



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 93-2007

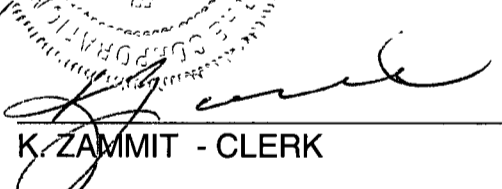
To adopt Amendment Number OP93-~~278~~ and OP2006- ~~007~~
to the Official Plan of the City
of Brampton Planning Area

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- 278 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- 007 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 28 day of March, 2007


 SUSAN FENNELL - MAYOR


 K. ZAMMIT - CLERK

Approved as to Content:



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

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

C.C.C.
E 02 21 07

AMENDMENT NUMBER 93- 278
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

This Amendment pertains to the Sandringham Wellington Secondary Plan. Specifically, the amendment relocates "Neighbourhood Commercial" and "Highway Commercial" designations from their previous location on the north side of Father Tobin Road to an area within the applicant's associated draft approved subdivision plan, lands at the south-east intersection of Dixie Road and Countryside Drive as shown on Schedule "A" to this amendment. The development of a neighbourhood commercial plaza in this locale is supported through (1) the approval of site specific design guidelines which have assisted in the approval of an associated site specific zoning by-law; and, (2) the re-introduction of the commercial block back into the applicant's draft approved plan via the submission of a final M-Plan.

2.0 Location:

The lands subject to this amendment comprise an area of approximately 3 hectares (7.5 acres) and are located at the south-east intersection of Dixie Road and Countryside Drive. The lands are described as within part of Lot 15, Concession 4, E.H.S.

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:

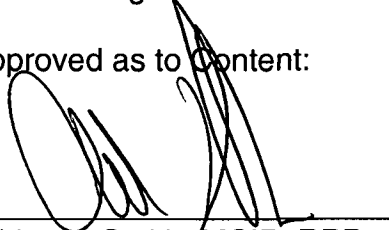
(1) by adding to the list of amendments pertaining to Secondary Plan Area Number 28: Sandringham Wellington, as set out in Part II: Secondary Plans, Amendment Number OP93- 278.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandringham Wellington Secondary Plan (being Part II, Secondary Plans, as amended), are hereby further amended:

(2) by changing on Schedule SP28 (A) of Part IV, of Chapter 28 of Part II, Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low Density Residential" to "Highway Commercial".

(3) by changing on Schedule SP28 (A) of Part IV, of Chapter 28 of Part II, Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low Density Residential" to "Neighbourhood Commercial".

Approved as to Content:

