



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 358-2009

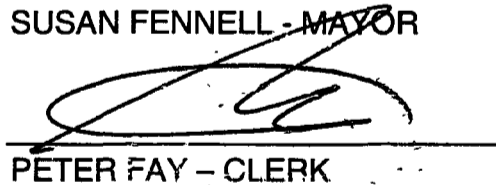
To Adopt Amendment Number OP 2006- **031**  
to the Official Plan of the  
City of Brampton Planning Area

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 - 031 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 9<sup>th</sup> day of December 2009.

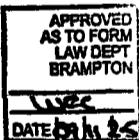
  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

  
Adrian Smith, MCIP, RPP  
Director, Planning and Land Development Services

C03E05.019



**AMENDMENT NUMBER OP 2006 - 031**  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 031  
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 shown outlined on Schedule A to this amendment to permit the development of the subject lands for high-density residential purposes, allow the continuation of the existing community hall (Royal Canadian Legion) and revise selected policies in the Secondary Plan. The amendment also designates a portion of the subject lands for "Open Space: Valleyland" purposes.

2.0 Location:

The lands subject to this amendment are located on the south side of Queen Street East approximately 150 metres (492 feet) east of West Drive. The property has a frontage of approximately 50 metres (164 feet) on Queen Street East, and is located in part of Lot 5, Concession 3, EHS, in the City of Brampton. It has a municipal address of 1133 Queen Street East.

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 changing on Schedule A (General Land Use Designations) the land use designations of the lands outlined on Schedule A to this amendment, from "Central Area" to "Open Space" and from "Open Space" to "Central Area".
- (2) By changing on Schedule 1 (City Concept) the land use designations of the lands outlined on Schedule C to this amendment, from "Communities" to "Open Space".
- (3) By changing on Schedule C1 (Major Pathway Network) the land use designations of the lands outlined on Schedule D to this amendment adding an "Open Space" designation to certain areas of the subject lands and deleting the "Open Space" designation from other areas.

- (4) By changing on Schedule D (Natural Heritage Features and Areas) the land use designations of the lands outlined on Schedule E to this amendment, designating certain lands "Valleyland/Watercourse Corridor".
- (5) By changing on Schedule E (Major Recreational Open Space) the land use designations of the lands outlined on Schedule F to this amendment, designating certain lands "Valleyland/Watercourse Corridor".
- (6) by adding to the list of amendments pertaining to Secondary Plan Area Number 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 031 .

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Queen Street Corridor Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP36(A): Land Use Designations of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from "Institutional" to "Central Area Mixed Use" and "Open Space: Valleyland";
- (2) by changing Appendix A: Central Area Mixed Use Density Limits adding an FSI designation of 3.5 to the lands as outlined on Schedule G to this amendment;
- (3) by deleting Table 1 of Section 5.1.2.2 of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans and replacing it with the following table:

**Table 1:  
Central Area Mixed-Use Designation density Structure  
Queen Street Corridor Secondary Plan**

Area	Overall Maximum FSI	Maximum Residential FSI
Queen Street East, west of Beech Street and Trueman Street	2.0	1.0
Queen Street East, east of Beech Street and Trueman Street to Rutherford Road	3.5	2.0
Bramalea Centre Queen Street to Clark Boulevard, Dixie Road to Central Park Drive	3.5	2.0

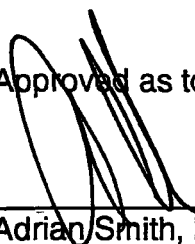
Primary Office Node between Highway Number 410 and Rutherford Road	5.0	2.0
Queen Street between West Drive and Norton Lake Park	3.5	2.0

- 4) by adding to Section 5.1.2.3 of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans the following after the words "at the southwest and southeast quadrants of Highway Number 410 and Queen Street East":

