



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 149-97

To Adopt Amendment Number OP93- 66  
to the Official Plan of the  
City of Brampton Planning Area

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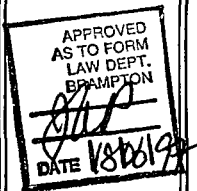
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 66 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- 66 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 23rd day of June 1997.

  
PETER ROBERTSON - MAYOR

  
LÉONARD J. MIKULICH - CLERK



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AR/blmet

AMENDMENT NUMBER OP93 - 66  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP93 - 66  
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 Business Industrial purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the southeast corner of Highway #7 and Goreway Drive. The property has a frontage of approximately 57.41 metres (188.3 feet) on Highway #7, and is located in part of Lot 5, Concession 8, Northern Division, in the City of Brampton.

3.0 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 changing on Schedule "A" General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Open Space" to "Business Industrial";
- (2) by deleting on Schedule "E" Open Space, the lands shown outlined on Schedule B to this amendment from "Conservation Areas";
- (3) by adding to Schedule "G" Secondary Plans, the lands shown outlined on Schedule C to this amendment to Secondary Plan Area #39;
- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 39: Goreway Drive Corridor Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 66 .

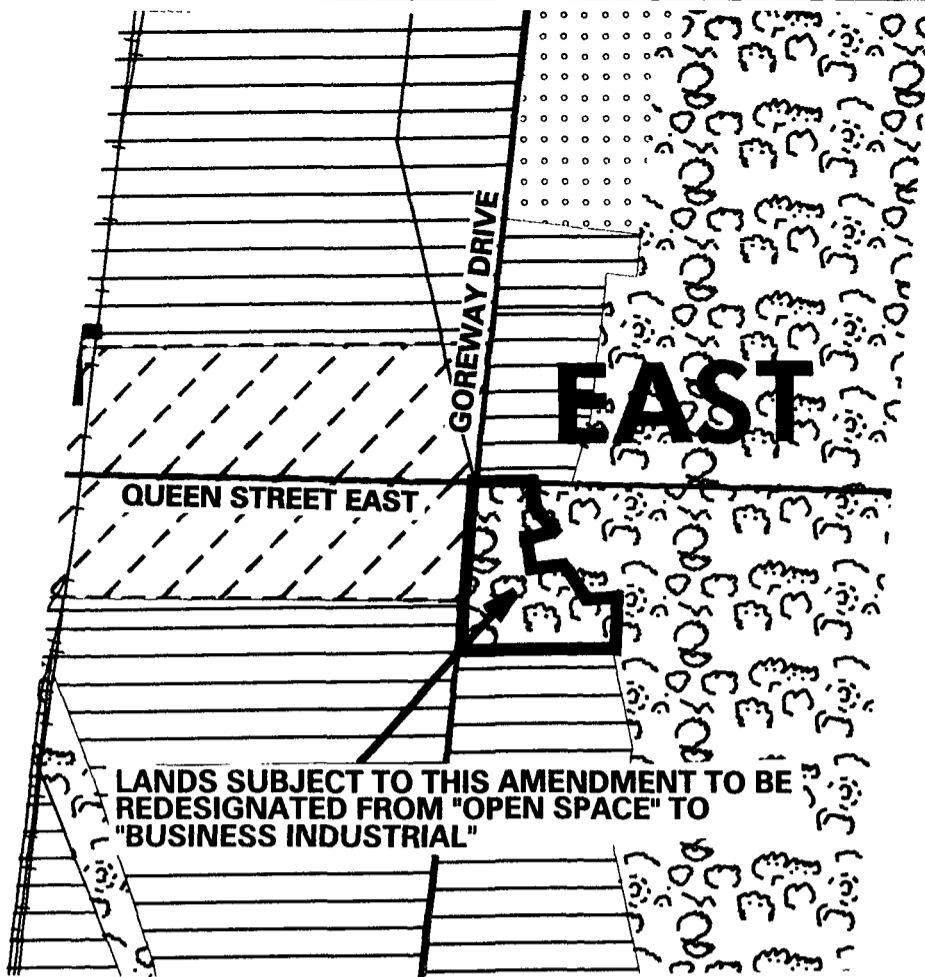
3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Goreway Drive Corridor Secondary Plan (being Chapter 39 of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by adding to Schedule “SP39(A)” Land Use Designations, the lands shown outlined on Schedule D to this amendment and designating the lands “Highway and Service Commercial”;
- (2) by adding to Schedule “SP39(B)” Transportation Elements, the lands shown outlined on Schedule E to this amendment;
- (3) by adding the following policy:

