



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 355-2005

To Adopt Amendment Number OP93-~~254~~
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-~~254~~ 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 14th day of November 2005.




 SUSAN FENNEL - MAYOR

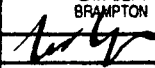


 LEONARD J. MIKULICH - CLERK

Approved as to Content:



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

APPROVED AS TO FORM LAW DEPT BRAMPTON	
	
DATE	<u>Nov 9/05</u>

AMENDMENT NUMBER OP93-
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 located at the south-west corner of Regional Road #50 and Cottrelle Boulevard from "Mixed Commercial/Industrial" to "Convenience Retail" with a site-specific policy to limit the total amount of gross leasable area permitted on the subject property.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Regional Road #50 and Cottrelle Boulevard. The subject lands are located in Part of Block 142 of Registered Plan 43M-1549 and are Part of Lot 7, Concession 10, Northern Division in the City of Brampton.

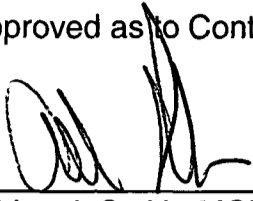
3.0 Amendments and Policies Relative Thereto:

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 41 (a): The Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- **254**.
- (2) 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 "Mixed Commercial/Industrial" to "Convenience Retail".
- (3) by adding after section 3.2.4, the following:

"3.2.3.2 The lands located at the south-west corner of Regional Road #50 and Cottrelle Boulevard having an area of approximately 0.91 hectares (2.25 acres) designated for Convenience Retail shall have a maximum gross leasable area of 2,000 square metres (21,529 square feet). In addition, the subject lands shall incorporate a site layout, building massing, landscaping and architectural design that is consistent with the prominent gateway feature.

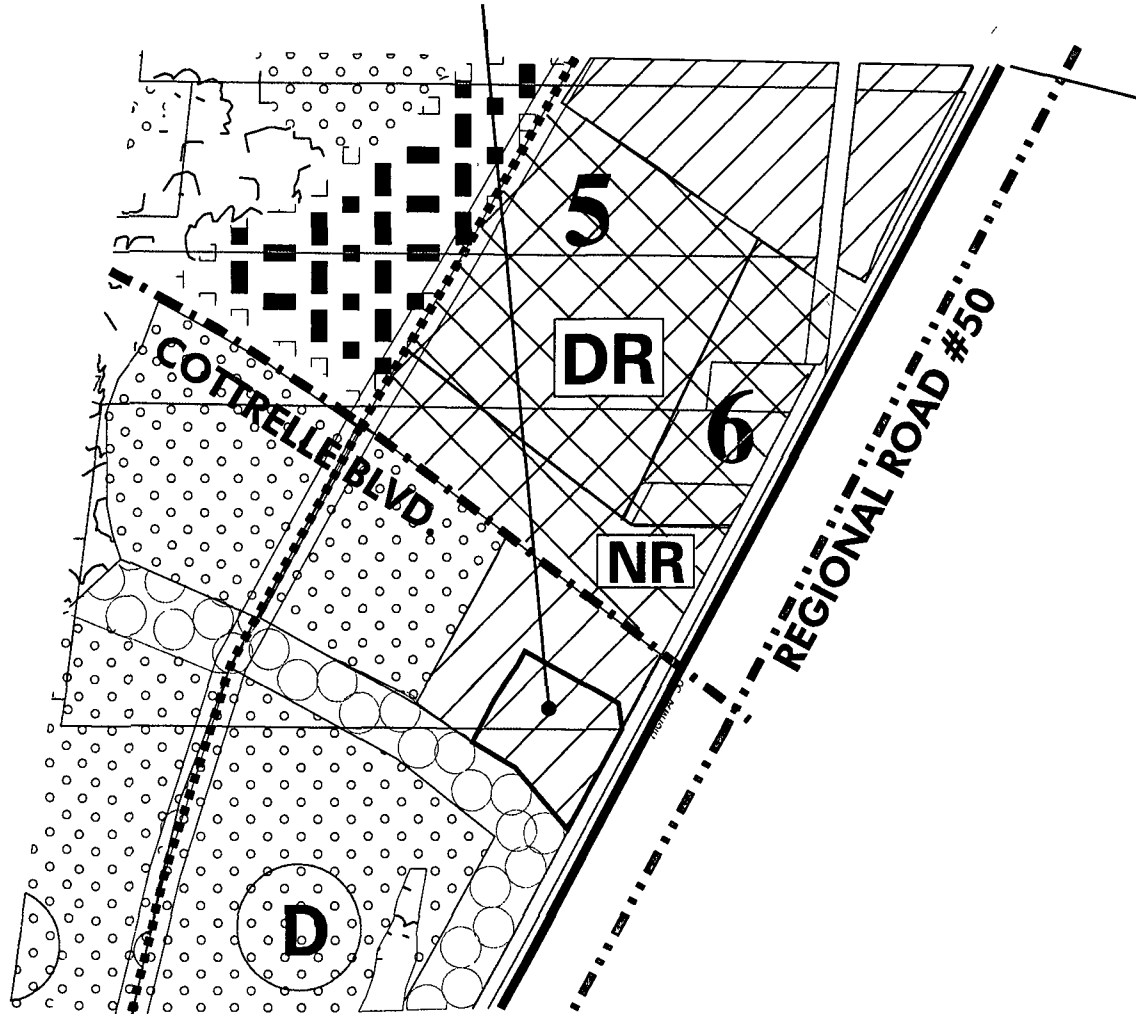
Approved as to Content:



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

C10E7.11 Official Plan Amendment

LANDS TO BE REDESIGNATED FROM "MIXED COMMERCIAL/ INDUSTRIAL" TO "CONVENIENCE RETAIL"



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

- | | | | |
|---------------------------|--|---------------------|---------------------------------|
| RESIDENTIAL LANDS: | | OPEN SPACE: | |
| | Low / Medium Density | | Valleyland |
| | Medium Density | | Storm Water Management Facility |
| | Cluster / High Density | ROAD NETWORK | |
| EMPLOYMENT LANDS: | | | Highway |
| | Mixed Commercial / Industrial | | Minor Arterial |
| | District Retail | | Collector Road |
| | Neighbourhood Retail | | Local Road |
| | Special Policy Area 5 (Residential/Commercial) | | |
| | Special Policy Area 6 (Commercial) | | |
| | Secondary Plan Boundary | | |

OFFICIAL PLAN AMENDMENT OP93 #. 254

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date. 2005 10 17

Drawn by CJK

File no. C10E7.110PAA

Map no 52-26

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 355-2005 being a by-law to adopt Official Plan Amendment OP93-254 and By-law 356-2005 to amend Zoning By-law 270-2004 as amended - Bold Oak Estates Corporation - File C10E7.11

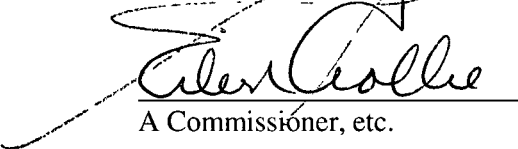
DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, in the 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 355-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 14th day of November, 2005, to adopt Amendment Number OP93-254 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 356-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 14th day of November, 2005, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 355-2005 as required by section 17(23) and By-law 356-2005 as required by section 34(18) of the *Planning Act* was given on the 29th day of November, 2005, 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) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-254 is deemed to have come into effect on the 20th day of December, 2005, 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)
9th day of January 9, 2006)


A Commissioner, etc.



EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.