



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 228 - 2017

To Adopt Amendment Number OP 2006-138
to the Official Plan of the
City of Brampton Planning Area


NOW THEREFORE 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- 138 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 25th day of October, 2017.

Approved as to
form.
2017/09/29
M.R.


Approved as to
content.
2017/10/05
Allan Parsons



Linda Jeffrey, Mayor



Peter Fay, City Clerk



AMENDMENT NUMBER OP 2006 - 130

**to the Official Plan of the
City of Brampton Planning Area**

**AMENDMENT NUMBER OP 2006 -138
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 the development of the lands for townhouse purposes and to provide specific policies for the development of the lands. Specifically, the Official Plan Amendment involves amending the Bram East Secondary Plan to:

- Re-designate the lands from "Low and Medium Density Residential" to "Cluster and High Density Residential".

2.0 Location:

The lands subject to this amendment are located on the west side of The Gore Road, north of Cottrelle Boulevard. It is municipally known as 9452 The Gore Road, and legally known as Part of Lot 8, Concession 9, E.H.S. 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 further 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- 138 .

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) is hereby further amended:

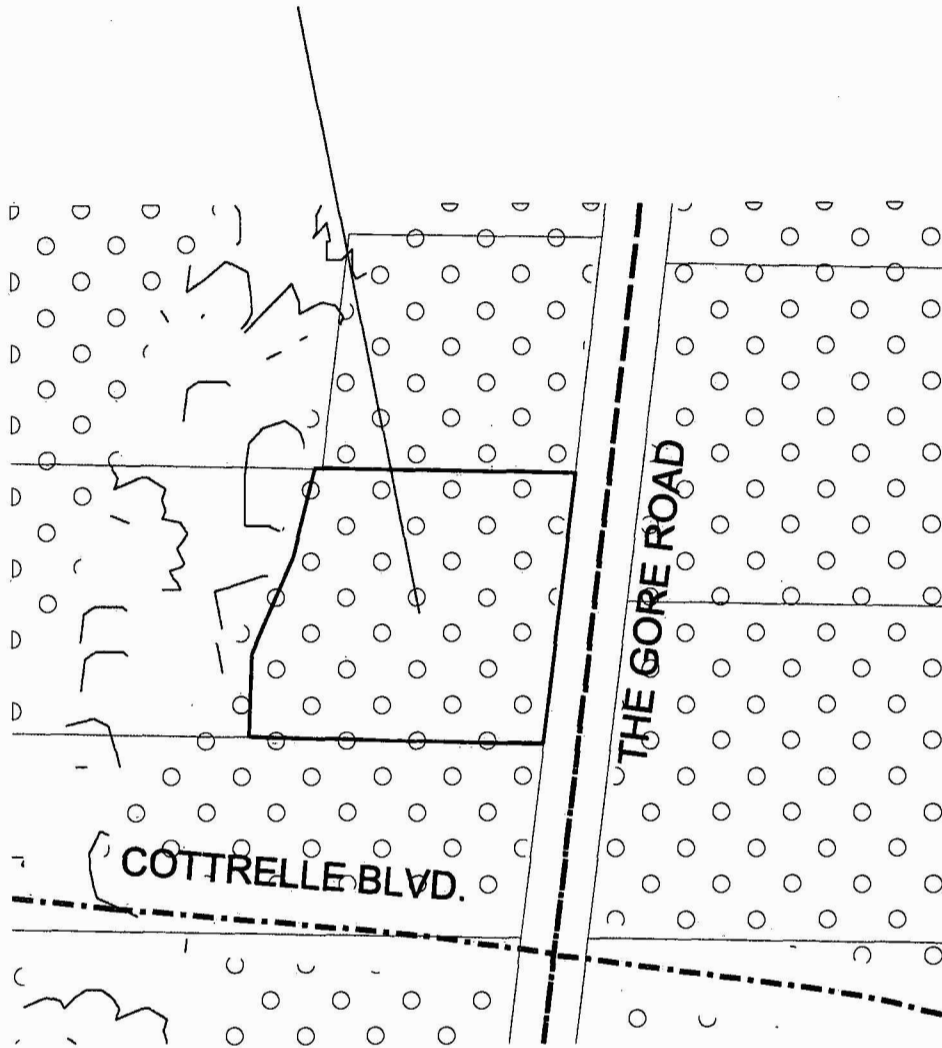
- (1) by changing on Schedule SP41 (a) of Chapter 41 of Part II: Secondary Plans thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low and Medium Density Residential" to " Cluster and High Density Residential "; and,
- (2) by amending Section 3.0 Development Principles – Cluster and High Density Residential by adding the following as Section 3.1.8a:

"3.1.8a:

- i. Notwithstanding the maximum density policies of Section 3.1.7 of this Plan, the lands located on the west side of The Gore and north of Cottrelle Boulevard, known municipally as 9452 The Gore, shall be developed for townhouse purposes at a maximum density of 81 units per hectare (33 units per acre).
- ii. The townhouses shall have a maximum height of 3 storeys.
- iii. The townhouses shall be designed, located and developed in accordance with the following principles:

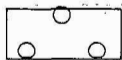
- The townhouses shall create an attractive community edge and built form interface along The Gore Road by providing high quality architecture and landscape treatments.
- An appropriate combination of building height, massing and setbacks should be implemented along the northern edge of the property to create a suitable and gradual transition between the townhouses and the adjacent low density residential.
- The configuration of the townhouse blocks shall promote convenient and safe pedestrian and vehicular connections.