“3.5.11 Notwithstanding the other policies in this plan, in the Highway and Service Commercial designation located on the southeast corner of Highway #7 and Goreway Drive the following development restrictions shall apply:

- a) office uses shall be restricted to a maximum gross leasable area of 930 square metres;
- b) retail warehousing uses shall be restricted to a minimum gross leasable area per establishment of 1,860 square metres;
- c) retail establishments having no outside storage shall be restricted to 15% of the total gross leasable area to a maximum of 1,395 square metres;
- d) the maximum gross leasable area devoted to the sale of food within any retail establishment shall not exceed 930 square metres;
- e) restaurants shall be restricted to one per industrial mall, with a maximum gross leasable area to be 465 square metres;

- f) free standing restaurants shall have a maximum gross leasable area of 465 square metres per restaurant; and
- g) a restaurant campus (3 or more restaurants developed on the same site and/or planned as a unit) shall not be permitted.”

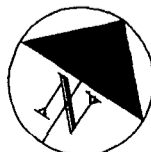


**EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS)  
OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN**

**LEGEND**

-  **INDUSTRIAL**
-  **RESIDENTIAL**
-  **SPECIAL STUDY AREA**
-  **OPEN SPACE**

**OFFICIAL PLAN AMENDMENT OP93 # 66**



**CITY OF BRAMPTON**  
Planning and Building

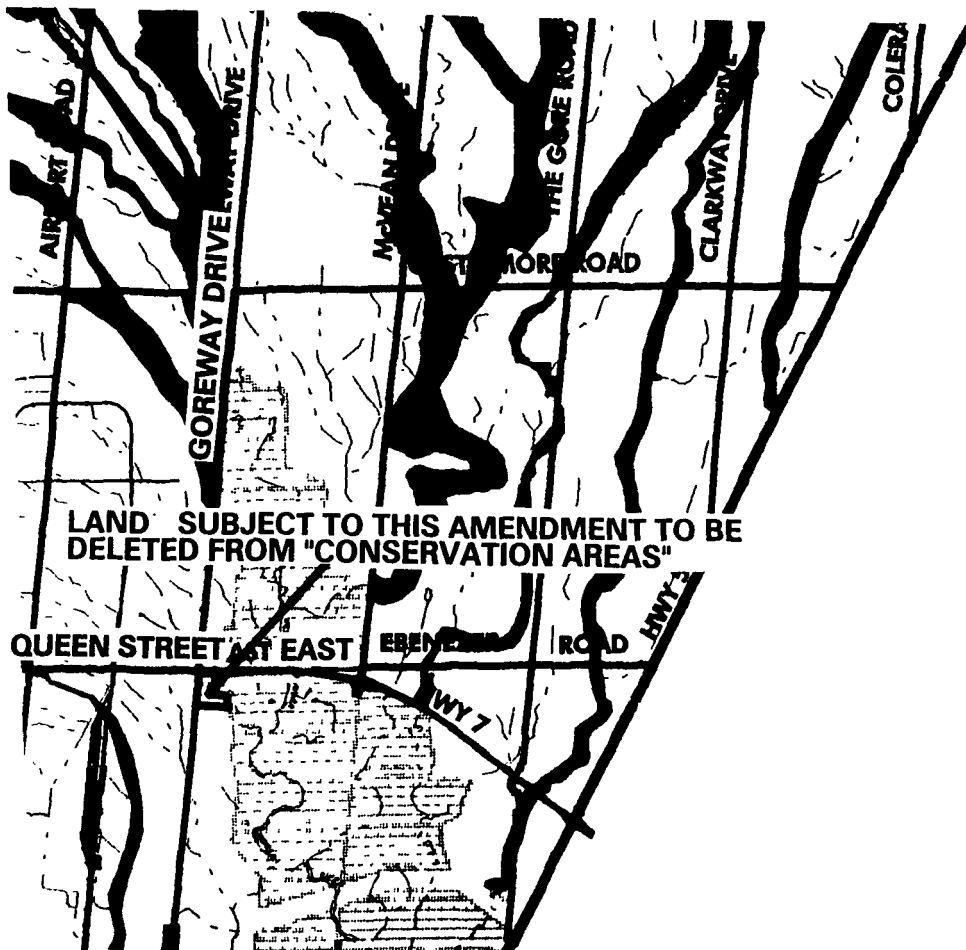
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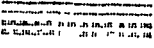




