



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 63-2003

To adopt Amendment Number OP93- 209
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- 209 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 10th day of, March 2003.



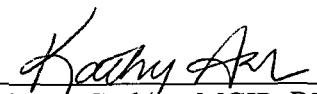
 SUSAN FENNELL - MAYOR



 LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
WCC	
DATE	07/03/10

Approved as to Content:



 for John B. Corbett, MCIP, RPP
 Director of Planning and Land Development Services

AMENDMENT NUMBER OP 93- **209**
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 on Schedule 'A' to this amendment to permit the development of the subject lands for Highway Commercial purposes and to provide specific policies for the development of the subject lands.

2.0 Location

The lands subject to this amendment are located at the north-east corner of North Park Drive and Torbram Road. The property has a frontage of approximately 134.34 metres (440.75 feet) along Torbram Road and a frontage of approximately 143.72 metres (471.52 feet) along North Park Drive. The lands are located within Parts 1 & Part 2 of Plan 43R-23104, in Part of Lot 9, Concession 6, E.H.S, in the City of Brampton.

3.0 Amendment 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 changing on Schedule "A" (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule "A" to this amendment from "SPECIAL STUDY AREA" to "BUSINESS INDUSTRIAL"; and,

2) by adding to the list of amendments pertaining to Secondary Plan Area Number 13: the Bramalea North Industrial Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 209

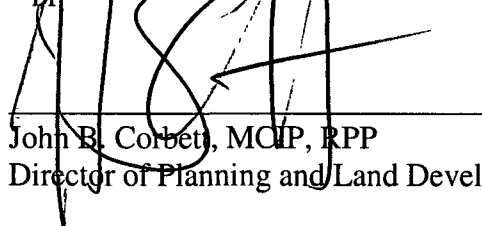
3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Number 6, and as it relates to the Bramalea North Industrial Secondary Plan is hereby further amended:

(1) by changing on Schedule 'A' thereto, the land use designation of the lands shown outlined on Schedule 'B' to this amendment from 'Industrial' to 'Commercial'; and,

(2) By adding the following policy after 3.3.8:

"The lands designated Commercial at the north-east corner of Torbram and North Park Drive shall be designed in a sensitive fashion to minimize the impact upon abutting and adjacent residential uses and the existing institutional use to the north, through landscaping, the erection of decorative fences and walls, and residential design treatments of the buildings including roof top treatments that are compatible with the abutting residential and institutional properties. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties. Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction."

Approved as to Content:



John B. Corbett, MCIP, RPP
Director of Planning and Land Development Services

BACKGROUND MATERIAL TO
AMENDMENT NUMBER OP93- 209

Attached is a copy of a planning report to the Planning, Design and Development Committee dated July 15, 2002 and a subsequent planning report to the Planning, Design and Development Committee dated October 7, 2002 forwarding a recommendation.

The following written submissions were received with respect to the proposed amendment and are attached hereto:

Regional Municipality of Peel, Planning Department.....Letter dated August 23,2002

