



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number 197-2015

To Adopt Amendment Number OP 2006-115
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 - 115 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

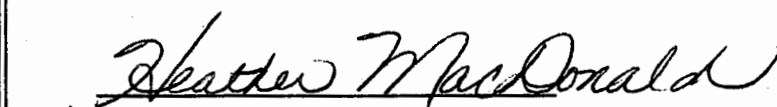
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 16TH day of *September*, 2015.


LINDA JEFFREY MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


for Paul Snape, MCIP, RPP
Director, Development Services

C04E14.011

APPROVED AS TO FORM
BY: <u>L.S.</u>
LEGAL SERVICES
DATE: <u>25/09/15</u>

AMENDMENT NUMBER OP 2006 -115
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 115
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 service commercial uses and to provide specific policies for the development of the subject lands.

2.0 Location:

The site subject to this amendment is located south of Countryside Drive, on the west side of Bramalea Road in the City of Brampton. The site is municipally known as 10788 Bramalea Road and is legally described as Part of Lot 14, Concession 4, East of Hurontario Street.

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 Number 28: Sandringham-Wellington Secondary Plan as set out in Part II: Secondary Plans Amendment Number OP 2006 - 115.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area, as they relate to the Sandringham Wellington Secondary Plan are hereby further amended:

- (1) by changing on Schedule SP28 (A) of Chapter 28 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this Amendment from "Residential - Low Density" to "Service Commercial" and,
- (2) by adding to Section 5.3, Commercial, the following new section:

"Service Commercial"

5.3.16. The lands designated Service Commercial located at 10788 Bramalea Road, south of Countryside Drive, west of Bramalea Road are intended for small-scale

development with a limited range of service commercial uses within a low-rise building form exhibiting a residential character. The following policies shall apply:

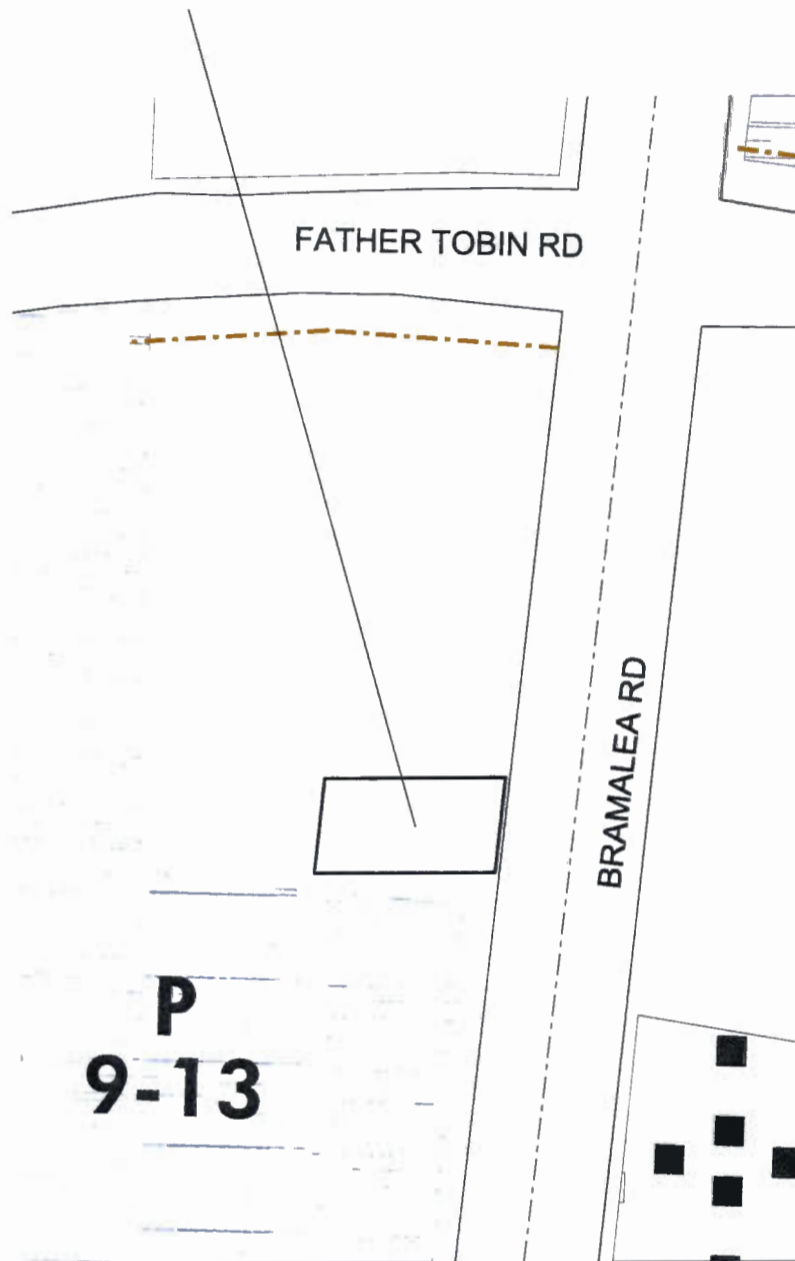
- a) All buildings will have a strong residential character in keeping with the surrounding residential neighbourhood created through the use of design and materials, and a building height limited to two storeys.
 - b) Limitation on gross floor area and establishment of requirements for building setbacks and minimum landscaped areas shall be used to reinforce the residential character of the property, and shall be incorporated into the implementing zoning by-law.
 - c) To ensure the number of individual access points to Bramalea Road are limited, and to support coordinated development with the lands to the south (10764 Bramalea Road), vehicular access to 10788 Bramalea Road shall be obtained by way of a shared access driveway with the lands to the south at such time the southerly lands are developed for a use other than a single detached residential dwelling.
 - d) A maximum of one unenclosed parking space shall be permitted in the front yard. All remaining required parking shall be restricted to the rear of the property and be screened from view from Bramalea Road and all adjacent properties by fencing or landscaping.”
- (2) by revising the reference to Section 5.3.19 in Section 5.3.16 to 5.3.20.
- (4) by renumbering Sections 5.3.16 through to 5.3.19 to 5.3.17 to 5.3.20 respectively.