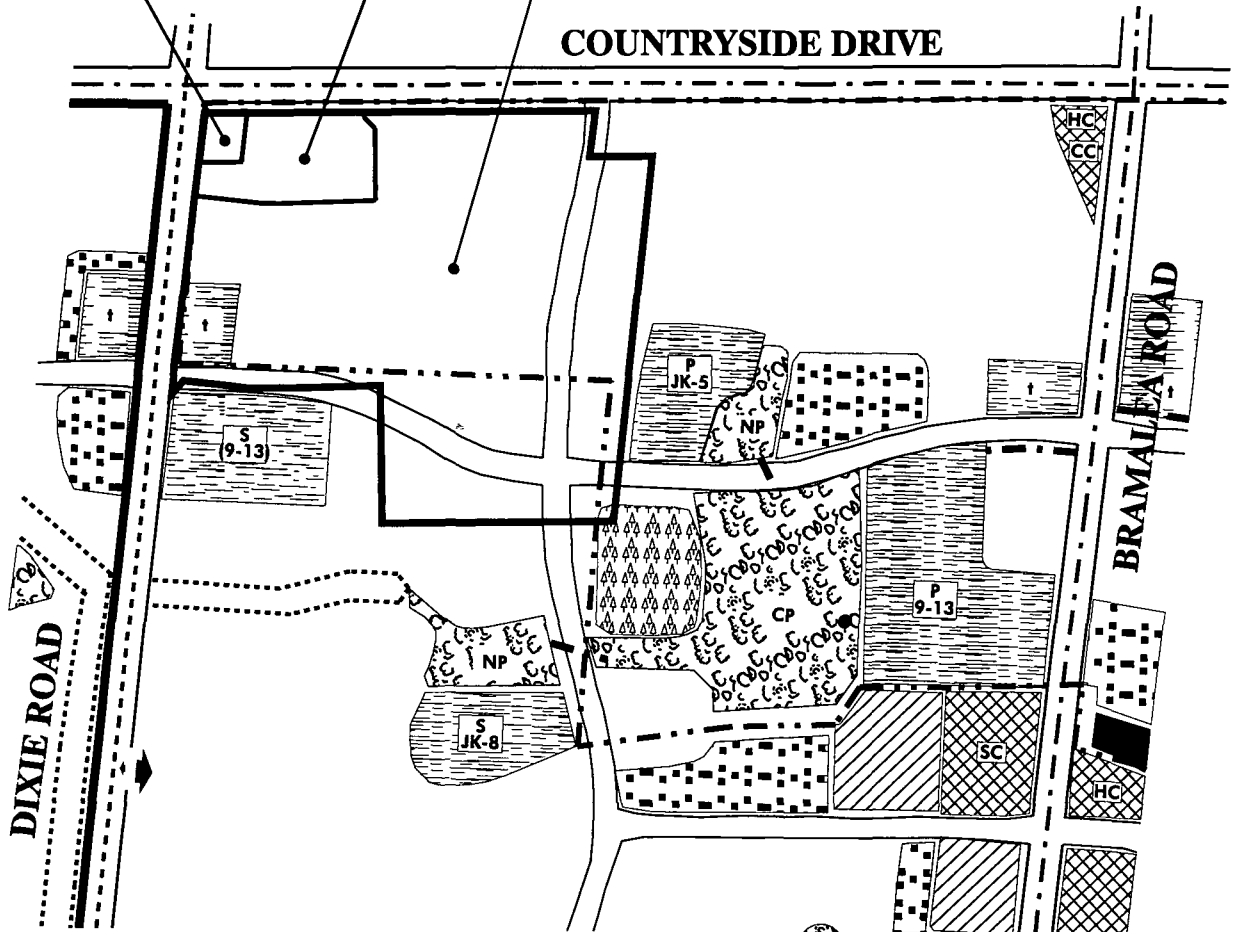


Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services.

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGHWAY COMMERCIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBOURHOOD COMMERCIAL"

OTHER LANDS OWNED BY APPLICANT



EXTRACT FROM SCHEDULE SP28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

- | | |
|--|--|
| Low Density Residential | Separate Elementary School* |
| Medium Density Residential | Separate High School* |
| High Density Residential | Convenience Commercial |
| Neighbourhood Park | Highway Commercial |
| Community Park | Service Commercial (Office) |
| Woodlot | Major Arterial Road |
| Pedestrian / Bicycle Links | Minor Arterial Road |
| Valleyland | Minor Collector Road Access |
| Institutional (Hospital, Church, Fire Station, Library, Police Station & Community Club) | Collector Road |
| Public Elementary School * | Lands Affected By the New Housing Mix & Density Categories |
| Public High School * | |

OFFICIAL PLAN AMENDMENT OP93 #. 278

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 02 22

Drawn by: CJK

File no C4E15.6opaa

Map no 28-34

AMENDMENT NUMBER OP2006-004
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The development of a neighbourhood commercial plaza in this locale is supported through (1) the approval of site specific design guidelines which have assisted in the approval of an associated site specific zoning by-law; and, (2) the re-introduction of the commercial block back into the applicant's draft approved plan via the submission of a final M-Plan. The amendment relocates "Neighbourhood Commercial" and "Highway Commercial" designations from their previous location on the north side of Father Tobin Road to an area within the applicant's associated draft approved subdivision plan, lands at the south-east intersection of Dixie Road and Countryside Drive. Accordingly, the purpose of this amendment is to:

- add to Schedule "A2" , Retail Structure of the Official Plan a "Neighbourhood Retail" designation for the subject lands; and,
- change the land use designation of the subject lands in the Sandringham Wellington Secondary Plan from "Low Density Residential" to "Neighbourhood Commercial" and "Highway Commercial."

2.0 Location:

The lands subject to this amendment comprise an area of approximately 3 hectares (7.5 acres) and are located at the south-east intersection of Dixie Road and Countryside Drive. The lands are described as within part of Lot 15, Concession 4, E.H.S.

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 Schedule "A2", Retail Structure, the "Neighbourhood Retail" designation for the lands shown outlined on Schedule A to this amendment.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 28: Sandringham Wellington, as set out in Part II: Secondary Plans, Amendment Number OP2006-004.

