



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

1  
2  
20

Number 264-93

To adopt Amendment Number 239  
and Amendment Number 239 A  
to the 1984 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 239 and Amendment Number 239 A to the 1984 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 Minister of Municipal Affairs for approval of Amendment Number 239 and Amendment Number 239 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 22nd day of November, 1993.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

  
Deputy Clerk  
City of Brampton  
Dec 6 19 93

OPAMULLIN.1984

APPROVED  
AS TO FORM  
  
WCB  
93 11 18

AMENDMENT NUMBER 239

AND

AMENDMENT NUMBER 239 A

to the 1984 Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 239 AND  
AMENDMENT NUMBER 239A  
TO THE 1984 OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- redesignate lands shown outlined on Schedule 'A' to this amendment from "Industrial" to "Commercial" on Schedule "A", General Land Use Designations;
- designate lands shown outlined on Schedule 'B' to this amendment to "Highway & Service Commercial" on Schedule "F", Commercial;
- redesignate lands shown outlined on Schedule 'C' to this amendment from "Industrial" to "Service Commercial" on Plate 9 of Secondary Plan Area Number 18; and
- to set out appropriate development principles for the subject lands.

Specifically, this amendment will recognize retail, office, warehouse and light industrial development on the lands located on the easterly limit of Rutherford Road, approximately 106 metres (347.7 feet) north of Clark Boulevard.

2.0 Location

The lands subject to this amendment are described as Part of Lot 5, Concession 2, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated on the east side of Rutherford Road approximately 106 metres (347.7 feet) north of Clark Boulevard. The lands have an area of 1.4 hectares (3.5 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 239.

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "A", General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Industrial" to "Commercial";
- (2) by adding to on Schedule "F", Commercial thereto, the land use designation "Highway & Service Commercial" for the lands shown outlined on Schedule B to this amendment; and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 18, as set out in the first paragraph of section 7.2.7.18, Amendment Number 239 A.

3.2 Amendment Number 239A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

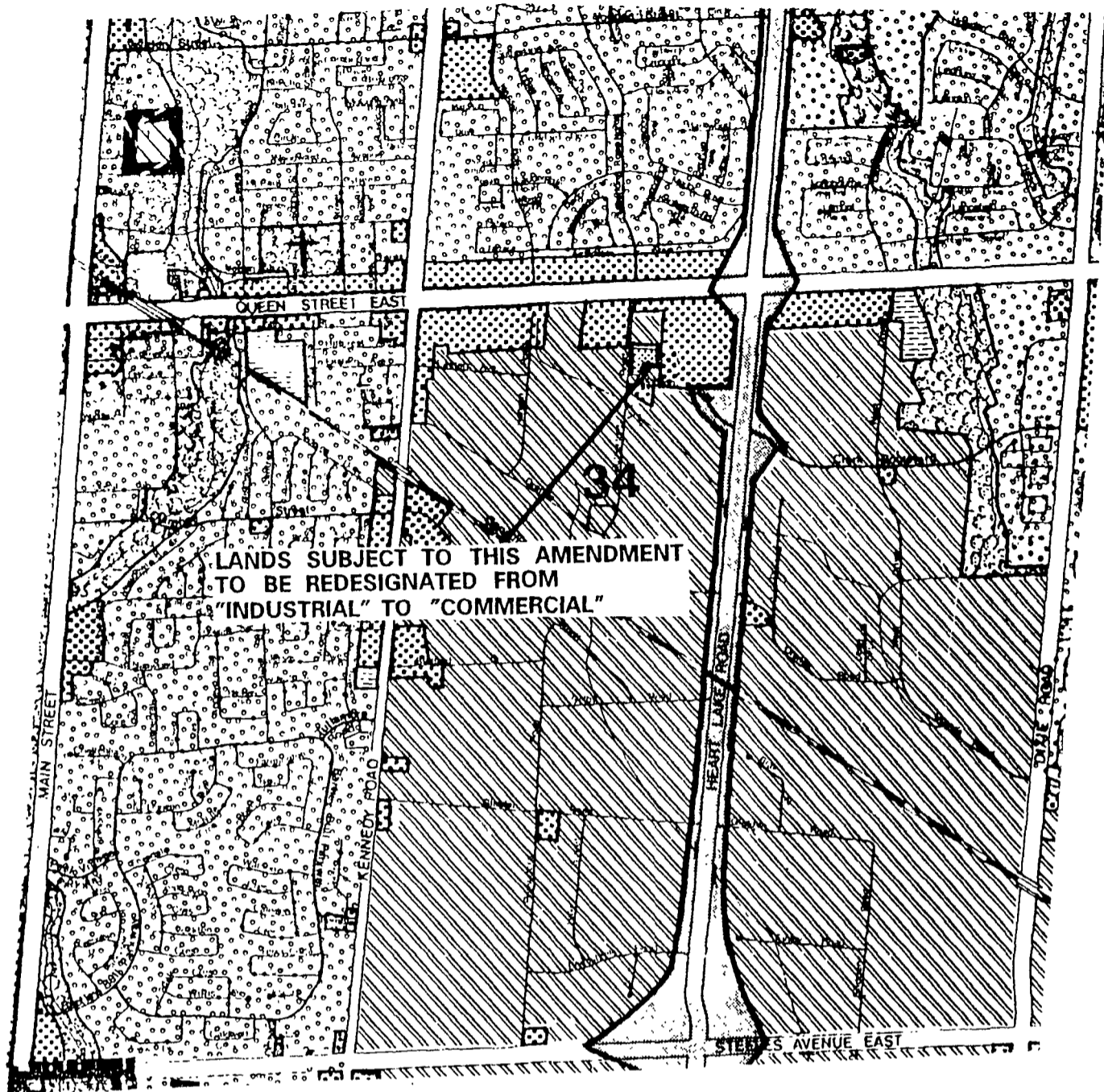
- (1) by adding to the legend shown on Plate 9, thereto, the land use category of "Service Commercial";
- (2) by changing on Plate 9; thereto, the land use designation of the lands shown outlined on Schedule C to this amendment, from "Industrial" to "Service Commercial";
- (3) by adding to sub-section B2.5 of Chapter B1 of Section B of Part C the following:

"4.11 The Service Commercial facility designated on Plate 9 and located east of Rutherford Road, approximately 106 metres (347.7 feet) north of Clark Boulevard, shall consist of retail, office, warehouse and light industrial land uses which are compatible with the intended service commercial uses.

Development of the lands shall be controlled by an appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.p. 13."

OPAMULLIN.1984

MODIFICATION  
No. 239 /  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

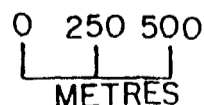


# GENERAL LAND USE DESIGNATIONS

## SCHEDULE 'A'

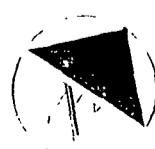
- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL

MAY 1987



OFFICIAL PLAN AMENDMENT No. 239

Schedule A to By-Law 264-93



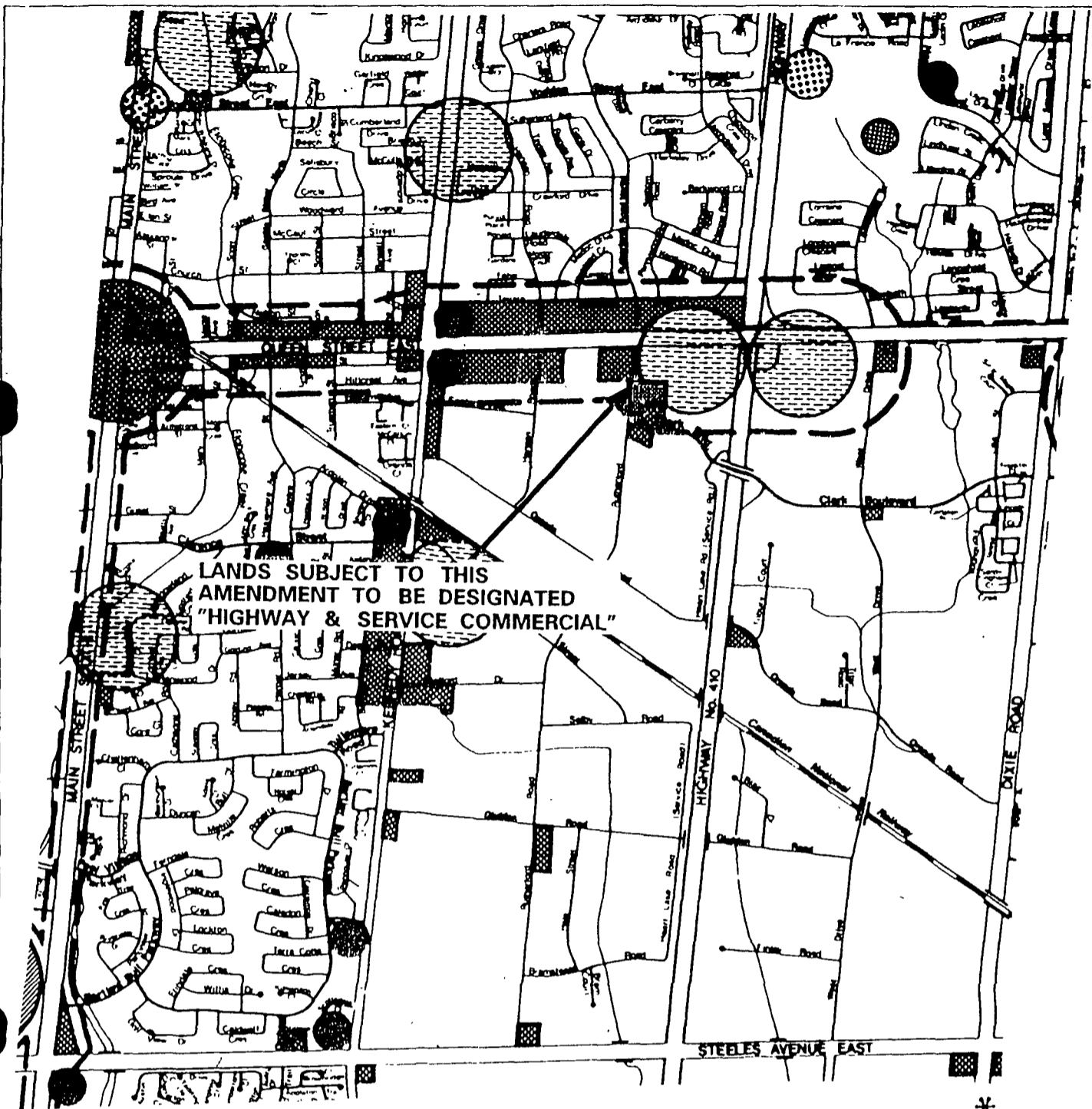
**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 03 23

Drawn by CJK

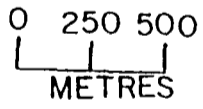
File no. C2E5.22











Map no. 61 55F



LANDS SUBJECT TO THIS AMENDMENT TO BE DESIGNATED "HIGHWAY & SERVICE COMMERCIAL"

