



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 44-94

To adopt Amendment Number 245  
and Amendment Number 245 A  
to the 1984 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 245 and Amendment Number 245 A to the 1984 Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 245 and Amendment Number 245 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of February , 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>[Signature]</i>
DATE <u>6/28/94</u>

ORIGINAL

AMENDMENT NO. 245

TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON PLANNING AREA

**21-0P.-0031-245**

AMENDMENT NOS. 245 and 245A

TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

Amendment Nos. 245 and 245A to the Official Plan for the City of Brampton, which were adopted by the Council of the Corporation of the City of Brampton, are hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-04-29



Diana L. Gardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 44-94

To adopt Amendment Number 245  
and Amendment Number 245 A  
to the 1984 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 245 and Amendment Number 245 A to the 1984 Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 245 and Amendment Number 245 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of February , 1994.

PETER ROBERTSON - MAYOR

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE <u>3/14/94</u>

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

Deputy Clerk  
City of Brampton

March 14 1994

AMENDMENT NUMBER 245 AND  
AMENDMENT NUMBER 245A  
TO THE 1984 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 from "Residential" to "Commercial" and specifically to "Service Commercial". This amendment is intended to:

- permit the redevelopment of the lands for offices with limited retail service and personal service uses; and
- to set out appropriate development principles for the redevelopment of the subject lands.

2.0 Location

The lands subject to this amendment are situated at the north-west corner of the intersection of Charolais Boulevard and Main Street South. The lands have an area of 0.27 hectares (0.69 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 245:

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "A", General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Residential" to "Commercial";

- (2) by adding to Schedule "F", Commercial thereto, the land use designation "Highway & Service Commercial" for the lands shown outlined on Schedule B to this amendment; and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 16, as set out in the first paragraph of section 7.2.7.16, Amendment Number 245 A.

3.2 Amendment Number 245A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area as it relates to the Brampton South Secondary Plan (being Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7 of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

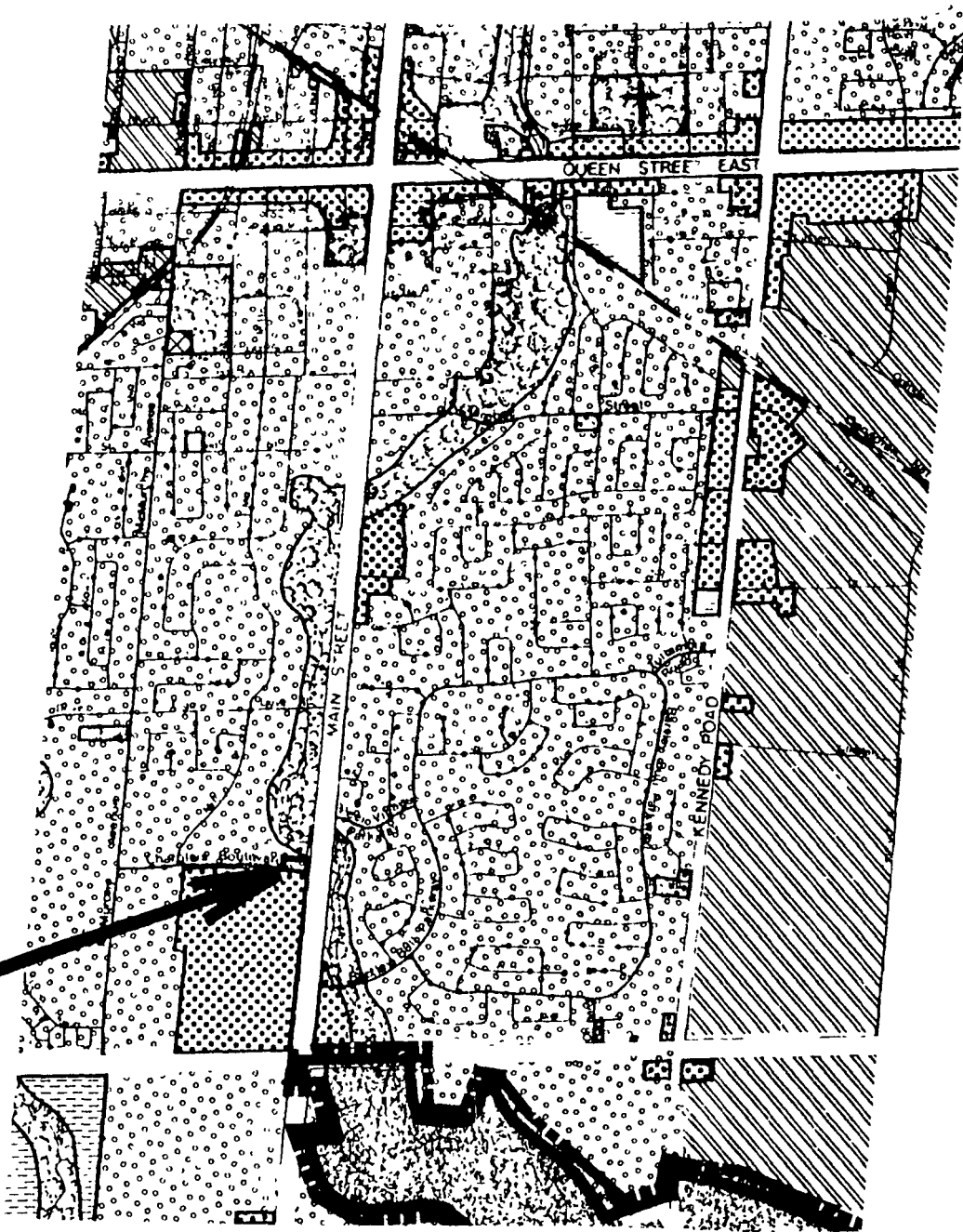
- (1) by adding to the legend shown on Plate 7, thereto, the land use category of "Service Commercial";
- (2) by changing on Plate Number 7, thereto, the land use designation of the lands shown outlined on Schedule C to this amendment, from "Residential High Density" to "Service Commercial";
- (3) by adding to Sub-section B2.4 of Chapter B1 of Section B of Part C, thereof, the following:

"4.6 The Service Commercial designation at the north-west corner of Main Street South and Charolais Boulevard shall be developed for predominately office purposes, with limited retail, service and personal service uses.

Development of the subject lands will be such that the amenity of the existing residential properties to the north and east is protected, the traffic function of both Charolais Boulevard and Main Street South is not undermined, due regard is given to the conservation of existing significant vegetation and the future redevelopment of adjacent properties to the north is facilitated.

An appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P. 13. shall be used to control the redevelopment of the subject lands. Provisions shall be made for suitable fencing and screening, architectural treatment of the building, litter control, refuse storage and disposal, and tree conservation. The location and design of access shall be to the satisfaction of the City."

3/94



**LANDS SUBJECT TO  
THIS AMENDMENT  
REDESIGNATED FROM  
RESIDENTIAL TO  
COMMERCIAL**

**GENERAL LAND USE  
DESIGNATIONS  
SCHEDULE 'A'**

**----- URBAN BOUNDARY**

 **RESIDENTIAL**

 **OPEN SPACE**

 **COMMERCIAL**

 **INDUSTRIAL**

 **INSTITUTIONAL**

 **OPEN SPACE - CEMETERIES**

 **PARKWAY BELT WEST**

0m 250 500 1000 2000metres

MAY 1987

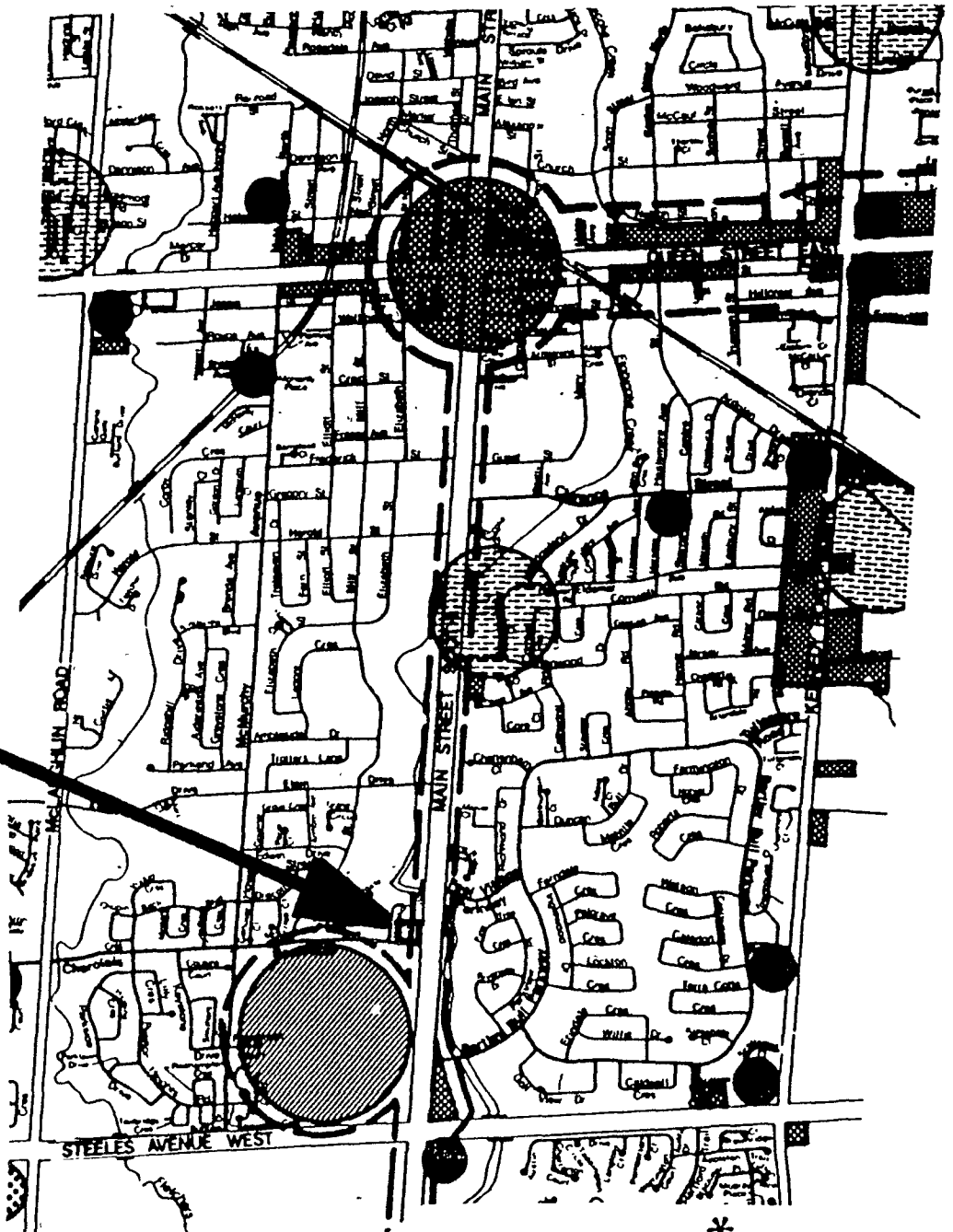
O.P. AMENDMENT NO. 245  
SCHEDULE 'A' to By-law 44-94



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 11 18 Drawn by: K M H  
File no C1W1.10 Map no. 59-6611










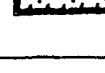




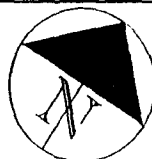
LANDS SUBJECT TO THIS  
AMENDMENT TO BE DESIGNATED  
'HIGHWAY & SERVICE COMMERCIAL'

