



THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

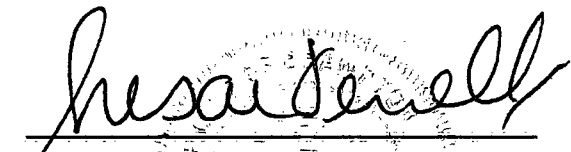
Number 205-2014


To Adopt Amendment Number OP 2006-103  
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 - 103 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 6<sup>TH</sup> day of August, 2014.

  
\_\_\_\_\_  
SUSAN FENNELL - MAYOR

  
\_\_\_\_\_  
PETER FAY - CLERK

Approved as to Content:

  
\_\_\_\_\_  
Dan Kraszewski, MCIP, RPP  
Senior Executive Director  
Planning and Building

C10E05.020 APPROVED AS TO FORM BY: <u>J.E.</u>
LEGAL SERVICES DATE: <u>21, 07, 14</u>

**AMENDMENT NUMBER OP 2006 - 103**  
to the Official Plan of the  
City of Brampton Planning Area

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AMENDMENT NUMBER OP 2006 - 103  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise the land use designation of the lands shown on Schedule A to this amendment to permit townhouses, buildings that are to be used for both residential and commercial purposes (live-work units) and a neighbourhood park. This amendment will also provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the south-east corner of Ebenezer Road and Nexus Avenue. The property has a frontage of approximately 143 metres (470 feet) on Ebenezer Road and a frontage of approximately 174 metres (570 feet) on Nexus Avenue and is located in Part of Lot 5, Concession 10, Northern Division, 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 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2006- 103 .

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 Bram East Secondary Plan (Part II Secondary Plans, as amended) are hereby further amended:

- (1) by revising on Schedule SP41(a) of Chapter 41 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Mixed Commercial/ Industrial" and "Valleyland" to "Medium Density" and "Neighbourhood Park"; and,

- (2) by adding the following policy as Section 3.1.12B under the heading Medium Density Residential to Chapter 41:

**“3.1.12B** The area designated Medium Density Residential at the south-east corner of Ebenezer Road and Nexus Avenue shall be developed, maintained and used for townhouses and buildings used for both residential and commercial purposes (live-work units). The maximum density is 50 units per net residential hectare (20 units per net residential acre). Live-work units shall be provided in the development of the lands.

The development shall consist of a high-quality built form that is expressed through the attention to detail in the architecture, roof lines, building materials and through landscaping elements.

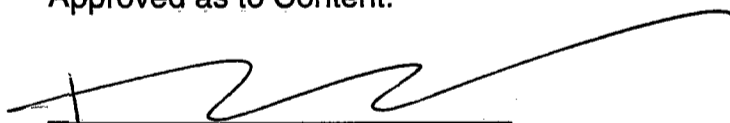
The following shall apply to live-work units:

- a) Live-work units shall have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are only used for residential purposes.
- b) Commercial uses within the live-work units shall be oriented exclusively toward the Nexus Avenue frontage, including all functional aspects of the commercial use (such as access, parking, signage, patio areas).
- c) The building façade of the live-work units facing the residential development shall be compatible with and complement the townhouse development.
- d) Commercial uses within the live-work units shall be limited to retail establishments, restaurants, personal service shops, service shops, offices, medical offices, custom workshops and similar uses not requiring extensive loading and storage facilities.

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- e) Outdoor storage in association with the commercial use is not permitted.
- f) Buildings will be designed with upscale building materials, architectural features and roofline variations to promote a residential character.
- g) The massing and architectural details of the live-work building at the intersection of Ebenezer Road and Nexus Avenue will be designed to emphasize this location as a gateway into the community.
- h) The streetscape design along Nexus Avenue shall complement and support the live-work uses. In this regard, it shall include:
  - i) a primarily hard surface treatment from the building face to the curb, that incorporates decorative paving elements; and,
  - ii) an enlarged space at the corner of Nexus Avenue and Ebenezer Road to accommodate seating or patio space.”

