



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 281-2013


To Adopt Amendment Number OP 2006-**093**
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:

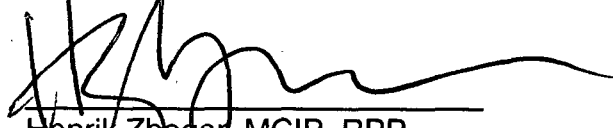
1. Amendment Number OP 2006 - 093 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this **23rd** day of **October** 2013 .


 SUSAN FENNELLE - MAYOR


 PETER FAY - CLERK

Approved as to Content:



Henrik Zbogaj, MCIP, RPP
Acting Director, Planning Policy and Growth Management

C04W12.003

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>mRea</i>
DATE 24 9 13

**AMENDMENT NUMBER OP 2006 -093
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006- 093
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for Mixed-Use purposes, and to establish a maximum gross leasable floor area for lands designated "District Retail".

2.0 Location:

The lands subject to this amendment are located at the northwest corner of Bovaird Drive West and proposed Creditview Road and are bound by Mississauga Road to the west, CNR Tracks to the north, proposed Creditview Road to the east, and Bovaird Drive West to the south. The property is located in Part of Lots 10 and 11, Concession 4, W.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by amending Schedule A2, as shown on Schedule A to Amendment, to delete the "District Retail" designation from the lands bound by Mississauga Road to the west, CNR Tracks to the north, proposed Creditview Road to the east, and proposed Lagerfeld Drive to the south, the southern limits of the stormwater management pond and the Natural Heritage System to the south (identified as Blocks 5, 7 and 9 on Draft Plan of Subdivision 21T-10022B).
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-093.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Mount Pleasant Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by amending Schedule SP51(a) of Chapter 51 of Part II: Secondary Plans, the land use designation of the lands shown outlined on

-2-

Schedule B to this Amendment from "District Retail" to "Mixed-Use Area 5".

- (2) by amending Schedule SP51(a) of Chapter 51 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this Amendment from "Norval Farm Supply Special Policy Area" to "Special Policy Area 1".
- (3) by amending Section 5.2.1.1 by replacing "Mixed-Use Areas 1 to 4" in the first sentence with "Mixed-Use Areas 1 to 5".
- (4) by adding the following new Section 5.2.1.3, and re-numbering the subsequent sections accordingly:

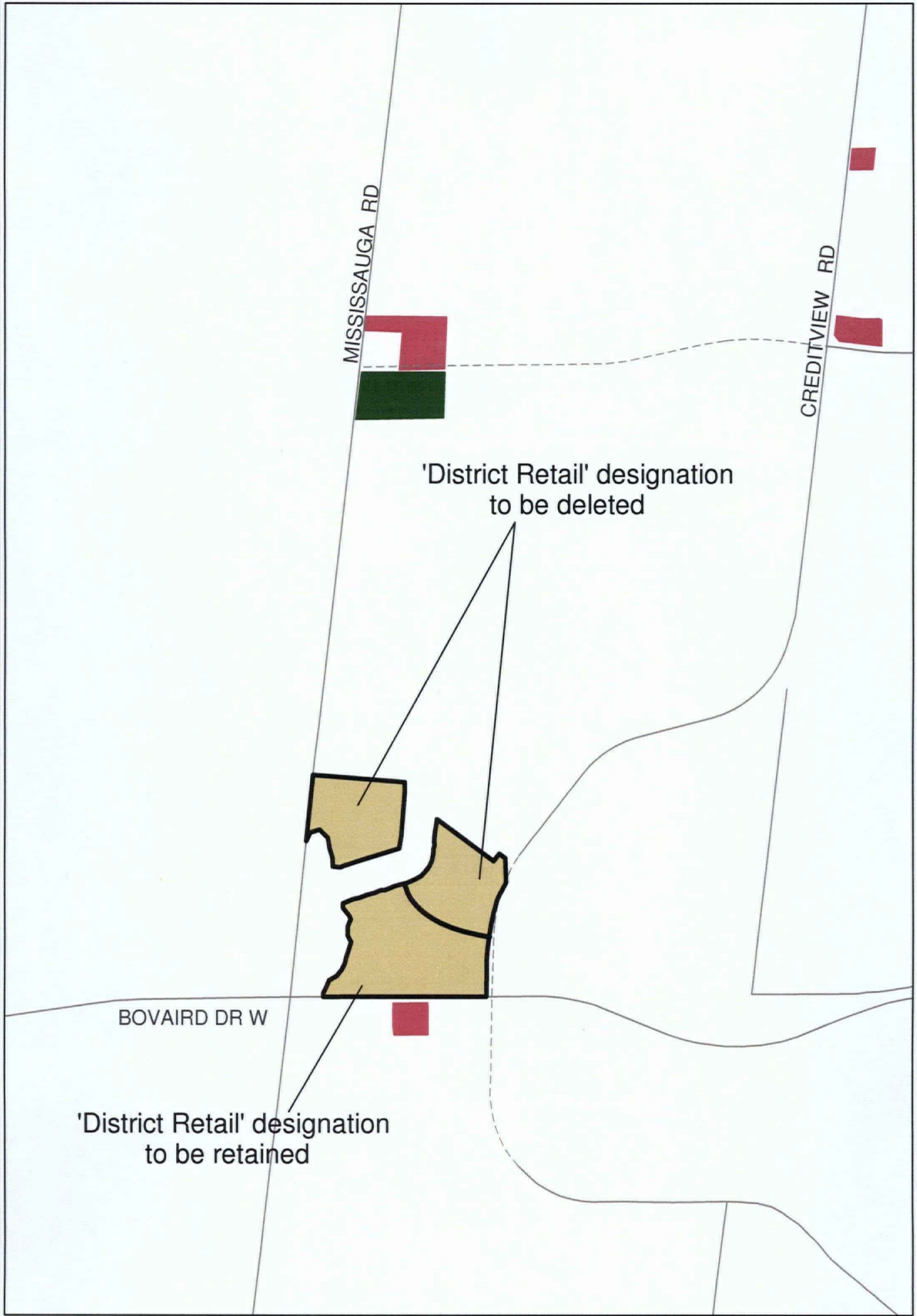
"5.2.1.3 Permitted Uses in Mixed-Use Area 5 shall exclude retail, commercial (other than office), banks, service station, and restaurant of any type or size. Notwithstanding, the uses identified in this Section shall be permitted if conducted wholly within a live-work townhouse dwelling where the use is on the ground floor and connected to and integrally part of the residential use."
- (5) by adding the following new Section 5.2.1.5 as renumbered, and re-numbering the subsequent sections accordingly:

"5.2.1.5 High density residential development at a density that is in accordance with the principles outlined in Sections 5.2.1.1 and 5.2.1.4. shall be permitted within Mixed-Use Area 5. Maximum density, building height, urban design and integration with other adjacent uses and land use designations for high density residential development within Mixed-Use Area 5, shall be confirmed through the zoning approvals process."
- (6) by amending Section 5.3.2.1 by adding the following sentence to the end of the paragraph: "The maximum Gross Leasable Area for lands designated District Retail, which are bound by Bovaird Drive West to the South, the Natural Heritage System to the West, proposed Lagerfeld Drive to the North and proposed Creditview Road to the East, is 32,516 square metres (350,000 square feet)."

- (7) by deleting Section 5.1.3.2 in its entirety, and replace with the following:

“Special Policy Area 1

5.1.3.2 The lands designated “Special Policy Area 1” on Schedule SP 51(a) are generally bounded by Mississauga Road to the west, the CNR rail line to the north and the Natural Heritage System feature to the east and south. Development and redevelopment of these lands are suited for medium and high density residential uses, institutional uses, and permitted uses under the “Mixed-Use” designation (with the exception of those uses listed in Section 5.2.1.3) due to their location and configuration, and access and noise constraints. Development and redevelopment of this Special Policy Area will require the submission of various supporting studies to be determined by the City, including, but not limited to Noise and Environmental Impact Study. Nothing in this section or Chapter prevents the existing permitted agricultural use from continuing, in accordance with the applicable policies of the Official Plan and current zoning for the subject lands.”