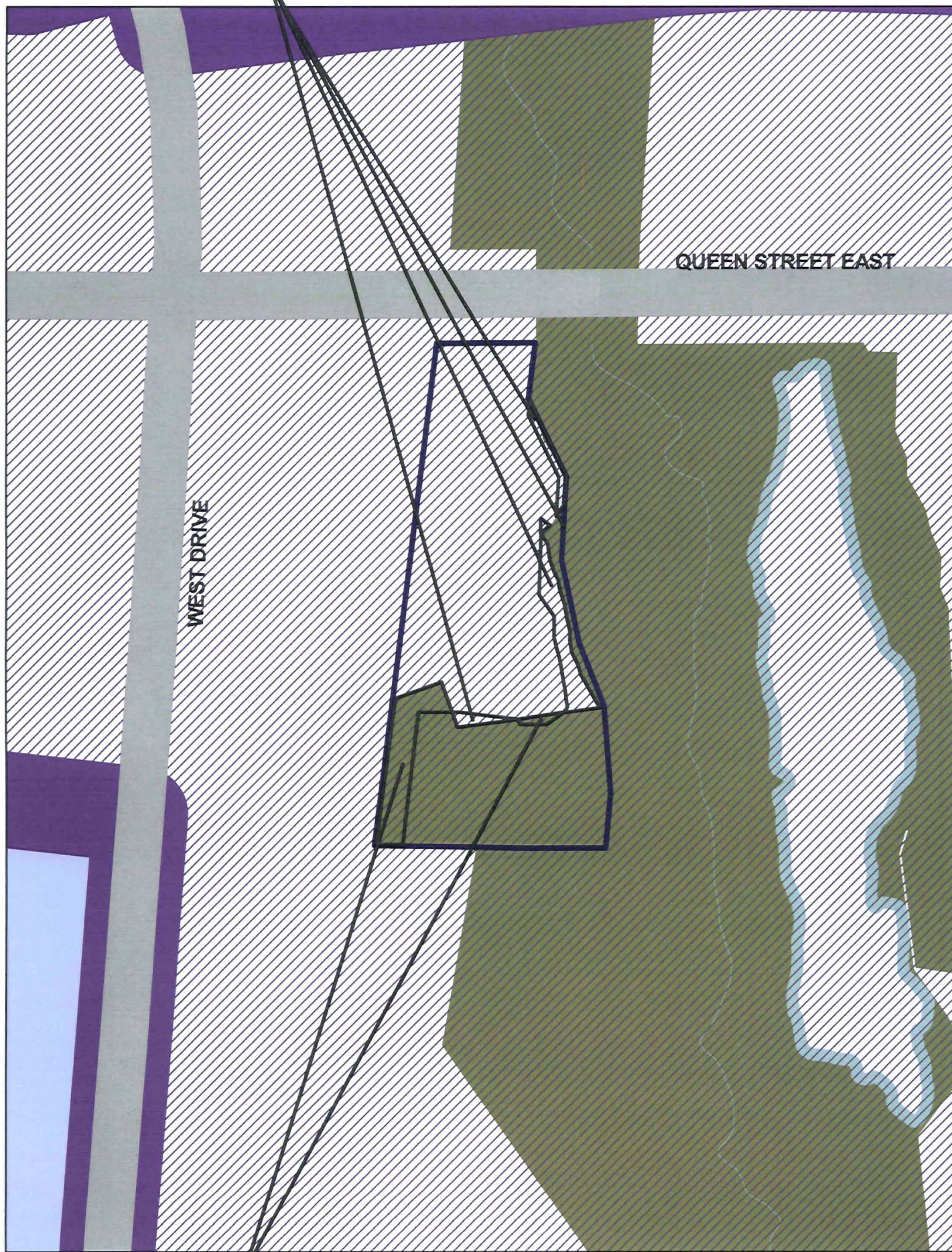
" , on the south side of Queen Street East between West Drive and Norton Lake Park"

- 5) by deleting from Section 5.1.2.3 ii) of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans the word "and," at the end of the section.
- 6) by removing the period at the end of Section 5.1.2.3 iii) of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans and adding the words "; and,"
- 7) by adding to Section 5.1.2.3 of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans the following:
- "(iv) in the area on the south side of Queen Street East, between West Drive and Norton Lake Park, the permitted density shall be a maximum of 3.5 FSI with a maximum of 2.0 FSI permitted for residential uses."

