



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

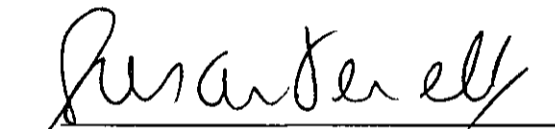
Number 26-2008

To Adopt Amendment Number OP93-**292**  
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 OP93-**292** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this **30** day of **January** 2008.

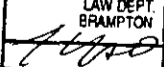
  
SUSAN FENNELL - MAYOR

  
KATHRYN ZAMMIT - CLERK

**Peter Fay, Deputy City Clerk**

Approved as to Content:

  
Adrian Smith, MCIP, RPP  
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
	
DATE	Jan 23/08

AMENDMENT NUMBER OP93-**292**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of the subject lands for a car wash and associated car sales subject to specific development policies.

2.0 Location:

The lands subject to this amendment are located at the northwest corner of Steeles Avenue East and Torbram Road. The property has a frontage of approximately 55 metres (180 feet) on Steeles Avenue East, and is located in part of Lot 1, Concession 5, 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 adding to the list of amendments pertaining to Secondary Plan Area Number 21: Southgate Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-**292**.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Southgate Secondary Plan (Chapters C10, C11, C13, C24, C36 and C40 of Section C of Part C, and Plate Number 16 thereto, as amended are hereby further amended:

- (1) by changing on Plate 16 the land use designation of the lands shown outlined on Schedule A to this amendment from "Industrial Land Use" to "Highway and Service Commercial".

- (2) by adding the following Section 3.1 thereto:

"3.1 The lands located at the northwest corner of Steeles Avenue East and Torbram Road shall only permit a car wash facility (excluding a car wash facility with bays) and an associated motor vehicle sales and leasing use only in conjunction with the car wash facility. The display area of motor vehicles that are for sale and/or leasing shall be limited to a maximum of 10 vehicles. The following design principles shall apply:

- a) High quality building materials, superior architecture and landscape treatment shall be used to create an attractive development;

b) Landscape treatment shall include:

- ornamental fencing;
- an attractive streetscape;
- buffer abutting properties;
- screening parking areas from streets.

c) The loading area shall not face Steeles Avenue East;

