



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 247-98

To Adopt Amendment Number OP93- 104
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:

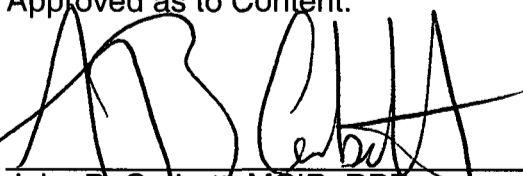
1. Amendment Number OP93- 104 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Regional Municipality of Peel for approval of Amendment Number OP93- 104 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 9th day of November, 1998 .

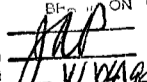

PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH - CLERK

Approved as to Content:


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

01/98

APPROVED AS TO CONTENT BY

DATE <u>1/1/98</u>

AMENDMENT NUMBER OP93- 104
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 104
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 limited “Highway Commercial” and “Industrial” type 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 north-east corner of the intersection of Airport Road and Intermodal Drive. The property has frontages of approximately 59.9 metres (196 feet), 50.1 metres (164 feet), and 72.8 metres (238 feet) on Airport Road, Intermodal Drive, and Devon Road, respectively, and is located in part of Lot 2, Concession 7, Northern 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:

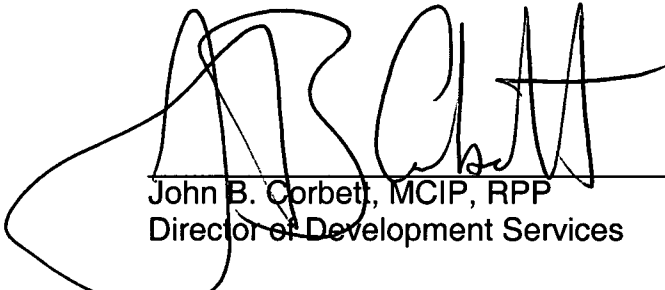
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 23: Gore Industrial South as set out in Part II: Secondary Plans, Amendment Number OP93- 104 .

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 Gore Industrial South Secondary Plan (being Part B of Amendment Number 6 to the Consolidated Official Plan thereto, as amended) are hereby further amended:

- (1) by changing on Schedule A to Official Plan Amendment Number 6 to the Consolidated Official Plan, the land use designation of the lands shown outlined on Schedule A to this amendment from “Industrial” to “Highway Commercial”,
- (2) by adding to Part B, Section 3.3 of Amendment Number 6 to the Consolidated Official Plan, the following:

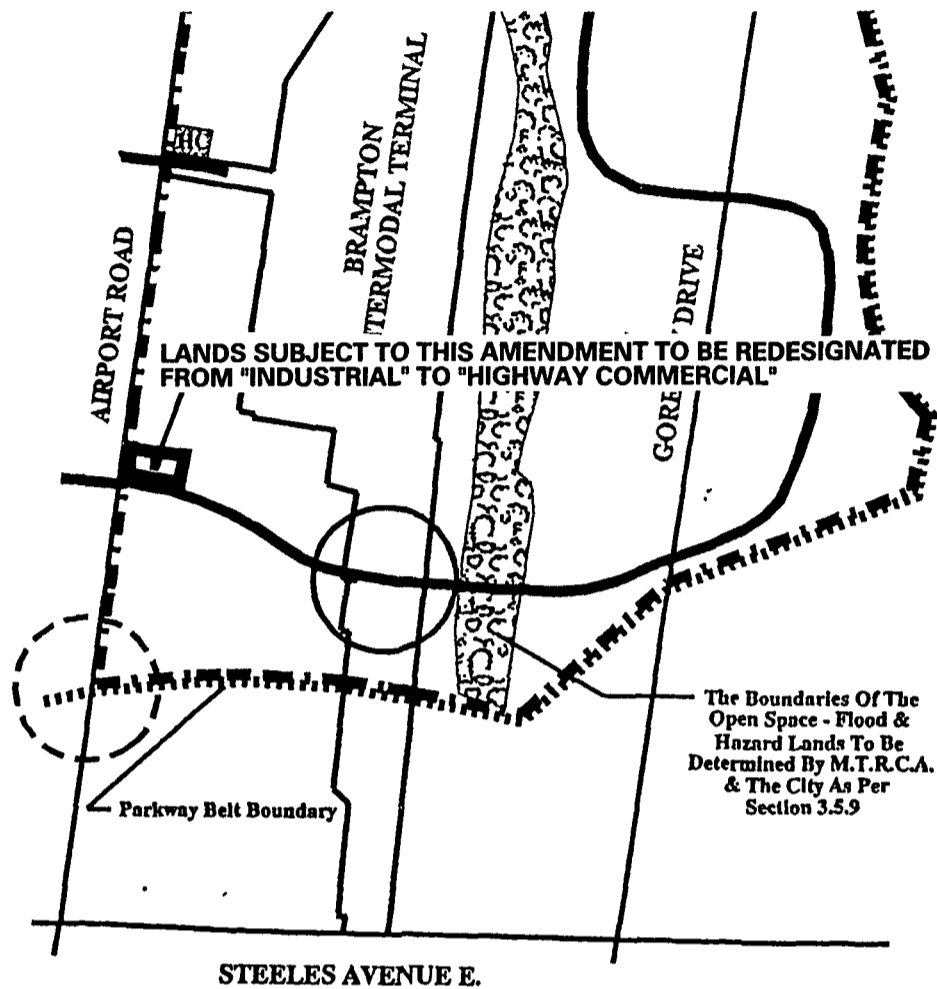
“3.3.7 Notwithstanding the Highway Commercial designation of the property located on the north-east corner of Airport Road and Intermodal Drive, the property may be used for both Highway Commercial and Industrial purposes. The permitted Highway Commercial uses on this site shall be limited to a service station, a motor vehicle washing establishment, and a maximum of two restaurants. The maximum gross leasable floor area devoted to the restaurants shall be limited to approximately 511 square metres in total, with no individual restaurant exceeding a gross leasable floor area of approximately 279 square metres. The implementing zoning by-law shall also contain restrictions to limit the extent and nature of office and commercial development to protect the planned function of the Central Area, in accordance with policy 4.2.11 of the Official Plan.

Approved as to Content:



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

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 MAY 31, 1994

**Extract From Schedule 'A' To Official Plan Amendment No.6
 To The Document Known As The Consolidated Official Plan
 As It Relates To The Gore Industrial South Secondary Plan
 (Secondary Plan Area 23)**

- | | |
|----------------------------------|------------------------------|
| Industrial | Proposed Collector |
| Commercial | Proposed Arterial |
| Highway Commercial | Possible Spur Line Locations |
| Special Use Area | Future Interchange |
| Cemetery | Grade Separation |
| Open Space - Flood & Hazard Land | |

OFFICIAL PLAN AMENDMENT OP93 #. 104

Schedule A



CITY OF BRAMPTON
 Planning and Building

Date: 1998 09 02

Drawn by: CJK

File no. C7E2.12

Map no. 66-56G