



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 42-2007

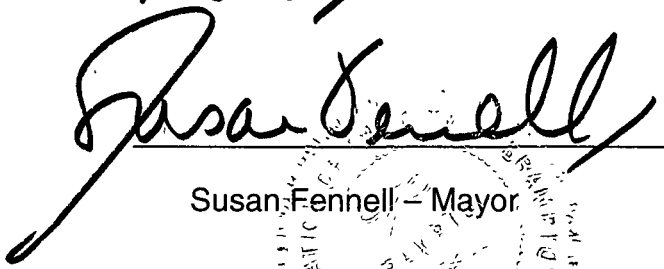
To Adopt Amendment Number OP93-~~277~~ and OP2006- ~~003~~

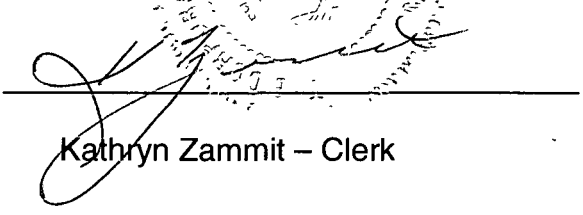
to the Official Plan of the
City of Brampton Planning Area


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-~~277~~ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. Amendment Number OP2006-~~003~~ 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 12 day of February 2007.


Susan Fennell – Mayor


Kathryn Zammit – Clerk



Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
CG
DATE 19 02 07

AMENDMENT NUMBER OP93- ~~227~~
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to

- Change the designation of the subject lands in the Official Plan from "Private Commercial Recreation" to "Residential." [Note: the intended district commercial use is permitted by the Residential designation]
- Change the designation of the subject lands in the Heart Lake East Secondary Plan from "Private Commercial Recreation" to "District Commercial"
- Show the approved revised alignment of the "Proposed Heart Lake Road Diversion" in the Secondary Plan.
- Establish site-specific design principles in the Secondary Plan for the subject lands.

2.0 Location:

The lands subject to this amendment are in the Heart Lake East Secondary Plan area, located on the north side of Bovaird Drive, approximately 200 metres west of Highway 410. The lands are approximately 5.7 hectares (14 acres) in size, and described as Part of Lot 11, Concession 2 E.H.S., in the City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

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

- (1) By changing on Schedule "A", General Land Use Designations, of the Official Plan, the designation of the lands shown outlined on Schedule A to this amendment from "Private Commercial Recreation" to "Residential."



- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 4: The Heart Lake East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 277.

The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Heart Lake East Secondary Plan (being Chapter C53 of Section C of Part C and Plate Number 45) are hereby further amended by

- (1) changing on the "Extract From Plate 45" the land use designation as shown on Schedule B to this amendment from "Private Commercial Recreation" to "District Commercial."
- (2) changing on the "Extract From Plate 45" the alignment of the "Proposed Heart Lake Road Diversion" as shown on Schedule B to this amendment.
- (3) adding to the legend on the "Extract From Plate 45" a "District Commercial" designation, as shown on Schedule B to this amendment.
- (4) renumbering sections 5.6, 5.7, 5.8 and 5.9 to 5.7, 5.8, 5.9 and 5.10, respectively, and adding the following as section 5.6

- "5.6 District Commercial: The lands designated District Commercial, south and east of "Heart Lake Road Diversion" and north of Bovaird Drive, are permitted a range of service and retail commercial uses serving the nearby neighbourhood areas as well as a major sub-area of the City, subject to the policies of this section. The permitted uses include a home improvement retail warehouse but not a supermarket or automotive related uses.
- (a) development of the lands shall include appropriate buffering for the environmentally sensitive area to the east, as determined by the applicable Conservation Authority.
 - (b) Despite the prominence of a single user, anchor building, additional buildings are encouraged to locate along the Heart Lake Road or Bovaird Drive frontages, subject to adequate provision of parking on




the entire site. These additional buildings are intended to provide for businesses that can cater to local commercial needs of the community. The buildings themselves can provide additional screening of the general parking area of the site from the public roads.

