



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 186 - 2018

To adopt Amendment Number OP2006-154
to the Official Plan of the
City of Brampton Planning Area

That 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 OP2006- 154 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.

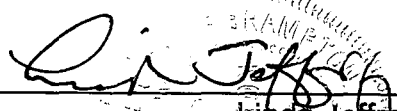
2018/08/27

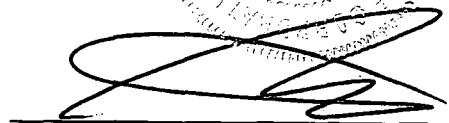
AWP

Approved as to
content.

2018/08/27

AP



Linda Jeffrey, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP2006 - 154
TO THE OFFICIAL PLAN
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 residential uses in the form of condominium townhouse.

2.0 Location

The lands subject to this amendment are located on the southwest corner of McMurchy Avenue South and Fair Oaks Place, municipally known as 57 McMurchy Avenue South.

3.0 Amendments

The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area that remains in force, as they relate to the Brampton South Secondary Plan (Area 16) (being Part Two Secondary Plans, as amended) are hereby further amended:

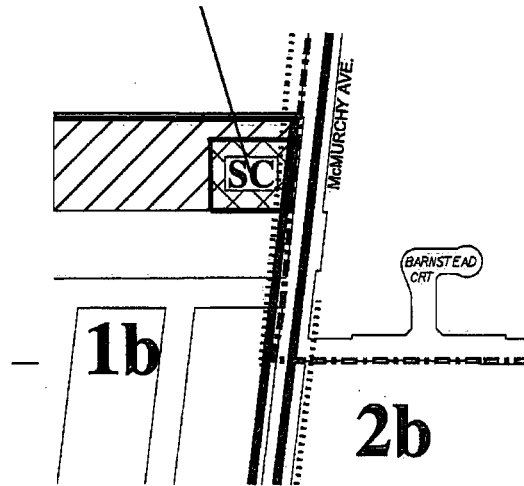
- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 16: Brampton South as set out in Part II: Secondary Plans, Amendment Number OP2006- 154.
- (2) by changing on Plate 7 thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Service Commercial" to "Medium Density Residential"; and,
- (3) by amending Section 3.0 Residential Development Principles by adding the following as Section 3.10:

"3.10 The lands designated Residential Medium Density and located on the southwest corner of McMurchy Avenue South and Fair Oaks Place, municipally known as 57 McMurchy Avenue South, shall only be used for townhouse dwellings with a maximum density of 65 units per net hectare.

The development of the site is to be in accordance with the City of Brampton's Development Design Guidelines and subject to the following principles:

- (a) New development is to be compatible with the surrounding area by providing a transition in building height to the adjacent residential neighbourhood;
- (b) Buildings are to face McMurchy Avenue and be positioned close to the street line to create an active built form edge and comfortable pedestrian experience; and,
- (c) New development is to provide enhanced landscaping including boulevard trees and ornamental plantings."

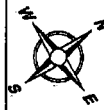
LANDS TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "RESIDENTIAL MEDIUM DENSITY"



EXTRACT FROM SCHEDULE 16(a) OF THE DOCUMENT KNOWN AS THE BRAMPTON SOUTH SECONDARY PLAN

LEGEND

- | | | | |
|---|----------------------------|---|---------------------------------|
|  | Residential Low Density |  | Service Commercial |
|  | Residential Medium Density |  | Collector Road |
|  | Residential High Density |  | Planning District Boundary |
| | |  | Neighbourhood Boundary & Number |



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 186-2018 being a
by-law to adopt Official Plan Amendment OP2006-154,
and By-law 187-2018 to amend Zoning By-law 270-2004,
as amended – Candevcon Limited – Hans Holding (File C01W05.041)


DECLARATION

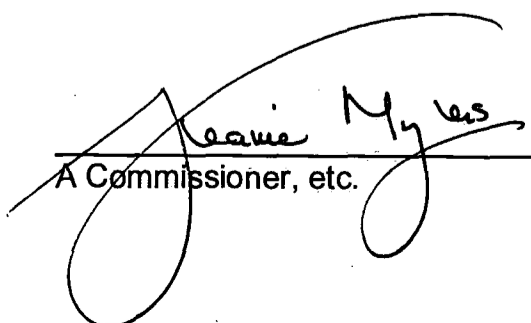
I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

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 186-2018 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 12th day of September, 2018, to adopt Official Plan
Amendment OP2006-154 to the 2006 Official Plan.
3. By-law 187-2018 was passed by the Council of the Corporation of the City of Brampton
at its meeting held on the 12th day of September, 2018, to amend Zoning By-law 270-
2004, as amended.
4. Written notice of By-law 186-2018 as required by section 17(23) of the *Planning Act*
was given on the 21st day of September, 2018, 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 187-2018 as required by section 34(18) of the *Planning Act*
was given on the 21st day of September, 2018, 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. OP2006-154, adopted by By-law 186-2018, is deemed to have come into effect on the
12th day of October, 2018, in accordance with Section 17(27) of the *Planning Act*,
R.S.O. 1990, as amended.
9. Zoning By-law 187-2018 is deemed to have come into effect on the 12th day of
September, 2018, 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)
13th day of November, 2018)


Charlotte Gravlev


A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021. 