



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

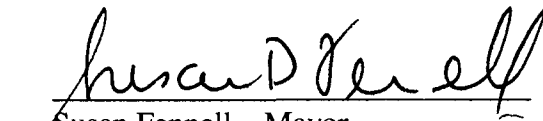
Number 46-2006


To Adopt Amendment Number OP93- 259
to the Official Plan of the
City of Brampton Planning Area

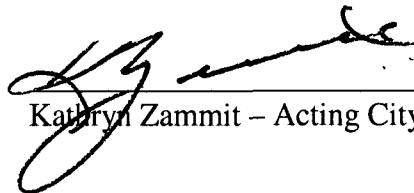
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 259 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 13 day of February 2006.


Susan Fennell – Mayor

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE <u>Feb 9 06</u>


Kathryn Zammit – Acting City Clerk

Approved as to Content:


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

AMENDMENT NUMBER OP93 - **259**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

- to modify a Special Policy Area within the Central Area Mixed Use designation of the Downtown Brampton Secondary Plan (Area #7) to permit a high density residential land use; and,
- to provide site specific policies to limit the height, floor space index and number of uses in a residential apartment building.

2.0 Location:

The lands affected by this amendment are located on the north side of John Street, east of Harmsworth Lane. The municipal address is 10-12 John Street, 16-20 John Street and Part of 21 Queen Street East. The property has a frontage of approximately 70 metres (230 feet) along John Street. It is located in Concession 1, Part of Lot 5, East 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: Downtown Brampton as set out in Part II: Secondary Plans, Amendment Number OP93-**259**
- (2) by deleting section 5.1.2.9 of Chapter 7 of Part II: Secondary Plans and substituting it with the following:

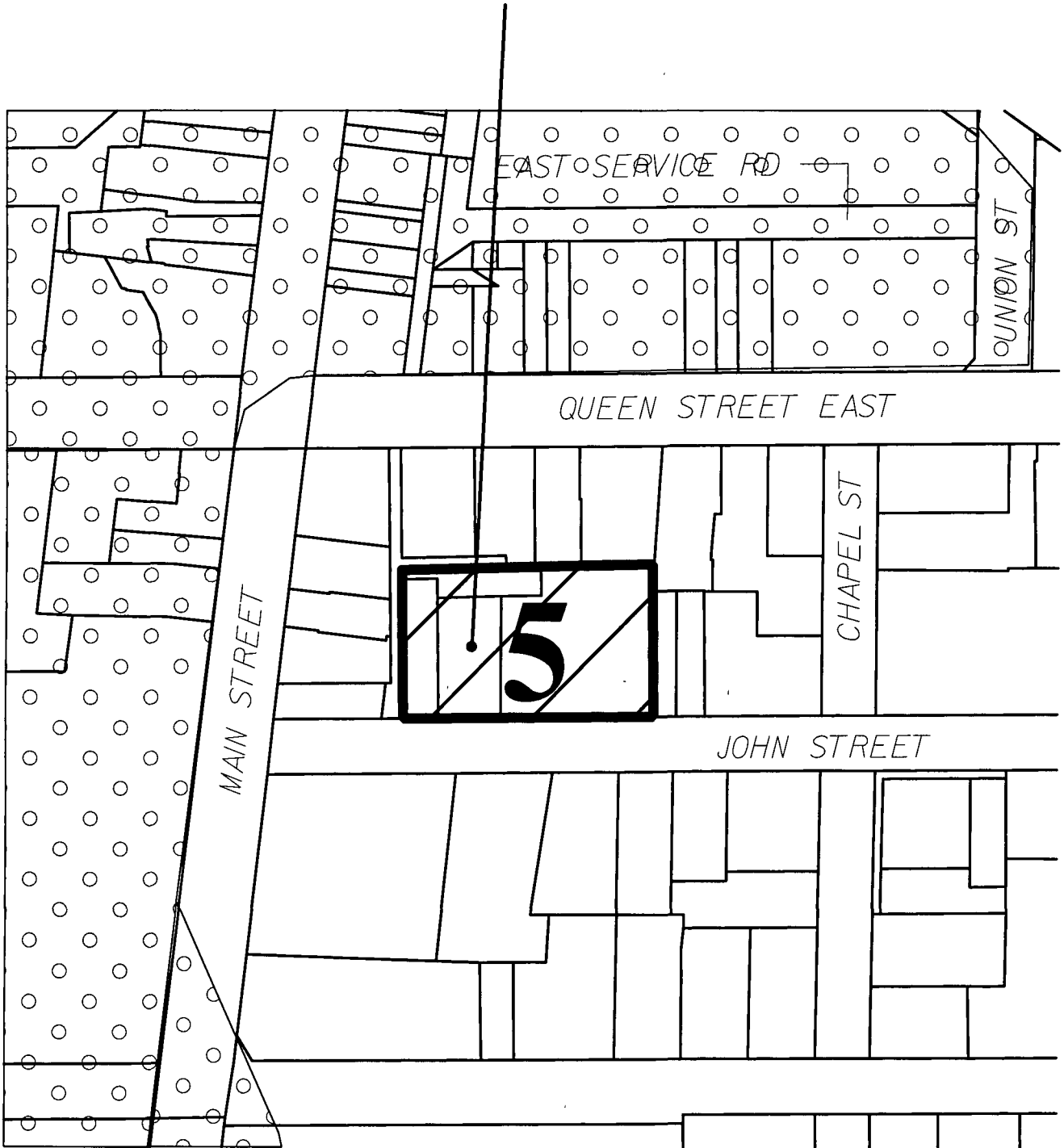
“5.1.2.9 The lands located on the north side of John Street, adjacent to Harmsworth Lane, east of Main Street South (0.27 hectares or 0.68 acres) which are known municipally as 10, 12, 16, 18 and 20 John Street, and a part of 21 Queen Street East, may be developed for high density residential purposes at a maximum Floor Space Index of 6.05, a maximum building height of 15 storeys (or 46 metres), and a maximum of 200 residential units subject to the provisions of “Special Policy Area Number 5” in section 5.6.5 of this chapter.”
- (3) by revising the boundary of “Special Policy Area Number 5” on Schedule SP7(C) of Chapter 7 of Part II: Secondary Plans, in accordance with the boundary shown on and replacing it with Schedule “A” to this amendment.

