



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

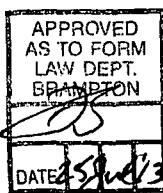
Number 203-2013

To Adopt Amendment Number OP 2006-092
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 OP 2006 - 092 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 7TH day of August 2013.




SUSAN FENNELL - MAYOR


PETER FAY - CLERK

AMENDMENT NUMBER OP 2006 - 092
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 092
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add the subject lands to the Steeles Industrial Secondary Plan and to provide a land use designation and policy framework to permit the development of the subject lands, being located on the east side of Kennedy Road South, north of the Powerade Centre, for Office Commercial purposes.

2.0 Location:

The lands subject to this amendment are located on the east side of Kennedy Road South, approximately 280 metres (918 feet) south of First Gulf Boulevard. The property has a frontage of approximately 47 metres (154 feet) on Kennedy Road South and is located in part of Lot 14, Concession 2, E.H.S, in the City of Brampton. The lands subject to this amendment are specifically identified on Schedule 'A' to this amendment.

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 "G" Secondary Plan Areas thereto, the southerly boundary of the Secondary Plan Area Number 25: Steeles Industrial to include the subject lands; as shown on Schedule 'A' to this amendment; and
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 25: Steeles Industrial as set out in part II: Secondary Plans thereof, Amendment Number OP 2006- 092.

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 Steeles Industrial Secondary Plan (being Part II: Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP 25(A) of Chapter 25 of Part II : Secondary Plans, the southerly boundary to include the subject lands and an "Office Commercial" land use designation for the lands as shown outlined on Schedule 'B' to this amendment; and
- (2) by adding Section 5.5 to Chapter 25 of Part II : Secondary Plans as follows:

5.5 OFFICE COMMERCIAL

5.5.1 DEFINITION

The Office Commercial land use designation as shown on Schedule SP 25(A) shall apply to the lands located on the east side of Kennedy Road South, approximately 280 metres (918 feet) south of First Gulf Boulevard, having a frontage of approximately 47 metres (154 feet) on Kennedy Road South and being located in part of Lot 14, Concession 2, E.H.S, in the City of Brampton. The referenced property is to be used predominantly for office related business services, such as professional offices. Some limited commercial uses are appropriate for development on this site.

5.5.2 Office Commercial development is subject to the following criteria:

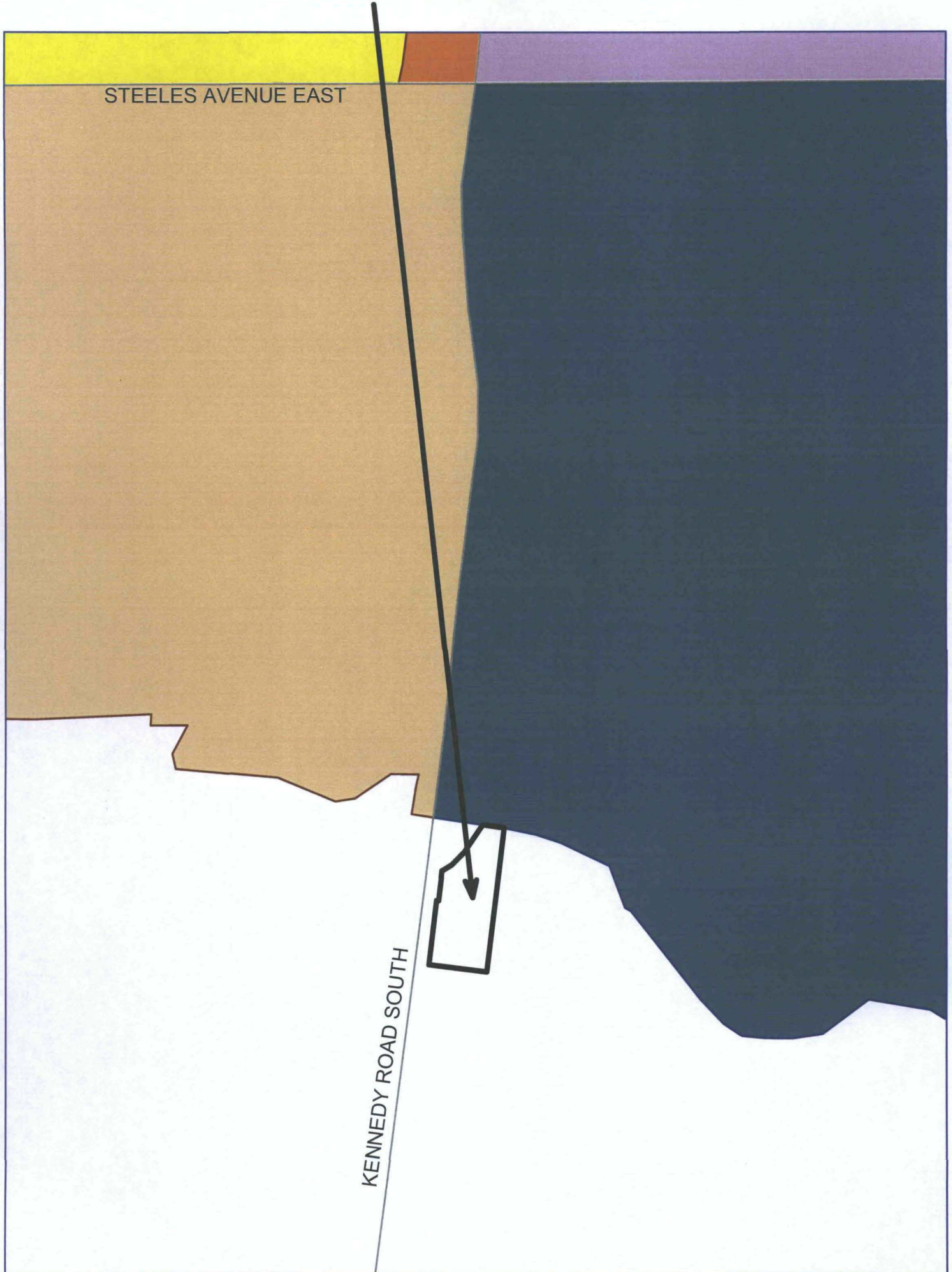
- i. use of upscale building architecture with high quality materials; and
- ii. use of substantial landscape treatment along road frontages."

Approved as to Content:



Henrik Zbogor
Acting Director, Planning Policy and Growth Management

LANDS TO BE ADDED TO "SECONDARY PLAN AREA 25 - STEELES INDUSTRIAL SECONDARY PLAN"



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

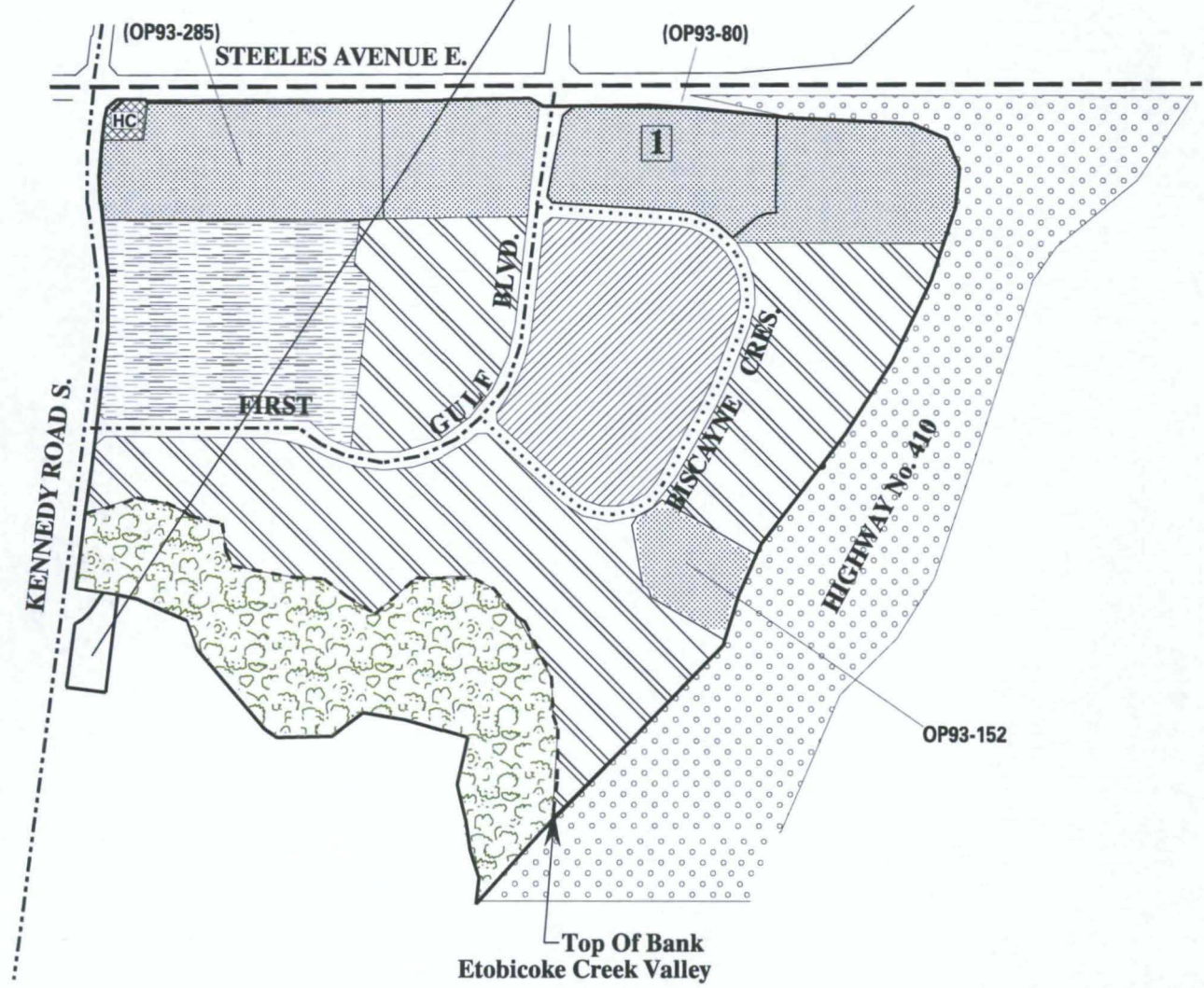
- SECONDARY PLAN AREA 24 - FLETCHER'S CREEK SOUTH
- SECONDARY PLAN AREA 25 - STEELES INDUSTRIAL



PLANNING, DESIGN & DEVELOPMENT
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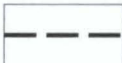
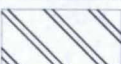

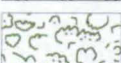

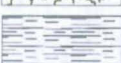
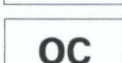



SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006# 092

Lands to be added to "NEW DEVELOPMENT AREA 14" and designated "Office Commercial"



THE STEELES INDUSTRIAL SECONDARY PLAN SCHEDULE SP 25(A)

LEGEND

- | | | | |
|--|--|---|---------------------------|
|  | New Development Area 14 Boundary |  | Provincial Freeway |
|  | General Industrial |  | Major Arterial |
|  | Light Industrial |  | Minor Arterial |
|  | Parkway Belt West |  | Minor Collector |
|  | Institutional |  | Office Commercial |
|  | Highway Commercial | | |
|  | Mixed Commercial-Light Industrial | | |
|  | Special Policy Area Number 1 | | |