Canada Post.....Letter dated August 13, 2002

Bell Canada.....Letter dated June 11, 2002

Consumer's Gas.....Letter date May 14, 2002

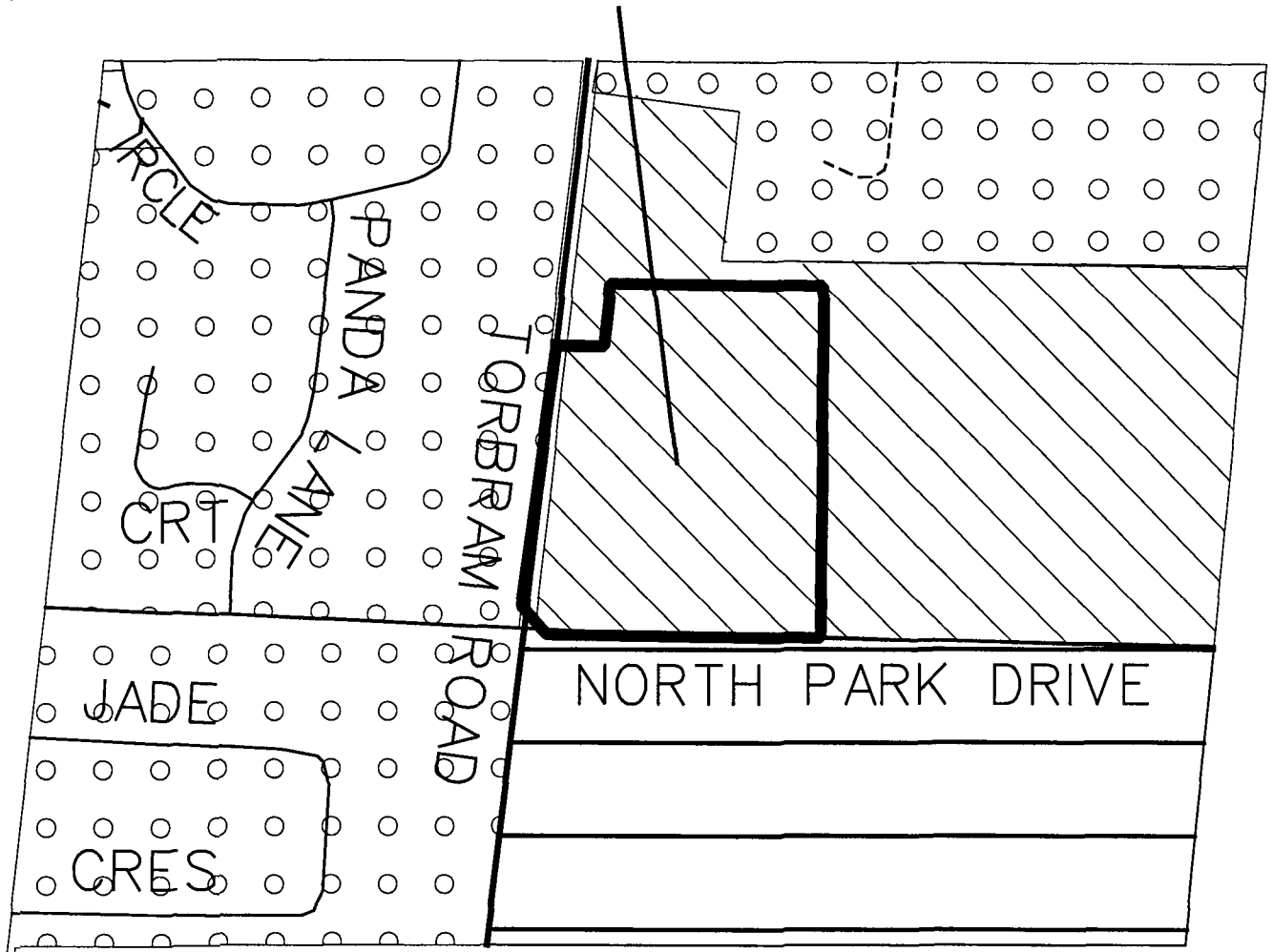
Hydro One Networks.....Letter dated June 12, 2002

Members of the Public





Stikeman Elliott, Barristers & Solicitors.....Letter dated October 11, 2002

Stikeman Elliott, Barristers & Solicitors.....Letter dated October 24, 2002

LANDS TO BE REDESIGNATED FROM "SPECIAL STUDY AREA" TO "BUSINESS INDUSTRIAL"



