



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 136-2013

To Adopt Amendment Number OP 2006-087
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 - 087 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

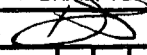
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 22nd day of May, 2013.



 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
		
DATE	10	MAY/13

AMENDMENT NUMBER OP 2006 - 087
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - ~~087~~
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to provide a land use designation and policy framework to permit the development of lands on the north side of Dean Street for Mixed Commercial/Residential purposes and to provide specific development policies.

2.0 Location:

The lands subject to this amendment are located on the north side of Dean Street, approximately 50 metres (164 feet) west of Kennedy Road South, and have a frontage of approximately 62.5 metres (205 feet). The lands are located in part of Lot 3, Concession 1 E.H.S., and are known municipally as 34-46 Dean Street, 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 54: Kennedy South Revitalization Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- ~~087~~ .

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 Kennedy Road South Revitalization Secondary Plan (Secondary Plan Area 54) (being Part II Secondary Plans, as amended) are hereby further amended:

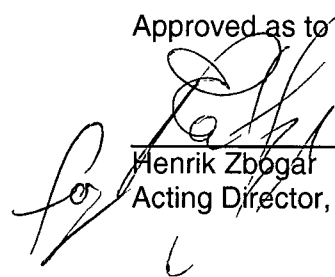
- (1) by changing on Schedule SP54(A) thereof, the land use designation of the lands shown outlined on Schedule A to this amendment from "Service Commercial, Special Policy Area 1" to "Residential Medium Density ";

(2) by adding Sub-Section 5.1.4 to Section 5.1 as follows:

“5.1.4 In conjunction with the permitted medium density residential uses, the 0.4 hectare (0.99 acre) parcel of residential land on the north side of Dean Street, approximately 50 metres east of Kennedy Road South, known municipally as 34-46 Dean Street, may be developed, used and maintained for commercial (including live-work) purposes, and is to be subject to the following urban design principles:

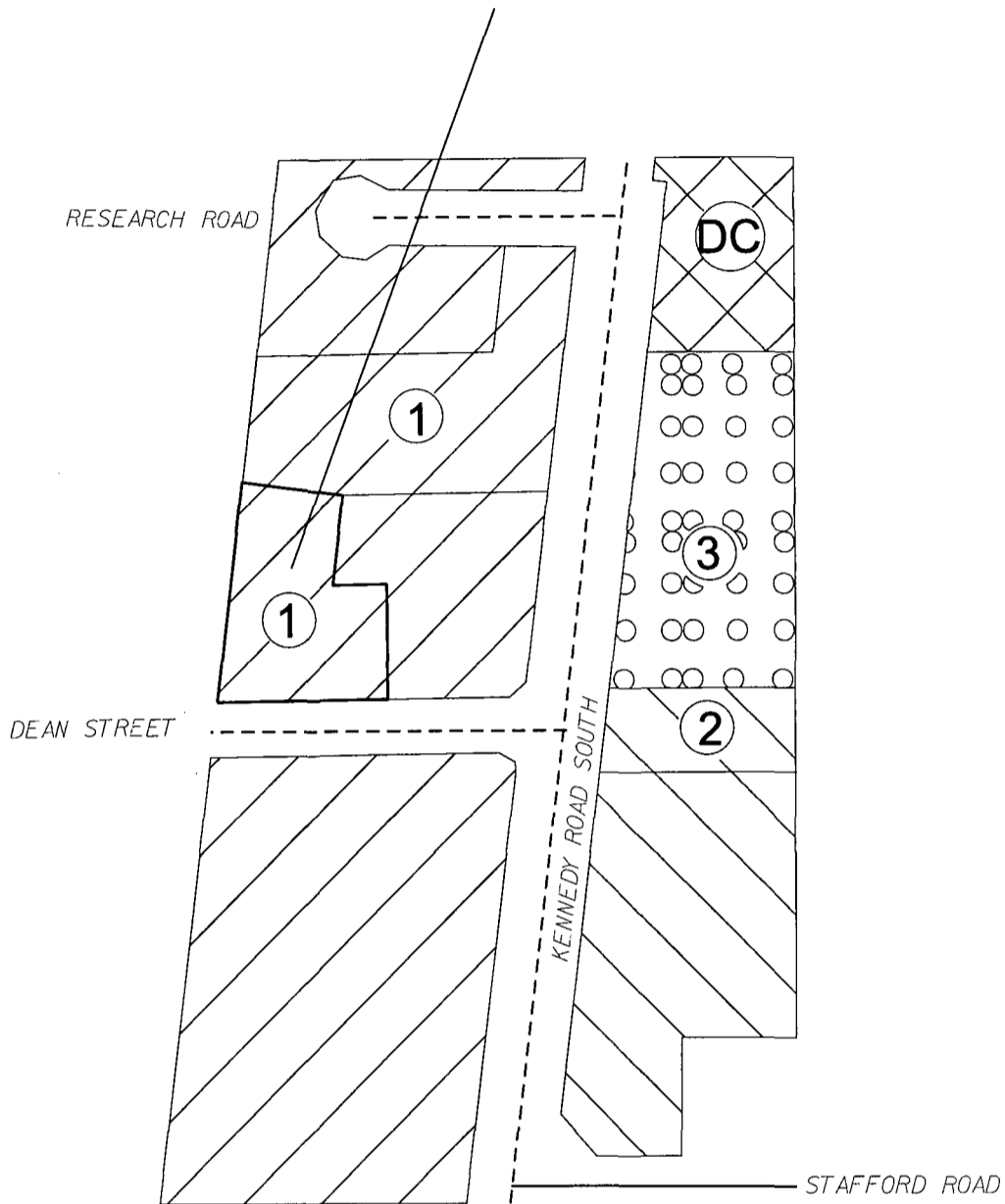
- a) use of upscale building architecture with high quality materials;
- b) use of substantial landscape buffering along the westerly lot line;
- c) screening of utilities and loading areas; and
- d) a building location in proximity to Dean Street which generally will not exceed a front yard setback of 19 metres.”

