



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 357-2012

To Adopt Amendment Number OP2006-076
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 - 076 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 December, 2012.



SUSAN FENNELL - MAYOR



PETER FAY - CLERK

Approved as to Content:



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

C03W05.018

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

357-
DATE 04 12 12

**AMENDMENT NUMBER OP2006 - 076
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 - 076
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate the subject lands for neighbourhood retail uses and to provide specific policies to guide development of the subject lands. In addition, the purpose of this amendment is to amend the Credit Valley Secondary Plan - Block Plan 5 Schedule (BP45-5) to reflect the proposed "Neighbourhood Retail" designation and to change the configuration of the abutting road pattern.

2.0 Location:

The lands subject to this amendment are approximately 2.5 hectares (6.3 acres) in size and are located at the south-west corner of Queen Street West and Chinguacousy Road. The property has a frontage of 180.6 metres along Queen Street West and a frontage of 160.7 metres along Chinguacousy Road and is located in Part of Lot 5, Concession 3, West of Hurontario Street, 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 Schedule A2, RETAIL STRUCTURE, thereto, the designation "Neighbourhood Retail", as shown outlined on Schedule A to this amendment.
- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 076.

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 Credit Valley Secondary Plan, being Chapter 45 of Part II: Secondary Plans, as amended, are hereby further amended:

- (1) by amending Schedule SP45(a), to redesignate the subject lands from "Special Policy Area 3" and "Low Density 2 Residential" to "Neighbourhood Retail" as shown on Schedule B to this amendment.

- (2) by adding the following as Section 5.3.2.2 under the heading Neighbourhood Retail to Chapter 45:

“5.3.2.2 Lands designated "Neighbourhood Retail" at the south-west corner of Queen Street West and Chinguacousy Road on Schedule SP45(a) shall be developed, used and maintained in accordance with the following policies and design principles:

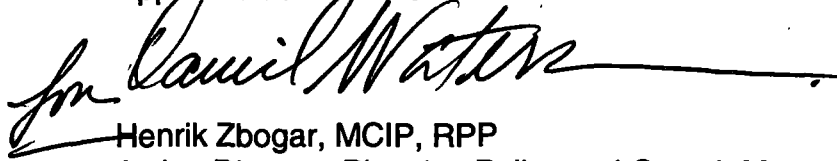
- a) In consideration of the importance of the subject site as a gateway to the Credit Valley Secondary Plan Area, buildings shall be sited and orientated to address the intersection and contribute to the establishment of a well structured focal point;
- b) Architectural elements and material treatment used for the buildings shall be compatible with the residential character of the Secondary Plan Area and sensitive to adjacent land uses;
- c) The gross floor area of the neighbourhood retail development shall not exceed 6,000 square metres;
- d) A maximum of two drive-through facilities shall be permitted. A drive through facility is only permitted for a bank, trust company or finance company. The drive-through facilities shall be designed to ensure that vehicular and pedestrian traffic are not in conflict with each other; and,
- e) Pedestrian walkway connections between buildings and to residential areas and abutting roads shall provide a safe and attractive environment for pedestrians.”

- (3) by deleting Section 6.3 – Special Policy Area 3 to Chapter 45.

- (4) by amending Schedule 'BP45-5' to the Credit Valley Secondary Plan, to reflect the proposed "Neighbourhood Retail" designation of these lands and to change the configuration of the abutting road pattern, as shown on Schedule C to this amendment.