- (c) Urban design principles to be adhered, as follows, shall be based upon and supplemented by approved Urban Design Guidelines:
1. Buildings are constructed with predominantly brick and other superior quality materials on facades that are prominent from parking areas and public roads. These facades are also highly articulated with windows (visual and spandrel glass), detailed trim, vertical accents and canopies. Facades that are not facing public areas (or not readily visible from public areas) are predominantly concrete pre-cast and articulated with colour and texture to break up any large expanse of walls.
 2. Architectural treatment provided on rooflines to show varying heights and cornices.
 3. Service/loading areas are located away from roads and screened from all streets to the greatest extent possible.
 4. Outdoor sales, display and storage areas are only permitted in association with a Home Improvement Retail Warehouse, and such outdoor areas are not readily visible from public roads.
 5. Drive-through facilities, including queue lanes, are not permitted along building facades facing public roads
 6. Superior quality landscaping (both hard and soft elements) is provided along the Heart Lake Road and Bovaird Drive frontages to reduce the visual



impact of the general parking area and to complement pedestrian paths.

7. Superior quality landscaped treatment is provided at the primary entrance to the site and in close proximity to the Bovaird Drive and Heart Lake Road intersection to create a desirable entry to the site
8. Pedestrian paths are located at safe and convenient places to connect sidewalks, transit stops and street intersections to business entrances.
9. Unified architecture and landscape design are used throughout the entire site to create an overall attractive built form and environment.
10. Rooftop units are located and screened, to the greatest extent possible, to not be visible from public view.
11. Utilities, meters and gas and electrical pipes/connections are located at buildings away and screened from public view."



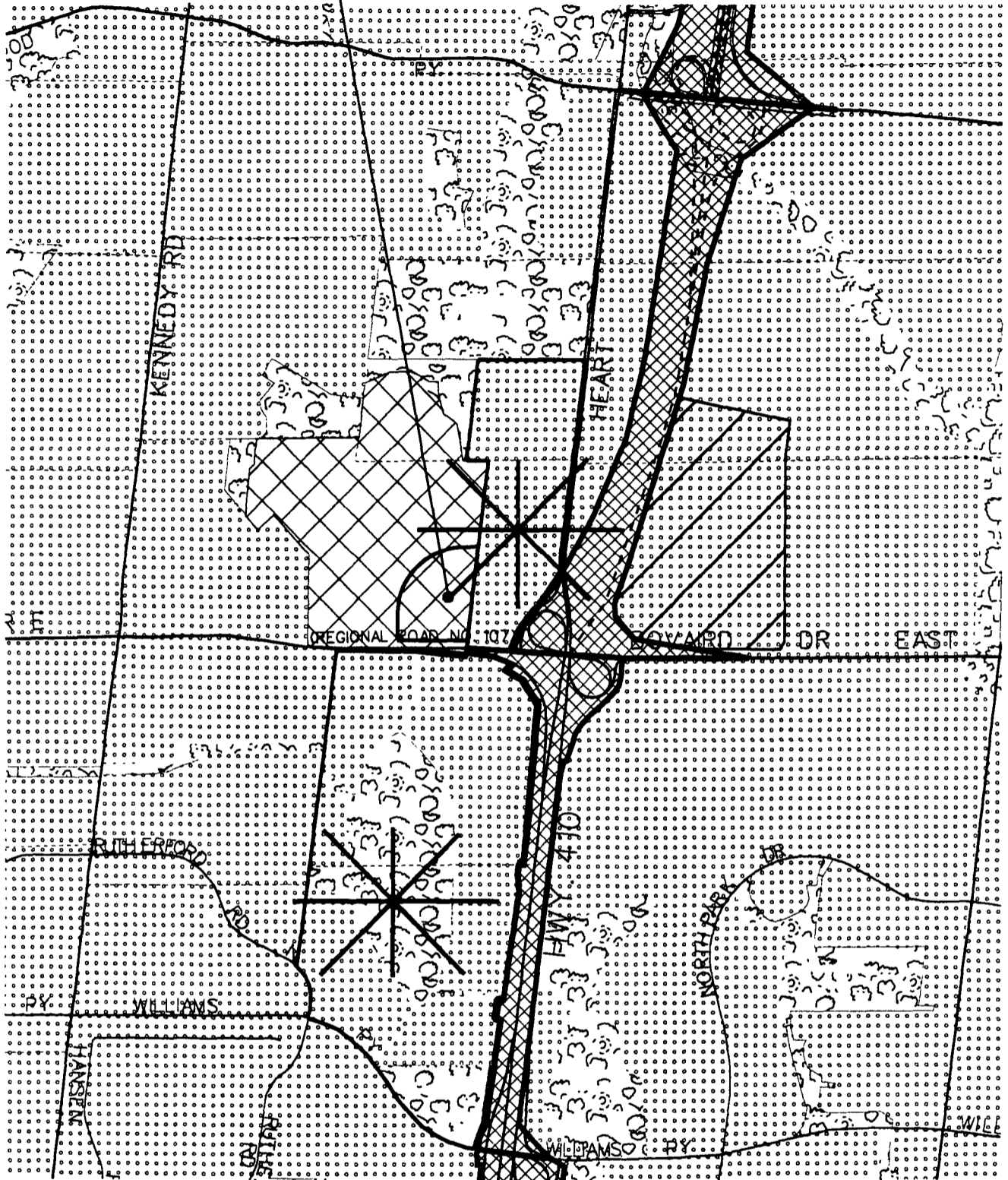
Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

