



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 297-2005

To Adopt Amendment Number OP93-250

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 OP93-250 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, 26th day of September 2005.

SUSAN FENNELL - MAYOR

LEONARD MIKULICH- CITY CLERK

Approved as to Content:

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



AMENDMENT NUMBER OP93-250
 TO THE OFFICIAL PLAN OF THE
 CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

The purpose of this amendment is to change the land use designation for the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for service commercial related uses and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on the north side of Mayfield Road west of Summer Valley Drive. The lands have extensive frontage on Mayfield Road (258 metres) and no frontage along Summer Valley Drive. The lands represent approximately 1.42 hectares (3.51 acres) and are described as the Part of Lot 18, Concession 1, East of Hurontario Street (3042, 3056, 3060, 3096 and 3116 Mayfield Road) 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 by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93-250.

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 Snelgrove Secondary Plan (being Chapter 1A Part IV – Secondary Plans, as amended are hereby further amended:

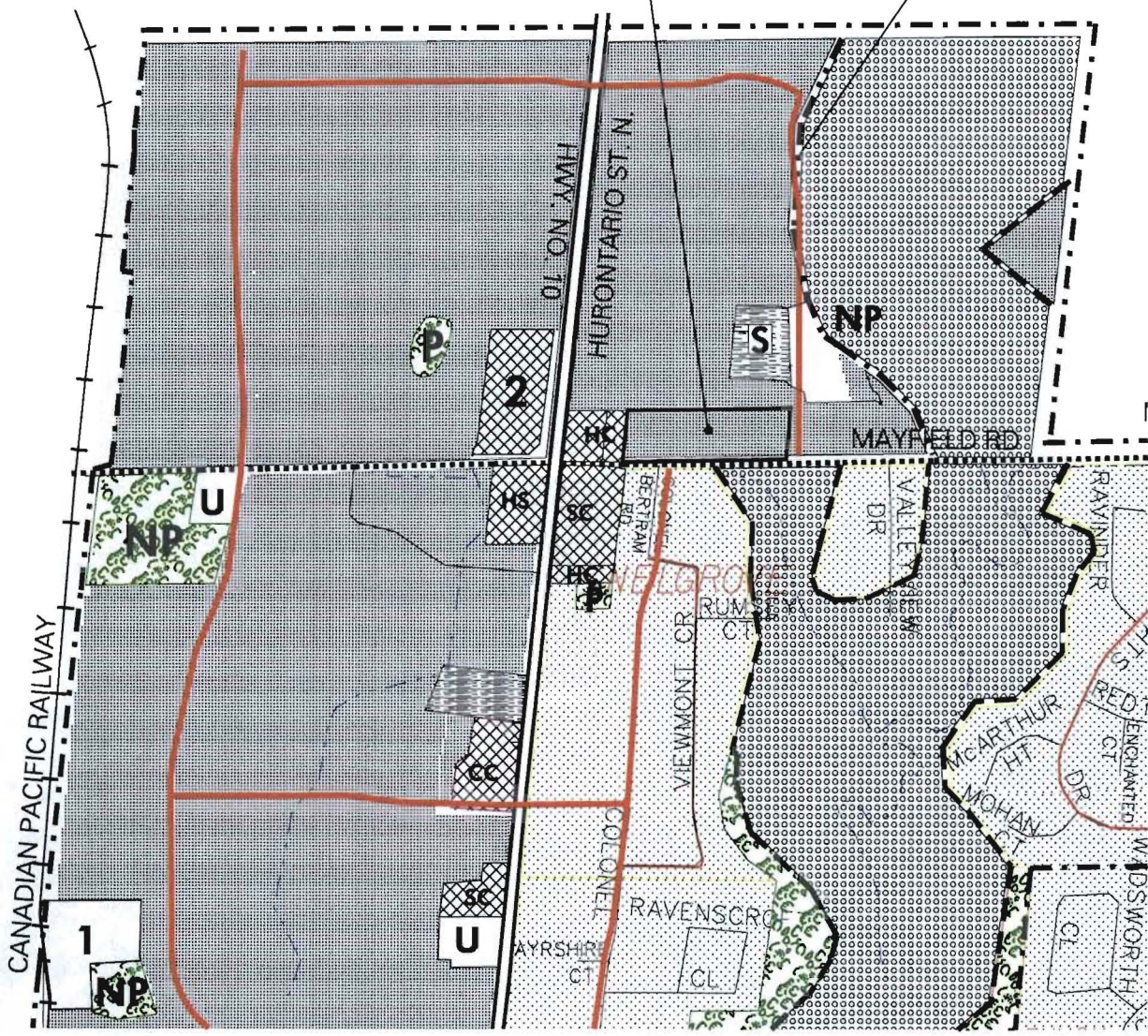
- (1) by changing on Schedule SP 1(A) to The Snelgrove Secondary Plan Area (#1) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from “Low Density Residential – Snelgrove North and West” to “Service Commercial.”
- (2) by adding the following policy as Section 6.2.2a, “ The Service Commercial designation of the lands located at 3042, 3056, 3060, 3096 and 3116 Mayfield Road, situated east of Hurontario Street, on the north side of Mayfield Road is intended to permit a range of commercial uses including retail establishments,