File no. C8E5.2

Map no. 67-22F

**Schedule A**

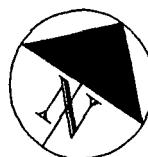


**EXTRACT FROM SCHEDULE E (OPEN SPACE)  
OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN**

-  OPEN SPACE
-  CONSERVATION AREAS
-  SPECIAL PARK
-  PRIVATE COMMERCIAL RECREATION
-  MAJOR CEMETERIES
-  AREA SUBJECT TO FUTURE SPECIAL PARK LOCATION ( Policy 4.5.6.9 &10)

**OFFICIAL PLAN AMENDMENT OP93 # 66**

**Schedule B**



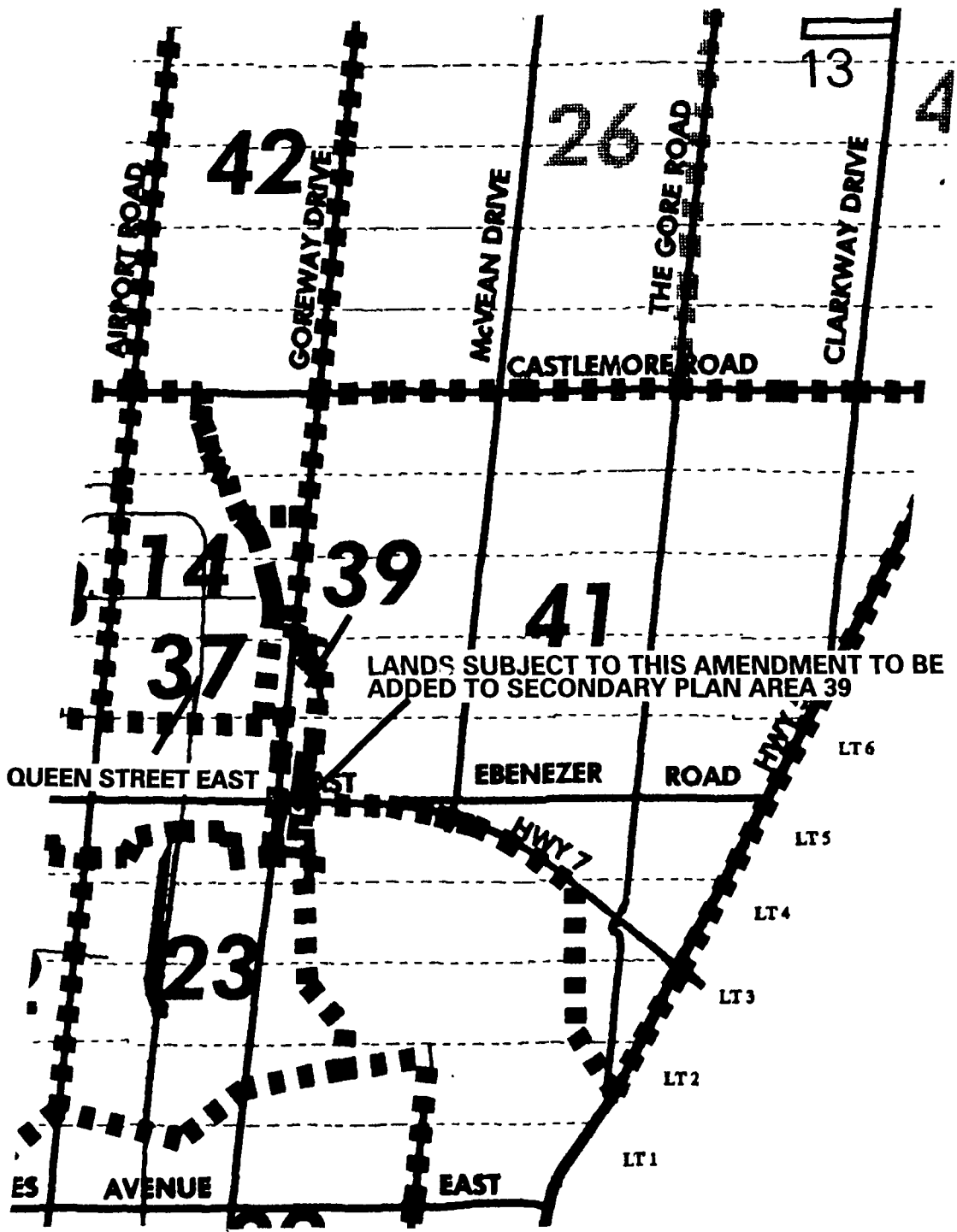
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Planning and Building

