



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 148-93

To Adopt Amendment Number OP93-1  
and Amendment Number OP93-1 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 OP93-1 and Amendment Number OP93-1 A  
to the Official Plan of the City of Brampton  
Planning Area are 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 OP93-1 and  
Amendment Number OP93-1 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 16th day of August, 1993.

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

\_\_\_\_\_  
~~PETER ROBERTSON, MAYOR~~  
PAUL PALLESCHI ACTING MAYOR

\_\_\_\_\_  
~~BONARD XXXXXXXXXXXXXXXXXXXXXXXXXX~~  
KATHRYN ZAMMIT DEPUTY CLERK

AMENDMENT NUMBER OP93-1 AND  
AMENDMENT NUMBER OP93-1 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, from "Industrial" to "Service Commercial". This amendment is intended to:

- permit the development of an office with ancillary retail commercial uses: and,
- to provide principles for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the north-east side of Steeles Avenue and West Drive, being part of the east half of Lot 1, Concession 3, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number OP93-1

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 19 set out in Part II: Secondary Plans, Amendment Number OP93-1 A.

3.2 Amendment Number OP93-1A:

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 amended) is hereby further amended:

(1) by changing, on Plate Number 12, the land use designation of the 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:

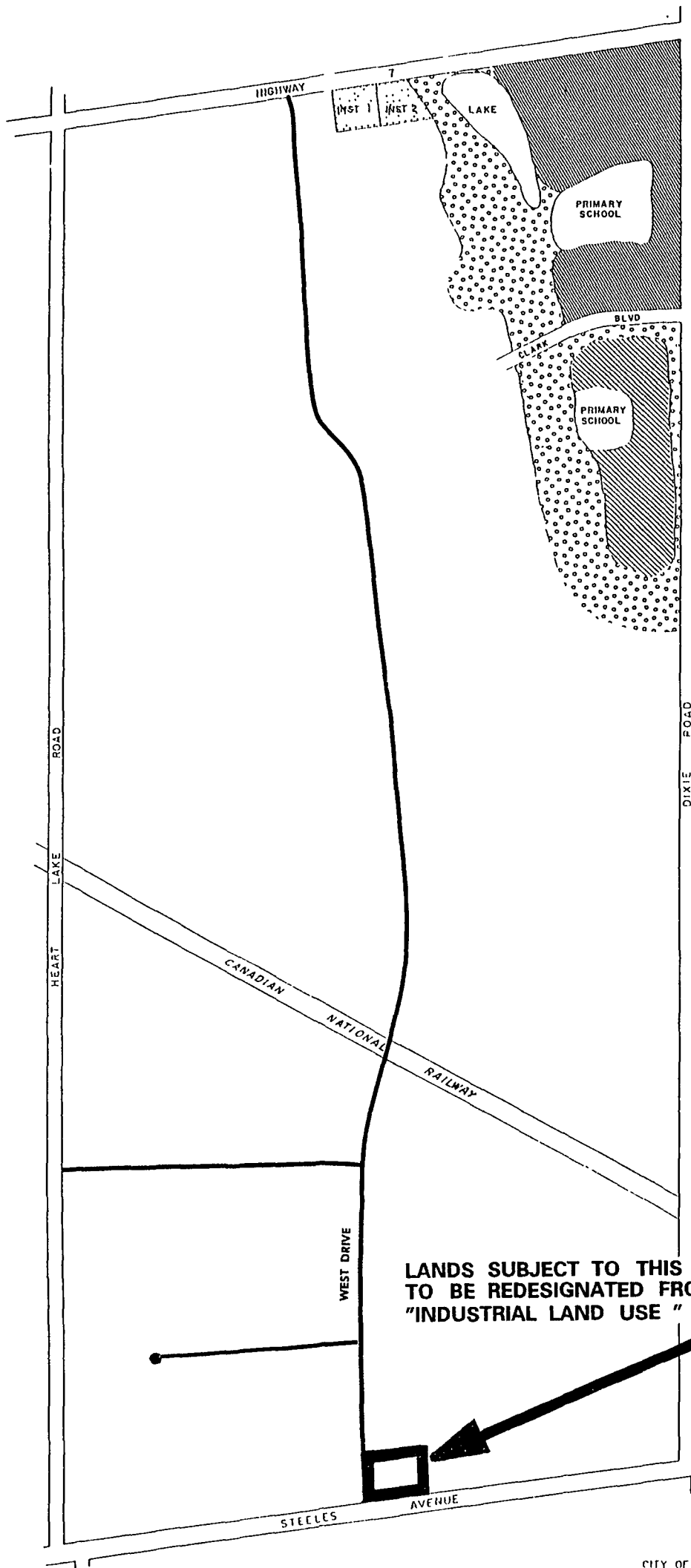
"2.6.6 The lands located at the north-east corner of Steeles Avenue and West Drive designated for Service Commercial use, shall only be used for office purposes, and a limited range of accessory commercial uses in conjunction with offices. Commercial uses such as an adult entertainment parlour or a restaurant with drive through facilities shall not be permitted.

The location and design of access ramps shall be to the satisfaction of the road authority having jurisdiction.









Development of the lands shall be controlled by 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."

Plate No. 12

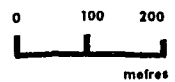
**CONSOLIDATED  
OFFICIAL PLAN**



**LEGEND**

-  MEDIUM DENSITY (RESIDENTIAL)  
17 to 26 Units per Acre
-  HIGH DENSITY (RESIDENTIAL)  
Max 60 Units per Acre
-  INSTITUTIONAL
-  ST LEONARD'S HOUSE
-  CANADIAN LEGION
-  INDUSTRIAL LAND-USE
-  PUBLIC OPEN SPACE
-  SERVICE COMMERCIAL

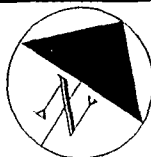
**LANDS SUBJECT TO THIS AMENDMENT  
TO BE REDESIGNATED FROM  
"INDUSTRIAL LAND USE " TO "SERVICE COMMERCIAL"**



**LAND USE**

CITY OF BRAMPTON PLANNING DEPARTMENT

OFFICIAL PLAN AMENDMENT No. OP93-1  
 OFFICIAL PLAN AMENDMENT No. OP93-1 A



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1993 07 13 Drawn by: K.M.H.

File no. C3E1.2 Map no. 62-40L

Schedule A

By-law 148-93

AMENDMENT NUMBER OP93-I  
AND  
AMENDMENT NUMBER OP93-J A  
to the Official Plan of the  
City of Brampton Planning Area

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER OP93-1  
AND  
AMENDMENT NUMBER OP93-1 A

Attached is a copy of a planning report dated February 2, 1993 and a report dated March 5, 1993 forwarding the notes of a public meeting held on March 3, 1993 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 submission was received with respect to the proposed amendment:

Regional Municipality of Peel ..... December 1, 1992