



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

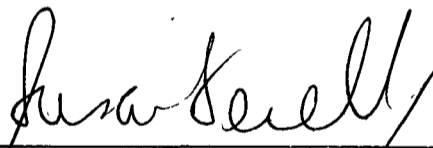
Number 178-2004

To Adopt Amendment Number OP93-233
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 OP93-233 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 28th day of June 2004.



SUSAN FENNEL - MAYOR

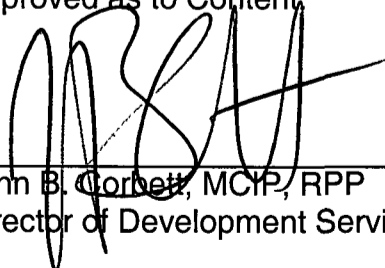


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 7/8/2004

Approved as to Content:



John B. Corbett, M.C.P., R.P.P.
Director of Development Services

AMENDMENT NUMBER OP93- **233**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of these amendments are:

- ❖ To amend the Official Plan's Land Use Schedule from "Business Industrial" to "Residential";
- ❖ To amend the open space/valleyland configuration within the Official Plan and Bram East Secondary Plan's Land Use Schedules;
- ❖ To amend the Bram East Secondary Plan Land Use Schedule to reflect revisions to the land use designations;
- ❖ to amend the Bram East Secondary Plan's policies to include a gas station and car wash as permitted uses to a site specific Convenience Retail site subject to site specific development criteria.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Ebenezer Road and The Gore Road. The property has frontages along Ebenezer Road, McVean Drive, Regional Road 107 and The Gore Road, and is located in part of Lot 5, Concession 9, Northern Division, 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:

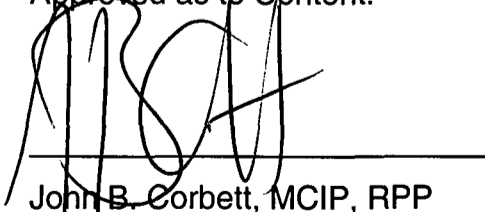
1. by changing on Schedule A, General Land Use Designations thereto, the lands designated "Business Industrial" to "Residential" as shown outlined on Schedule A to this amendment;
2. by changing on Schedule A, General Land Use Designations thereto, the lands designated "Business Industrial" to "Open Space" as shown outlined on Schedule A to this amendment;
3. by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- **233** .
4. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Residential Lands: Cluster / High Density" to "Residential Lands: Medium Density".

5. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: Mixed Commercial / Industrial" to "Residential Lands: Medium Density".
6. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: Mixed Commercial / Industrial" to "Open Space: Valleyland".
7. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: Mixed Commercial / Industrial" to "Employment Lands: Convenience Retail".
8. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: Convenience Retail" to "Employment Lands: Mixed Commercial / Industrial".
9. By adding to Chapter 41, of Part II: Secondary Plans, the following after section 3.2.3:

"3.2.3.1 Notwithstanding the Convenience Retail designation on the north side of Regional Road 107 (Queen Street East) approximately 270 metres east of McVean Drive, an automobile service station and/or a car wash shall also be permitted subject to:

- a. Approved urban design guidelines consistent with the design and architectural elements appropriate for this section of Regional Road 107 as a gateway to the City and compatible with the planned or approved developments on adjacent properties.
- b. The implementation of road improvements and access restrictions recommended by an approved Traffic Impact Study, The need for a Traffic Impact Study shall be confirmed by the City and the Region of Peel.

Approved as to Content:

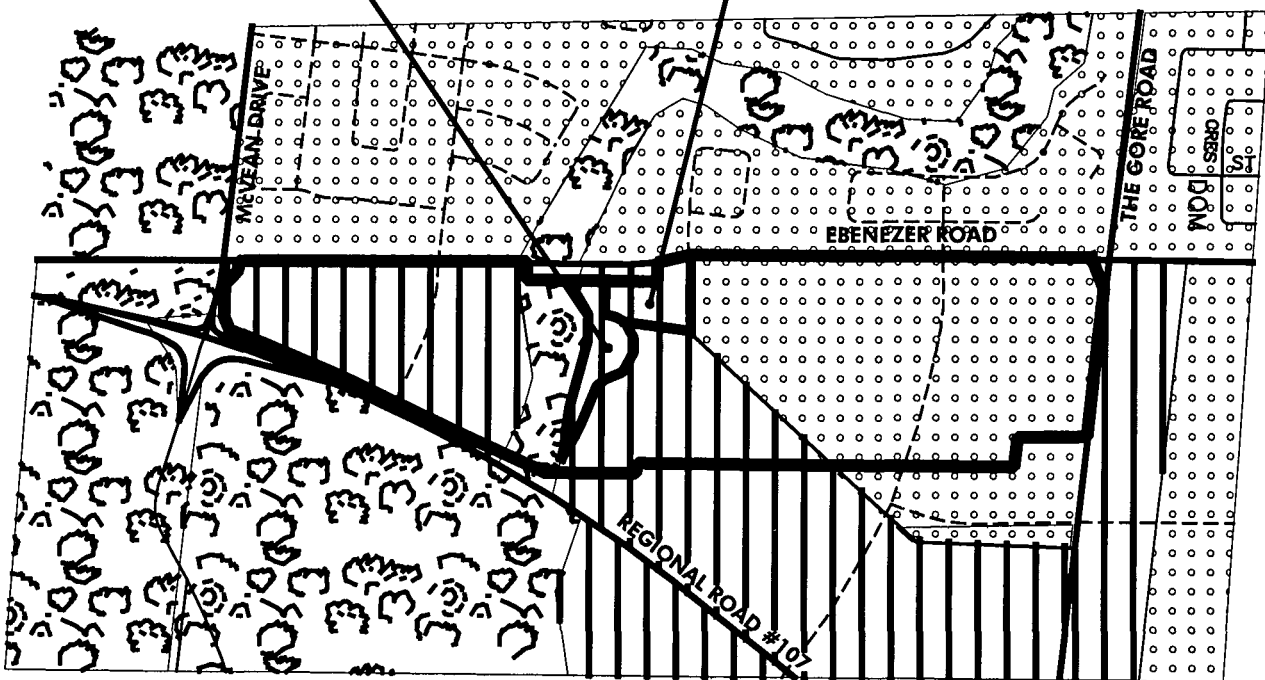


John B. Corbett, MCIP, RPP

Director of Planning and Land Development Services

**LANDS TO BE REDESIGNATED FROM
"BUSINESS INDUSTRIAL" TO " OPEN SPACE"**

**LANDS TO BE REDESIGNATED FROM
"BUSINESS INDUSTRIAL" TO " RESIDENTIAL"**

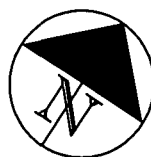


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **SUBJECT LANDS**
-  **RESIDENTIAL**
-  **BUSINESS INDUSTRIAL**
-  **OPEN SPACE**

OFFICIAL PLAN AMENDMENT OP93 #. 233

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 07

Drawn by: CJK

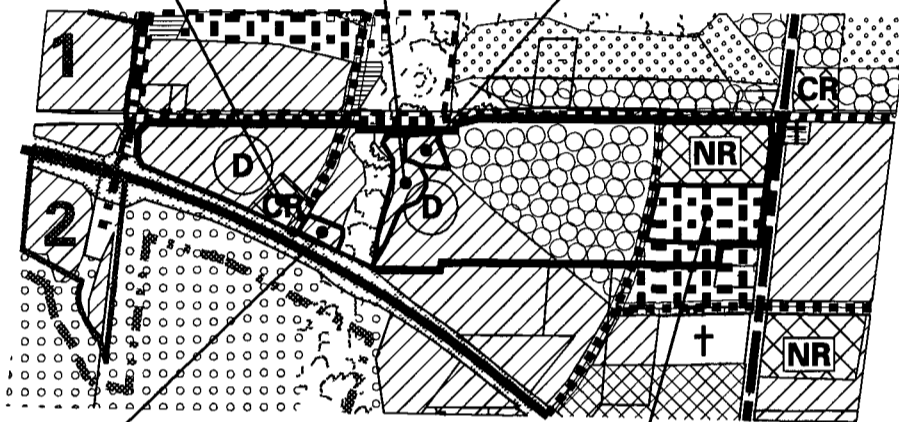
File no C9E5.14

Map no 68-22L

LANDS TO BE REDESIGNATED FROM 'EMPLOYMENT LANDS:
CONVENIENCE RETAIL' TO 'EMPLOYMENT LANDS:
MIXED COMMERCIAL/INDUSTRIAL'

LANDS TO BE REDESIGNATED FROM 'EMPLOYMENT LANDS:
MIXED COMMERCIAL/INDUSTRIAL' TO 'RESIDENTIAL LANDS:
MEDIUM DENSITY'

LANDS TO BE REDESIGNATED FROM
'EMPLOYMENT LANDS: MIXED
COMMERCIAL/INDUSTRIAL' TO
OPEN SPACE: VALLEYLAND'



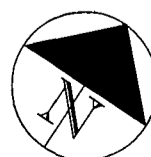
LANDS TO BE REDESIGNATED FROM 'EMPLOYMENT
LANDS: MIXED COMMERCIAL/INDUSTRIAL' TO
'EMPLOYMENT LANDS: CONVENIENCE RETAIL'

LANDS TO BE REDESIGNATED FROM
'RESIDENTIAL LANDS: CLUSTER/HIGH DENSITY'
TO 'RESIDENTIAL LANDS: MEDIUM DENSITY'

EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:		ROAD NETWORK	
	Low / Medium Density		Highway
	Medium Density		Major Arterial
	Cluster / High Density		Minor Arterial
EMPLOYMENT LANDS:			Collector Road
	Office Node		Local Road
	Mixed Commercial / Industrial		Special Policy Area 1 (Office)
	Neighbourhood Retail		Special Policy Area 2 (Public Use / Commercial)
	Convenience Retail		Secondary Plan Boundary
OPEN SPACE:			
	Valleyland		
	Private Commercial Recreation		
	Storm Water Management Facility		
	Conservation Lands		

OFFICIAL PLAN AMENDMENT OP93 #. 233



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 07

Drawn by: CJK

Schedule B

File no. C9E5.14

Map no. 68-22M

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law
178-2004 being a by-law to adopt Official Plan Amendment OP93-233
Gore Rd. Investments Ltd. (File C9E5.14)

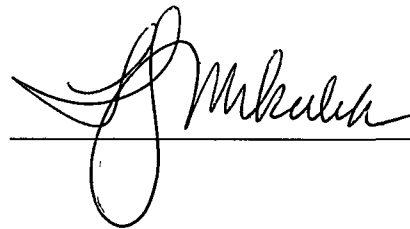
DECLARATION


I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 178-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28th day of June, 2004, to adopt Amendment Number OP93-233 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 178-2004 as required by section 17(23) of the *Planning Act* was given on the 7th day of July, 2004, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-233 is deemed to have come into effect on the 28th day of July, 2004, 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)
28th day of July, 2004.)





A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.