



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

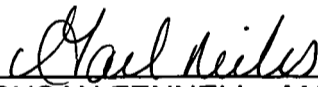
Number 125-2003


To Adopt Amendment Number OP93- 215  
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- 215 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 12<sup>th</sup> day of may, 2003.

  
 SUSAN FENNEL - MAYOR  
 Gael miles, Acting Mayor

  
 LEONARD J. MIKULICH - CLERK

APPROVED  
 AS TO FORM  
 LAW DEPT  
 BRAMPTON  
  
 DATE 05/03

Approved as to Content:

  
 John B. Corbett, MCIP, RPP  
 Director, Planning & Land  
 Development Services

AMENDMENT NUMBER OP93 - 215  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to revise the City of Brampton Official Plan, and various Secondary Plans, to add an Operating Area for Lester B. Pearson International Airport (LBPIA) and related aircraft noise policies. This amendment has been prepared in consultation with the Region of Peel and the Greater Toronto Airports Authority.

This amendment incorporates the general policy framework set out in the Region of Peel Official Plan with regards to Airport Operating Area as it affects land use planning matters in the City of Brampton. It also defines specific exemptions for certain noise sensitive land uses that are located in the Lester B. Pearson International Airport (LBPIA) Operating Area in accordance with the policies of Regional Official Plan Amendment Number 5 which came into force on August 1, 2002.

2. Location:

This amendment affects certain lands within the City of Brampton that are generally located within the 30 to 35 Noise Exposure Forecast Contour (NEF) lines. The Airport Operating Area represents an irregular area generally bounded by a line between North Park Drive and Bovaird Drive to the north, Torbram Road/Bramalea Road to the west, Humberwest Parkway/Goreway Drive to the east, and Highway Number 407 to the south. This official plan amendment also affects the lands in various secondary plans by adding the Airport Operating Area as shown on the attached schedules to this amendment.

3. 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 13: Bramalea North Industrial, as set out in Part II: Secondary Plans, Amendment Number OP93- 215
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 14: Gore Industrial North, as set out in Part II: Secondary Plans, Amendment Number OP93- 215
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 21: Southgate, as set out in Part II: Secondary Plans, Amendment Number OP93- 215
- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 22: Bramalea South Industrial, as set out in Part II: Secondary Plans, Amendment Number OP93- 215
- (5) by adding to the list of amendments pertaining to Secondary Plan Area Number 23: Gore Industrial South, as set out in Part II: Secondary Plans, Amendment Number OP93- 215
- (6) by adding to the list of amendments pertaining to Secondary Plan Area Number 24: Fletchers Creek South, as set out in Part II: Secondary Plans, Amendment Number OP93- 215

- (7) by adding to the list of amendments pertaining to Secondary Plan Area Number 25: Steeles Industrial, as set out in Part II: Secondary Plans, Amendment Number OP93-215
- (8) by adding to the list of amendments pertaining to Secondary Plan Area Number 32: Parkway Belt West Industrial, as set out in Part II: Secondary Plans, Amendment Number OP93-215
- (9) by adding to the list of amendments pertaining to Secondary Plan Area Number 37: Airport Road/Highway 7 Business Centre, as set out in Part II: Secondary Plans, Amendment Number OP93-215
- (10) by adding to the list of amendments pertaining to Secondary Plan Area Number 38: Bramalea Road South Gateway, as set out in Part II: Secondary Plans, Amendment Number OP93-215
- (11) by adding to the list of amendments pertaining to Secondary Plan Area Number 40: Bram West, as set out in Part II: Secondary Plans, Amendment Number OP93-215
- (12) by adding to Schedule 'A' - General Land Use Designations thereof, the LBPIA Operating Area and associated legend identification as shown on Schedule A to this amendment.
- (13) by amending Section 4.2, Economic Base, the first paragraph of Section 4.2.5.1, Office Node, by adding the following new policy after the last sentence:
- “Notwithstanding the foregoing, development, infilling and redevelopment for residential and certain noise sensitive institutional uses such as day care centres, nursing homes, schools and hospitals are prohibited in the Lester B. Pearson International Airport (LBPIA) Operating Area.”
- (14) by amending Section 4.2, Economic Base, the first paragraph of Section 4.2.10, Business Industrial Dominant Sector, by adding the following new policy after the last sentence:
- “Notwithstanding the foregoing, development, infilling and redevelopment for supportive housing facilities and certain noise sensitive community service uses such as day care centres, schools, nursing homes and hospitals will not permitted with the Lester B. Pearson International Airport (LBPIA) Operating Area.”
- (15) by amending Section 4.2, Economic Base, the first sentence of Section 4.2.10.5, Business Industrial Dominant Sector, by inserting the words “that are not within the Lester B. Pearson International Airport (LBPIA) Operating Area” after the word Industrial.
- (16) by amending Section 4.2, Economic Base, the first paragraph of Section 4.2.11.1, Industrial Dominant Sector, by adding the following new policy after the last sentence:
- “Notwithstanding the foregoing, development, infilling and redevelopment for certain noise sensitive community uses such as day care centres, nursing homes, schools and hospitals will not permitted with the Lester B. Pearson International Airport (LBPIA) Operating Area.”
- (17) by deleting and replacing subsections 4.4.11.7. to 4.4.11.9 of Section 4.4.11, Noise and Vibration Impacts, with the following new subsections:

- “4.4.11.7 New residential development, redevelopment and infill of residential and noise sensitive land uses such as hospitals, nursing homes, day care centres and schools will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule A to this Plan.
- 4.4.11.8 Certain noise sensitive land uses such as daycare centres, schools, residential units and nursing or retirement homes accessory to a permitted use are prohibited within the Lester B. Pearson International Airport (LBPIA) Operating Area as outlined on Schedule A to this Plan.
- 4.4.11.9 Despite Section 4.4.11.8 of this Plan, the existing sensitive land uses located at 25 Corporation Drive, 8525 Tobram Road, 9893 Torbram Road and 2021 Williams Parkway are acknowledged as permitted uses and shall be permitted to expand on the existing site without the need for an amendment to this Plan provided that airport noise issues are addressed in accordance with Provincial government guidelines to the satisfaction of the City of Brampton prior to final approval.
- 4.4.11.10 Notwithstanding Sections 4.4.11.7 and 4.4.11.8 of this Plan, the existing sensitive land use located at 253 Summerlea Drive:
- i) shall not have its temporary use permission for a private school renewed past its expiration date once the existing tenancy of the AI Iman School ceases; and,
  - ii) shall not be permitted to physically expand on the site during its tenancy.
- 4.4.11.11 For development applications in and outside the Lester B. Pearson International Airport (LBPIA) Operating Area affected by an NEP/NEF of 25 or greater for residences, day care centres, schools, places of religious assembly, hospitals or nursing homes and if otherwise permitted by this Plan; an NEP/NEF of 30 or greater for hotels, motels, service commercial or office uses; and an NEP/NEF of 35 or greater for industrial or warehousing uses, a noise impact study shall be undertaken by a qualified acoustical consultant in accordance with Provincial government guidelines to the satisfaction of the City prior to development approval to determine the appropriate acoustical design criteria.
- 4.4.11.12 For the purposes of this Section, redevelopment means an application for approval under the Planning Act for:
- the creation of one or more lots;
  - the creation of one or more dwelling units;
  - a change in land use; or,
  - the construction of buildings or structures;

and where the subject lands have or previously had one or more buildings erected thereon.

4.4.11.13 For the purposes of this Section, infill means an application for approval under the Planning Act for:

- the creation of one or more lots;
- the creation of one or more dwelling units;
- a change in land use; or,
- the construction of buildings or structures;

and where the subject lands comprise less than 2 hectares and the lands have no buildings erected thereon, and are located in an area having existing uses of the same or similar character as the use proposed.

4.4.11.14 The Lester B. Pearson International Airport (LBPIA) Operating Area and the foregoing policies will be reviewed whenever the Airport Operating Area Policy within the Region of Peel Official Plan is amended and/or in conjunction with the periodic review of this Plan.

- (18) by renumbering the original subsections 4.4.11.10 to 4.4.11.21 thereof, in a precise and consistent manner.
- (19) by amending Section 4.8.1, Community Services Designations, the first paragraph of Section 4.8.1.1, by adding the following new policy after the last sentence:

Notwithstanding the foregoing, development, infilling and redevelopment for certain noise sensitive community uses such as residential, day care centres, nursing homes, schools and hospitals will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area.”

- (20) by adding to Schedule 38(a) of the Bramalea South Gateway Secondary Plan, Secondary Plan Area 38, the LBPIA Operating Area and associated legend identification as shown on Schedule “B” to this amendment.
- (21) by adding to Schedule 40(a) of the Bram West Secondary Plan, Secondary Plan Area 40, the LBPIA Operating Area and associated legend identification as shown on Schedule “C” to this amendment.
- (22) by adding to Schedule 14(a) of the Gore Industrial North Secondary Plan, Secondary Plan Area 14, the LBPIA Operating Area and associated legend identification as shown on Schedule “D” to this amendment.

3.2 The portion of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as it relates to the Bramalea North Industrial Secondary Plan, Secondary Plan Area 13, (being Chapter 13(a) of Part IV – Secondary Plans, as amended), is hereby further amended:

- (1) by adding to Schedule 13(a) of the Bramalea North Industrial Secondary Plan, the LBPIA Operating Area Boundary and associated legend identification as shown on Schedule “E” to this amendment.

- 3.3 The portion of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as it relates to the Fletchers Creek South Secondary Plan, Secondary Plan Area 24, (being Chapter 24(a) of Part IV – Secondary Plans, as amended), is hereby further amended
- (1) by adding to Schedule 24(a) of the Fletchers Creek South Secondary Plan, the LBPIA Operating Area Boundary and associated legend identification as shown on Schedule “F” to this amendment.
- 3.4 The portion of the document known as the 1984 Official Plan of the City of Brampton planning Area which remain in force, as it relates to the Parkway Belt West Industrial Secondary Plan, Secondary Plan Area 32, (being Chapter 32(a) of part IV – Secondary Plans, as amended), is hereby further amended:
- (1) by adding to Schedule 32(a) the LBPIA Operating Area, and associated legend identification as shown on Schedule “G” to this amendment.
- 3.5 The portion of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as it relates to the Airport Road/Highway 7 Business Centre Secondary Plan, Secondary Plan Area 37, (being Chapter 37(a) of Part IV- Secondary Plans, as amended), is hereby further amended:
- (1) by adding to Schedule 37(a) the LBPIA Operating Area, the area and legend reference as shown on Schedule “H” to this amendment.
- 3.6 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to Bramalea North Industrial Secondary Plan, Secondary Plan Area 13, (being Part B of Amendment Number 6 and Schedule ‘A’ as amended), is hereby further amended:
- (1) by adding to Schedule A the LBPIA Operating Area Boundary and legend identification as shown on Schedule “I” to this amendment.
- 3.7 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to the Gore Industrial North Secondary Plan, Secondary Plan Area 14, (being Part B of amendment Number 6 and Schedule ‘A’ as amended), is hereby further amended:
- (1) by adding to Schedule A the LBPIA Operating Area Boundary and legend identification as shown on Schedule “J” to this amendment.
- 3.8 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to Southgate, Secondary Plan Secondary Plan Area 21, (being Chapter C10, C11, C13, C24, C36 and C40 of Section C of Part C, and Plate Number 16, thereto, as amended), is hereby further amended.
- (1) by adding to Plate No. 16 the LBPIA Operating Area Boundary and legend identification as shown on Schedule “K” to this amendment.
- 3.9 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to Bramalea South Industrial Secondary Plan, Secondary Plan Area 22, (being Chapter C23 of Section C of Part C and Plate Number 18, thereto, as a amended), is hereby further amended.