Approved as to Content:

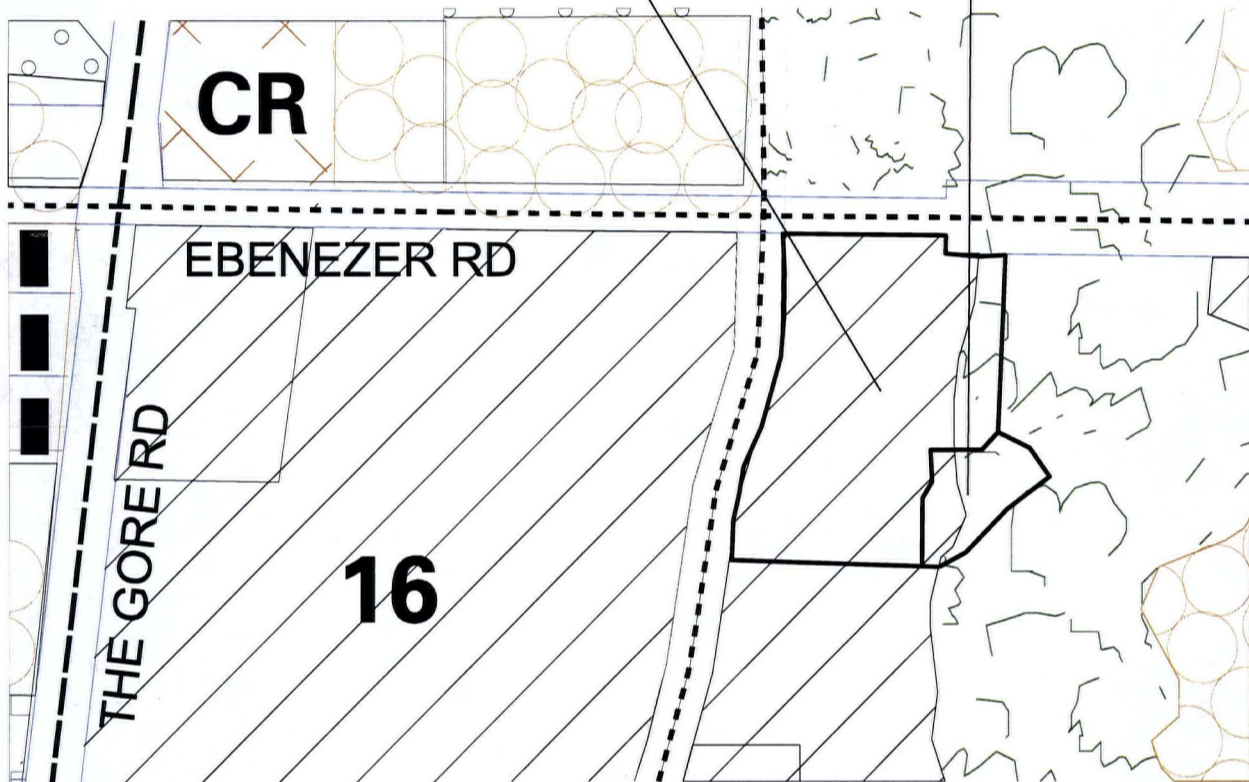


Dan Kraszewski, MCIP, RPP  
Senior Executive Director  
Planning and Building

APPROVED AS TO FORM
BY: <u>J.B.</u>
LEGAL SERVICES
DATE: <u>21 / 07 / 14</u>

Lands to be redesignated from "MIXED COMMERCIAL/INDUSTRIAL" and "VALLEYLAND" to "NEIGHBOURHOOD PARK"

