



THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

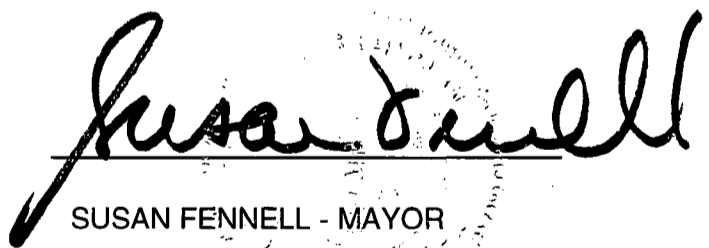
Number 78-2014

To Adopt Amendment Number OP 2006- 098  
to the Official Plan of the  
City of Brampton Planning Area

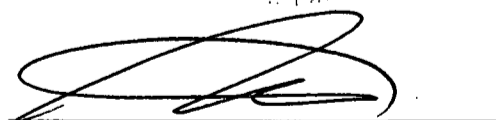
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 098 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 9<sup>TH</sup>  
day of April 2014 .



SUSAN FENNEL - MAYOR



PETER FAY - CLERK

AMENDMENT NUMBER OP 2006 -098  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 098  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to provide specific policies for the development of a motor vehicle sales and leasing establishment with associated motor vehicle repair and washing uses.

2.0 Location:

The lands subject to this amendment are located on the east side of Hurontario Street approximately 162 metres south of Mayfield Road. The property has a frontage of approximately 42 metres (138 ft.) on Hurontario Street, and is located in part of Lot 17, Concession 1, E.H.S. 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 adding to the list of amendments pertaining to Secondary Plan Area Number 1 : The Snelgrove Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 098 .

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Snelgrove Secondary Plan (being Part II Secondary Plans, as amended), are hereby further amended:

- (1) by changing on Schedule SP1A of Chapter 1A of Part II : Secondary Plans, the land-use designation of the lands shown outlined on Schedule A to this amendment from "Low Density Residential-Snelgrove East" to "Highway Commercial" and "Special Policy Area 6";

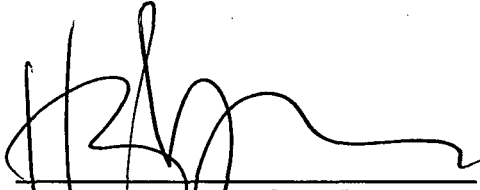
- (2) by adding the following as Section 6.1.2 of Chapter 1A of Part II : Secondary Plans:

"6.1.2 The lands designated Highway Commercial – Special Policy Area 6 shall only be used for motor vehicle sales and leasing with

accessory motor vehicle repair and washing, and be subject to the following design principles:

- i. the massing of the building shall have a two-storey appearance from the street to establish a street presence and reinforce the streetscape;
- ii. the building shall be located close to Hurontario Street to reinforce the streetscape and minimize the visual impact of parking areas at the rear of the site;
- iii. building facades shall be designed and constructed with quality building material (such as brick and stone) and shall include large proportions of glazing (such as vision glass) on building facades that are visible from the street.”

Approved as to Content:

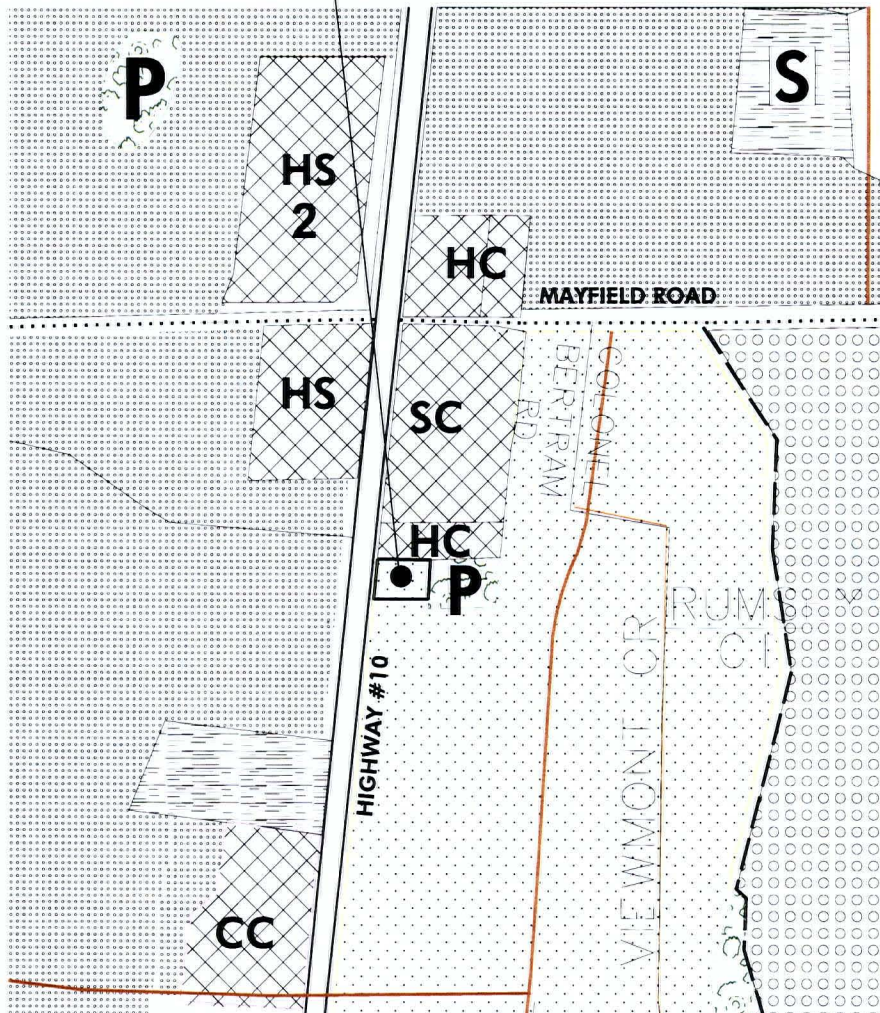


Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy and Growth Management

C01E17.027

APPROVED AS TO FORM
BY: 7.2
LEGAL SERVICES
DATE: 27/03/14

Lands to be redesignated from "LOW DENSITY RESIDENTIAL - SNELGROVE EAST" to "HIGHWAY COMMERCIAL" and "SPECIAL POLICY AREA 6"



EXTRACT FROM SCHEDULE SP1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE SECONDARY PLAN

- |  |  |  |                         |
|--|--|--|-------------------------|
|  | Low Density Residential - Snelgrove East         |  | Public Open Space       |
|  | Low Density Residential - Snelgrove North & West |  | Parkette                |
|  | Institutional                                    |  | Hazard Land             |
|  | Separate Elementary School Site                  |  | Fill Regulation Line    |
|  | Service Commercial                               |  | Major Arterial Road     |
|  | Convenience Commercial                           |  | Major Arterial Road     |
|  | Highway Commercial                               |  | Local Road              |
|  | Highway and Service Commercial                   |  | Special Policy Area Two |
|  |  |  | Special Policy Area Six |



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 78-2014 being a by-law to adopt Official Plan Amendment OP2006-098 and By-law 79-2014 to amend Zoning By-law 270-2004 as amended, John Marshall Planning and Management Consulting Inc. – Dinesh Patel and Hardial Bhella (File C01E17.027)


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 78-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 9<sup>th</sup> day of April, 2014, to adopt Amendment Number OP2006-098 to the 2006 Official Plan.
3. By-law 79-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 9<sup>th</sup> day of April, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 78-2014 as required by section 17(23) of the *Planning Act* was given on the 24<sup>th</sup> day of April, 2014, 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. Written notice of By-law 79-2014 as required by section 34(18) of the *Planning Act* was given on the 24<sup>th</sup> day of April, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. 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.
8. OP2006-098 is deemed to have come into effect on the 15<sup>th</sup> day of May, 2014, 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 )  
21<sup>st</sup> day of May, 2014 )

  
\_\_\_\_\_  
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.