



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 29 - 2020

To Adopt Amendment Number OP 2006- 182
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 - 182 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 26th day of February, 2020.

Approved as to
form.
2020/01/24

MR

Approved as to
content.
2020/01/24

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 -182
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - ~~182~~
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to amend the land use designation of the lands shown outlined on Schedule A of this amendment from "Mixed Commercial/Industrial" to "Highway / Service Commercial" and "Valleyland" to permit the development of the subject lands for a Mixed Use Commercial/Retail development.

2.0 Location:

The lands subject to this amendment are located on the west side of Highway 50, north of Old Clarkway Drive, and is known municipally as 9416 Highway 50. The property is Located in Part of Lot 8, Concession 11, Northern Division, Geographic Township of Toronto Gore, City of Brampton, Regional Municipality of Peel.

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 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 OP2006-~~182~~.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bram East Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by revising Schedule SP41(a) to redesignate the southern portion of the lands known municipally as 9416 Highway 50 from "Mixed Commercial/Industrial" to "Highway / Service Commercial" and the northern portion of the lands from "Mixed Commercial/Industrial" to "Valleyland" to facilitate the TRCA 10 metre vegetated buffer, as shown on Schedule A;
- (2) By inserting the following new Sub-Section 3.2.28 after Section 3.2.27, and re-numbering the subsequent sections accordingly:

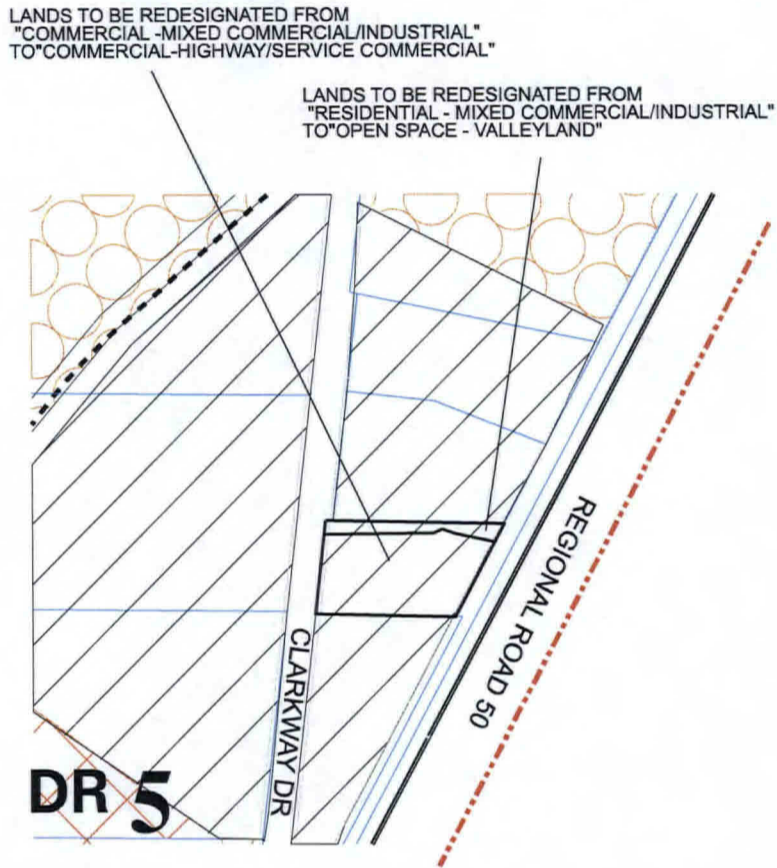
Policy 3.2.28 "The lands located at 9416 Highway 50 have an area of

1. approximately 0.746 hectares (1.844 acres) designated for "Highway / Service Commercial" may be used for convenience retail uses; a retail establishment having no outside storage, personal service retail uses; business, professional, administrative and medical offices; financial institutions; day-care centre; private school and restaurant uses.






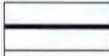
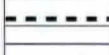
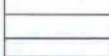


The buildings shall be designed with a prominent building mass along the Highway 50 frontage."

3.3 The document known as Bram East Block Plan for Sub-Area 41-1 of Chapter 41 of the Bram East Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), is hereby further amended:

- (1) by revising Schedule SP41-1 Bram East Block Plan by amending the designation of the lands from "Commercial – Mixed Commercial/Industrial" to a "Commercial - Highway / Service Commercial" designation, as shown on Schedule B.

