



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

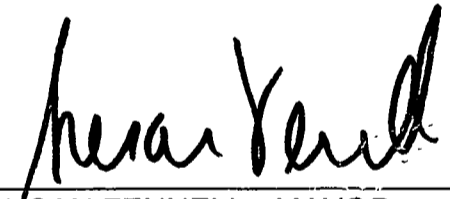
Number 126-2002

To Adopt Amendment Number OP93- 185
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- 185 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 13th day of May 200



 SUSAN FENNELL - MAYOR

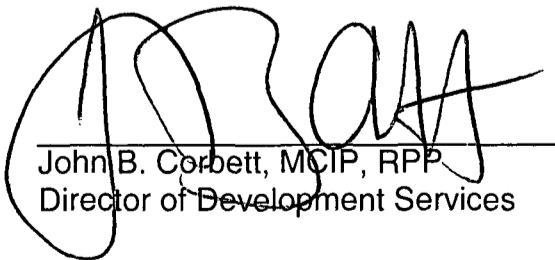


 LEONARD J. MIKULICH - CLERK

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE 05/14/02

Approved as to Content:



 John B. Corbett, MCIP, RPP
 Director of Development Services

AMENDMENT NUMBER OP93- 185
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purposes of this amendment are to:

- ❖ amend the Official Plan's land use schedule for the lands shown on Schedule "A" to this amendment, by redesignating a portion of these lands from "Business Industrial" to "Residential";
- ❖ amend the secondary plan's land use schedule for the lands shown on Schedule "B" to this amendment, by redesignating a portion of these lands from "Employment Lands: District Retail" to "Employment Lands: Neighbourhood Retail"; and by adding two Special Policy Numbers to the "Employment Lands: District Retail" designation; and,
- ❖ provide policy permissions to the District Retail, Neighbourhood Retail, and Special Policy Area designations, to allow for a portion of these lands to be used for an alternative use of Medium Density residential, and to establish the size and characteristics on these commercial lands.

2.0 Location:

The lands subject to this amendment are generally located on the west side of Regional Road #50 (previously called Provincial Highway #50), just north of the Langstaff Road intersection. The lands subject to this application are located in part of Lot 7, Concession 10, Northern Division, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

1. by changing on Schedule A, "General Land Use Designations", the land use designation of "Business Industrial" to "Residential", as shown on Schedule "A" to this amendment.
2. by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 185 .

3. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: District Retail" to "Employment Lands: Neighbourhood Retail".
4. by adding to Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the number "5" and the number "6" and the related land use boundaries, as shown outlined on Schedule "B" to this amendment.
5. by adding to the legend of Schedule SP 41(a) of Chapter 41, of Part II: Secondary Plans thereto, the designation of "Special Policy Area 5 (Residential / Commercial)" and "Special Policy Area 6 (Commercial)", as shown on Schedule "B" to this amendment.
6. by deleting policy 3.2.1 of Chapter 41, of Part II: Secondary Plans, and substituting the following:

"District Retail

- 3.2.1 The lands designated District Retail on Schedule SP41(a) shall permit the range of uses and may be developed in accordance with the Local Retail policies of Part I, section 4.2 and other relevant policies of the Official Plan. In addition, the maximum permitted gross leasable floor area of a supermarket shall be 9,500 square metres (102,260 square feet).

District Retail: Special Policy Area #5

- 3.2.1.1 The lands shown outlined as Special Policy Area #5 on Schedule SP41(a) were originally intended to be developed for District Retail purposes in conjunction with the abutting lands to the north, south and east. However, it is recognised that the full planned commercial function of these lands for District Retail purposes may not be fully realised, given the redesignation of lands to the south for Neighbourhood Retail purposes, and the realignment and reduced right-of-way width of the Bram East Corridor (formerly Williams Parkway). In this regard, land within Special Policy Area #5 may be used for either District Retail purposes or for Medium Density residential purposes. Lands that are to be developed for District Retail purposes, shall permit the full range of commercial uses permitted within Section 3.2.1, with the exception of a supermarket which shall not be permitted. In addition, lands which are to be developed for District Retail purposes within Special Policy Area #5 shall generally adhere to the following requirements, principles and guidelines:

- i) Provisions shall be made within the implementing zoning by-law and site development plan agreement(s) to demonstrate that comprehensive and orderly commercial development can be achieved within both the Neighbourhood Retail and District Retail designations. In this regard, a Tertiary Plan shall be required to demonstrate how the designated area(s) can develop comprehensively.
- ii) Parking and loading of trucks shall be located away from visually prominent locations, or appropriately screened to enhance streetscape amenity design to the greatest extent practicable.
- iii) The number of driveway connection(s) to the commercial development shall be minimised to the greatest extent practical. To achieve this, access and servicing easements amongst neighbouring land owners may be required and established in accordance with the requirements of the City and other road authorities.
- iv) Site architectural and landscape design elements shall be used to generate an attractive, built urban environment. In this regard, appropriate setbacks, design standards and guidelines respecting parking, landscaping, outdoor display areas, service and loading areas shall be formulated and adopted by Council and incorporated in the implementing zoning by-laws and site plan agreements.
- v) Appropriate detail respecting the above referenced requirements, standards and guidelines shall be formulated with due regard to the surrounding land use designations. In particular, the scale and design characteristics of the commercial uses shall be compatible and sensitive to the adjacent residential uses, and shall incorporate appropriate landscaping and buffering.

Alternatively, lands within Special Policy Area # 5 may be used for Medium Density residential purposes in accordance with policies contained within the Residential Lands: Medium Density designation without further amendment to this plan.

District Retail: Special Policy Area # 6

3.2.1.2 Lands within Special Policy Area # 6 are intended to be developed for District Retail purposes, in conjunction with Special Policy Area # 5 and in accordance with the provisions set out in section 3.2.1.1. However, if Special Policy Area # 5 is developed for Medium Density residential purposes, the lands within Special Policy Area #6 may continue to be developed for limited commercial purposes, provided that commercial development within this area adheres to the following requirements:

- i) Shall consist of the range of commercial uses permitted within a planned (District Retail) commercial shopping centre, with the exception of a supermarket, a gas bar, a theatre, a taxi/bus station and/or a motor vehicle body shop/repair/washing establishment.
- ii) Shall be subject to the requirements, principles and guidelines for commercial development set out in Section 3.2.1.1, above.”

7. By adding the following to Chapter 41, of Part II: Secondary Plans:

“3.2.2.1 Notwithstanding the above, the lands designated Neighbourhood Retail, at the north-west corner of Regional Road Number 50 and the Bram East Corridor (formerly Williams Parkway), shall permit the maximum gross leasable floor area of the retail establishment to be increased to 10,220 square metres (110,000 square feet), on a site not exceeding 4.0 hectares (10 acres) in size. Only one supermarket may be permitted and shall be limited to a maximum gross leasable floor area of 5,202 square metres (56,000 square feet). In addition, lands which are to be developed for Neighbourhood Retail purposes shall adhere to the following requirements, principles and guidelines:

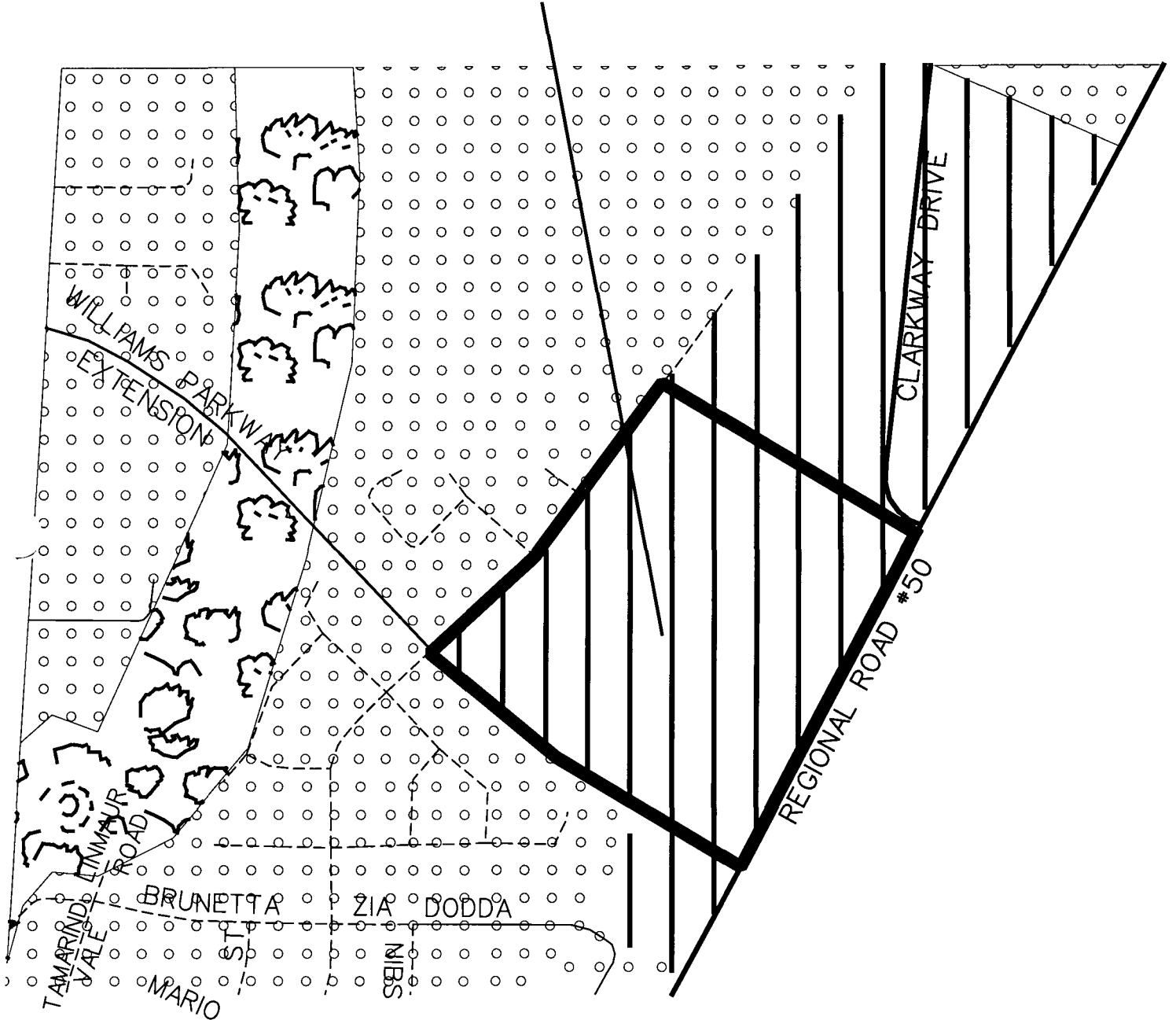
- i) Shall consist of the range of commercial uses permitted within a neighbourhood commercial shopping centre, with the exception of a gas bar, a theatre, or a taxi/bus station, which shall not be permitted.
- ii) Shall be subject to the requirements, principles and guidelines for commercial development set out in Section 3.2.1.1.”

Approved as to Content:




John B. Corbett, MCIP, BPP
Director of Development Services

LANDS TO BE REDESIGNATED FROM "BUSINESS INDUSTRIAL" TO "RESIDENTIAL"



EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **RESIDENTIAL**
-  **BUSINESS INDUSTRIAL**
-  **OPEN SPACE**

OFFICIAL PLAN AMENDMENT OP93 #. 185

By-law 126-2002

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 09 28

Drawn by: CJK

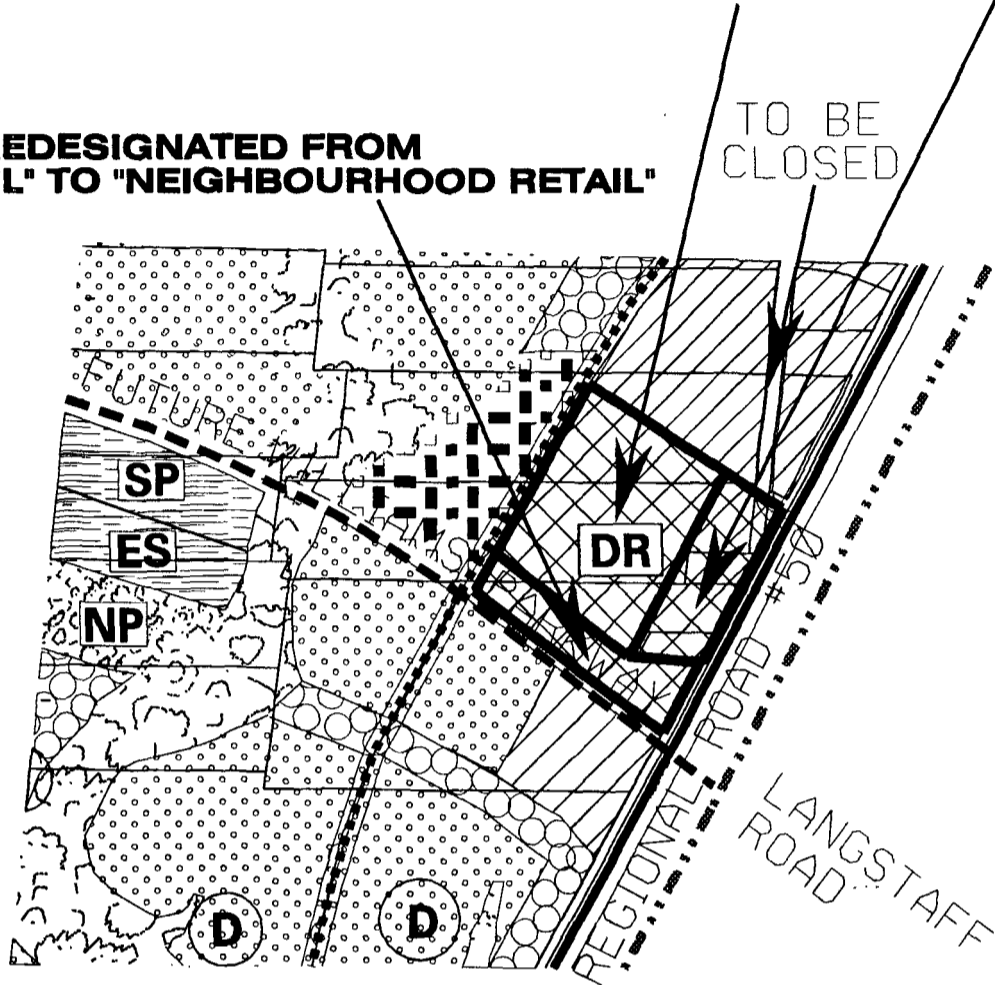
File no. C10E7.6

Map no. 52-16L

LANDS SUBJECT TO ADDITIONAL SPECIAL POLICY AREA DESIGNATION BY ADDING NUMBER "6" AND A BOUNDARY FOR "SPECIAL POLICY AREA 6"

LANDS SUBJECT TO ADDITIONAL SPECIAL POLICY AREA DESIGNATION BY ADDING NUMBER "5" AND A BOUNDARY FOR "SPECIAL POLICY AREA 5"

LANDS TO BE REDESIGNATED FROM "DISTRICT RETAIL" TO "NEIGHBOURHOOD RETAIL"



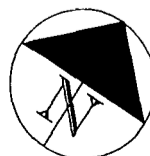
EXTRACT FROM SCHEDULE SP41(a) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

| | | | |
|---------------------------|-------------------------------|--------------------|---|
| RESIDENTIAL LANDS: | | OPEN SPACE: | |
| | Estate Residential | | Valleyland |
| | Low / Medium Density | | Neighbourhood Park |
| | Medium Density | | Storm Water Management Facility |
| | Cluster / High Density | | INSTITUTIONAL: |
| ROAD NETWORK | | | Elementary School (JK-5 or JK-8) |
| | Highway | | Senior Public School (6-8) |
| | Major Arterial | | Secondary Plan Boundary |
| | Minor Arterial | | EMPLOYMENT LANDS: |
| | Collector Road | | Mixed Commercial / Industrial |
| | Local Road | | District Retail |
| | | | Neighbourhood Retail |
| | | | Special Policy Area 5 (Residential/Commercial) |
| | | | Special Policy Area 6 (Commercial) |

NOTE: New Designations to be added to the legend

OFFICIAL PLAN AMENDMENT OP93 #. 185

By-law 126-2002



CITY OF BRAMPTON
Planning and Building

Date: 2002 03 25

Drawn by: CJK

Schedule B

File no. C10E7.6

Map no. 52-16M

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended,
Section 17:

AND IN THE MATTER OF the City of Brampton By-law
126-2002 being a by-law to adopt Official Plan Amendment
OP93-185 (Yongestar Custom Homes Inc.) File C10E7.6

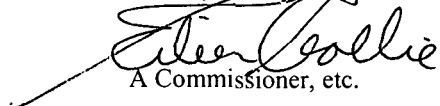
DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 126-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of May, 2002, to adopt Amendment Number OP93-185 to the 1993 Official Plan of the City of Brampton Planning Area.
5. Written notice of By-law 126-2002 as required by section 17(23) of the *Planning Act* was given on the 24th day of May, 2002, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) of the *Planning Act* on or before the final date for filing objections.
8. OP93-185 is deemed to have come into effect on the 14th day of June, 2002, 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)
15th day of July, 2002.)


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.**