



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

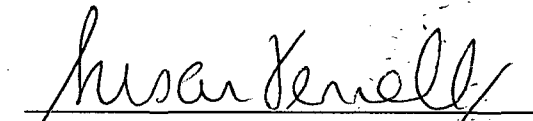
Number 299-2009

To Adopt Amendment Number OP 2006- **030**
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:

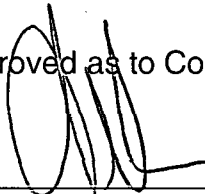
1. Amendment Number OP 2006 - 030 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 7th day of October 2009.


SUSAN FENNEL - MAYOR



PETER FAY - CLERK

Approved as to Content:



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

C10E04.004

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
	
DATE	28/09/09

By-law 299-2009

AMENDMENT NUMBER OP 2006 - 030
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 030
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 permit the development of the subject lands to allow for "supermarket" as a permitted use on the subject lands and to redesignate the lands being Part of Part 2, Plan 43R 2736 (PIN 114021-1047(LT)) from "Highway and Service Commercial" to "Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)" designation .

2.0 Location:

The lands subject to this amendment are bounded by Highway 50 to the east, Queen St. East to the south, Fogal Rd. to the north and the Claireville Creek tributary to the west as shown on Schedule A. The property has a frontage of approximately 105 metres (344 feet) along Fogal Road, and is flanked to the south approximately 180 metres (591 feet) by Queen Street East and to the east approximately 704 metres (2,310 feet) by Highway 50. The lands are located in part Lots 4 and 5 Concession 10 N.D., 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 the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan Amendment Number OP 2006- 030

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

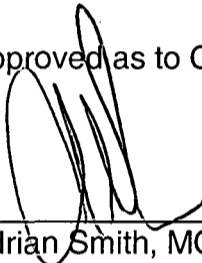
- 1) by changing on Schedule SP41(A) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Highway/Service Commercial" to "Special Policy Area 8 (Office

Node – Mixed Commercial/Industrial”;

- 2) by deleting the third paragraph of Section 3.2.11 in its entirety and replacing it with the following:

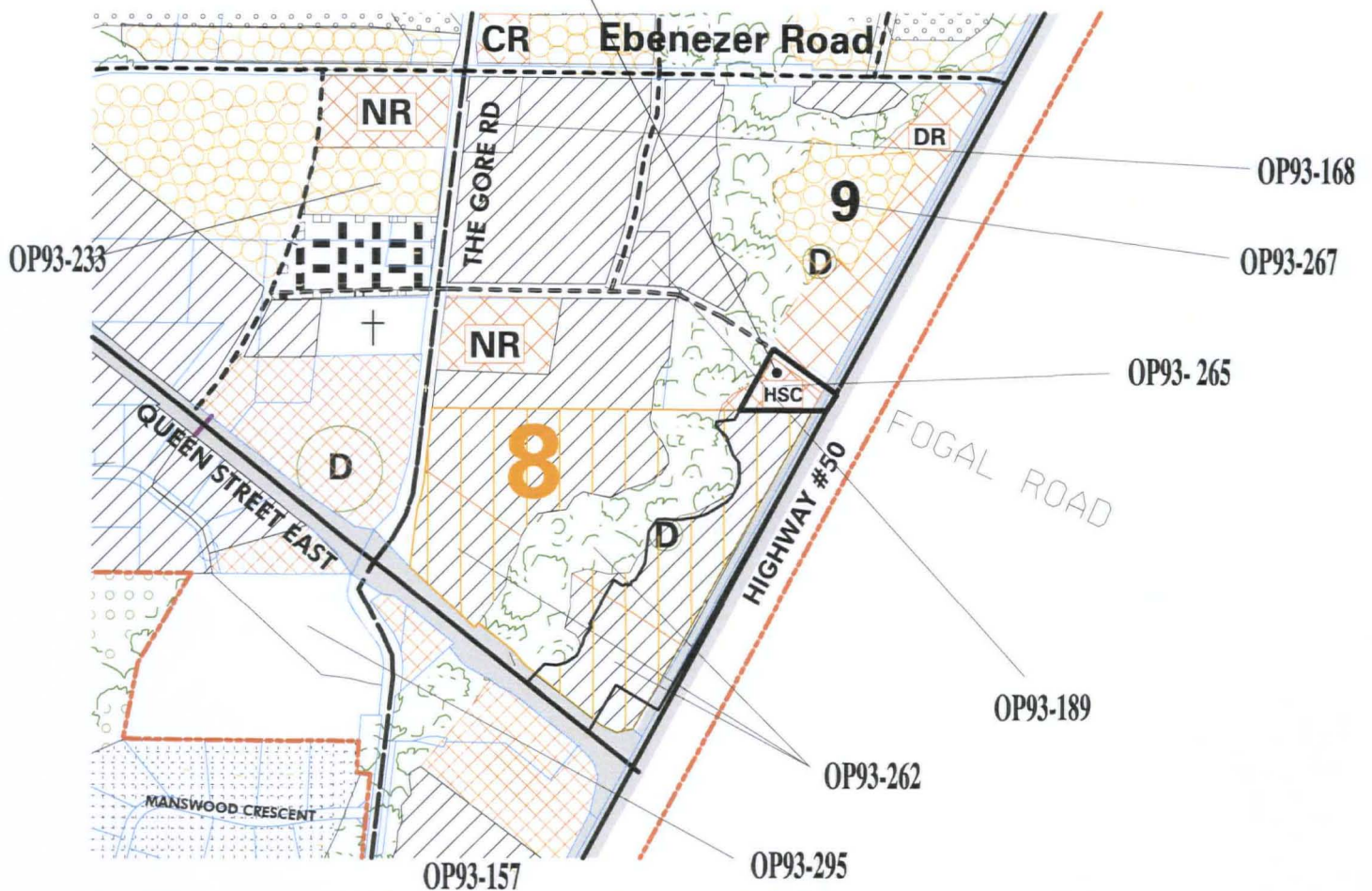
“Outdoor or open storage of materials or goods and automotive body shops are not permitted. Notwithstanding any other policies in this secondary plan, supermarkets are not permitted within the Mixed Commercial Industrial designations, except for within an area bounded by Fogal Road to the north, Highway 50 to the east, Queen Street East to the south and the Claireville Tributary to the west. Entertainment uses are not permitted unless they are regional serving entertainment uses in accordance with Official Plan policy 4.2.2.2. Hotels are not permitted except for those Mixed Commercial Industrial designations located east of The Gore Road and south of Ebenezer Road, and on the Woodlands site in accordance with policy 3.3.5.5 of this plan.”