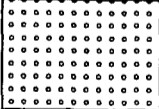

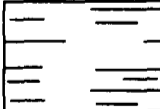


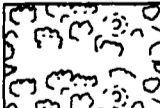
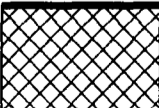

Director of Planning and Land Development Services



LANDS TO BE REDESIGNATED FROM "PRIVATE COMMERCIAL RECREATION" TO "RESIDENTIAL"



EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE 1993 BRAMPTON OFFICIAL PLAN

	RESIDENTIAL		PRIVATE COMMERCIAL RECREATION		COMMUNITY SERVICES
	REGIONAL RETAIL		PROVINCIAL FREEWAYS (407/410/427)		OPEN SPACE
			TRANSPORTATION CORRIDOR CONCEPTUAL ALIGNMENT		SPECIAL POLICY AREA

OFFICIAL PLAN AMENDMENT OP93 #. 277

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

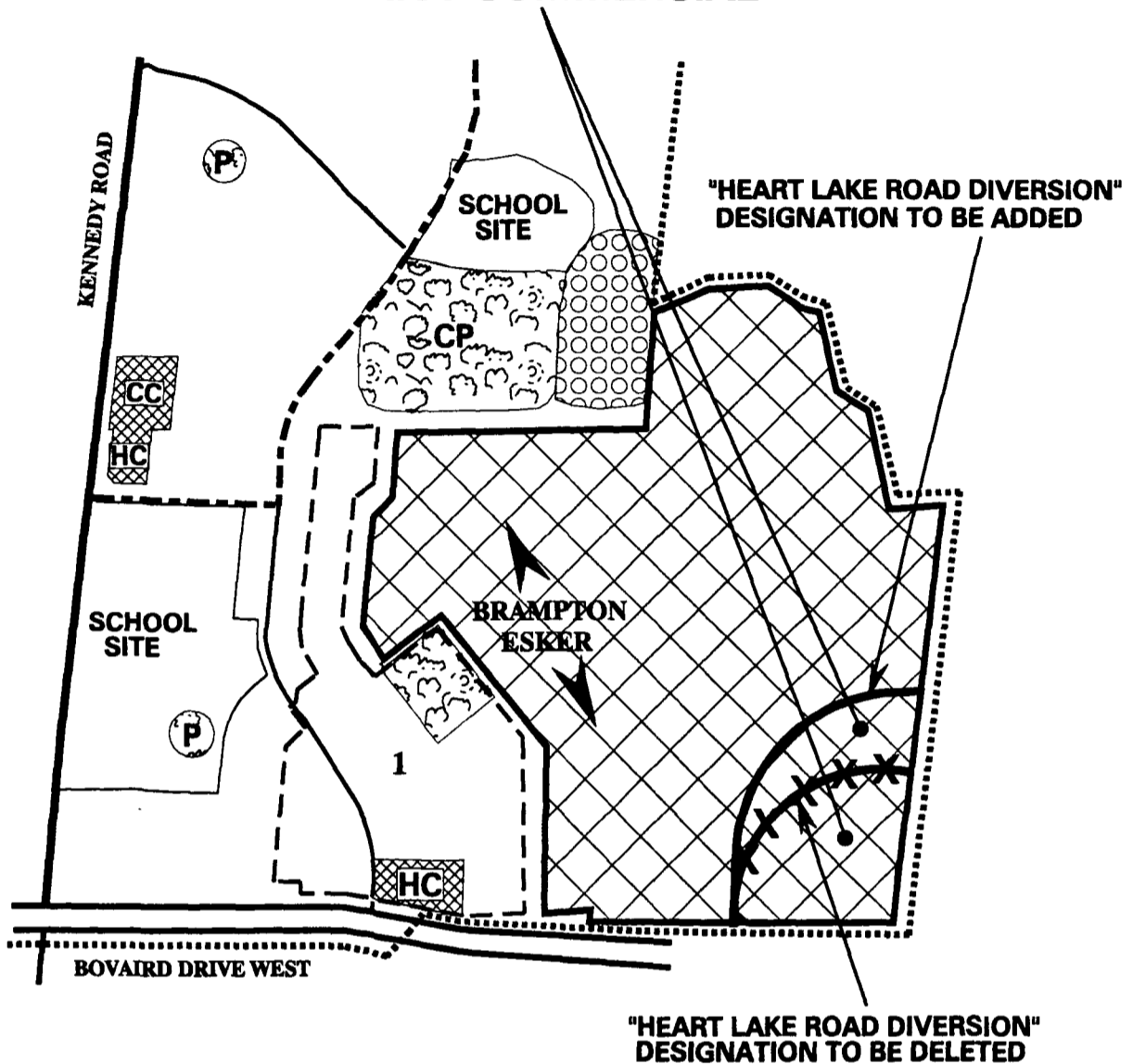
Date: 2007 01 04

Drawn by: CJK

File no. C2E11_190P1A

Map no. 26-52

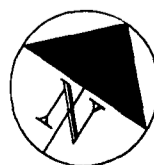
LANDS TO BE REDESIGNATED FROM "PRIVATE COMMERCIAL RECREATION" TO "DISTRICT COMMERCIAL"



EXTRACT OF SECONDARY PLANNING AREA 4, FROM THE DOCUMENT KNOWN AS HEART LAKE EAST SECONDARY PLAN AREA

	Bovaird-Kennedy Area Boundary		Institutional		Private Commercial Recreation
	Low & Medium Density Residential		Provincial Highway		Public Open Space Hazard Lands
	Convenience Commercial		Minor Arterial Road		Public Open Space Gravel Pit (Brampton Esker)
	Highway Commercial		Collector Road		Public Open Space Community Park
	District Commercial		Minor Collector Road		Public Open Space Parkette
			Special Policy Area 1		

OFFICIAL PLAN AMENDMENT OP93 #. 277



CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 01 04

Drawn by: CJK

Schedule B

File no. C2E11_19OPAD

Map no. 26-52

AMENDMENT NUMBER OP93-~~277~~ and OP2006-~~003~~
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

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3.0 Amendments and Policies Relative Thereto:

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

- (1) By deleting on Schedule "E", Major Recreational Open Space, the "Private Commercial Recreation" designation on the lands shown outlined on Schedule B to this amendment.



