



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 228-2000

To Adopt Amendment Number OP93- 147
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:

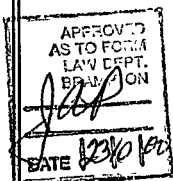
1. Amendment Number OP93- 147 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 30th day of October, 2000.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93 - 147
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93 -147
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 designations for the subject lands as shown outlined on Schedule “A” to this amendment from “Business”, “Mixed Industrial/Commercial” and “Prestige Industrial” to “Business”, “Mixed Industrial/Commercial” and “Open Space/Hazard Lands”;
- ◆ delete the underlying “Office Centre” designation;
- ◆ delete the proposed collector road connecting Airport Road and Steeles Avenue; and,
- ◆ to adjust the development standards and guidelines for the lands shown on Schedule A to this amendment.

2.0 Location:

The lands subject to this amendment are located on the east side of Airport Road, immediately south of the Hydro Electric Power Corridor. The property has a lot width of approximately 308 metres (1010.5 feet) on Airport Road with a varying depth of approximately 671 metres (2201.5 feet). The property has an area of 20.74 hectares (51.24 acres) and is located in part of Lot 15, Southern 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 adding, to the list of amendments pertaining to Secondary Plan Area Number 32: The Parkway Belt West Industrial Area, as set out in Part II: Secondary Plans, Amendment Number OP93- 147 ;

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 Parkway Belt West Industrial Area (being Chapter 32 of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP32(A) thereto, the land use designations from “Business”, “Office Centre” and “Prestige Industrial” to “Business”, “Mixed Industrial/Commercial” and “Open Space/Hazard Lands” as shown on Schedule “A” to this amendment;
- (2) by deleting on Schedule SP32(B) the proposed collector road connecting Airport Road and Steeles Avenue as shown on Schedule “B” to this amendment;
- (3) by redesignating on Schedule SP32(B) thereto, the proposed east-west collector road as shown on Schedule “A” to this amendment to a local road;
- (4) by adding the following after policy 4.3.8:

“4.3.9 Within the Mixed Industrial/Commercial designation on the lands located on the east side of Airport Road and generally situated midway between Steeles Avenue East and the CN Rail corridor, limited office, retail and service commercial uses will be permitted in accordance with the preceding policies, but excluding a retail establishment or retail warehouse smaller than 1860 square metres and excluding a supermarket, a grocery store, a convenience store, a variety store or motor vehicle parts retail outlet.”

- (5) by adding the following to the end of policy 5.3.1:

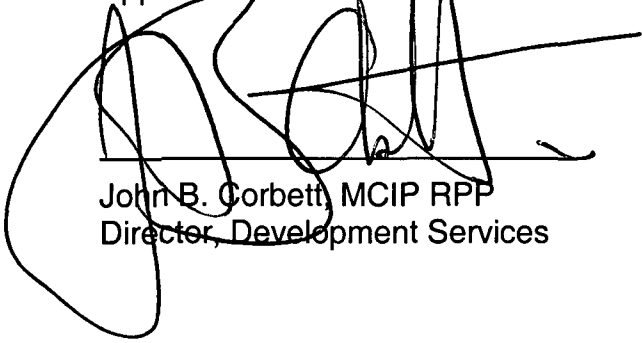
“Notwithstanding the general development standards and guidelines outlined in Table 1, the following standards shall apply to the lands located on the east side of Airport Road and generally situated midway between Steeles Avenue East and the CN Rail corridor:

LAND USE CATEGORY	MINIMUM LOT AREA	LOT COVERAGE	LOT WIDTH	BUILDING HEIGHT
MIXED INDUSTRIAL/COMMERCIAL	0.8 hectares	50%	30 metres	17.5 metres
BUSINESS	0.4 hectares	40%	30 metres	17.5 metres

(6) by adding the following to the end of policy 5.3.2:

“Notwithstanding the street-line setback required in Table 2, the street line setback to Airport Road shall be 9.0 metres for the lands located on the east side of Airport Road and generally situated midway between Steeles Avenue East and the CN Rail corridor.”

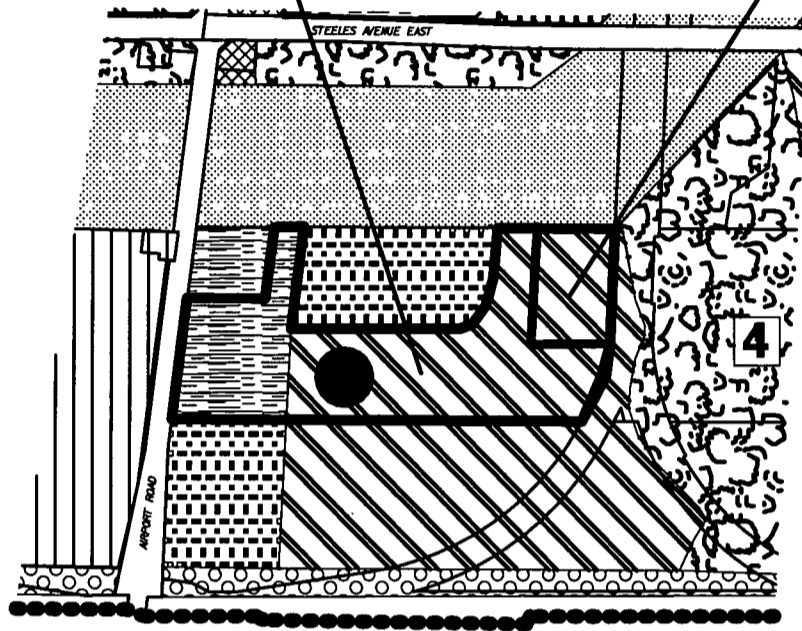
Approved as to content:

A large, stylized handwritten signature in black ink, appearing to read 'John B. Corbett', is written over a horizontal line. The signature is highly cursive and loops around the line.