**COMMERCIAL\***  
SCHEDULE 'F'



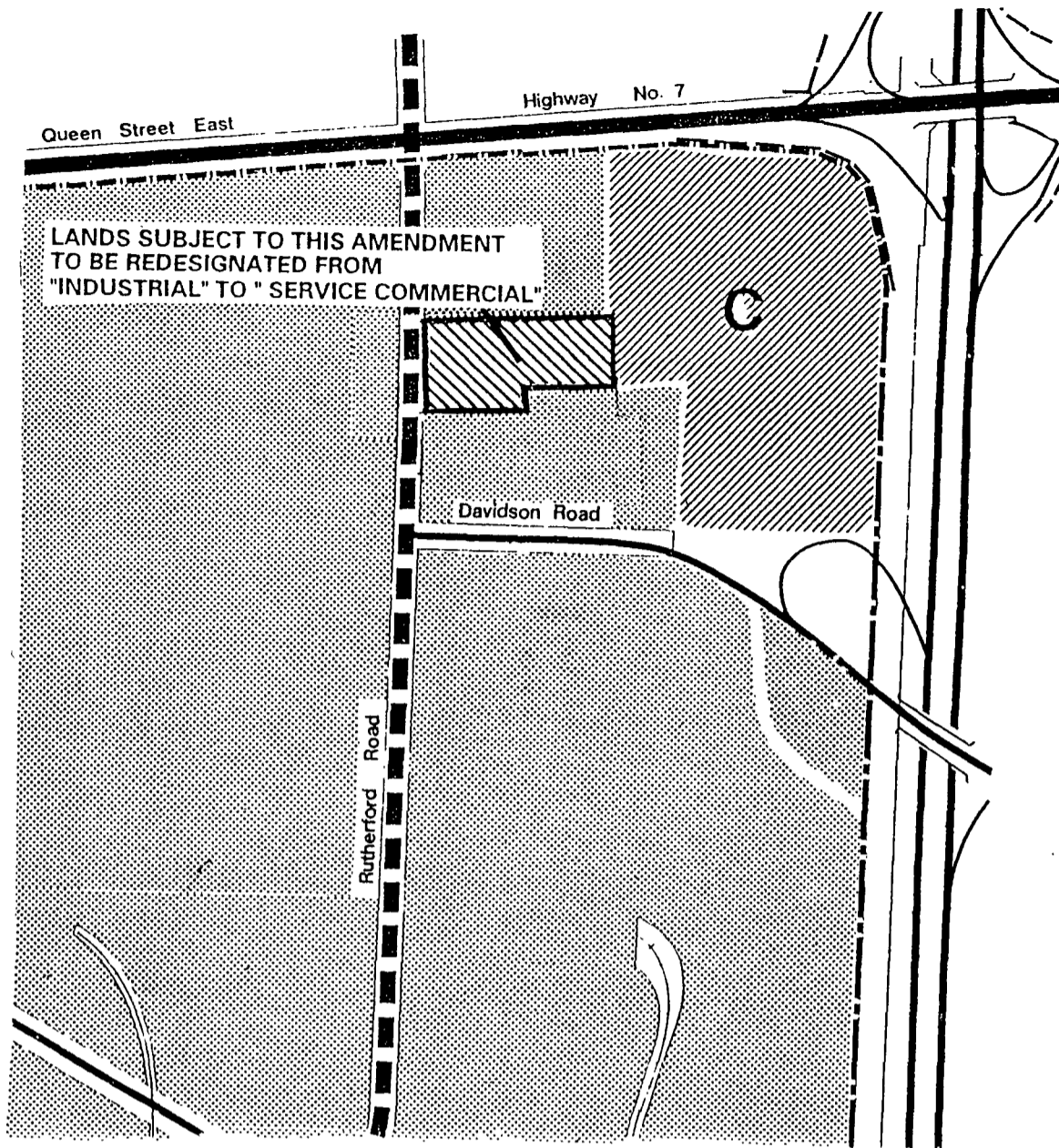
-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL








Date: MAY 1987




City of Brampton  
Planning and Development Department




OFFICIAL PLAN AMENDMENT No. 239  
Schedule B to By-law 264-93

**CITY OF BRAMPTON**  
Planning and Development  
Date: 1993 03 23 Drawn by: CJK  
File no. C2E5 22 Map no 61-55G



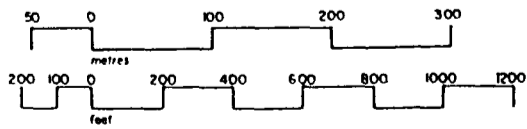
-  SERVICE COMMERCIAL
-  SPECIAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  INTERSECTION IMPROVEMENT

-  HIGHWAY AND INTERCHANGES
-  PLANNING DISTRICT BOUNDARY
-  GRADE SEPARATION

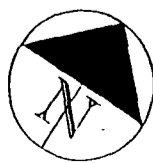
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  COLLECTOR ROAD

# BRAMPTON EAST PLANNING DISTRICT PLATE No.9

## LAND USE & ROADS



OFFICIAL PLAN AMENDMENT No. 239



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 10 27

Drawn by: CJK

Schedule C to By-Law 264-93

File no. C2E5.22

Map no. 61-55J

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 239 AND  
AMENDMENT NUMBER 239 A  
OF THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report dated June 14, 1993, a planning report dated July 8, 1993 forwarding the notes of the Public Meeting held on July 7, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submission was received with respect to the proposed amendment:

Region of Peel . . . . . February 4, 1993



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 239 AND  
AMENDMENT NUMBER 239 A  
OF THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report dated June 14, 1993, a planning report dated July 8, 1993 forwarding the notes of the Public Meeting held on July 7, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submission was received with respect to the proposed amendment:

Region of Peel ..... February 4, 1993

# INTER-OFFICE MEMORANDUM

f2

## Office of the Commissioner of Planning & Development

November 18, 1993

TO: The Mayor and Members of City Council

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law  
Lot 5, Concession 2, E.H.S.  
16 Rutherford Road South  
**LOUIS WALTER MULLIN & HEATHER MULLIN**  
Ward Number 3  
Our File: C2E5.22

The above noted application to amend the Official Plan and the Zoning By-law to permit the development of the subject lands for industrial and commercial purposes was approved by City Council, subject to conditions, on August 16, 1993, and staff was instructed to prepare the appropriate documents.

Attached for Council's consideration are Official Plan Amendments and a Zoning By-law to implement the proposed development. A site plan and zoning agreement with the City has been signed by the applicant and is available in the office of the City Clerk.

### IT IS RECOMMENDED:

1. that City Council authorize the adoption of the Official Plan Amendments;
2. that City Council authorize the enactment of the Zoning By-law;
3. that City Council authorize the Mayor and City Clerk to execute the agreement approved by the City Solicitor; and
4. that in accordance with section 34(17) of the Planning Act R.S.O. 1990, c.P.13, Council hereby determines that no further public notice is to be given in respect of the proposed by-law.



John A. Marshall, M.C.I.P.  
Commissioner, Planning and  
Development

cc: L.J. Mikulich

attachment  
AR/mulopa.cov

RECEIVED  
CLERKS DEPT.  
NOV 18 1993

REG. No.:  
FILE No.: C2E5.22

174

- C449-93 F 2. 1. THAT the report of the Commissioner, Planning and Development dated November 18, 1993 to the City Council meeting of November 22, 1993 re: **LOUIS WALTER MULLIN AND HEATHER MULLIN** - Application to Amend the Official Plan and Zoning By-law - Lot 5, Concession 2; E.H.W. - 16 Rutherford Road South - Ward 3. (By-laws 264-93 to 266-93 and Amendments 239 and 239A and OP93-8), C2E5.22, be received, and;
2. THAT the Mayor and City Clerk be authorized to execute the agreement approved by the City Solicitor, and;
3. THAT By-law 264-93, being a by-law to adopt Amendment Number 239 and Amendment Number 239A to the 1984 Official Plan of the City of Brampton Planning Area, be enacted, and;
4. THAT By-law 265-93, being a by-law to adopt Amendment Number OP93-8 to the Official Plan of the City of Brampton Planning Area, be enacted and;
5. THAT By-law 266-93, being a by-law to amend by-law 200-82 as amended (part of Lot 5, Concession 2, E.H.S. in the Geographic Township of Chinguacousy), be enacted, and;
6. THAT in accordance with section 34(17) of the Planning Act R.S.O. 1990, c.P.13, Council hereby determines that no further public notice is to be given in respect of the proposed by-law.

CI-19

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansion of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

- C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

P080-93 RECOMMENDATION "A":

THAT the following delegates to the Planning Committee meeting of June 21, 1993 re: ST. LEONARD'S HOUSE (PEEL) - Part of Block E, Registered Plan 895, Part of Lot 5, Concession 3, E.H.S. - 1105 Queen Street East - Ward 8 - Application to Amend the Zoning By-law, C3E5.14, be received:

Arnis Slemper  
Leanne Slemper  
Nancy Mott-Allen  
Donald G. Hamilton  
William Thompson  
Gregory M. Coles  
Daniel Heisler  
Ronald K. Webb, Davis, Webb & Schulze  
Rick Brown, Director, St. Leonard's House.

P080-93 RECOMMENDATION "B" DELETED - DEALT WITH BY RESOLUTION NUMBER C266-93.

P081-93 THAT the reports dated June 14, 1993 to the Planning Committee meeting of June 21, 1993 re: LOUIS WALTER MULLIN & HEATHER MULLIN - Lot 5, Concession 2, E.H.S. - 16 Rutherford Road South - Ward 3 - Application to Amend the Official Plan and Zoning By-law, File: C2E5.22, be received, and that:

- A. A Public Meeting be held in accordance with City Council procedures.
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

C1-20

CITY COUNCIL MINUTES - JUNE 28, 1993

- 19 -

1. An Amendment to the Official Plan and the appropriate secondary plan designate the subject lands as Commercial and Service Commercial respectively.
2. Prior to the enactment of the zoning by-law the existing site plan agreement shall be revised to include the following:
  - a. The applicant shall agree to convey to the City of Brampton a 1.8 metre (5.9 foot) wide road widening abutting Rutherford Road South.
  - b. Prior to the occupancy of any building for a non-industrial use, the applicant shall obtain all necessary permits from the City and appropriately renovate the building in accordance with the Building Code to facilitate the use.
  - c. The applicant shall agree to obtain the appropriate municipal addresses with the Fire Chief and post the correct municipal addresses on all buildings.
  - d. The applicant shall agree to make all improvements to the existing access to Rutherford Road South required by the Commissioner of the Public Works and Building Department.
  - e. The applicant shall provide an on-site litter pick up service which shall clear litter from the site at least twice weekly.
2. The site specific zoning shall contain the following:
  - a. The subject lands shall only be used for the following purposes:

EITHER

    - i. the purposes permitted in the SC zone, and;
    - ii. purposes accessory to the other permitted purposes.

OR

    - i. the purposes permitted in the M2 zone, and;
    - ii. an office.
  - b. Shall be subject to the following requirements and restrictions:

CI-21

- i. minimum interior side yard width of 3 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 4 metres;
- ii. all garbage and refuse containers shall be totally enclosed;
- iii. all restaurant refuse storage shall be enclosed in a climate controlled area within the building, and;
- iv. shall also be subject to all the other requirements and restrictions of the Service Commercial (SC) zone.

P082-93

THAT the reports dated June 15, 1993 to the Planning Committee meeting of June 21, 1993 re: HERRMANN AND CULOTTA - Part of the East Half of Lot 16, Concession 4, E.H.S. - Northwest Corner of Bramalea Road and Countryside Drive - Ward 10 - Application to Amend the Zoning By-law (Proposed Three Year Temporary Use By-law), C4E16.1, be received, and that;

- A. A Public Meeting be held in accordance with City Council's procedures.
- B. Subject to the results of the Public Meeting, staff shall be directed to prepare the appropriate documents for the consideration of City Council to permit the use of a portion of the subject property for the purposes of a golf driving range, mini-putt golf area, and accessory uses, for a temporary period of three years once the comments from the Ministry of Agriculture and Food have been received, subject to the following conditions:
  1. Prior to the enactment of the amending zoning by-law the applicant shall provide a site plan showing the retention of all existing on site trees, a parking areas and access plan, a landscape and fencing plan, a grading and drainage plan, and engineering and servicing plan, a fire protection plan, all of which shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
  2. Prior to the enactment of the amending zoning by-law, the applicant shall enter into a development agreement, and the development agreement shall contain the following provisions:

PC June 21

## INTER-OFFICE MEMORANDUM

### Office of the Commissioner of Planning and Development

June 14, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: EXECUTIVE SUMMARY to the attached staff report  
LOUIS WALTER MULLIN & HEATHER MULLIN  
Application to Amend the Official Plan and Zoning By-law  
Lot 5, Concession 2, E.H.S.  
16 Rutherford Road South  
Ward Number 3  
Our File: C2E5.22

The attached staff report examines a proposal to amend the Official Plan and zoning by-law to permit office development in an existing industrial building which is not associated with any existing industrial use.

