



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 174-2014

To Adopt Amendment Number OP06-100
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 - 100 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 18th day of June 2014.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

AMENDMENT NUMBER OP06 - 100
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP06 - 100
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add site-specific policies, including density and design policies, to permit the development of a retirement home on the site.

2.0 Location:

The site is located in the Brampton South Secondary Plan and is known municipally as 221 and 225 Main Street South. The site is approximately 33 metres (108 feet) north of Charolais Boulevard, on the west side of Hurontario Street. The site is referred to as Part of Lot 2, Concession 1, 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 the list of amendments pertaining to Secondary Plan Area Number 16: The Brampton South Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP06- 100.

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

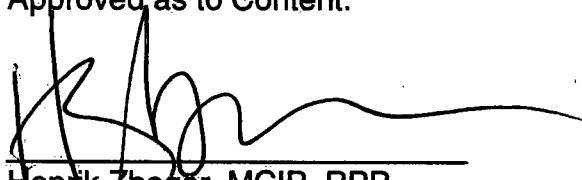
- (1) by adding the following as Section 3.10 to Section 3.0 - Residential Development Principles of Section B2.0, Sub-section B2.4:
Brampton South Planning District:

“3.10 In Neighbourhood 3, the lands designated High Density Residential located on the west side of Main Street South approximately 33 metres (108 feet) north of Charolais Boulevard are permitted to be developed, used and maintained for a retirement home. The floor space index shall be 2.5.

The development of the lands shall include a site layout, building massing, landscaping and architectural design that is compatible with adjacent uses and the host neighbourhood.

No portion of the building shall intersect a 45 degree vertical angular plane that extends from both the centre-line of the Hodgson Street cul-de-sac and from the rear property lot line of the residential dwellings on the east side of Hodgson Street abutting the site, up towards the building.”

Approved, as to Content:



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

APPROVED AS TO FORM
BY: <u>J.Z.</u>
LEGAL SERVICES
DATE: <u>06/05/14</u>

ESIDE DR

ELGIN DR

MILL ST S

BARTLEY BULL PKWY

CHAROLAIS BLVD

HODGSON ST



MAIN ST S

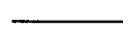
LOCKT

BAR

STEELES AVE E



SUBJECT LANDS



BUILT STREETS



PLANNING & INFRASTRUCTURE SERVICES



OP06-100

Date: 2014 01 28 Drawn By: CJK
File: C01W02.016zkm

Key Map By-Law 174-2014

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 174-2014 being a by-law to adopt Official Plan Amendment OP2006-100 and By-law 175-2014 to amend Zoning By-law 270-2004 as amended, Glen Schnarr & Associates Inc. – Traditions Retirement Residences Inc. (File C01W02.016)

DECLARATION

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

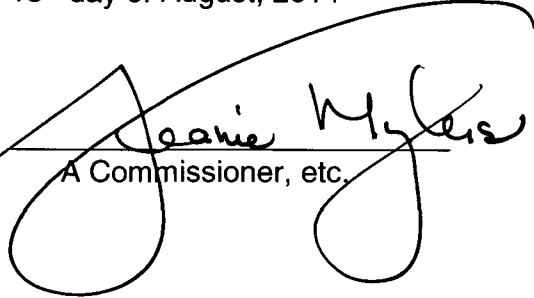
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 174-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 18th day of June, 2014, to adopt Amendment Number OP2006-100 to the 2006 Official Plan.
3. By-law 175-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 18th day of June, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 174-2014 as required by section 17(23) of the *Planning Act* was given on the 3rd day of July, 2014, 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 175-2014 as required by section 34(18) of the *Planning Act* was given on the 3rd day of July, 2014, 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. OP2006-100 is deemed to have come into effect on the 24th day of July, 2014, 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)
13th day of August, 2014)



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, 2018.