service shops, offices, financial institutions, dry cleaning/ laundromat, dine in and take out restaurants, convenience store and specialty stores”.

- (3) by adding the following policy as Section 6.2.2b, “All lighting on site shall be designed and oriented so as to minimize glare on adjacent properties, roadways and environmental features”.
- (4) by adding the following policy as Section 6.2.2c, “Outdoor storage of goods and materials shall not be permitted”.
- (5) by adding the following policy as Section 6.2.2d, “The plaza shall be easily accessible for pedestrians”.
- (6) by adding the following policy as Section 6.2.2e, “Loading areas shall be located away from residential properties to the greatest extent possible to minimize associated visual, noise and air emissions impact”.
- (7) by adding the following policy as Section 6.2.2f, “That prior to site plan approval, a development agreement shall contain the requirement for urban design guidelines for this property to ensure that the character of the buildings complements the adjacent existing residential community”.
- (8) by adding the following policy as Section 6.2.2g, “A generous landscaping strip of a minimum of 7.5 metres wide shall be provided between the existing residential area located to the north of the subject property and any proposed building or parking area”.
- (9) by adding the following policy as Section 6.2.2h, “Drive-thru facilities for restaurant uses shall not be permitted”.
- (10) by adding the following policy as Section 6.2.2i, “Drive-thru facilities shall not be located adjacent to public roads or within 7.8 metres of a residential zone”.

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL - SNELGROVE NORTH & WEST" TO "SERVICE COMMERCIAL"

Modification 4.
As Per OPA 170

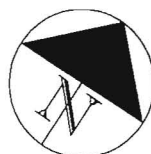


EXTRACT FROM SCHEDULE 1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE SECONDARY PLAN

- | | | | |
|--|--------------------------------------------------|--|----------------------|
| | Low Density Residential - Snelgrove East | | Public Open Space |
| | Low Density Residential - Snelgrove North & West | | Neighbourhood Park |
| | Institutional | | Parkette |
| | Separate Elementary School Site | | Utility |
| | Service Commercial | | Provincial Highway |
| | Convenience Commercial | | Major Arterial Road |
| | Highway Commercial | | Minor Arterial Road |
| | Highway and Service Commercial | | Major Collector Road |
| | Special Policy Area Number 1 | | Minor Collector Road |
| | Special Policy Area Two | | Local Road |
| | Snelgrove Secondary Plan Area Boundary | | |
| | Fill Regulation Line | | |

OFFICIAL PLAN AMENDMENT OP93 #.250

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 08 31

Drawn by: CJK

File no. C1E18_13opzbla

Map no. 7-44