(1) by adding to Plate No. 18 the LBPIA Operating Area Boundary and legend identification as shown on Schedule "L" to this amendment.

3.10 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to Gore Industrial South Secondary Plan, Secondary Plan Area 23, (being Part B of Amendment Number 6 and Schedule 'A', thereto, as amended), is hereby further amended.

(1) by adding to Schedule A the LBPIA Operating Area Boundary and legend identification as shown on Schedule "M" to this amendment.

3.11 The portion of the document known as the Consolidated Official plan of the City of Brampton Planning Area which remain in force, as it relates to Fletchers Creek South Secondary Plan, Secondary Plan Area 24, (being Chapter A21 and Plate Number 43, thereto, as amended), is hereby further amended.

(1) by adding to Plate No. 43 the LBPIA Operating Area Boundary and legend identification as shown on Schedule "N" to this amendment.

3.12 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to Steeles Industrial Secondary Plan, Secondary Plan Area 25, (being Chapter A7 and A21 and Plate Number 2, thereto, as amended), is hereby further amended.

(1) by adding to Plate No. 2 the LBPIA. Operating Area Boundary and legend identification as shown on Schedule "O" to this amendment.

Approved as to Content:

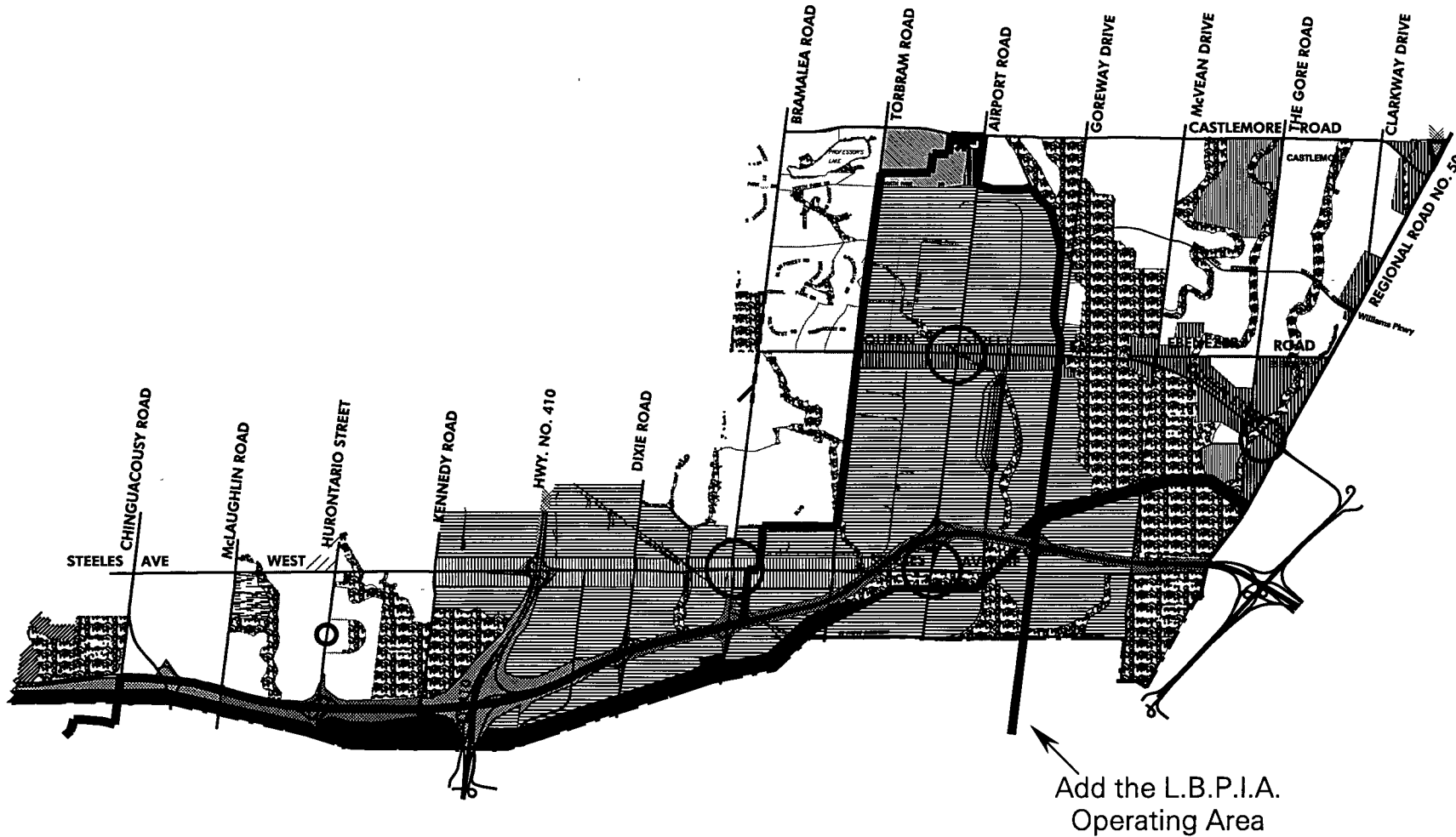












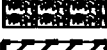





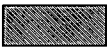



John Corbett, MCP, RPP  
Director, Planning & Land  
Development Services

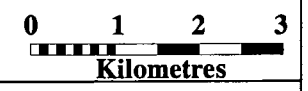
F:\WATERS\GTAA\2-Airport Operating Area - Amendment Doc

# GENERAL LAND USE DESIGNATIONS

## EXCERPT FROM SCHEDULE 'A'

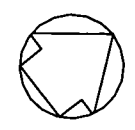


-  RESIDENTIAL
-  ESTATE RESIDENTIAL
-  VILLAGE RESIDENTIAL
-  REGIONAL RETAIL
-  PRIMARY OFFICE NODE
-  OFFICE NODE
-  INDUSTRIAL
-  BUSINESS INDUSTRIAL
-  COMMUNITY SERVICES
-  OPEN SPACE
-  CENTRAL AREA
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  PARKWAY BELT WEST / UTILITY
-  PROVINCIAL FREEWAYS (407 / 410 / 427 )
-  SPECIAL STUDY AREA
-  SPECIAL POLICY AREA
-  TRANSPORTATION CORRIDOR
-  CONCEPTUAL ALIGNMENT
-  URBAN BOUNDARY



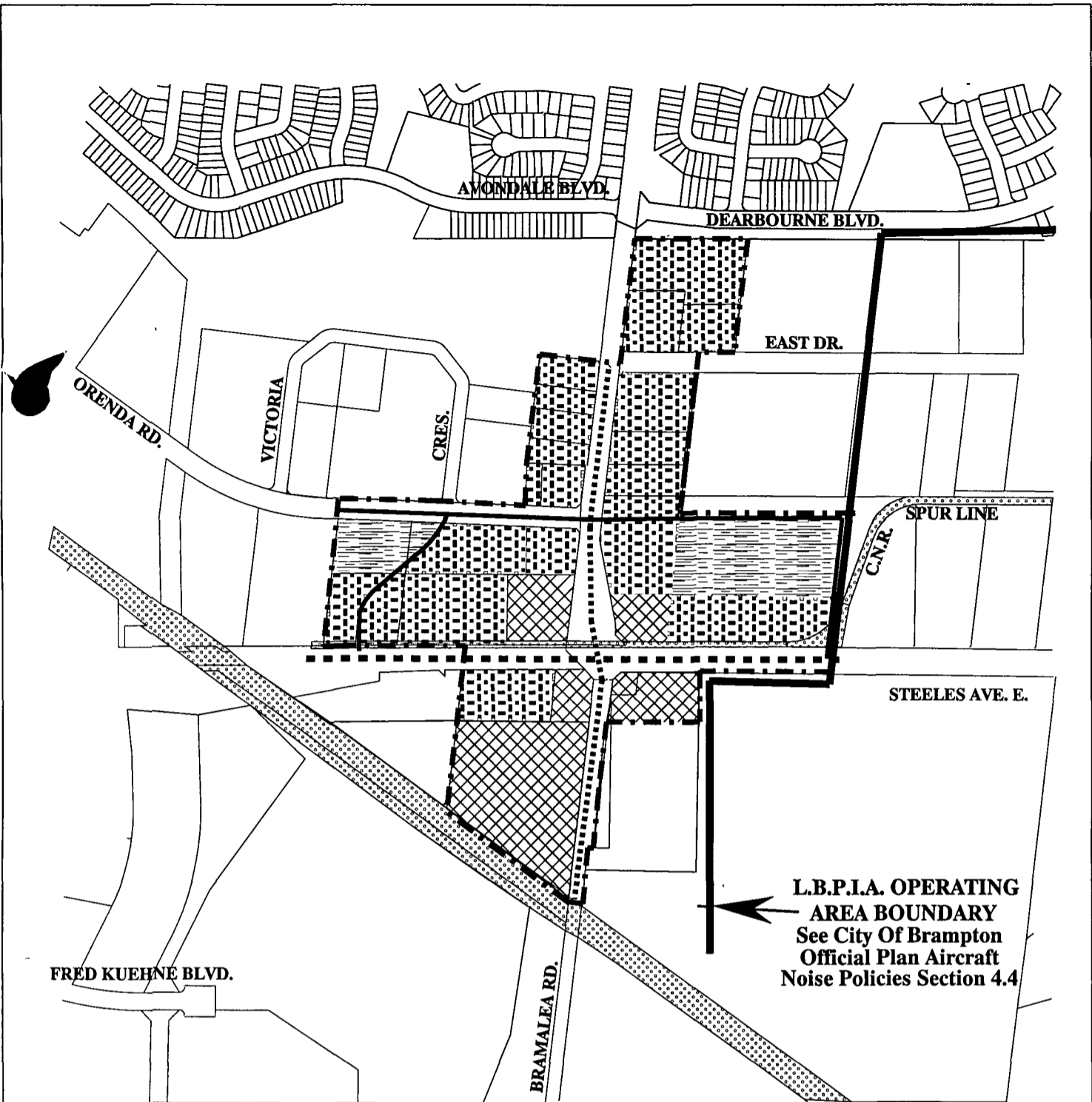
**CITY OF BRAMPTON**

Date: August 14, 2002 Drawn By: J.Kennedy  
 File no. opa\_a.dgn Map no.



