



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 15-2012

To Adopt Amendment Number OP 2006-062
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 OP 2006-062 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 25th day of January 2012.



 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

C06E16.002

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| APPROVED AS TO FORM LAW DEPT BRAMPTON |
| <i>M Rea</i> |
| DATE 17/01/12 |

AMENDMENT NUMBER OP 2006 - *062*
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - *062*
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 motor vehicle commercial and mixed use purposes consisting of retail, office and housing and to exempt the subject lands from block plan approval.

2.0 Location:

The lands subject to this amendment are located at the north-east corner of Torbram Road and Countryside Drive. The property has a frontage of approximately 71.2 metres (233.6 feet) on the east side of Torbram Road and 157.7 metres (517.4 feet) on the north side of Countryside Drive, and is located in Part of Lot 16, Concession 6, E.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

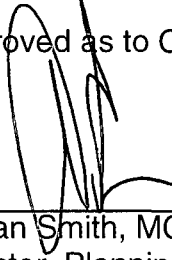
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Countryside Villages Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP48(a) of Chapter 48 (b) of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from " Place of Worship" to "Mixed Use" ;
- (2) by deleting Section 6.2.2 of Chapter 48 (b) of Part II : Secondary Plans and replacing with the following:

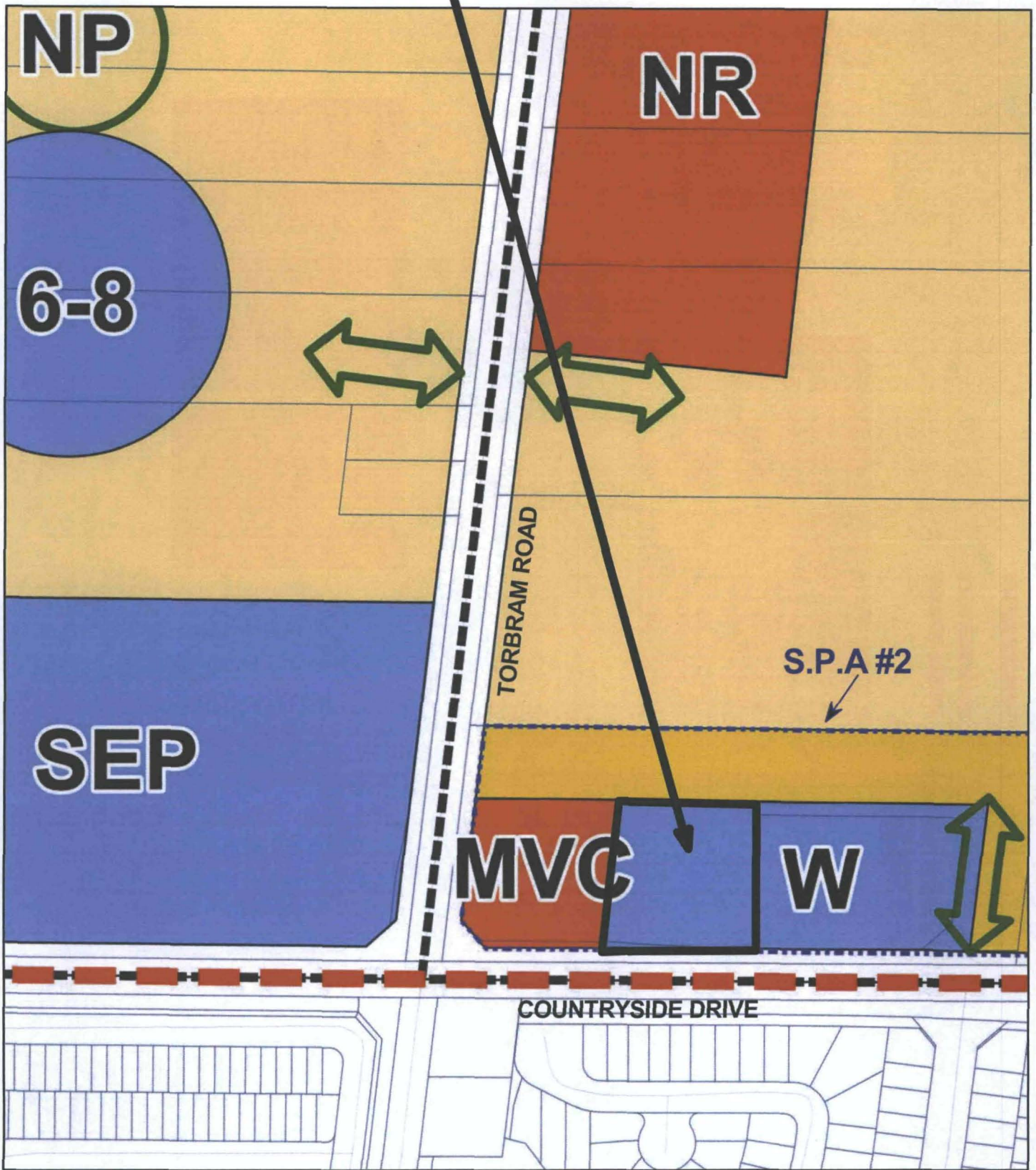
“6.2.2 Block Plan approval for Sub-Area 48 (2) is not required for the development of the lands designated “Motor Vehicle Commercial”, “Mixed Use” and “Place of Worship” within Special Policy Area 2.”