Approved as to Content:





  
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 Adrian Smith, MCIP, RPP  
 Director, Planning and Land Development Services

"OPEN SPACE" DESIGNATION TO BE ADDED



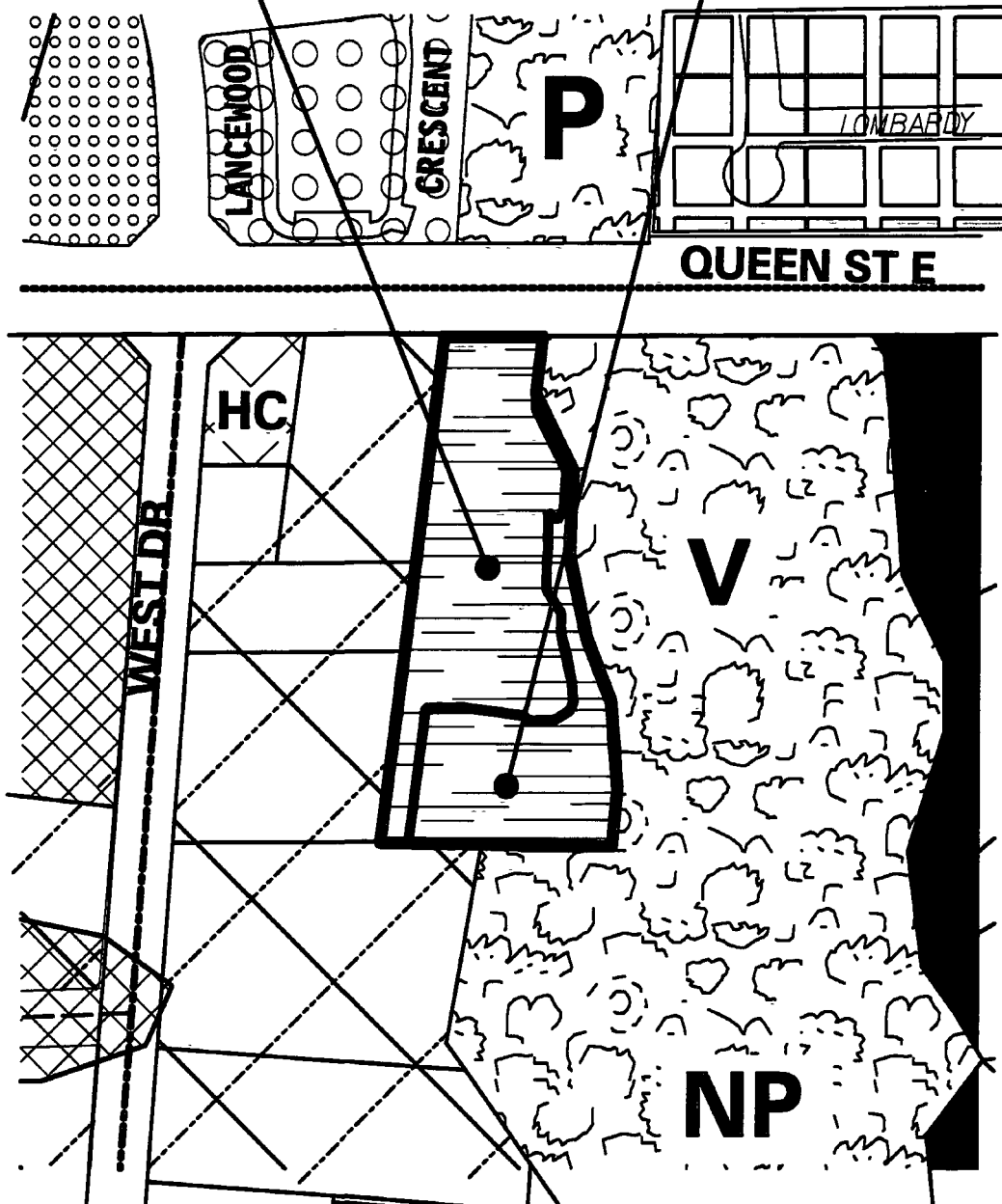
"OPEN SPACE" DESIGNATION TO BE DELETED

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

