



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 367-2006

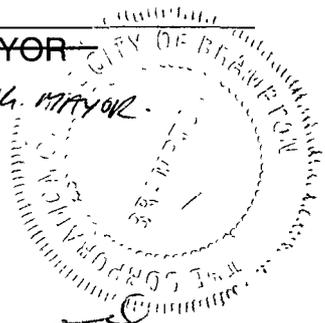
To adopt Amendment Number OP93-275 and OP2006-001
To the Official Plan of the City
Of Brampton Planning Area

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 OP93-275 and OP2006-001 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 October 2006.


~~SUSAN FENNEL - MAYOR~~
 G. MANNING - ACTING MAYOR




 K. ZAMMIT - CITY CLERK

Approved as to Content:


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

APPROVED
 AS TO FORM
 LAW DEPT
 BRAMPTON



DATE Oct 17/06

AMENDMENT NUMBER OP93-275 and OP2006-001
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- 1) add a Special Policy Area to the secondary plan for the subject site
- 2) replace the existing site-specific policies

The amendment would permit the development of an office/commercial on the subject lands.

2.0 Location:

The lands subject to this amendment have an area of approximately 1.66 hectares (4.1 acres) and are located on the southwest corner of Hurontario Street and Guelph Road (just south of Steeles Avenue). The lands are described as Part of Lot 15, Concession 1, W.H.S.

3.0 Amendments and Policies Relative Thereto:

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

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: Fletchers Creek South Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-275 and OP2006-001.

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 Fletchers Creek South Secondary Plan (being Chapter A21 and Plates 43 and 44) are hereby further amended:

- (1) by adding to Plate 43 a "Special Policy Area 1" as shown on Schedule 'A' to this amendment.
- (2) by deleting Section 6.8.5 (B)
- (3) by adding the following Section:

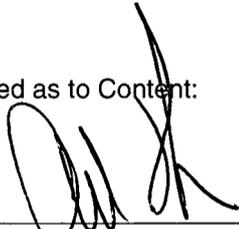
6.8.7 Speciality Office-Service Commercial: Special Policy Area 1

"The lands designated Specialty Office –Service Commercial Special Policy Area One shall be used for a mix of office and service commercial uses and shall be subject to the following principles:

- a) The site shall provide a significant office component. In this regard, the zoning by-law shall establish a standard for the minimum amount of office to be developed in relation to other permitted uses.
- b) Development shall be of high quality and shall be oriented to the street.
- c) The site and building design shall create a comfortable pedestrian environment along Hurontario Street and Guelph Road. The Hurontario Street streetscape shall exhibit an urban treatment with a building setback that allows for a broad pedestrian area and potential for amenities such as outdoor patios.

- d) Appropriate building height and setbacks shall be established to create an appropriate interface between the commercial site and the residential uses to the west.
- e) Provide for future access across the lands to Guelph Road for the lands to the south, should such access be required to facilitate the redevelopment of those southerly lands."

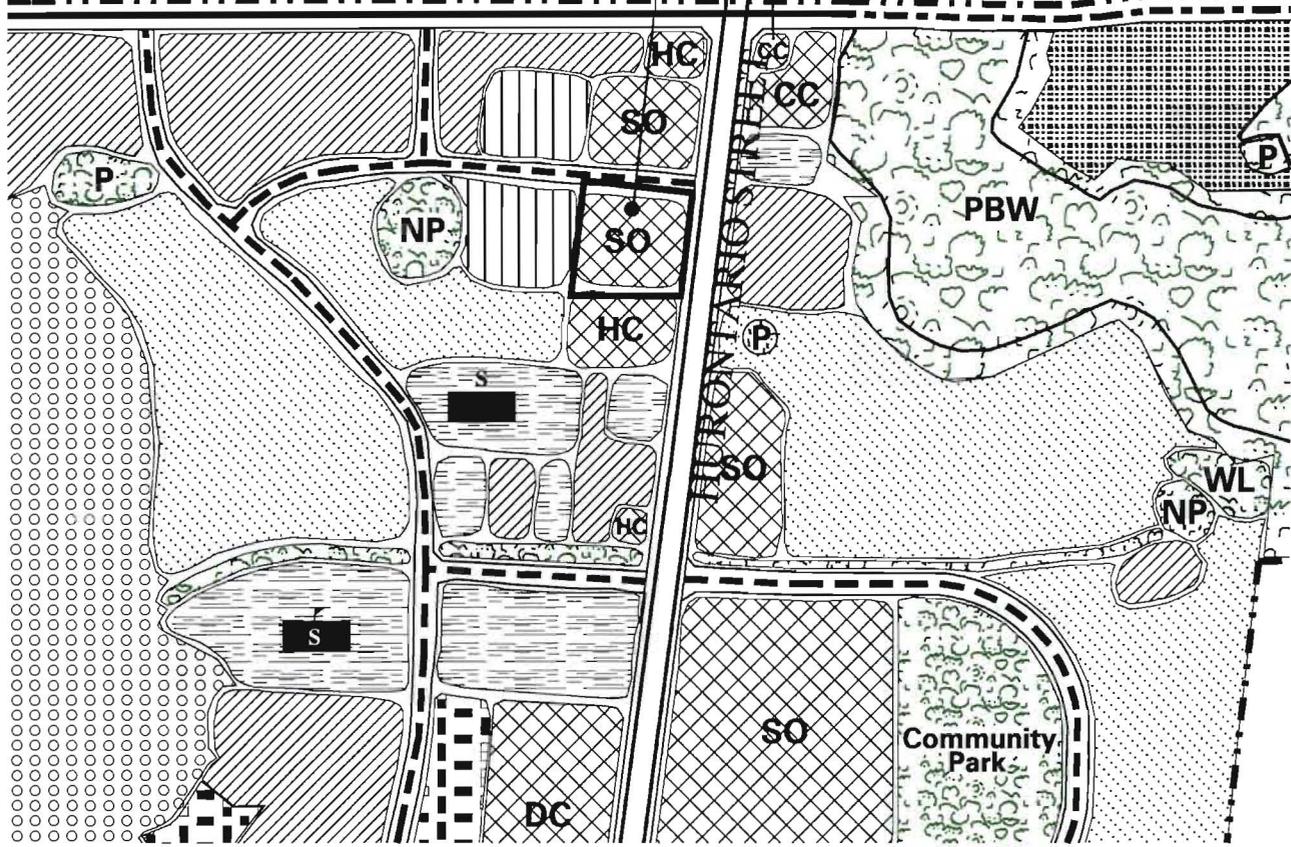
Approved as to Content:



Adrian J. Smith, M.C.I.P., R.P.P
Director, Planning and Land Development
Services

LANDS TO BE DESIGNATED "SPECIAL POLICY AREA 1"

OP 93-244 OPA 88 OPA 268A OPA #69
 STEELES AVENUE WEST STEELES AVENUE EAST

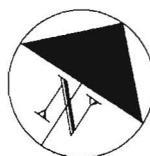


EXTRACT OF SECONDARY PLANNING AREA 24, FROM THE DOCUMENT ALSO KNOWN AS FLETCHER'S CREEK SOUTH SECONDARY PLAN

<p>----- Secondary Plan Boundary</p>		<p>COMMERCIAL</p>		<p>ROADS</p>	
<p>RESIDENTIAL</p>		<p>HC Highway Commercial</p>	<p>CC Convenience Commercial</p>	<p>Provincial Highway</p>	<p>Arterial Road</p>
<p>Low Density</p>	<p>Low And Medium Density</p>	<p>DC District Commercial</p>	<p>SO Specialty Office - Service Commercial</p>	<p>Major Arterial Road</p>	<p>Minor Arterial Road</p>
<p>Medium Density</p>	<p>Medium-High Density</p>	<p>PUBLIC OPEN SPACE</p>		<p>Collector Road</p>	<p>Minor Collector Road</p>
<p>High Density</p>	<p>Institutional</p>	<p>Community Park</p>	<p>Public Open Space</p>	<p>0 100 200 300 Metres</p>	
<p>INSTITUTIONAL</p>		<p>NP Neighbourhood Park</p>	<p>Community Park</p>		
<p>Senior Public School</p>	<p>Separate School</p>	<p>P Parkette</p>	<p>NP Neighbourhood Park</p>		
<p>1 Special Policy Area #1</p>		<p>PBW Parkway Belt West</p>	<p>P Parkette</p>		
		<p>Hazard Land</p>	<p>PBW Parkway Belt West</p>		

OFFICIAL PLAN AMENDMENT OP93 #. 275
 OFFICIAL PLAN AMENDMENT OP2006 #. 001

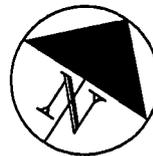
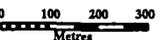
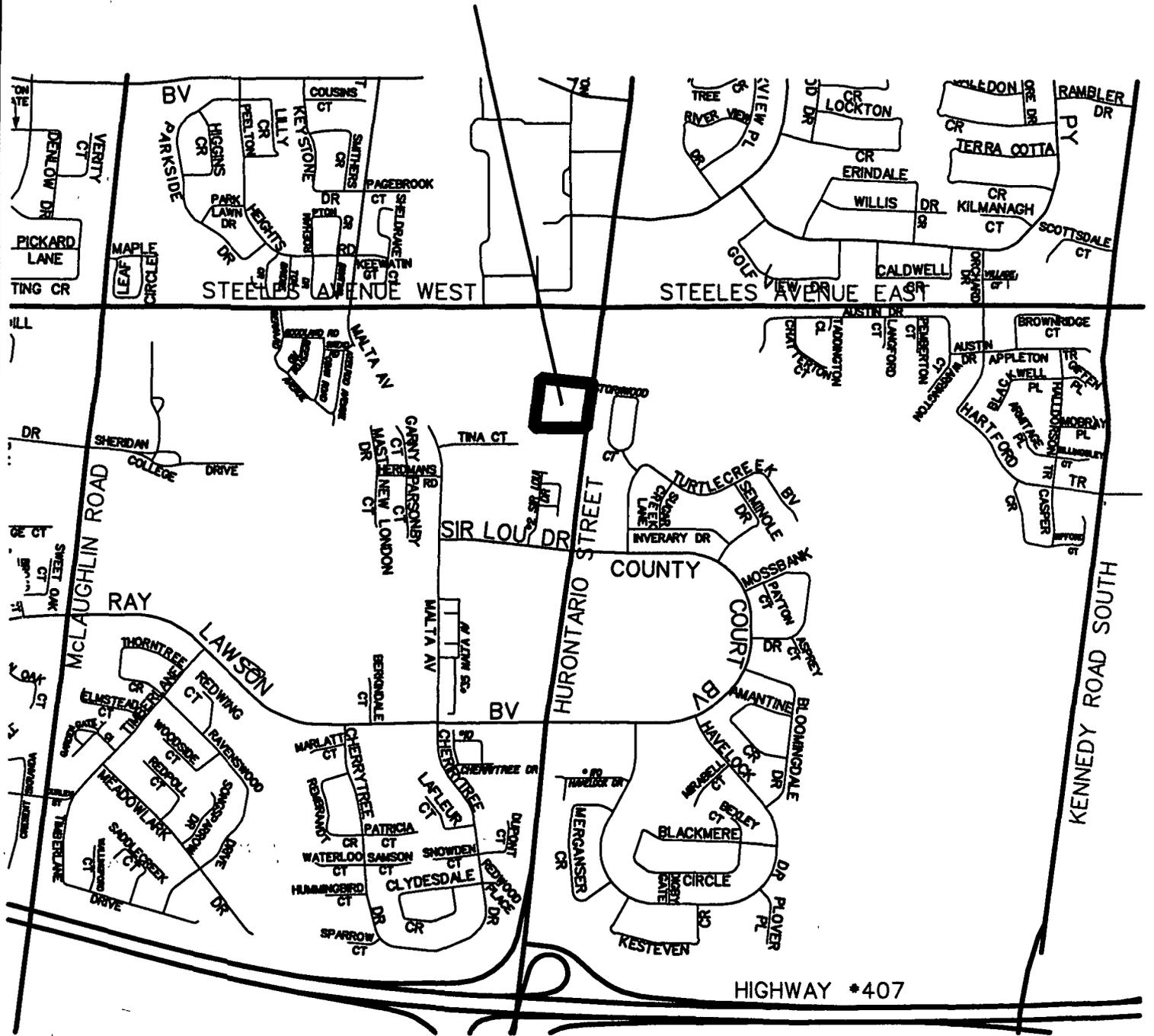
Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 08 21 Drawn by: CJK
 File no. T1W15_35_OPAA Map no.75-58

SUBJECT LANDS



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 367-2006 being a by-law to adopt Official Plan Amendment OP93-275 and OP2006-001 and By-law 368-2006 to amend Zoning By-law 270-2004 as amended - 2040673 Ontario Inc. (Brampton Business Centre) File T1W15.35

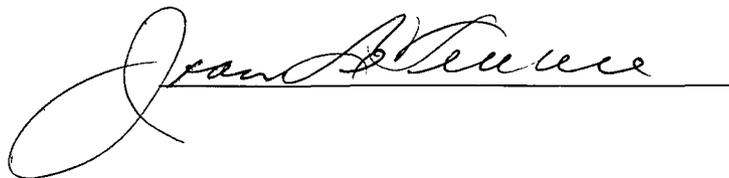
DECLARATION

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 367-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of October, 2006, to adopt Amendment Number OP93-275 to the 1993 Official Plan, and OP2006-001 to the 2006 Brampton Official Plan.
3. By-law 367-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 367-2006 as required by section 17(23) and By-law 368-2006 as required by section 34(18) of the *Planning Act* was given on the 26th 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 these Official Plan Amendments and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-275 and OP2006-001 are deemed to have come into effect on the 16th day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 368-2006 is deemed to have come into effect on the 11th day of October, 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)
22nd day of November, 2006)




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