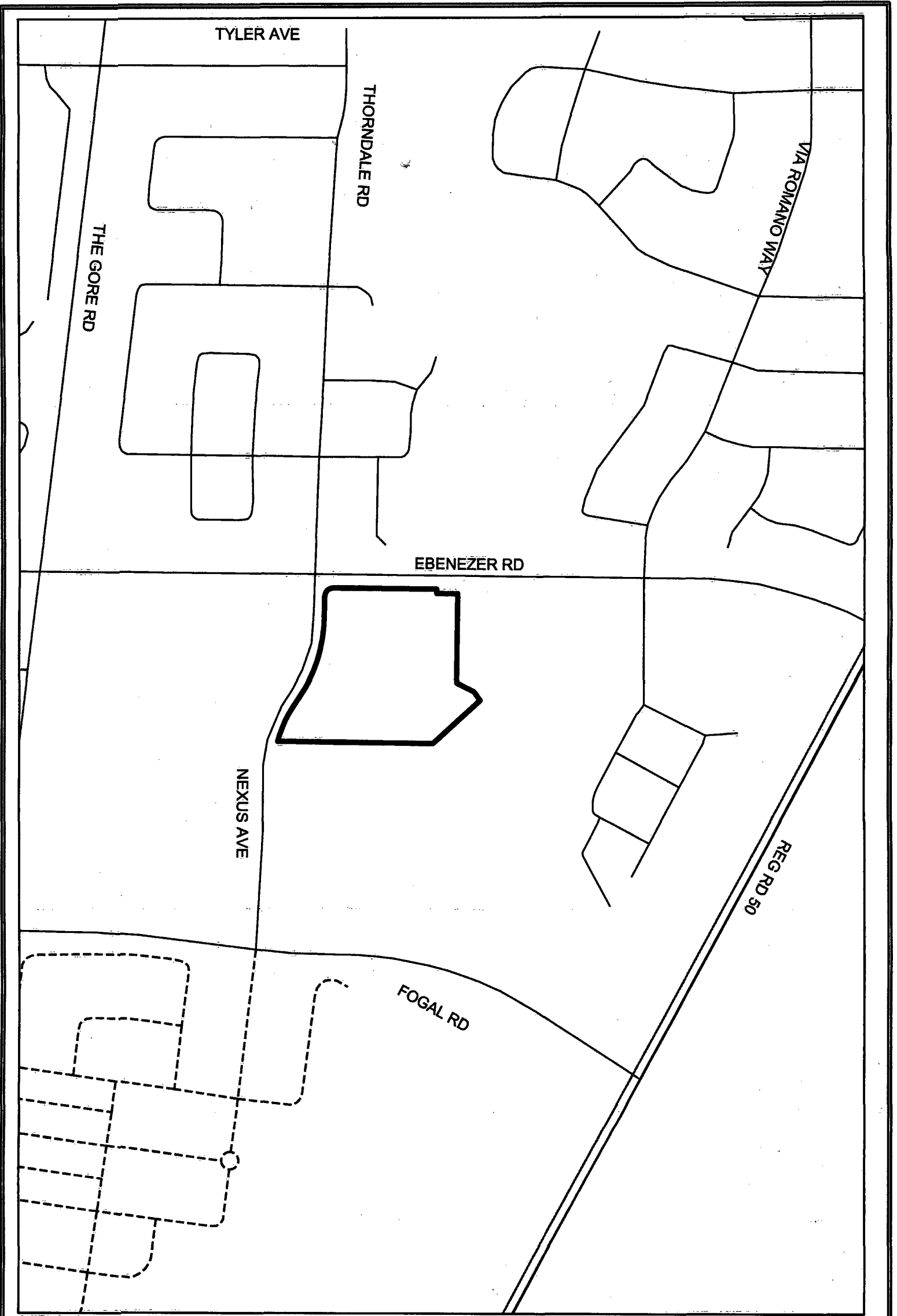
Lands to be redesignated from "MIXED COMMERCIAL/INDUSTRIAL" and "VALLEYLAND" to "MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

<b>RESIDENTIAL LANDS:</b>		<b>ROAD NETWORK :</b>	
	<b>Medium Density</b>		<b>Collector Road</b>
<b>EMPLOYMENT LANDS:</b>			<b>Local Road</b>
	<b>Mixed Commercial / Industrial</b>	<b>OPEN SPACE:</b>	
	<b>Commercial Retail</b>		<b>Valleyland</b>
	<b>Special Policy Area 16</b>		<b>Neighbourhood Park</b>





SUBJECT LANDS    
 
 BUILT STREETS    
 
 PROPOSED STREETS



Date: 2014 06 04     Drawn By: CJK  
 File: C10E05.020zkm

**Key Map By-Law 205-2014**

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 205-2014 being a by-law to adopt Official Plan Amendment OP2006-103  
J. H. Stevens Planning and Development Consultants – Ouray Developments Inc.  
(File C10E05.020)

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 205-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 6<sup>th</sup> day of August, 2014, to adopt Amendment Number OP2006-103 to the 2006 Official Plan;
3. Written notice of By-law 205-2014 as required by section 17(23) was given on the 15<sup>th</sup> day of August, 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.
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. OP2006-103 is deemed to have come into effect on the 5<sup>th</sup> day of September, 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  
12<sup>th</sup> day of September, 2014

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Earl Evans



Jeanie Cecilia Myers  
A Commissioner, etc.

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