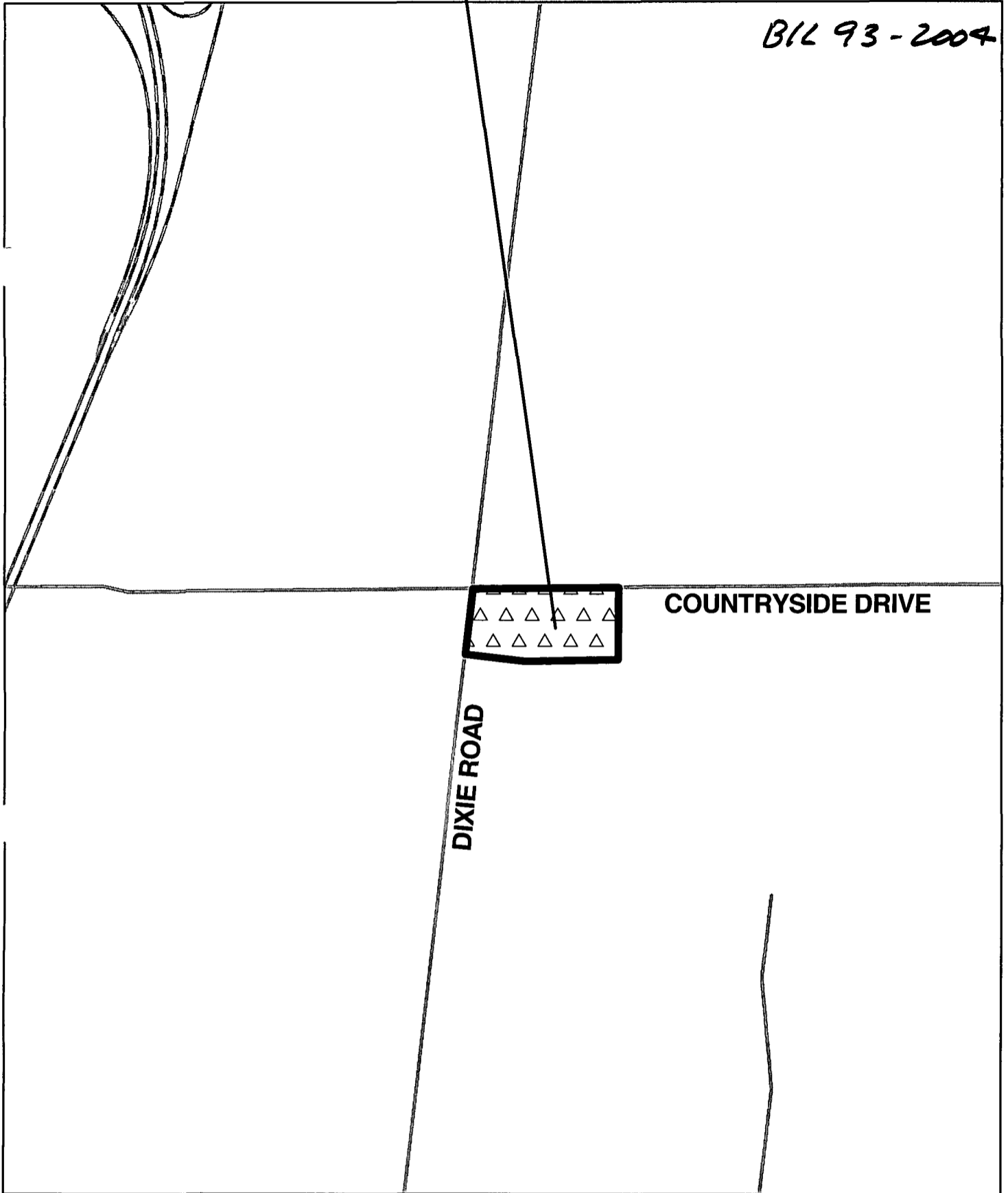
Approved as to Content:



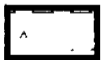
Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services.

