



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

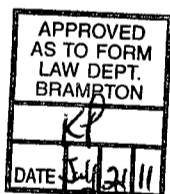
Number 226-2011

To Adopt Amendment Number OP 2006- 059
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 - 059 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

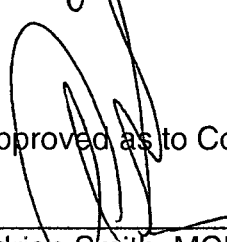
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 10th day of August 2011.




SUSAN FENNEL - MAYOR


PETER FAY - CLERK

Approved as to Content:


Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

AMENDMENT NUMBER OP 2006 - 059
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - **059**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add Special Policy Areas to the lands shown on Schedule 'A' to this amendment to permit the development of *an auto mall, a service station and a village commercial area which is to include limited retail and commercial uses, a place of worship, an ambulance station, a funeral parlour and office uses on the subject lands* and to provide specific policies for the development of the areas subject to the amendment.

2.0 Location:

The lands subject to this amendment are located in three areas within lands bounded by Highway 410 to the east, Mayfield Road to the north, Countryside Drive to the South and Dixie Road to the east as shown on Schedule 'A'. The lands are described as Part of Lots 16 & 17, Concession 3 E.H.S in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 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 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- **059** .

3.2 The document known as the 2006 Official Plan of the City of Brampton as they relate to the Countryside Villages Secondary Plan (being Part II Secondary Plans, as amended) is hereby further amended:

- (1) by adding on Schedule SP 48(a) of Chapter 48(a) of Part II: Secondary Plans, Special Policy Area 2, Special Policy Area 3 and Special Policy Area 4 as outlined on Schedule A to this amendment.

- (2) by adding the following paragraph immediately following Section 5.2.1.2 Density Target:

In order to enhance business, industry and employment opportunities within the employment lands in the Secondary Plan area, policies are included allowing a full range of employment uses including some commercial and institutional uses within Special Policy Areas on lands between Highway 410 and Dixie Road. In recognition of the flexibility of these policies, and to ensure that employment targets are achieved or exceeded within the Secondary Plan area, provisions will be included in the Zoning By-law to ensure that higher order, higher density employment uses will be located on lands within the Secondary Plan. The Zoning By-law provisions shall limit lower density employment uses such as warehousing, logistics and transportation terminals within the Secondary Plan area on lands designated Prestige Industrial located outside the Special Policy Areas east of Highway 410 and on lands designated Office Centre west of Highway 410.

- (3) by changing the words "SPECIAL POLICY AREA" of Section 6.0 Chapter 48(a) of Part II: Secondary Plans to:

"SPECIAL POLICY AREAS"

- (4) by adding the following Sections immediately following Section 6.1 Special Policy Area 1:

6.2 Special Policy Area 2

- 6.2.1 The lands designated Special Policy Area 2 on Schedule SP48(a) shall permit the range of uses permitted in Section 5.2.2.2, and Motor Vehicle Commercial uses.

These lands shall be developed in accordance with Section 4.2.13 of the Official Plan and 5.2.2.3 of this Chapter. Notwithstanding references within Section 5.2.2.3 to "industrial" uses, all policies with respect to a superior standard of building design are to apply to Motor Vehicle

Commercial uses.

- 6.2.2 Motor Vehicle Commercial uses shall be designed so as to minimize the impact upon adjacent lands through appropriate siting, orientation, built form, landscaping and the erection of fences and walls. The illumination of parking facilities shall be directed away from adjacent properties to minimize intrusion and glare. Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction. Appropriate provisions shall be included in the Zoning By-law to implement the City of Brampton's Design Guidelines for Auto Service Centres.

6.3 Special Policy Area 3

- 6.3.1 The lands designated Special Policy Area 3 on Schedule SP48(a) shall permit the range of uses permitted in Section 5.2.2.2 including motor vehicle sales and leasing establishments (i.e. an auto mall).

These lands shall be developed in accordance with Section 5.2.2.3 of this Chapter. Notwithstanding references within Section 5.2.2.3 to "industrial" uses, all policies with respect to a superior standard of building design are to apply to Special Policy Area 3.

- 6.3.2 Lands that are developed as an auto mall shall be developed in accordance with the following principles in order to contribute to a vibrant and attractive development:

- i) Minimum two-storey building massing shall be required along arterials and Highway 410.
- ii) Upscale building materials are required (i.e. vision glass and masonry) for buildings that are exposed to major traffic corridors.
- iii) Buildings shall be located near lot lines adjacent to arterial traffic corridors.

6.3.3 The outside storage of vehicles shall only be permitted for an auto mall use. The extent, location and treatment of outside storage of vehicles shall be determined at the site plan stage of approval with efforts made to create a coordinated and integrated approach for auto display and sales by a variety of auto retailers.

6.4 Special Policy Area 4

6.4.1 The lands designated Special Policy Area 4 on Schedule SP48(a) shall permit, in addition to the range of uses permitted in Section 5.2.2.2, commercial uses including offices (with the exception of medical offices), a funeral home, restaurants, and limited retail and service commercial establishments. Institutional uses that shall include an ambulance station and a place of worship shall also be permitted.

The lands designated Special Policy Area 4 shall be developed in accordance with Section 5.2.2.3 of this Chapter. Notwithstanding references within Section 5.2.2.3 to "industrial" uses, all policies with respect to a superior standard of building design are to apply to Special Policy Area 4.