Date: MAY 1987

**COMMERCIAL\***  
SCHEDULE 'F'

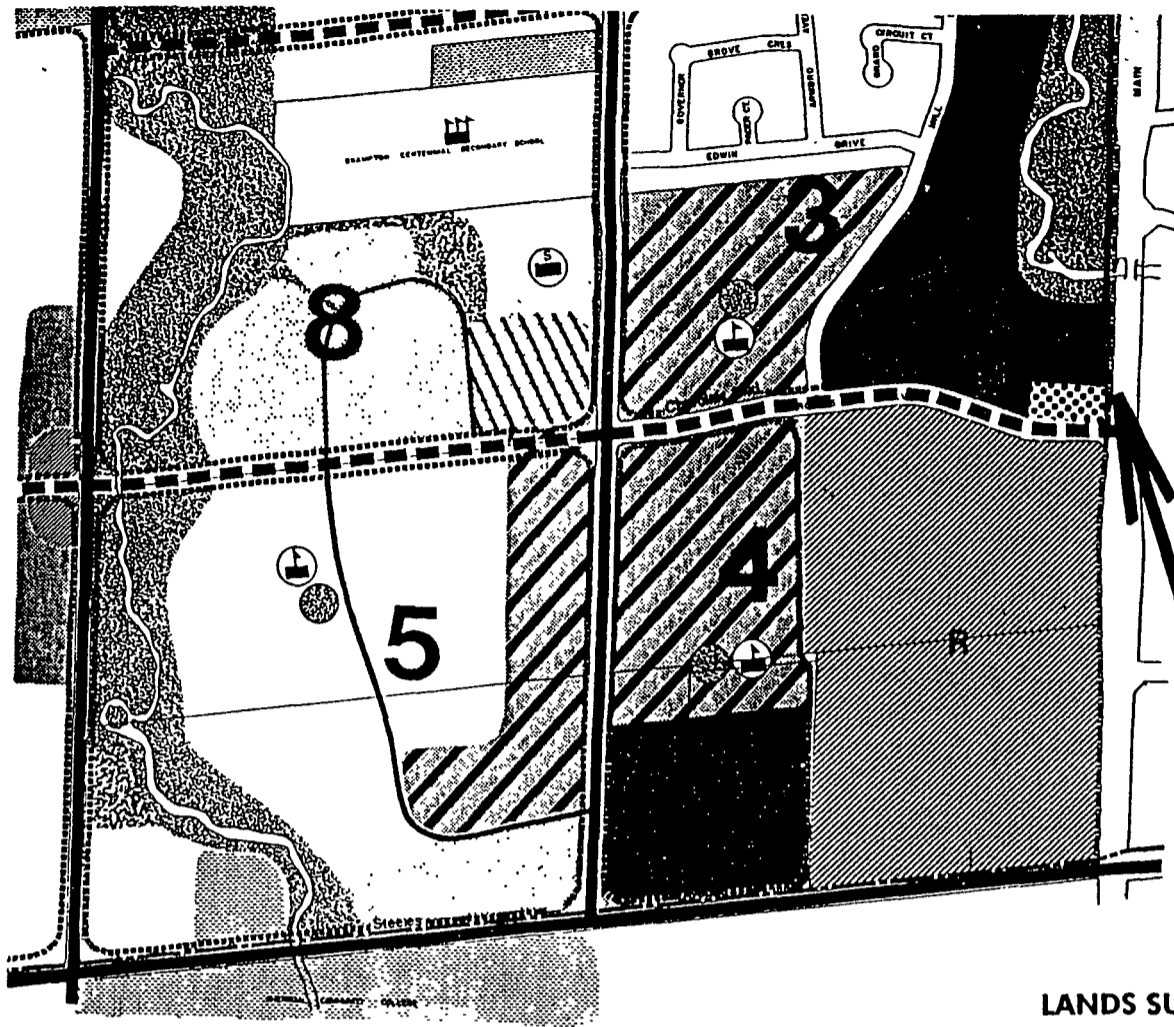
-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

O.P. AMENDMENT NO. 245  
SCHEDULE 'B' to By-law 44-94



**CITY OF BRAMPTON**  
Planning and Development

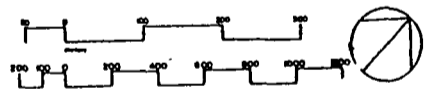
Date: 1993 11 18 Drawn by: K.M.H  
File no. C1W1.10 Map no. 59-66i



LANDS SUBJECT TO THIS AMENDMENT REDESIGNATED FROM RESIDENTIAL HIGH DENSITY TO SERVICE COMMERCIAL

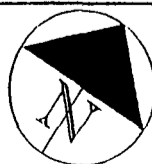
- |                            |                          |                                 |
|----------------------------|--------------------------|---------------------------------|
| RESIDENTIAL LOW DENSITY    | PARK AND OPEN SPACE      | GRADE SEPARATION                |
| RESIDENTIAL MEDIUM DENSITY | SECONDARY SCHOOL         | INDUSTRIAL                      |
| RESIDENTIAL HIGH DENSITY   | SENIOR PUBLIC SCHOOL     | MAJOR ARTERIAL ROAD             |
| COMMUNITY COMMERCIAL       | JUNIOR PUBLIC SCHOOL     | MINOR ARTERIAL ROAD             |
| REGIONAL COMMERCIAL        | SEPARATE SCHOOL          | COLLECTOR ROAD                  |
| NEIGHBOURHOOD COMMERCIAL   | INSTITUTIONAL            | PLANNING DISTRICT BOUNDARY      |
| HIGHWAY COMMERCIAL         | INTERSECTION IMPROVEMENT | NEIGHBOURHOOD BOUNDARY & NUMBER |
- Service Commercial

