



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

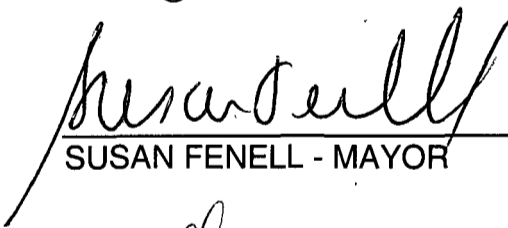
Number 233-2004

To Adopt Amendment Number OP93-236
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 OP93-236 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 11th day of August, 2004.


SUSAN FENELL - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
Fed 4
DATE | |

July 29/04

Approved as to Content:


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

AMENDMENT NUMBER OP93- 236
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 located north of Regional Road #107 (Queen Street East) and east of Sun Pac Boulevard from "Business" to "Highway and Service Commercial" and to permit a dry cleaning and laundry establishment and distribution station, a community club, a recreation facility and structure and a banquet hall, in addition to the uses permitted under the "Highway and Service Commercial" designation.

2.0 Location:

The lands subject to this amendment are located on the east side of the future Sun Pac Boulevard extension and north of Regional Road #107. The subject lands are located in Part of Lot 6, Concession 7, Northern Division 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 37: The Airport Road/Highway 7 Business Centre Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 236.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area, which remain in force and as they relate to the Airport Road/Highway 7 Business Centre Secondary Plan (being Chapter 37 of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP37 (A) the land use designation of the lands shown outlined on Schedule "A" to this amendment from "Business" to "Highway and Service Commercial".

(2) by adding after section 3.6.7, the following:

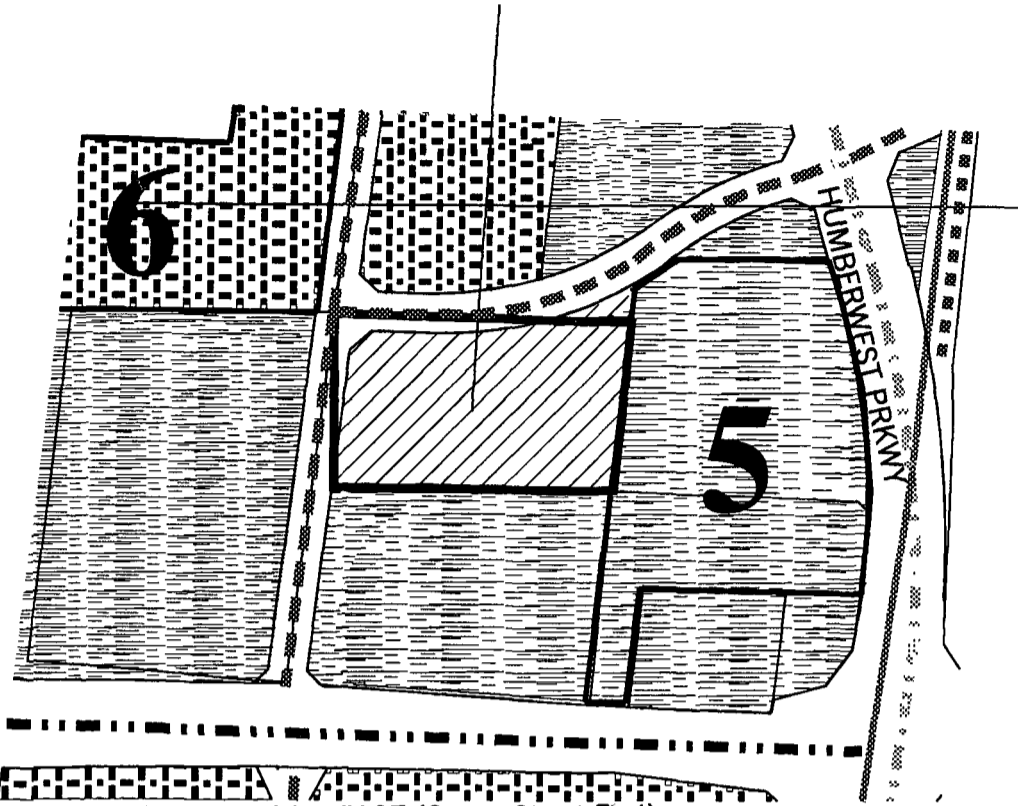
“3.6.8 The lands located at the north-east corner of Regional Road 107 and Sun Pac Boulevard having an area of approximately 4.4 hectares (10.8 acres) designated for Highway and Service Commercial, may be used for a dry cleaning and laundry establishment and distribution station, a community club, a recreation facility and structure and a banquet hall, in addition to the uses permitted under the Highway and Service Commercial designation.”

Approved as to Content:



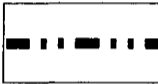
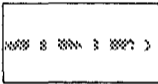
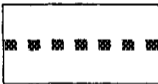
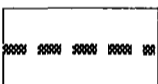
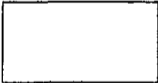
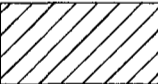
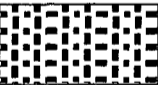


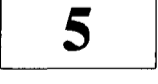


John B. Corbett, MCIP, RPP
Director, Planning and Land
Development Services

LAND SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "BUSINESS" TO "HIGHWAY AND SERVICE COMMERCIAL"



REGIONAL ROAD #107 (Queen Street East)

EXTRACT FROM SCHEDULE SP37(A) OF THE DOCUMENT KNOWN AS THE AIRPORT ROAD HIGHWAY 7 BUSINESS CENTRE SECONDARY PLAN

-  **Provincial Highway (Highway No. 7)**
-  **Major Arterial**
-  **Major Collector Arterial Roads**
-  **Proposed Minor Collector Roads**
-  **Prestige Industrial**
-  **Business**
-  **Mixed Industrial / Commercial**
-  **Highway & Service Commercial**
-  **2 Special Policy Area No.2**
-  **5 Special Policy Area No.5**
-  **6 Special Policy Area No.6**
-  **Secondary Plan Area Boundary**

OFFICIAL PLAN AMENDMENT OP93 #. 236



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 12 05

Drawn by: CJK

File no. C7E6.29

Map no. 49-55J

Schedule A

By-law 233-2004

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 233-2004 being a by-law to adopt Official Plan Amendment OP93-236 and By-law 234-2004 to amend Comprehensive Zoning By-law 56-83 as amended (1033803 Ontario Inc. (File C7E6.29)

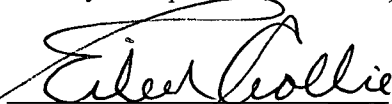
DECLARATION


I, Leonard Joseph Mikulich of the Town of Shelburne, in the 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 233-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of August, 2004, to adopt Amendment Number OP93-236 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 234-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of August, 2004, to amend Comprehensive Zoning By-law 56-83, as amended.
4. Written notice of By-law 233-2004 as required by section 17(23) and By-law 234-2004 as required by section 34(18) of the *Planning Act* was given on the 25th day of August, 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.
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. OP93-236 is deemed to have come into effect on the 15th day of September, 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)
15th day of September, 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.**