



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

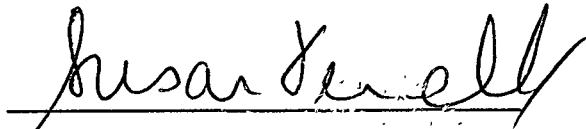
Number 222-2012

To Adopt Amendment Number OP 2006-**072**
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:

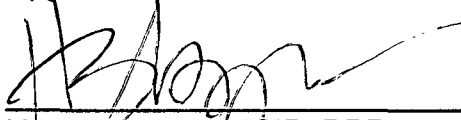
1. Amendment Number OP 2006 - **072** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this **8TH** day of **August**, 2012.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to Content:


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

C02W05.011

APPROVED AS TO FORM LAW DEPT BRAMPTON
J.E.
DATE 24/8/12

AMENDMENT NUMBER OP 2006 - 072
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 Schedules A and B to this amendment to designate the subject lands for convenience retail purposes and to provide specific policies to guide for the development of the subject lands.

2.0 Location:

The lands subject to this amendment is approximately 0.42 hectares (1.04 acres) in size and is located at the south-east corner of Queen Street West and the future extension of Drinkwater Road. The property has a frontage of approximately 34 metres (112 feet) on Queen Street West and a frontage of approximately 82 metres (269 feet) on the future Drinkwater Road and is located in Part of Lot 5, Concession 2, West of Hurontario Street, 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 Schedule A2, RETAIL STRUCTURE thereto, the designation "Convenience Retail", as shown outlined on Schedule A to this amendment.
- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 15 (b): Fletchers West as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-072.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers West Secondary Plan, being Chapter 15 (b) of Part II: Secondary Plans, as amended are hereby further amended:

- (1) by amending Schedule SP15(b), to redesignate the subject lands from "Low and Medium Density Residential" to "Convenience Commercial" as shown on Schedule B to this amendment.

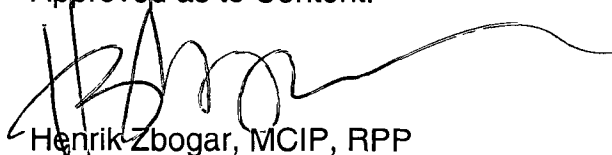
- 4 -

- (3) by adding the following policy as Section 3.2.4 under the heading Commercial Policies to Chapter 15(b):

“3.2.4 Lands designated "Convenience Commercial" at the south-east corner of Queen Street West and Drinkwater Road on Schedule SP15(b) shall be developed to incorporate the following design principles:

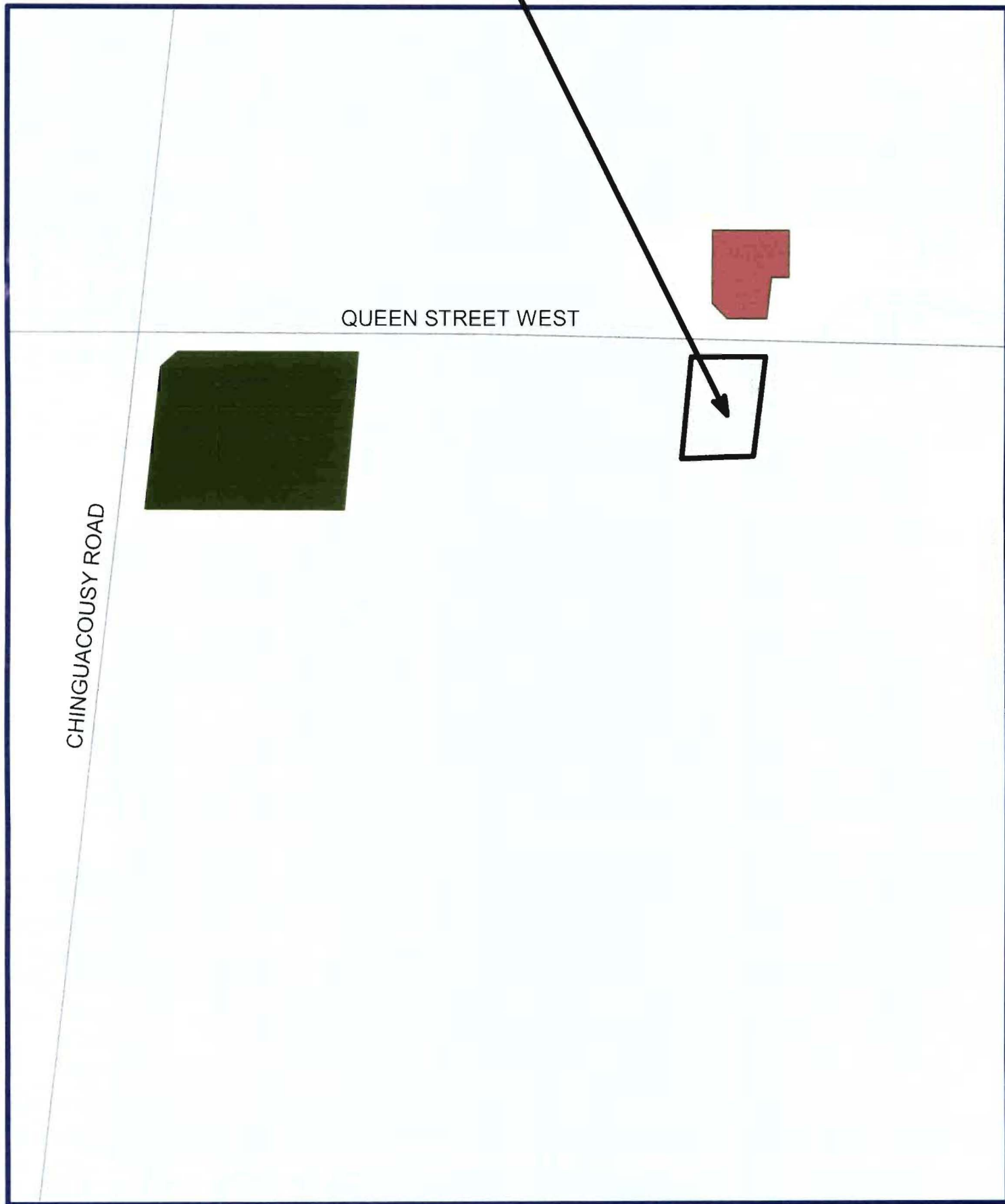
- a) Buildings shall be sited and orientated to address the intersection and contribute to the establishment of a well structured focal point;
- b) Provide a superior form of architectural design, landscaping and buffer treatment;
- c) Drive-through lanes and facilities are not permitted between the building and the street;
- d) Provide appropriate siting, orientation and design of buildings, landscaping and buffer treatments to minimize adverse impacts on adjacent residential;
- e) No outside storage of goods, materials, garbage or refuse shall be permitted;
- f) Limit surface parking along the Queen Street West and Drinkwater Road frontages and provide landscape treatment to screen surface parking from a public right-of-way view; and,
- g) Provide pedestrian connections leading to building entrances.”

Approved as to Content:



Henrik Zbogor, MCIP, RPP
Acting Director, Planning & Land Development Services

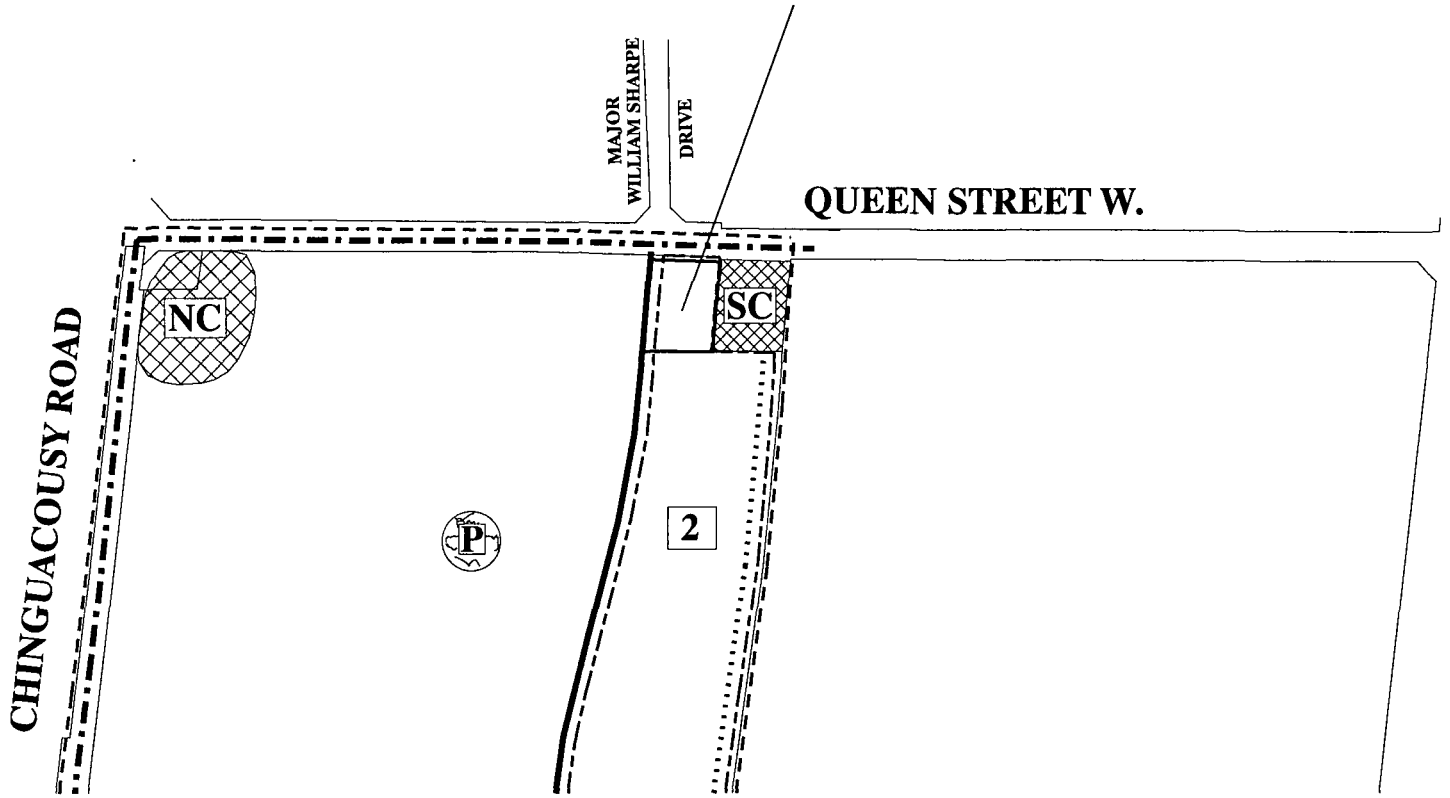
CONVENIENCE RETAIL TO BE ADDED










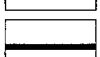

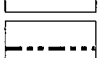
EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

	SUBJECT LANDS		CONVENIENCE RETAIL		NEIGHBOURHOOD RETAIL
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LANDS TO BE REDESIGNATED FROM
"LOW & MEDIUM DENSITY RESIDENTIAL"
TO "CONVENIENCE COMMERCIAL"



EXTRACT FROM SCHEDULE 15(b) OF THE DOCUMENT KNOWN AS FLETCHERS WEST SECONDARY PLAN

- | | | | |
|--|---|---|---------------------------------|
|  | New Development Area 11 Boundary |  | Parkette |
|  | Low & Medium Density Residential |  | Special Policy Area No.2 |
|  | Neighbourhood Commercial |  | Major Arterial Road |
|  | Convenience Commercial |  | Minor Collector Road |
|  | Service Commercial |  | Pedestrian Walkway Link |

