



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 372-2002

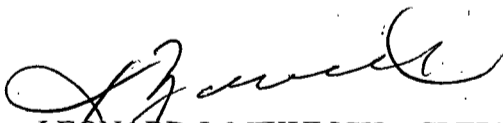
To Adopt Amendment Number OP93- 203  
to the Official Plan of the  
City of Brampton Planning Area

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- 203 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

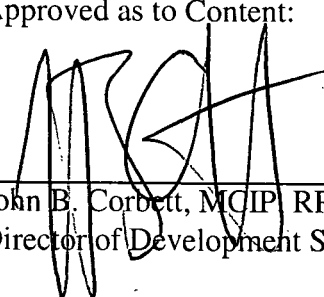
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this  
18<sup>th</sup> day of December 2002.

  
SUSAN FENNELL - MAYOR

  
~~LEONARD J. MIKULICH - CLERK~~  
KATHRYN ZAMMIT, ACTING CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
Adt  
DATE 12/2/02

Approved as to Content:

  
John B. Corbett, MCIP RPP  
Director of Development Services

AMENDMENT NUMBER OP93- 202.  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purposes of these amendment are:

- ❖ to amend the Official Plan's Land Use Schedule and the Major Road Network Schedules to reflect revisions to the land use designations and road network;
- ❖ to amend the Bram West Secondary Plan's Land Use Schedule to reflect revisions to the land use designations and road network, to add a "Business Industrial" and a "Service Commercial" designation to the Schedule's Legend,
- ❖ to amend the Bram West Secondary Plan's policies by revising policies for the "Prestige Industrial" designation, and by adding policies for the new "Business Park" and "Service Commercial" designations.

2.0 Location:

The lands subject to this amendment are located south of Steeles Avenue West and north of the Highway 407 right-of-way, and between Heritage Road and Mississauga Road. The lands have extensive frontage on Highway 407, Steeles Avenue West and Heritage Road in the Bram West Secondary Plan Area. The lands represent approximately 111.5 hectares (275 acres) east of Heritage Road to Mississauga Road and are described as Part of Lots 14 and 15, Concession 5, W.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

The document known as the 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 lands from "Industrial" to "Business Industrial" as shown outlined on Schedule A to this amendment;
- (2) by changing on Schedule B, Major Road Network thereto, by adding and deleting portions of a 23-26 Metre Collector Road, and deleting and replacing a portion of a 30 Metre Collector Road with a 23-26 Metre Collector Road as shown outlined on Schedule C to this amendment;

- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 40(b), Bram West Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 203.
- (4) by adding to the Legend of Schedule SP 40(a), of Chapter 40(b), of Part II: Secondary Plans thereto, the designations of “Business Park” and “Service Commercial” as shown on Schedule “B” to this amendment;
- (5) by changing on Schedule SP 40(a), of Chapter 40(b), of Part II: Secondary Plans thereto, the land use designations from “Highway and Service Commercial”, “Standard Industrial” and “Prestige Industrial” to “Service Commercial”, “Business Park”, “Prestige Industrial” and “Parkette” of lands as shown on Schedule B to this amendment;
- (6) by changing on Schedule SP 40(a), of Chapter 40(b), of Part II: Secondary Plans thereto, the road network by adding and deleting portions of a “Minor Collector Road (23-26 metres)”, and by deleting and replacing a portion of a “Major Collector Road (26-30 metres)” with a “Minor Collector Road (23-26 metres)” as shown outlined on Schedule B to this amendment;
- (7) By amending Chapter 40(b), of Part II: Secondary Plans, by deleting and replacing section 3.1.9 to 3.1.10, inclusive, as follows:

**“Prestige Industrial**

**3.1.9** The lands designated Prestige Industrial on Schedule SP40(a), shall permit the range of uses and be developed in accordance with Part 1, Section 4.2, and other relevant policies of the Official Plan. Permitted uses may include a parkette, stormwater management facilities, research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, and warehousing facilities, provided that such uses operate within wholly enclosed buildings and have incidental outdoor storage of goods and materials subject to the locational and screening criteria contained within the implementing zoning by-law. In addition, lands within the Prestige Industrial designation shall also permit office uses, hotels, conference/convention centres, and within which may permit limited accessory retail, and business support services.