"NEIGHBOURHOOD RETAIL" DESIGNATION TO BE ADDED

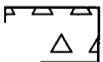
B/L 93-2004



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

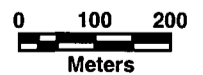


SUBJECT LANDS



NEIGHBOURHOOD RETAIL

1: 10 000



Meters

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

OFFICIAL PLAN AMENDMENT OP2006 # 004

Schedule A



PLANNING,
DESIGN &
DEVELOPMENT



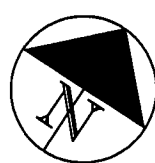
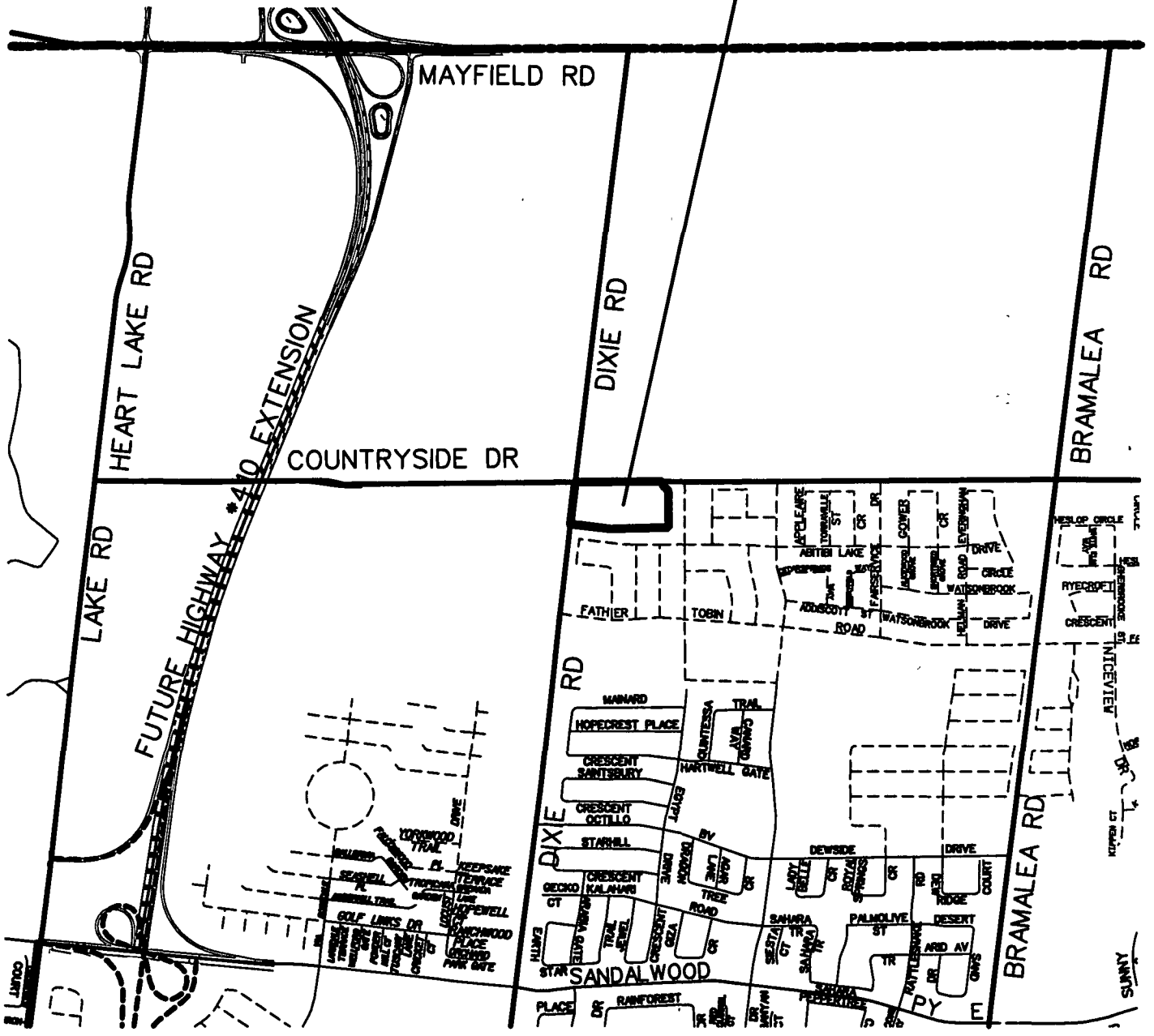
Date: 2007 02 13

Drawn By: CJK

File: C4E15 60PAA

Map No.: 28-34

SUBJECT LANDS



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 93-2007 being a by-law to adopt Official Plan Amendment OP93-278 and By-law 94-2007 to amend Zoning By-law 270-2004 as amended – Sandringham Place Inc. (Metrus Neighbourhood 802) File C4E15.6

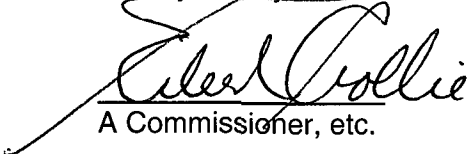
DECLARATION

I, Peter Fay, of the City of Mississauga, 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 93-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28th day of March, 2007, to adopt Amendment Number OP93-278 to the 1993 Official Plan;
3. By-law 94-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28th day of March, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 93-2007 as required by section 17(23) and By-law 94-2007 as required by section 34(18) of the *Planning Act* was given on the 10th day of April, 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 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.
7. OP93-278 is deemed to have come into effect on the 1st day of May, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 94-2007 is deemed to have come into effect on the 28th day of March, 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)
2nd day of May, 2007)


A Commissioner, etc.


Peter Fay

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