



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 155 - 2019

To Adopt Amendment Number OP 2006-160
to the Official Plan of the
City of Brampton Planning Area

1. Amendment Number OP 2006 - 160 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 10th day of July, 2019.

Approved as to
form.

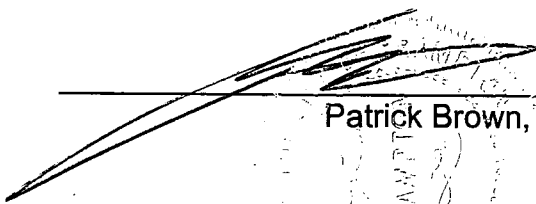
2019/07/09

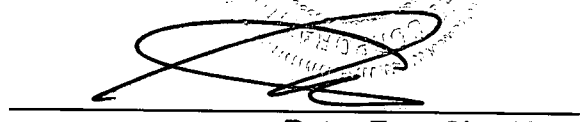
AWP

Approved as to
content.

2010/07/08

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

City File: C07E17.010

AMENDMENT NUMBER OP 2006 - 160

to the Official Plan of the

City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 160
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 subject lands for retail and commercial purposes.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Goreway Drive and Mayfield Road within Part of Lot 17, Concession 7 N.D. in the City of Brampton and are municipally referred to as 6461 Mayfield Road.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

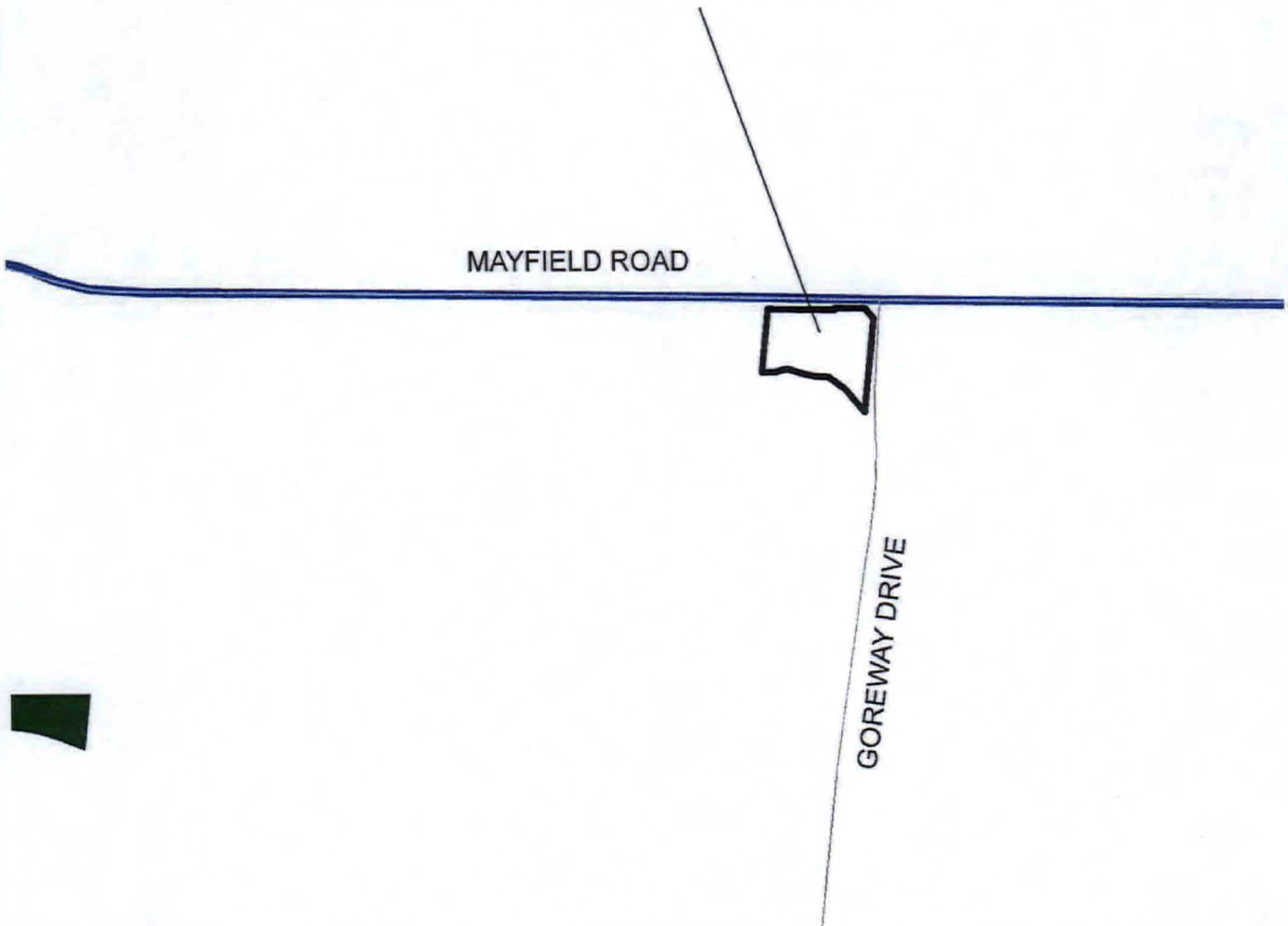
- (1) by amending Schedule A2, as shown on Schedule A to this Amendment, to add a "Neighbourhood Retail" designation.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 49: Vales North Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 160.