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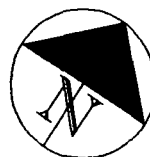
Map no. 67-22F



**EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS)  
OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN**

**OFFICIAL PLAN AMENDMENT OP93 # 66**

**Schedule C**



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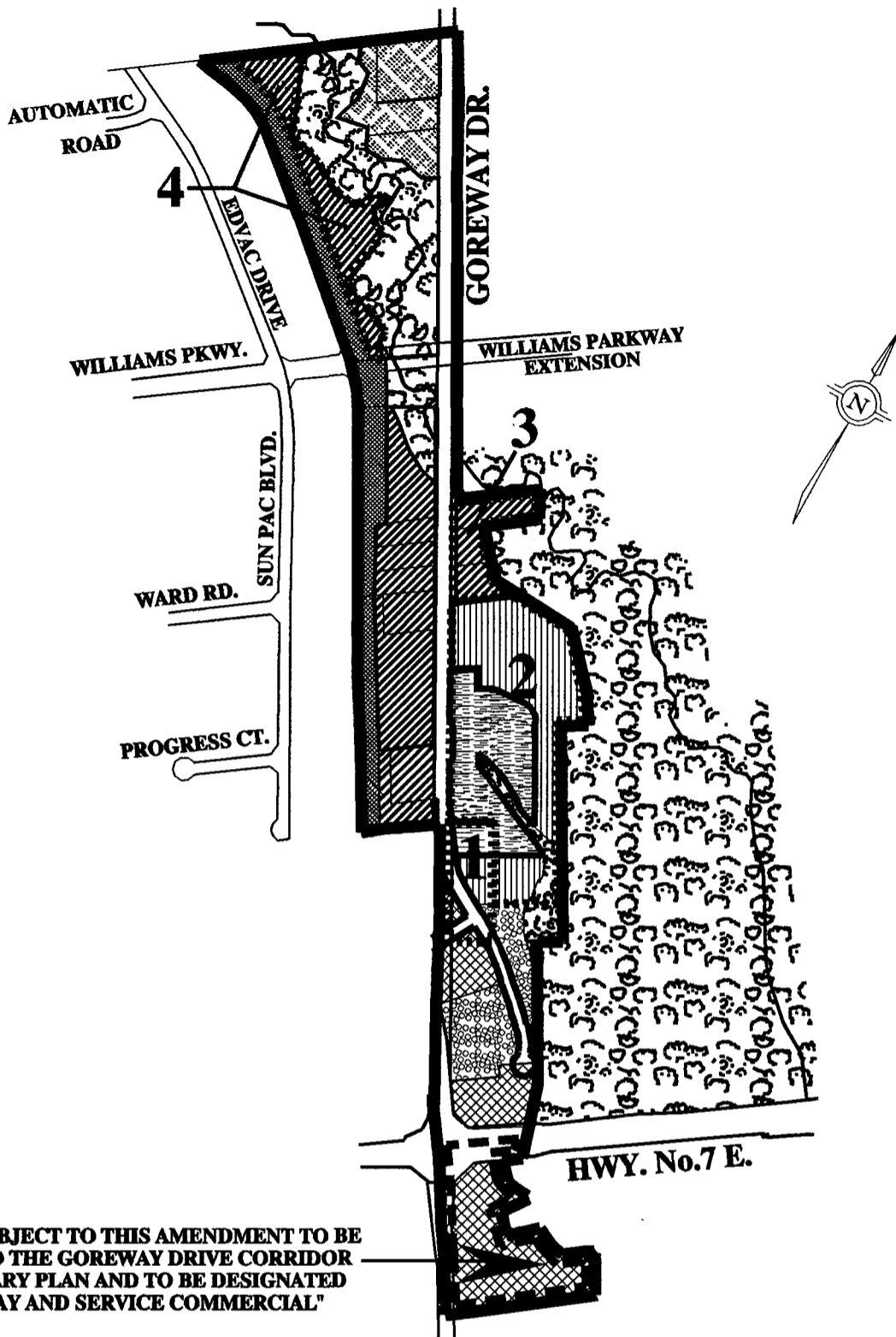
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








