



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 73-97

To Adopt Amendment Number OP93 - 64 and  
Amendment Number OP93- 64 A  
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- 64 and Amendment Number OP93- 64 A to the 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 and Housing for approval of Amendment Number OP93- 64 and Amendment Number OP93- 64 A to the Official Plan of the City of Brampton Planning Area.

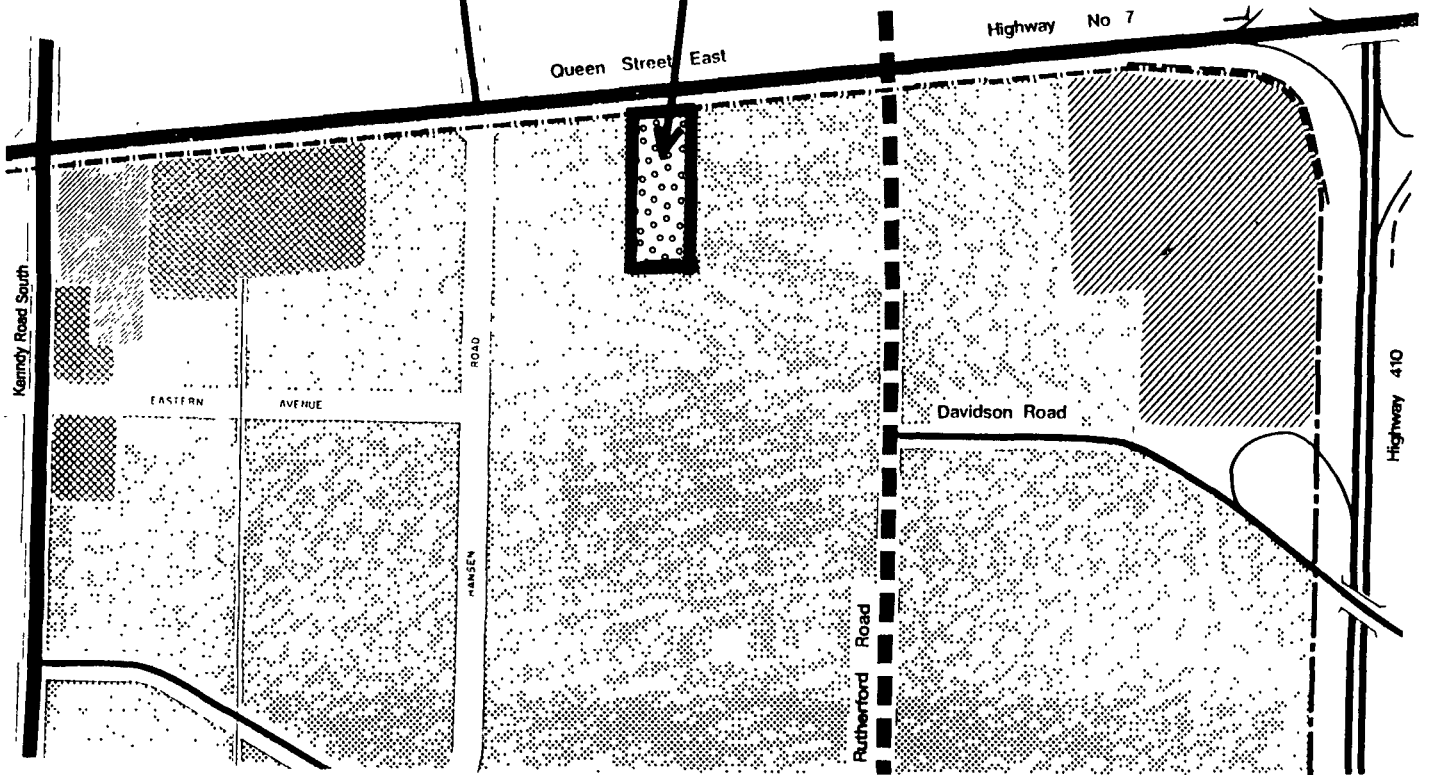
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 2nd day of April, 1997 .