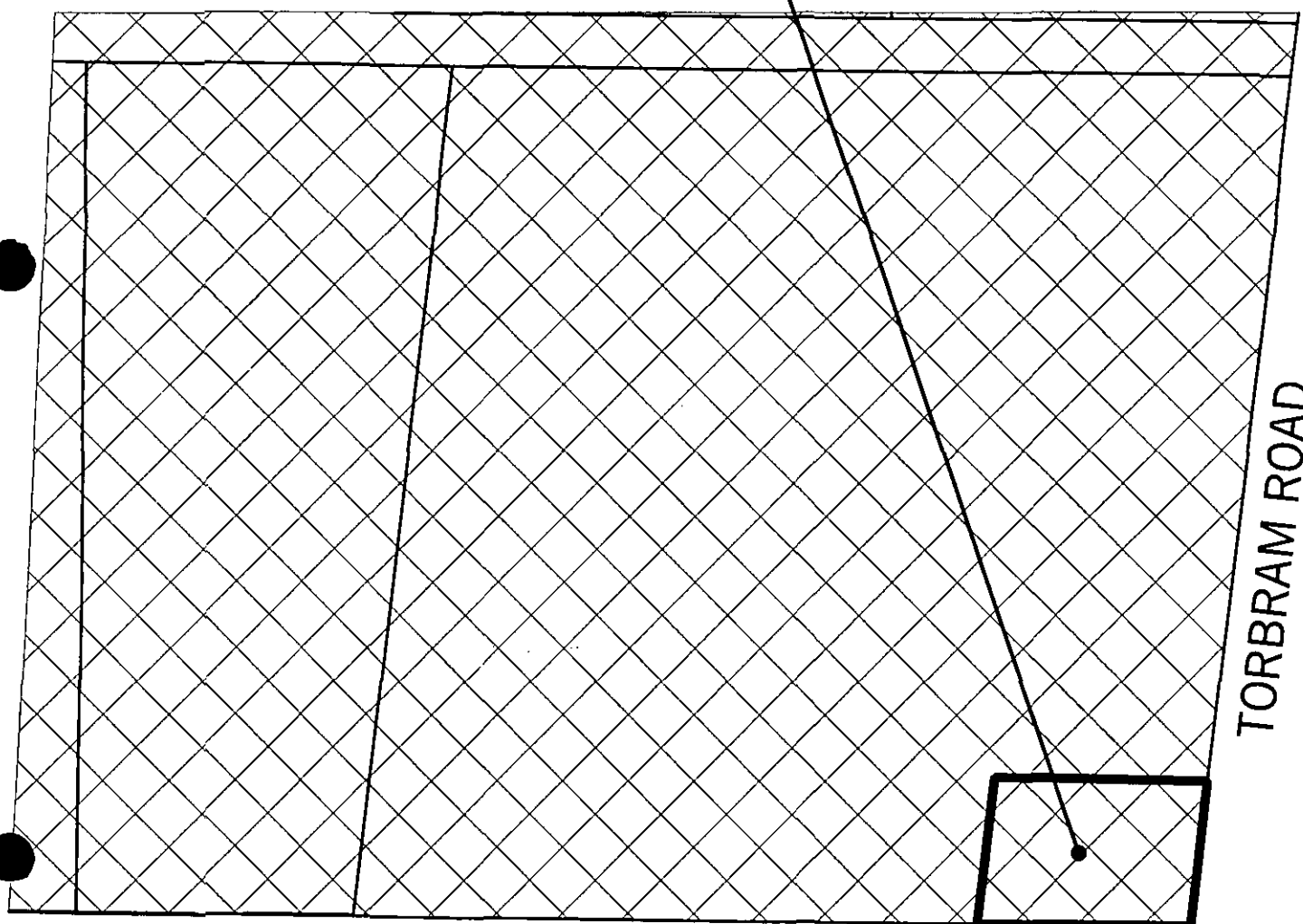
d) The car display area shall be limited in size and be distinguished from required parking spaces and required landscaped areas.”

Approved as to Content:



□ Adrian Smith, MCIP, RPP  
Director, Planning and Land Development Services

**LANDS TO BE REDESIGNATED FROM  
"INDUSTRIAL LAND USE" TO "HIGHWAY  
& SERVICE COMMERCIAL"**



**STEELES AVENUE EAST**

**TORBRAM ROAD**

EXTRACT FROM PLATE 16 OF THE DOCUMENT KNOWN AS THE SOUTHGATE SECONDARY PLAN



**INDUSTRIAL LAND USE**

**OFFICIAL PLAN AMENDMENT OP93 #. 292**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2007 10 04

Drawn by: CJK

**Schedule A TO B/L 26-2008**

File no. C05E01.0090PAA

Map no. 64-35

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 26-2008 being a by-law to adopt Official Plan Amendment OP93-292 and By-law 27-2008 to amend Comprehensive Zoning-By-law 270-2004, as amended Gagnon Law Bozzo Urban Planners Ltd. - 2002084 Ontario Inc. - File C05E01.009

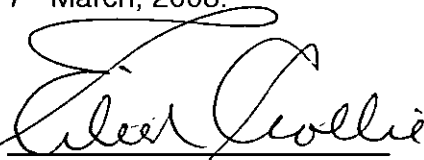
DECLARATION

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

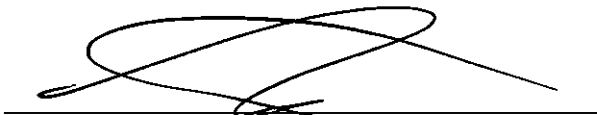
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 26-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on January 30, 2008, to adopt Amendment Number OP93-292 to the 1993 Official Plan;
3. By-law 27-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on January 30, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 26-2008 as required by section 17(23) and By-law 27-2008 as required by section 34(18) of the *Planning Act* was given on February 12, 2008, 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. 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.
6. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-292 is deemed to have come into effect on March 4, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 27-2008 is deemed to have come into effect on January 30, 2008, in accordance with Section 34(19) 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 )  
7<sup>th</sup> March, 2008. )

  
A Commissioner, etc.

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.

  
Peter Fay