



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 44-2003

To Adopt Amendment Number OP93- 207  
to the Official Plan of the  
City of Brampton Planning Area

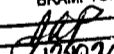
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 207 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 FENELL - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON  
  
DATE 2/27/03

Approved as to Content:

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

AMENDMENT NUMBER OP93- ~~207~~  
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 Central Area Mixed Use purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on the west side of Mill Street North and north of the Canadian National Railway tracks. The property has a frontage of approximately 51.5 metres (168.9 feet) on Mill Street North and has a frontage of approximately 58.8 metres (193.0 feet) on Joseph Street, and is located in Part of Lot 6, Concession 1, West of Hurontario Street in the City of Brampton.

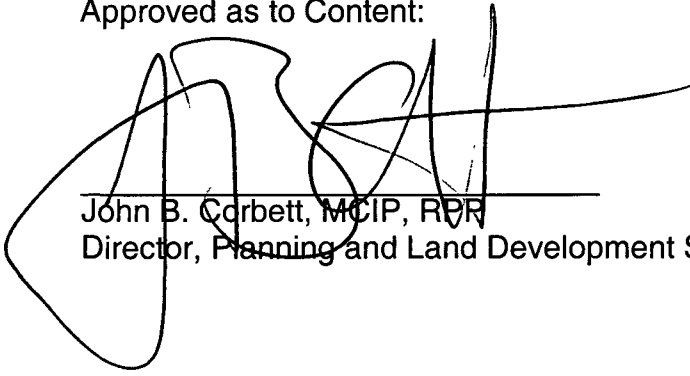
3.0 Amendments and Policies Relative Thereto:

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 7 : The Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- ~~207~~.
- (2) by changing on Schedule SP7(A) of Chapter 7 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Medium High/High Density" to "Central Area Mixed Use".
- (3) by adding the following after policy 5.1.2.10:
  - "5.1.2.11 The lands located on the west side of Mill Street North and north of the Canadian National Railway, known municipally as 57 Mill Street North is intended for offices, retail, commercial and service commercial uses and shall be subject to the following principles:

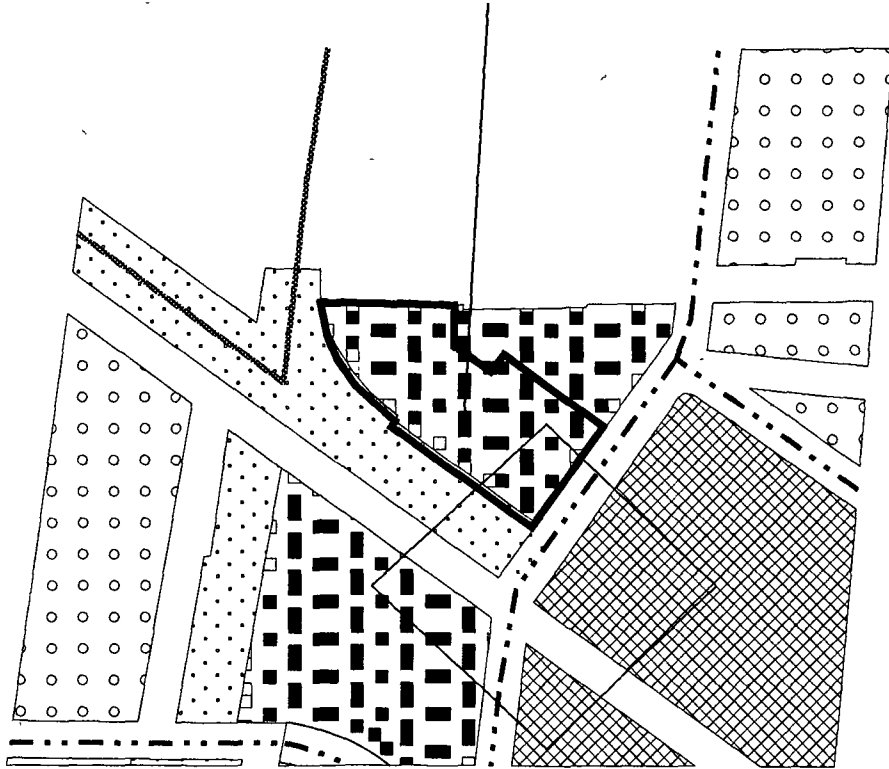
- (a) the maximum gross floor area shall not exceed 4,459.2 square metres.

Approved as to Content:

A large, stylized handwritten signature in black ink, appearing to read 'John B. Corbett', is written over a horizontal line.

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

# LANDS TO TO BE REDESIGNATED FROM "RESIDENTIAL - MEDIUM HIGH/HIGH DENSITY" TO "COMMERCIAL - CENTRAL AREA MIXED USE"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

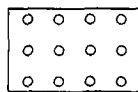
## LAND USE

 **Subject Lands**

### RESIDENTIAL



**Low Density**

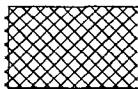


**Medium Density**



**Medium High / High Density**

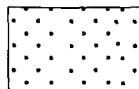
### COMMERCIAL



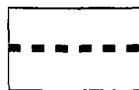
**Central Area Mixed Use**

## TRANSPORTATION

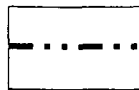
**Transportation Facilities**



**Minor Arterial Road**



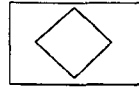
**Collector Road**



**Local Road**

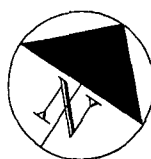


**Grade Separation**



OFFICIAL PLAN AMENDMENT OP93 #. 207

Schedule A



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2003 01 17

Drawn by: CJK

File no. C1W6.64

Map no. 42-166J

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 44-2003 being a by-law to adopt Official Plan Amendment OP93-207 and By-law 45-2003 to amend Comprehensive Zoning By-law 200-82 as amended (WESTON CONSULTING GROUP INC., on behalf of 1037319 Ontario Limited) File C1W6.64

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

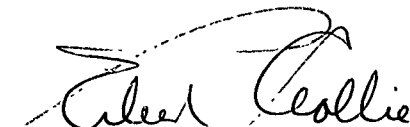
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 44-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of February, 2003, to adopt Amendment Number OP93-207 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 45-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of February, 2003, to amend Comprehensive Zoning By-law 200-82, as amended.
4. Written notice of By-law 44-2003 as required by section 17(23) and By-law 45-2003 as required by section 34(18) of the *Planning Act* was given on the 5<sup>th</sup> 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.
5. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-207 is deemed to have come into effect on the 26<sup>th</sup> 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                )  
26<sup>th</sup> day of March, 2003.            )



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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.**