



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

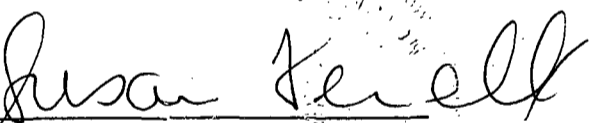
Number 133-2013

To Adopt Amendment Number OP2006-086
to the Official Plan of the
City of Brampton Planning Area

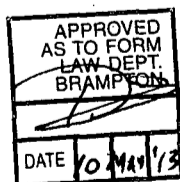
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006 - 086 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 22nd day of May, 2013.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK



AMENDMENT NUMBER OP2006 - 086
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 086
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate the subject lands for convenience commercial uses and to provide specific policies to guide development of the subject lands.

2.0 Location:

The lands subject to this amendment are approximately 0.97 hectares (2.40 acre) in size and are located at the south-west corner of Chinguacousy Road and Dusk Drive. The subject lands have a frontage of 80 metres (262 feet) along Dusk Drive and a frontage of 106 metres (347 feet) along Chinguacousy Road and are located in Part of Lot 3, Concession 3, West of Hurontario Street, 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 to Schedule A2, RETAIL STRUCTURE, thereto, the designation "Convenience Retail", as shown outlined on Schedule A to this amendment.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 086_____.

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 Credit Valley Secondary Plan, being Chapter 45 of Part II: Secondary Plans, as amended, are hereby further amended:

- (1) by amending Schedule SP45(a), to redesignate the subject lands from "Low Density 2 Residential" and "Highway Commercial" to "Convenience Commercial" as shown on Schedule B to this amendment.
- (2) by amending Schedule SP45(a), to delete the "Collector Road" designation that crosses the subject lands and extends to James

- 4 -

Potter Road and to replace it with a "Collector Road" designation, as shown on Schedule B to this amendment.

(3) by adding to Section 5.3.3 the following new Sub-Section:

"5.3.3.2 Lands designated "Convenience Commercial" at the south-west corner of Chinguacousy Road and Dusk Drive on Schedule SP45(a) shall be subject to the following policies and design principles:

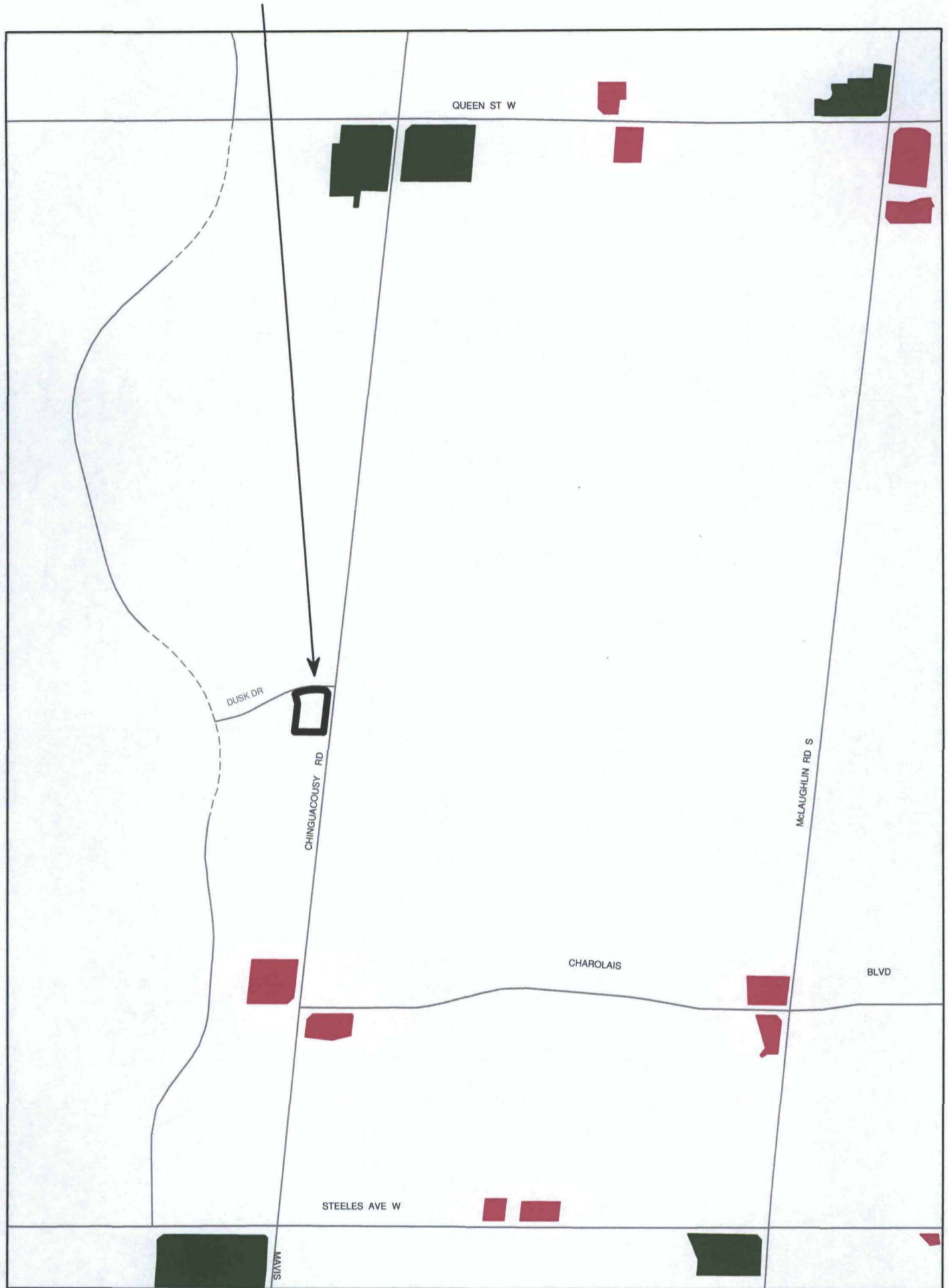
- a) Buildings shall be sited and orientated to address the intersection that contribute to the establishment of a focal point on the property;
- b) Architectural elements and materials used for the buildings shall be compatible with the residential character of the area and sensitive to adjacent land uses;
- c) A maximum of one drive-through facility is permitted. The drive-through facility shall be designed to ensure that vehicular and pedestrian traffic are not in conflict; and,
- d) Pedestrian walkway connections between buildings, street and parking areas shall provide a safe and attractive environment for pedestrians."

Approved as to Content:



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

Lands to be shown as "CONVENIENCE RETAIL"

