



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 42-2003

To adopt Amendment Number OP93- 205
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- 205 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

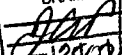
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of, February, 2003.




 SUSAN FENNELL - MAYOR



 LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE: 2/20/03

Approved as to Content:



 John B. Corbett, MCIP, RPP
 Director of Planning and Land Development Services

AMENDMENT NUMBER OP 93- ~~205~~
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 on Schedule 'A' to this amendment to permit the development of the subject lands for Convenience Retail purposes and to provide specific policies for the development of the subject lands.

2.0 Location

The lands subject to this amendment are located at the south-west corner of Fairhill Avenue and Chinguacousy Road. The property has a frontage of approximately 69 metres (226 feet) along the west side of Chinguacousy Road and a frontage of approximately 67 metres (220 feet) along the south side of Fairhill Avenue. The lands are located within Registered Plan 43M-1492 in Part of the East Half of Lot 12, Concession 3, west of Hurontario Street, in the City of Brampton.

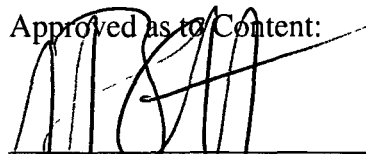
3.0 Amendment and Policies Relative Thereto:

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 44: the Fletcher's Meadow Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 205 ;
- 2) by changing on Schedule SP 44a of Chapter 44 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "MEDIUM DENSITY RESIDENTIAL" to "CONVENIENCE RETAIL";
- 3) by renumbering policy 3.2.7 to 3.2.7.1; and,
- 4) by adding the following policy after 3.2.7.1:

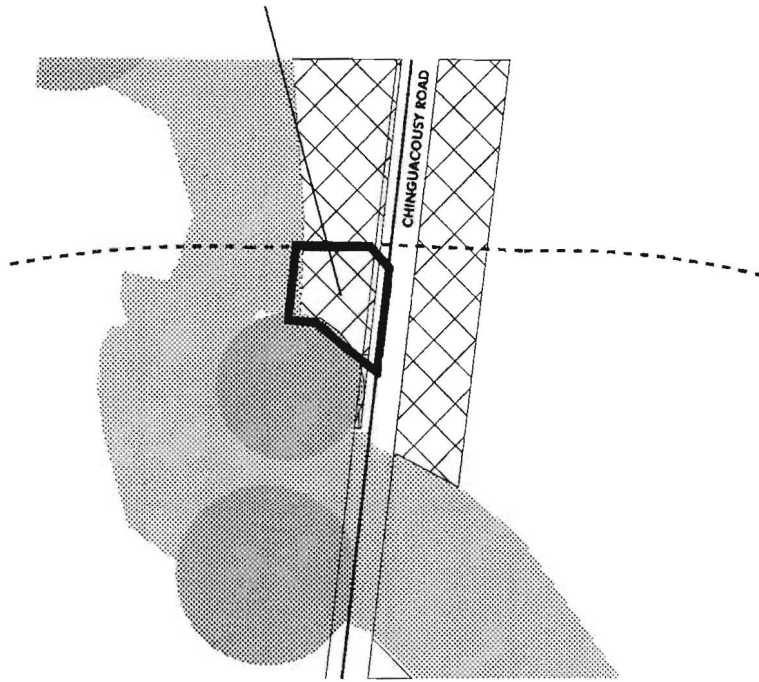
"3.2.7.2 The development of the lands designated 'Convenience Retail' located at the south-west corner of Chinguacousy Road and Fairhill Avenue shall be designed so as to minimize the impact upon adjacent residential uses through landscaping and residential design treatments of the buildings including roof top treatments that are compatible with the adjacent residential properties. The building shall be located at the street edge to enhance the streetscape and acknowledge the residential lifestyle of the surrounding neighbourhood. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties and all garbage and refuse storage, inclusive of the storage containers for recyclable materials, shall be enclosed within a building. No drive through facilities shall be permitted."

Approved as to Content:



John B. Corbett, MCIP, RPP
Director of Planning and Land Development Services

**LANDS SUBJECT TO THIS AMENDMENT TO BE
REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL"
TO "CONVENIENCE RETAIL"**

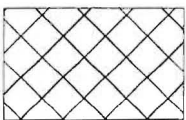


EXTRACT FROM SCHEDULE SP44(a) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

RESIDENTIAL



LOW / MEDIUM DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL

OPEN SPACE



PRIMARY VALLEY LAND

COMMERCIAL



CONVENIENCE RETAIL

TRANSPORTATION

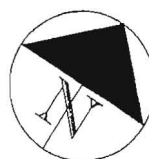


COLLECTOR ROADS



STORM WATER MANAGEMENT FACILITY

OFFICIAL PLAN AMENDMENT OP93 #. 205



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 01 03

Drawn by: CJK

File no. C3W12.8

Map no. 22-18H

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
42-2003 being a by-law to adopt Official Plan Amendment OP93-205
(Cookfield Developments Limited) File C3W12.8

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, 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 42-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24th day of February, 2003, to adopt Amendment Number OP93-205 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 42-2003 as required by section 17(23) of the *Planning Act* was given on the 5th day of March, 2003, 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. OP93-205 is deemed to have come into effect on the 26th day of March, 2003, 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)
26th day of March, 2003)


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.