- (2) By adding on Schedule "A2", Retail Structure, the "District Retail" designation on the lands shown outlined on Schedule C to this amendment.
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 4: The Heart Lake East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-277 and OP2006-003.



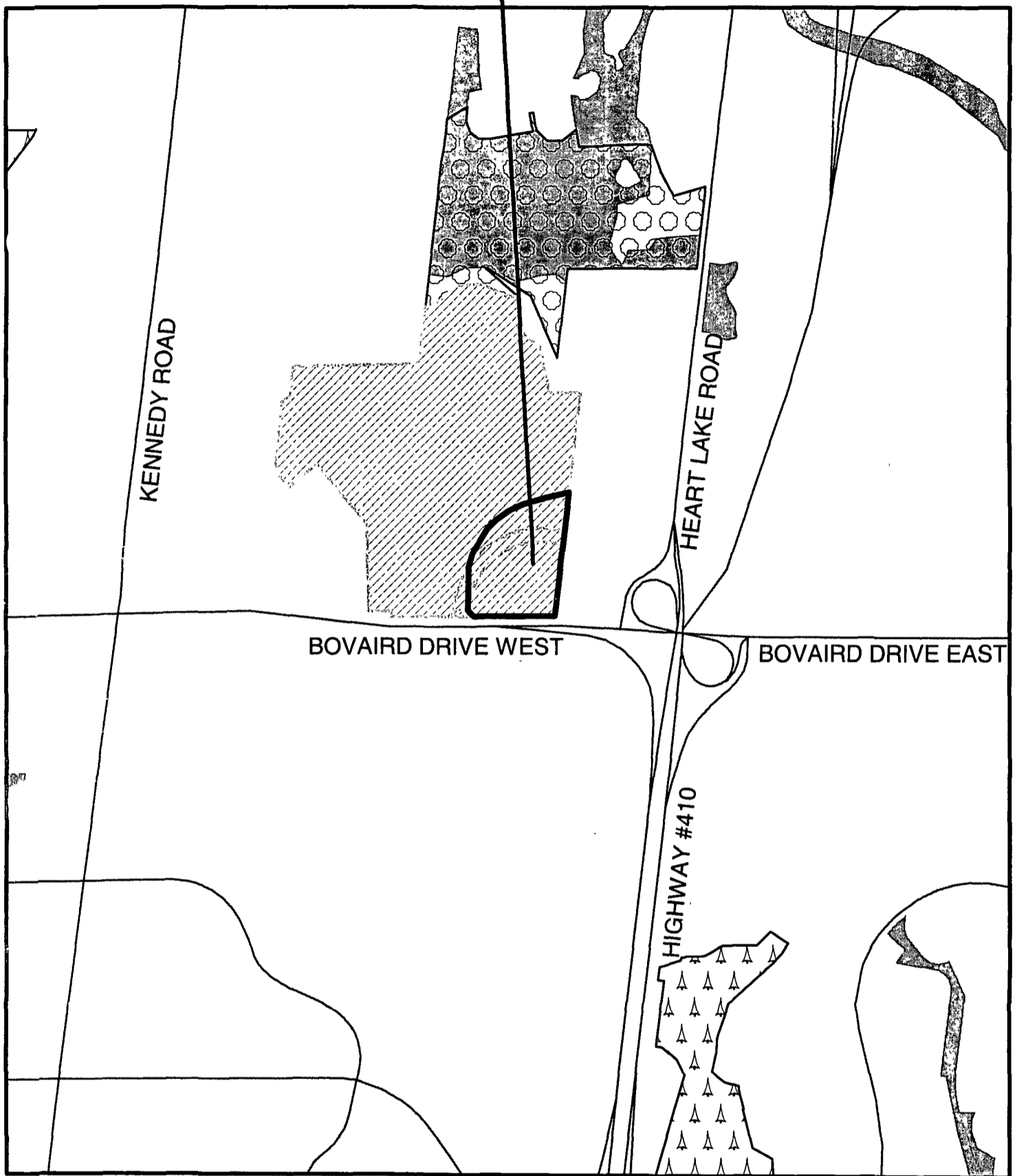
Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