APPROVED AS TO FORM LAW DEPT BRAMPTON
<u>9/10/97</u>
DATE

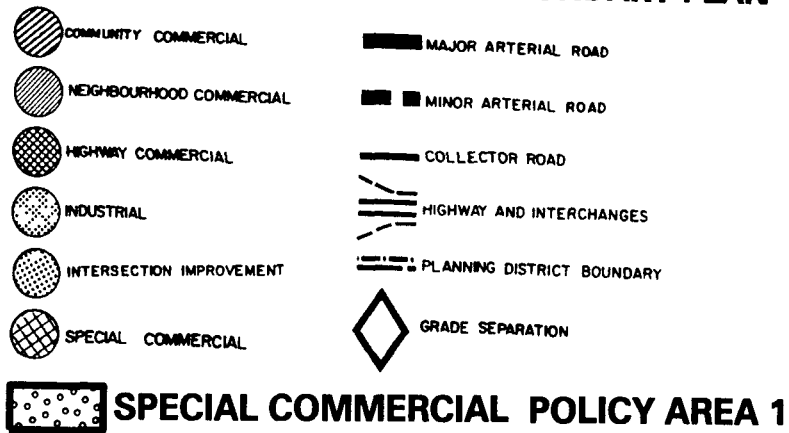
  
PETER ROBERTSON - MAYOR

  
LEONARD J. MIKULICH - CLERK

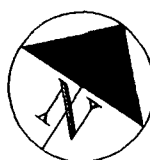
**LANDS SUBJECT TO THIS AMENDMENT TO BE  
REDESIGNATED FROM "INDUSTRIAL" TO  
"SPECIAL COMMERCIAL POLICY AREA 1"**



**EXTRACT FROM PLATE 9 OF THE DOCUMENT KNOWN AS  
THE BRAMPTON EAST INDUSTRIAL SECONDARY PLAN**



**OFFICIAL PLAN AMENDMENT No. OP93- 64 A**



**CITY OF BRAMPTON**  
 Planning and Building

**Schedule A** to By-law 73-97

Date: 1996 11 18

Drawn by:

File no. C2E5 24

Map no. 61-64G

AMENDMENT NUMBER OP93- 64

AND

AMENDMENT NUMBER OP93- 64 A

to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 64 AND  
AMENDMENT NUMBER OP93- 64 A  
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 mixed use commercial and residential purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on the south side of Queen Street East approximately 206 metres (675.85 feet) east of Hansen Road. The property has a frontage of approximately 60.96 metres (200 feet) on Queen Street East, and is located in part of Lot 5, Concession 2, E.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number OP93- 64 :

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 18: Brampton East Industrial Part II: Secondary Plans, Amendment Number OP93- 64 A.

3.2 Amendment Number OP93- 64 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being subsection 2.5 of Chapter B1 of Section B of Part C, and Plate Number 9 thereto, as amended) is hereby further amended:

- (1) by adding to the legend of Plate Number 9 thereto, the symbol and notation "Special Commercial Policy Area 1".

- (2) by changing on Plate Number 9, thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "INDUSTRIAL" to "SPECIAL COMMERCIAL POLICY AREA 1";
- (3) by renumbering Paragraphs 4.9 to 4.12 of subsection B2.5 of Chapter B1, Section B, Part C to 4.9 to 4.13 respectively; and,
- (4) by adding to Part C, Section B, Chapter B1, subsection B2.5, Paragraph 4.0 thereof, the following:

"4.14 Special Commercial Policy Area 1

4.14.1 Lands designated Special Commercial Policy Area 1 on Plate 9 are intended to accommodate mixed use development incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, entertainment and cultural uses which are managed as a unit.

4.14.2 The maximum floor space index (FSI) which is permitted in this designation is 3.5 with a maximum FSI of 2.0 permitted for residential uses. An increase beyond this maximum coverage shall require a site specific rezoning application containing supporting rationale and documentation.

4.14.3 Any redevelopment of the lands will require the submission and approval of detailed design guidelines at the site plan approval stage."

- (4) by renumbering Paragraphs 4.9 to 4.12 of subsection B2.5 of Chapter B1, Section B, Part C to 4.9 to 4.13 respectively.