Approved as to Content:



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

LANDS TO BE REDESIGNATED FROM "HIGHWAY SERVICE COMMERCIAL" TO "SPECIAL POLICY AREA 8 (Office Node-Mixed Commercial/Industrial)"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:		Major Arterial Minor Arterial Collector Road Local Road	
Estate Residential Low Density Cluster / High Density Medium Density	EMPLOYMENT LANDS:		OPEN SPACE: Valleyland Storm Water Management Facility
Office Node Mixed Commercial / Industrial District Retail Neighbourhood Retail Highway Service Commercial	ROAD NETWORK Highway		INSTITUTIONAL: Place Of Worship Secondary Plan Boundary 8 Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)

OFFICIAL PLAN AMENDMENT OP06 #. 030

Schedule A

CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 09 25 Drawn by: CJK

File no. C10E04.004OPA

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 299-2009 being a by-law to adopt Official Plan Amendment OP2006-030 and By-law 300-2009 to amend Zoning By-law 270-2004, as amended – Castlepoint Investments Inc.– JH Stevens Inc., Planning and Development Consultant (File C10E04.004)

DECLARATION

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

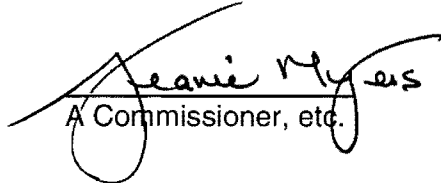
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 299-2009 was passed by the Council of The Corporation of the City of Brampton at its meeting on the 7th day of October, 2009, to adopt Amendment Number OP2006-030 to the Official Plan of the City of Brampton Planning Area.
3. By-law 300-2009 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 7th day of October, 2009, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 299-2009 as required by section 17(23) and By-law 300-2009 as required by section 34(18) of the *Planning Act* was given on the 21st day of October, 2009, 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 sections 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. OP2006-030 is deemed to have come into effect on the 11th day of November, 2009, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 300-2009 is deemed to have come into effect on the 7th day of October, 2009, 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)
12th day of November, 2009)



Earl Evans



A Commissioner, etc.

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