The property subject to this application has the following characteristics:

- is LOCATED on the east side of Rutherford Road South, approximately 120 metres (393 feet) north of Clark Boulevard;
- has an AREA of 1.42 hectares (3.52 acres);
- has a FRONTAGE of 81.69 metres (268 feet) on Rutherford Road South; and
- has a DEPTH of 173.16 metres (568.11 feet).

The property is flat, and has no significant vegetation. The property is currently occupied by the following:

- a 1,959 square metre (21,087 square foot) one storey building located at the north-west corner of the subject property, used primarily for manufacturing purposes by Thermo Electric Company;
- a 417 square metre (4,488 square foot) one storey building located at the south-west corner of the subject property used primarily for warehouse purposes by Glidden Paints;
- a 1,778 square metre (19,138 square foot) two storey building used for warehouse purposes (ground floor) by Peel Industrial Supplies Limited and non-associated office purposes (2nd floor); and
- 2 accessory buildings.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
MULLIN, LOUIS WALTER AND HEATHER

QUEEN STREET EAST

SUBJECT PROPERTY

017# HIGHWAY

KENNEDY ROAD

AV

HANSEN RD S

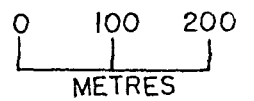
CLARK BLVD.

RUTHERFORD RD S

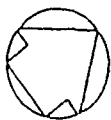
ORENDA RD

HEART LAKE RD (SERVICE RD)

CLARENCE



CITY OF BRAMPTON



LOCATION MAP

Date: 1992 11 27

Drawn By: CJK

File no. C2E5.22

Map no. 61-55A

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
MULLIN, LOUIS WALTER AND HEATHER



The applicant is requesting that the Official Plan designation be changed from Industrial to Commercial, and that the zoning be changed from Industrial Two (M2) to a Service Commercial (SC) zoning category which permits the existing industrial uses as well as all the uses normally permitted in a Service Commercial zone.

This proposal has been thoroughly analysed, and the results of that analysis are summarized in Table One - Summary Impact Table, below.

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TABLE ONE  
SUMMARY IMPACT TABLE

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ISSUE	SUMMARY
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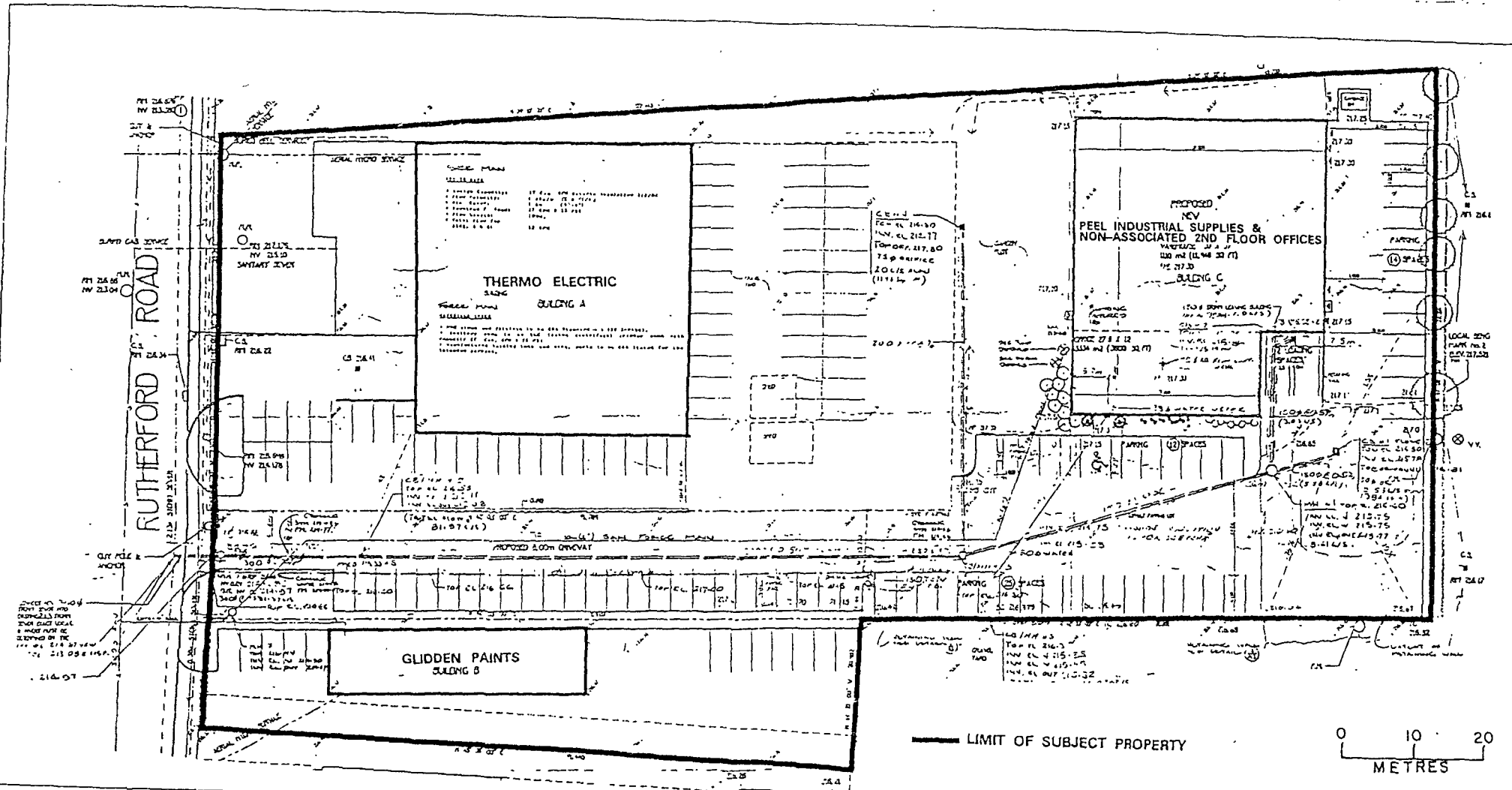
**Official Plan/ Secondary Plan** an amendment to the both documents is required;

**Zoning By-law** requires amendment from Industrial Two (M2) to Service Commercial (SC) special section;

**Land Use** there is sufficient basis to support this application from a land use policy perspective because:

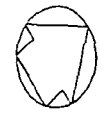
- the development fulfills the criteria for locating offices in industrial areas;
- is consistent with the existing use of the site for office purposes;
- when implemented with the appropriate restrictions and conditions in the zoning by-law and amended site plan agreement, will result in development which is compatible with the existing development in the surrounding area; and
- represents a step in the transition of the site from only industrial uses to higher order commercial/employment uses in keeping with the intent of the Draft Revised Official Plan endorsed by City Council on April 14, 1993 & the Central Commercial Corridor Study final draft dated February 1, 1991.

**Strategic Plan** conforms with the Strategic Plan "Prosperous Economy" goal stream in that it "encourages desirable and sustainable economic growth" with the development of the office/commercial use which will benefit the City through assessment, employment and orderly development;



CITY OF BRAMPTON

Date: 1993 06 10 Drawn By: CJK  
 File no. C2E5 22 Map no. 61-55H



PLAN SHOWING STRUCTURES, PARKING AND ACCESS

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 MULLIN, LOUIS WALTER AND HEATHER

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TABLE ONE - CONTINUED  
SUMMARY IMPACT TABLE

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ISSUE	SUMMARY
<i>Site Design</i>	<i>as the proposal does not involve any major site plan changes, staff have no concerns;</i>
<i>Financial</i>	<i>no significant financial impact; and,</i>
<b>OVERALL SUMMARY</b>	<i>From a land use policy perspective, there is <u>sufficient</u> basis to support this application.</i>

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*mullin.exsum*

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

June 14, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: **LOUIS WALTER MULLIN & HEATHER MULLIN**  
Application to Amend the Official Plan and Zoning By-law  
Lot 5, Concession 2, E.H.S.  
16 Rutherford Road South  
Ward Number 3  
Our File: C2E5.22

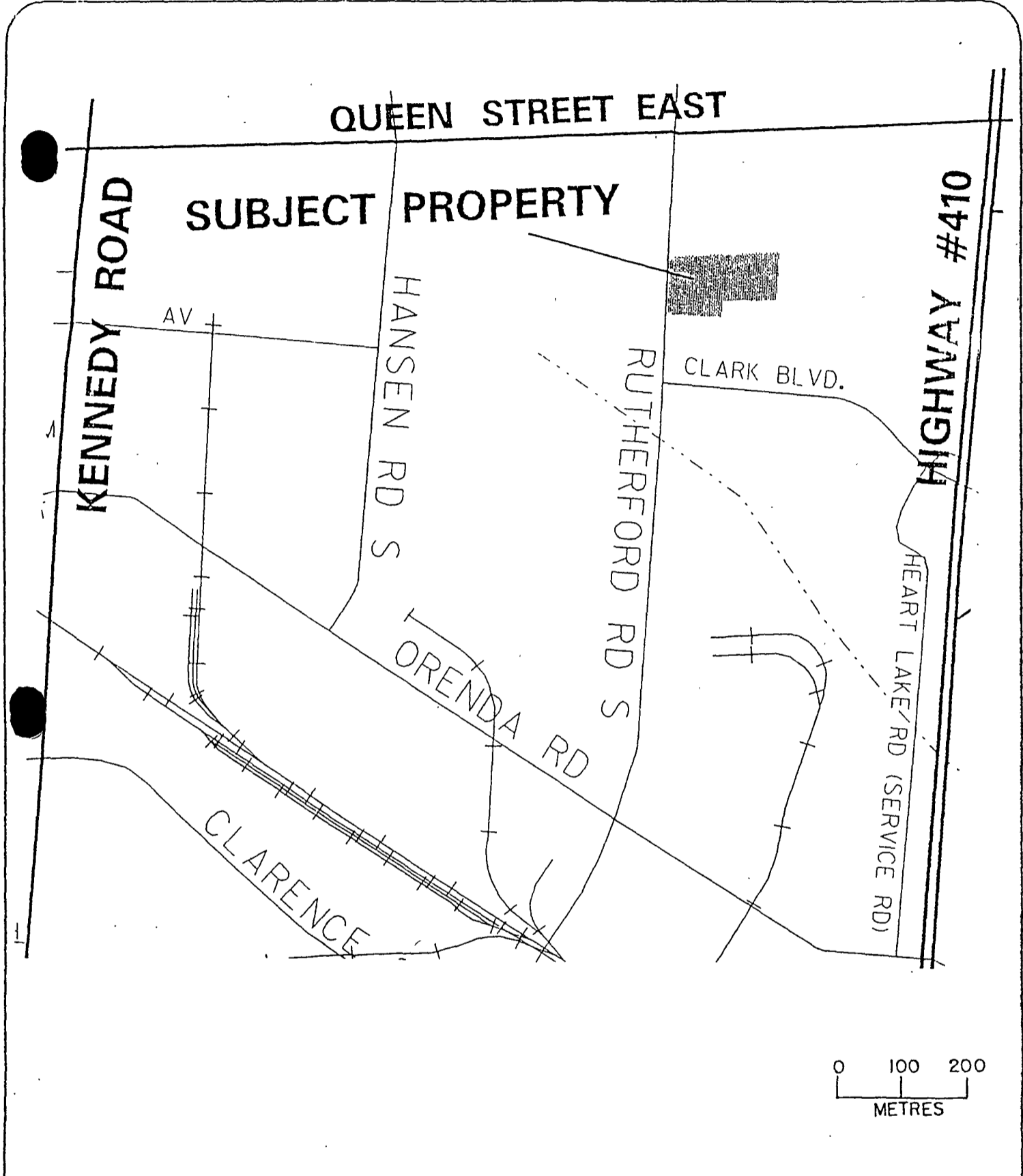
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### 1.0 PROPOSAL