3.2 The document known as the Vales North Secondary Plan, Secondary Plan, being Chapter 49 of Part II of the City of Brampton Official Plan is hereby further amended:

- (1) by changing on Schedule SP49 (a) thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "Institutional – Special Policy Area" to "Commercial - Neighbourhood Retail".
- (2) by adding the following new Section 4.2.5 and re-numbering the subsequent sections accordingly:

"4.2.5 In addition to the uses permitted in Section 4.4.9, a grocery store, supermarket, private school, day nursery, and a commercial, technical or recreational school shall be permitted on the lands designated "Commercial - Neighbourhood Retail" at the south-west corner of Goreway Drive and Mayfield Road. Development of these lands shall also be in accordance with Section 4.4.7 of this Chapter"

Lands to be Designated "NEIGHBOURHOOD RETAIL"



EXTRACT FROM SCHEDULE (A2) - RETAIL STRUCTURE OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA ■ NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL ■ REGIONAL RETAIL
- DISTRICT RETAIL



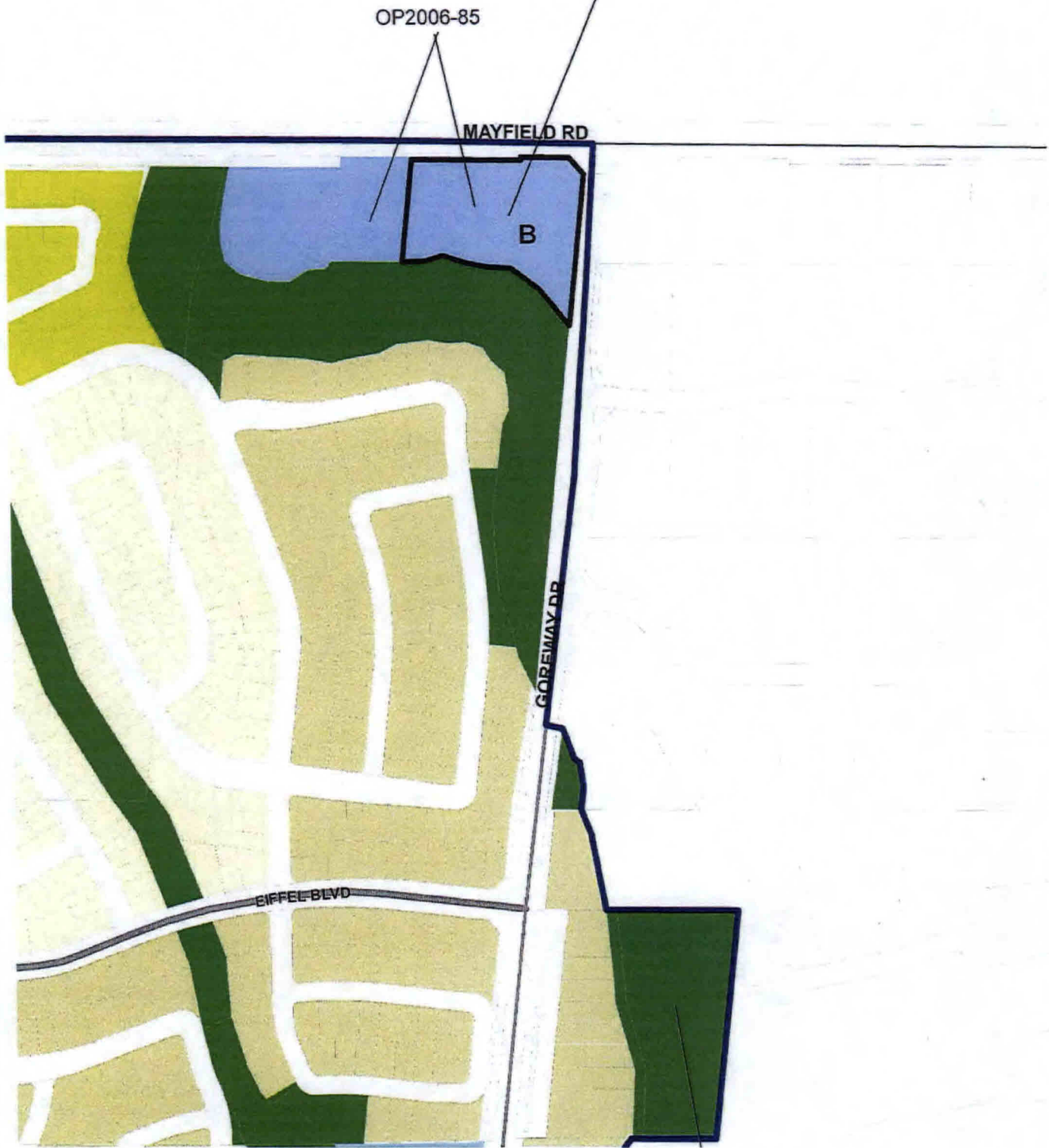
BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2006# 160