Day nurseries and ancillary retail uses (up to 15% of the total gross floor area of an industrial building, and up to 20% of the total gross floor area of an office building) shall be permitted in association with the industrial uses of this designation.

**3.1.10** Development of the lands within the Prestige Industrial designation shall be based on the following principles:

- (i) A high standard of building design shall be required and undeveloped portions of lots shall be landscaped to achieve the intended prestige image;
- (ii) Outdoor storage as a primary use shall not be permitted;
- (iii) Limited accessory outside storage areas shall not directly abut arterial class roads and lands designated for Office Centre or Office Node Commercial purposes, and shall be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law;
- (iv) from a streetscape perspective, large lots/blocks shall be encouraged along arterial roads;
- (v) provision shall be made to minimize adverse impacts on adjacent residential uses that exist or which are planned for the area through site design, landscaping and buffer treatments;
- (vi) natural features are to be utilized in site design to the extent practicable, and are to be supplemented by landscaping in order to create a “park-like” setting;
- (vii) the City may require the submission of a development concept or block plan to demonstrate how the designated area can be comprehensively developed;
- (viii) accessory retail and business support service uses shall be restricted to a maximum percentage of floor space within a building in accordance with the zoning requirements of the implementing zoning by-law;
- (ix) the visual impact of automobile and truck parking , service and delivery areas shall not be intrusive, and shall be minimised consistent with the landscape and screening measure contained within the approved urban design guidelines for these lands.”

(8) By amending Chapter 40(b), of Part II: Secondary Plans, by adding sections 3.1.16 to 3.1.19, inclusive, as follows:

**“Business Park**

**3.1.16** The lands designated Business Park on Schedule SP40(a), shall permit the range of uses and shall be developed in accordance with Part 1, Section 4.2, Subsection 4.2.11 and other relevant policies of the Official Plan. Permitted uses shall include: all of the permitted uses within the Prestige Industrial designation listed within Section 3.1.9 of this Plan, and shall permit limited outdoor storage of goods and materials subject to the locational and screening criteria contained within the implementing zoning by-law.

**3.1.17** Lands within the Business Park designation may be further divided into classes of industrial zones in the comprehensive zoning by-law on the basis of the following:

- the requirements of industry for road access;
- the type and extent of outside storage; and,
- the need to minimize potential conflicts between different classes of land uses.

**3.1.18** The development of lands within the Business Park designation will be subject to development standards, including landscaping and buffering, to ensure that the potential impact of industrial operations on adjoining use areas, and uses in close proximity to the industrial use area will be minimized. From a streetscape perspective, large lots/blocks are encouraged along arterial roads.

**3.1.19** Outside storage areas shall not directly abut arterial class roads and lands designated for Office Centre or Office Node Commercial purposes, and shall be limited in size and be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law. The visual impact of automobile and truck parking, service and delivery areas shall not be intrusive, and shall be minimized consistent with the landscape and screening measure contained within the approved urban design guidelines for these lands.”

(9) By amending Chapter 40(b), of Part II: Secondary Plans, by deleting and replacing section 3.1.20 to 3.1.22, inclusive, as follows:

**“Service Commercial**

**3.1.20** The lands designated Service Commercial on Schedule SP40(a), shall permit the range of uses and be developed in accordance with Part 1, Section 4.2, Subsection 4.2.10 and other relevant policies of the Official Plan.

Permitted uses may include: all of the permitted uses within the Prestige Industrial designation listed within section 3.1.9 of this Plan, and shall permit offices, restaurants, retail and service commercial uses which provide a support service to the adjacent employment uses and which have no outdoor storage, along with retail warehouses, garden centre sales establishments, and motels.

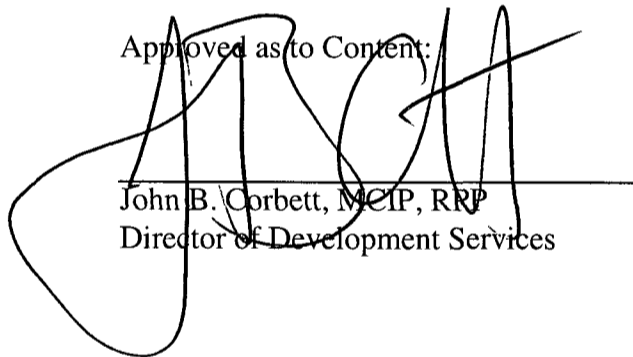
Entertainment uses are not permitted unless they are regional serving entertainment uses in accordance with Section 4.2.2.2 of the Official Plan, and shall exclude a massage or body rub parlour.