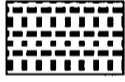

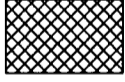

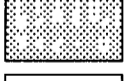



John B. Corbett, MCIP RPP
Director, Development Services

LANDS TO BE REDESIGNATED FROM "BUSINESS", "PRESTIGE INDUSTRIAL" AND "OFFICE CENTRE" TO "MIXED INDUSTRIAL/COMMERCIAL"

LANDS TO BE REDESIGNATED FROM "PRESTIGE INDUSTRIAL" TO "OPEN SPACE/HAZARD LANDS"



EXTRACT FROM SCHEDULE SP 32(A) OF THE DOCUMENT KNOWN AS THE PARKWAY BELT WEST INDUSTRIAL AREA SECONDARY PLAN

-  **SUBJECT LANDS**
-  **Prestige Industrial**
-  **Business**
-  **Mixed Industrial/Commercial**
-  **Open Space/Hazard Lands**
-  **Highway Commercial**
-  **Office Centre**
-  **Electric Power Facilities**
-  **Special Policy Area No.4 Refer To Policy 4.10.4**
-  **Utility Corridor**
-  **Secondary Plan Area Boundary**

OFFICIAL PLAN AMENDMENT OP93 #. 147

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 10 17

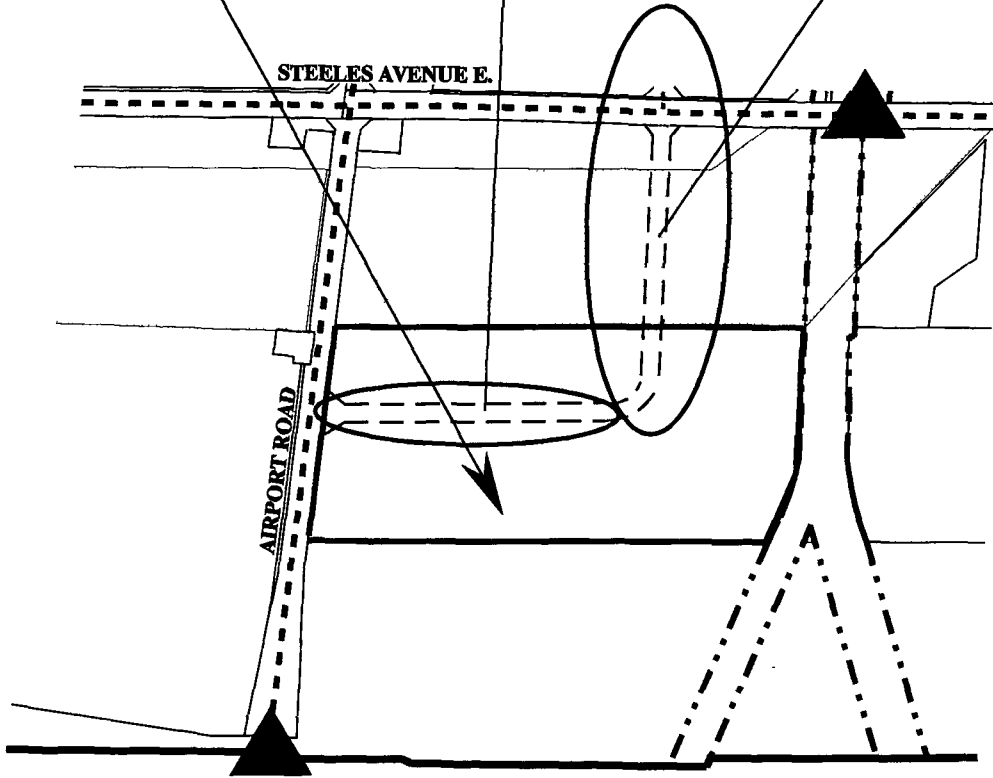
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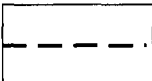

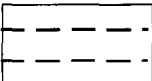

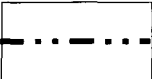
Map no. 82-8K

SUBJECT LANDS

PROPOSED COLLECTOR ROAD TO BE DELETED
PROPOSED COLLECTOR ROAD TO BE REDESIGNATED AS LOCAL ROAD

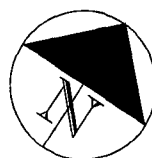


EXTRACT FROM SCHEDULE SP 32(B) OF THE DOCUMENT KNOWN AS THE PARKWAY BELT WEST INDUSTRIAL AREA SECONDARY PLAN

-  **Secondary Plan Area Boundary**
-  **Electric Power Facilities**
-  **Major Arterial**
-  **Collector Road**
-  **Local Road**
-  **Proposed Collector Road**
-  **Existing Grade Separation**
-  **Railway**

OFFICIAL PLAN AMENDMENT OP93 #. 147

Schedule B



CITY OF BRAMPTON
 Planning and Building

Date: 2000 10 10

Drawn by: CJK

File no. T7E15.16

Map no. 82-8L