



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 181-2006

To Adopt Amendment Number OP93- **265**

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-**265** 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 **12** day of **JUNE** 2006.

~~Susan Fennell - Mayor~~
BOB CALLAHAN ACTING MAYOR

K. Zammit - Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

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| APPROVED AS TO FORM LAW DEPT BRAMPTON |
| <i>[Signature]</i> |
| DATE <u>June 12, 2006</u> |

AMENDMENT NUMBER OP93-265
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the “Employment Lands: Mixed Commercial / Industrial” designation on the subject property located at the south-west corner of Regional Road 50 and Fogal Road to “Employment Lands: Highway and Service Commercial”.
- Establish a “Highway and Service Commercial” designation including appropriate policies to permit uses including a gas bar, convenience store, automobile sales, car wash, and restaurant including a drive-through.
- Establish site-specific design principles in the Secondary Plan for the subject property.

2.0 Location:

The lands subject to this amendment are located in the area of the Bram East Secondary Plan bounded by Fogal Road to the north, Regional Road No. 50 to the east, the Clairville Creek to the west, and the southerly limit of Lot 5, Concession 10 N.D. to the south. The lands are approximately 1.5 hectares (3 acres) in size. The lands are described as Part of Lot 5, Concession 10, Northern Division in the City of Brampton, Regional Municipality of Peel.

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 SP41(A) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from “Employment Lands: Mixed Commercial / Industrial” to “Employment Lands: Highway and Service Commercial.”

- (2) by adding to Section 3.2 of Chapter 41 of Part II: Secondary Plans, the following:

“Highway and Service Commercial”

3.2.23 Lands designated “Highway and Service Commercial” on Schedule SP41(a) are intended generally for uses which accommodate the traveling public and rely on considerable public exposure, thereby requiring a location in proximity to major roads. Permitted uses include retail and service uses, restaurants, hotels and motels, automobile sales and service establishments, gas bars and related activities, which may include a drive-through.

3.2.24 Highway and Service Commercial designations shall adhere to the following urban design principles together with appropriate approved design guidelines:

- (a) Pedestrian access to the site shall be provided in proximity to planned transit stop locations and the street intersection.
- (b) All structures shall have enhancements and building articulation provided through, but not limited to, upscale materials, glazing, roofline variation, and corner features.
- (c) Rooftop mechanical equipment shall be screened.
- (d) Buildings should be situated close to the street edge in order to reinforce the street edge and create a pedestrian scale.
- (e) Service/loading and outdoor storage areas should be screened from streets and pedestrian pathways.
- (f) Minimize the visual impact of parking areas as much as possible through their configuration and use of landscaping and grading.

A handwritten signature in black ink, consisting of several loops and a final horizontal stroke, positioned above a solid horizontal line.

Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

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 181-2006 being a by-law to adopt Official Plan Amendment OP93-265 and By-law 182-2006 to amend Zoning By-law 270-2004 as amended – Feny Company 1 Incorporated (File C10E5.11)

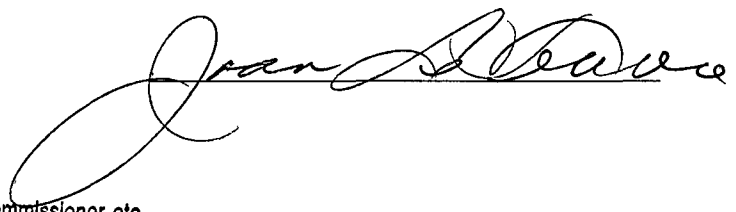
DECLARATION

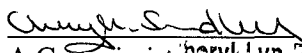
I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

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 181-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of June, 2006, to adopt Amendment Number OP93-265 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 182-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of June, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 181-2006 as required by section 17(23) and By-law 182-2006 as required by section 34(18) of the *Planning Act* was given on the 22nd day of June, 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. OP93-265 is deemed to have come into effect on the 13th day of July, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 182-2006 is deemed to have come into effect on the 12th day of June, 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)
21st day of July, 2006)




A Commissioner, Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 13, 2008.