**3.1.21** Lands in the Service Commercial designation shall be encouraged to be developed in accordance with the following principles in order to contribute to a distinctive gateway character:

- From a streetscape perspective, larger lot/block sizes are encouraged along arterial roads;
- to generate an attractive and integrated urban environment, superior site, architectural, landscape and safety design elements shall be used;
- service and loading areas shall be incorporated into building designs, or effectively screened from view through appropriate fencing or landscaping;

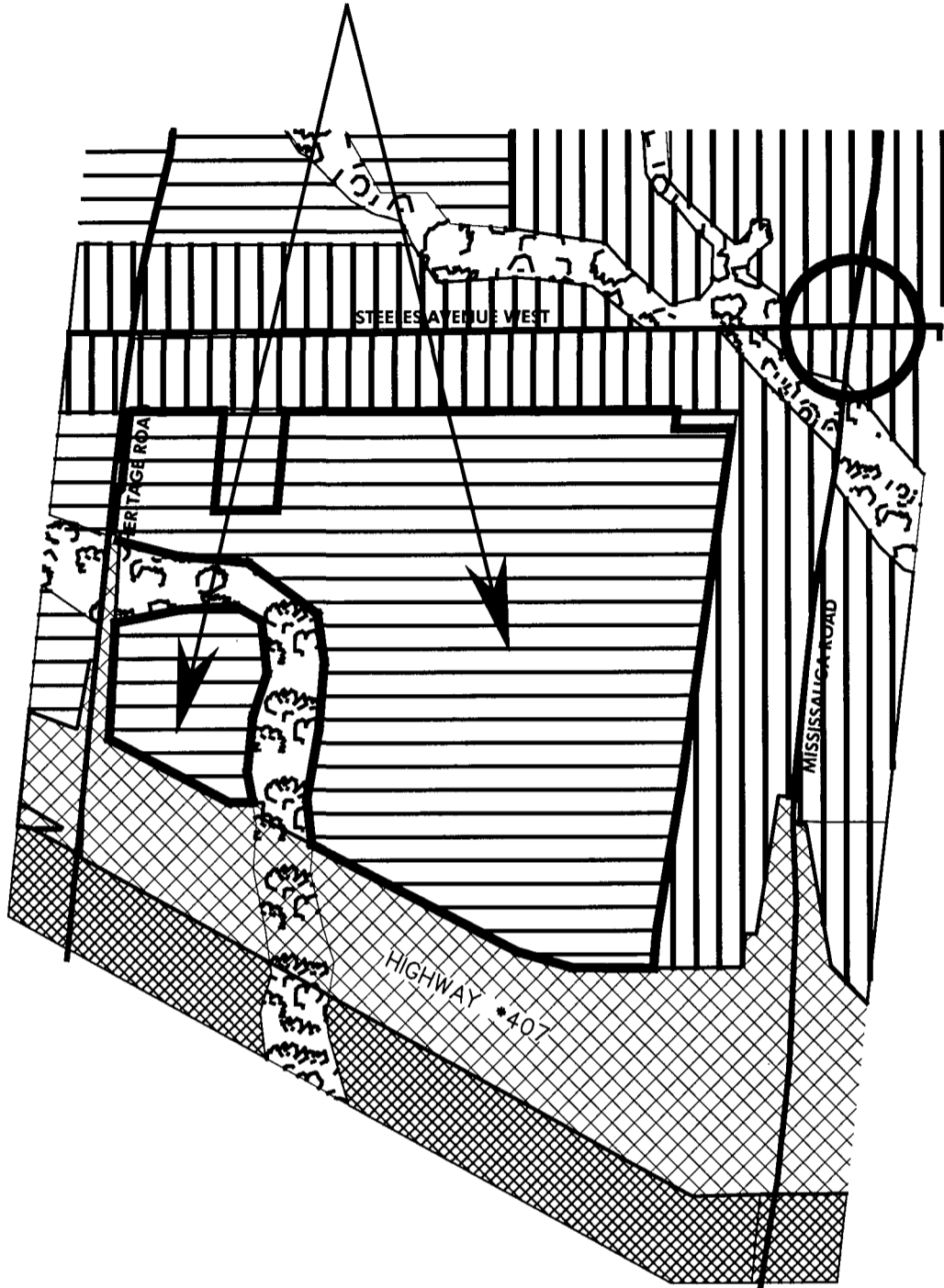
- where parking is provided in the front yard, or abutting a major arterial road or highway, landscaping shall be required to provide adequate screening and improve the visual amenity of the area while having regard for personal safety;
- to ensure comprehensive and integrated development along the principal arterials, the City may require the submission of a development concept or block plan to demonstrate how the designated area can be comprehensively developed;
- common access arrangements and linked parking areas may be required to serve multiple land uses; and,
- the visual impact of automobile and truck parking , service and delivery areas shall not be intrusive, and shall be minimized consistent with the landscape and screening measure contained within the approved urban design guidelines for these lands.”