'District Retail' designation to be deleted

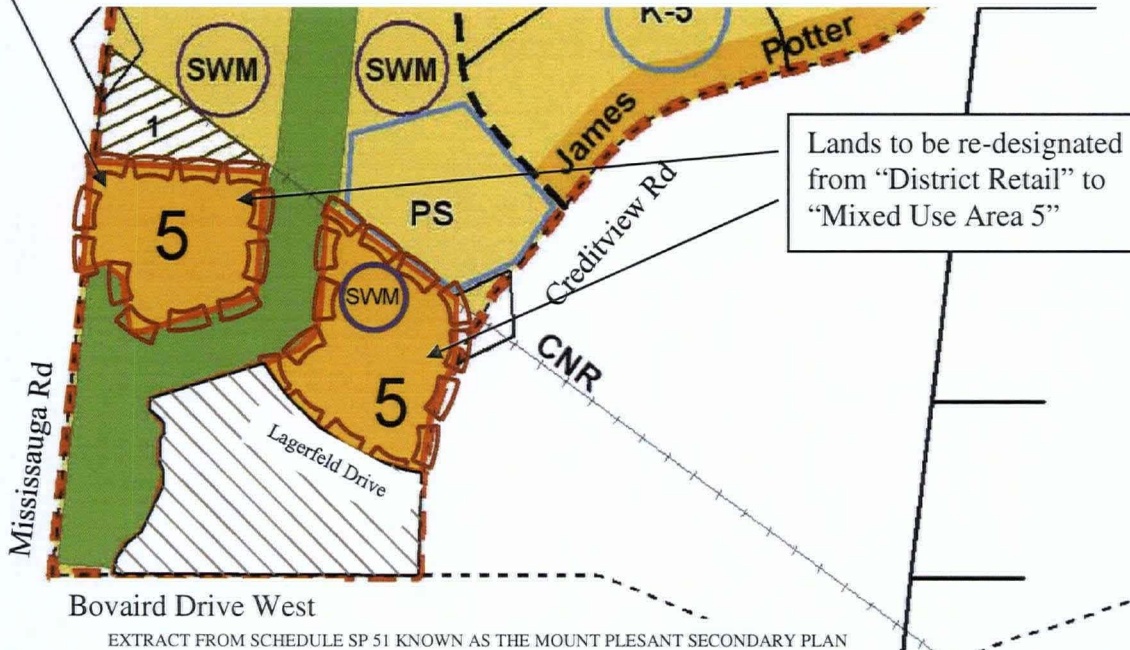
'District Retail' designation to be retained

EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- SUBJECT LANDS
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- NEIGHBOURHOOD RETAIL



Lands to be re-designated from "Norval Farm Supply Special Policy Area" to "Special Policy Area 1"



EXTRACT FROM SCHEDULE SP 51 KNOWN AS THE MOUNT PLESANT SECONDARY PLAN

LEGEND

NATURAL HERITAGE SYSTEM

Natural Heritage System Area

RESIDENTIAL

Low/Medium Density
 Medium Density

RETAIL

District Retail
 Convenience Retail

ROAD NETWORK

Arterial Road
 Transit Spine Collector Road
 Collector Road
 Potential Connection

INSTITUTIONAL

Public Junior Elementary School Site
 Public Secondary School Site

OTHER

Special Policy Area 1
 Mixed Use Area 5

INFRASTRUCTURE

TransCanada Gas Pipeline
 CNR Rail Line
 Grade Separation
 GO Layover Facility
 Stormwater Management Facility



IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17:

AND IN THE MATTER OF the City of Brampton By-law 281-2013 being a by-law to adopt Official Plan Amendment OP2006-093
Gagnon & Law Urban Planners Ltd. – Mattamy (Credit River) Limited
(File C04W12.003)

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 281-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of October, 2013, to adopt Amendment Number OP2006-093 to the 2006 Official Plan;
3. Written notice of By-law 281-2013 as required by section 17(23) was given on the 7th day of November, 2013, 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. In all other respect the Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-093 is deemed to have come into effect on the 28th day of November, 2013, 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 December, 2013

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Earl Evans


A Commissioner, etc.

WENDI HUNTER, a Commissioner, etc.,
Regional Municipality of Peel for The
Corporation of The City of Brampton.
Expires November 5, 2016.