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

-  **RESIDENTIAL**
-  **SPECIAL STUDY AREA**
-  **INDUSTRIAL**
-  **BUSINESS INDUSTRIAL**

OFFICIAL PLAN AMENDMENT OP93 #. 209



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 10 31

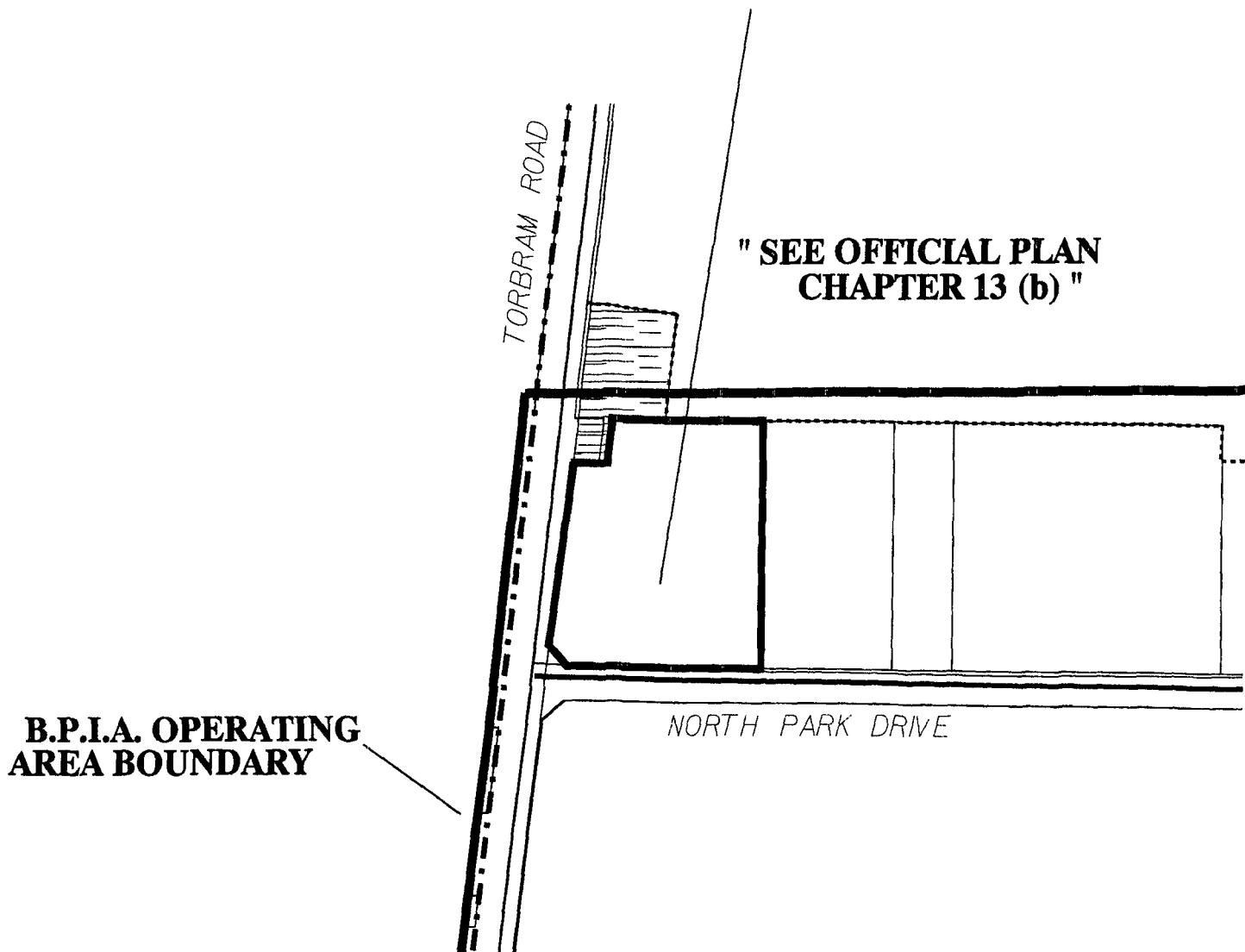
Drawn by: CJK

File no. C6E9.7

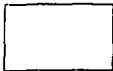

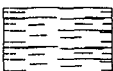
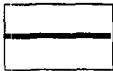

Map no. 48-52H

Schedule A

LANDS TO BE REDESIGNATED FROM "INDUSTRIAL" TO "COMMERCIAL"

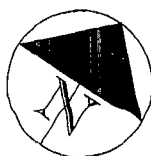


EXTRACT FROM SCHEDULE A OF THE DOCUMENT KNOWN AS THE BRAMALEA NORTH INDUSTRIAL SECONDARY PLAN

-  Industrial
-  Commercial
-  Institutional
-  Proposed Collector
-  Proposed Arterial

OFFICIAL PLAN AMENDMENT OP93 #. 209

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

Date. 2002 10 31

Drawn by: CJK

File no. C6E9.7

Map no. 48-52J

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 Official Plan Amendment and Zoning By-law to amend Comprehensive Zoning By-law 151-88 as amended (1388661 Ontario Limited - File C6E9.7)

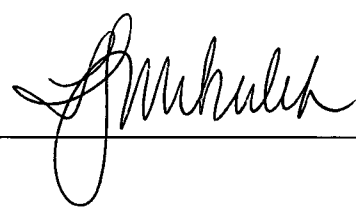
DECLARATION

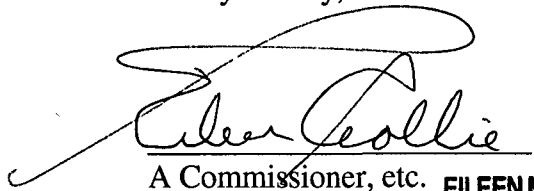
I, LEONARD JOSEPH MIKULICH, of the Town of Shelburne, in the County of Dufferin, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. One notice of appeal was filed under section 17(24) of the *Planning Act*. The Ontario Municipal Board in its Decision/Order No. 0162 dated January 28, 2004 orders that Official Plan Amendment OP93-209 be amended as set out in "Attachment 1" to the Board Order attached hereto.
3. Official Plan Amendment OP93-209 is deemed to have come into effect on the January 28, 2004 as per the Board Order No. 0162.
4. Written notice of Zoning By-law 64-2003 as required by section 34(18) of the *Planning Act* was given on the 14th day of March, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.
5. Zoning By-law is deemed to have come into effect on January 28, 2004 being the date that the Official Plan Amendment OP93-209 is deemed to have come into effect.

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)
7th day of May, 2004.)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**