



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-2009


To Adopt Amendment Number OP2006-027
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 OP2006-027 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 24th day of June 2009.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to Content:

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

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
WCE
DATE 24 06 09

AMENDMENT NUMBER OP2006 - *027*
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment by adding special policies to provide for a land use transition between the full range of mixed uses to be accommodated on lands to the north and the industrial lands to the south of the transition zone.

2.0 Location:

The lands subject to this amendment are located on the north side of Eastern Avenue and the future Clark-Eastern Extension between Rutherford Road South to just east of Kennedy Road South. The lands are part of Lot 5, Concession 2, EHS, 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 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- *027* .
- (2) by changing on Schedule SP36(A) of Chapter 36 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Central Area Mixed Use" to "Central Area Mixed Use: Special Policy Area 1-Clark-Eastern Industrial Transition";
- (3) by adding to Chapter 36 of Part II: Secondary Plans the following:

5.8 SPECIAL POLICY AREAS

5.8.1 Special Policy Area One: Clark-Eastern Industrial Transition

General Principles

5.8.1.1 The development of lands within this area shall act as a transition between the industrial uses to the south and the full range and higher intensity and mix of uses envisaged for the balance of the "Central Area Mixed Use" designation adjacent to the Special Policy Area. The land use permissions, urban design and streetscape principles shall support this transition.

Land Use

5.8.1.2 Notwithstanding the land use permissions set out by the Central Area Mixed Use Designation under section 5.1.2 of this document, within Special Policy Area 1, the following sensitive land uses shall not be permitted: permanent and seasonal residences, hotels/morels, nursing/retirement homes, rental residences, hospitals, campgrounds, schools (except for technical or business schools), places of worship, group homes, lodging houses, day care and community centres.

Streetscape Principles

5.8.1.3 Pedestrian-friendly streets shall be established through design of the street realm and the adjacent built form.

5.8.1.4 The design of Eastern Avenue shall include enhanced boulevard treatment along the north side to provide a "green" edge to the "Central Mixed Use" area. Such landscape treatment shall include, but not be limited to, double row trees, additional ground plantings in the boulevard and corner treatments, and street pedestrian crossing treatments. A larger building setback will be sought for development along Eastern Avenue to provide additional area for landscaping and support the desired "green" edge to the Central Area Mixed Use district.


5.8.1.5 Hansen Road and Rutherford Road shall have urban characteristics with buildings close to the streetline and a greater extent of hard-surfaced landscaping in the boulevard.

- 5.8.1.6 Development proposals within the Special Policy Area 1 will be required to contribute to the streetscape improvements in the public right-of-way along their associated street frontages, as a condition of approval of the development.