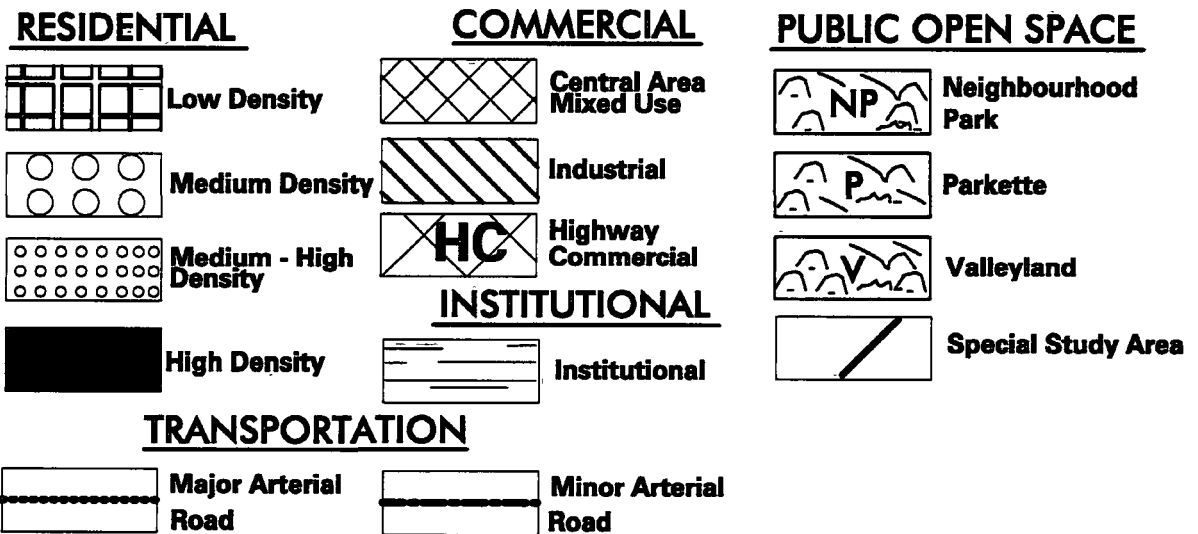
-  SUBJECT LANDS
-  CENTRAL AREA
-  INDUSTRIAL
-  OPEN SPACE

**LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL" TO "CENTRAL AREA MIXED USE"**

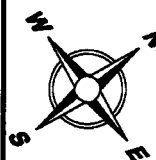
**LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL" TO "VALLEYLAND"**