*The above noted application to allow the permanent use of the existing building on the site to be used for offices not associated with any industrial use on the property, was referred to staff by City Council on December 14, 1992.*

*The applicant is specifically proposing that the subject property be designated "Commercial" in the Official Plan and Brampton Industrial East Secondary Plan, and be zoned "Service Commercial (SC)". With respect to the requested Service Commercial (SC) zoning, the applicant is requesting that a special section be approved which permits not only all the uses permitted within the Service Commercial zone but also the existing industrial uses. The applicant is not proposing modifications or expansions to the buildings on the property. In support of the application, the applicant has submitted a plan for the site illustrating the existing buildings, parking and access, and proposed additional parking.*

*On November 5, 1991 the Committee of Adjustment approved a request to allow the second floor of the Peel Industrial Supply building to be used for non-associated office purposes for a temporary period of two years (Committee of Adjustment file A155/91).*



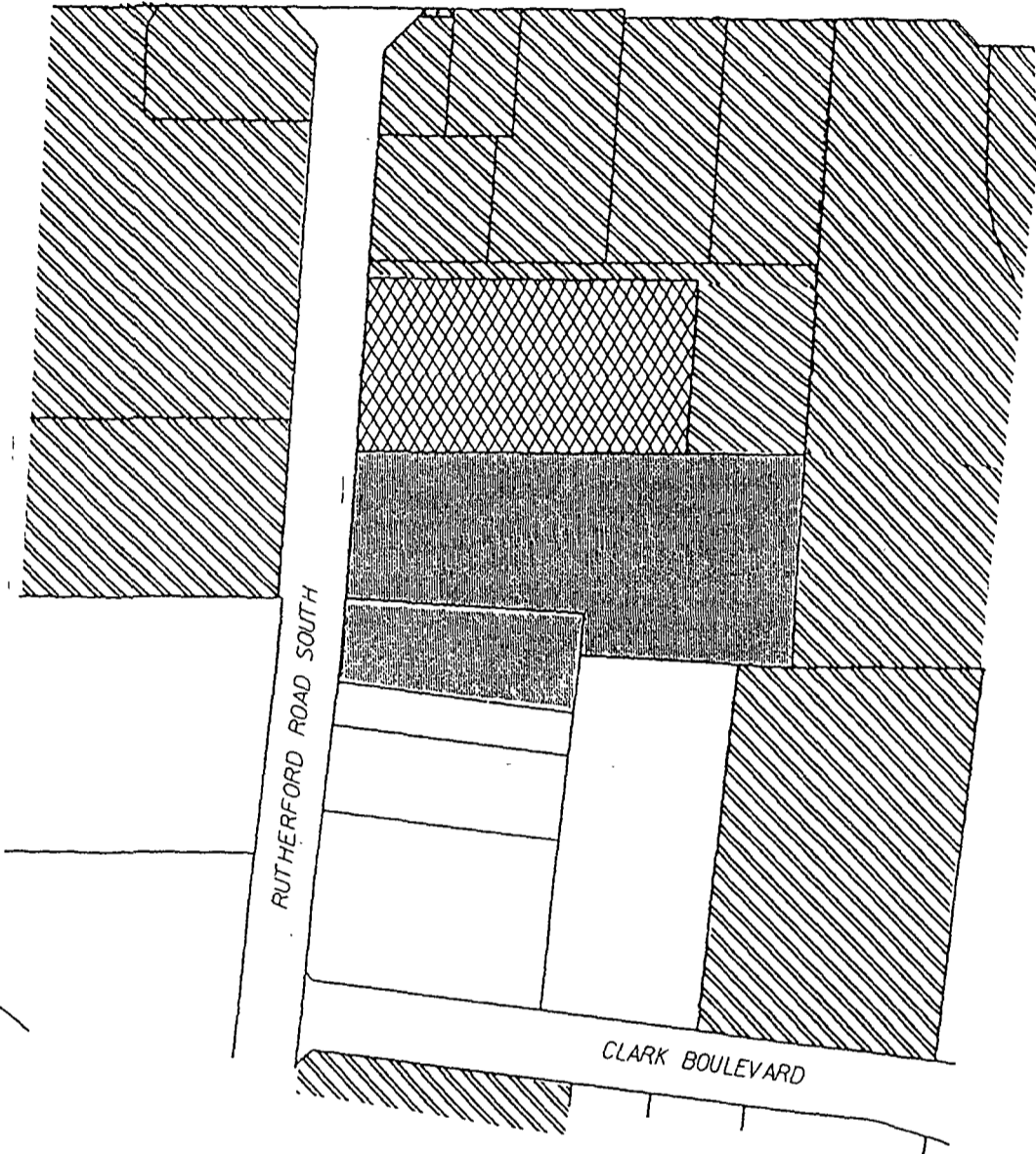
**CITY OF BRAMPTON**  
 Date: 1992 11 27      Drawn By: CJK  
 File no. C2E5.22      Map no. 61-55A







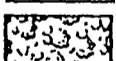
**LOCATION MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 MULLIN, LOUIS WALTER AND HEATHER

QUEEN STREET EAST



**LEGEND**

-  **SUBJECT PROPERTY**
-  **COMMERCIAL**
-  **INSTITUTIONAL**
-  **INDUSTRIAL**
-  **OPEN SPACE**



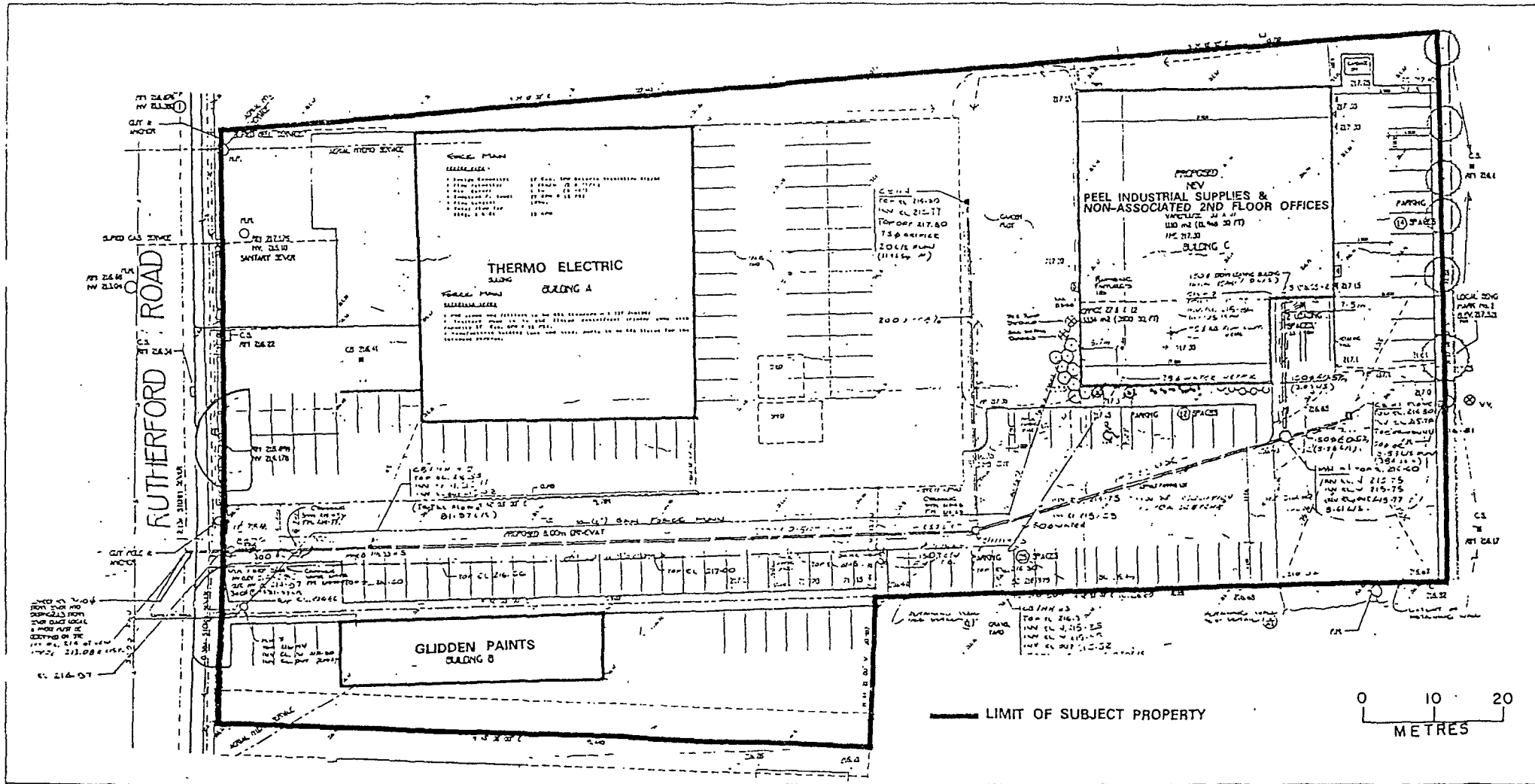
**CITY OF BRAMPTON**



**LAND USE MAP**

Date: 1992 11 27      Drawn By: CJK  
File no.                      Map no. 61-55B

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
MULLIN, LOIUS WALTER AND HEATHER



CITY OF BRAMPTON

Date: 1993 06 10 Drawn By: CJK  
 File no. C2E5.22 Map no. 61-55H



PLAN SHOWING STRUCTURES, PARKING AND ACCESS

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 MULLIN, LOUIS WALTER AND HEATHER

2.0 PROPERTY DESCRIPTION

The property subject to this application has the following characteristics:

- is LOCATED on the east side of Rutherford Road South, approximately 150 metres (492.1 feet) north of Clark Boulevard;
- has an AREA of 1.42 hectares (3.52 acres);
- has a FRONTAGE of 81.69 metres (268 feet) on Rutherford Road South; and
- has a DEPTH of 173.16 metres (568.11 feet).

The property is flat, and has no significant vegetation. The property is currently occupied by the following:

- a 1,959 square metre (21,087 square foot) one storey building located at the north-west corner of the subject property, used primarily for manufacturing purposes by Thermo Electric Company;
- a 417 square metre (4,488 square foot) one storey building located at the south-west corner of the subject property used primarily for warehouse purposes by Glidden Paints;
- a 1,778 square metre (19,138 square foot) two storey building used for warehouse purposes (ground floor) by Peel Industrial Supplies Limited with non-associated office use on the second floor; and
- 2 accessory buildings.

The surrounding land uses are as follows:

NORTH: the City of Brampton Fire Department offices and a St. John Ambulance facility;

SOUTH: industrial and commercial uses;

EAST: a commercial plaza; and

WEST: Rutherford Road, beyond which are commercial uses.



3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The subject property is:

- designated "Industrial" on Schedule A, General Land Use Designations, in the Official Plan;
- designated "Commercial/Residential" (majority of the property) and "Highway Commercial" by the Central Commercial Corridor Study final draft dated February 1, 1991;
- designated "Primary Office Core" by the Draft Revised Official Plan adopted in principle by City Council on April 14, 1993;
- designated "Industrial" by the Brampton East Industrial Secondary Plan; and
- zoned Industrial Two (M2) by By-law 200-82.

To implement the proposal, an Official Plan and zoning by-law amendment is required.

4.0 STRATEGIC PLANNING IMPLICATIONS

The City's Strategic Plan identifies a series of goal streams, objectives, and strategic initiatives. This application is most in keeping with the "Prosperous Economy" goal stream, which strives to ". . . encourage desirable and sustainable economic growth in order to build a firm foundation for long term community prosperity."

