



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 348-2013

To Adopt Amendment Number OP 2006-097  
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 - 097 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 11<sup>TH</sup> day of December, 2013 .

SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Henrik Zbogal, MCIP., RPP.  
Acting Director, Planning Policy and Growth Management

C01E04.011

APPROVED AS TO FORM
BY: <u>Jic</u>
LEGAL SERVICES
DATE: <u>02/12/13</u>

AMENDMENT NUMBER OP 2006 - 097  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 -097  
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 medium density residential uses and to provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at 17, 19 and 21 Clarence Street, on the south side of that street approximately 45 metres (148 feet) east of Main Street South. The property has a frontage of approximately 46.9 metres (153.9 feet) on Clarence Street, and is located in part of Lot 4, Concession 1, WHS, 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 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 OP 2006- 097 .

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 Downtown Brampton Secondary Plan (being Part Two: Secondary Plans, as amended) are hereby further amended:

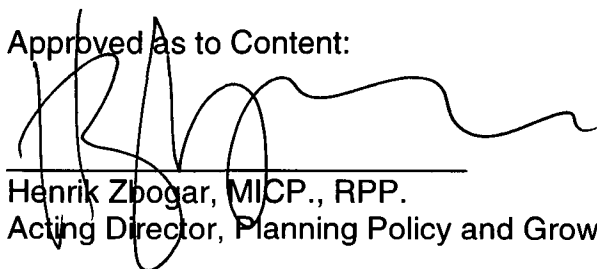
- (1) by changing on Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low Density Residential" to "Medium Density Residential";
- (2) by amending Schedule SP7(C) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans to remove the lands outlined on Schedule A to this amendment from Special Policy Area Number 1;

- (3) by amending Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans to place the lands outlined on Schedule A to this amendment within a new Special Policy Area 8;
- (4) by amending Section 5.6 of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans by adding Section 5.6.7 as follows:

5.6.7 The lands identified as "Special Policy Area Number 8" on Schedule SP7(C) may be developed for medium density residential uses subject to the following policies:

