



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 105-92

To adopt Amendment Number 216  
and Amendment Number 216 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, 1983, hereby ENACTS as follows:

1. Amendment Number 216 and Amendment Number 216 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 for approval of Amendment Number 216 and Amendment Number 216 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 8th day of June, 1992.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH -  
CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

DATE

07/91

AMENDMENT NUMBER 216  
and AMENDMENT NUMBER 216 A  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 216  
and  
AMENDMENT NUMBER 216 A  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the use of land, located at the south-west corner of the intersection of Dixie Road and Orenda Road, for a limited range of commercial purposes.

2.0 Location

The lands subject to this amendment comprise part of Lot 2, Concession 3, East of Hurontario Street, in the geographic Township of Chinguacousy. The subject property also is described as part of Blocks A and B, Plan 640 and part of Orenda Road, now closed. The property has a dimension on the south side of Orenda Road of about 97.2 metres, a dimension on the west side of Dixie Road of approximately 73.7 metres and an area of about 1.30 hectares.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number: 216

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

- (1) by changing, on Schedule 'A' thereto, the land use designation of the lands shown outlined on Schedule A attached to this amendment from INDUSTRIAL to COMMERCIAL;
- (2) by adding, to Schedule F thereto, the land use designation of HIGHWAY and SERVICE COMMERCIAL, for the lands shown outlined on Schedule A to this amendment, and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 19 and set out in subsection 7.2.7.19, Amendment 216 A.

3.2 Amendment Number 216 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Bramalea West Industrial Secondary Plan (being Chapter C34 of Section C of Part C, and Plate Number 12, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 19, as amended), is hereby amended;

- (1) by changing, on Plate Number 12 the designation of lands shown outlined on Schedule A to this amendment, from INDUSTRIAL LAND USE TO SERVICE COMMERCIAL;
- (2) by adding to Part C, Section C, Chapter C34, Section 2.6 thereof, the following:

"2.6.6 The lands located at the south-west corner of the intersection of Orenda Road and Dixie Road, designated for Service Commercial use; shall only be developed in the form of a shopping centre providing a restricted range of service commercial and retail purposes. Food stores are not to be permitted. Floor area to be used for health care office purposes, take-out restaurants, and pharmacy purposes shall be restricted to that considered appropriate to serve the needs of industry.

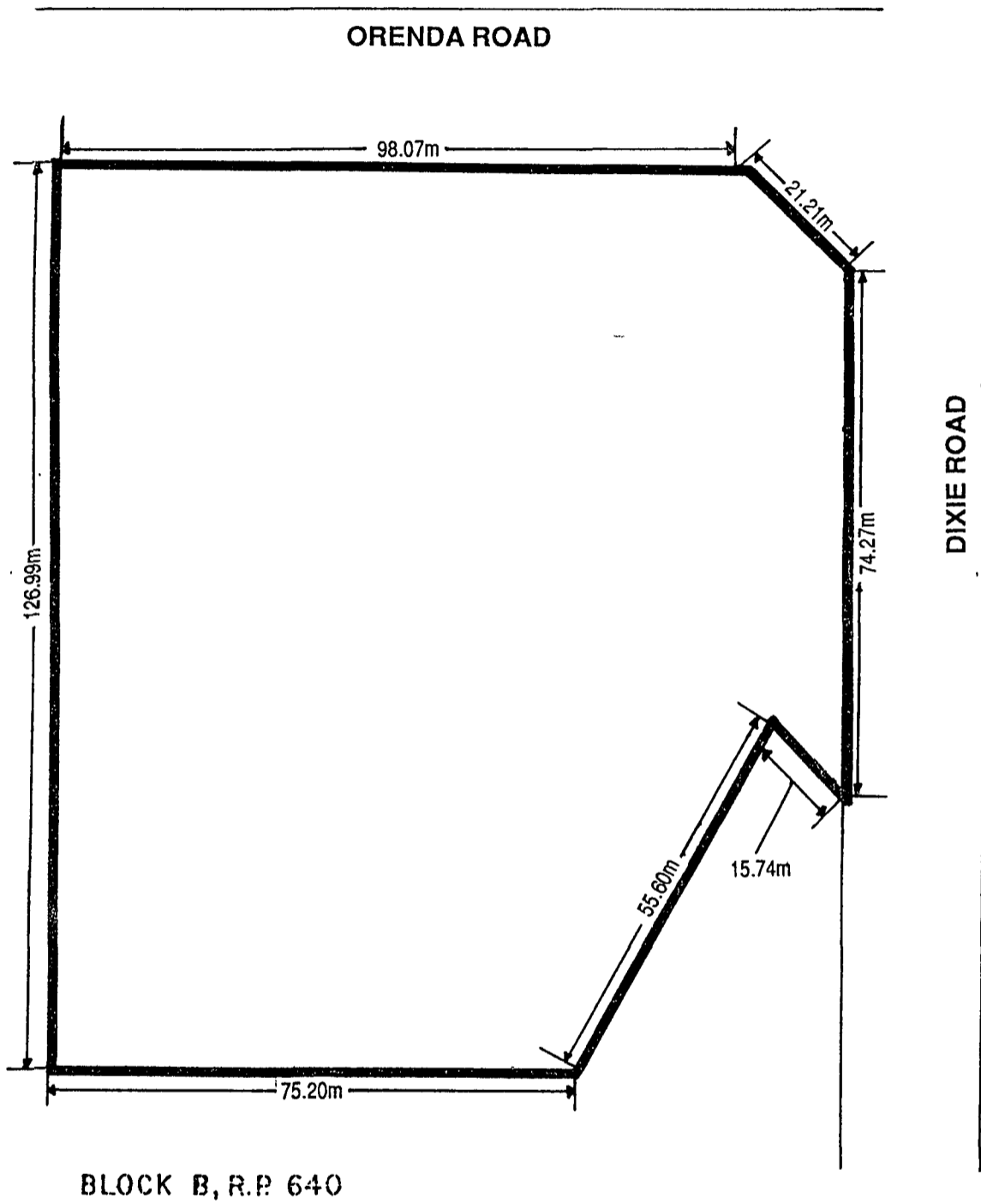
The one storey shopping centre shall not exceed a gross floor area of approximately 3,000 square metres.

No access shall be permitted to Dixie Road. The location of the principal access driveway onto Orenda Road shall be approximately 73 metres west of the west limit of Dixie Road, and shall be aligned with a driveway that may be developed on the north side of Orenda Road. A secondary access driveway will be

permitted abutting the west limit of the subject property, in the form of a right-of-way located on the abutting lands to the west designated Industrial Land Use.

Development of the lands shall be controlled by an appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 40 of the Planning Act, 1983."

BLOCK B, R.P. 640



**LEGEND**

— Limit Of Property To Be Redesignated  
m Metres

OFFICIAL PLAN AMENDMENT No. 216  
OFFICIAL PLAN AMENDMENT No. 216 A

SCHEDULE A BY-LAW 105-92



1:910

**CITY OF BRAMPTON**  
Planning and Development

Date: 1991 05 27 Drawn by: CJK  
File no. C3E2.2 Map no. 62-37E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 216

Attached are copies of planning reports, dated August 1, 1990 and February 1, 1991, and notes of a Public Meeting held on Wednesday March 20, 1991 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were received with respect to the proposed development of the subject lands.

Region of Peel.....May 11, 1990