**BRAMPTON SOUTH PLANNING DISTRICT**  
**PART 'C' CHAPTER 4**  
**SCHEDULE 'A'**  
**LAND USE & ROADS**



THE TOWN OF BRAMPTON PLANNING DEPARTMENT

O.P. AMENDMENT NO. 245  
 SCHEDULE 'C' to By-law 44-94



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1993 11 18 Drawn by: K.M.H


File no. C1W1.10 Map no. 59-66J

AMENDMENT NOS. 245 and 245A

TO THE  
OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON

Amendment Nos. 245 and 245A to the Official Plan for the City of Brampton, which were adopted by the Council of the Corporation of the City of Brampton, are hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-04-29



Diana L. Jardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest

AMENDMENT NUMBER 245 AND  
AMENDMENT NUMBER 245A  
TO THE 1984 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 from "Residential" to "Commercial" and specifically to "Service Commercial". This amendment is intended to:

- permit the redevelopment of the lands for offices with limited retail service and personal service uses; and
- to set out appropriate development principles for the redevelopment of the subject lands.

2.0 Location

The lands subject to this amendment are situated at the north-west corner of the intersection of Charolais Boulevard and Main Street South. The lands have an area of 0.27 hectares (0.69 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 245:

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "A", General Land Use Designations thereto , the land use designation of the lands shown outlined on Schedule A to this amendment, from "Residential" to "Commercial";

- (2) by adding to Schedule "F", Commercial thereto, the land use designation "Highway & Service Commercial" for the lands shown outlined on Schedule B to this amendment; and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 16, as set out in the first paragraph of section 7.2.7.16, Amendment Number 245 A.

3.2 Amendment Number 245A:

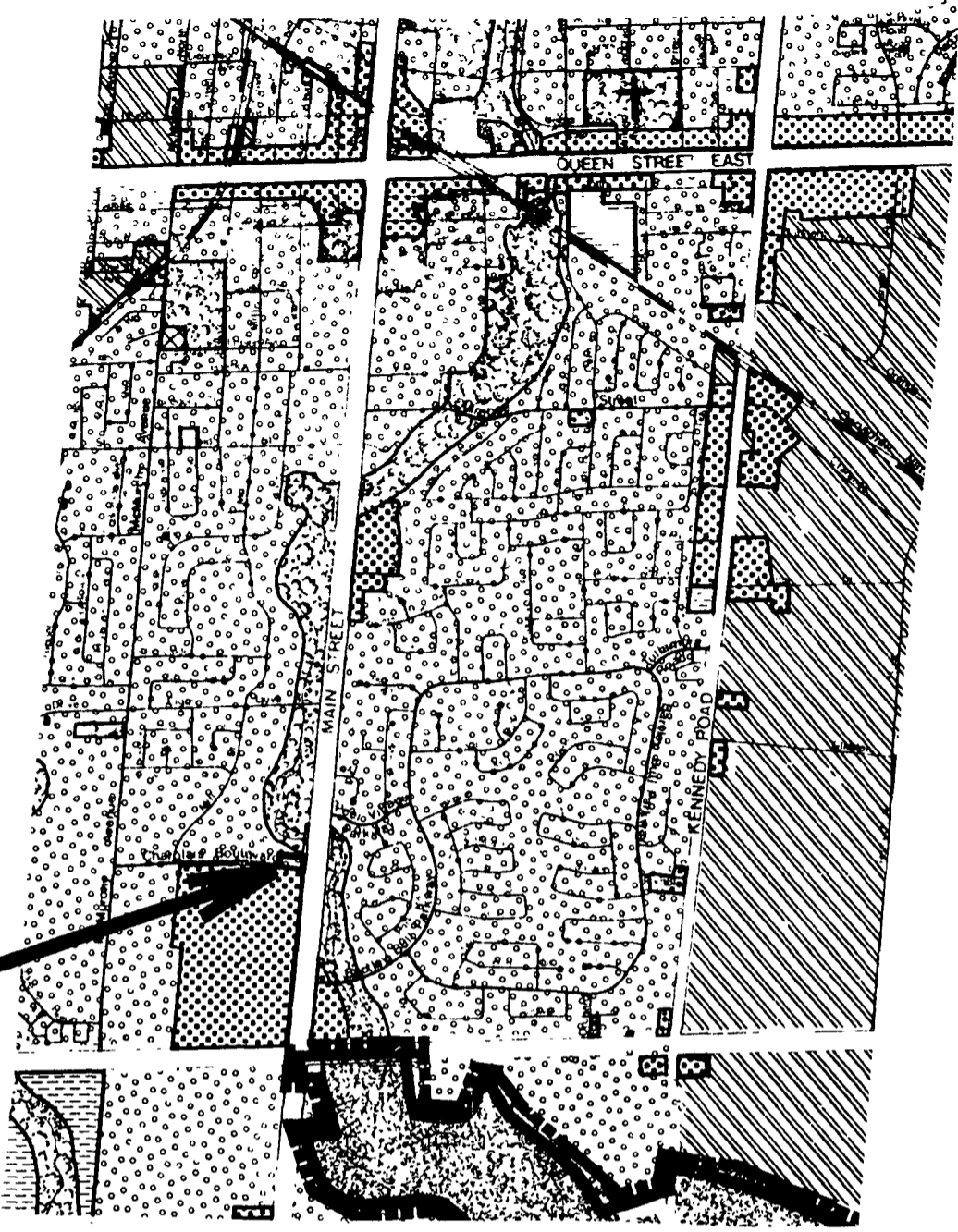
The document known as the Consolidated Official Plan of the City of Brampton Planning Area as it relates to the Brampton South Secondary Plan (being Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7 of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

