



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 291-2008

To Adopt Amendment Number OP93-**298**
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-**298** 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 **26th** day of **November** 2008.

SUSAN FENNEL - MAYOR

John Hutton - Acting

PETER FAY - CITY CLERK

Approved as to Content:

Adrian J. Smith, MCIP, RPP
Director of Planning and Land Development Services

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

C.C.C.

DATE 11/20/08

AMENDMENT NUMBER OP93- **298**
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 for the subject lands from "Parkway Belt West Policy Area" to "Prestige Industrial" and "Open Space / Hazard Land" to facilitate significant employment-generating industrial and business uses in this "gateway" location. Design principles are established to ensure the appropriate architecture, on-site features, and building materials to be used to reflect the prominent and highly visible location of this development site. The amendment also includes provision for required stormwater management facilities and the use of environmentally sustainable technologies.

2.0 Location:

The lands subject to this amendment are located on the west side of Airport Road approximately 300 metres (985 feet) south of Steeles Avenue East. The property has an area of 33.02 hectares (81.59 acres) and is located in Part of Lots 14 and 15, Concession 6, E.H.S. 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: Parkway Belt West Industrial Area, as set out in Part II: Secondary Plans, Amendment Number OP93- **298**.

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) Secondary Plan Designations, thereto, the designation of the lands shown outlined on Schedule "A" to this amendment from "Parkway Belt West Policy Area" to "Prestige Industrial" and "Open Space/Hazard Land";
- (2) by adding to Section 4.1 Prestige Industrial the following:

"4.1.7 In addition to the Prestige Industrial policies listed above, the following additional policies shall apply to the lands located on the west side of Airport Road approximately 300 metres south of Steeles Avenue East and known as 7900 Airport Road to be implemented through zoning, site plan, and subdivision approvals.

- (i) employment generating uses are to be accommodated on this site, and to that end, large floor area minimal employment facilities should be prohibited along the Airport Road frontage of the lands;
- (ii) to achieve a consistent and unifying architectural character, various wall design elements should be used, including banding, accents, canopies, and piers. Long continuous roof line silhouettes should be visually broken with parapet and roof features such as towers, stepped wall profiles and raised roof features, and long flat wall panels should be divided into subsections that introduce a variety of surface texture and colour tone;
- (iii) where one-storey buildings are proposed along Airport Road, the design treatment should ensure that a two-storey building height is emulated. Appropriate building height and glazing shall be used to achieve this goal;
- (iv) high-quality building materials shall be used in the construction of buildings along Airport Road. These materials shall include masonry, pre-cast concrete, and glazing;
- (v) appropriate landscape treatment shall be provided for the site, including landscape elements such as pergolas, trellises and other three-dimensional elements that assist in visually defining the street edge;
- (vi) the main access to the lands, which may include a local road, shall be located opposite Driver Road on the east side of Airport Road;

- (vii) a stormwater management pond shall be provided on the lands and the use of environmentally sustainable technologies, such as on-site cisterns, reclamation of non-potable water for site irrigation, and bio-retention swales, are encouraged; and

- (viii) notwithstanding Section 4.1.2, limited outside storage shall be allowed with appropriate screening."

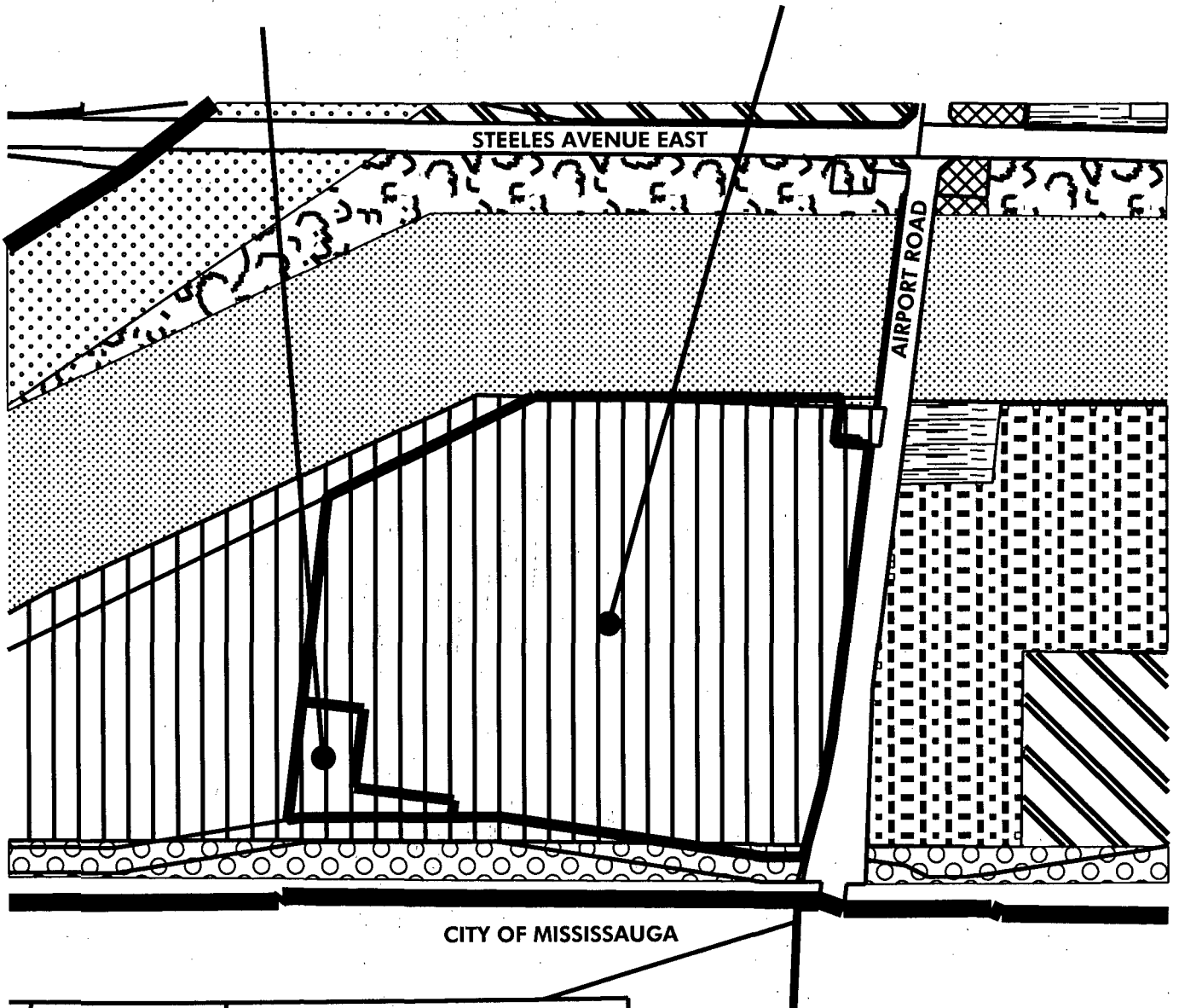
Approved as to Content:













Adrian J. Smith, MCIP, RPP
Director, Planning and Land Development Services

LANDS TO BE REDESIGNATED FROM
"PARKWAY BELT WEST POLICY AREA"
TO "OPEN SPACE/HAZARD LANDS"

LANDS TO BE REDESIGNATED FROM
"PARKWAY BELT WEST POLICY AREA"
TO "PRESTIGE INDUSTRIAL"



EXTRACT FROM SCHEDULE SP32(A) OF THE DOCUMENT KNOWN AS THE PARKWAY BELT WEST INDUSTRIAL SECONDARY PLAN

- | | | | |
|---|------------------------------------|---|--|
|  | Prestige Industrial |  | Electric Power Facilities |
|  | Business |  | Highway No.407 |
|  | Mixed Industrial/Commercial |  | Utility Corridor |
|  | Open Space/Hazard Lands |  | Parkway Belt West Policy Area
Refer To Policy 4.9 |
|  | Highway Commercial |  | Secondary Plan Area Boundary |

OFFICIAL PLAN AMENDMENT OP93 # 298



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 11 19

Drawn by: CJK

File no. T06E15.009opaa

Map no. 81-9

Schedule A

In the matter of the *Planning Act, R.S.O. 1990*, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 291-2008 being a by-law to adopt Official Plan Amendment OP93-298 and By-law 292-2008 to amend Zoning By-law 270-2004, as amended - 7900 Airport Road Development Inc. (File T06E15.009)

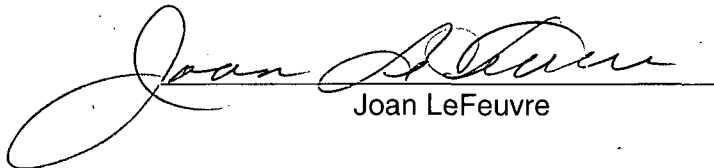
DECLARATION


I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 291-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 26th day of November, 2008, to adopt Amendment Number OP93-298 to the 1993 Official Plan.
3. By-law 291-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 26th day of November, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 291-2008 as required by section 17(23) and By-law 292-2008 as required by section 34(18) of the *Planning Act* was given on the 3rd day of December, 2008, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-298 is deemed to have come into effect on the 24th day of December, 2008, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 292-2008 is deemed to have come into effect on the 26th day of November, 2008, in accordance with Section 34(19) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
5th day of January, 2009)


Joan LeFeuvre


EILEEN MARGARET COLLIE, A Commissioner
etc. Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.