



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 194 - 2017

To Adopt Amendment Number OP 2006-135
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 2017 - 135 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 27th day of September, 2017.

Approved as to
form.

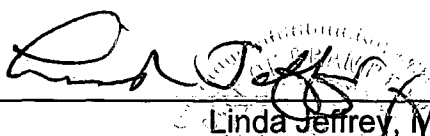
2017/09/14


MR

Approved as to
content.

2017/09/11

Allan Parsons


Linda Jeffrey, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 135
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006-135
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add a Section to the Office Node policies of the Bram East Secondary Plan (Chapter 41 of Part II of the City's Official Plan) to permit the development of a gas bar and motor vehicle washing establishment on the lands located at the south-east corner of Queen Street East and The Gore Road having an area of approximately 0.76 hectares (1.88 acres), municipally known as 4523 Queen Street East.

2.0 Location:

The lands subject to this amendment are located on the south-east corner of Queen Street East and The Gore Road. The subject lands have a frontage of approximately 131 metres (430 feet) on Queen Street East and a frontage of approximately 150 metres (492 feet) on The Gore Road. The subject lands are located in Part of Lot 4 Concession 10, Northern Division and Part of the Road Allowance between Concessions 9 & 10, 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 Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 135.

3.2 The document known as the Bram East Secondary Plan (Chapter 41 of Part II of the City's Official Plan) is hereby amended as follows:

(1) by adding after Section 3.2.5, the following:

“3.2.5.1 A gas bar and motor vehicle washing establishment is only permitted on the lands located at the south-east corner of Queen Street East and The Gore Road having an area of approximately 0.76 hectares (1.88 acres), in conjunction with a minimum amount of office space that is to be identified in the Zoning By-law.”

3.2.5.2 Notwithstanding Section 3.2.6, an individual primary office project is permitted at a minimum density of 0.22 Floor Space Index (FSI) within the Office Node designation on the lands located at the south-east corner of Queen Street East and The Gore Road having an area of approximately 0.76 hectares (1.88 acres).

3.2.5.3. Notwithstanding Section 3.2.6, the retail and service commercial component of the office building on the lands located at the south-east corner of Queen Street East and The Gore Road shall not exceed 570 square metres.”

QUEEN STREET EAST

OC-2545

FLOODPLAIN (F)

THE GORE ROAD

LEGEND

 ZONE BOUNDARY

OP 2006-135

PART LOT 4, CONCESSION 10



CITY OF BRAMPTON
Planning and Development Services

Date: 09 15 2017

Drawn by: G.I.S.

By-Law 194-2017

Schedule A

File no. C10E04.006_ZB_SchedA

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 194-2017 being a by-law to
adopt Official Plan Amendment OP2006-135, and By-law 195-2017 to amend Zoning
By-law 270-2004, as amended – Weston Consulting – 4523 Queen Street East
(File C10E04.006)

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 194-2017 was passed by the Council of the Corporation of the City of Brampton at
its meeting on the 27th day of September, 2017, to adopt Amendment Number OP2006-
135 to the 2006 Official Plan.
3. By-law 195-2017 was passed by the Council of the Corporation of the City of Brampton at
its meeting held on the 27th day of September, 2017, to amend Zoning By-law 270-2004, as
amended.
4. Written notice of By-law 194-2017 as required by section 17(23) of the *Planning Act* was
given on the 5th day of October, 2017, 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 195-2017 as required by section 34(18) of the *Planning Act* was
given on the 5th day of October, 2017, 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. OP2006-135, adopted by By-law 194-2017, is deemed to have come into effect on the 26th
day of October, 2017, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990,
as amended.
9. Zoning By-law 195-2017 is deemed to have come into effect on the 26th day of October,
2017, 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)
8th day of December, 2017)


A Commissioner, etc.



Charlotte Gravlev

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.