- (1) by adding to the legend shown on Plate 7, thereto, the land use category of "Service Commercial";
- (2) by changing on Plate Number 7, thereto, the land use designation of the lands shown outlined on Schedule C to this amendment, from "Residential High Density" to "Service Commercial";
- (3) by adding to Sub-section B2.4 of Chapter B1 of Section B of Part C, thereof, the following:

"4.6 The Service Commercial designation at the north-west corner of Main Street South and Charolais Boulevard shall be developed for predominately office purposes, with limited retail, service and personal service uses.







Development of the subject lands will be such that the amenity of the existing residential properties to the north and east is protected, the traffic function of both Charolais Boulevard and Main Street South is not undermined, due regard is given to the conservation of existing significant vegetation and the future redevelopment of adjacent properties to the north is facilitated.

An appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P. 13. shall be used to control the redevelopment of the subject lands. Provisions shall be made for suitable fencing and screening, architectural treatment of the building, litter control, refuse storage and disposal, and tree conservation. The location and design of access shall be to the satisfaction of the City."

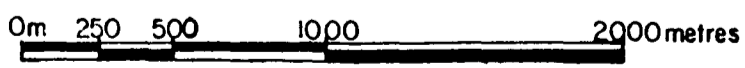


**LANDS SUBJECT TO  
THIS AMENDMENT  
REDESIGNATED FROM  
RESIDENTIAL TO  
COMMERCIAL**

**GENERAL LAND USE  
DESIGNATIONS  
SCHEDULE 'A'**

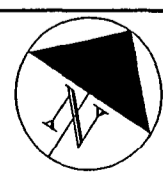
-  **URBAN BOUNDARY**
-  **RESIDENTIAL**
-  **OPEN SPACE**
-  **COMMERCIAL**
-  **INDUSTRIAL**
-  **INSTITUTIONAL**

