



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 213 - 2019

To adopt Amendment Number OP2006- **169**

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- 169 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 11th day of September, 2019.

Approved as to
form.


2019/08/08


AWP

Approved as to
content.

2019/08/16

KW


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP2006- 169

TO THE OFFICIAL PLAN of the
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 commercial uses.

2.0 Location

The lands subject to this amendment are located on the southwest corner of Countryside Drive and Goreway Drive, municipally known as 3425 Countryside Drive and 10990 Goreway Drive.

3.0 Amendments

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

- (1) By changing on Schedule 'A' – General Land Use Designations, the land use designation of the lands shown outlined on Schedule 'A' of this Amendment from "Estate Residential" to "Residential".
- (2) By deleting from Schedule 'A1' - Upscale Executive Housing Special Policy Areas, the lands shown outlined on Schedule 'B' of this Amendment.
- (3) by changing on Schedule 'A2' - Retail Structure the land use designation of the lands shown on Schedule 'C' to this Amendment from 'Convenience Retail' to 'Neighbourhood Retail'.
- (4) By adding on Schedule 'A2' - Retail Structure, the lands designated "Neighbourhood Retail" shown outlined on Schedule 'C' to this Amendment.

3.2 (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 42: Vales of Castlemore as set out in Part II: Secondary Plans, Amendment Number OP2006- 169

- (2) By changing on Schedule SP42(A) thereto, the land use designation of the lands shown outlined on Schedule 'D' to this amendment from "Service Commercial", "Estate Residential" and "Upscale Executive Housing Special Policy Area" to "Neighbourhood Retail".
- (3) By amending Section 3.2 Employment by deleting Section 3.2.11 in its entirety and replacing it with the following:

"Neighbourhood Retail

3.2.11 Lands designated "Neighbourhood Retail" shall permit a range of commercial uses and be developed in accordance with the Local Retail policies of Section 4.3.5 of the Official Plan.

3.2.11.1 Lands designated 'Neighbourhood Retail' located at the southwest corner of Goreway Drive and Countryside Drive, and municipally known as 3425 Countryside Drive and 10990 Goreway Drive shall be restricted to a maximum gross floor area of 4,600 square metres.

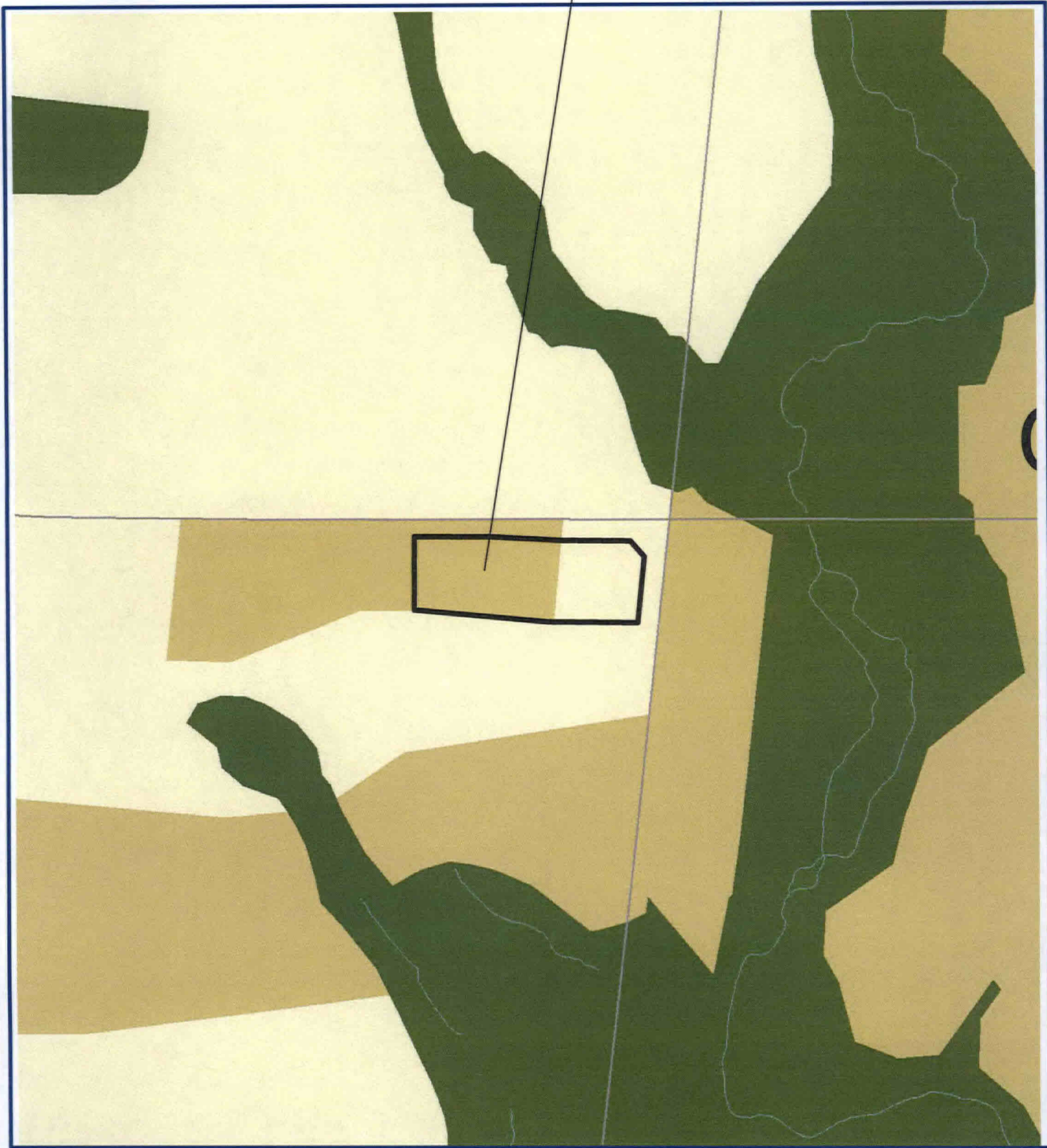
3.2.11.2 Drive-through facilities shall not be permitted on the site, except for a drive-through associated with a bank.

