



### Notification of Discrepancy

**At the time of scanning the original record, the following discrepancy was noted.**

<b>File Name</b> <b>By-Law 244-2008</b>	<b>Subject</b> <b>2008 By-Laws</b>	<b>Document Date</b> <b>24-Sep-08</b>
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Poor Quality Original

Fax

Photocopy

Old/Poor Paper Quality

Other:

Missing Item

Document

Page(s)

Omitted Item

Page

Other

Disposition/Location of Original

Other Discrepancy

Document

**By-Law is a completed document except pages have been misnumbered on Amendment number OP 06-014**

<b>Imaging Technician:</b> <b>Lee Tee</b>	<b>Date</b> <b>06-Aug-09</b>
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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 244-2008

To Adopt Amendment Number OP06-**014**

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 OP06-**014** 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 **24** day of **September**, 2008.

Susan Fennell - Mayor

Kathryn Zammit - Clerk

Approved as to Content

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

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>C.C.C.</i>
DATE 09/08/08

AMENDMENT NUMBER OP06-014  
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 on a portion of the subject lands in the Sandringham Wellington Secondary Plan from "Highway Commercial" to "District Commercial", and delete a "Collector Road" designation".
- Revise the "District Commercial" policies for this site to permit a maximum gross floor area of 46,450sq.m (500,000sq.ft).
- Establish site-specific design principles in the Secondary Plan for the subject lands.

2.0 Location:

The lands subject to this amendment are in the Sandringham Wellington Secondary Plan area, located on the north side of Sandalwood Parkway, and the east side of Bramalea Road. The lands are approximately 17 hectares (42 acres) in size, and described as Part of Lot 13, Concession 5 E.H.S., 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 adding to the list of amendments pertaining to Secondary Plan Area Number 28: The Sandringham Wellington Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP06-014.
- (2) by changing on Schedule SP28(a) thereto, the land use designations of the lands subject to this amendment from "Highway Commercial" to "District Commercial", as shown on Schedule "A" to this amendment;

(3) By deleting a "Collector Road" designation on Schedule SP28(a) thereto, as shown on Schedule "A" to this amendment;

(4) By deleting the Section 5.3.3 of Chapter 28 of Part II: Secondary Plans, and replacing it therewith:

"5.3.3 The District Commercial Centre designated at the northeast corner of the intersection of Sandalwood Parkway and Bramalea Road may accommodate up to 46,450 square metres (500,000 sq. ft.) of gross leasable area in accordance with Section 4.2.10.4 of the Official Plan."

(5) by adding Section 5.3.3.1 (urban design principles) to Chapter 28 of Part II: Secondary Plans, as follows:

"5.3.3.1 The urban design of the District Commercial Centre at the northeast corner of Sandalwood Parkway and Bramalea Road will adhere to the following principles:

5.3.3.1.1 a pedestrian oriented site with continuous walkways connecting the commercial development to the adjacent residential community, with connections between retail buildings, and weather protection and comfort facilities, including upgraded transit facilities.

5.3.3.1.2 buildings located in proximity to public roads; specifically a gas bar located at the intersection of Bramalea Road and Sandalwood Parkway with the principal building located prominently adjacent to the intersection to visually screen the gas bar pump islands from the streetscape

5.3.3.1.3 buildings with significant architectural articulation, using upscale building materials, glazing, roofline variation, and corner features. Buildings fronting onto Sunny Meadow Boulevard, in particular, will have superior architectural treatment using extensive amounts of upscale materials (i.e. brick, stone, glazing) to achieve an appropriate interface between the site and the residential dwellings

5.3.3.1.4 service/loading and drive-through areas screened from all streets to the greatest extent possible.

5.3.3.1.5 upscale landscaped treatment provided along Sunny Meadow Boulevard, at the intersection of Bramalea Road and Sandalwood Parkway, and at all entrances to the subject property."



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Approved as to Content

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

Director of Planning and Land Development Services

**LANDS TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "DISTRICT COMMERCIAL"**

**"COLLECTOR ROAD" TO BE DELETED**

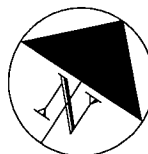


EXTRACT FROM SCHEDULE SP 28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGDALE SECONDARY PLAN

- |  |  |
|--|--|
| Low Density Residential  | District Commercial  |
| Medium Density Residential   | Highway Commercial   |
| High Density Residential   | Service Commercial (Office)                                |
| Parkette   | Minor Arterial Road  |
| Neighbourhood Park   | Minor Collector Road Access                                |
| Community Park   | Collector Road   |
| Woodlot  | Trans-Canada Pipeline Right-Of-Way                         |
| Valleyland   | Lands Affected By The New Housing Mix & Density Categories |
| Institutional (Hospital, Church, Fire Station, Library, Police Station & Community Club, Nursing Home) |  |
| Public High School *   |  |
| Separate Elementary School*  |  |

**OFFICIAL PLAN AMENDMENT OP06 #. 014**

**Schedule A TO B/L 244-2008**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2008 09 04

Drawn by: CJK

File no. C5E13.60PAA

Map no. 29-49

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 244-2008 being a by-law to adopt Official Plan Amendment OP2006-014 and By-law 245-2008 to amend Zoning-By-law 270-2004 as amended, KLM Planning Partners Inc - Brasun Developments - File C05E13.006


DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 244-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on September 24, 2008, to adopt Official Plan Amendment OP2006-014 to the 2006 Official Plan;
3. By-law 245-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on September 24, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 244-2008 as required by section 17(23) and By-law 245-2008 as required by section 34(18) of the *Planning Act* was given on September 24, 2008, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-014 is deemed to have come into effect on October 23, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 245-2008 is deemed to have come into effect on September 24, 2008, 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 )  
23<sup>rd</sup> October, 2008 )

  
Peter Fay



A Commissioner, etc

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.