



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 341-2004

To adopt Amendment Number OP93- **241**
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:

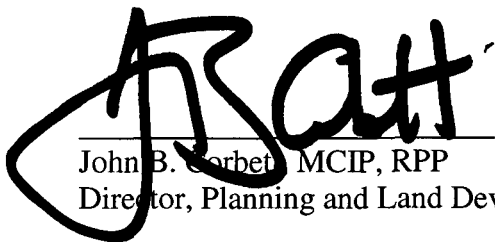
1. Amendment Number OP93- **241** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of, October 2004.


SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CLERK

Approved as to Content:



John B. Corbett MCIP, RPP
Director, Planning and Land Development Services

AMENDMENT NUMBER OP 93-241
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to allow an incentive for High Density residential development in part of the Central Area.

2.0 Location

The incentive program applies to the portion of the Central Area comprising Downtown Brampton Secondary Plan Area No. 7 and the portion of the Queen Street Corridor Secondary Plan Area, SP Area No. 36, extending west from Highway 410 (both as shown on Schedule 'G' of the Official Plan).

3.0 Amendment and Policies Relative Thereto:

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

- (1) By adding the words "... and a portion of the Queen Street Corridor Secondary Plan Area (SP36) ..." after the words "... except for the Downtown Brampton Secondary Plan (SP7) ..." in the first bullet list item in the first paragraph in Section 5.21;
- (2) By adding the words "... and a portion of the Queen Street Corridor Secondary Plan Area (SP36) ..." after the words "... with the exception of the Downtown Brampton Secondary Plan Area (SP7) ..." in Policy 5.21.2 of Section 5.21;
- (3) By deleting the words "... under Section 51 (12) ..." and substituting the words "... under Sections 42 (15) and 51.1 (5) ..." in Policy 5.21.3 of Section 5.21; and
- (4) By adding the following to Section 5.21 as new Policy 5.21.5:

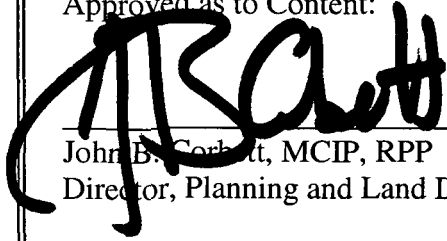
5.21.5 **Central Area High Density Incentive Program**

- (a) Council may reduce by 50% the cash in lieu of parkland requirement for a residential project with a net density greater than or equal to 100 units per hectare (40 units per acre) that meets all of the following requirements:
 - (i) Has a foundation or superstructure building permit issued between October 26, 2004 and October 26, 2006;
 - (ii) Does not have nor will receive funding from any other level of government;
 - (iii) Is located in the Central Area High Density Incentive Program Area consisting of the portion of the Central Area extending west from Highway # 410, comprising:

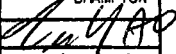
Secondary Plan Area 7; and
The portion of the Secondary Plan Area 36 west of Highway 410; on Schedule G of this Plan.
- (b) A maximum of 1,150 dwelling units are eligible for the Central Area High Density Incentive Program, on a first come, first served basis.

- (c) Notwithstanding the flexibility of the interpretation policies contained in Section 5.1, the boundaries of Central Area High Density Incentive Program Area are firm and are not intended to be altered through interpretation, amendment to this plan, or by appeal to the Ontario Municipal Board.

Approved as to Content:



John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
	
DATE	Oct 28/04

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law
341-2004 being a by-law to adopt Official Plan Amendment OP93-241
Parkland Dedication - File PF85.PA

DECLARATION

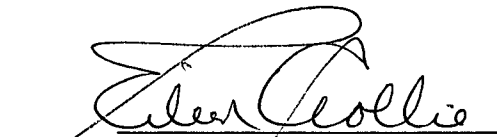
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 341-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of October, 2004, to adopt Amendment Number OP93-241 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 341-2004 as required by section 17(23) of the *Planning Act* was given on the 5th day of Novemeber, 2004, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-241 is deemed to have come into effect on the 26th day of November, 2004, 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)
29th day of November, 2004.)




A Commissioner, etc.

LEEN MARGARET COLLIE, A Commissioner
of the Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.