3.2.11.3 Sufficient landscape buffer and additional architectural screen shall be provided between the commercial lands and the residential use to the south to screen views, mitigate noise and define visual characters.

3.2.11.4 The following urban design and development principles shall apply to the site:

- (i) The buildings shall have significant articulation and superior architectural treatment, with upscale building materials, glazing, roofline variation, and corner features;**
- (ii) Superior architecture and design, to ensure the commercial lands effectively complement the character and theme of the adjacent upscale executive community;**
- (iii) Distinctive building designs up close to the street with two storey massing elements will reinforce its gateway status to the existing upscale executive community;**
- (iv) Convenient, safe pedestrian access shall be provided to and upon the subject site to be supported with articulated entrances facing the street; and,**
- (v) Service/loading areas shall be screened from all streets to the greatest extent possible."**

LANDS TO BE REDESIGNATED FROM " ESTATE RESIDENTIAL" TO "RESIDENTIAL"



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS

 BUSINESS CORRIDOR

 ESTATE RESIDENTIAL

 INDUSTRIAL

 MAJOR INSTITUTIONAL

 N-W BRAMPTON URBAN DEVELOPMENT AREA
-  OFFICE

 OPENSOURCE

 PARKWAY BELT WEST

 PROVINCIAL HIGHWAYS

 REGIONAL RETAIL
-  RESIDENTIAL

 UTILITY

 VILLAGE RESIDENTIAL

 CENTRAL AREA

 SPECIAL LAND USE POLICY AREA
-  SPECIAL STUDY AREA

 CORRIDOR PROTECTION AREA

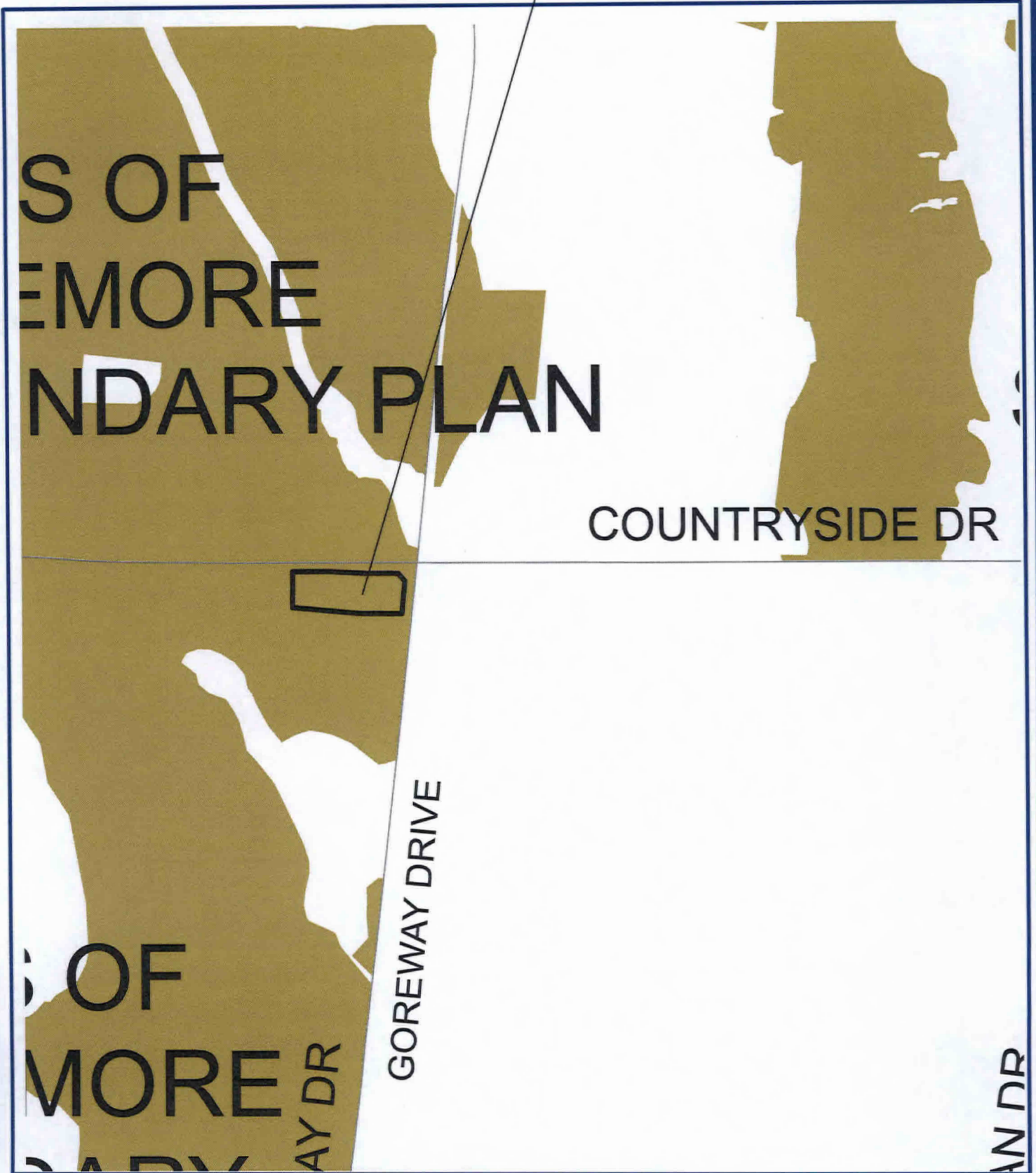
 GREENBELT LEGEND

 L.B.P.I.A. OPERATING AREA

 DEFERRAL



LANDS TO BE DELETED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"



EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN



SUBJECT LANDS



UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

APPEALED TO THE OMB



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES



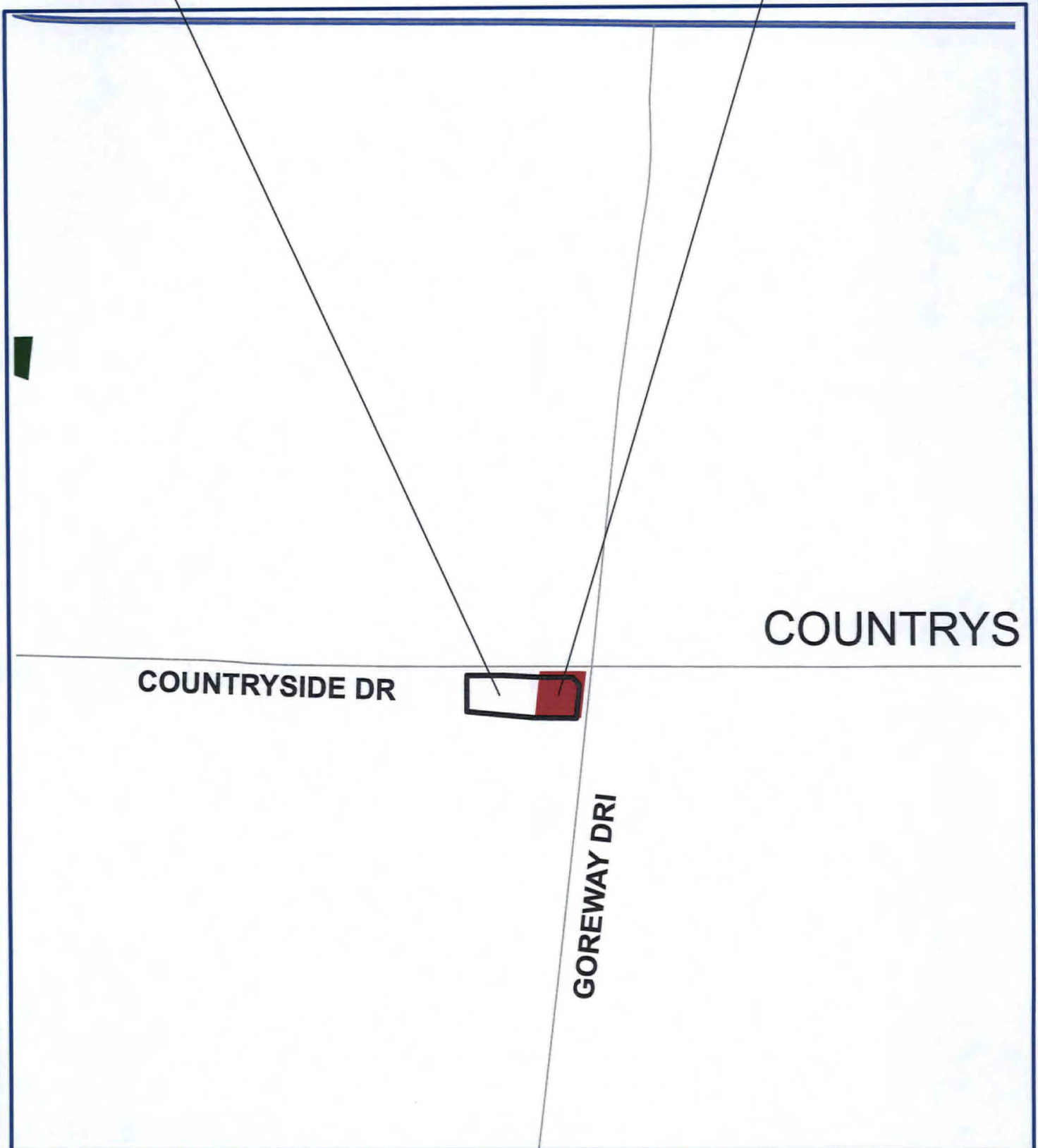
SCHEDULE B TO OFFICIAL PLAN AMENDMENT
OP2006# 169