LANDS TO BE RE-DESIGNATED FROM "LOW AND MEDIUM DENSITY RESIDENTIAL" TO "CLUSTER AND HIGH DENSITY RESIDENTIAL"



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

RESIDENTIAL LANDS:

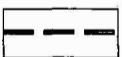


Low and Medium Density



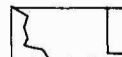
Minor Arterial

ROAD NETWORK :



Major Arterial

OPEN SPACE:

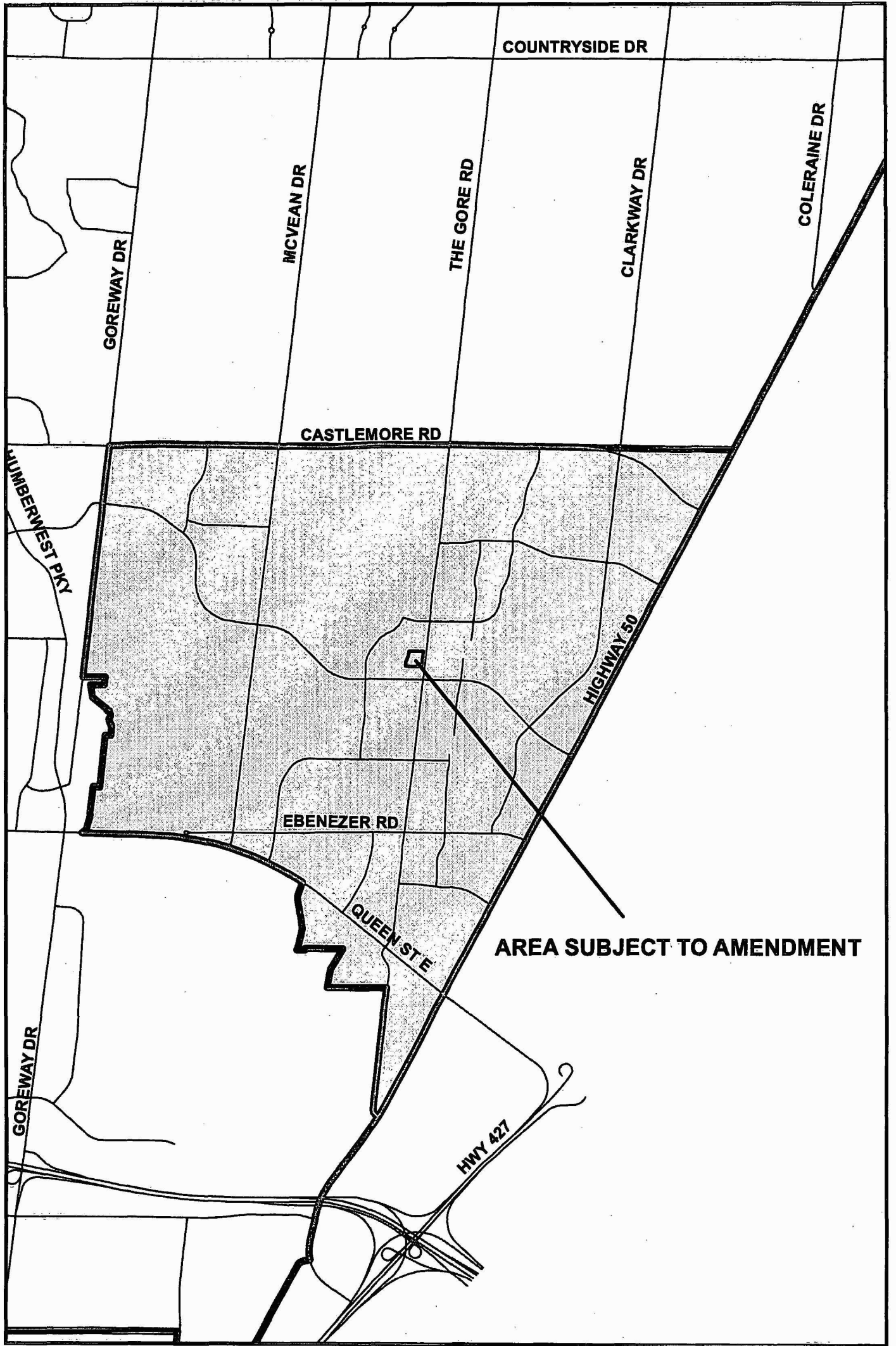


Valleyland



Subject Site





AREA SUBJECT TO AMENDMENT

Legend

-  SPA 41 BOUNDARY
-  CITY LIMIT



IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 16;

AND IN THE MATTER OF the City of Brampton By-law 228-2017 being a by-law to adopt
Official Plan Amendment OP2006-138 – 9452 The Gore Road
(File C09E08.021)

DECLARATION

I, Charlotte Gravlev, 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 228-2017 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of October, 2017, to adopt Amendment Number OP2006-138 to the 2006 Official Plan.
3. Written notice of Official Plan Amendment OP2006-138 and By-law 228-2017, as required by section 17(23) of the *Planning Act* was given on the 9th day of November, 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.
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 respects, the Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
6. OP2006-138, adopted by By-law 228-2017, is deemed to have come into effect on the 30th day of November, 2017, 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)
7th 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.