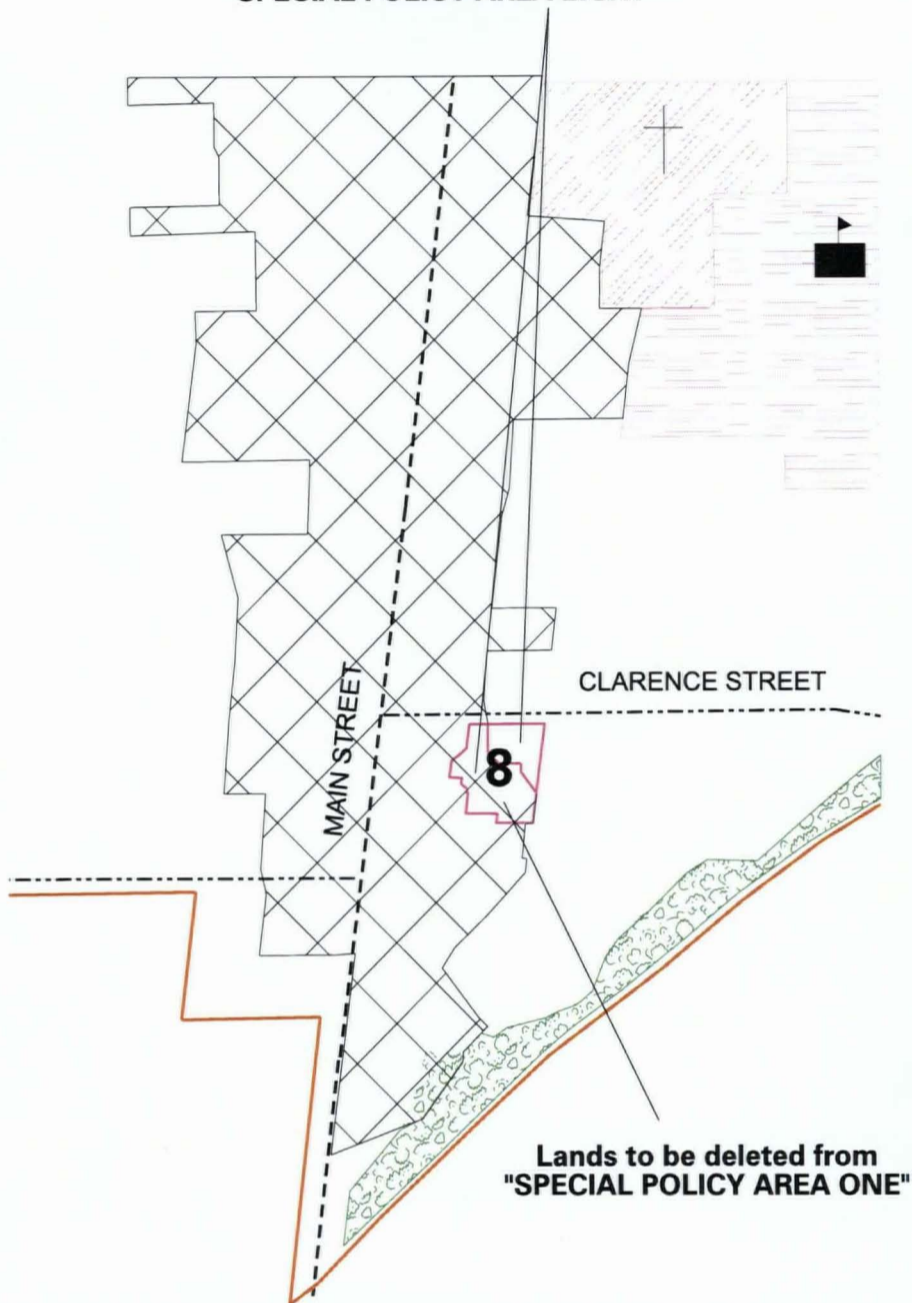
- (i) A maximum of 14 townhouse dwelling units shall be permitted on the site at a maximum density of 51.85 units per net hectare (20.3 units per net acre).
- (ii) The maximum building height shall be three storeys.
- (iii) The design of the development, including building scale, massing, composition, material and design features, shall be compatible with the character of the surrounding area.
- (iv) The architectural design of new buildings shall take inspiration from heritage resources in the vicinity of the site.
- (iv) Appropriate urban and architectural design features shall be established by the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O 1990, and development standards shall be established by the implementing zoning by-law.

Approved as to Content:





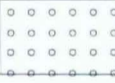

Henrik Zbogor, M.I.C.P., R.P.P.  
Acting Director, Planning Policy and Growth Management

**Lands to be redesignated from "LOW DENSITY RESIDENTIAL"  
to "MEDIUM DENSITY RESIDENTIAL" and designated  
"SPECIAL POLICY AREA EIGHT"**