The industrial area east of Rutherford Road South, west of Highway #410, south of Queen Street East and north of the Canadian National Railway, as identified in both the Central Commercial Corridor Study and the Draft Revised Official Plan, have long term redevelopment potential for higher order commercial/employment uses. Expanding the use of the subject property to include commercial uses will encourage the transition of the site from limited industrial activities to a higher order of commercial/employment uses, thereby contributing to the City's longer term financial and employment strategic plan goals.

#### 4.1 FINANCIAL IMPACT

*With respect to the financial impact of the proposed development, the Treasury Services Division have no comments. There is no significant financial impact in permitting this industrial site to be used for office purposes not associated with an industrial use on the site.*

#### 5.0 ANALYSIS

*A full review and circulation of the application has been completed and the comments received are attached as Appendix A to this report. In the detailed review of the proposal, the following factors were considered:*

- *Official Plan and other policy considerations;*
- *the implementing zoning by-law; and*
- *site plan design.*

#### 5.1 OFFICIAL PLAN AND POLICY CONSIDERATIONS

*The merits of this application must be evaluated relative to land use policy/locational criteria set out in the City's Official Plan. In this respect, it is noted that within the definition of "Industrial", the Official Plan states:*

*"Non-industrial uses may be permitted in a designated Industrial area provided they do not interfere with nor are detrimental to the development of the area for primarily industrial uses. Such non-industrial uses may include parks and open space, public and commercial recreation facilities, community services, educational uses, retail and office ancillary to an industrial use, and limited free-standing retail warehousing operations, service and office uses."*

*Sections 2.3.5.5 and 2.3.5.7 within the Official Plan further state that:*

*"Free-standing service and office uses will be permitted in an area designated Industrial in this Plan, only if the areas proposed for such uses are designated for commercial development in a secondary plan."*

*"Service Commercial uses, offices, retail warehouse uses, and public and private commercial recreation facilities may be permitted in an industrial area subject to the following criteria:*

- (i) *the site is peripheral to the industrial area in which it is located and is in proximity to an arterial road;*

- (ii) commercial development along arterial roads, interior to industrial areas will be discouraged;
- (iii) the site has satisfactory access to the road system and the potential to be served by public transit;
- (iv) where feasible and practicable, access to arterial roads will be restricted and vehicular access will be oriented to collector roads interior to the industrial area;
- (v) off-street parking, outdoor and service areas are located and screened to minimize adverse effects on nearby non-industrial uses; and
- (vi) the uses are provided with yards sufficient to minimize adverse influences on nearby uses."

With respect to the six criteria listing in policy 2.3.5.7, the site is peripheral to the Brampton East Industrial Area and is located on Rutherford Road which is designated a minor arterial road. The site has satisfactory access to the road system and is served by public transit (Route #10 on Rutherford Road South). The off-street parking, outdoor storage and service areas are located and screened to minimize the adverse impacts on the commercial area to the east. The site plan submitted by the applicant indicates that sufficient yards are provided to minimize any potential adverse influences on abutting uses.

The subject property abuts commercial and institutional development and the designation of the property as "Service Commercial" is viewed as a logical extension of the existing development to the north and east.

In addition to the foregoing, it is noted that the Brampton Central Commercial Corridor Study designates the majority of the subject property as "Commercial/Residential" (a small southerly portion is designated "Highway Commercial"). The "Commercial/Residential" designation permits retail establishments having no outside storage, offices, restaurants and apartment buildings.

It is also noted that the Draft Revised Official Plan endorsed by City Council on April 14, 1993, designates the subject property as "Primary Office Node". The uses permitted under this designation include business, community services, business support activities, hotels, major retailing, specialty retailing and personal service retailing and all uses consistent with the coincident Regional Retail designation.

As identified in both the Central Commercial Corridor Study and the Draft Revised Official Plan, the existing industrial area east of Rutherford Road South, west of Highway #410, south of Queen Street East and north of the

Canadian National Railway have long term redevelopment potential for higher order commercial/employment uses. Although the retention of the existing manufacturing and warehousing uses on the subject property is not consistent with the identified, although draft long term redevelopment strategy for the area, permitting both the existing manufacturing, warehouse, and office uses permanently on the subject property recognizes the transition to higher order commercial/employment uses which is beginning to evolve. It is recommended that the requested amendment to the Official Plan be approved to recognize and encourage the transition of the area for a higher order of commercial/employment uses.

## 5.2 IMPLEMENTING ZONING BY-LAW

As noted earlier, the use of the subject property for higher order commercial/employment uses should be encouraged but it should also be recognized that the transition from pure industrial type uses to such higher order uses will evolve over time in response to market conditions. In light of this, it is recommended that all of the permitted purposes contained in the Service Commercial zone be applied to the subject property. These Service Commercial purposes include:

### Commercial

- (1) a retail establishment having no storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;
- (9) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;

- (12) a community club;
- (13) a health centre;
- (14) a custom workshop; and
- (15) a tavern.

Assessory

- (1) purposes accessory to the other permitted purposes.

To further encourage the transition of this site to a higher order of commercial/employment use as well as minimize the potential of incompatibility of the manufacturing and warehouse uses and the service commercial type uses it is recommended that only offices be permitted as an additional use on the site while the manufacturing and warehouse uses remain.

To recognize the existing structures on site, the requirements and restrictions of the Service Commercial zone along with the following is recommended:

- minimum interior side yard width of 3 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 4 metres (whereas the Service Commercial zone requires 5 metres where the interior side yard abuts a Residential or Institutional zone); this variance reflects the existing 4 metre interior side yard setback to the Fire Department and St. John Ambulance properties.

To recognize the expanded uses to be permitted on the site, the following requirements and restrictions are also recommended:

- all garbage and refuse containers shall be totally enclosed; and
- all restaurant refuse storage shall be enclosed in a climate controlled area within the building.

A comparison between the standard Service Commercial (SC) zone and the proposed site specific Service Commercial zoning recommended is shown on Appendix B to this report.

5.3 SITE PLAN DESIGN

The applicant proposes no changes to the existing site plan. The Public Works and Building Department has advised that the deeding to the City of a 1.8 metre (5.9 foot) road right-of-way widening along the Rutherford Road South frontage and improvements to the existing access to Rutherford Road South should be addressed during review and amendment of the site plan. The Building Division advise that depending on the use of the buildings, the Building Code may require that buildings have horizontal fire separations, fire exit shaft access and other fire safety modifications. These requirements can be addressed by appropriate conditions of approval. It is noted that the applicant proposes to provide a large surplus of parking on site.

6.0 CONCLUSION AND RECOMMENDATION

6.1 *Conclusion*

From a land use policy perspective, there is sufficient basis to support this application given that it:

- fulfills the criteria for locating offices in industrial areas;
- is consistent with the existing use of the site for office purposes;
- when implemented with the appropriate restrictions and conditions in the zoning by-law and development agreement, will result in development which is compatible with the existing development in the surrounding areas; and
- represents a step in the transition of the site from pure industrial uses to higher order commercial/employment uses in keeping with the intent of the Draft Revised Official Plan and the Central Commercial Corridor Study.

The proposal can be supported from a planning perspective.

6.2 *Recommendation*

It is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council procedures, and,

B. *Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:*

1. *An Amendment to the Official Plan and the appropriate secondary plan designate the subject lands as Commercial and Service Commercial respectively.*
2. *Prior to the enactment of the zoning by-law, the existing site plan agreement shall be revised to include the following:*
  - (a) *The applicant shall agree to convey to the City of Brampton a 1.8 metre (5.9 foot) wide road widening abutting Rutherford Road South.*
  - (b) *Prior to the occupancy of any building for a non-industrial use, the applicant shall obtain all necessary permits from the City and appropriately renovate the building in accordance with the Building Code to facilitate the use.*
  - (c) *The applicant shall agree to obtain the appropriate municipal addresses with the Fire Chief and post the correct municipal addresses on all buildings.*
  - (d) *The applicant shall agree to make all improvements to the existing access to Rutherford Road South required by the Commissioner of the Public Works and Building Department.*
  - (e) *The applicant shall provide an on-site litter pick up service which shall clear litter from the site at least twice weekly.*
2. *The site specific zoning shall contain the following:*
  - (a) *the subject lands shall only be used for the following purposes:*

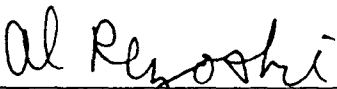
*EITHER*

    - (i) *the purposes permitted in the SC zone; and*
    - (ii) *purposes accessory to the other permitted purposes.*

OR

- (i) the purposes permitted in the M2 zone; and
  - (ii) an office.
- (b) shall be subject to the following requirements and restrictions:
- (i) minimum interior side yard width of 3 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 4 metres;
  - (ii) all garbage and refuse containers shall be totally enclosed;
  - (iii) all restaurant refuse storage shall be enclosed in a climate controlled area within the building; and
  - (iv) shall also be subject to all the other requirements and restrictions of the Service Commercial (SC) zone.

Respectfully submitted,



Al Rezoski, M.C.R.P., M.C.I.P.,  
Development Planner

AGREED:



John A. Marshall, M.C.I.P.,  
Commissioner of Planning  
and Development



John Corbett, M.C.I.P.,  
Director, Development  
Services

AR/mullin.rep



Appendix A  
COMMENTS FROM INTERNAL DEPARTMENTS AND EXTERNAL AGENCIES

The following departments and agencies have no comments:

Treasury Services Department; Public Works and Building Department, Development Services Division; Community Services Department, Transit Division and Parks and Recreation Division; Planning and Development Department, Urban Design and Zoning Division; and Regional Municipality of Peel, Planning and Public Works, Law Department; Business Development Department; and Planning and Development Department, Planning Policy and Research Division.

The Public Works and Building Department, Building Division has the following comments:

The applicant seeks an amendment to the Official Plan and Zoning By-law to allow the second storey to be used by a separate tenant, not associated with the occupancy of the first floor.

The applicant also suggests that he will not be modifying the building from its present state.

I suggest that, depending on the occupancy requirements for the second floor and the proposed population of this area, the Building Code may require horizontal fire separations, fire exit shaft access requirements and other fire safety modifications.

I am, therefore, reluctant to give my approval for this amendment until the applicant can indicate more specifically the possible uses of this space.

Public Works and Building Department, Traffic Engineering Services Division advise:

The owner shall deed to the City a 1.8 metre (5.9 foot) road allowance widening across the entire Rutherford Road frontage of the subject lands.

Improvements to the existing access(s) to Rutherford Road will be required.

Community Services Department, Fire Department advise:

According to our files and conversation with tenants and other City Departments, there is a discrepancy of addresses for this property and the adjacent property to the south.

*The address of the property to the south has always been 24 Rutherford Road South and the new Peel Industrial Supplies building was assigned 16 Rutherford Road South. These numbers shall be confirmed and posted and all other references to other unassigned numbers shall be corrected.*

APPENDIX B

SECTION 23.1 SERVICE COMMERCIAL(SC)  
ZONE (STANDARD ZONING)

PROPOSED ZONING FOR SUBJECT  
PROPERTY

*Permitted Purposes*

Commercial

- |   |                  |
|---|------------------|
| (1) a retail establishment having no storage;   | <i>permitted</i> |
| (2) a service shop;   | <i>permitted</i> |
| (3) a personal service shop;  | <i>permitted</i> |
| (4) a bank, trust company, finance company;   | <i>permitted</i> |
| (5) an office;  | <i>permitted</i> |
| (6) a dry cleaning and laundry distribution station;  | <i>permitted</i> |
| (7) a laundromat;   | <i>permitted</i> |
| (8) a parking lot;  | <i>permitted</i> |
| (9) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant; | <i>permitted</i> |
| (10) a printing or copying establishment;   | <i>permitted</i> |
| (11) a garden centre sales establishment;   | <i>permitted</i> |
| (12) a community club;  | <i>permitted</i> |
| (13) a health centre;   | <i>permitted</i> |
| (14) a custom workshop; and   | <i>permitted</i> |
| (15) a tavern.  | <i>permitted</i> |

Assessory

- (1) purposes accessory to the other permitted purposes. *permitted*

*Requirements and Restrictions (the standard Service Commercial(SC) Zone requirements and restrictions as follows are proposed for the subject property):*

- (a) *Minimum Front Yard Depth:* 5 metres.
- (b) *Minimum Exterior Side Yard Depth:* 5 metres.
- (c) *Minimum Rear Yard Depth:* 6 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9 metres.
- (d) *Minimum Lot Width:* 38 metres.
- (e) *Maximum Building Height:* 3 storeys.
- (f) *Minimum Landscaped Open Space:* (1) in the front yard, 60 per cent of the required front yard depth, and  
(2) in an exterior side yard, 60 per cent of the required exterior side yard.