Approved as to Content:

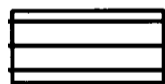


John B. Corbett, MCIP, RRP  
Director of Development Services

# LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "INDUSTRIAL" TO "BUSINESS INDUSTRIAL"



EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN



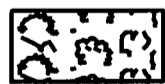
**INDUSTRIAL**



**BUSINESS INDUSTRIAL**



**OFFICE NODE**



**OPEN SPACE**

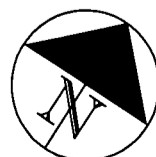


**PROVINCIAL FREEWAY - HIGHWAY #407**



**PARKWAY BELT WEST/UTILITY**

OFFICIAL PLAN AMENDMENT OP93 #. 203  
372-2002



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2002 11 19

Drawn by: CJK

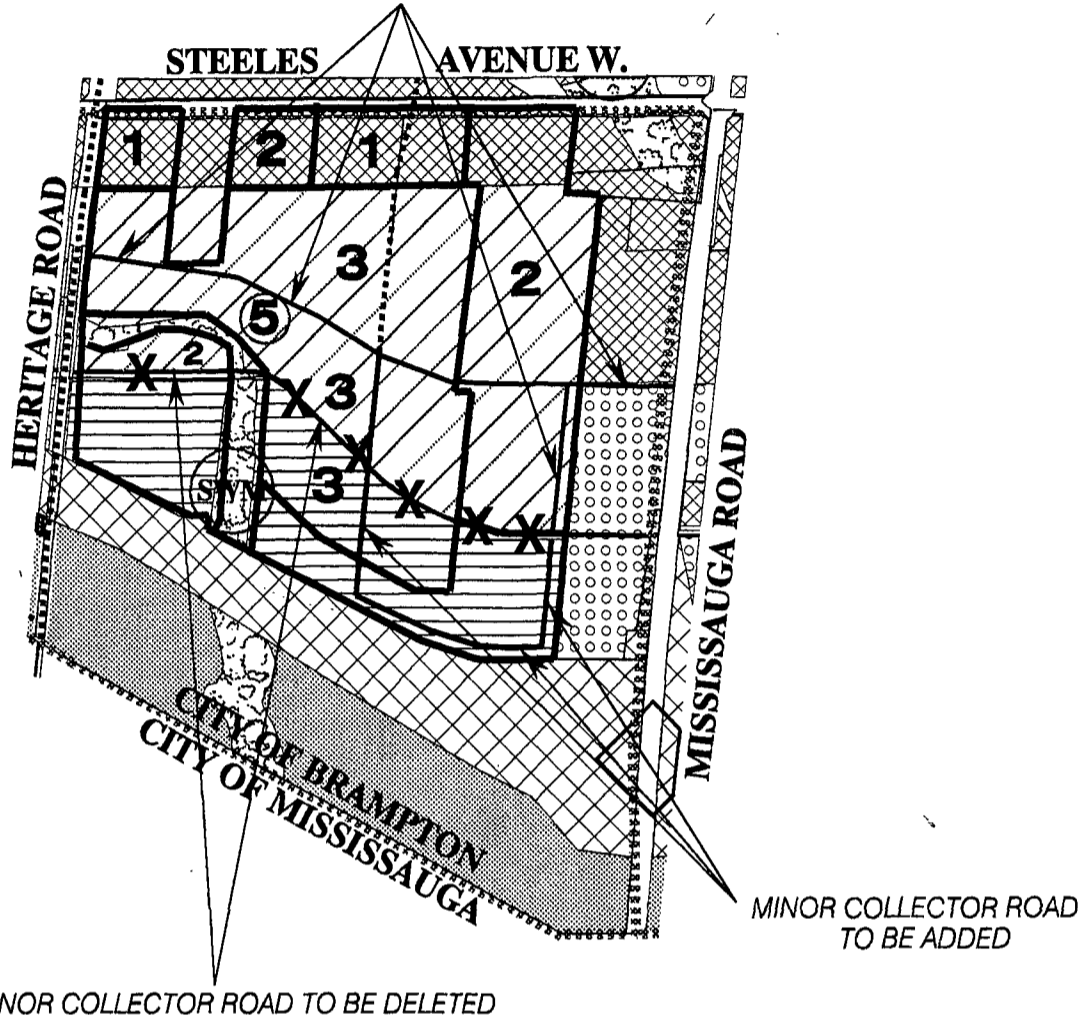
File no. T5W15.2/  
T6W15.2

Map no. 71-2S

**Schedule A**

- 1** LANDS TO BE REDESIGNATED FROM "HIGHWAY & SERVICE COMMERCIAL" TO "SERVICE COMMERCIAL"
- 2** LANDS TO BE REDESIGNATED FROM "HIGHWAY & SERVICE COMMERCIAL" AND/OR "STANDARD INDUSTRIAL" TO "PRESTIGE INDUSTRIAL"