Approved as to Content:

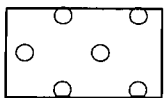


Adrian J. Smith, MCIP, RPP
Director, Planning & Land Development Services

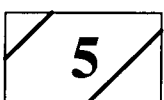
LANDS TO BE DESIGNATED AS SPECIAL POLICY AREA NO. 5



EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE CITY OF DOWNTOWN SECONDARY PLAN

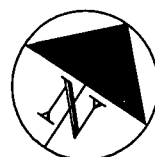


Special Policy Area 1 (Refer To Policy 5.6.1)



Special Policy Area 5 (Refer To Policy 5.6.5)

OFFICIAL PLAN AMENDMENT OP93 #. 259



CITY OF BRAMPTON
Planning, Design and Development

Date 2006 01 06

Drawn by CJK

File no. C1E5 51opaa

Map no. 60-62

Schedule A

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 46-2006 being a by-law to adopt Official Plan Amendment OP93-259 and By-law 47-2006 to amend Zoning By-law 270-2004, as amended - Region of Peel Housing and Property Inc - File C1E5.51


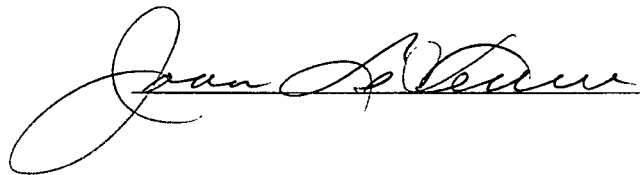
DECLARATION

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 46-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of February, 2006, to adopt Amendment Number OP93-259 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 47-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of February, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 46-2006 as required by section 17(23) and By-law 47-2006 as required by section 34(18) of the *Planning Act* was given on the 28th day of February, 2006, 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 this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-259 is deemed to have come into effect on the 21st day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 47-2006 is deemed to have come into effect on the 13th day of February, 2006, 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)
21st day of March, 2006)



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