



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

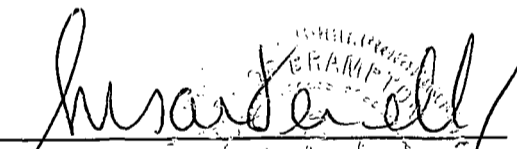
Number 304-2013

To Adopt Amendment Number OP 2006-096
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 - 096 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 20th day of November, 2013



 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

APPROVED AS TO FORM
BY: <u>JF</u>
LEGAL SERVICES
DATE: <u>06/11/13</u>

AMENDMENT NUMBER OP 2006 - 096
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 096
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of the subject lands for retail/commercial and office uses.

2.0 Location:

The lands subject to this amendment are located at 0 and 9976 The Gore Road, at the southwest corner of The Gore Road and Castlemore Road. The property has a frontage of approximately 83 metres (272 metres) along The Gore Road and a frontage of 41 metres (134 feet) along Castlemore Road, and is legally described as Part of Lot 10, Concession 9, Northern Division, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

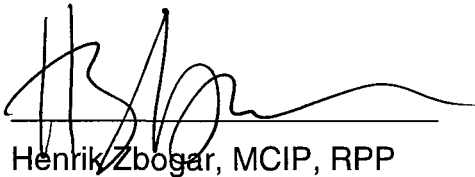
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by amending Schedule A2 – Retail Structure thereto, by adding a “Neighbourhood Retail” designation on the subject lands as shown on Schedule A to this amendment.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 096 .

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 41 (being Part Two Secondary Plans, as amended) are hereby further amended:

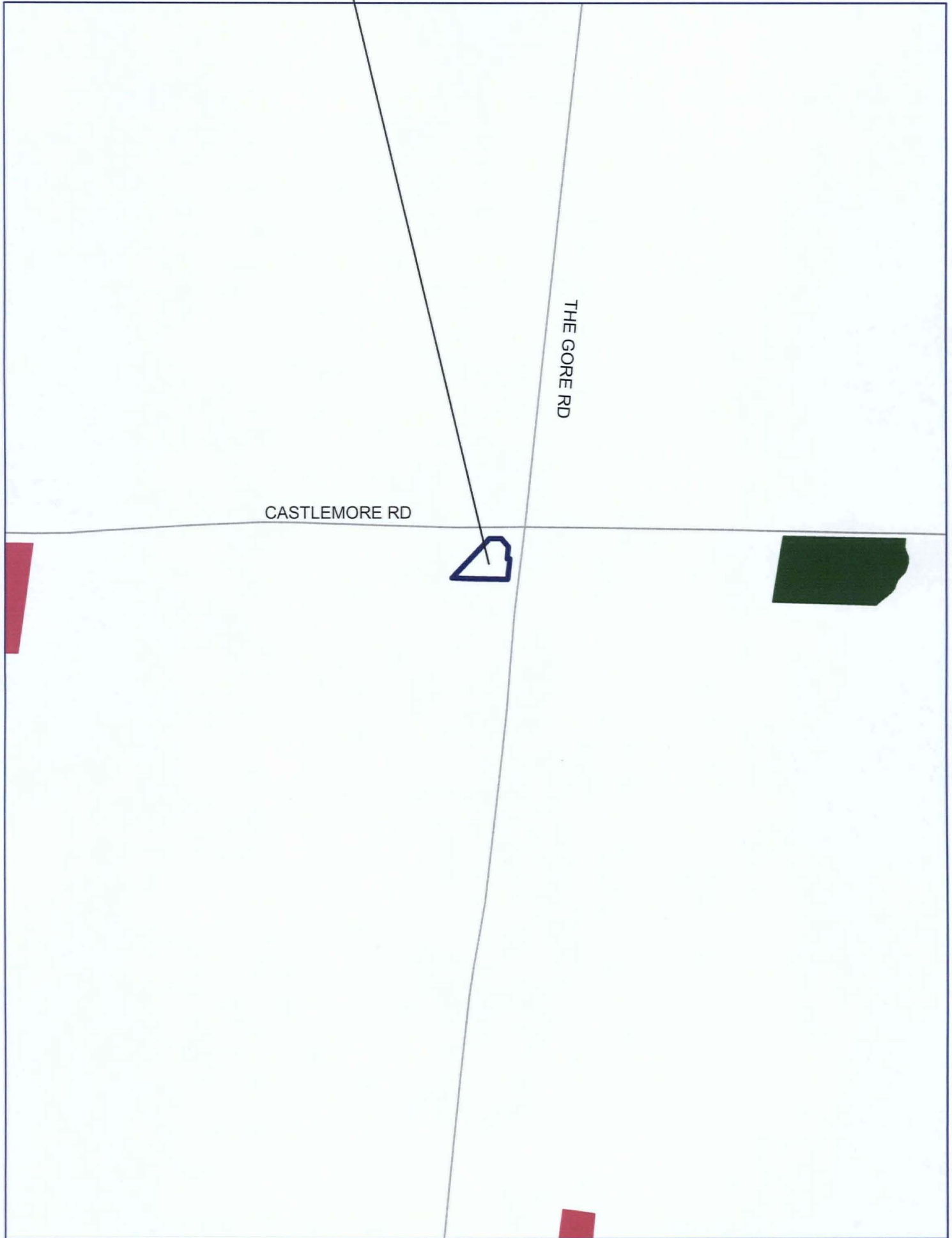
(1) By changing on Schedule SP 41(a) thereto, the land use designation of the lands shown outlined on Schedule 'B' to this amendment from "Estate Residential" to "Neighbourhood Retail".