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP93 - 215**  
**SCHEDULE A TO THE CITY OF BRAMPTON OFFICIAL PLAN**





L.B.P.I.A. OPERATING AREA BOUNDARY  
 See City Of Brampton Official Plan Aircraft Noise Policies Section 4.4

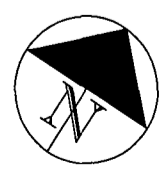
**Transportation**

- SECONDARY PLAN No.38 BOUNDARY
- [Cross-hatch pattern] OFFICE
- [Square-hatch pattern] MIXED - USE ( OFFICE & RETAIL )
- [Horizontal-hatch pattern] MIXED INDUSTRIAL / COMMERCIAL
- COLLECTOR ROAD
- ..... MINOR ARTERIAL ROAD
- - - - MAJOR ARTERIAL ROAD
- [Dotted pattern] TRANSPORTATION CORRIDOR

**SCHEDULE B TO OFFICIAL PLAN**  
 Amendment Number OP93-215

**Schedule SP38(A) To The Bramalea Road**  
**South Gateway Redevelopment Area B**

Land Use Designations



**CITY OF BRAMPTON**  
 Planning and Development

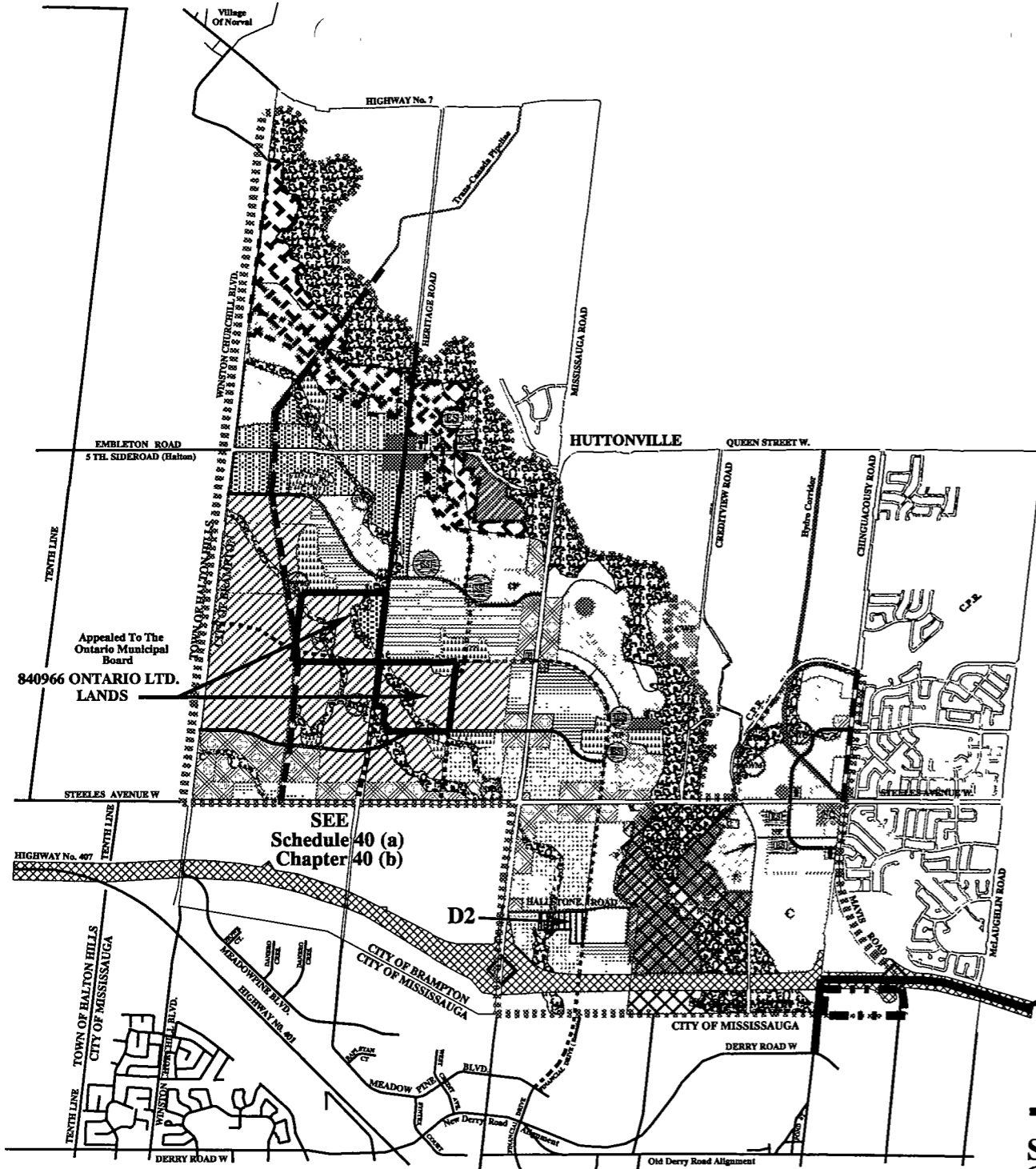
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Drawn by: C.R.E.

File no. rplu14.dgn

Map no.

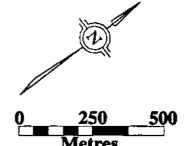
# Schedule SP 40 (a) BRAM WEST SECONDARY PLAN AREA No. 40 (a)



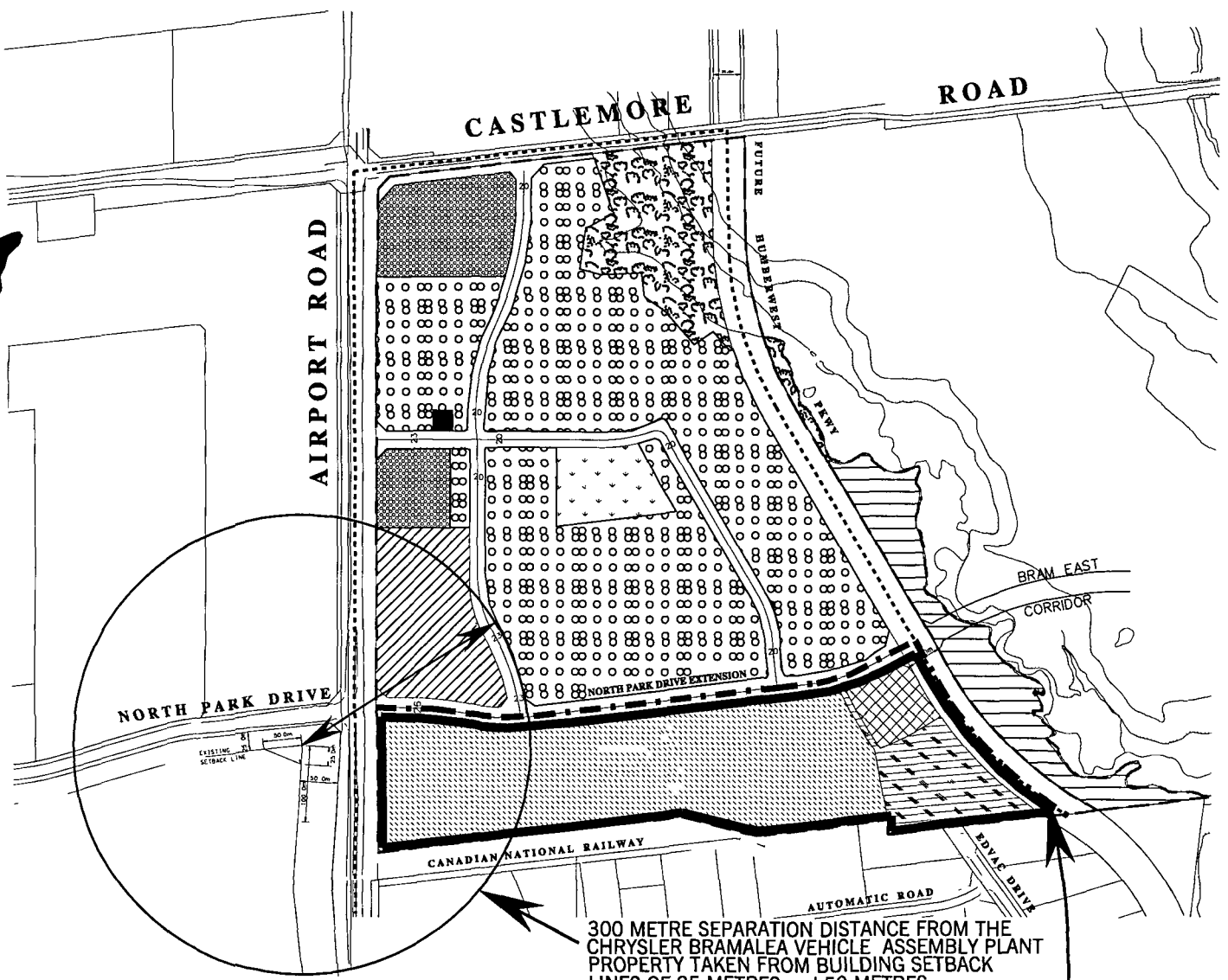
- RESIDENTIAL**
- Low Density
  - Low / Medium Density
  - Medium Density
  - Cluster / High Density
  - Village Residential
- EMPLOYMENT**
- Standard Industrial
  - Prestige Industrial
  - Employment Estates
  - Community Centre
  - Highway & Service Commercial
  - Office Node Commercial
  - Neighbourhood Retail
  - Convenience Retail
- Churchville Heritage Conservation District**
- Churchville Heritage Conservation District
- Deferral ( D2 ) ( R2 To 1993 Official Plan )**
- Deferral ( D2 ) ( R2 To 1993 Official Plan )
- " Upscale Executive Housing Special Policy Area "**
- " Upscale Executive Housing Special Policy Area "
- L.B.P.I.A. OPERATING AREA BOUNDARY**  
See City Of Brampton Official Plan Schedule 'A' Aircraft Noise Policies, Section 4.4.11
- OPEN SPACE:**
- Valleyland
  - City Wide Park
  - Community Park
  - Neighbourhood Park
  - Parkette
  - Cemetery
  - Woodlot
  - SWM Facility (Quantity)
- INFRASTRUCTURE:**
- Parkway Belt West
  - Trans-Canada Pipeline
  - Ontario Hydro Power Corridor
  - Canadian Pacific Railway
- INSTITUTIONAL**
- Secondary School
  - Elementary School
  - Place Of Worship (Reserve)
  - Fire Station
- ROAD NETWORK**
- Highway 407
  - Major Arterial (45-50 metres)
  - Minor Arterial (36 metres)
  - Major Collector Roads (26-30 metres)
  - Minor Collector Roads (23-26 metres)
  - Interchange
  - Local Access
- Appealed To The Ontario Municipal Board**  
**All Valleylands As Designated**

--- Area Affected By This Amendment

Schedule C To  
Official Plan Amendment No. OP93-215














gatenev.dgn  
Revised: October 12, 2000



300 METRE SEPARATION DISTANCE FROM THE CHRYSLER BRAMALEA VEHICLE ASSEMBLY PLANT PROPERTY TAKEN FROM BUILDING SETBACK LINES OF 25 METRES and 50 METRES

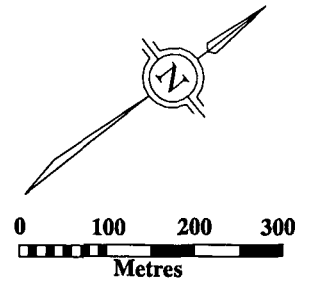
**OFFICE CONSOLIDATION  
EXTRACT FROM SCHEDULE SP14(A) TO  
THE GORE INDUSTRIAL NORTH SECONDARY PLAN**