LANDS SUBJECT TO THIS AMENDMENT TO BE ADDED TO THE GOREWAY DRIVE CORRIDOR SECONDARY PLAN AND TO BE DESIGNATED "HIGHWAY AND SERVICE COMMERCIAL"

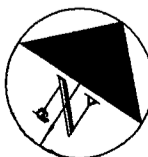
## SCHEDULE SP39(A)

### GOREWAY DRIVE CORRIDOR SECONDARY PLAN " LAND USE DESIGNATIONS "

-  HUMBERWEST PARKWAY RIGHT-OF-WAY
-  OPEN SPACE
-  INSTITUTIONAL
-  BUSINESS
-  HIGHWAY & SERVICE COMMERCIAL
-  INTERMEDIATE OFFICE
-  ESTATE RESIDENTIAL
-  MEDIUM-HIGH & HIGH DENSITY RESIDENTIAL
-  BOUNDARY OF SECONDARY PLAN AREA
-  BOUNDARY OF SUBJECT LANDS
-  SPECIAL POLICY AREA No. 1
-  SPECIAL POLICY AREA No. 2
-  SPECIAL POLICY AREA No. 3
-  SPECIAL POLICY AREA No. 4

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OFFICIAL PLAN AMENDMENT OP93 # 66



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Planning and Development