Approved as to Content:


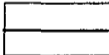

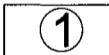
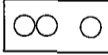


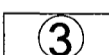
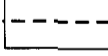



Henrik Zbogár
Acting Director, Planning Policy and Growth Management

Lands to be redesignated from "SERVICE COMMERCIAL" and "SPECIAL POLICY AREA 1" to "RESIDENTIAL MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP54(A) OF THE DOCUMENT KNOWN AS THE KENNEDY ROAD REVITALIZATION AREA SECONDARY PLAN

- | | | | |
|---|------------------------------------|--|------------------------------|
|  | SERVICE COMMERCIAL |  | COLLECTOR ROAD |
|  | MIXED INDUSTRIAL/COMMERCIAL |  | SPECIAL POLICY AREA 1 |
|  | INDUSTRIAL |  | SPECIAL POLICY AREA 2 |
|  | DISTRICT COMMERCIAL |  | SPECIAL POLICY AREA 3 |
|  | MAJOR ARTERIAL ROAD | | |
|  | RESIDENTIAL MEDIUM DENSITY | | |



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 136-2013 being a by-law to adopt Official Plan Amendment OP2006-087 and By-law 137-2013 to amend Zoning By-law 270-2004 as amended, Roger Howard – Eldomar Investments Ltd.
(File C01E03.011)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

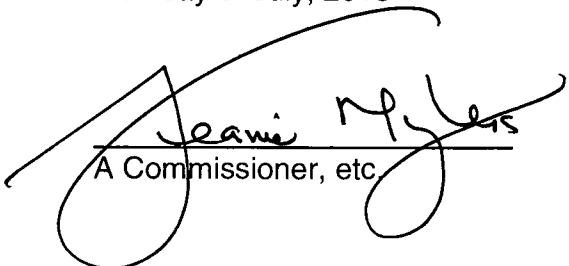
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 136-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 22nd day of May, 2013, to adopt Amendment Number OP2006-087 to the 2006 Official Plan;
3. By-law 137-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 22nd day of May, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 136-2013 as required by section 17(23) of the *Planning Act* was given on the 3rd day of June, 2013, 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 137-2013 as required by section 34(18) of the *Planning Act* was given on the 3rd day of June, 2013, 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. OP2006-087 is deemed to have come into effect on the 25th day of June, 2013, 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)
5th day of July, 2013)



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.