EXTRACT FROM PLATE 36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN



**SCHEDULE B TO THE OFFICIAL PLAN  
AMENDMENT OP2006# 031**



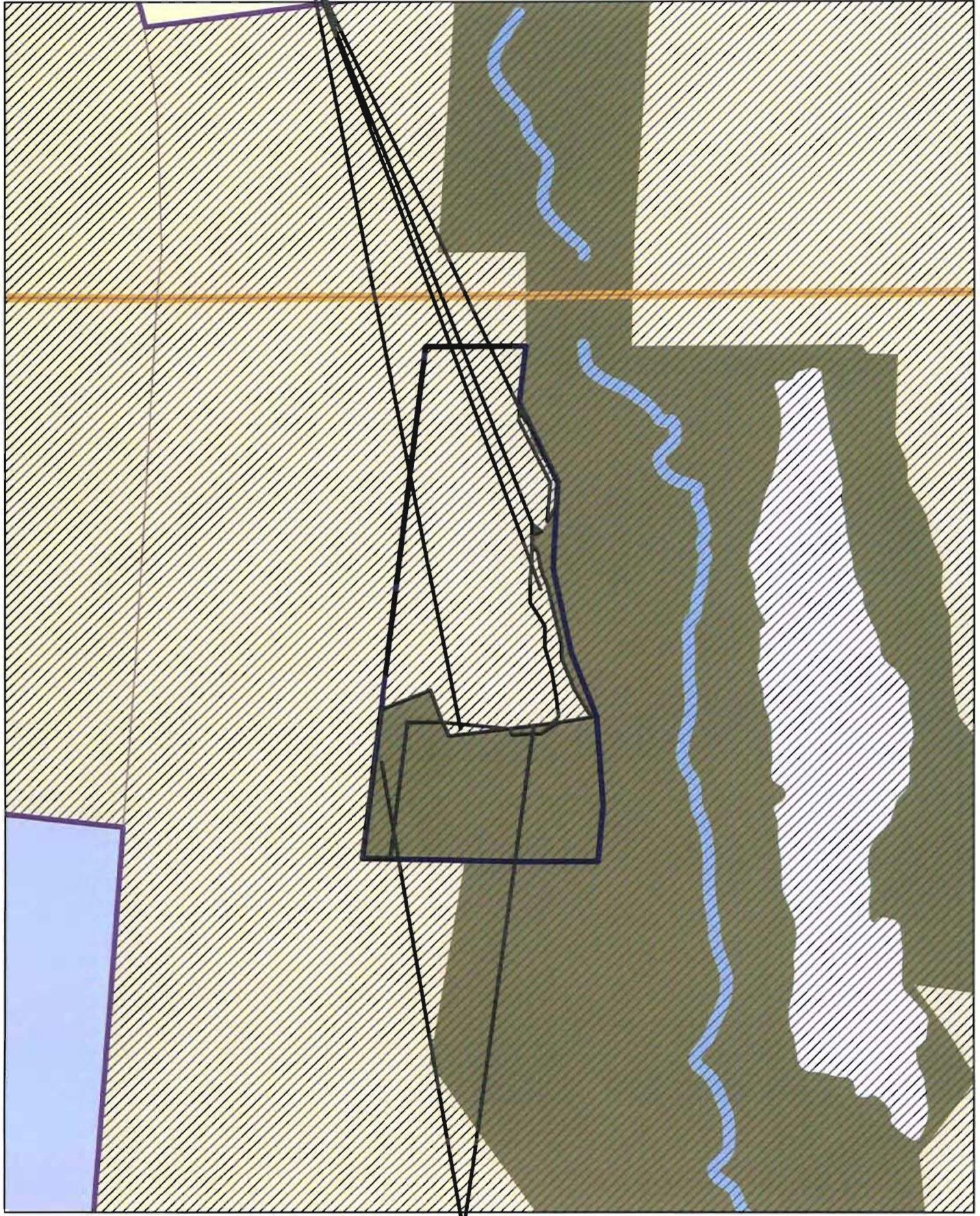
**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2009 