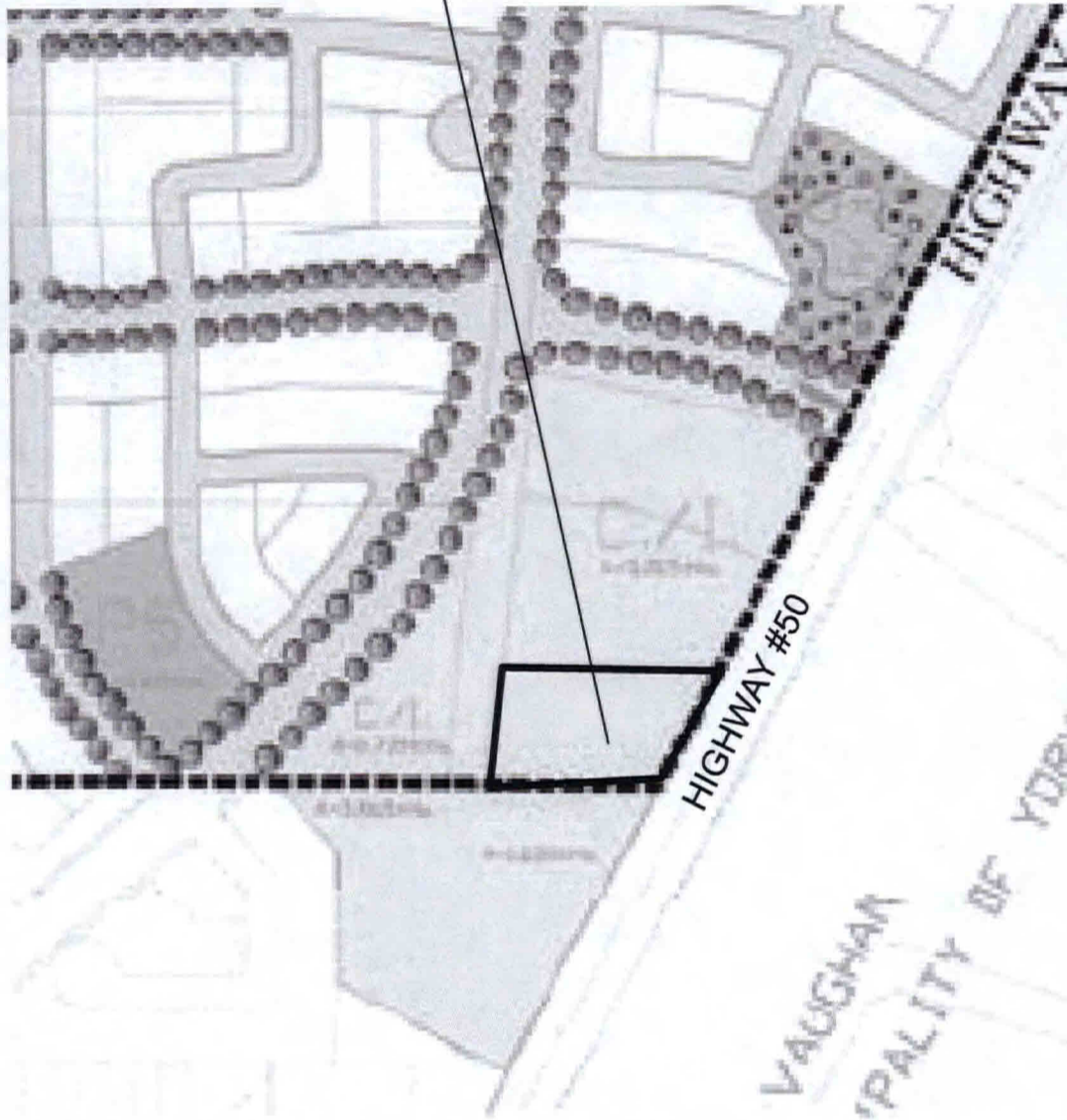


EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

<p>RESIDENTIAL LANDS:</p> <p> Medium Density</p> <p>EMPLOYMENT LANDS:</p> <p> Mixed Commercial / Industrial</p> <p> District Retail</p> <p> Highway and Service Commercial</p> <p> Special Policy Area 5 (Residential/Commercial)</p>	<p>ROAD NETWORK :</p> <p> Highway</p> <p> Collector Road</p> <p> Local Road</p> <p> Secondary Plan Boundary</p> <p>OPEN SPACE :</p> <p> Valleyland</p>
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LANDS TO BE REDESIGNATED FROM "COMMERCIAL - MIXED COMMERCIAL/INDUSTRIAL" TO "COMMERCIAL - HIGHWAY/SERVICE COMMERCIAL"



EXTRACT FROM BLOCK PLAN 41-1 KNOWN AS THE CASTLEMORE CROSSING BLOCK PLAN

- RESIDENTIAL
- COMMERCIAL
 - MIXED COMMERCIAL INDUSTRIAL - CI
- SCHOOL
 - ELEMENTARY SCHOOL - ES
 - SECONDARY SCHOOL - SS
- P PARK
- VALLEY
- STORM WATER MANAGEMENT
- W PLACE OF WORSHIP
- SPECIAL STUDY AREA - COMMUNITY PARK



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 29-2020 being a by-law to adopt Official Plan Amendment OP2006-182, and By-law 30-2020 to amend Zoning By-law 270-2004, as amended – Harkit Khangura and Jaswinder Singh – Gagnon Walker Domes Ltd.
(File C11E08.006)


DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 29-2020 was passed by the Council of The Corporation of the City of Brampton at its meeting on the 26th day of February, 2020, to adopt Amendment Number OP2006-182 to the 2006 Official Plan.
3. By-law 30-2020 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26th day of February, 2020, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 29-2020 as required by section 17(23) of the *Planning Act* was given on the 3rd day of March, 2020, 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 30-2020 as required by section 34(18) of the *Planning Act* was given on the 3rd day of March, 2020, 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. Pursuant to Ontario Regulation 149/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice previously issued on March 19, 2020 was deemed not to have been given.
7. In accordance with Ontario Regulation 278/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice was re-issued on July 7, 2020.
8. 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.
9. 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.
10. OP2006-182, adopted by By-law 29-2020, is deemed to have come into effect on the 26th day of February, 2020, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
11. Zoning By-law 30-2020, is deemed to have come into effect on the 26th day of February, 2020, 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
10th day of August, 2020



Peter Fay



A Commissioner, etc.

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

