACE

- Parkette
- Hazard Land

### INSTITUTIONAL

- Institutional
- Secondary School - Separate School

### ROADS

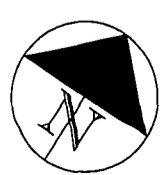
- Arterial Road

### LEGEND - Secondary Plan 15

- Residential Low Density
- Minor Arterial Road
- Major Arterial Road

### LEGEND - Secondary Plan 16

- Residential Low Density
- Residential Medium Density
- Park And Open Space
- Institutional
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Planning District Boundary



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 317-2006 being a by-law to adopt Official Plan Amendment OP93-269 and By-law 318-2006 to amend Zoning By-law 270-2004 as amended - Harinder Gahir (File T1W15.34)

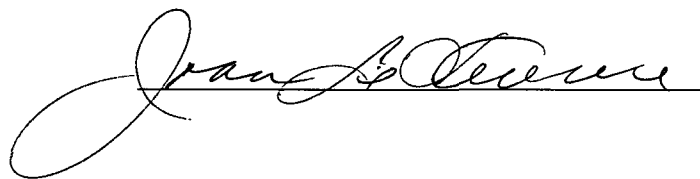
DECLARATION

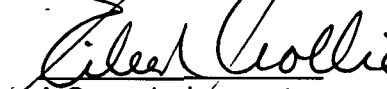
I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

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 317-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25<sup>th</sup> day of September, 2006, to adopt Amendment Number OP93-269 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 318-2006 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 September, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 317-2006 as required by section 17(23) and By-law 318-2006 as required by section 34(18) of the *Planning Act* was given on the 10<sup>th</sup> day of October, 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. OP93-269 is deemed to have come into effect on the 31<sup>st</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 318-2006 is deemed to have come into effect on the 25<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 )  
9<sup>th</sup> day of November, 2006 )



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