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

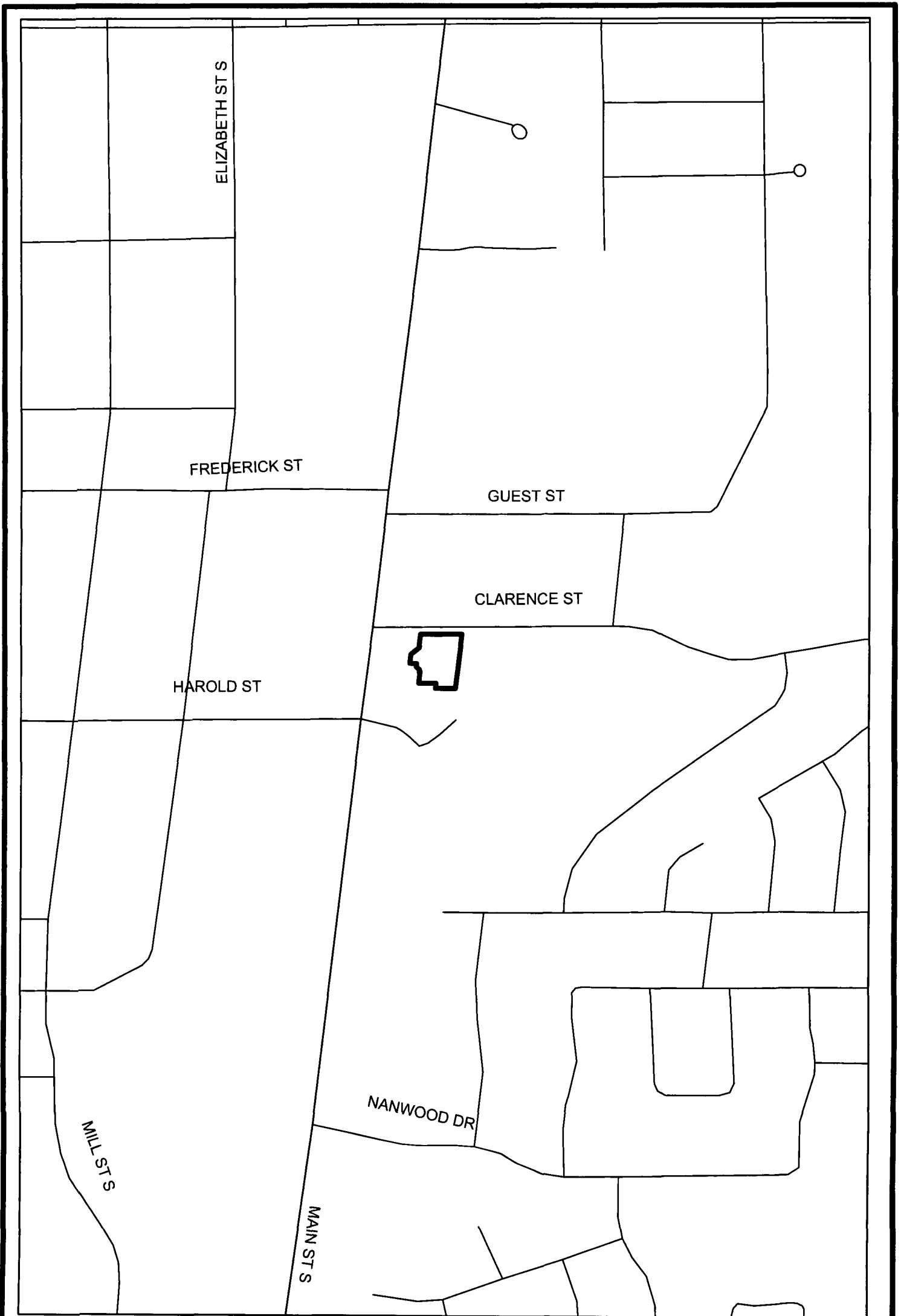
**LAND USE**

-  **Subject Lands**
- RESIDENTIAL**
-  **Low Density**
-  **Medium Density**
- PUBLIC OPEN SPACE**
-  **Valley Land**

**TRANSPORTATION**

-  **Minor Arterial Road**
-  **Collector Road**
-  **Place of Worship**
-  **School**
-  **Special Policy Area No. 1**
-  **Special Policy Area No. 8**





SUBJECT LANDS



FLOWER CITY  
 PLANNING &  
 INFRASTRUCTURE  
 SERVICES



BRAMPTON.CA

Date: 2013 11 20 Drawn By: CJK  
 File: C01E04.011zkm

**Key Map By-Law 348-2013**

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 348-2013 being a by-law to adopt Official Plan Amendment OP2006-097 and By-law 349-2013 to amend Zoning By-law 270-2004 as amended, Gagnon and Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. (File C01E04.011)

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 348-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11<sup>th</sup> day of December, 2013, to adopt Amendment Number OP2006-097 to the 2006 Official Plan.
3. By-law 349-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of December, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 348-2013 as required by section 17(23) of the *Planning Act* was given on the 16<sup>th</sup> day of December, 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 349-2013 as required by section 34(18) of the *Planning Act* was given on the 16<sup>th</sup> day of December, 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. OP2006-097 is deemed to have come into effect on the 7<sup>th</sup> day of January, 2014, 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  
28<sup>th</sup> day of January, 2014

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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.