File: C07E15.013_OPA_C

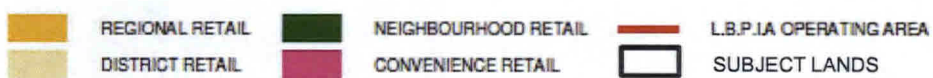
Date: 2019/08/06

Author: ckovac

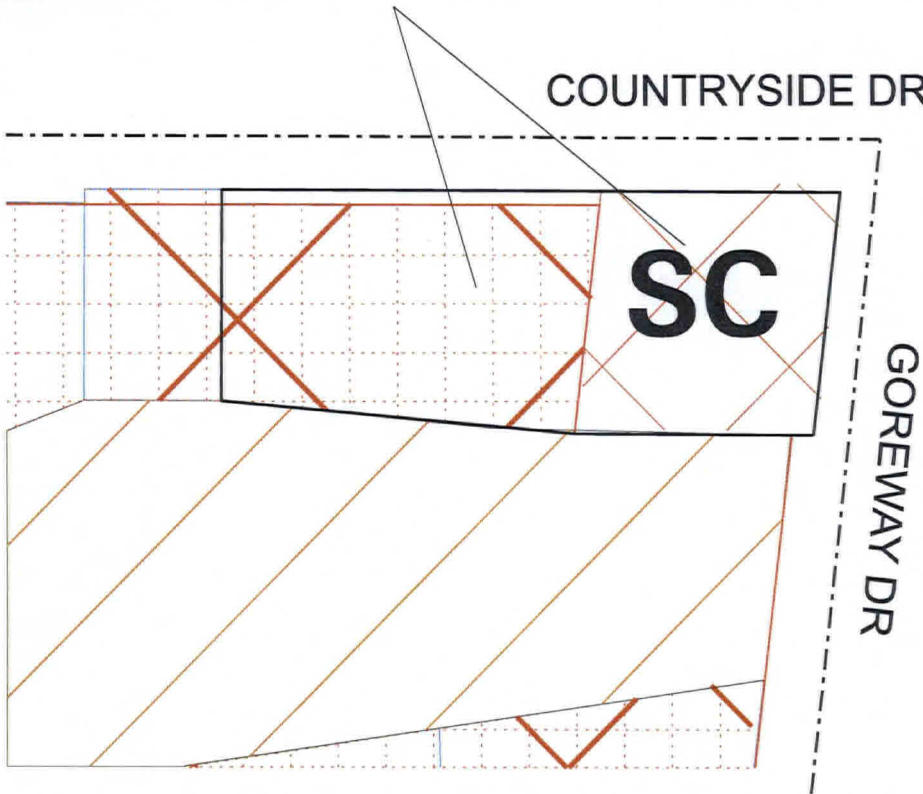
LANDS TO BE REDESIGNATED FROM "CONVENIENCE RETAIL" TO "NEIGHBOURHOOD RETAIL"
 LANDS TO BE DESIGNATED "NEIGHBOURHOOD RETAIL"







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



LANDS TO BE REDESIGNATED FROM "SERVICE COMMERCIAL", "ESTATE RESIDENTIAL" AND "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" TO "NEIGHBOURHOOD RETAIL"



EXTRACT FROM SCHEDULE SP42(A) OF THE DOCUMENT KNOWN AS THE VALES OF CASTLEMORE SECONDARY PLAN

- RESIDENTIAL LANDS :**
-  Estate Residential
 -  Executive Residential
- COMMERCIAL LANDS :**
-  Service Commercial
 -  Neighbourhood Retail
- INSTITUTIONAL :**
-  "Upscale Executive Housing Special Policy Area"
- ROAD NETWORK :**
-  Minor Arterial



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 213-2019 being a by-law to adopt
Official Plan Amendment OP2006-169, and By-law 214-2019 to amend Zoning By-law
270-2004, as amended – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc.
(C07E15.013)

DECLARATION

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

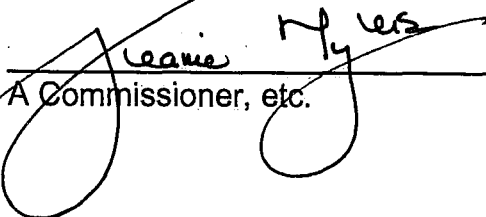
1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared.
2. By-law 213-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment
Number OP2006-169 to the 2006 Official Plan.
3. By-law 214-2019 was passed by the Council of the Corporation of the City of Brampton
at its meeting held on the 11th day of September, 2019, to amend Zoning By-law 270-
2004, as amended.
4. Written notice of By-law 213-2019 as required by section 17(23) of the *Planning Act*
was given on the 26th day of September, 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 214-2019 as required by section 34(18) of the *Planning Act*
was given on the 26th day of September, 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. OP2006-169, adopted by By-law 213-2019, is deemed to have come into effect on the
11th day of September, 2019, in accordance with Section 17(27) of the *Planning Act*,
R.S.O. 1990, as amended.
9. Zoning By-law 214-2019 is deemed to have come into effect on the 11th day of
September, 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)
23rd day of October, 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.