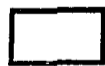
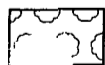
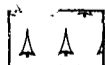

Director of Planning and Land Development Services

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**"PRIVATE COMMERCIAL RECREATION"
DESIGNATION TO BE DELETED**



EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) OF THE 2006
CITY OF BRAMPTON OFFICIAL PLAN ADOPTED BY CITY COUNCIL ON OCTOBER 11, 2006

-  SUBJECT LANDS
-  CITY WIDE
-  COMMUNITY PARK
-  PRIVATE COMMERCIAL RECREATION

1: 13 000
0 100 200
Meters

NOTE: CITY ADOPTED OFFICIAL PLAN SUBJECT TO REGION OF PEEL APPROVAL

OFFICIAL PLAN AMENDMENT *OP2006 #. 003*
OP93 # 277

Schedule A *TO B/L 42-2007*

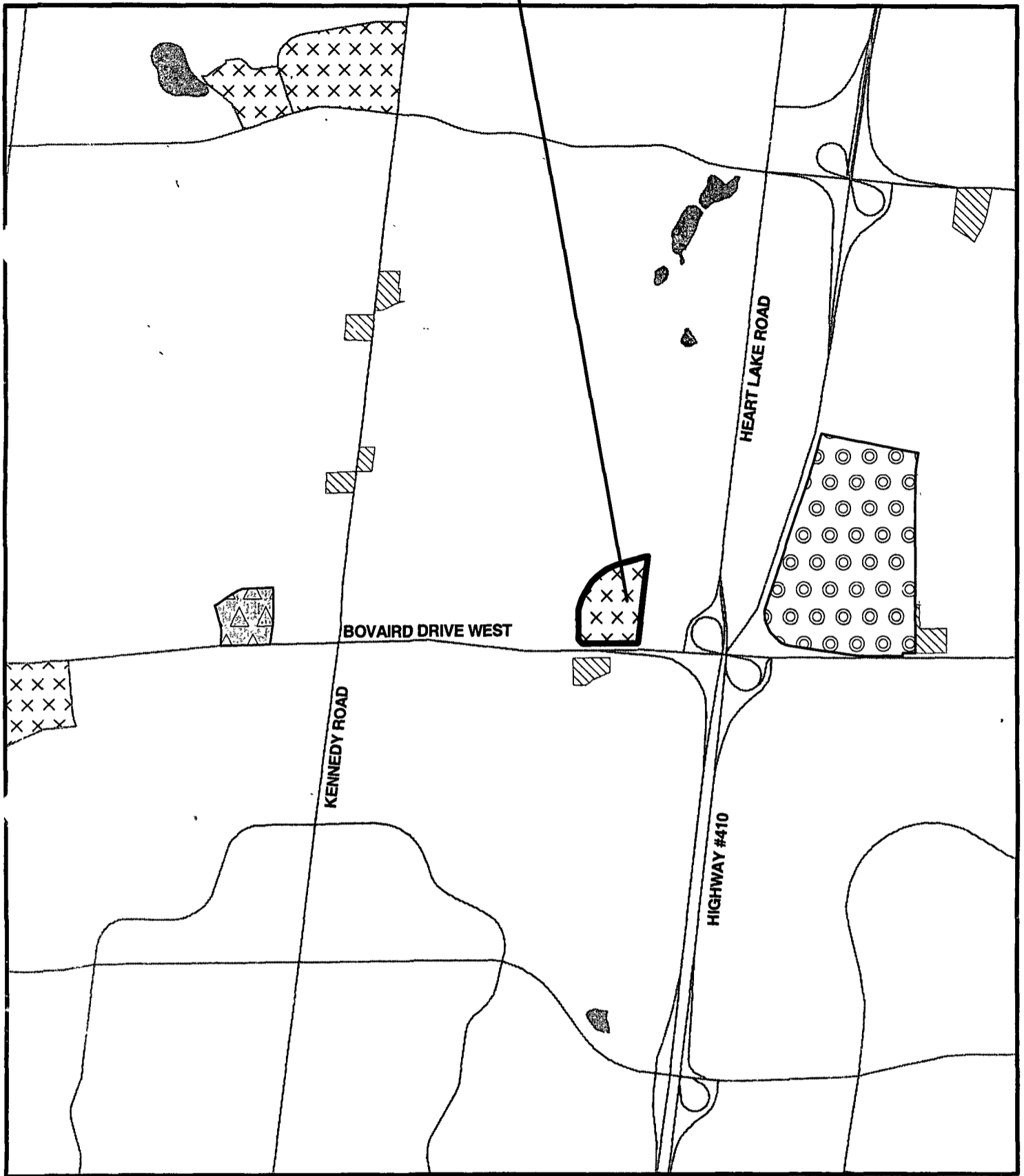


**PLANNING,
DESIGN &
DEVELOPMENT**




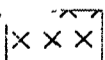



Date: 2007 01 04 Drawn By: CJK
File: C2E11.190PAB Map No.: 26-52

"DISTRICT RETAIL" DESIGNATION TO BE ADDED



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE 2006 CITY OF BRAMPTON
OFFICIAL PLAN ADOPTED BY CITY COUNCIL ON OCTOBER 11, 2006

- | | | | |
|--|----------------------|---|--------------------|
|  | SUBJECT LANDS |  | CONVENIENCE RETAIL |
|  | Regional Retail | | |
|  | DISTRICT RETAIL | | |
|  | NEIGHBOURHOOD RETAIL | | |

1: 19 000



NOTE: CITY ADOPTED OFFICIAL PLAN SUBJECT TO REGION OF PEEL APPROVAL

OFFICIAL PLAN AMENDMENT ^{OP}2006 #. 003
 OP93# 277
Schedule B TO B/C 42-2007



PLANNING,
DESIGN &
DEVELOPMENT



Date: 2007 01 05

Drawn By: CJK

File: C2E11.19OPAC

Map No : 26-52

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 42-2007 being a by-law to adopt Official Plan Amendment OP93-277 and By-law 43-2007 to amend Zoning By-law 270-2004 as amended – Ranburne Holdings Limited (Lowe's) File C2E11.19

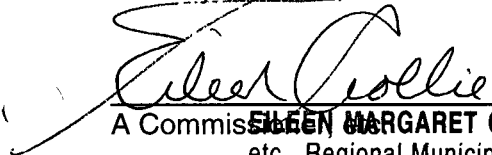
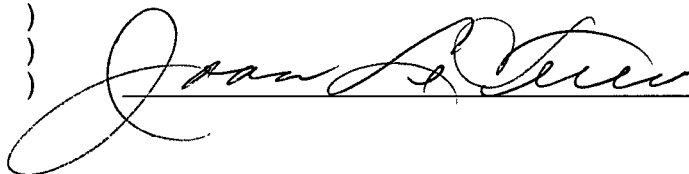
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 42-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of February, 2007, to adopt Amendment Number OP93-277 to the 1993 Official Plan.
3. By-law 43-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of February, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 42-2007 as required by section 17(23) and By-law 43-2007 as required by section 34(18) of the *Planning Act* was given on the 21st day of February, 2007, 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 respects 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. OP93-277 is deemed to have come into effect on the 14th day of March, 2007, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 43-2007 is deemed to have come into effect on the 12th day of February, 2007, in accordance with Section 34(19) 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
16th day of March, 2007.



MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.