**DESIGNATIONS**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  CLASS B HERITAGE (9885 AIRPORT ROAD)
-  OPEN SPACE - NEIGHBOURHOOD PARK
-  OPEN SPACE - VALLEY LAND
-  HIGHWAY & SERVICE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  PRESTIGE INDUSTRIAL
-  STORMWATER DETENTION FACILITY
-  SPECIAL STUDY AREA
- ..... MAJOR & MINOR ARTERIAL ROADS
- COLLECTOR ROAD
-  AREA SUBJECT TO AMENDMENT

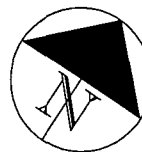
L.B.P.I.A. OPERATING AREA BOUNDARY  
SEE CITY OF BRAMPTON OFFICIAL  
PLAN SCHEDULE 'A' AND AIRCRAFT  
NOISE POLICIES, SECTION 4.4.11

 **Area Affected By This Amendment**



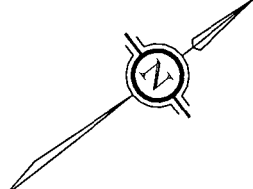
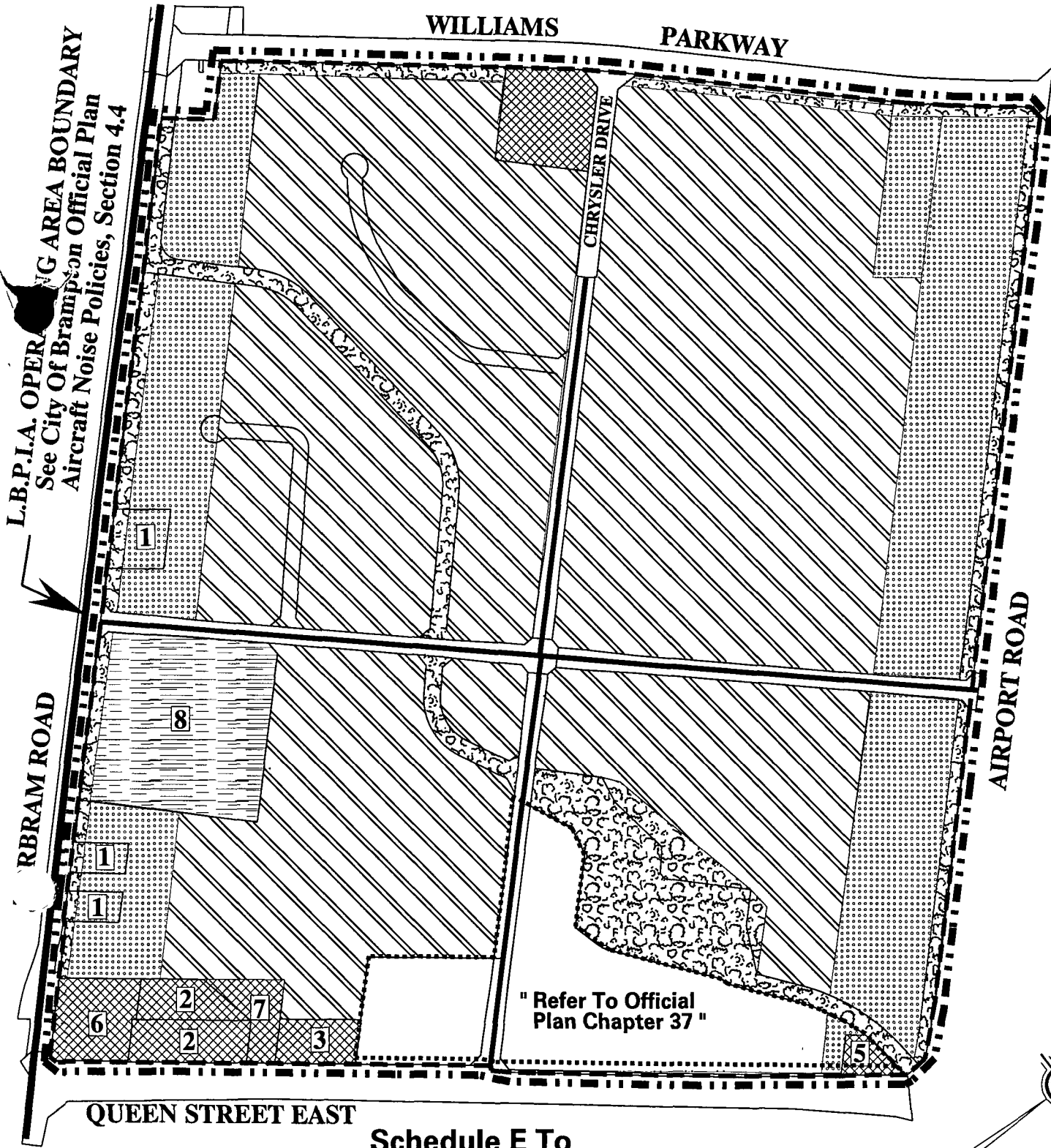
**Schedule 14(a) To The Gore Industrial North**

**Schedule D To  
OFFICIAL PLAN AMENDMENT NO. OP93-215**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1999 02 23  
Up dated April 29, 2003  
File no. COTT5.dgn  
Drawn by. C.R.E  
Map no. 49-43D



QUEEN STREET EAST

Schedule E To  
 Official Plan Amendment No. OP93-215

**OFFICE CONSOLIDATION**  
 Bramalea North Secondary Plan  
 As It Relates To Secondary Plan Area 13  
 Schedule SP 13(a)

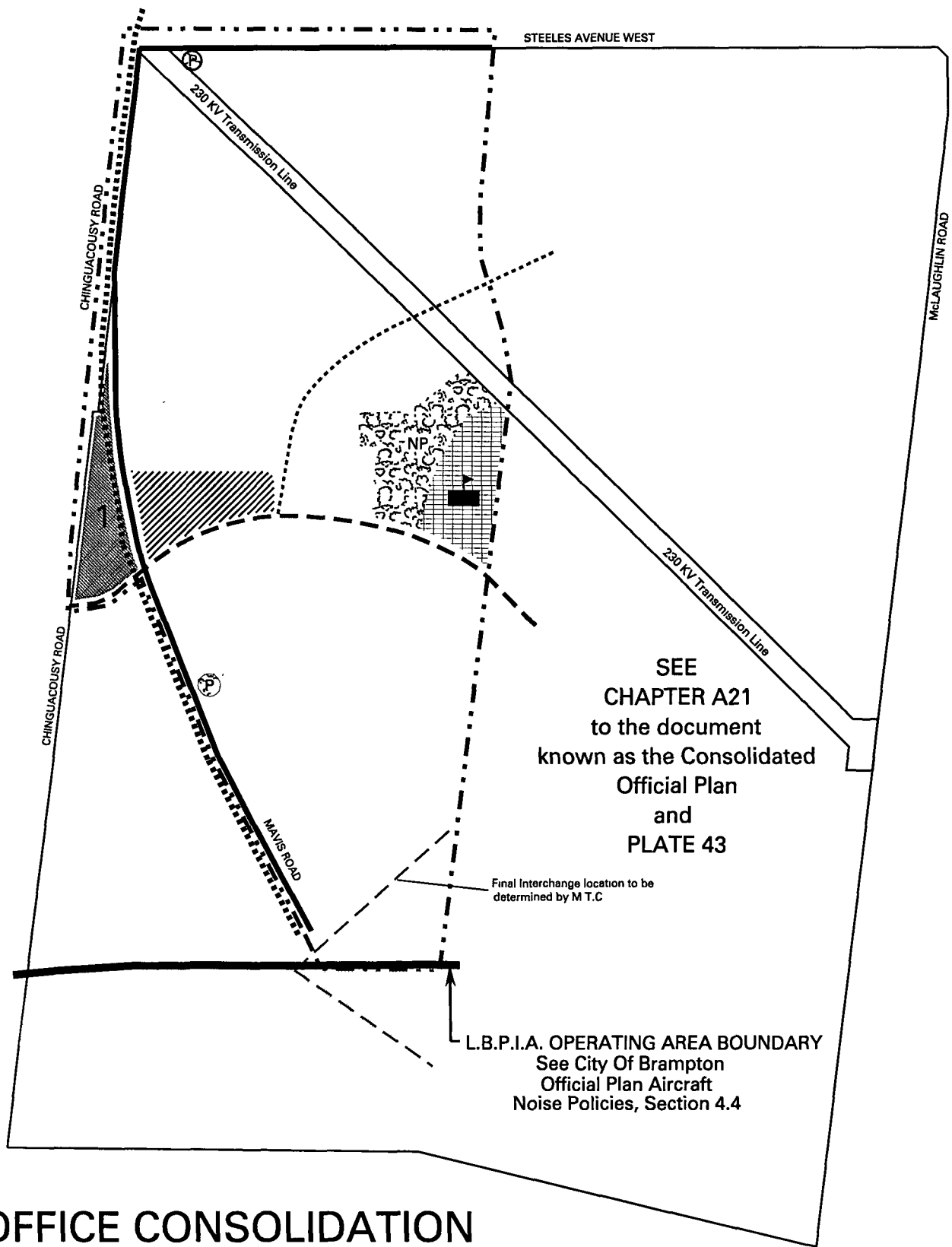
0 100 200 300  
 Metres  
 JUNE 3, 1994  
 Revised: April 27, 2001  
 Updated April 29, 2003

**LEGEND**

-  Lands Subject To This Amendment
-  Open Space
-  General Industrial
-  Prestige Industrial
-  Commercial
-  Institutional
-  Collector roads

- 1** Special Policy Area 1  
(Refer To Policy 3.4.1)
- 2** Special Policy Area 2  
(Refer To Policy 3.4.2)
- 3** Special Policy Area 3  
(Refer To Policy 3.4.3)
- 4** Special Policy Area 4  
(Refer To Policy 3.4.4)
- 5** Special Policy Area 5  
(Refer To Policy 3.4.5)
- 6** Special Policy Area 6  
(Refer To Policy 3.4.6)
- 7** Special Policy Area 7  
(Refer To Policy 3.4.7)
- 8** Special Policy Area 8  
(Refer To Policy 3.4.8)

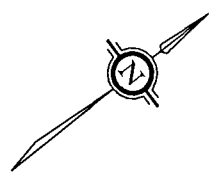
--- Area Affected By This Amendment



**OFFICE CONSOLIDATION  
 THE FLETCHERS CREEK SOUTH SECONDARY PLAN  
 as it relates to  
 NEW DEVELOPMENT AREA NUMBER 13(A)  
 SCHEDULE SP24(a)**

**LEGEND**

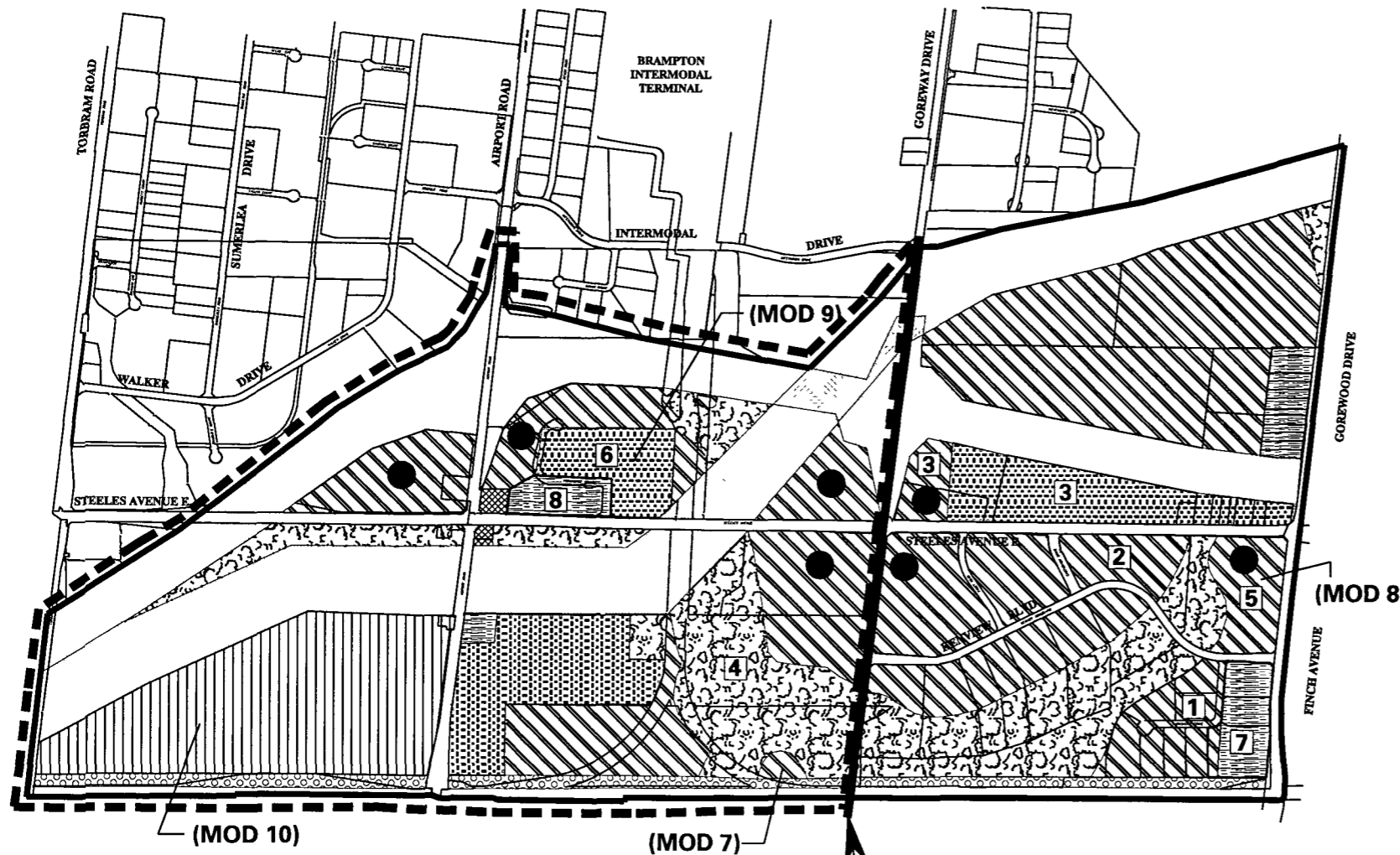
- |  |   |  |                        |
|--|---|--|------------------------|
|  | Urban Boundary                                |  | Convenience Commercial |
|  | Secondary Plan Boundary                       |  | Parkette               |
|  | Low Density Residential                       |  | Neighbourhood Park     |
|  | Low + Medium Density Residential              |  | Collector Road         |
|  | Medium - High Density Residential             |  | Minor Collector Road   |
|  | Institutional - Public School                 |  | Major Arterial Road    |
|  | Special Policy Area 1 (Refer to Policy 3.5.1) |  | Future Highway 407     |



# OFFICE CONSOLIDATION

## SCHEDULE SP 32(A)

### The Parkway Belt West Industrial Area Secondary Plan As It Relates To Secondary Plan Area No.32



- Prestige Industrial
- Business
- Mixed Industrial/Commercial
- Open Space/Hazard Lands
- Highway Commercial
- Office Centre
- Electric Power Facilities
- Highway No.407
- 1 Special Policy Area No.1 Refer To Policy 4.10.1
- 2 Special Policy Area No.2 Refer To Policy 4.10.2
- 3 Special Policy Area No.3 Refer To Policy 4.10.3
- 4 Special Policy Area No.4 Refer To Policy 4.10.4
- 5 Special Policy Area No.5 Refer To Policy 4.10.5
- 6 Special Policy Area No.6 Refer To Policy 4.10.6
- 7 Special Policy Area No.7 Refer To Policy 4.10.7
- 8 Special Policy Area No.8 Refer To Policy 4.10.8
- Utility Corridor
- Secondary Plan Area Boundary
- Parkway Belt West Policy Area Refer To Policy 4.9



Revised: January 2, 2001



L.B.P.I.A. OPERATING AREA BOUNDARY  
See City Of Brampton Official Plan  
Aircraft Noise Policies, Section 4.4

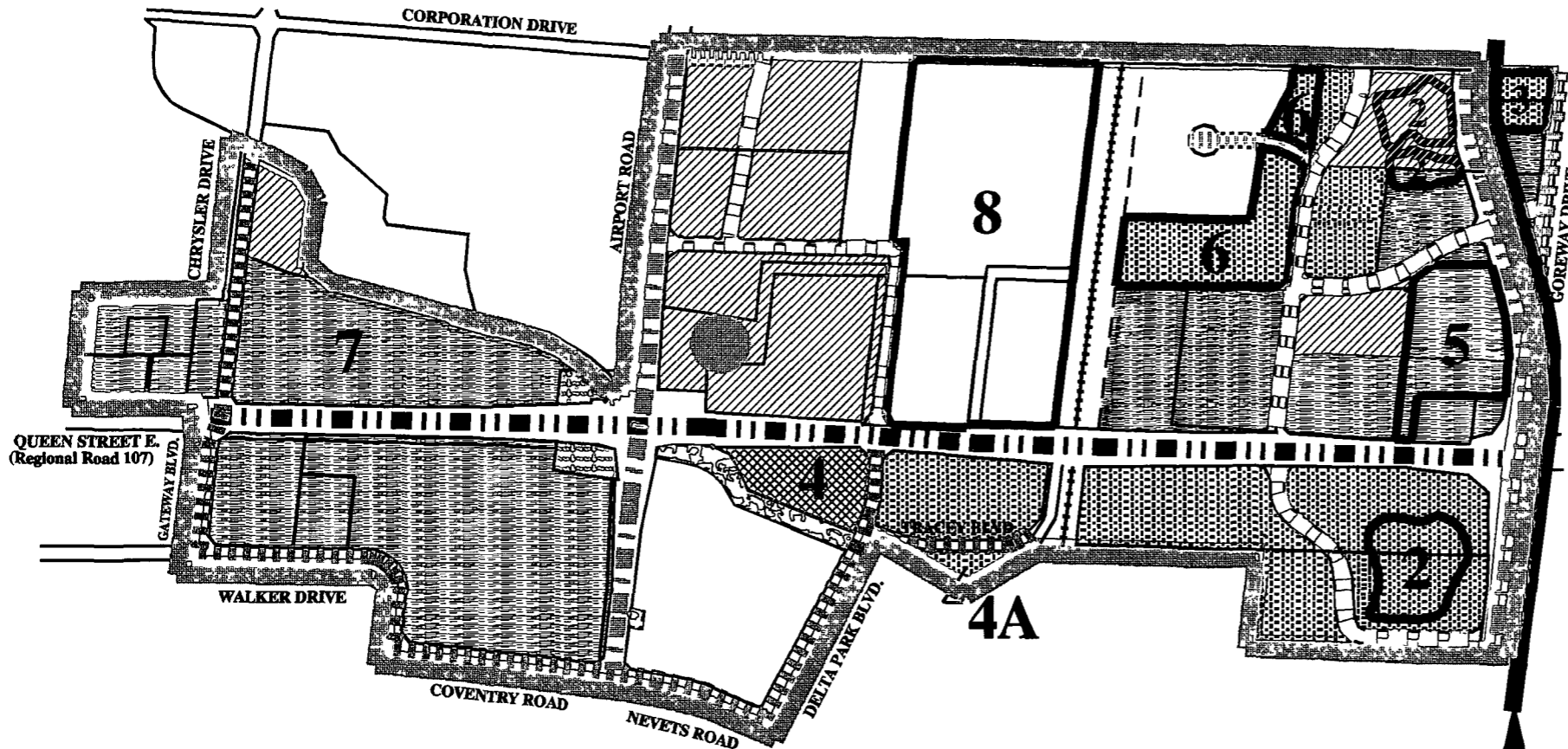
--- Area Affected By This Amendment

























Schedule G To  
Official Plan Amendment No. OP93 - 215

# OFFICE CONSOLIDATION

## The Airport Road / Highway 7 Business Centre Secondary Plan Area

### (Secondary Plan Area 37) Schedule SP37 (A)



-  Provincial Highway (Highway No. 7)
-  Major Arterial
-  Major Collector Arterial Roads
-  Minor Collector Roads
-  Proposed Minor Collector Roads
-  Proposed Local Roads
-  Railway
-  Prestige Industrial
-  Business
-  Mixed Industrial / Commercial
-  Open Space / Hazard Lands
-  Highway Commercial
-  Highway & Service Commercial
-  Office Centre
-  Intermediate Office Centre
-  2 Special Policy Area No.2
-  3 Special Policy Area No.3
-  4 Special Policy Area No.4
-  4A Special Policy Area No.4A
-  5 Special Policy Area No.5
-  6 Special Policy Area No.6
-  7 Special Policy Area No.7
-  8 Special Policy Area No.8
-  Secondary Plan Area Boundary

 Area Affected By This Amendment

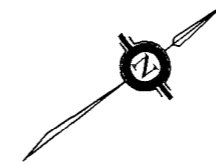
**L.B.P.I.A. OPERATING AREA BOUNDARY**  
See City Of Brampton Official Plan  
Aircraft Noise Policies, Section 4.4

**City of Brampton**

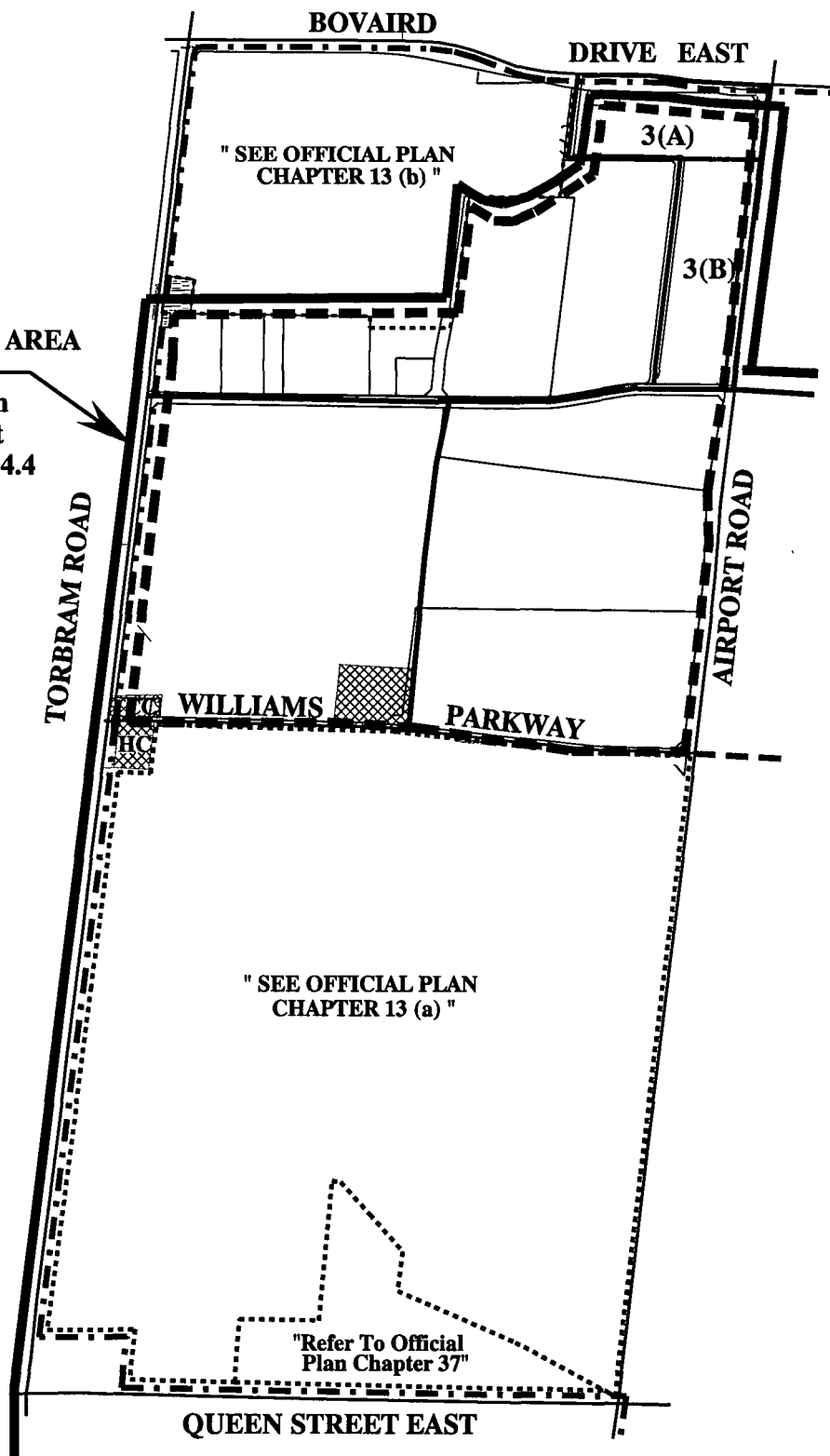
February 23, 1999

Revised: April 19, 2001

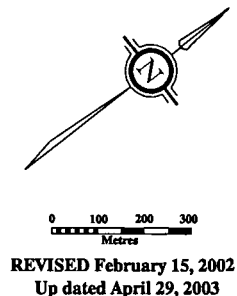
Up dated April 29, 2003



**Schedule H To**  
**OFFICIAL PLAN AMENDMENT No. OP93 - 215**



L.B.P.I.A. OPERATING AREA BOUNDARY  
See City Of Brampton Official Plan Aircraft Noise Policies, Section 4.4



### OFFICE CONSOLIDATION

Extract From Schedule 'A' To Official Plan Amendment No.6  
To The Document Known As The Consolidated Official Plan  
As It Relates To The Bramalea North Industrial Secondary Plan  
( Secondary Plan Area 13 )

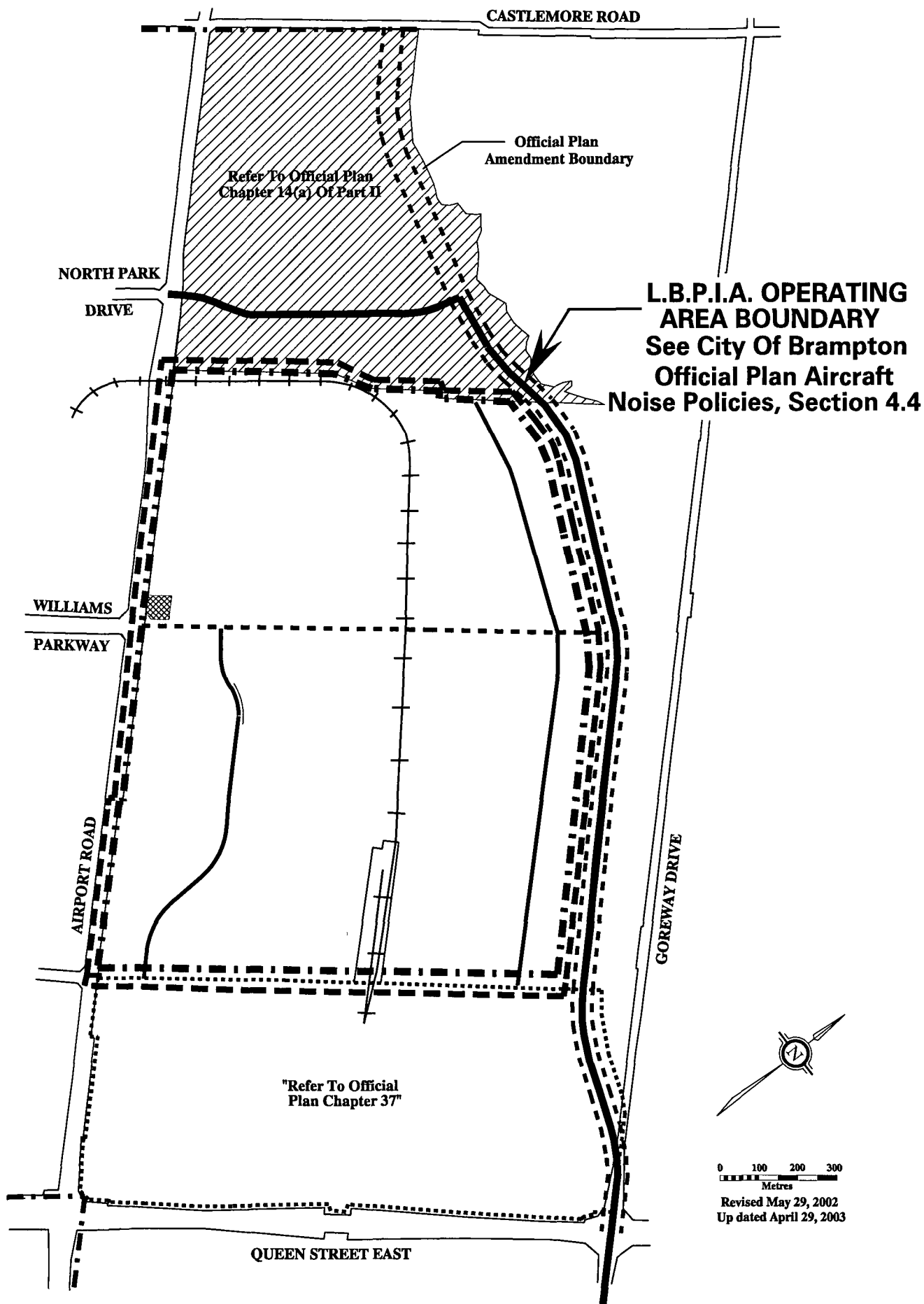
- |  |                              |
|--|------------------------------|
| Industrial                               | Institutional                |
| Commercial                               | Proposed Collector           |
| Highway Commercial                       | Proposed Arterial            |
| Convenience Commercial                   | Possible Spur Line Locations |
| Special Use Area                         | Future Interchange           |
| Open Space - Flood & Hazard Land         | Grade Separation             |
| 3 Special Policy Area Number 3(A) & 3(B) |                              |

--- Area Affected By This Amendment

Schedule I To  
OFFICIAL PLAN AMENDMENT No. OP93 -215












bni1.dgn





## OFFICE CONSOLIDATION

Extract From Schedule 'A' To Official Plan Amendment No. 6  
 To The Document Known As The Consolidated Official Plan  
 As It Relates To The Gore Industrial North Secondary Plan  
 ( Secondary Plan Area 14 )

- |   |  |
|---|--|
|  Industrial                      |  Proposed Arterial            |
|  Commercial                      |  Proposed Collector           |
|  Open Space-Flood & Hazard Lands |  Future Interchange           |
|  Special Use Area                |  Possible Spur Line Locations |
|  Cemetery                        |  Grade Separation             |
|  Secondary Plan Area Boundary    |  |

Schedule J To

OFFICIAL PLAN AMENDMENT No. OP93 - 215

 Area Affected By This Amendment

opa6j.dgn

**OFFICE CONSOLIDATION  
PLATE No. 16**  
To The Document Known As The  
Consolidated Official Plan As It Relates  
To The Southgate Secondary Plan Area  
( Secondary Plan Area 21 )

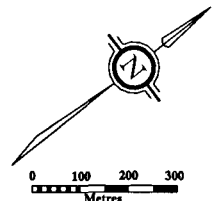


**LEGEND**

- SINGLE & SEMI - DETACHED
- MULTIPLE DWELLINGS - SITE PLAN CONTROL
- MULTIPLE DWELLINGS
- COMMERCIAL
- LOCAL SHOPPING CENTRE
- NEIGHBOURHOOD COMMERCIAL
- HIGHWAY & SERVICE COMMERCIAL
- SERVICE STATION & CONVENIENCE GROCERY STORE
- MEDICAL CENTRE - OFFICE & PROFESSIONAL SERVICES
- INSTITUTIONAL
- CHURCH
- PUBLIC SCHOOL
- SEPARATE SCHOOL
- COMMUNITY CENTRE
- INDUSTRIAL LAND USE
- SPECIAL INDUSTRIAL
- PARKS & OPEN SPACE

**L.B.P.I.A. OPERATING  
AREA BOUNDARY**  
See City Of Brampton  
Official Plan Aircraft  
Noise Policies, Section 4.4

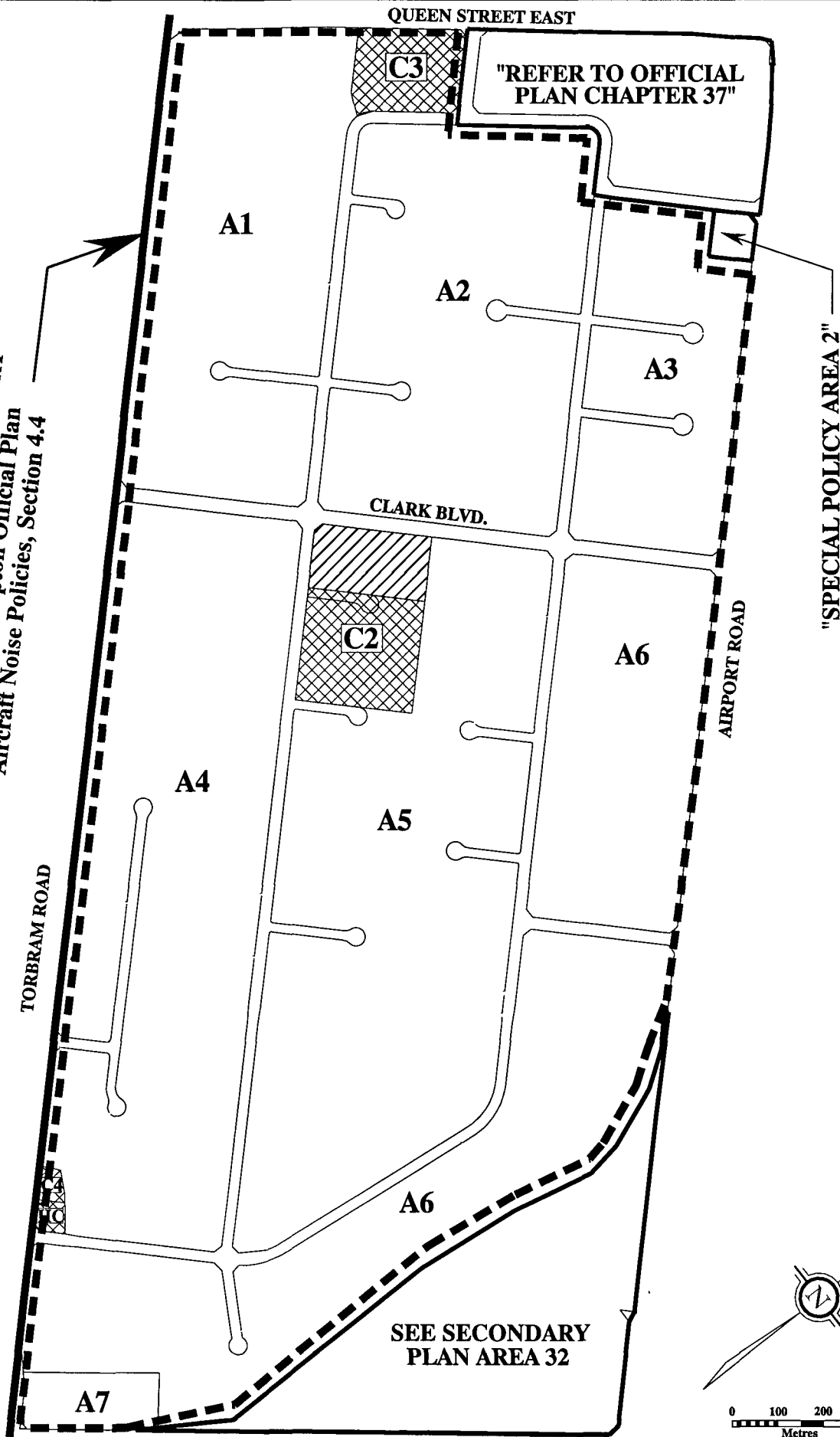
**--- Area Affected By This Amendment**



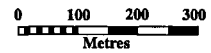
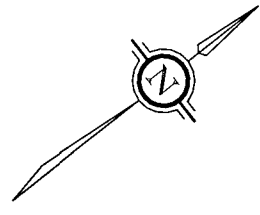
Revised January 9, 1996  
Up dated April 29, 2003

**Schedule K To  
OFFICIAL PLAN AMENDMENT No. OP93 - 215**

L.B.P.I.A. OPERATING AREA BOUNDARY  
See City Of Brampton Official Plan  
Aircraft Noise Policies, Section 4.4



"SPECIAL POLICY AREA 2"



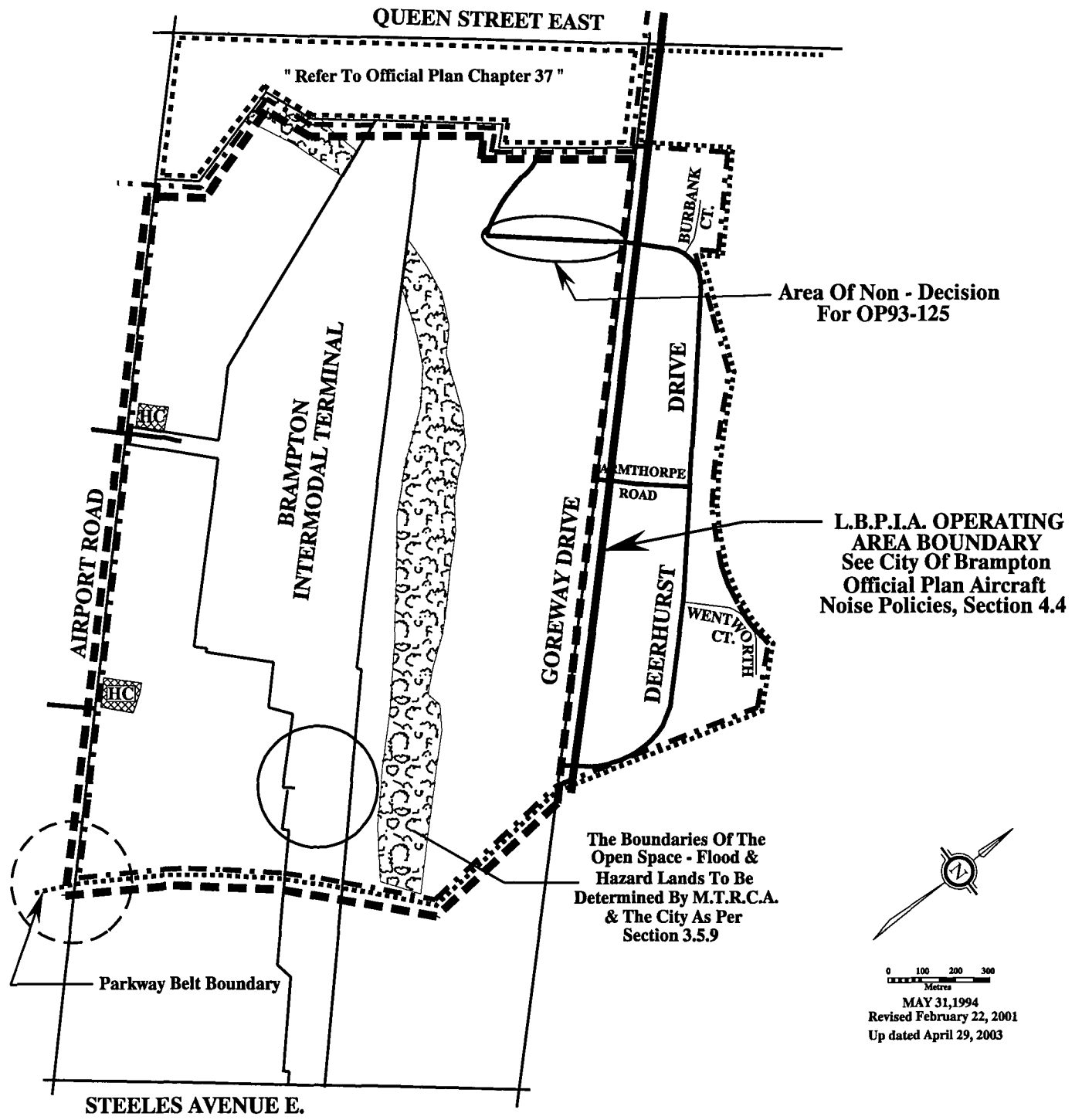
MAY 27, 1994  
Revised February 10, 2002  
Updated April 29, 2003

STEELES AVENUE E.  
**OFFICE CONSOLIDATION**  
Plate 18  
To The Document Known As The  
Consolidated Official Plan As It Relates To  
The Bramalea South Secondary Plan Area  
( Secondary Plan Area 22 )

- |   |   |  |                       |
|---|---|--|-----------------------|
|  A1-A6 | Industrial Areas                          |  HC | Highway Commercial    |
|  C1    | Service Commercial<br>& Automotive Centre |  C3 | Restaurant Commercial |
|  C2    | Service Commercial                        |     | Agricultural          |
|        | Special Policy Area 1 ( OPA 93-74 )       |  |                       |















Schedule L To  
**OFFICIAL PLAN AMENDMENT No. OP93 - 215**

--- Area Affected By This Amendment



### OFFICE CONSOLIDATION

Extract From Schedule 'A' To Official Plan Amendment No.6  
 To The Document Known As The Consolidated Official Plan  
 As It Relates To The Gore Industrial South Secondary Plan  
 ( Secondary Plan Area 23 )

- |  |   |
|--|---|
|  Industrial                       |  Proposed Collector              |
|  Commercial                       |  Proposed Arterial               |
|  Highway Commercial               |  Possible Spur Line Locations    |
|  Special Use Area                 |  Future Interchange              |
|  Cemetery                         |  Grade Separation                |
|  Open Space - Flood & Hazard Land |  Parkway Belt West Boundary      |
|  |  Secondary Plan Area Boundary    |
|  |  Area Affected By This Amendment |

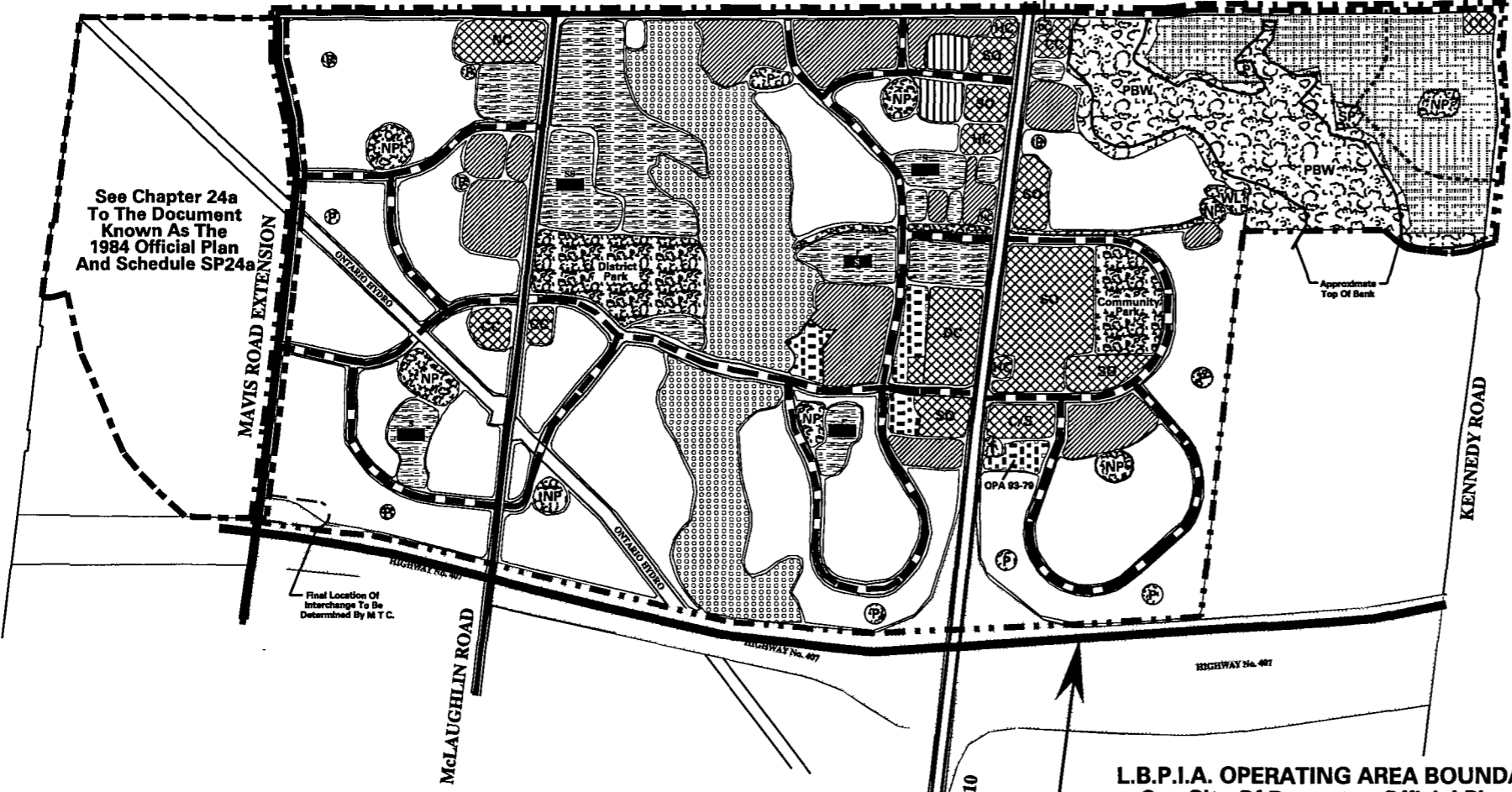
Schedule M To  
**OFFICIAL PLAN AMENDMENT No. OP93 - 215**

ind23.dgn

STEELES AVENUE W.

STEELES AVENUE E.

See Chapter 24a  
To The Document  
Known As The  
1984 Official Plan  
And Schedule SP24a



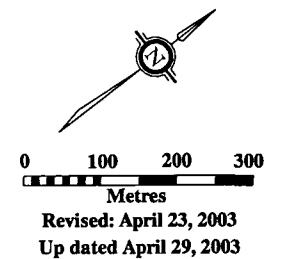
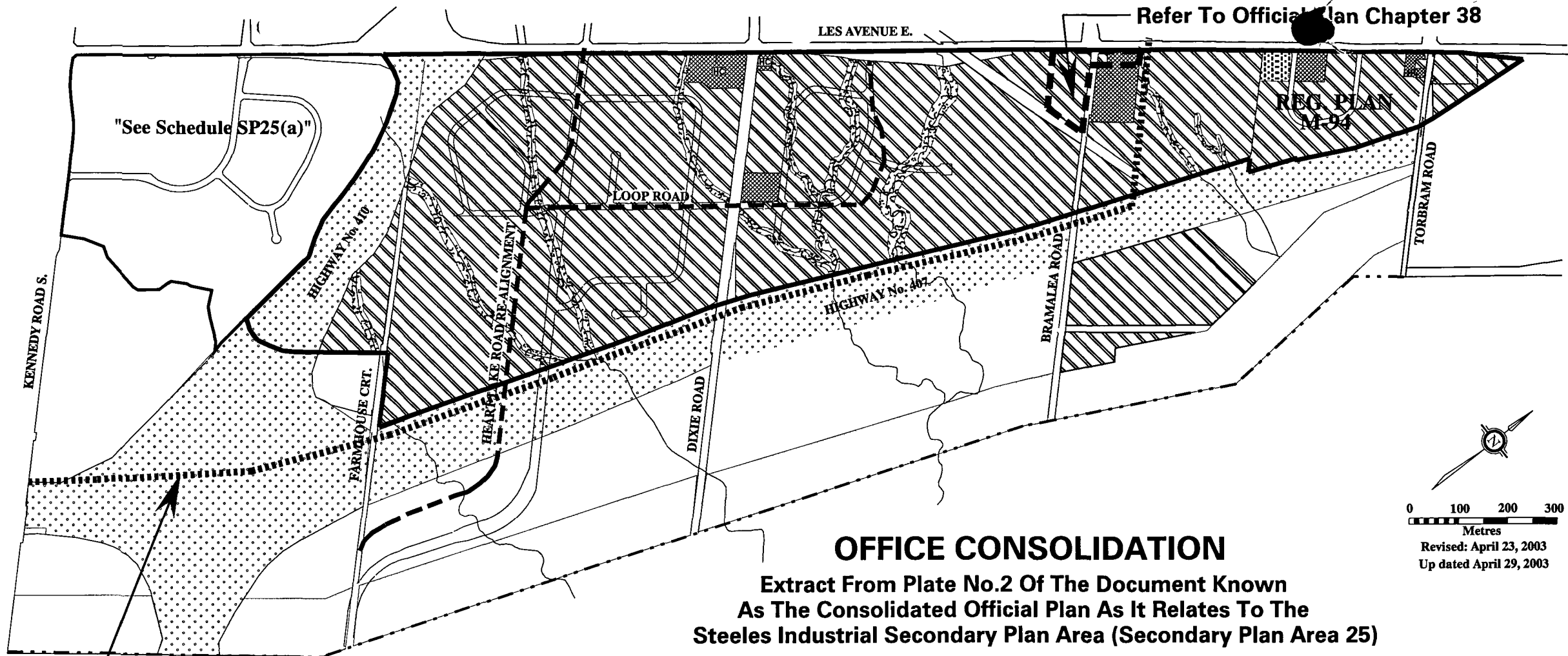
- Secondary Plan Boundary
- RESIDENTIAL**
  - [Pattern] Low Density
  - [Pattern] Low And Medium Density
  - [Pattern] Medium Density
  - [Pattern] Medium-High Density
  - [Pattern] High Density
- COMMERCIAL**
  - [Pattern] Highway Commercial
  - [Pattern] Convenience Commercial
  - [Pattern] Neighbourhood Commercial
  - [Pattern] District Commercial
  - [Pattern] Specialty Office - Service Commercial
  - [Pattern] Convenience Commercial & Specialty Office - Service Commercial
- PUBLIC OPEN SPACE**
  - [Pattern] Public Open Space
  - [Pattern] District Park
  - [Pattern] Community Park
  - [Pattern] Neighbourhood Park
  - [Pattern] Parkette
  - [Pattern] Specialized Park
  - [Pattern] Parkway Belt West
  - [Pattern] Woodlot
  - [Pattern] Cemetery
  - [Pattern] Hazard Land
- INSTITUTIONAL**
  - [Pattern] Institutional
  - [Pattern] Secondary School
  - [Pattern] Senior Public School
  - [Pattern] Public School
  - [Pattern] Separate School
  - [Pattern] Secondary School - Separate School
- ROADS**
  - [Line] Freeway
  - [Line] Provincial Highway
  - [Line] Arterial Road
  - [Line] Major Arterial Road
  - [Line] Minor Arterial Road
  - [Line] Collector Road
  - [Line] Minor Collector Road

**OFFICE CONSOLIDATION**  
**Plate 43**  
 To The Document Known As The Consolidated Official Plan As It Relates To The  
**FLETCHERS CREEK SOUTH SECONDARY PLAN**  
 (Secondary Plan Area 24)  
**Schedule N To**  
**OFFICIAL PLAN AMENDMENT No. OP93 - 215**

L.B.P.I.A. OPERATING AREA BOUNDARY  
See City Of Brampton Official Plan  
Aircraft Noise Policies, Section 4.4

Drawn By: C.R.E.  
Revised: June 27, 2000  
Up dated April 29, 2003



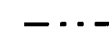
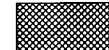



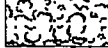



flet2.dgn



# OFFICE CONSOLIDATION

Extract From Plate No.2 Of The Document Known  
As The Consolidated Official Plan As It Relates To The  
Steeles Industrial Secondary Plan Area (Secondary Plan Area 25)

**L.B.P.I.A. OPERATING  
AREA BOUNDARY**  
See City Of Brampton  
Official Plan Aircraft  
Noise Policies, Section 4.4

-  **Boundary Of Secondary Plan Area**
-  **Parkway Belt Regulation Area**
-  **City Limits**
-  **Commercial**
-  **Highway Commercial**
-  **Special Commercial-Industrial Use Area**
-  **Industrial**
-  **Open Space - Flood & Hazard Land**
-  **Institutional**
-  **Proposed Highway**
-  **Hydro Corridor**

**Schedule O To  
OFFICIAL PLAN AMENDMENT No. OP93 - 215**

**BACKGROUND MATERIAL TO  
AMENDMENT NUMBER OP93-215**

Attached are copies of staff reports dated December 4, 2002, January 16, 2003 and April 2, 2003, including the notes of a public meeting held on February 3, 2003. Copies of all written submissions received and a copy of a staff report dated April 30, 2003 forwarding the proposed Official Plan Amendment to City Council for adoption is also attached.

For the February 3, 2003 public meeting, notification was placed in the Brampton Guardian on January 19, 2003. In addition, public meeting notices were sent out by registered mail to the tenants and property owners of the five sensitive land uses found within the boundaries of the Brampton Airport Operating Area.

The following written submissions were received with respect to the proposed Official Plan Amendment:

a)      Comments from Public Agencies

|   |                   |
|---|-------------------|
| Greater Toronto Airports Authority..... | March 21, 2003    |
| Region of Peel.....                     | March 10, 2003    |
| Greater Toronto Airports Authority..... | February 12, 2003 |
| Region of Peel.....                     | January 30, 2003  |
| Greater Toronto Airports Authority..... | January 30, 2003  |

b)      Comments from the Public

|  |                  |
|--|------------------|
| Islamic Private Board of Education (AI Iman School).....     | February 3, 2003 |
| Mr. Raminder Gill, MPP, Bramalea-Gore-Malton-Springdale..... | January 29, 2003 |
| The Whitney Group.....                                       | January 29, 2003 |

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 125-2003 being a by-law to adopt Official Plan Amendment OP93-215 and By-law 126-2003 to amend Comprehensive Zoning By-laws 56-83, 139-84 and 151-88 as amended  
(THE CORPORATION OF THE CITY OF BRAMPTON – AIRPORT OPERATING POLICIES) File G10GR

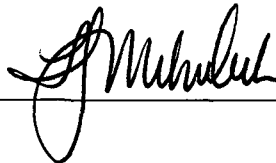
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

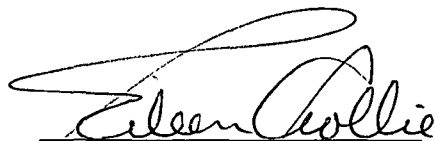
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 125-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12<sup>th</sup> day of May, 2003, to adopt Amendment Number OP93-215 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 126-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12<sup>th</sup> day of May, 2003, to amend Comprehensive Zoning By-laws 56-83, 139-84 and 151-88, as amended.
4. Written notice of By-law 125-2003 as required by section 17(23) and By-law 126-2003 as required by section 34(18) of the *Planning Act* was given on the 23<sup>rd</sup> day of May, 2003, 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) and 34(19) 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. OP93-215 is deemed to have come into effect on the 12<sup>th</sup> day of May, 2003, 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            )  
13<sup>th</sup> day of June, 2003.        )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**