



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

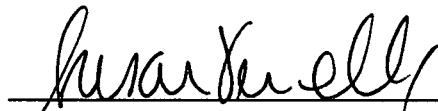
Number 306-2008

To Adopt Amendment Number OP2006-**017**
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 OP2006- 017 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 **December** 200**8**.



 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

Approved as to Content:



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

APPROVED AS TO FORM LAW DEPT. BRAMPTON
CA
DATE 01 12 08

AMENDMENT NUMBER OP2006 - **017**
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 this amendment to permit the development of the subject lands for an apartment building and commercial uses. The depiction of the east-west collector road (Denison Avenue Extension) by the subject lands is also revised to more appropriately reflect the potential alignment.

2.0 Location:

The lands subject to this amendment are located on the southwest corner of Mill Street North and Railroad Street. The property has a frontage of approximately 47 metres (154 feet) on Railroad Street, and is located in part of Lot 6, Concession 1, WHS, in the City of Brampton.

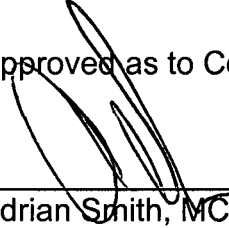
3.0 Amendments and Policies Relative Thereto:

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

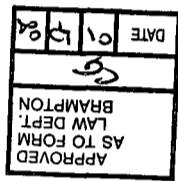
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- **017** .
- (2) by changing on Schedule SP7(A) of Chapter 7 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "*Residential-Medium High/High Density*" to "*Commercial-Central Area Mixed Use*";
- (3) by revising on Schedule SP7(A) of Part II: Secondary Plans, the alignment of the "Transportation: Collector Road" as shown on Schedule A to this amendment;
- (4) by amending Appendix A of Chapter 7 of Part II: Secondary Plans, to include the subject lands within the 3.5 FSI designation as shown on Schedule B to this amendment; and,

- (5) by revising on Schedule SP7(B) of Part II: Secondary Plans, the alignment of the "Transportation: Collector Road" as shown on Schedule C to this amendment.

Approved as to Content:

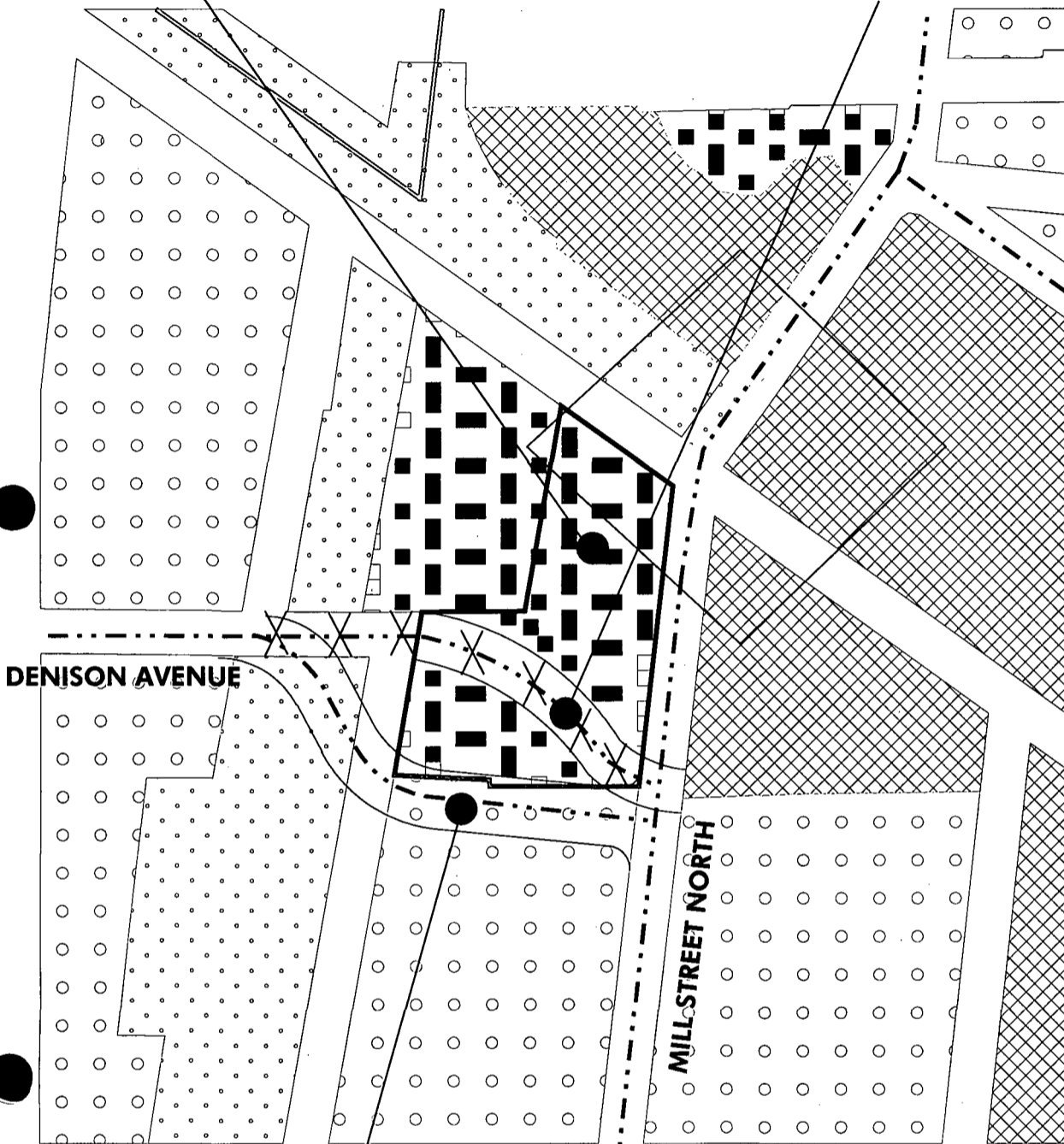


Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services



**LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - MEDIUM HIGH/HIGH DENSITY"
TO "COMMERCIAL - CENTRAL AREA MIXED USE"**

**"TRANSPORTATION - COLLECTOR ROAD"
TO BE DELETED AND TO BE REDESIGNATED TO
"COMMERCIAL - CENTRAL AREA MIXED USE"**



"TRANSPORTATION - COLLECTOR ROAD" TO BE ADDED

EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

LAND USE

Subject Lands

RESIDENTIAL

Low Density

Medium High / High Density

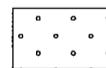
COMMERCIAL

Central Area Mixed Use

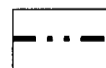


Service Commercial

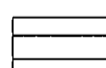
TRANSPORTATION



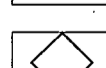
Transportation Facilities



Collector Road



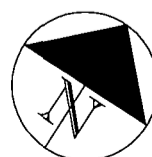
Local Road



Grade Separation

OFFICIAL PLAN AMENDMENT OP06 #. 017

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 11 21

Drawn by: CJK

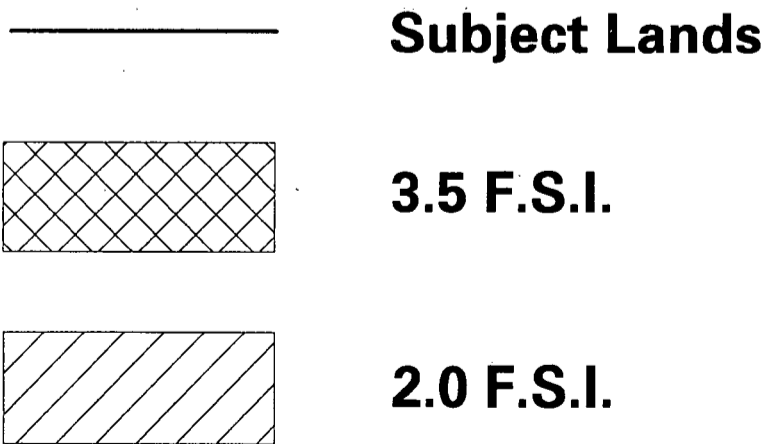
File no. C01W06.070opaa

Map no. 42-174

LANDS TO BE DESIGNATED "3.5 F.S.I."

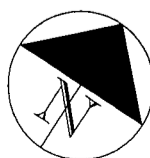


EXTRACT FROM THE DOCUMENT KNOWN AS "APPENDIX A - DOWNTOWN BRAMPTON SECONDARY PLAN"