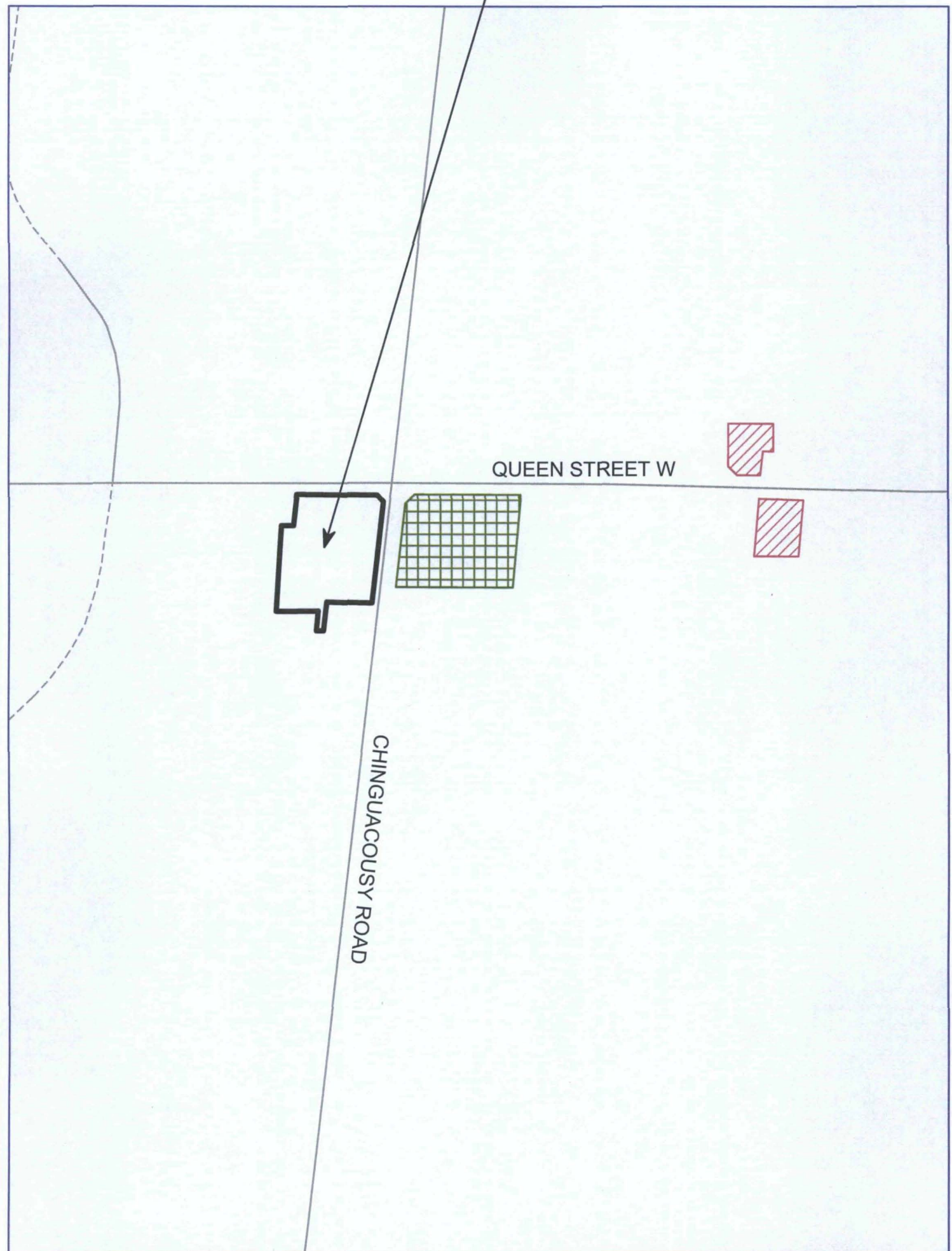
- 5 -

Approved as to Content:

A handwritten signature in black ink, appearing to read "Henrik Zbogar", with a long horizontal line extending to the right.

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

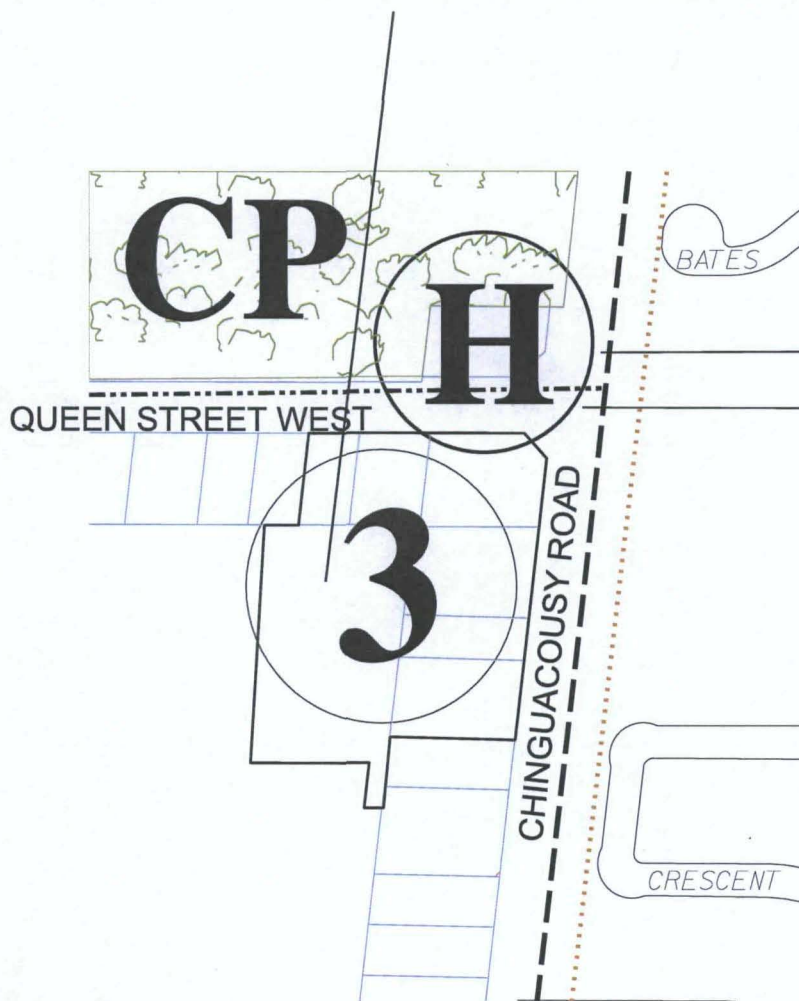
Lands to be shown as "NEIGHBOURHOOD RETAIL"



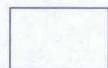






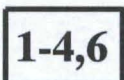

EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LANDS
- CONVENIENCE RETAIL
- NEIGHBOURHOOD RETAIL

Lands to be redesignated from "SPECIAL POLICY AREA 3" and "LOW DENSITY 2 RESIDENTIAL" to "NEIGHBOURHOOD RETAIL"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

- | | | | |
|---|-------------------------------------|---|---|
|  | RESIDENTIAL
Low Density 2 |  | INFRASTRUCTURE
Major Arterial Roads |
|  | Secondary Plan Boundary |  | Minor Arterial Roads |
|  | OPEN SPACE |  | Heritage Resource |
|  | Community Park |  | Special Policy Area |
|  | Neighbourhood Retail | | |



"SPECIAL COMMERCIAL POLICY AREA" to be deleted
and the road pattern to be amended to reflect the
"NEIGHBOURHOOD RETAIL" designation



SCHEDULE BP45-5 OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