- 3** LANDS TO BE REDESIGNATED FROM "PRESTIGE INDUSTRIAL" AND "STANDARD INDUSTRIAL" TO "BUSINESS PARK"
- 5** CONCEPTUAL PARKETTE DESIGNATION TO BE ADDED

MINOR COLLECTOR ROADS TO BE ADDED



EXTRACT FROM SCHEDULE SP40(a) OF THE DOCUMENT KNOWN AS THE BRAMWEST SECONDARY PLAN AREA #40(b)

**EMPLOYMENT LANDS:**

- Business Park (New Title to be Added)
- Standard Industrial
- Prestige Industrial
- Highway & Service Commercial
- Service Commercial (New Title to be Added)
- Office Node Commercial
- Secondary Plan Boundary

Deferral ( D1 )  
( D2 1993 Official Plan )

**INFRASTRUCTURE:**

Parkway Belt West

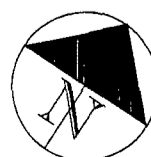
**OPEN SPACE:**

- Valleyland
- Parkette
- SWM Facility (Quantity)

**ROAD NETWORK**

- Highway 407
- Major Arterial (45-50 metres)
- Minor Arterial (36 metres)
- Major Collector Roads (26-30 metres)
- Minor Collector Roads (23-26 metres)
- Interchange