Approved as to Content:






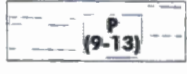
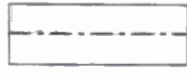
for Paul Snape, MCIP, RPP
Director, Development Services

Lands to be redesignated from "LOW DENSITY RESIDENTIAL" to "SERVICE COMMERCIAL"



EXTRACT FROM SCHEDULE SP28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM WELLINGTON SECONDARY PLAN

LEGEND

-  Low Density Residential
-  Medium Density Residential
-  Pedestrian / Bicycle Links
-  Public High School *
-  Minor Arterial Road



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 197-2015 being a by-law to adopt Official Plan Amendment OP2006-115 and By-law 198-2015 to amend Zoning By-law 270-2004 as amended, Glen Schnarr & Associates Inc. – Jagjot Randhawa (File C04E14.011)

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 197-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 16th day of September, 2015, to adopt Amendment Number OP2006-115 to the 2006 Official Plan.
3. By-law 198-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 16th day of September, 2015, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 197-2015 as required by section 17(23) of the *Planning Act* was given on the 1st day of October, 2015, 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 198-2015 as required by section 34(18) of the *Planning Act* was given on the 1st day of October, 2015, 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 respects, 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. OP2006-115 is deemed to have come into effect on the 22nd day of October, 2015, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 198-2015 is deemed to have come into effect on the 22nd day of October, 2015, in accordance with Section 34(21) 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
28th day of October, 2015

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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.

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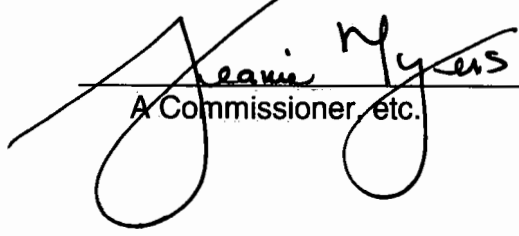
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And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
24th day of November, 2015)



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.