-  **OPEN SPACE - CEMETERIES**
-  **PARKWAY BELT WEST**



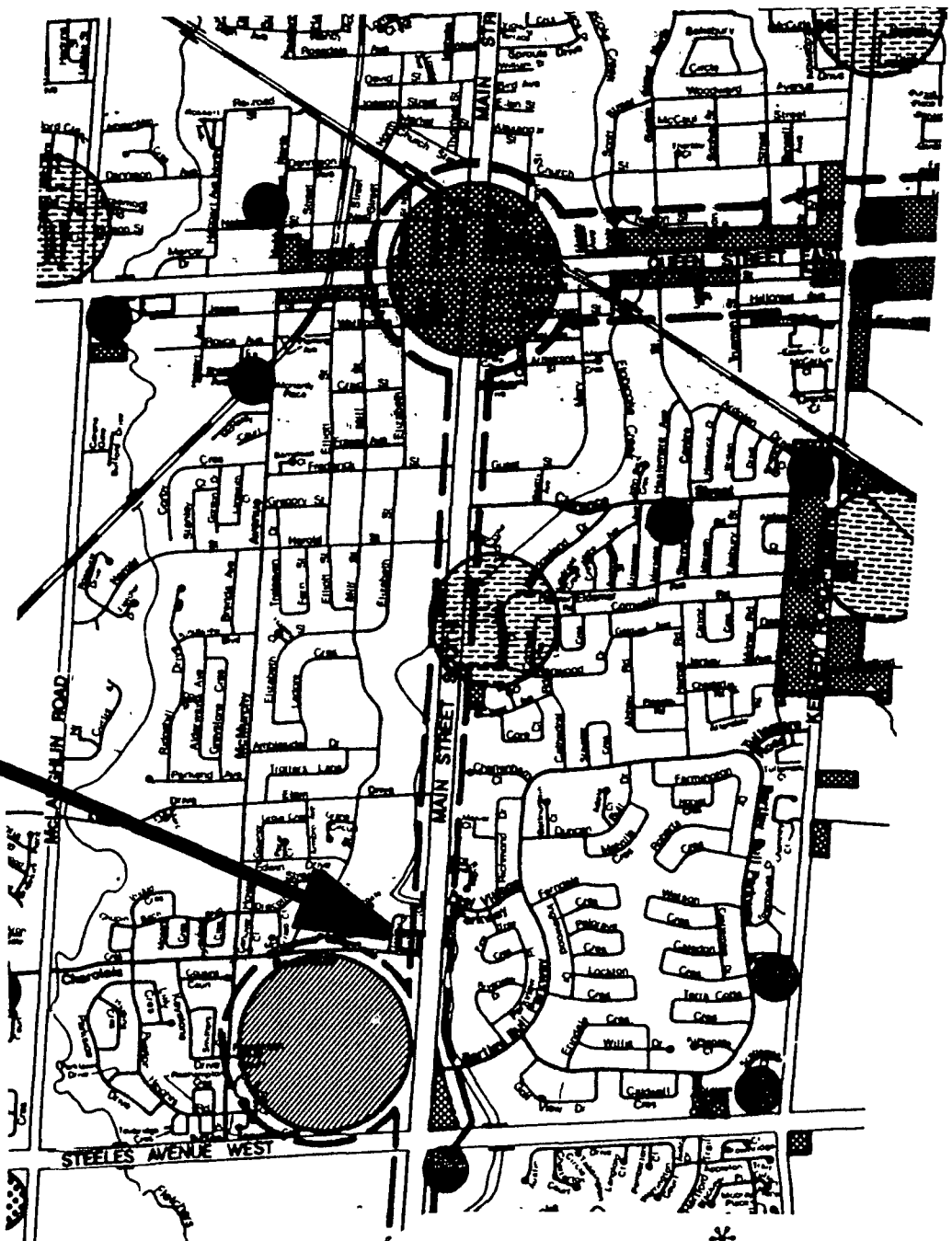
MAY 1987

O.P. AMENDMENT NO. 245  
SCHEDULE 'A' to By-law 44-94



**CITY OF BRAMPTON**  
Planning and Development











Date: 1993 11 18 Drawn by: K.M.H.  
File no. C1W1.10 Map no. 59-66H



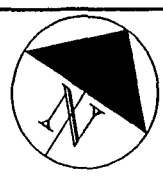
LANDS SUBJECT TO THIS AMENDMENT TO BE DESIGNATED 'HIGHWAY & SERVICE COMMERCIAL'