OFFICIAL PLAN AMENDMENT OP06 #. 017

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

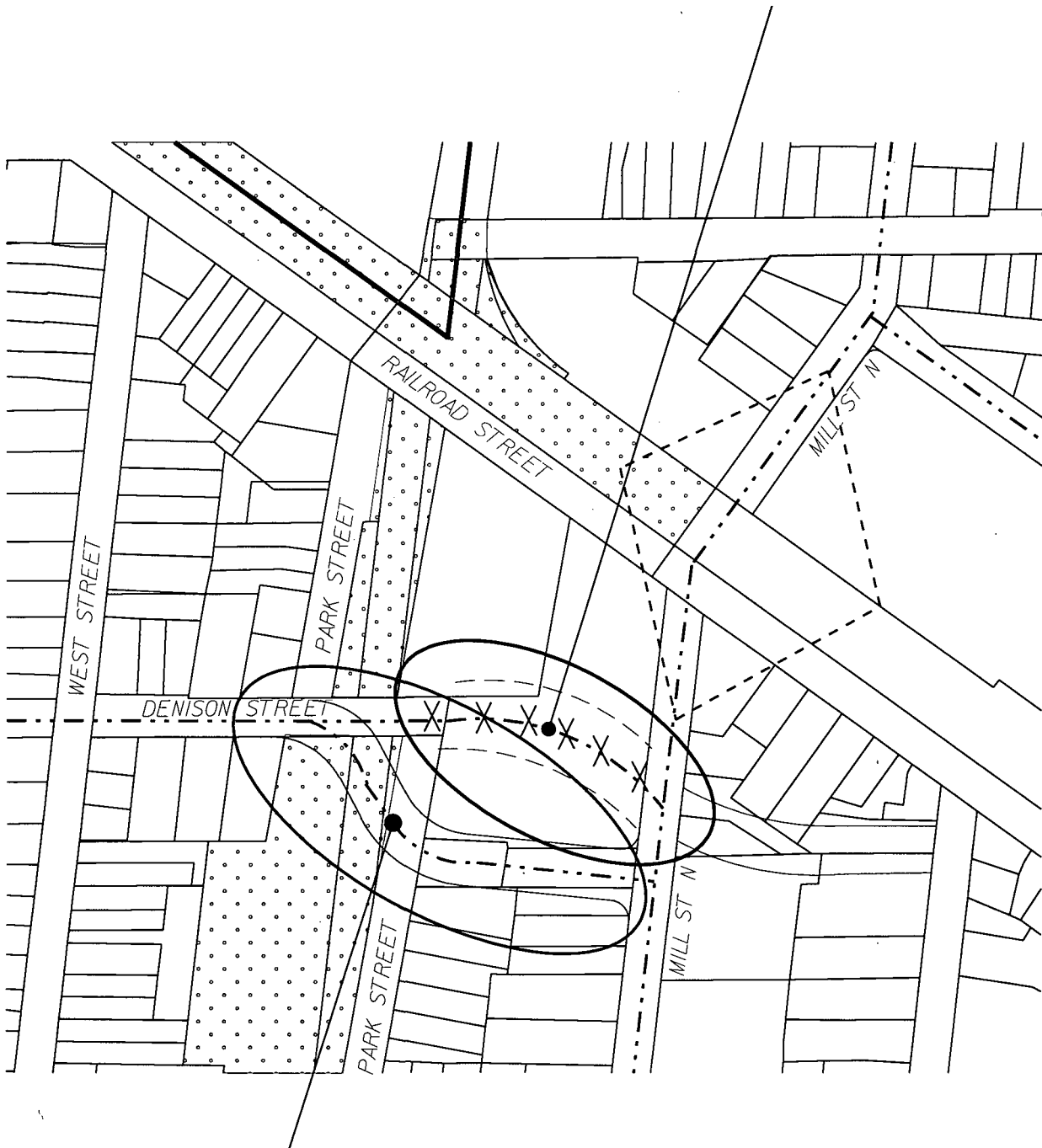
Date: 2008 11 05

Drawn by: CJK

File no. C01W06.070opaB

Map no. 42-174

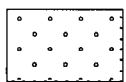
PROPOSED COLLECTOR ROAD EXTENSION TO BE DELETED



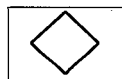
PROPOSED COLLECTOR ROAD EXTENSION TO BE ADDED

EXTRACT FROM SCHEDULE SP7(B) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

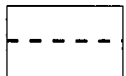
TRANSPORTATION



Major Rail Line



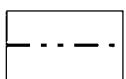
Grade Separation



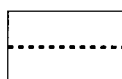
Minor Arterial Road



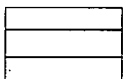
Proposed Grade Separation



Collector Road

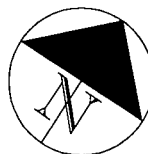


Proposed Collector Road



Local Road

OFFICIAL PLAN AMENDMENT OP06 #. 017



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 11 25

Drawn by: CJK

File no. C01W06.070opaC

Map no. 42-174

Schedule C

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 306-2008 being a by-law to adopt Official Plan Amendment OP2006-017 and By-law 307-2008 to amend Zoning By-law 270-2004, as amended – 45 Railroad Street Limited (File C01W06.070)

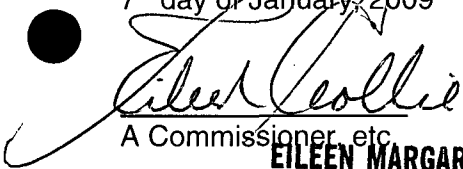
DECLARATION

I, Joan LeFeuvre, of the Town Halton Hills, in the Region of Halton, 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 306-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of December, 2008, to adopt Amendment Number OP2006-017 to the Official Plan of the City of Brampton Planning Area.
3. By-law 307-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of December, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 306-2008 as required by section 17(23) and By-law 307-2008 as required by section 34(18) of the *Planning Act* was given on the 17th day of December, 2008, 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 section 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. OP2006-017 is deemed to have come into effect on the 7th day of January, 2008, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 307-2007 is deemed to have come into effect on the 10th day of December, 2008, in accordance with Section 34(19) of the *Planning Act, R.S.O. 1990*, as amended.

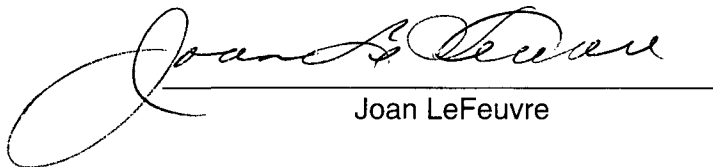
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
7th day of January, 2009)



A Commissioner, etc

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.**



Joan LeFeuvre