Approved as to Content:

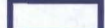
























Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

LANDS TO BE REDESIGNATED FROM "PLACE OF WORSHIP" TO "MIXED USE"



EXTRACT FROM SCHEDULE SPA 48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN (Council Approved)

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|---|---|--|
| <p> SUBJECT LANDS</p> <p> SPA 48 BOUNDARY</p> <p> SPECIAL POLICY AREA #2</p> <p>ROAD NETWORK</p> <p> GATEWAY</p> <p> MINOR ARTERIAL</p> <p> POTENTIAL INTERSECTION</p> | <p>NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT</p> <p> SWM STORMWATER MANAGEMENT FACILITY</p> <p> VALLEYLAND</p> <p>INSTITUTIONAL</p> <p> K-5 PUBLIC JUNIOR ELEMENTARY SCHOOL</p> <p> 6-8 PUBLIC MIDDLE ELEMENTARY SCHOOL</p> <p> SE SEPARATE ELEMENTARY SCHOOL</p> <p> S SEPARATE SCHOOL</p> <p> SEP SECONDARY SCHOOL</p> <p> W PLACE OF WORSHIP</p> | <p>RECREATION AND OPEN SPACE</p> <p> CP NEIGHBOURHOOD PARK</p> <p> NP CITY WIDE PARK</p> <p>COMMERCIAL</p> <p> CR CONVENIENCE RETAIL</p> <p> NR NEIGHBOURHOOD RETAIL</p> <p> MVC MOTOR VEHICLE COMMERCIAL</p> <p> MU MIXED USE</p> <p>RESIDENTIAL</p> <p> LOW DENSITY</p> <p> MEDIUM DENSITY</p> <p> LIVE WORK</p> |
|---|---|--|

COUNTRYSIDE DR

COUNTRYSIDE DR



MOLDOVAN DR

TORBRAM RD

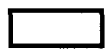
OCEAN DR

FATHER TOBIN RD

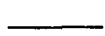
FATHER TOBIN RD

MOUNTAINASH RD

Legend



SUBJECT LANDS



BUILT STREETS

FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON, CA

Date: 2011/12/09 Drawn By: CJK

File: C06E16.002zkm

Key Map By-Law 15-2012

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 15-2012 being a by-law to adopt Official Plan Amendment OP2006-062 and By-law 16-2012 to amend Zoning By-law 270-2004, as amended - Gagnon and Law Urban Planners Limited – BF Land Holdings Inc.- File C06E16.002

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, 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 15-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of January, 2012, to adopt Amendment Number OP2006-062 to the 2006 Official Plan.
3. By-law 16-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 25th day of January, 2012, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 15-2012 as required by section 17(23) and By-law 16-2012 as required by section 34(18) of the *Planning Act* was given on the 3rd day of February, 2012, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-062 is deemed to have come into effect on the 24th day of February, 2012, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

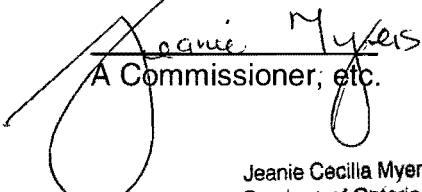
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
27th day of February, 2012

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Earl Evans



A Commissioner; etc.

Jeanie Cecilla Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.