



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 40-2013


To Adopt Amendment Number OP 2006-~~080~~
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 - 080 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 February, 2013.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

APPROVED AS TO FORM
BY: <u>J.F.</u>
LEGAL SERVICES
DATE: <u>15/02/13</u>

AMENDMENT NUMBER OP 2006 - 080
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 080
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 subject lands to permit townhouse development.

2.0 Location:

The lands subject to this amendment are approximately 2.61 hectares (6.45 acres) in size and are located at the south-west corner of Ebenezer Road and The Gore Road in the Bram East Secondary Plan. The property has a frontage of approximately 117 metres (384 feet) along The Gore Road, 211 metres (692 feet) along Ebenezer Road and 117 metres (384 feet) along Palleschi Drive. The lands are legally described as Block 189, Plan 43M-1709, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

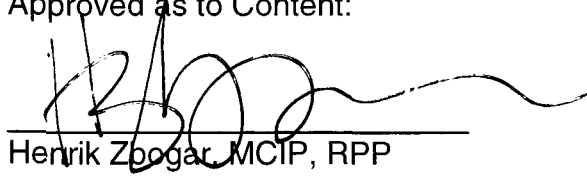
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by deleting on Schedule "A2" Retail Structure thereto, the "Neighbourhood Retail" designation as shown on Schedule 'A' to this amendment;
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 080 .

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 Bram East Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

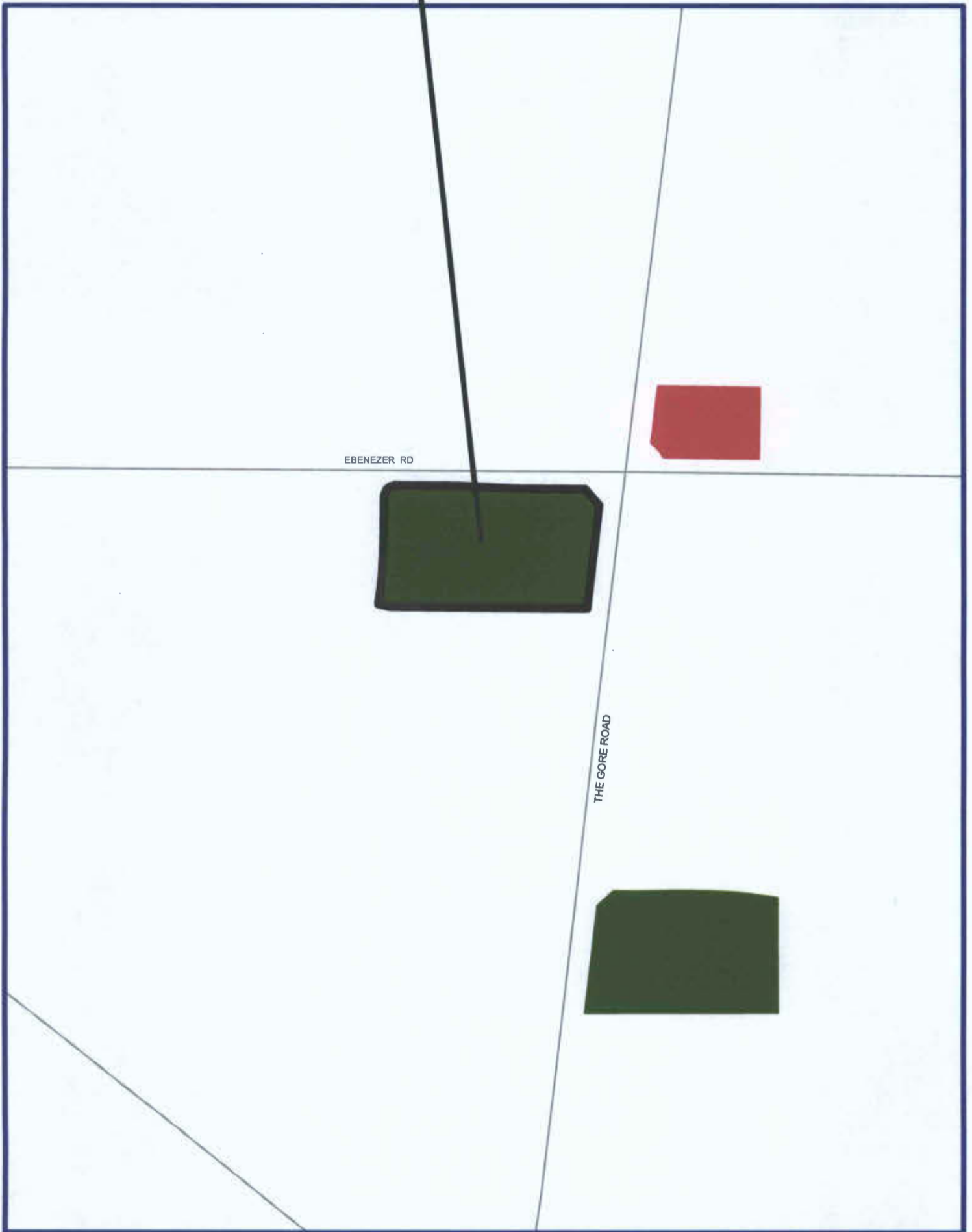
- (1) by changing on Schedule SP 41(a) of Chapter 41 of Part II :
Secondary Plans, the land use designation of the lands shown
outlined on Schedule 'B' to this amendment from "Neighbourhood
Retail" to "Cluster/High Density Residential".

Approved as to Content:

A handwritten signature in black ink, appearing to read 'H. Zoogar', is written over a horizontal line.

