



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 163-97

To Adopt Amendment Number OP93- 69  
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- 69 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 and Housing for approval of Amendment Number OP93- 69 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 JULY, 1997.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u>                    </u>

AMENDMENT NUMBER OP93- 69  
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 "Convenience Commercial" purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on the south-east corner of the intersection of Hurontario Street and Steeles Avenue East. The property has a frontages of approximately 24.0 metres (78 feet) and 49.0 metres (160 feet) on Hurontario Street and Steeles Avenue East, respectfully, and is located in part of Lot 15, Concession 1, East of Hurontario Street, 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 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- 69 .

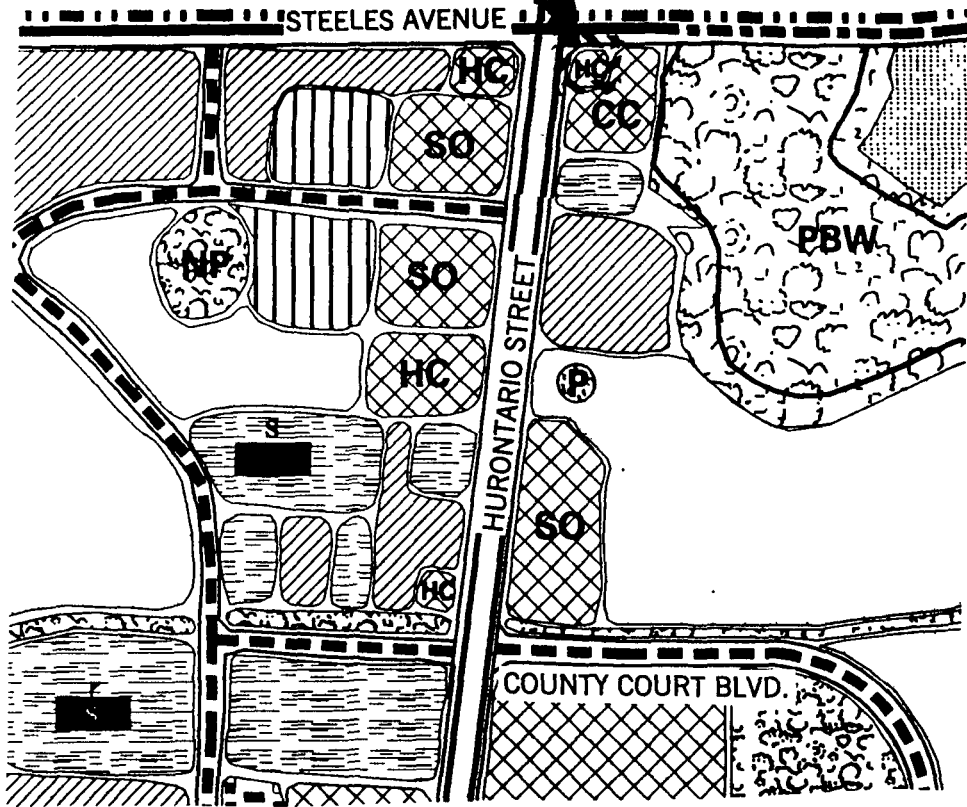
3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers Creek South Secondary Plan (being Subsection 6.3 of Chapter A21 of Section A of Part C, and Plate Number 43 thereto, as amended ) are hereby further amended:

- (1) by changing on Plate 43 thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Highway Commercial" to "Convenience Commercial";

(2) by adding to Part C, Section A, Chapter A21, Section 6.3 the following:






*"6.3.2 Notwithstanding Section 6.3, the Convenience Commercial designation at the south-east corner of Hurontario Street and Steeles Avenue East may permit a retail and service facility with a maximum gross leasable area of 3,000 square metres (32,293 square feet)."*

LANDS SUBJECT TO THIS AMENDMENT TO BE  
REDESIGNATED FROM "HIGHWAY COMMERCIAL"  
TO "CONVENIENCE COMMERCIAL"



EXTRACT FROM THE DOCUMENT KNOWN AS THE  
FLETCHERS CREEK SOUTH SECONDARY PLAN  
PLATE 43 TO THE CONSOLIDATED OFFICIAL PLAN

**RESIDENTIAL**

-  Low Density
-  Low And Medium Density
-  Medium Density
-  Medium-High Density
-  High Density

**COMMERCIAL**

-  Highway Commercial
-  Convenience Commercial
-  Neighbourhood Commercial
-  District Commercial
-  Specialty Office - Service Commercial
-  Convenience Commercial & Specialty Office - Service Commercial


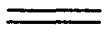



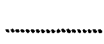

**PUBLIC OPEN SPACE**

-  Public Open Space
-  District Park
-  Community Park
-  Neighbourhood Park
-  Parkette
-  Specialized Park
-  Parkway Belt West
-  Woodlot
-  Cemetery
-  Hazard Land

**INSTITUTIONAL**

-  Institutional
-  Secondary School
-  Senior Public School
-  Public School
-  Separate School
-  Secondary School - Separate School

**ROADS**

-  Freeway
-  Provincial Highway
-  Arterial Road
-  Major Arterial Road
-  Minor Arterial Road
-  Collector Road
-  Minor Collector Road