Lands to be Redesignated from "INSTITUTIONAL - SPECIAL POLICY AREA" to "COMMERCIAL - NEIGHBOURHOOD RETAIL"



EXTRACT FROM SCHEDULE SP49(A) OF THE DOCUMENT KNOWN AS THE VALES NORTH SECONDARY PLAN

RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- RESIDENTIAL SPECIAL POLICY AREA

OPEN SPACE

- WOODLOT
- VALLEYLAND
- NEIGHBOURHOOD PARK
- STORM WATER MANAGEMENT FACILITY

INSTITUTIONAL

- ELEMENTARY SCHOOL
- CEMETERY
- MIXED INSTITUTIONAL
- INSTITUTIONAL - SPECIAL POLICY AREA

TRANSPORTATION

- COLLECTOR
- MINOR ARTERIAL
- POTENTIAL TRAIL LOCATION
- FULL MOVES ACCESS

COMMERCIAL

- NEIGHBOURHOOD RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- SERVICE EMPLOYMENT
- COMMERCIAL / INSTITUTIONAL

HERITAGE

- CATEGORY A
- CATEGORY B
- SECONDARY PLAN BOUNDARY



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 155-2019 being a by-law to adopt
Official Plan Amendment OP2006-160, and By-law 156-2019 to amend Zoning By-law
270-2004, as amended – Candevcon Ltd. – Arcadeium Holdings Ltd.
(File C07E17.010)


DECLARATION

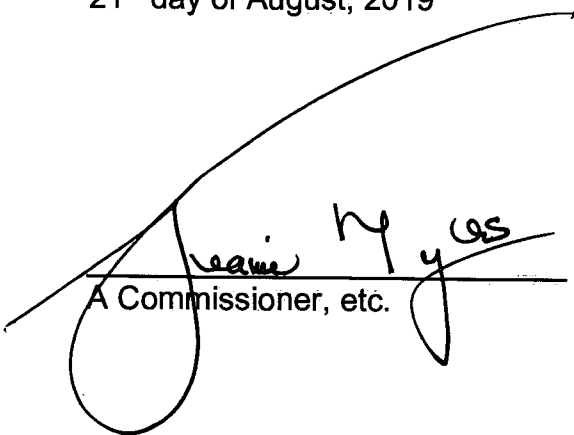
I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

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 155-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 10th day of July 2019, to adopt Amendment Number
OP2006-160 to the 2006 Official Plan.
3. By-law 156-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting held on the 10th day of July, 2019, to amend Zoning By-law
270-2004, as amended.
4. Written notice of By-law 155-2019 as required by section 17(23) of the *Planning Act*
was given on the 23rd day of July 2019, 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 156-2019 as required by section 34(18) of the *Planning Act*
was given on the 23rd day of July, 2019, 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. OP2006-160, adopted by By-law 155-2019, is deemed to have come into effect on the
10th day of July, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O.
1990, as amended.
9. Zoning By-law 156-2019 is deemed to have come into effect on the 10th day of July,
2019, 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)
21st day of August, 2019)


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.