*PROPOSED ADDITIONS OR MODIFICATIONS TO THE STANDARD REQUIREMENTS AND RESTRICTIONS FOR THE SUBJECT PROPERTY*

- (g) *Minimum Interior Side Yard Depth:* 3 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 4 metres.
- (h) *all garbage and refuse containers shall be totally enclosed.*
- (i) *all restaurant refuse storage shall be enclosed in a climate controlled area within the building.*

10 010, 4/195

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

Date: July 8, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: **NOTES OF THE PUBLIC MEETING**  
Application to Amend the Official Plan and Zoning By-law  
Lot 5, Concession 2, E.H.S.  
16 Rutherford Road South  
**LOUIS WALTER MULLIN & HEATHER MULLIN**  
Ward Number 3  
Our File: C2E5.22

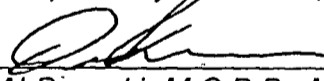
The notes of the Public Meeting held on Wednesday July 7, 1993, are attached for the information of Planning Committee.

There were no interested members of the public in attendance, and staff have received no written submissions with respect to this application.

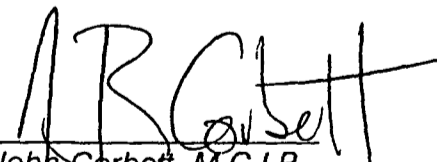
Accordingly it is recommended that:

- A) The notes of the public meeting be received;
- B) The application to amend the Official Plan and the zoning by-law be approved subject to the conditions approved by City Council on June 28, 1993; and
- C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

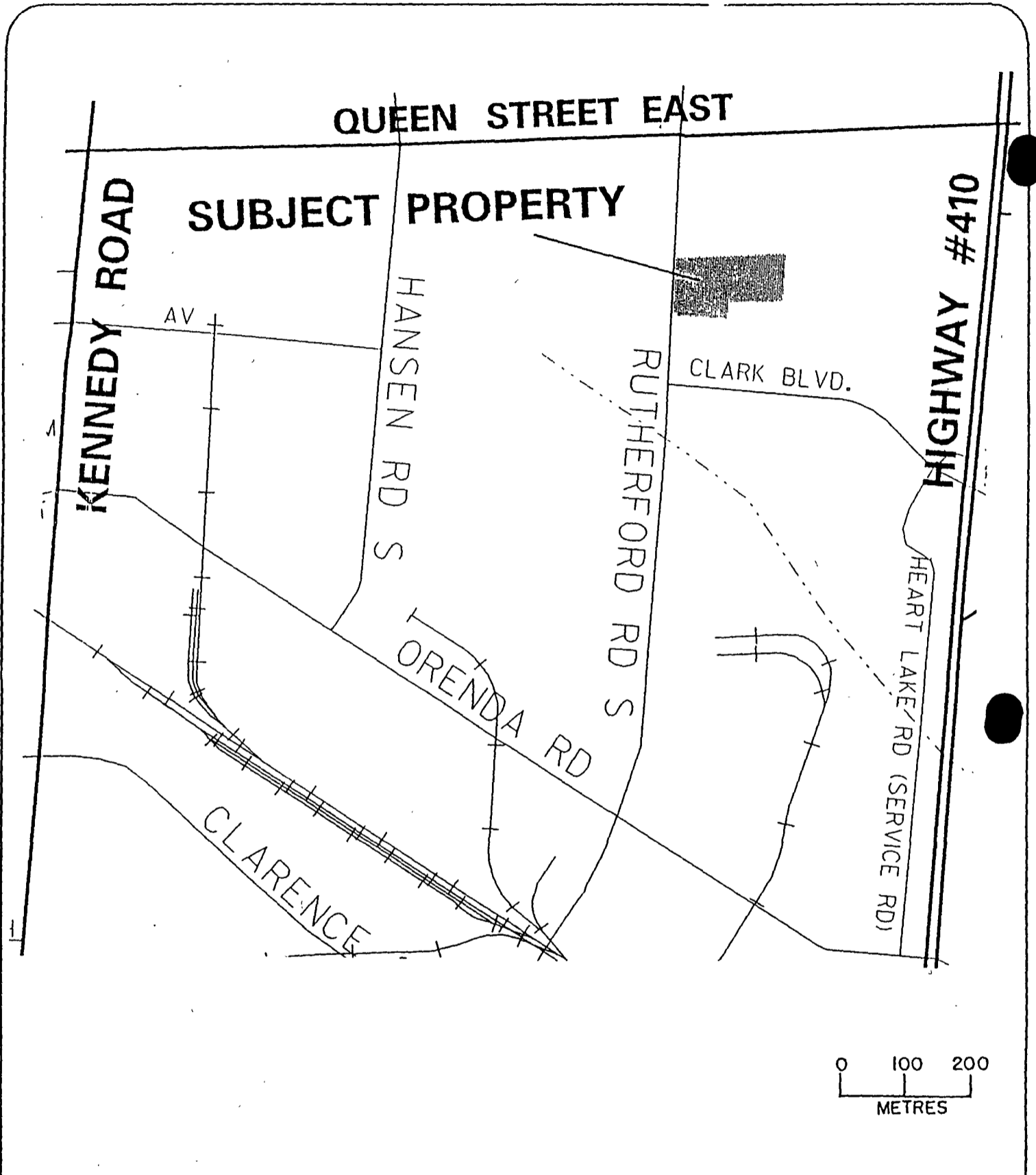
Respectfully submitted,

  
Al Rezoski, M.C.R.P., M.C.I.P.,  
Development Planner

AGREED:  
  
John A. Marshall, M.C.I.P.,  
Commissioner, Planning and Development

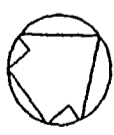
  
John Corbett, M.C.I.P.,  
Director, Development Services

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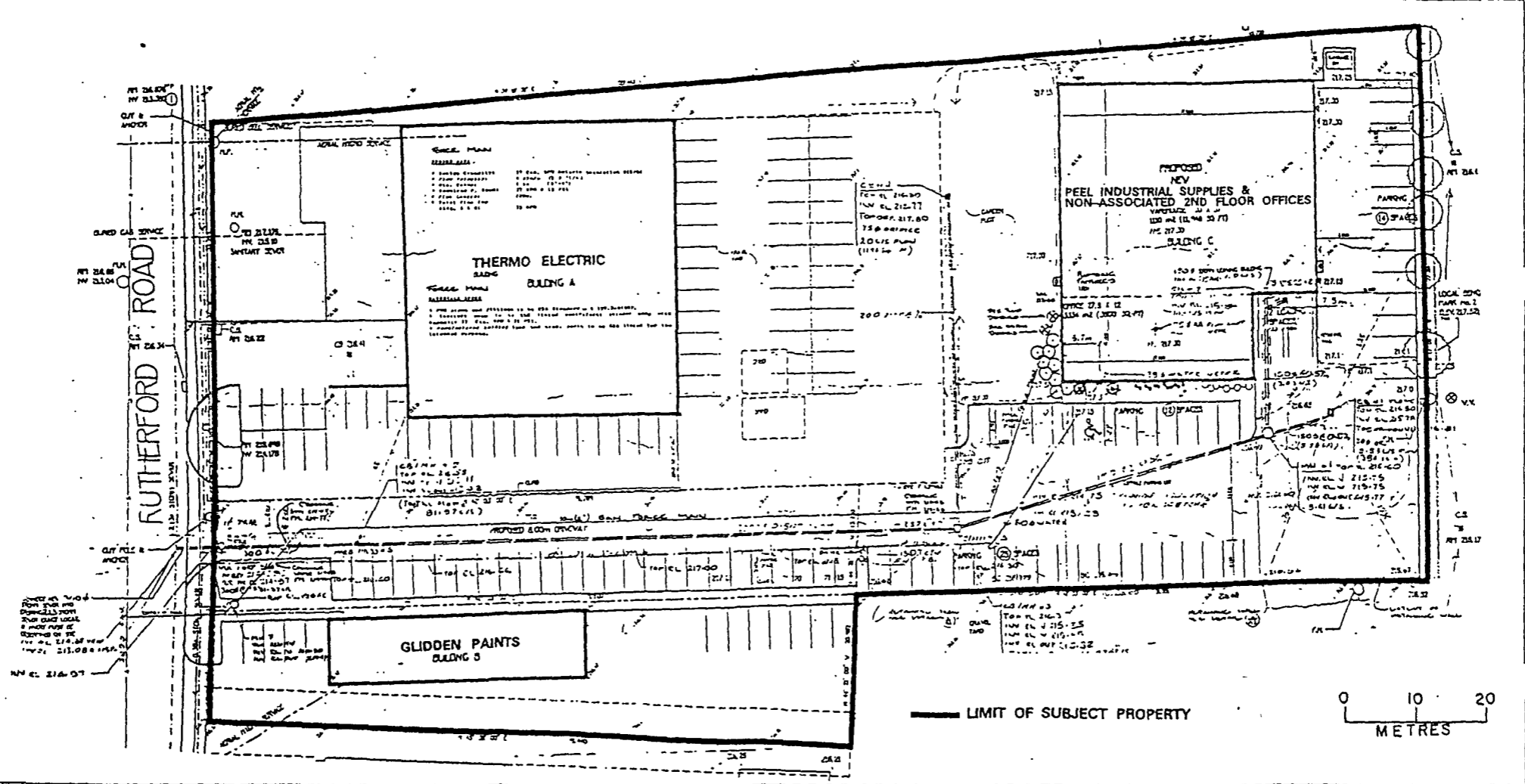
**CITY OF BRAMPTON**

Date: 1992 11 27      Drawn By: CJK  
 File no. C2E5.22      Map no. 61-55A



**LOCATION MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 MULLIN, LOUIS WALTER AND HEATHER



**CITY OF BRAMPTON**

Date: 1993 06 10 Drawn By: CJK  
 File no. CME5.22 Map no. 61-55H

**PLAN SHOWING STRUCTURES, PARKING AND ACCESS**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 MULLIN, LOUIS WALTER AND HEATHER

PUBLIC MEETING

*A Public Meeting was held on Wednesday, July 7, 1993, in the Council Committee Room, City Hall, 2 Wellington Street West, Brampton, Ontario, commencing at 7:31 p.m., with respect to an application by LOUIS WALTER MULLIN & HEATHER MULLIN (File: C2E5.22 - Ward 3) to amend the Official Plan and Zoning By-law to designate the subject property "Commercial" in the Official Plan and the Brampton Industrial East Secondary Plan, and to zone the lands "Service Commercial (SC)".*

*Members Present: City Councillor D. McMullen - Chairman*

*Staff Present: D. Ross, Manager, Development Services  
N. Grady, Development Planner  
M. Walcott, Secretary*

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*The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.*

*Mr. Ross replied in the affirmative.*

*Other than the applicant s and their agent there were no interested members of the public in attendance and the meeting was adjourned at 7:32 p.m.*



CI-53

- P101-93
1. THAT the delegation of Ms. Christine Jennings to the Planning Committee meeting of August 8, 1993 re: CLOSURE OF THE PATHWAY FROM NORTH PARK DRIVE TO NEWBRIDGE CRESCENT, and Petition from residents of Newbridge Crescent, Northampton Street and Buckland Way, be received, and;
  2. That the petition be amended to delete the signature of R. J. Irving, 162 Newbridge Crescent, as requested by Mr. Irving by telephone to the Clerk's office on August 9, 1993.