Built Form Principles

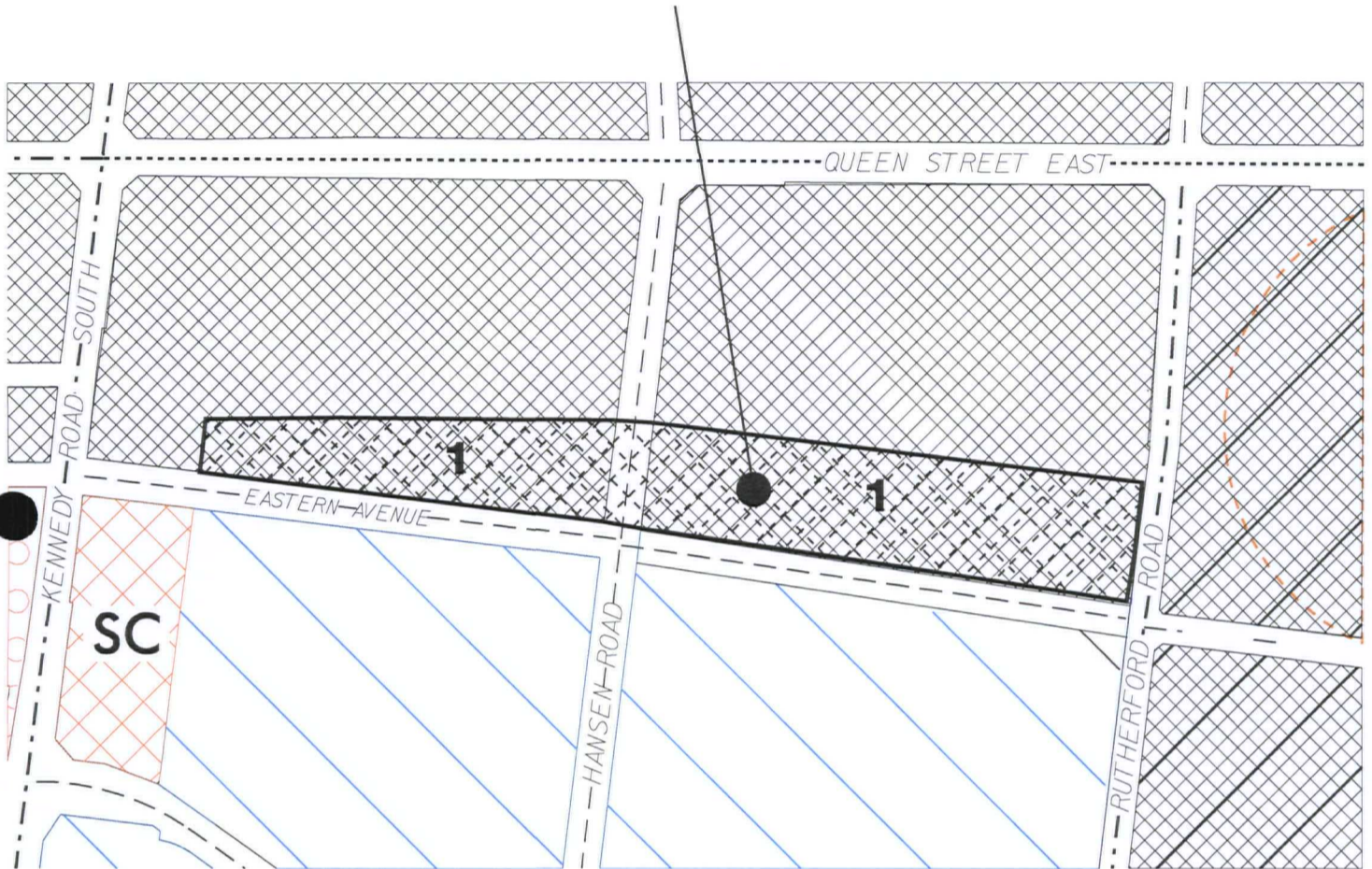
- 5.8.1.7 The built form shall address the street and create an urban, pedestrian-friendly street edge, with the majority of the property frontage on primary collector and minor arterial streets occupied by built form.
- 5.8.1.8 Buildings shall present an active building face to the street, through provision of storefronts, main entrances, clear glazing windows. To encourage street activity, the provision of patios facing the street, between the building and sidewalk is encouraged for restaurant uses.
- 5.8.1.9 Building design shall be to a high standard and use high-quality building materials.”

Approved as to Content:



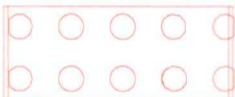
Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

'SPECIAL POLICY AREA 1 - CLARK-EASTERN INDUSTRIAL TRANSITION' TO BE ADDED



EXTRACT FROM SCHEDULE SP36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN

RESIDENTIAL



Medium Density

COMMERCIAL



Central Area Mixed Use



Service Commercial



Primary Office Node

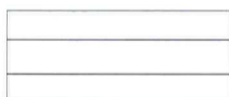


Industrial

TRANSPORTATION



Collector Road



Local Road



Major Arterial Road



Minor Arterial Road



Special Study Area



SPECIAL POLICY AREA 1 - CLARK-EASTERN INDUSTRIAL TRANSITION

OFFICIAL PLAN AMENDMENT OP06#. 027



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 09 16

Drawn by: CJK

File no. OPAA

Map no. -

Schedule A

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 211-2009 being
a by-law to adopt Official Plan Amendment OP2006-027
Clark-Eastern Industrial Transition - File P26S 36

DECLARATION

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

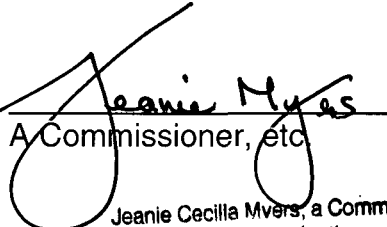
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 211-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24th day of June , 2009, to adopt Amendment Number OP2006-027 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 211-2009 as required by section 17(23) of the *Planning Act* was given on the 9th day of July, 2009, 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. OP2006-027 is deemed to have come into effect on the 30th day of July, 2009, 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)
4th day of August, 2009.)



Earl Evans



A Commissioner, etc

Jeanie Cecilia Mvers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.