Date: MAY 1987

**COMMERCIAL\***  
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

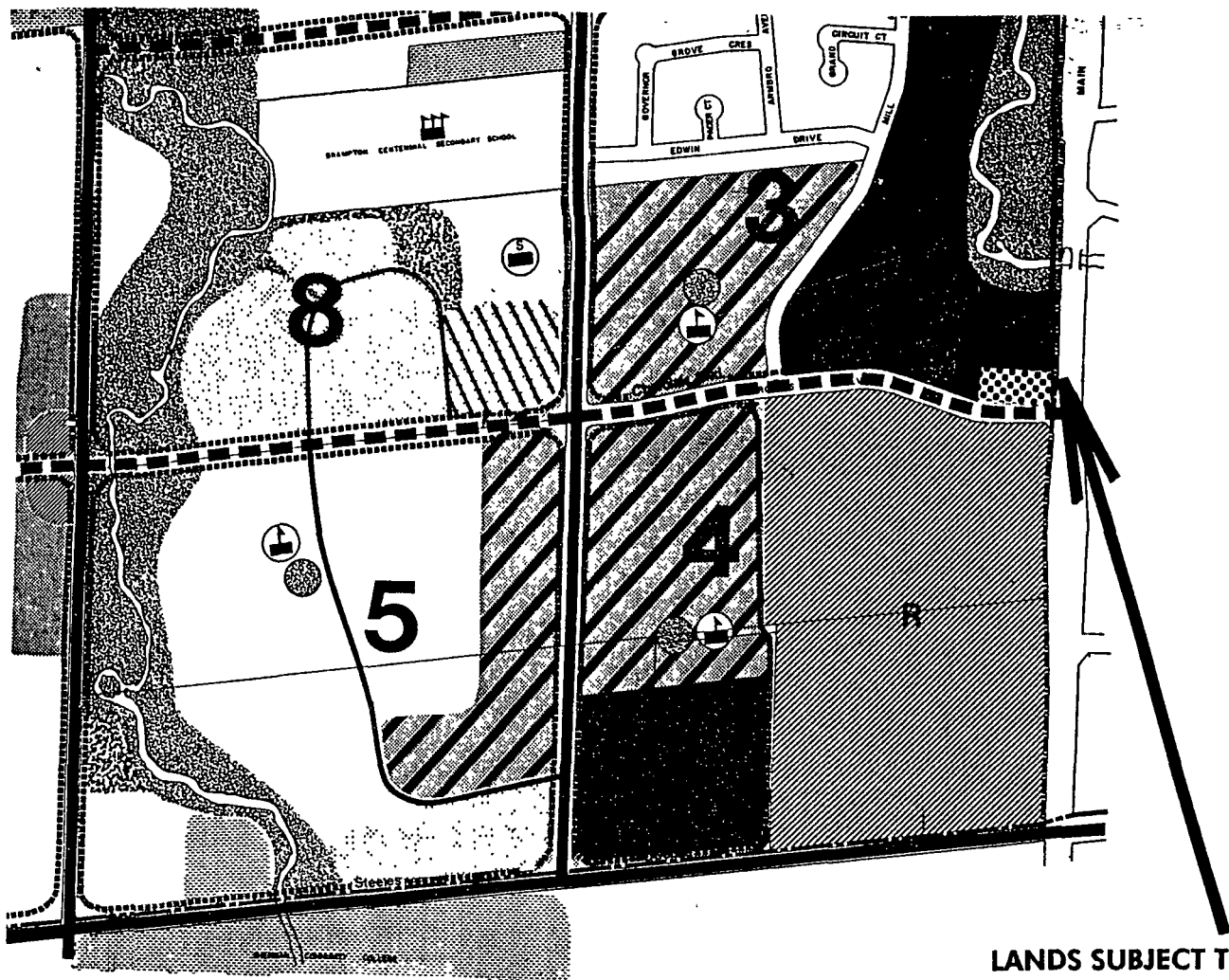
O.P. AMENDMENT NO. 245  
SCHEDULE 'B' to By-law 44-94



**CITY OF BRAMPTON**  
Planning and Development

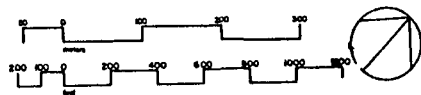
Date: 1993 11 18 Drawn by: K.M.H.  
File no. C1W1.10 Map no. 59-66i





**LANDS SUBJECT TO  
THIS AMENDMENT  
REDESIGNATED FROM  
RESIDENTIAL HIGH DENSITY  
TO SERVICE COMMERCIAL**

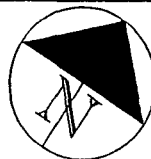
**BRAMPTON SOUTH  
PLANNING DISTRICT  
PART 'C' CHAPTER 4  
SCHEDULE 'A'  
LAND USE & ROADS**



THE TOWN OF BRAMPTON PLANNING DEPARTMENT

- |                            |                          |                                   |
|----------------------------|--------------------------|-----------------------------------|
| RESIDENTIAL LOW DENSITY    | PARK AND OPEN SPACE      | GRADE SEPARATION                  |
| RESIDENTIAL MEDIUM DENSITY | SECONDARY SCHOOL         | INDUSTRIAL                        |
| RESIDENTIAL HIGH DENSITY   | SENIOR PUBLIC SCHOOL     | MAJOR ARTERIAL ROAD               |
| COMMUNITY COMMERCIAL       | JUNIOR PUBLIC SCHOOL     | MINOR ARTERIAL ROAD               |
| REGIONAL COMMERCIAL        | SEPARATE SCHOOL          | COLLECTOR ROAD                    |
| NEIGHBOURHOOD COMMERCIAL   | INSTITUTIONAL            | PLANNING DISTRICT BOUNDARY        |
| HIGHWAY COMMERCIAL         | INTERSECTION IMPROVEMENT | 1 NEIGHBOURHOOD BOUNDARY & NUMBER |
- Service Commercial

O.P. AMENDMENT NO. 245  
SCHEDULE 'C' to By-law 44-94



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 11 18 Drawn by: K.M.H.  
File no. C1W1.10 Map no. 59-66J