



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 49-2012
To Adopt Amendment Number OP 2006-63
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 - 63 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 22nd day of February 2012.



SUSAN FENNEL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Henrik Zbogar, MCIP, RPP
Acting Director, Planning Policy and Growth Management

AMENDMENT NUMBER OP 2006 -~~63~~
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 service commercial related uses and to provide guiding policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the southwest corner of Goreway Drive and Countryside Drive in Part of Lot 15 Concession 7, N.D. in the City of Brampton, Regional Municipality of Peel.

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:

- a. By changing on Schedule 'A', General Land Use Designations thereto, the designation "ESTATE RESIDENTIAL" to "RESIDENTIAL" as shown on Schedule 'A' to this amendment;
- b. by adding on Schedule 'A2', RETAIL STRUCTURES thereto, the designation of "Convenience Retail" as shown on Schedule 'B' to this amendment.
- c. by adding to the list of amendments pertaining to Secondary Plan Area Number 42: the Vales of Castlemore Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006-~~63~~.

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Vales of Castlemore Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- a. by changing on Schedule SP 42(a) of Chapter 42 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule 'C' to this amendment from "Estate

Residential” and “Upscale Executive Housing Area” to “Service Commercial”;

- b. by adding Section 3.2.11 to Chapter (42) of Part II : Secondary Plans:

“3.2.11 The lands shown at the southwest corner of Goreway Drive and Countryside Drive shall be restricted to a maximum Gross Leasable Area (GLA) of 2,200 square metres.

3.2.11.1 Drive-through facilities shall not be permitted on the site save and except for a drive-through in association with a bank.

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

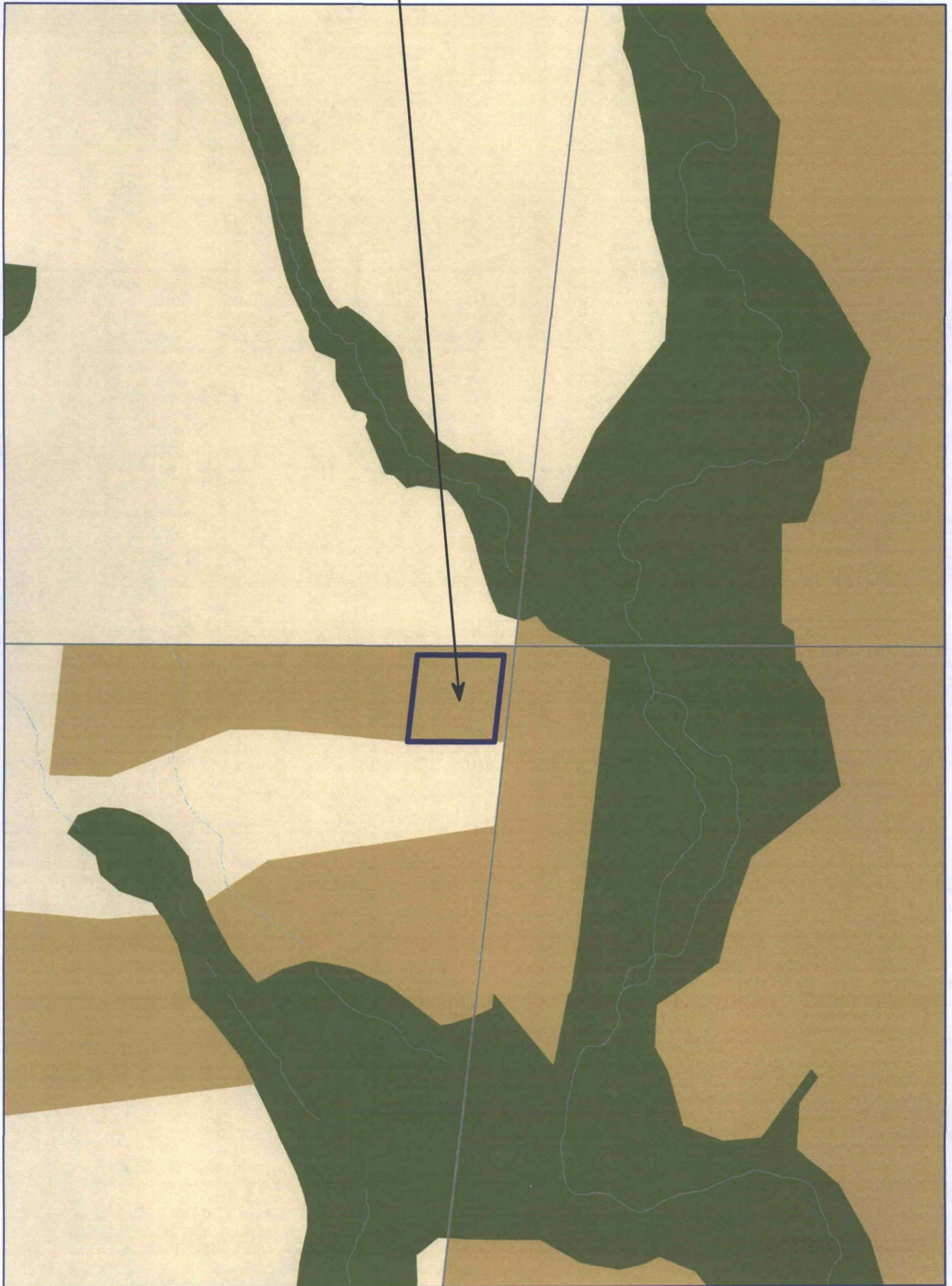
- a. The buildings shall have significant articulation and superior architectural treatment, with upscale building materials, glazing, roofline variation, and corner features;
- b. Superior architecture and design, to ensure the commercial lands effectively complement the character and theme of the adjacent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