Henrik Zoogar, MCIP, RPP
Acting Director, Planning Policy and Growth Management

"NEIGHBOURHOOD RETAIL" To Be Deleted



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN



LANDS SUBJECT TO THIS AMENDMENT

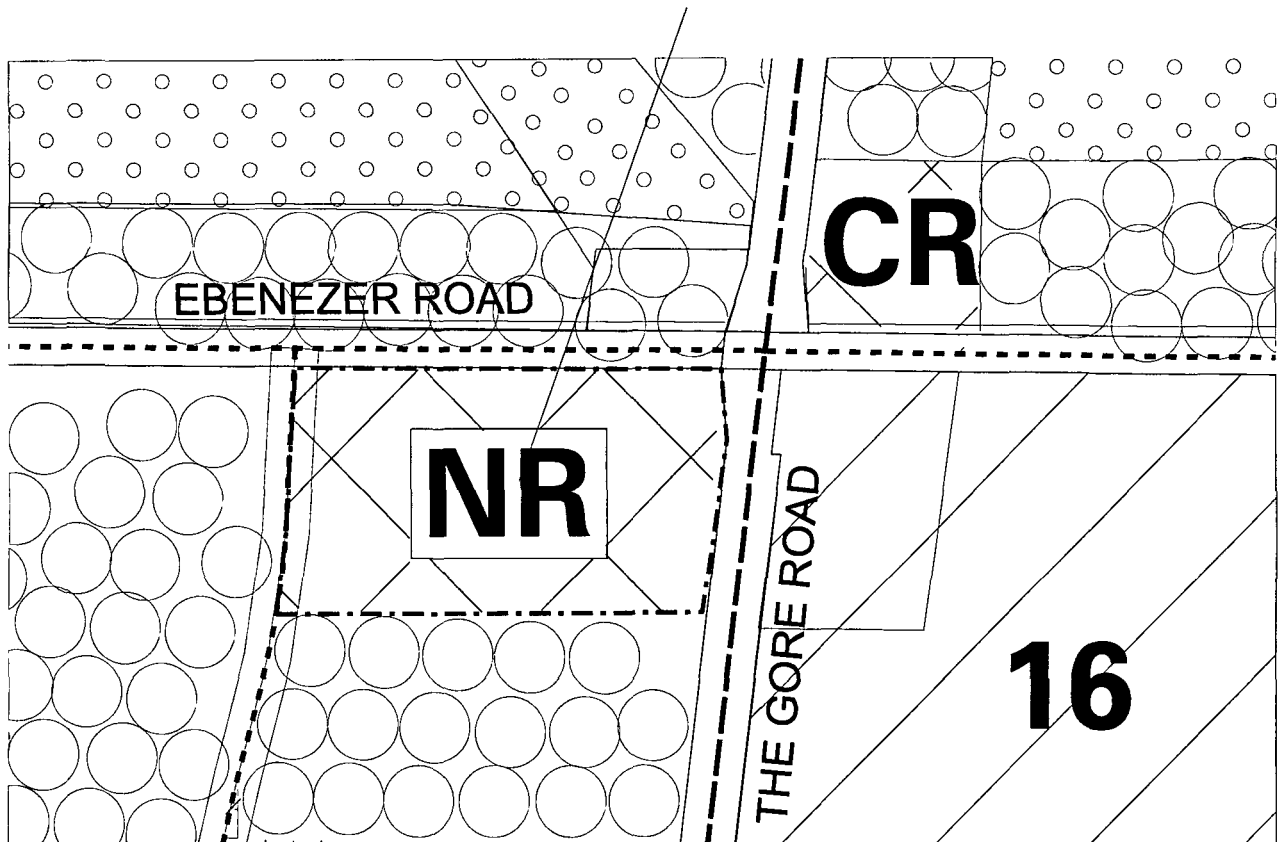


CONVENIENCE RETAIL


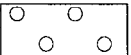

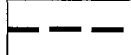


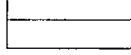
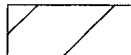
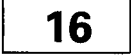




NEIGHBOURHOOD RETAIL

Lands To Be Redesignated From
 "NEIGHBOURHOOD RETAIL" to
 "CLUSTER/HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP"41(A)" OF THE DOCUMENT KNOWN AS THE "BRAM EAST" SECONDARY PLAN

RESIDENTIAL LANDS:			Convenience Retail
	Low / Medium Density	ROAD NETWORK :	
	Medium Density		Major Arterial
	Cluster/High Density		Collector Road
EMPLOYMENT LANDS:			Local Road
	Mixed Commercial / Industrial		Special Policy Area 16
	Neighbourhood Retail		
	Lands Subject to this Amendment		



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 40-2013 being a by-law to adopt Official Plan Amendment OP2006-080 and By-law 41-2013 to amend Zoning By-law 270-2004 as amended, Glen Schnarr & Associates Inc. – National Homes Inc. (File C09E05.023).

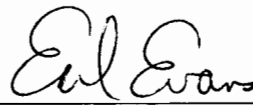
DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

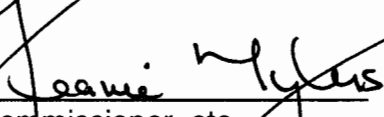
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 40-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 27th day of February, 2013, to adopt Amendment Number OP2006-080 to the 2006 Official Plan;
3. By-law 41-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 27th day of February, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 40-2013 as required by section 17(23) and By-law 41-2013 as required by section 34(18) of the *Planning Act* was given on the 14th day of March, 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. OP2006-080 is deemed to have come into effect on the 4th day of April, 2013, 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)
28th day of June, 2013)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.