



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 235-2001

To adopt Amendment Number OP93- 164  
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:

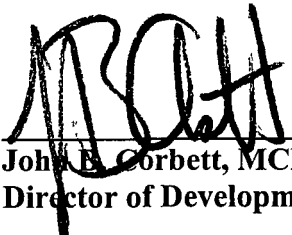
1. Amendment Number OP93- 164 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of, August 2001.

  
 \_\_\_\_\_  
 SUSAN FENNEL - MAYOR

  
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 LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
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 John B. Corbett, MCIP, RPP  
 Director of Development Services

APPROVED  
 AS TO FORM  
 LAW DEPT.  
 BRAMPTON  
 WCC  
 DATE 8/15/01

**AMENDMENT NUMBER OP 93- 164  
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 a convenience retail plaza.

The designation to implement this commercial development is outlined on Schedule "A" to this amendment.

**2.0 Location**

The lands subject to this amendment comprise a 0.67 hectare (1.65 acre) vacant parcel of land located at the north-east corner of a collector street and Chinguacousy Road, namely a convenience commercial block on draft approved subdivision plan 21T-98040B (Fanshore Investments- Fanshore North). The lands are within Lots 14 and 15, Concession 2, W.H.S.

**3.0 Amendment and Policies Relative Thereto:**

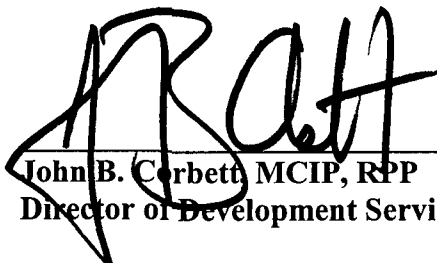
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 44: the Fletchers Meadow Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 164
- (2) by changing on Schedule SP 44(a) of Part II, Chapter 44: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low/Medium Density Residential" to "Convenience Retail";
- (3) by adding after Section 3.2.11 the following:

**3.2.12**

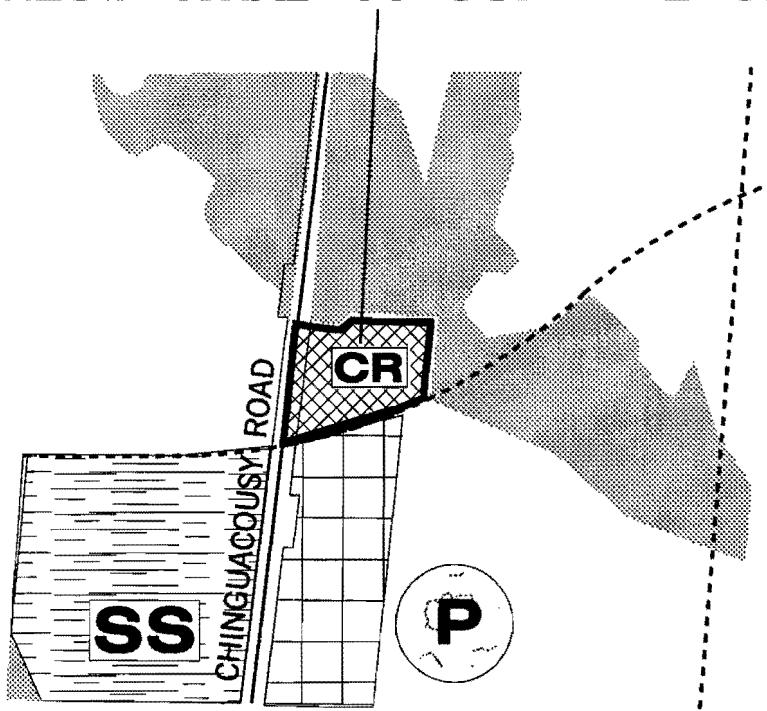
The lands designated "Convenience Retail" at the north-east corner of the east-west collector street on subdivision plan 21T-98040B and Chinguacousy Road shall permit the development of convenience commercial uses and the full range of restaurant uses. The maximum gross leasable floor area shall not exceed 1,400 square metres.

Approved as to Content:

  
\_\_\_\_\_  
John B. Corbett MCIP, RPP  
Director of Development Services

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**LANDS SUBJECT TO THIS AMENDMENT TO  
BE REDESIGNATED FROM "LOW/MEDIUM  
DENSITY RESIDENTIAL" TO "CONVENIENCE RETAIL"**



EXTRACT FROM SCHEDULE SP44(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

**LEGEND:  
RESIDENTIAL**

 LOW / MEDIUM DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

**TRANSPORTATION**

 ARTERIAL ROADS

 COLLECTOR ROADS

 SECONDARY VALLEY LAND

**INSTITUTIONAL**

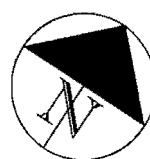
 **SS** SECONDARY SCHOOL

**COMMERCIAL**

 **CR** CONVENIENCE RETAIL

**OFFICIAL PLAN AMENDMENT OP93 #. 164**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2001 06 25

Drawn by: CJK

File no. C2W15.2

Map no. 23-8J