



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 215 -2019

To Adopt Amendment Number OP 2006 – 170
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 2006 – 170 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 11th day of Sep. 2019.

A



PATRICK BROWN – MAYOR

PETER FAY – CITY CLERK

Approved as to Content:



Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Building Division

Approved as to Form.
J. Z. Sep 11/19
JOHN ZINGARO, ACTING
CITY SOLICITOR.

AMENDMENT NUMBER OP 2006 – 170

To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – 170
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add Special Policy Area policies to the lands shown on Schedule 'A' to this amendment to permit the development of motor vehicle sales, leasing and rental establishments and accessory uses.

2.0 Location:

The lands subject to this amendment are located on Inspire Boulevard, west of Dixie Road, east of Ace Drive. The lands have approximately 253.70 metres (8,332.34 feet) of frontage along the north side of Inspire Boulevard and are located in Part of Lot 16 and 17, Concession 3, 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 amended:

- (1) by amending to the list of amendments pertaining to Secondary Plan Area Number 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006 – 170.

3.2 The document known as the 2006 Official Plan and the City of Brampton as they relate to the Countryside Villages Secondary Plan (being Part II Secondary Plan, as amended) is hereby further amended:

- (1) by amending Schedule SP 48(a) of Chapter 48(a) of Part II: Secondary Plans, Special Policy Area 4 as outlined on Schedule A to this amendment.
- (2) by adding on Schedule SP 48(a) of Chapter 48(a) of Part II: Secondary Plans, Special Policy Area 5 as outlined on Schedule A to this amendment.
- (3) by adding the following Section immediately following Section 6.4 Special Policy Area 4:

6.5 Special Policy Area 5

6.5.1 The lands designated Special Policy Area 5 on Schedule SP48(a) shall permit, in addition to the range of uses permitted in Section 5.2.2.2, commercial uses including offices (with the exception of medical offices), a funeral home, restaurants, and limited retail and service commercial establishments. Institutional uses that shall include an ambulance station and a place of worship are permitted.

Motor vehicle commercial uses that include sales, leasing and rental establishments and accessory repair, body shop, and outdoor storage of vehicles are permitted.

6.5.2 Retail uses, not including permitted motor vehicle commercial uses, within Special Policy Area 5 shall be limited to a maximum of 1,000 square metres.

6.5.3 To ensure functionality and land use compatibility and to create a link with and compliment the character of the residential community east of Dixie Road, the development of non-industrial uses within Special Policy Area 5 shall be subject to the following policies:

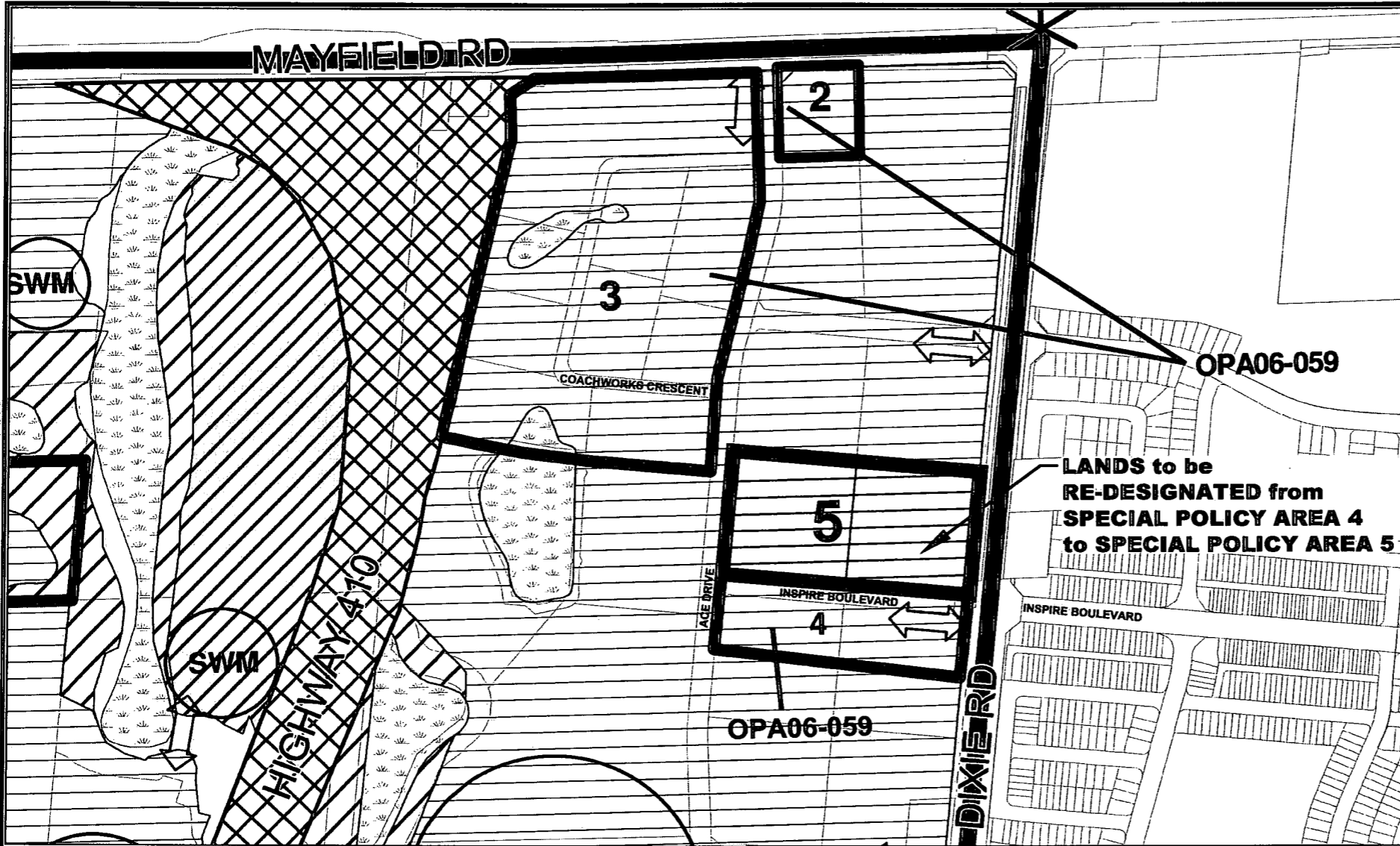
- i. Enhanced architectural and streetscape treatments (i.e. upscale materials, landscaping and articulation) will be required.
- ii. A building massing of a minimum of 2 storeys will be encouraged.
- iii. Buildings with pitched roofs will be encouraged but are not necessarily required.
- iv. Buildings will maintain minimal setbacks from the property lines that are adjacent to streets;
- v. Provision shall be made to minimize adverse impacts on adjacent uses through appropriate siting, orientation and design of buildings, landscaping and buffer treatments.

6.5.4 The outside storage of vehicles shall only be permitted for a motor vehicle commercial use. The extent, location and treatment of outside storage of vehicles shall be determined at the site plan stage of approval with efforts made to create a coordinated and integrated approach for auto display and sales by a variety of auto retailers.

Approved as to Content:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Building Division



LEGEND

- PRESTIGE INDUSTRIAL
- SPECIAL POLICY AREA 2
- SPECIAL POLICY AREA 3
- SPECIAL POLICY AREA 4
- SPECIAL POLICY AREA 5
- OFFICE CENTRE
- HIGHWAY 410 CORRIDOR
- MAJOR ARTERIAL
- WETLAND
- POTENTIAL INTERSECTION

OFFICIAL PLAN AMENDMENT OP2006# 170
SCHEDULE A
EXTRACT FROM COUNTRYSIDE VILLAGES SECONDARY PLAN AREA 48,
CHAPTER 48 (a), SCHEDULE SP 48 (a)
BLOCK 10 and BLOCK 11, PLAN 43M-1907, CITY of BRAMPTON

P.N.:17.2464	Date: April 10, 2019
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.:2189 OPA_APR_10_2019
	21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 706 - 5790 GWD Gagnon Webber Dornes 3901 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556

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 215-2019 being a by-law to adopt
Official Plan Amendment OP2006-170, and By-law 216-2019 to amend Zoning By-law
270-2004, as amended – Davis Webb LLP – 1968610 Ontario Ltd. & 1968611 Ontario Ltd.
(C03E17.005)

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 215-2019 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 OP2006-170 to the 2006 Official Plan.
3. By-law 216-2019 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 215-2019 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 216-2019 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. OP2006-170, adopted by By-law 215-2019, 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 216-2019 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

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


A Commissioner, etc.