



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 137-2006

To Adopt Amendment Number OP93-263

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 OP93-263 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, 8 day of MAY, 2006.

SUSAN FENNELL - MAYOR

~~K. ZAMMIT - CLERK~~
JOAN LEFEUVRE DEPUTY CLERK.

Approved as to Content:

Adrian Smith, MCIP, RPP
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>Ed 4/10</i>	
DATE	<i>Apr 28/06</i>

AMENDMENT NUMBER OP93- 263
 TO THE OFFICIAL PLAN OF THE
 CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to site specifically amend the "Business" land use designation policies for the lands identified as Part of the West Half of Lot 6, Concession 7, N.D. to permit the development of the subject lands for automotive sales, leasing, service, body shop and other related uses.

2.0 Location:

The lands subject to this amendment are located at the northwest corner of Regional Road #107 (Queen Street East) and Maritime Ontario Boulevard in the City of Brampton. The subject site is described as Part of Lot 6, Concession 7, N.D. The subject property has a total area of approximately 4.32 hectares (10.67 acres).

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 37: The Airport Road / Highway 7 Business Centre Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93 - 263.

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 Airport Road/ Highway #7 Business Centre Secondary Plan (being Chapter 37 of Part IV – Secondary Plans, as amended) are further amended.

- (1) by adding the following policy as Section 3.2.9 to the "Business" designation policies:
 "3.2.9, Notwithstanding the permissions listed in Section 3.2.1, the lands designated Business and which are located in the north-west quadrant of Regional Road #107 (Queen Street East) and Maritime Ontario Boulevard may include an Automotive Sales, Leasing, Servicing and Body Shop establishment."

These lands shall be developed with high quality architectural elements which shall be emphasized with building form, canopies, breaks in the roofline, and other expressive detailing. A high quality of architecture and urban design shall be presented in all buildings on this

site. Strong unifying themes and elements (cornices, building bases, material articulation, materials and colours) shall also be represented in all buildings.

The development of these lands requires that an enhanced landscape treatment be provided along Queen Street East, which shall include a entrance feature on the north-east corner of Queen Street East and Maritime Ontario Boulevard. This feature shall be design and built to be consistent with objectives of the City of Brampton Flower City Strategy and Gateway Beautification Program.

On these lands, all loading and service areas shall be located away from prominent views and screened from public roads.

An Automobile Servicing and Body Shop shall only be permitted when it is accessory to an Automobile Sales and Leasing establishment.

Background Material to
Amendment Number OP93 - **263**

Attached is a copy of a planning recommendation report dated November 18, 2005. A Public Meeting was held on June 2, 2003 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

- Hydro One Networks Brampton (August 1, 2003)**
- Region of Peel (August 6, 2003)**
- Region of Peel (July 18, 2003)**
- Ministry of Culture (July 21, 2005)**
- Toronto Region Conservation Authority (January 26, 2006)**

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 137-2006 being a by-law to adopt Official Plan Amendment OP93-263 and By-law 138-2006 to amend Zoning By-law 270-2004 as amended – Candevcon Ltd. (c/o North West Lexus)

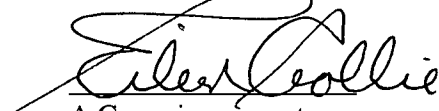
DECLARATION

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 137-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8th day of May, 2006, to adopt Amendment Number OP93-263 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 138-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8th day of May, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 137-2006 as required by section 17(23) and By-law 138-2006 as required by section 34(18) of the *Planning Act* was given on the 18th day of May, 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. OP93-263 is deemed to have come into effect on the 8th day of June, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 138-2006 is deemed to have come into effect on the 8th day of May, 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)
12th day of June, 2006)



A Commissioner, etc.

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