6.4.2 Motor Vehicle Commercial uses shall not be permitted in Special Policy Area 4.

6.4.3 Retail uses within Special Policy Area 4 shall be limited to a maximum of 1000 square metres.

6.4.4 To ensure functionality and land use compatibility and to create a link with and compliment the character of the residential community east of Dixie Road, the development of non-industrial uses within Special Policy Area 4 shall be subject to the following policies:

- i) Enhanced architectural and streetscape treatments (i.e. upscale materials, landscaping and articulation) will be required.

- ii) A building massing of a minimum of 2 storeys will be encouraged.
- iii) Buildings with pitched roofs will be encouraged.
- iv) Buildings will maintain minimal setbacks from the property lines that are adjacent to streets;
- v) Outdoor storage of goods or materials shall be prohibited.
- vi) Provision shall be made to minimize adverse impacts on adjacent uses through appropriate siting, orientation and design of buildings, landscaping and buffer treatments.

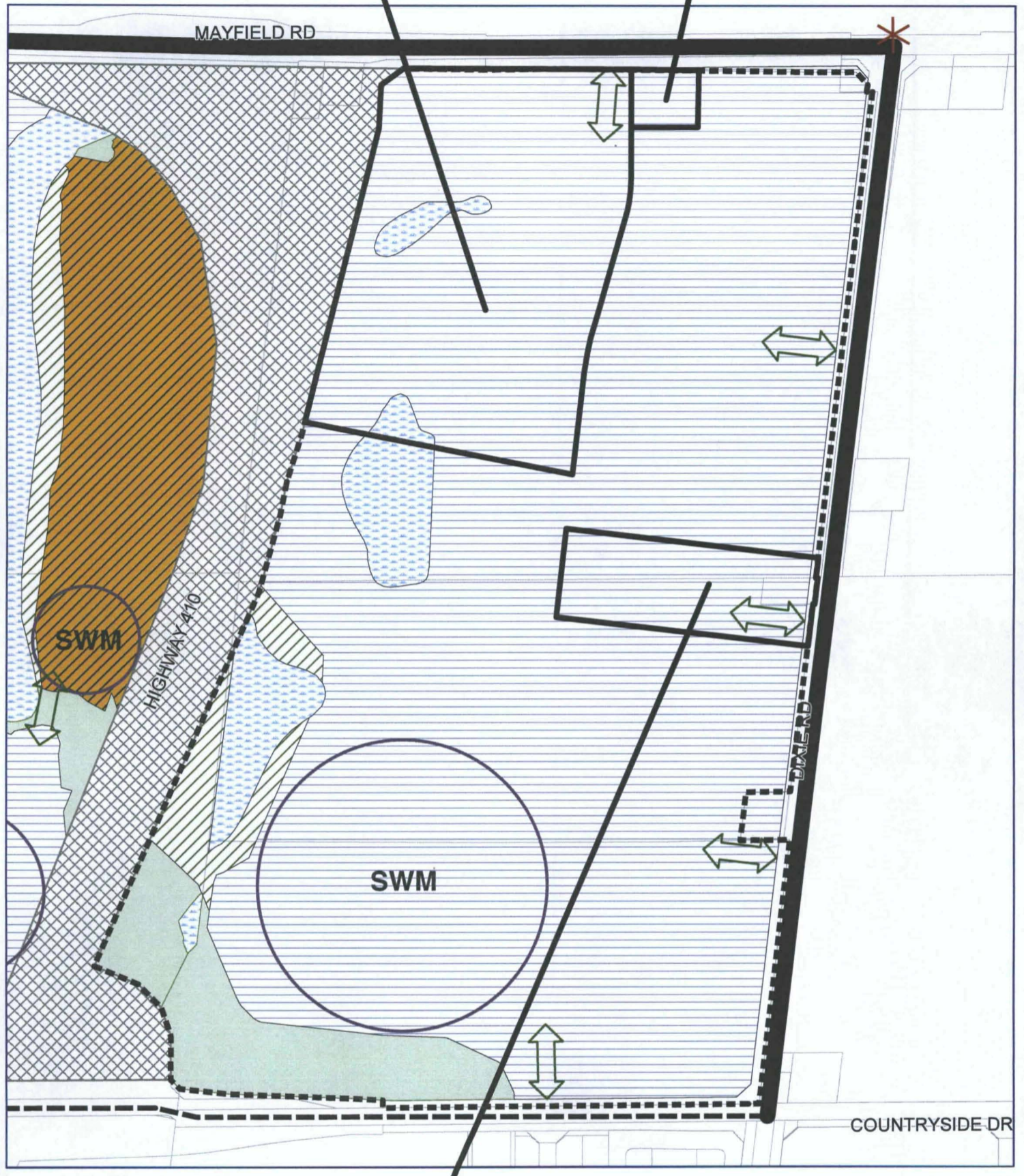
Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

LANDS TO BE DESIGNATED "SPECIAL POLICY AREA 2"

LANDS TO BE DESIGNATED "SPECIAL POLICY AREA 3"



LANDS TO BE DESIGNATED "SPECIAL POLICY AREA 4"

EXTRACT FROM SCHEDULE SP48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

EMPLOYMENT

NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT

ROAD NETWORK

	SUBJECT PROPERTY		STORMWATER MANAGEMENT FACILITY		HIGHWAY 410 CORRIDOR
	OFFICE CENTRE		VALLEYLAND		MAJOR ARTERIAL (REGIONAL)
	PRESTIGE INDUSTRIAL		WETLAND		MINOR ARTERIAL
	TERRESTRIAL FEATURE				POTENTIAL INTERSECTION