



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 5-2004

To Adopt Amendment Number OP93- **228**
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- **228** 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
12th day of January 2004.

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CLERK



Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93- **228**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

- to permit “Neighbourhood Commercial” purposes, such as a supermarket, restaurants, retail and service commercial uses, to locate on the lands shown on Schedules “A” to this amendment, by redesignating these lands from “Highway Commercial” to “Neighbourhood Commercial”;
- to amend the “Highway Commercial” development policies by deleting reference to the subject property.

2.0 Location:

The lands subject to this amendment are located on the south-west corner of the intersection of Countryside Drive and Airport Road. The lands represent approximately 2.39 hectares (5.9 acres) and are described as Part of Lot 15, Concession 6, E.H.S. 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(A): Sandringham-Wellington, as set out in Part II: Secondary Plans, Amendment Number OP93- **228** ;

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 SP 28(A) Secondary Plan Designations thereto, the land use designation shown outlined on Schedule “A” to this amendment from “Highway Commercial” to “Neighbourhood Commercial”; and

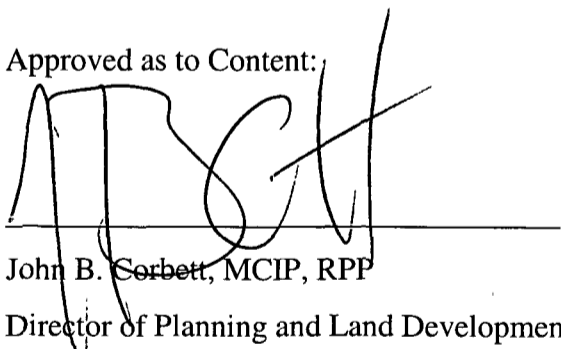
2. by deleting the third (3rd) bullet within policy 5.3.7, as shown below:

Highway Commercial

5.3.7 The following Highway Commercial designations on Schedule 'SP28(A)' may be used for the full range of uses specified in Policy 2.2.4.3 of the General Plan, Part II:

- 3.6 hectares (9 acres) adjacent to the Regional Commercial Centre;
- 7.3 hectares (18 acres) abutting the east side of the collector road that runs north from Bovaird Drive between Torbram and Airport Roads;
- ~~2.4 hectares (6 acres) at the southwest corner of Airport Road and Countryside Drive;~~
- 1.2 hectares (3 acres) adjacent to the District Commercial Centre.
- 2.0 hectares (5 acres) at the northeast corner of Sandalwood Parkway and Heart lake Road.

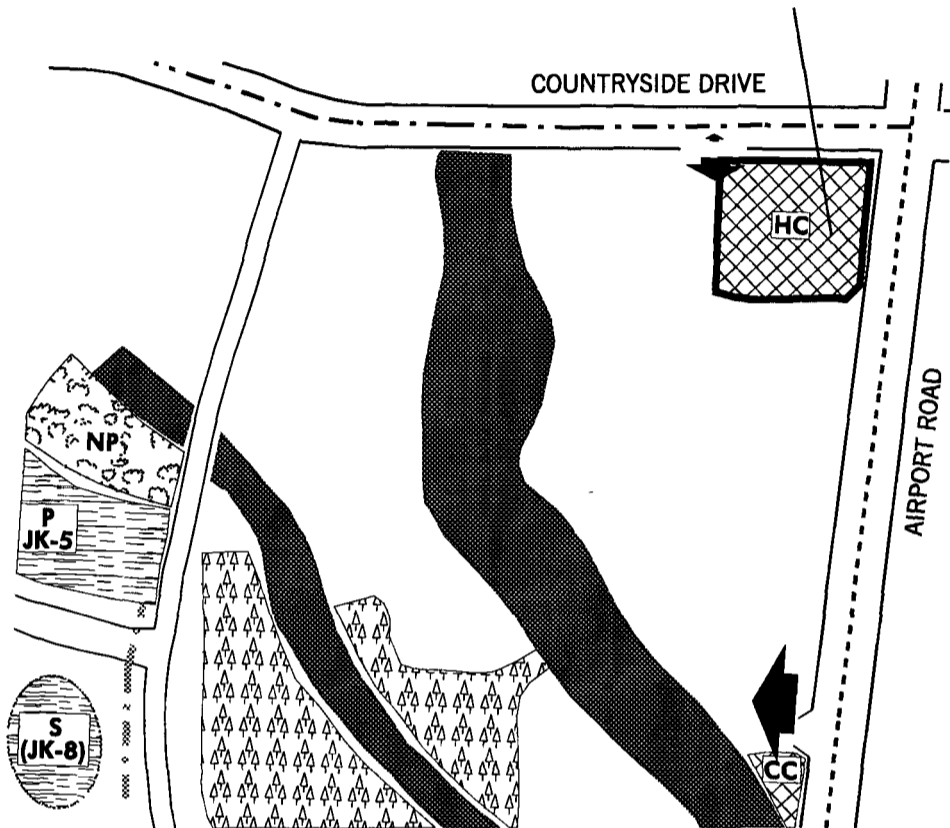
Approved as to Content:









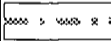


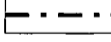
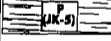

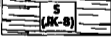
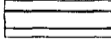
John B. Corbett, MCIP, RPP

Director of Planning and Land Development Services

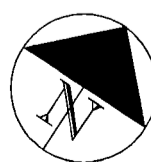
LANDS TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "NEIGHBOURHOOD COMMERCIAL"



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

	Low Density Residential		Convenience Commercial
	Neighbourhood Park		Neighbourhood Commercial
	Woodlot		Highway Commercial
	Pedestrian / Bicycle Links		Major Arterial Road
	Valleyland		Minor Arterial Road
	Public Elementary School *		Minor Collector Road Access
	Separate Elementary School*		Collector Road

OFFICIAL PLAN AMENDMENT OP93 #. 228



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 12 15

Drawn by: CJK

File no. C6E15.8

Map no. 30-37K

Schedule A

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

AND IN THE MATTER OF the City of Brampton By-law
5-2004 being a by-law to adopt Official Plan Amendment OP93-228
(Harbour View Investments Limited) File C6E15.8

DECLARATION

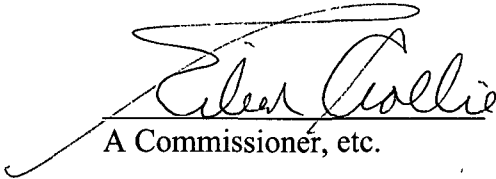
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 5-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of January, 2004, to adopt Amendment Number OP93-228 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 5-2004 as required by section 17(23) of the *Planning Act* was given on the 21st day of January, 2004, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-228 is deemed to have come into effect on the 11th day of February, 2004, 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 February, 2004.)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**