Approved as to Content:



Henrik Zbogor, MCIP, RPP
Acting Director, Planning Policy and Growth Management

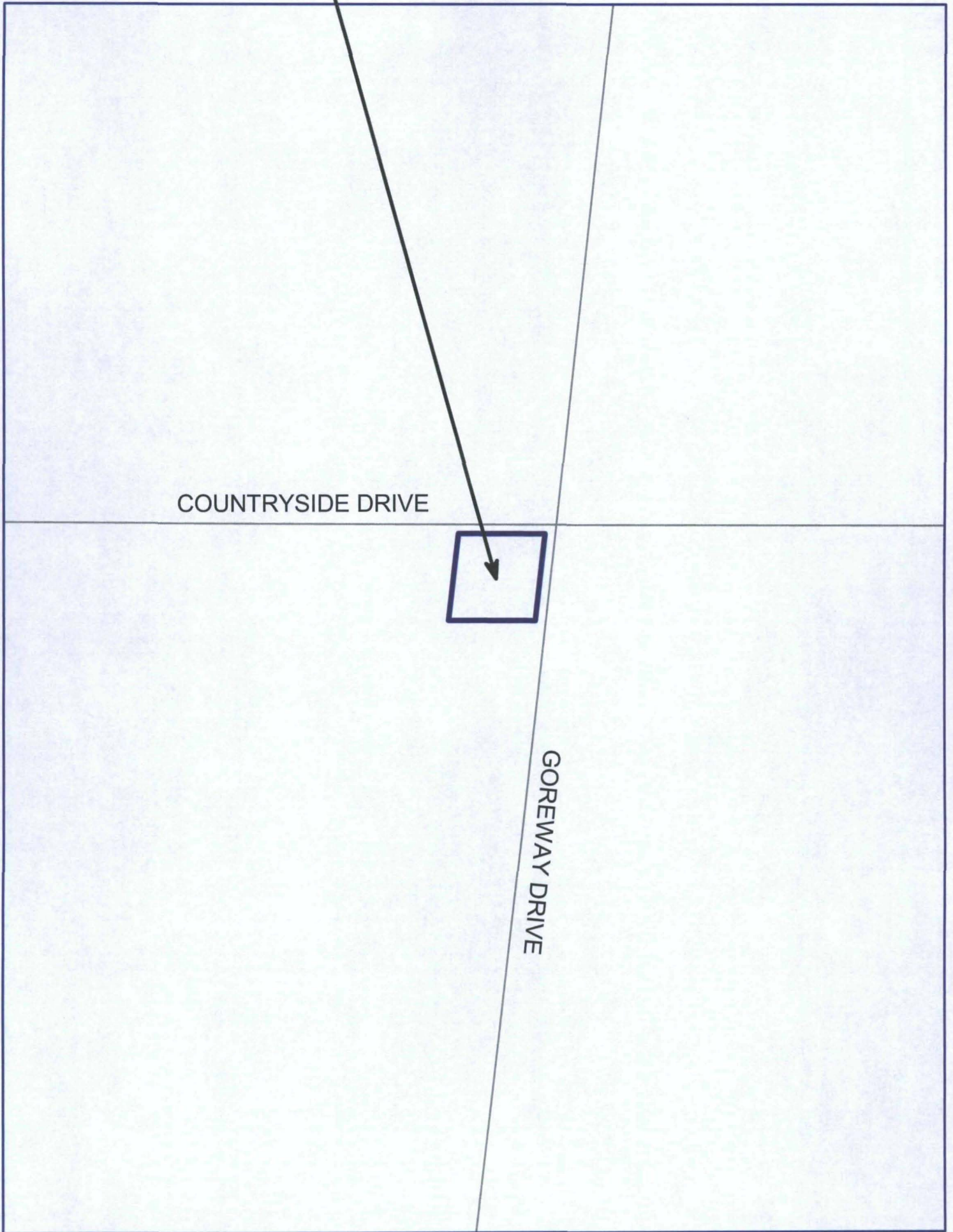
LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" TO "RESIDENTIAL"



EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- | | | | |
|--|---------------|---|--------------------|
|  | SUBJECT LANDS |  | ESTATE RESIDENTIAL |
|  | RESIDENTIAL |  | OPEN SPACE |

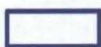
"CONVENIENCE RETAIL" TO BE ADDED



COUNTRYSIDE DRIVE

GOREWAY DRIVE

EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

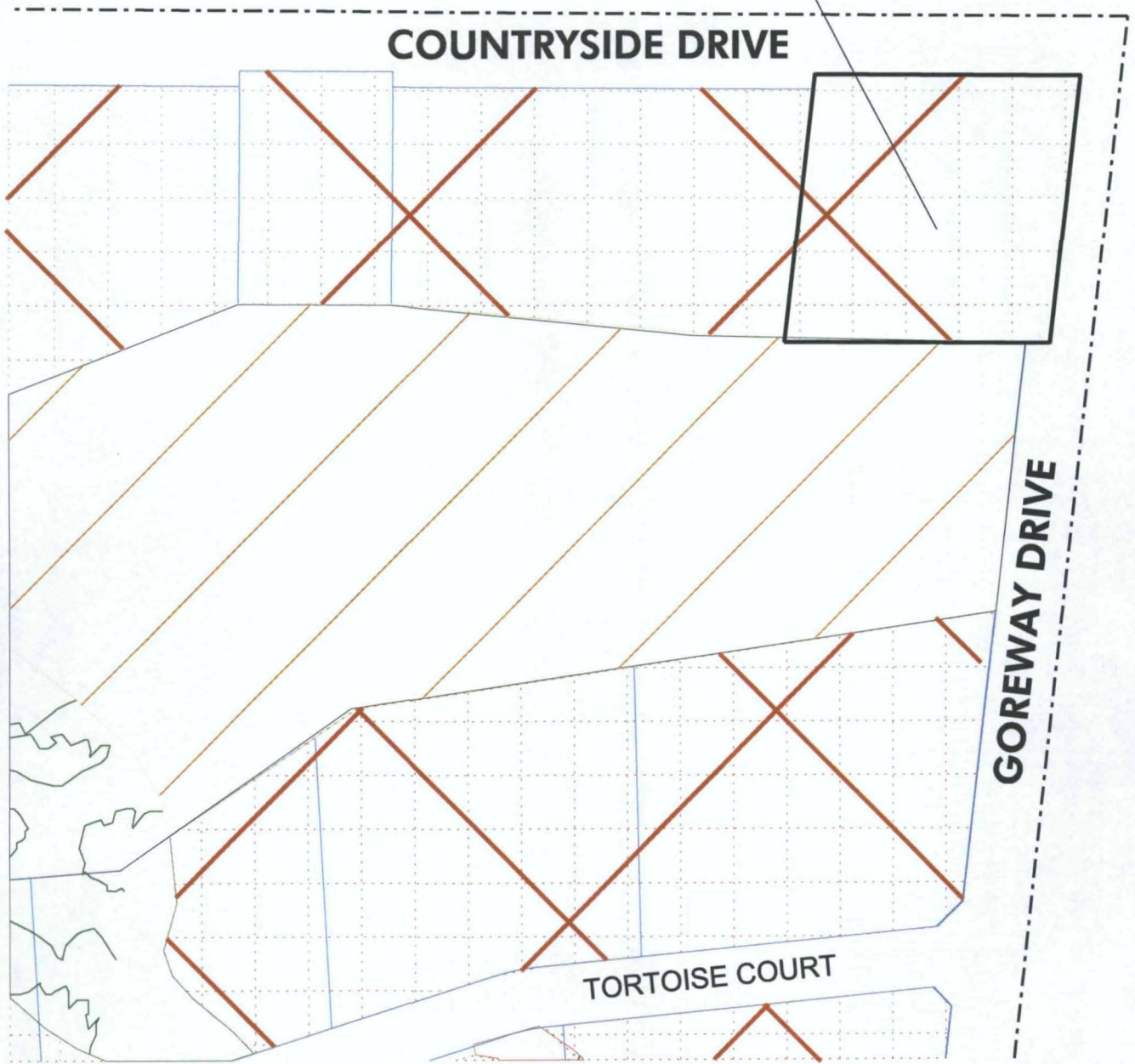


SUBJECT LANDS



CONVENIENCE RETAIL

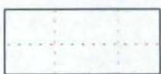
LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" AND "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" TO "SERVICE COMMERCIAL"



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

RESIDENTIAL LANDS :

COMMERCIAL LANDS:



Estate Residential

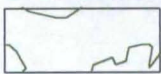


Service Commercial



Executive Residential

OPEN SPACE :

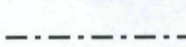


Valleyland



"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 49-2012 being a by-law to adopt Official Plan Amendment OP2006-063 and By-law 50-2012 to amend Zoning By-law 270-2004 as amended, - Gold Park Homes (File C07E15.010).

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

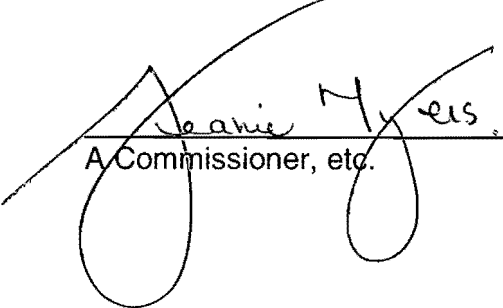
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 49-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 22nd day of February, 2012, to adopt Amendment Number OP2006-063 to the 2006 Official Plan;
3. By-law 50-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 22nd day of February, 2012, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 49-2012 as required by section 17(23) and By-law 50-2012 as required by section 34(18) of the *Planning Act* was given on the 6th day of March, 2012, 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. OP2006-063 is deemed to have come into effect on the 27th day of March, 2012, in accordance with Section 17(27) 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)
29th day of March, 2012)



Earl Evans



Jeanie Myers
A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.