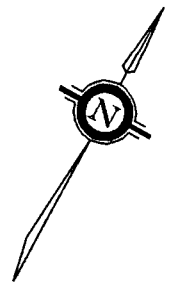
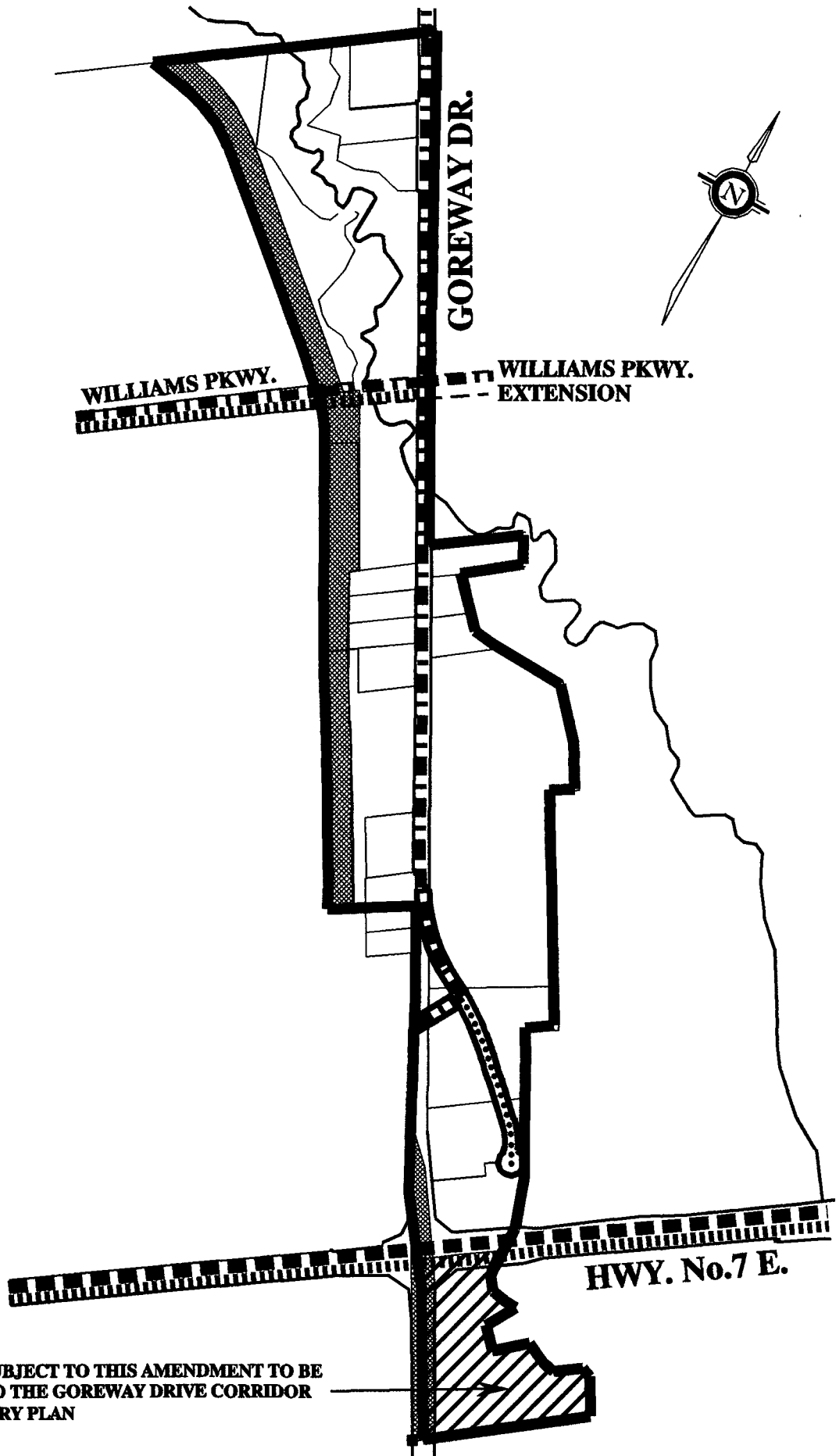
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Schedule D

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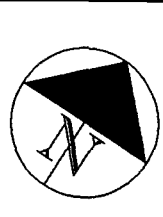
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**SCHEDULE SP39(B)  
GOREWAY DRIVE CORRIDOR SECONDARY PLAN  
" TRANSPORTATION ELEMENTS "**

- |  |   |
|--|---|
|  MAJOR ARTERIAL ROAD (HUMBERWEST PARKWAY) |  PROPOSED LOCAL ROAD       |
|  PROVINCIAL HIGHWAY (HWY No. 7)           |  BICYCLE PATH RIGHT-OF-WAY |
|  COLLECTOR ROAD                           |  SUBJECT LANDS             |
|  BOUNDARY OF SECONDARY PLAN AREA          |   |

OFFICIAL PLAN AMENDMENT OP93 # 66



**CITY OF BRAMPTON**  
Planning and Development

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**Schedule E**