



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 356-2001

To Adopt Official Plan Amendment OP93-178
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 OP93-178 to the Official Plan of the City of Brampton Planning Area is hereby and adopted and made part of this By-law.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 12th day of December, 2001.

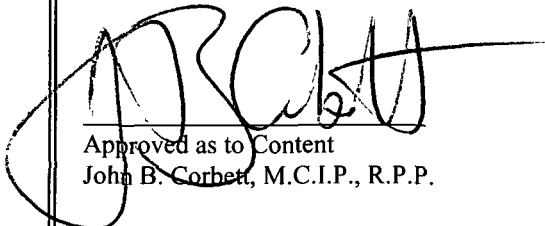


 SUSAN FENNELL MAYOR



 LEONARD J. MIKULICH CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 12/12/01



 Approved as to Content
 John B. Corbett, M.C.I.P., R.P.P.

AMENDMENT NUMBER OP93- 178
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the designation of two parcels of land from “Low Density Residential” to “Highway and Service Commercial” and “Service Commercial” respectively. The “Highway and Service Commercial” designation will permit uses including a gas bar which shall include a convenience store, a car wash, and a restaurant including a drive-through. The “Service Commercial” designation will permit service commercial uses.

2.0 Location:

The lands subject to this amendment are located on the west side of Goreway Drive immediately south of Castlemore Road. The properties have a total developable area of 2.4 ha (6 ac), a combined frontage along Goreway Drive of 340 m (1,115 ft), and are located on part of Lot 10, Concession 7, N.D. 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 42 : The Vales of Castlemore Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 178.
- (2) by changing on Schedule SP42(a) thereto, the designation of the subject lands from “Low Density Residential” to “Highway and Service Commercial” and “Service Commercial” as shown on Schedule A to this amendment.;
- (3) by adding to Section 3.2 of the Vales of Castlemore Secondary Plan, the following:

“Highway and Service Commercial”

3.2.3 Lands designated “Highway and Service Commercial” are intended for highway and service commercial uses including a gas bar which shall include a convenience store, a car wash, and a restaurant, which may include a drive-through.

3.2.4 A gas bar kiosk or retail use component to the associated gas bar shall be located at a visually prominent location adjacent to the intersection so as to effectively screen the gas bar pump islands from the streetscape.

3.2.5 All structures locating within the "Highway and Service Commercial" designation shall be designed to incorporate residential dwelling features such as pitched roofs and dormers, and other appropriate features. Architectural design shall have the effect of shielding all rooftop mechanical equipment.

3.2.6 Waste disposal units shall be fully screened by fencing that incorporates decorative features and is compatible with the architectural design of buildings located on site.

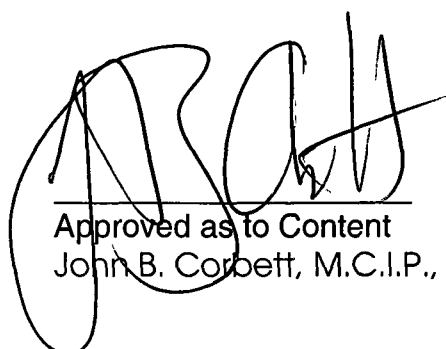
Service Commercial

3.2.7 Lands designated "Service Commercial" shall permit a range of service commercial uses including an office, a health centre and a retail establishment.

3.2.8 All structures locating within the "Service Commercial" designation shall be designed to shield all rooftop mechanical equipment.

3.2.9 Waste disposal units shall be fully screened by fencing that incorporates decorative features and is compatible with the architectural design of buildings located on site.

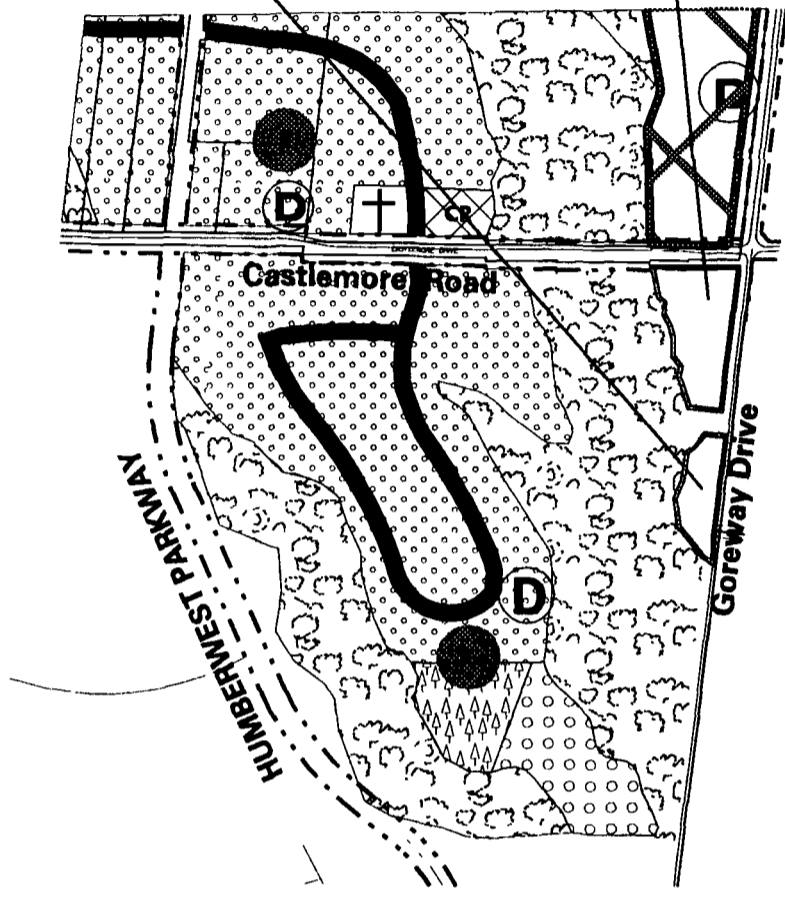
3.2.10 A holding (H) zone shall be imposed relative to the possible extension and alignment of an east-west collector road connecting Humberwest Parkway with Goreway Drive. This (H) zone shall not be lifted until it is determined by the Commissioner of Works and Transportation that the collector road alignment does not interfere with the development of the subject property."




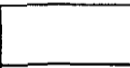

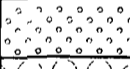
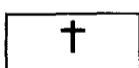



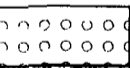
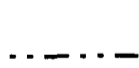
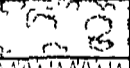


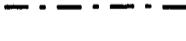


Approved as to Content
John B. Corbett, M.C.I.P., R.P.P.

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO " HIGHWAY & SERVICE COMMERCIAL"

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "SERVICE COMMERCIAL"



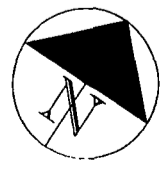
EXTRACT FROM SCHEDULE SP42(a) OF THE DOCUMENT KNOWN AS THE VALES OF CASTLEMORE SECONDARY PLAN

RESIDENTIAL LANDS :			Stormwater Management
	Low Density		COMMERCIAL LANDS :
	Low / Medium Density		Convenience Retail
	Medium Density		INSTITUTIONAL :
OPEN SPACE :			Place of Worship
	Conservation Lands		"Upscale Executive Housing Special Policy Area"
	Valleyland		ROAD NETWORK :
	Woodlot		Major Arterial
	Parkette		Minor Arterial
			Collector Road

OFFICIAL PLAN AMENDMENT OP93 #. 178

By-law 356-2001

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 10 04

Drawn by: CJK

File no. C7E10.5

Map no 49-54L

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended,
section 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law
356-2001 being a by-law to adopt Official Plan
Amendment OP93-178 and By-law 357-2001 to amend
Comprehensive Zoning By-law 56-83 as amended
(Estate of J. E. Cottrelle) File C10E5.4


DECLARATION

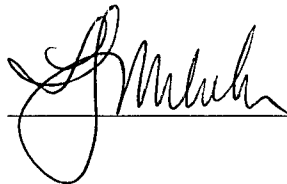
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE
THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 356-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of December, 2001, to adopt Amendment Number OP93-178 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 12th day of December, 2001.
4. By-law 357-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of December, 2001, to amend Comprehensive Zoning By-law 56-83, as amended.
5. Written notice of By-law 356-2001 as required by section 17(23) and By-law 357-2001 as required by section 34(18) of the *Planning Act* was given on the 18th day of December, 2001, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-178 is deemed to have come into effect on the 8th day of January 2002, in accordance with Section 17(27) 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)
11th day of January, 2002.)


A Commissioner, etc.



Eileen Margaret Collie a Commissioner etc
Regional Municipality of Peel for
The Corporation of The City of Brampton.
Expires March 23, 2002.