- P102-93
- THAT the report dated July 8, 1993 to the Planning Committee of August 9, 1993 re: HERRMAN AND CULOTTA - Notes of the Public Meeting - Application to Amend the Zoning By-law (Proposed Three year Temporary Use By-law) - Part of the East Half of Lot 16, Concession 4, E.H.S. - North-West Corner of Bramalea Road and Countryside Drive - Ward 10 - C4E16.1, be received, and that;
- A. The notes of the Public Meeting be received, and that;
  - B. The application to amend the zoning by-law be approved subject to the conditions approved by City Council on June 28, 1993, (P082-93), and that;
  - C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

- P103-93
- THAT the report dated July 8, 1993 to the Planning Committee of August 9, 1993 re: LOUIS WALTER MULLIN & HEATHER MULLIN - Notes of the Public Meeting - Application to Amend the Official Plan and Zoning By-law - Lot 5, Concession 2, E.H.S. - 16 Rutherford Road South - Ward 3 - C2E5.22, be received, and that;
- A. The notes of the Public Meeting be received, and that;
  - B. The application to amend the Official Plan and the zoning by-law be approved subject to the conditions approved by City Council on June 28, 1993 (P081-93), and that;
  - C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

- P104-93
- THAT the report dated August 4, 1993 to the Planning Committee of August 9, 1993 re: BRAMPTON HYDRO-ELECTRIC COMMISSION - Notes of the Public Meeting - Application to Amend the Zoning By-law - Lot 7, Concession 7, E.H.S. (former Township of Chinguacousy) - Ward 10 - C7E7.8, be received, and that;
- A. The notes of the Public Meeting be received, and that;



**Regional  
Municipality  
of Peel**

February 4, 1993

City of Peel PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	FEB 08 1993 Rec'd
FILE NO.	C2E5.22

City of Brampton  
Planning and Development  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Mr. Al Rezoski  
Development Planner

Re: Louis Walter Mullin & Heather Mullin  
Official Plan and Zoning By-law Amendments  
Lot 5, Concession 2, E.H.S.  
12 Rutherford Road South  
City of Brampton  
Your File: C2E5.27  
Our File: R42 2E63B

Dear Sir:

In response to your letter of January 22, 1993 requesting comments regarding the above-noted application, please be advised that the Region of Peel Planning and Public Works Departments have reviewed this application and have identified no Regional concerns. Accordingly, we have no objection or further comments to offer. The Region of Peel need not be a party to the development agreement.

We trust you will find this information of assistance.

Yours truly

Vince Zammit  
Senior Planner  
Development Review

BW:nb

DEVELOPMENT SERVICES	
C.B.C.	
D.R.	
T.R.A.	
I.N.C.	
C.C.L.	
D.F.N.	
D.M.R.	
✓ MAR FEB 8 1993	AK
T.R.W.	
D.S.O.E.	

AMENDMENT NUMBER 239

AND

AMENDMENT NUMBER 239 A

to the 1984 Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 239 AND  
AMENDMENT NUMBER 239A  
TO THE 1984 OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- redesignate lands shown outlined on Schedule 'A' to this amendment from "Industrial" to "Commercial" on Schedule "A", General Land Use Designations;
- designate lands shown outlined on Schedule 'B' to this amendment to "Highway & Service Commercial" on Schedule "F", Commercial;
- redesignate lands shown outlined on Schedule 'C' to this amendment from "Industrial" to "Service Commercial" on Plate 9 of Secondary Plan Area Number 18; and
- to set out appropriate development principles for the subject lands.

Specifically, this amendment will recognize retail, office, warehouse and light industrial development on the lands located on the easterly limit of Rutherford Road, approximately 106 metres (347.7 feet) north of Clark Boulevard.

2.0 Location

The lands subject to this amendment are described as Part of Lot 5, Concession 2, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated on the east side of Rutherford Road approximately 106 metres (347.7 feet) north of Clark Boulevard. The lands have an area of 1.4 hectares (3.5 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 239

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

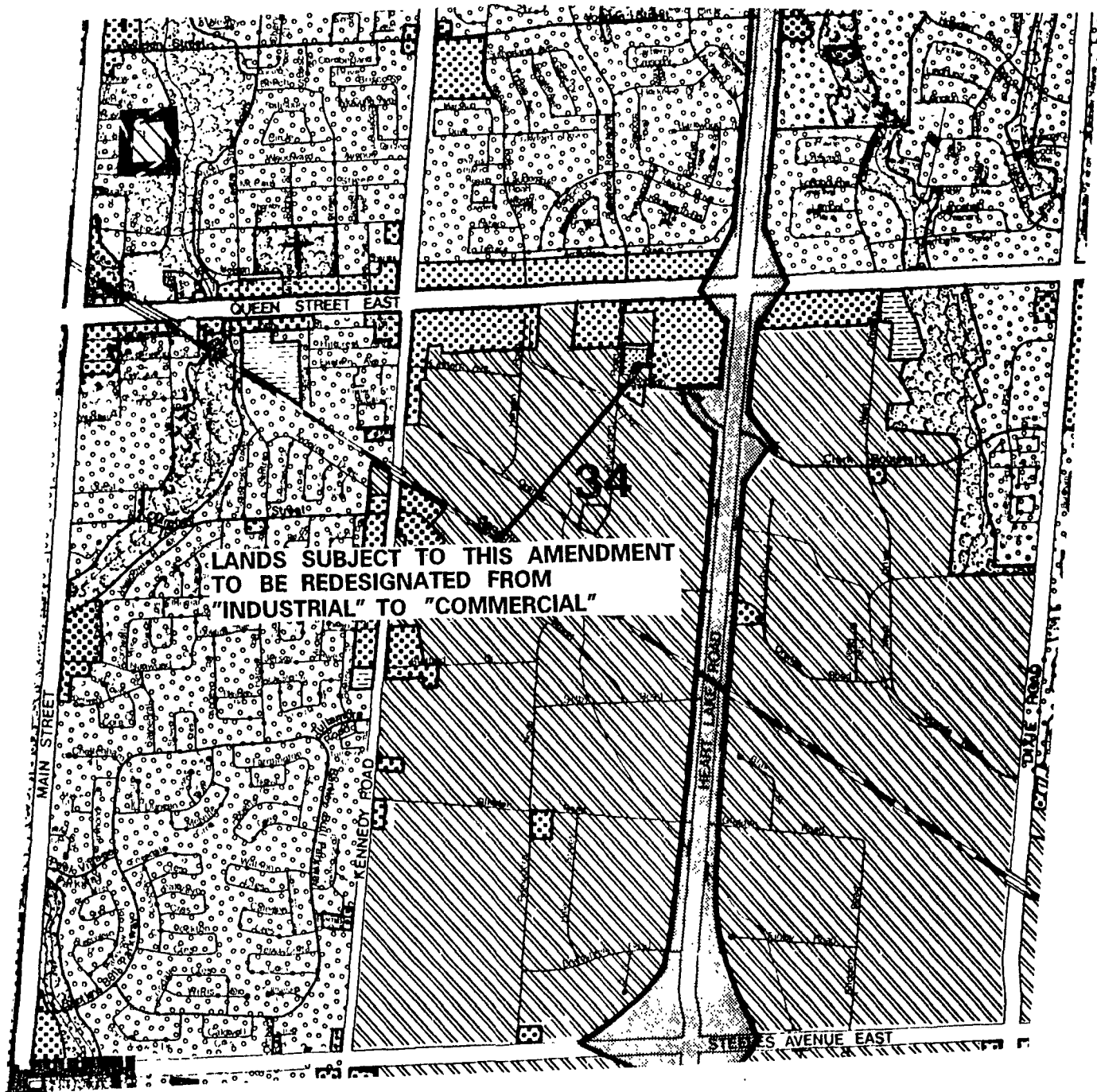
- (1) by changing on Schedule "A", General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Industrial" to "Commercial";
- (2) by adding to on Schedule "F", Commercial thereto, the land use designation "Highway & Service Commercial" for the lands shown outlined on Schedule B to this amendment; and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 18, as set out in the first paragraph of section 7.2.7.18, Amendment Number 239 A.

### 3.2 Amendment Number 239A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

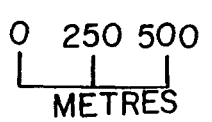
- (1) by adding to the legend shown on Plate 9, thereto, the land use category of "Service Commercial";
- (2) by changing on Plate 9, thereto, the land use designation of the lands shown outlined on Schedule C to this amendment, from "Industrial" to "Service Commercial";
- (3) by adding to sub-section B2.5 of Chapter B1 of Section B of Part C the following:
  - "4.11 The Service Commercial facility designated on Plate 9 and located east of Rutherford Road, approximately 106 metres (347.7 feet) north of Clark Boulevard, shall consist of retail, office, warehouse and light industrial land uses which are compatible with the intended service commercial uses.

Development of the lands shall be controlled by an appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.p. 13."



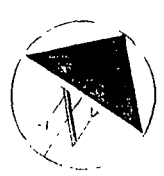
## GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL



MAY 1987

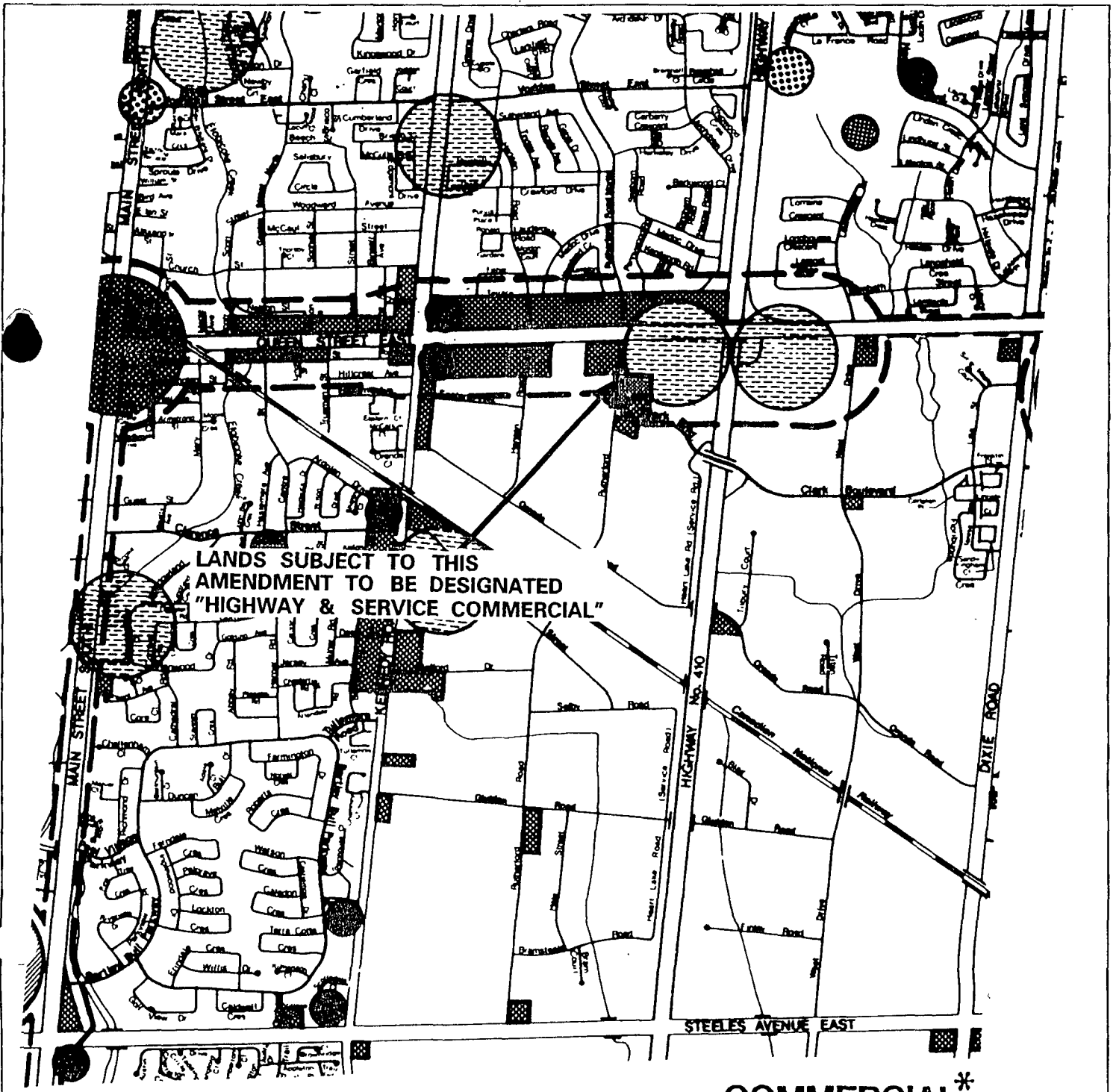
OFFICIAL PLAN AMENDMENT No. 239



**CITY OF BRAMPTON**  
Planning and Development

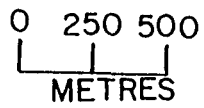
Schedule A to By-Law 264-93











Date: 1993 03 23      Drawn by: CJK  
File no. C2E5.22      Map no. 61-55F



LANDS SUBJECT TO THIS  
AMENDMENT TO BE DESIGNATED  
"HIGHWAY & SERVICE COMMERCIAL"

**COMMERCIAL\***  
SCHEDULE 'F'



-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

Date: MAY 1987

City of Brampton  
Planning and Development Department

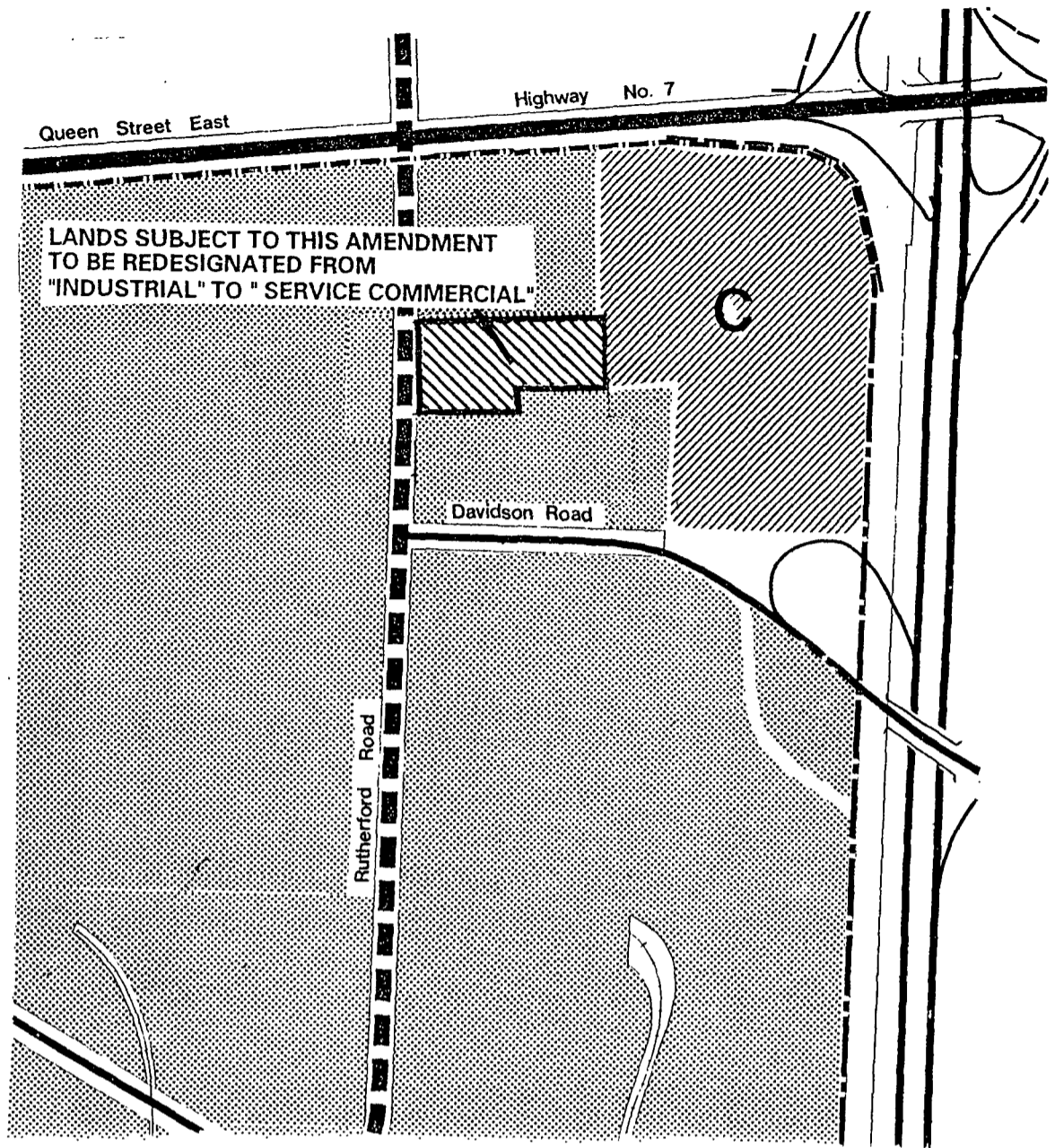
OFFICIAL PLAN AMENDMENT No. 239




CITY OF BRAMPTON  
Planning and Development

Schedule B to By-law 264-93

Date: 1993 03 23      Drawn by: CJK  
File no. C2E5.22      Map no. 61-55G




 SERVICE COMMERCIAL

 SPECIAL COMMERCIAL

 COMMUNITY COMMERCIAL

 NEIGHBOURHOOD COMMERCIAL

 HIGHWAY COMMERCIAL


 INDUSTRIAL


 INTERSECTION IMPROVEMENT


 MAJOR ARTERIAL ROAD

 MINOR ARTERIAL ROAD

 COLLECTOR ROAD

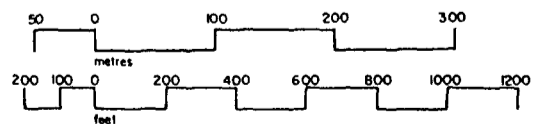
 HIGHWAY AND INTERCHANGES

 PLANNING DISTRICT BOUNDARY

 GRADE SEPARATION

# BRAMPTON EAST PLANNING DISTRICT PLATE No.9

## LAND USE & ROADS



OFFICIAL PLAN AMENDMENT No. 239

Schedule C to By-Law 264-93



**CITY OF BRAMPTON**  
Planning and Development

Date: 1993 10 27

Drawn by: CJK

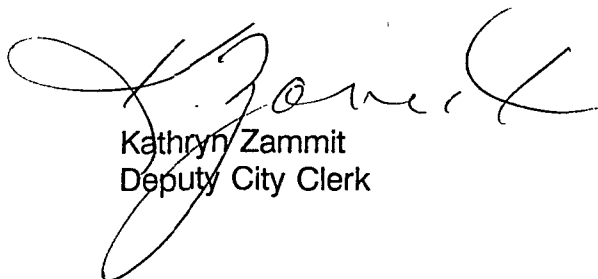
File no. C2E5.22

Map no. 61-55J



I, KATHRYN ZAMMIT, Deputy Clerk of the City of Brampton do hereby certify that the attached Amendment Numbers 239 and 239A to the 1984 Official Plan of the City of Brampton Planning Area, is a true copy approved, as modified, by the Ministry of Municipal Affairs on May 12, 1994.

DATED at the City of Brampton this May 18, 1994.



Kathryn Zammit  
Deputy City Clerk

I, Kathryn Zammit, Deputy City Clerk, of the Village of Erin, in the County of Wellington, hereby certify that the attached by-law, being By-law 200-82, and amending by-laws, attached hereto and listed below, are true copies:

201-82, 202-82, 203-82, 204-82, 220-82, 223-82, 243-82, 245-82,

5-83, 10-83, 37-83, 39-83, 43-83, 46-83, 51-83, 109-83, 125-83, 129-83, 133-83, 134-83, 170-83, 172-83, 201-83, 205-83, 255-83, 273-83, 277-83,

22-84, 38-84, 44-84, 82-84, 126-84, 145-84, 165-84, 167-84, 171-84, 185-84, 205-84, 213-84, 216-84, 219-84, 231-84, 233-84, 243-84, 291-84, 305-84, 307-84,

21-85, 122-85, 128-85, 173-85, 175-85, 184-85, 207-85, 209-85, 212-85, 239-85, 245-85, 261-85, 268-85, 290-85, 298-85, 300-85, 322-85, 333-85, 376-85,

22-86, 82-86, 95-86, 125-86, 128-86, 138-86, 166-86, 188-86, 195-86, 200-86, 201-86, 253-86, 263-86, 276-86, 277-86, 317-86, 323-86, 331-86, 337-86,

14-87, 36-87, 43-87, 45-87, 102-87, 117-87, 131-87, 132-87, 183-87, 186-87, 189-87, 192-87, 193-87, 198-87, 202-87, 205-87, 206-87, 225-87, 241-87, 243-87, 260-87, 265-87, 270-87, 271-87, 284-87, 297-87, 310-87,

24-88, 32-88, 40-88, 63-88, 70-88, 119-88, 125-88, 198-88, 202-88, 228-88, 252-88, 256-88, 279-88, 283-88, 284-88, 285-88,

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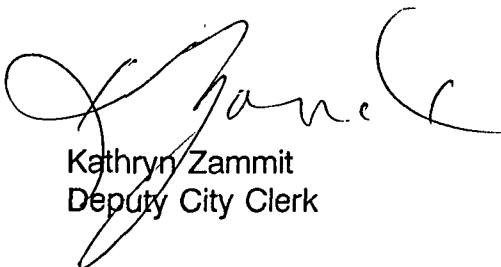
21-90, 31-90, 42-90, 61-90, 67-90, 75-90, 93-90, 109-90, 128-90, 130-90, 168-90, 185-90, 217-90, 244-90, 247-90, 256-90, 260-90,

27-91, 29-91, 32-91, 41-91, 49-91, 54-91, 147-91, 185-91, 189-91, 218-91, 226-91, 249-91, 257-91, 268-91

12-92, 90-92, 114-92, 169-92, 186-92, 216-92, 223-92, 231-92

9-93, 62-93, 95-93, 125-93, 126-93, 135-93, 155-93, 198-93, 251-93, 253-93, 266-93

39-94, 46-94, 60-94, 72-94



Kathryn Zammit  
Deputy City Clerk

AMENDMENT NO. 239  
TO THE  
OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON

This Amendment No. 239 to the City of Brampton Official Plan which was adopted by the Council of the Corporation of the City of Brampton is hereby modified as follows:

1. **PART B, DETAILS OF THE AMENDMENT**, item 3.2.3 be amended by adding the following new paragraph following paragraph 2 in section 4.11:

"Prior to any development occurring upon the site, a qualified engineering consultant shall undertake the necessary investigations to certify that the site has been made suitable for the proposed use and that the soils meet Provincial soils guidelines."

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act.

Date: 1994-05-12



Diana L. Jardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs