



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

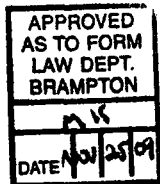
Number 21-2010

To Adopt Amendment Number OP 2006- **035**
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 - 035 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 27th day of January, ~~200~~ 2010.



SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

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

AMENDMENT NUMBER OP 2006 - 035
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 district retail commercial uses and to provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located immediately east of Mississauga Road and south of Williams Parkway. The subject site is described as part of the west half of Lot 8, Concession 4 W.H.S. The subject property has a total area of approximately 41.85 hectares (103 acres) and the subject commercial site is approximately 14.97 hectares (37 acres).

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 45: the Credit Valley Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 035 .

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- 1) by adding to the legend of Schedule SP45(a): "District Retail"
- 2) by changing on Schedule SP 45(a) of Chapter 45 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Neighbourhood Retail" to "District Retail";
- 3) by changing on Schedule SP 45(a) of Chapter 45 of Part II : Secondary Plans, the land use designation of the lands shown

outlined on Schedule A to this amendment from "Highway Commercial" to "District Retail";

- 4) by changing on Schedule SP 45(a) of Chapter 45 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low Density 1" to District Retail";
- (2) by deleting Section 5.3.2 of Chapter 45 of Part II : Secondary Plans and substituting the following:

5.3.2 District Retail

5.3.2.1 The lands designated as 'District Retail' on SP45(a) shall permit the range of uses and be developed in accordance with the provisions of Section 4.2.8 and other relevant policies of the Official Plan and this chapter. The 'District Retail' site shall be developed as an oversized shopping centre in excess of 14 hectares (35 acres) and shall include a supermarket with a minimum gross floor area of 4645 square metres (50,000 square feet).

5.3.2.1 The 'District Retail' area shall be anchored by a supermarket, major department store or home furnishings and home improvement warehouse. Complementary uses such as restaurants, pharmacies, banks, specialty stores, convenience stores and office uses may be permitted.

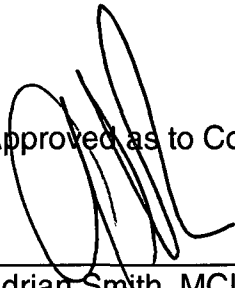
5.3.2.2 Notwithstanding the permitted uses, drive-through facilities shall be permitted for banks only. Motor vehicle sales establishments, service stations or gas bars, and laundromats shall not be permitted in 'District Retail' areas. Motor vehicle repair shops shall be permitted in conjunction with a major department store but shall not be located along Mississauga Road, Williams Parkway or the rear yard property line.

5.3.2.3 The 'District Retail' lands shall be developed in accordance with an Urban Design Brief, which shall be

prepared prior to adoption of a zoning by-law to ensure compatibility with the adjacent Executive Residential. This Urban Design Brief shall demonstrate a superior standard of architectural massing and design that is compatible with the upscale character of the immediate area.

5.3.2.4 The Urban Design Brief will demonstrate the appropriate integration of the Reid Farmhouse as a focal point for the surrounding development. Development shall be respectful of the heritage building by having appropriate regard for scale, massing, orientation, setbacks, building materials and design.”

Approved as to Content:



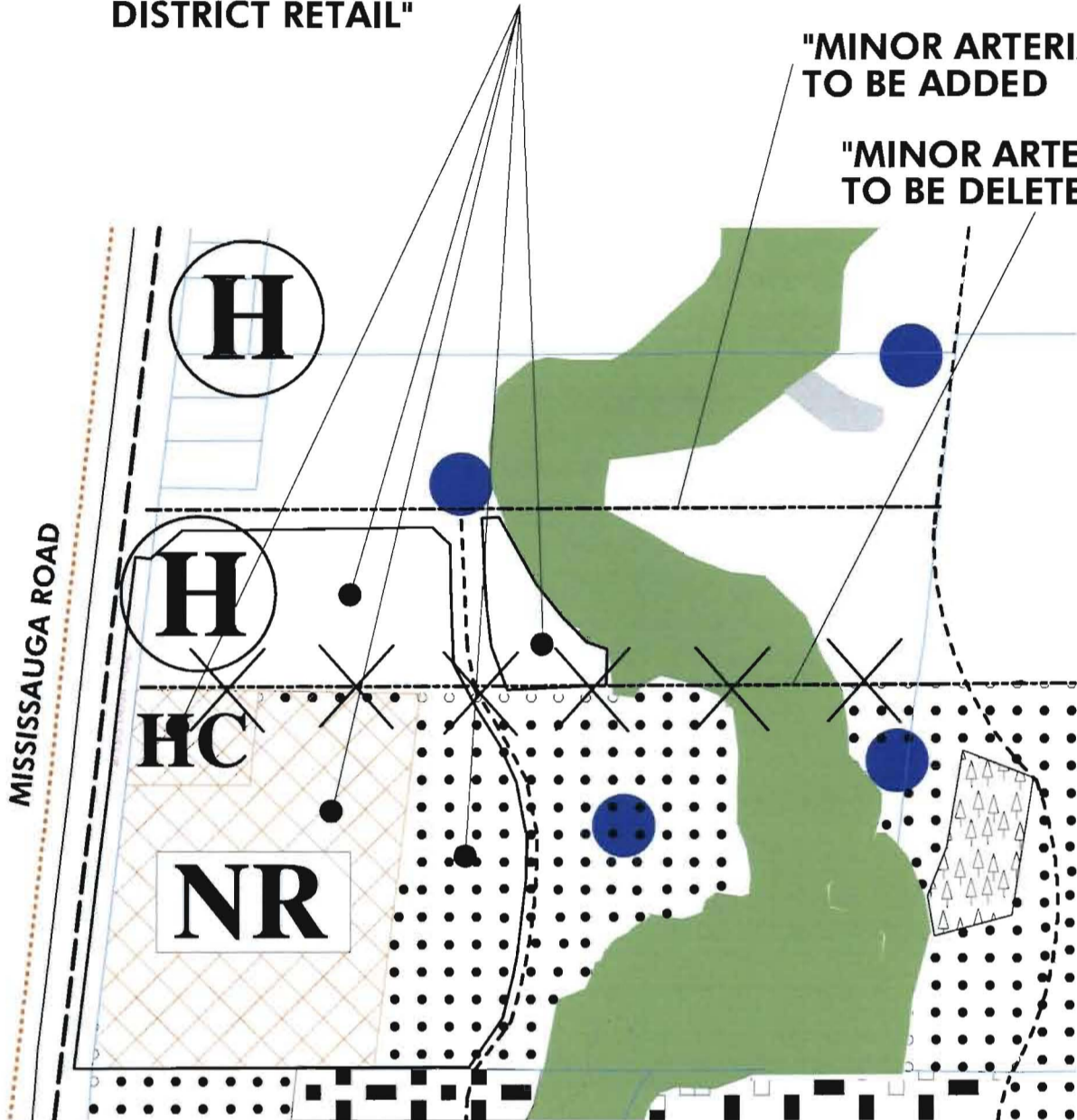
Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
CG			
DATE	08	12	09



LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" AND "RESIDENTIAL - LOW DENSITY 2" AND "COMMERCIAL - NEIGHBOURHOOD RETAIL" AND "COMMERCIAL - HIGHWAY COMMERCIAL" TO "COMMERCIAL-DISTRICT RETAIL"

"MINOR ARTERIAL ROAD" TO BE ADDED

"MINOR ARTERIAL ROAD" TO BE DELETED



EXTRACT FROM SCHEDULE 45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

	RESIDENTIAL Executive Residential		OPEN SPACE Primary Valleyland
	Low Density 1		Secondary Valleyland
	Low Density 2		Significant Woodlots
	COMMERCIAL Neighbourhood Retail		Potential Stormwater Management Ponds
	Highway Commercial		INFRASTRUCTURE Major Arterial Roads
	District Retail		Minor Arterial Roads
	Secondary Plan Boundary		Collector Roads
	Heritage Resource		

OFFICIAL PLAN AMENDMENT OP06 #. 035

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 09 30

Drawn by: CJK

File no. C04W08.0030PAA