Approved as to Content:

A handwritten signature in black ink, appearing to read 'H. Zbogor', is written over a horizontal line.

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

Lands to be designated "NEIGHBOURHOOD RETAIL"



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

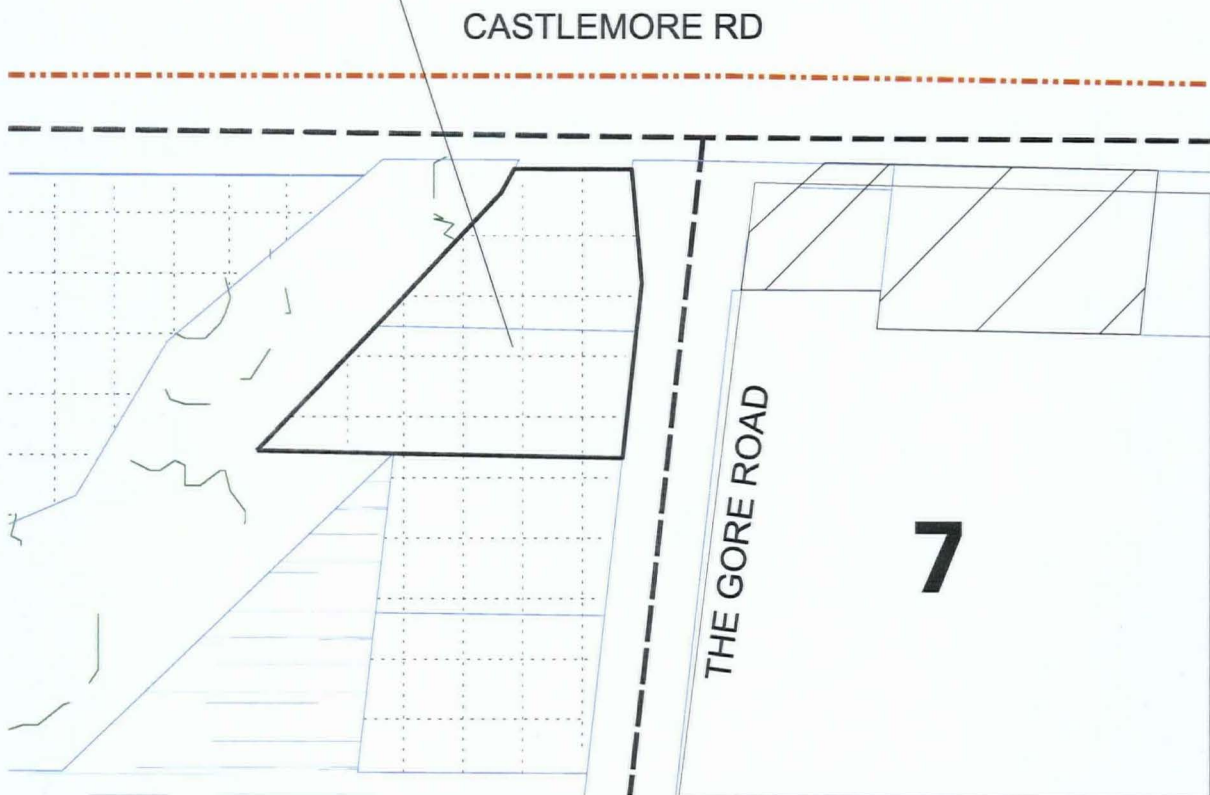


CONVENIENCE RETAIL

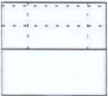

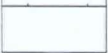







NEIGHBOURHOOD RETAIL

Lands to be redesignated from "ESTATE RESIDENTIAL" to "NEIGHBOURHOOD RETAIL"



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

- | | | | |
|---|--|---|---|
| RESIDENTIAL LANDS: | | OPEN SPACE: | |
|  | Estate Residential |  | Valleyland |
|  | Low Density | INSTITUTIONAL: | |
| EMPLOYMENT LANDS: | |  | Elementary School (JK-5 or JK-8) |
|  | Mixed Commercial / Industrial |  | Secondary Plan Boundary |
| ROAD NETWORK : | | | |
|  | Major Arterial | | |
|  | Special Policy Area 7 (Low Density Residential) | | |



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 304-2013 being a by-law to adopt Official Plan Amendment OP2006-096 and By-law 305-2013 to amend Zoning By-law 270-2004 as amended, Gagnon and Law Urban Planners Ltd. – 1439468 Ontario Inc. (File C09E10.009)

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 304-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 20th day of November, 2013, to adopt Amendment Number OP2006-096 to the 2006 Official Plan.
3. By-law 305-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 20th day of November, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 304-2013 as required by section 17(23) of the *Planning Act* was given on the 26th day of November, 2013, 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. Written notice of By-law 305-2013 as required by section 34(18) of the *Planning Act* was given on the 26th day of November, 2013, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. 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.
8. OP2006-096 is deemed to have come into effect on the 17th day of December, 2013, 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)
19th day of December, 2013)



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, 2015.