



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

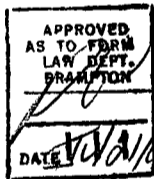
Number 205-2003

To adopt Amendment Number OP93-218
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 OP93-218 to the Official Plan of the City of Brampton Planning Area and are hereby adopted and made part of this by-law.

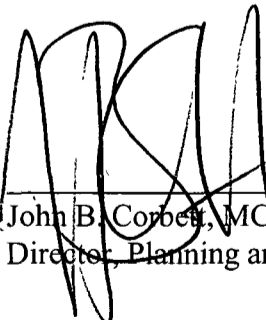
READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 16th day of July, 2003.




PAUL PALLESCHI ACTING MAYOR


KATHRYN ZAMMIT ACTING CITY CLERK

Approved as to Content


John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services

AMENDMENT NUMBER OP93- 218
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to facilitate the development of 86 townhouse dwelling units on a 1.9 hectare (4.6 acre) vacant parcel of land located north of Nelson Street West on the west side of McMurchy Avenue North.

2.0 Location

The lands subject to this amendment are located north of Nelson Street West on the west side of McMurchy Avenue North, and include the future westerly extension of Denison Avenue across McMurchy Avenue North to Haggert Avenue . The property has streetline dimensions of approximately 107 metres along the west side of McMurchy Avenue North and is located in Part of Blocks A and B, Registered Plan 452 and in Part of Lot 6, Concession 1, W.H.S., 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 adding, to the list of amendments pertaining to Secondary Plan Area Number 7: the Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 218

(2) by adding, after policy 5.2.3.3, the following:

"5.2.3.4 The 1.9 hectare (4.6 acre) "L" shaped parcel of land located north of Nelson Street West on the west side of McMurchy Avenue North (including the future westerly extension of Denison Avenue across McMurchy Avenue North to Haggert Avenue), designated "MEDIUM DENSITY RESIDENTIAL", may be used for townhouse purposes at an overall residential density not exceeding 62 units per net residential hectare (25 units per net residential acre). The development of these lands shall be subject to the following principles:

- (i) the westerly extension of Denison Avenue to connect with Haggert Avenue if and when the rail spur line abutting the west limit of the subject lands is no longer required for service.
- (ii) appropriate urban and architectural design features shall be established by the exercise of site plan control pursuant to Section 40 of the Planning Act, R.S.O. 1990, and development standards shall be established by the implementing zoning by-law.
- (iii) noise mitigation measures with respect to point source industrial noise from surrounding uses shall be approved by the City .

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 205-2003 being a by-law to adopt Official Plan Amendment OP93-218 and By-law 206-2003 to amend Comprehensive Zoning By-law 200-82 as amended (GAGNON LAW BOZZO URBAN PLANNERS LTD on behalf of 1451807 Ontario Inc.) File C1W6.56

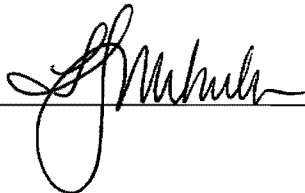
DECLARATION

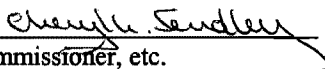
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 205-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 16th day of July, 2003, to adopt Amendment Number OP93-218 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 206-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 16th day of July, 2003, to amend Comprehensive Zoning By-law 200-82, as amended.
4. Written notice of By-law 205-2003 as required by section 17(23) and By-law 206-2003 as required by section 34(18) of the *Planning Act* was given on the 30th day of July, 2003, 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 sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-218 is deemed to have come into effect on the 20th day of August, 2003, 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)
20th day of August, 2003.)




A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.