



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 302-2013

To Adopt Amendment Number OP 2006-095
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 - 095 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 20th day of November, 2013.



 SUSAN FENNEL - MAYOR



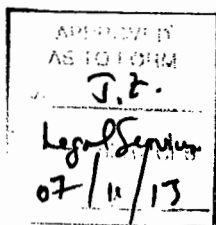
 PETER FAY - CLERK

Approved as to Content:



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

C02E14.015



AMENDMENT NUMBER OP 2006 - 095
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 095
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 property shown outlined on Schedule A to this amendment to permit the development of the subject property for specific commercial and industrial accessory uses and to provide specific policies for the development of the subject property.

2.0 Location:

The lands subject to this amendment are located on at the south-east corner of Biscayne Crescent and Clipper Court. The property has a frontage of approximately 55 metres (180 feet) on Biscayne Crescent and is located in part of Lot 14, Concession 2, E.H.S, 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 "Special Land Use Policy Area 16" on Schedule "A" General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment;
- (2) by adding the following as Section 4.14.3.16 under Section 4.14.3 - Special Land Use Policy Areas:

"4.14.3.16 Special Land Use Policy Area 16: South-east Corner of Biscayne Crescent and Clipper Court

The property is designated "Industrial" and may be used for industrial purposes and accessory uses, namely, a banquet hall and a dining room restaurant, subject to the following condition:

- (i) A commercial school is permitted only within an office, banquet hall and dining room restaurant facility. A dormitory is only permitted in conjunction with a commercial school."

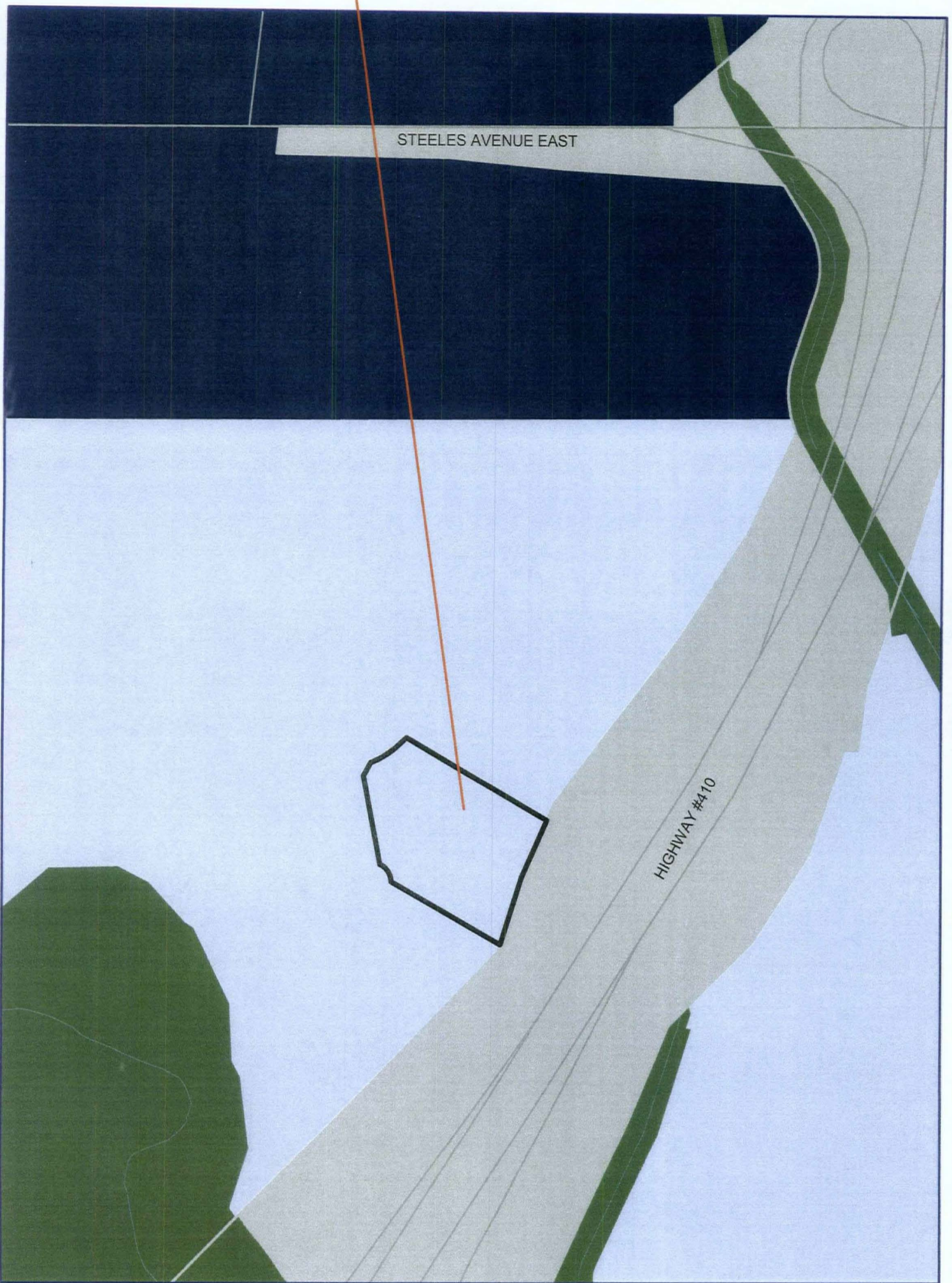
(3) By adding to the list of amendments pertaining to Secondary Plan Area Number 25: Steeles Industrial as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 095.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Steeles Industrial Secondary Plan, being Chapter 25(a) of Part II: Secondary Plans, as amended, are hereby further amended:

(1) by adding the following to Section 5.2.1.1 under the heading Mixed Commercial - Light Industrial to Chapter 25(a):

“A commercial school is permitted only within an office, banquet hall and dining room restaurant facility. A dormitory is only permitted in conjunction with a commercial school.”

"SPECIAL LAND USE POLICY AREA 16" to be added to these lands



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LANDS
- INDUSTRIAL
- PROVINCIAL HIGHWAYS
- BUSINESS CORRIDOR
- OPEN SPACE

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 302-2013 being a by-law to adopt Official Plan Amendment OP2006-095 and By-law 303-2013 to amend Zoning By-law 270-2004 as amended, Candevcon Ltd. – 1176909 Ontario Inc. – Mandarin Restaurant (File C02E14.015)

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 302-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 20th day of November, 2013, to adopt Amendment Number OP2006-095 to the 2006 Official Plan.
3. By-law 303-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 20th day of November, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 302-2013 as required by section 17(23) of the *Planning Act* was given on the 26th 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.
5. Written notice of By-law 303-2013 as required by section 34(18) of the *Planning Act* was given on the 26th 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.
6. 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.
7. 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.
8. OP2006-095 is deemed to have come into effect on the 17th day of December, 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)
19th day of December, 2013)



Earl Evans

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.



A Commissioner, etc.