11 03

Drawn by: CJK


File no. C03E05.0190PA\_B

**"OPEN SPACE SYSTEM" DESIGNATION TO BE ADDED**



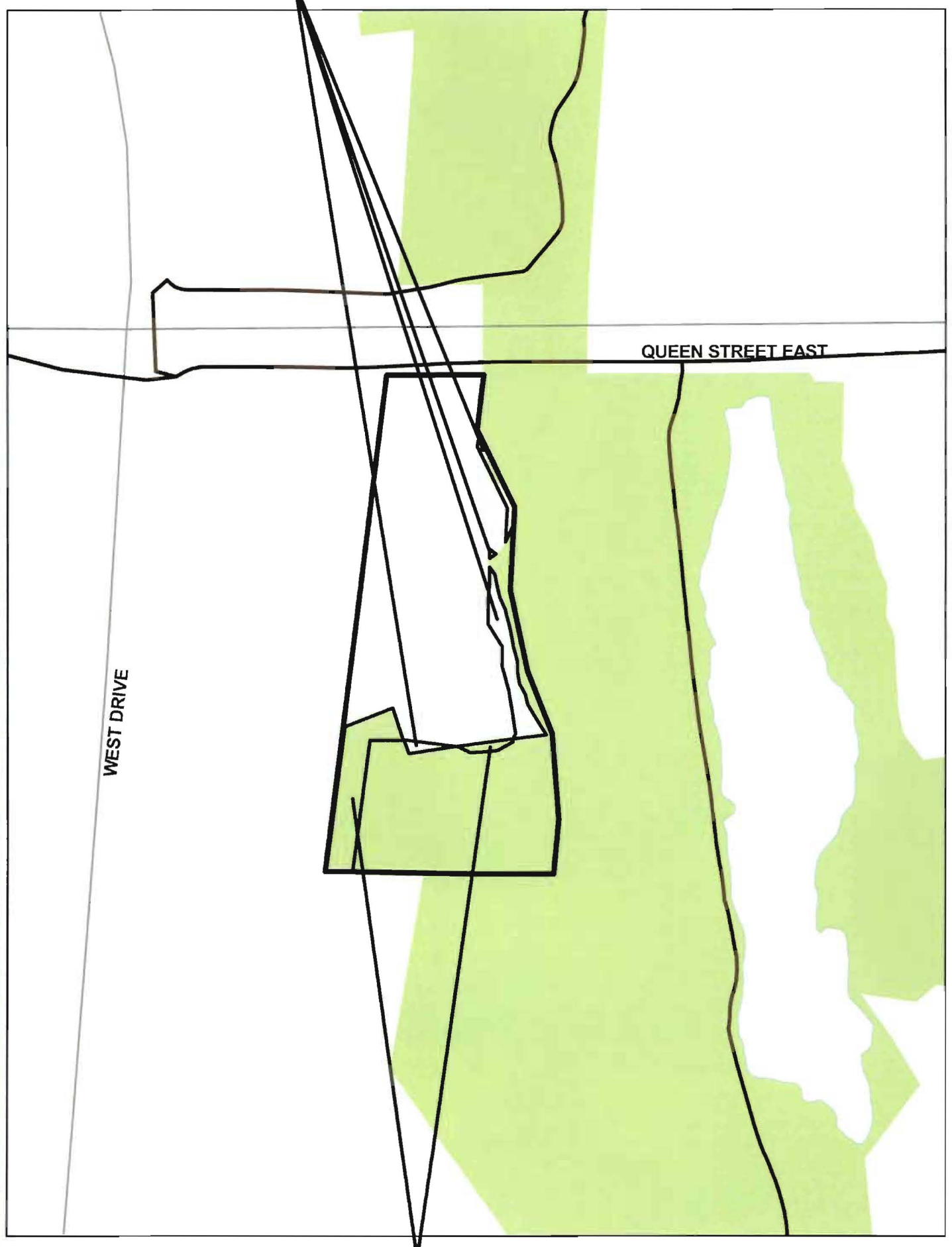
**"OPEN SPACE SYSTEM" DESIGNATION TO BE DELETED**

EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS
-  EMPLOYMENT AREAS
-  COMMUNITIES
-  OPEN SPACE SYSTEM
-  CENTRAL AREA





"OPEN SPACE" DESIGNATION TO BE ADDED



"OPEN SPACE" DESIGNATION TO BE DELETED

EXTRACT FROM SCHEDULE C1 (MAJOR PATHWAY NETWORK) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS
-  OPEN SPACE

LANDS TO BE DESIGNATED "VALLEYLAND/WATERCOURSE CORRIDOR"



EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS
-  OTHER WETLAND
-  VALLEYLAND/WATERCOURSE CORRIDOR
-  WOODLAND



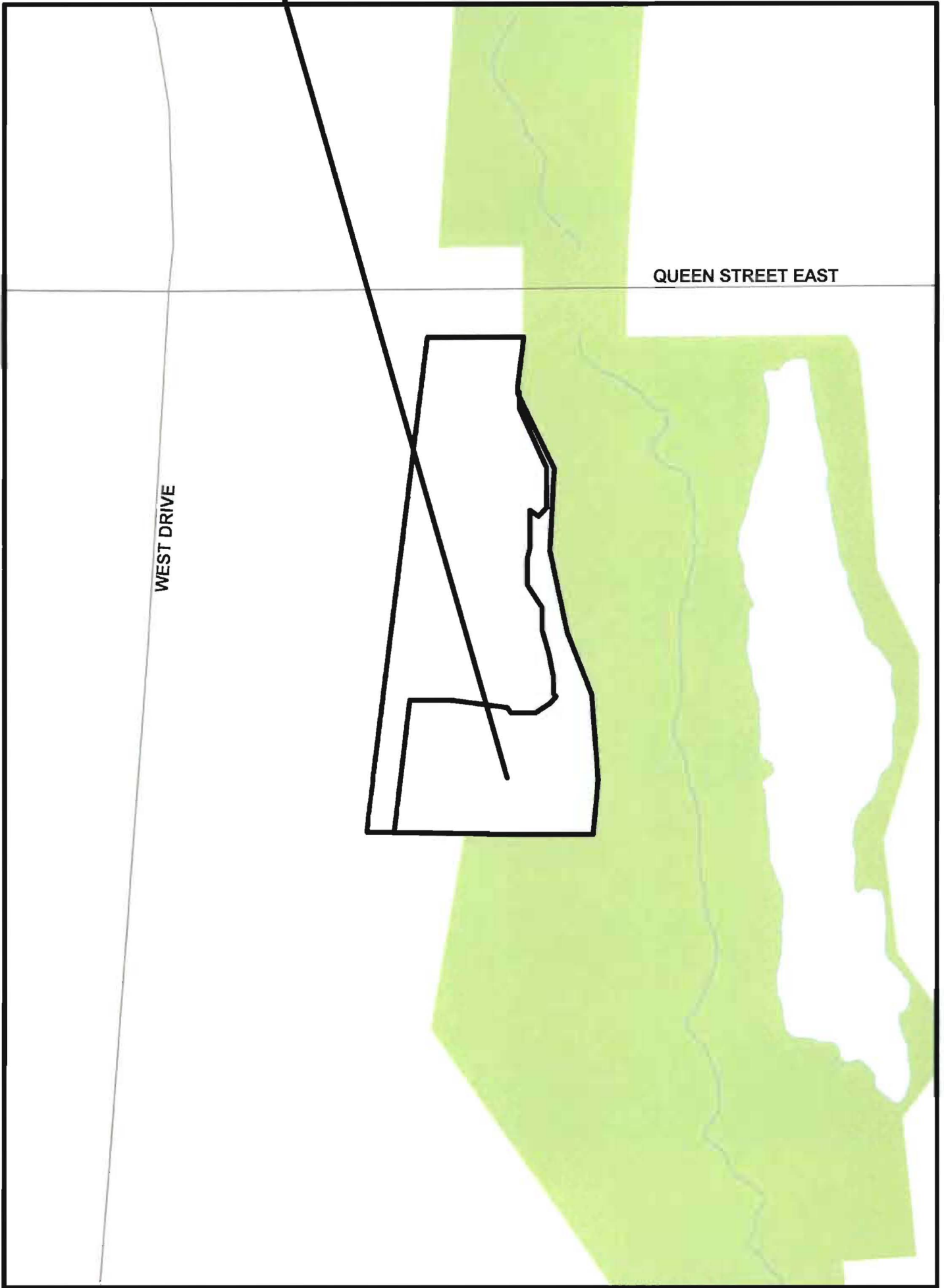
**BRAMPTON**  
Flower City





**SCHEDULE E TO OFFICIAL PLAN  
AMENDMENT OP2006# 031**

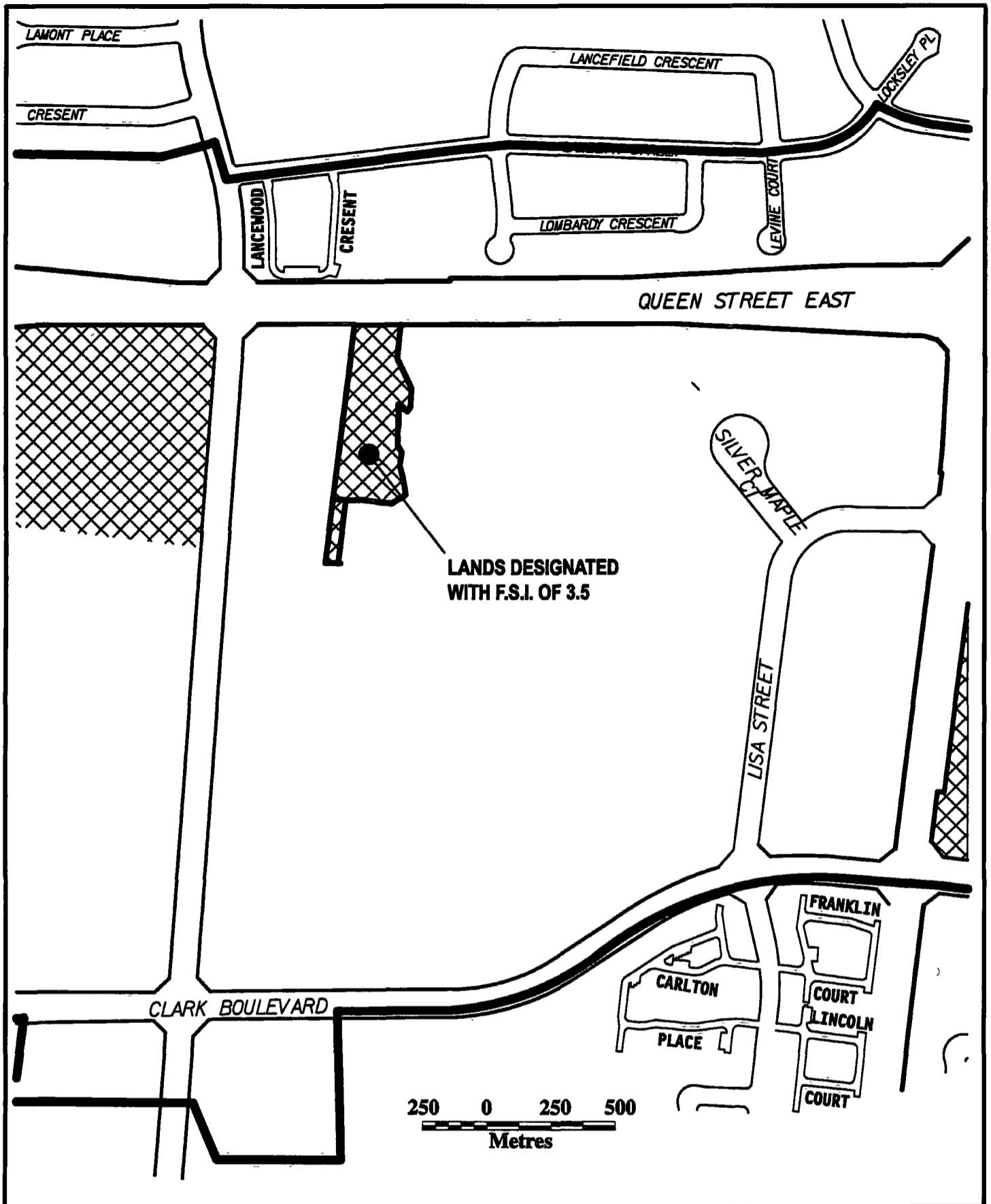
PLANNING, DESIGN & DEVELOPMENT  
Date: 2009/11/04 Drawn By: CJK  
File: C03E05.019\_OPA\_E

LANDS TO BE DESIGNATED AS "VALLEYLAND/WATERCOURSE CORRIDOR"






EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS
-  VALLEYLAND/WATERCOURSE CORRIDOR



EXTRACT FROM APPENDIX A OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN

-  **SUBJECT LANDS**
-  **2.0 F.S.I.**
-  **3.5 F.S.I.**

**NOTE** :The figures on this map show the maximum floor space index (F.S.I.) assigned to lands designated Central Area Mixed - Use within The Queen Street Corridor Secondary Plan of the Brampton Central Area



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 358-2009 being a by-law to adopt Official Plan Amendment OP2006-031 and By-law 359-2009 to amend Zoning By-law 270-2004 as amended – The Royal Canadian Legion Br. #609 in conjunction with the Region of Peel (File C03E05.019)

DECLARATION

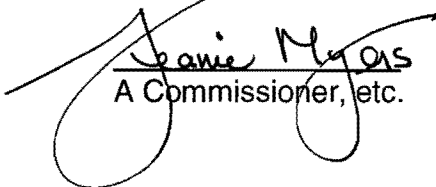
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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 358-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 9<sup>th</sup> day of December, 2009, to adopt Amendment Number OP2006-031 to the City of Brampton Planning Area.
3. By-law 359-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 9<sup>th</sup> day of December, 2009, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 358-2009 as required by section 17(23) and By-law 359-2009 as required by section 34(18) of the *Planning Act* was given on the 23<sup>rd</sup> day of December, 2009, 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. OP2006-031 is deemed to have come into effect on the 13<sup>th</sup> day of January, 2010, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended
8. Zoning By-law 359-2009 is deemed to have come into effect on the 9<sup>th</sup> day of December, 2009, 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 )  
22<sup>nd</sup> day of January, 2010 )

  
\_\_\_\_\_  
Earl Evans

  
A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.