



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 239-2003

To Adopt Amendment Number OP93- 221  
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- 221 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 13<sup>th</sup> day of August 2003.

  
SUSAN FENNEL - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
John B. Corbett, MCIP, RPP  
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON
WCC
DATE <u>08/13</u>

AMENDMENT NUMBER OP93- 221  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of the subject lands for industrial and commercial purposes.

2.0 Location:

The lands subject to this amendment are located on the north side of Orenda Road, between West Drive and Dixie Road, within part of Lot 2, Concession 3, E.H.S., in the City of Brampton. The subject lands have an area of approximately 1.8 hectares (2.9 acres) with a lot frontage of approximately 186.2 metres (610.8 feet) on Orenda Road.

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 19: Bramalea West Industrial, as set out in Part II: Secondary Plans, Amendment Number OP93- 221.

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 Bramalea West Industrial Secondary Plan (being Chapter C34 of Section C of Part C, and Plate Number 12 thereto, as amended) are hereby further amended.

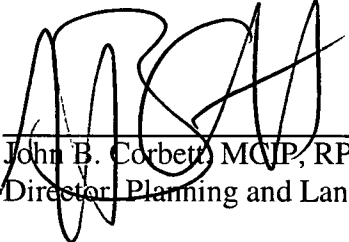
- (1) by deleting therefrom section 2.6.10 and substituting thereto the following policies to Chapter C34 of Section C of Part C:

“2.6.10 The lands located on the north side of Orenda Road, between West Drive and Dixie Road, known municipally as 284 Orenda Road, designated for “Mixed Industrial and Commercial Use”, may be used for industrial, retail, office, commercial, and recreational uses subject to the following:

- (a) permitted uses shall include a broad range of industrial uses with no outside storage, office uses and accessory retail uses, the floor areas of which shall be restricted, taking into consideration the estimated economic/employment demand for the area and the potential impact on the Central Area;
- (b) Motor vehicle repair shops, motor vehicle body shops, and supermarket uses shall not be permitted;
- (c) The total gross commercial floor area of an individual accessory retail use shall not exceed 703 square metres;

- (d) The total gross commercial floor area for office uses shall not exceed 1190 square metres;
- (e) Restaurant uses shall be limited to a maximum gross floor area of 929 square metres;
- (f) Development of the lands shall be controlled by an appropriate zoning by-law amendment.”

Approved as to Content:



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John B. Corbett MCIP, RPP  
Director, Planning and Land Development Services