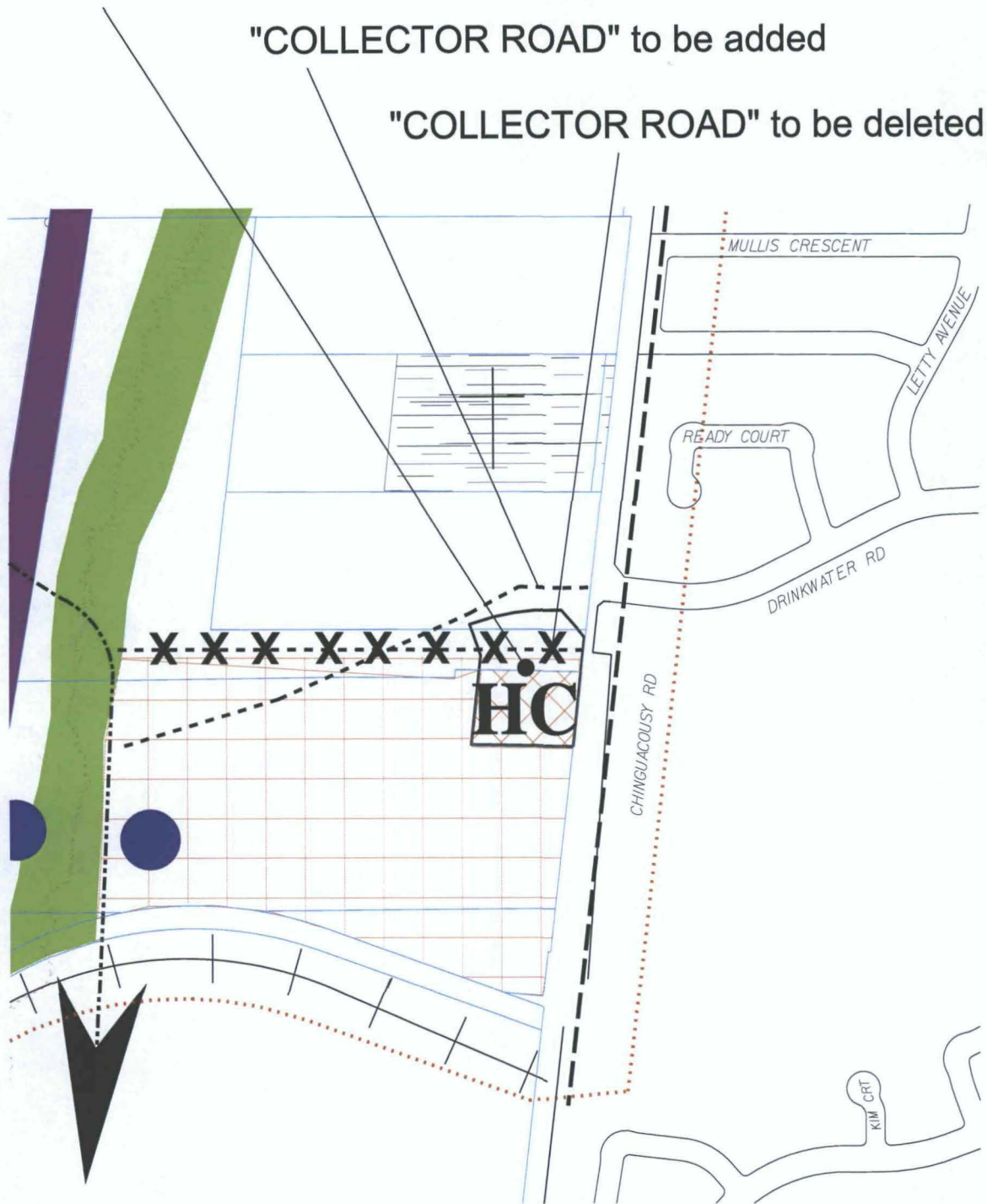


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN














NEIGHBOURHOOD RETAIL
 CONVENIENCE RETAIL



Lands to be redesignated from "LOW DENSITY 2 RESIDENTIAL" and "HIGHWAY COMMERCIAL" to "CONVENIENCE COMMERCIAL"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

- | | | | |
|---|--|---|---|
|  | RESIDENTIAL
Low Density 2 |  | OPEN SPACE
Primary Valleyland |
|  | Medium Density |  | Potential Stormwater Management Ponds |
|  | COMMERCIAL
Highway Commercial |  | INFRASTRUCTURE
Ontario Hydro Power Corridor |
|  | INSTITUTIONAL
Place Of Worship |  | Major Arterial Roads |
|  | Secondary Plan Boundary |  | Minor Arterial Roads |
| | |  | Collector Roads |
| | |  | Local Road Access (Potential) |
| | |  | Railways |



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 133-2013 being a by-law to adopt Official Plan Amendment OP2006-086 and By-law 134-2013 to amend Zoning By-law 270-2004 as amended, Glen Schnarr & Associates Inc. – Credit Valley Estates (File C03W03.008)

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 133-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 22nd day of May, 2013, to adopt Amendment Number OP2006-086 to the 2006 Official Plan;
3. By-law 134-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 22nd day of May, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 133-2013 as required by section 17(23) of the *Planning Act* was given on the 3rd day of June, 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 134-2013 as required by section 34(18) of the *Planning Act* was given on the 3rd day of June, 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. OP2006-084 is deemed to have come into effect on the 25th day of June, 2013, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

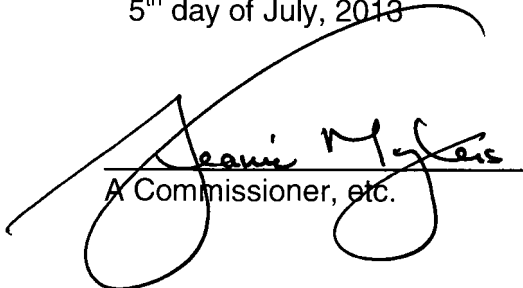
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
5th day of July, 2013

)
)
)
)



Earl Evans



Jeanie Cecilia Myers
A Commissioner, etc.

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