OFFICIAL PLAN AMENDMENT OP93 #. 202  
372-2002



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2002 11 26

Drawn by: CJK

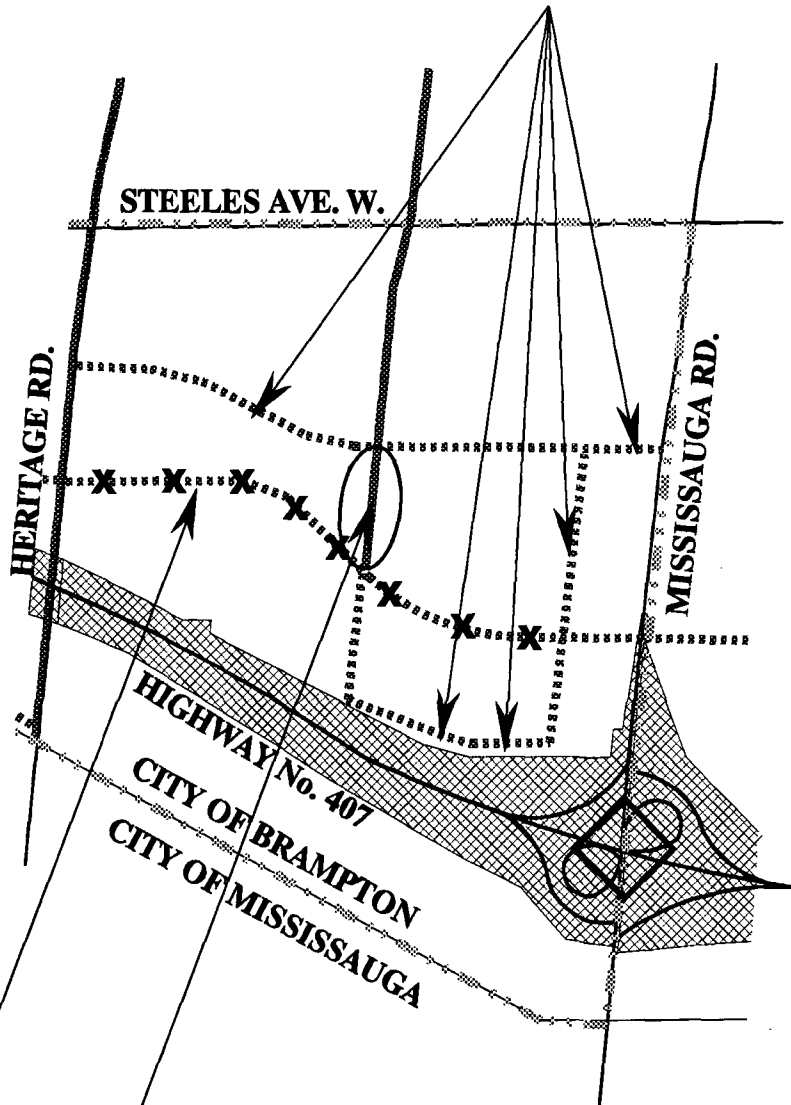
**Schedule B**

File no. T5W15.2/T6W15.2

Map no. 71-2T



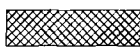
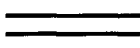




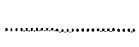

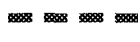
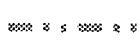
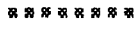
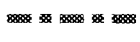


**COLLECTOR (23-26 Metres) TO BE ADDED**



**PORTION OF COLLECTOR (30 Metres) TO BE DELETED AND REPLACED WITH A COLLECTOR (23-26 Metres)**

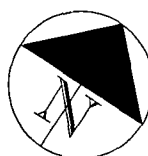
**PORTION OF COLLECTOR (23-26 Metres) TO BE DELETED**

**MAJOR ROAD NETWORK  
RIGHT-OF-WAY WIDTHS  
EXCERPT SCHEDULE 'B'**

- |   |  |
|---|--|
|  FREEWAY                         | <b>COLLECTOR</b>   |
|  HIGHWAY                         |  30 Metres (100 Feet)          |
|  TRANSPORTATION CORRIDOR         |  23 - 26 Metres (76 - 86 Feet) |
|  CONCEPTUAL ALIGNMENT            |  Alternative Alignment         |
| <b>MAJOR ARTERIAL</b>   |  Interchange                   |
|  40 - 45 Metres (130 / 150 Feet) |  Area Subject To Amendment     |
|  36 Metres (120 Feet)            |  |
| <b>MINOR ARTERIAL</b>   |  |
|  36 Metres (120 Feet)            |  |
|  30 Metres (100 Feet)            |  |
|  26 Metres (86 Feet)             |  |

**OFFICIAL PLAN AMENDMENT OP93 #. 203**

372-2002



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2002 11 26

Drawn by: CJK

File no. T5W15.2/T6W15.2

Map no. 71-2W

**Schedule C**

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,  
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law  
372-2002 being a by-law to adopt Official Plan Amendment OP93-203  
(Glen Schnarr & Associates) File T5W15.2


DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE THAT:

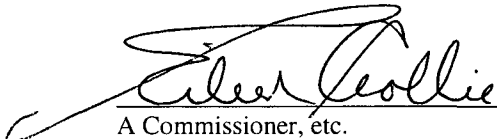
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 372-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 18<sup>th</sup> day of December, 2002, to adopt Amendment Number OP93-203 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 372-2002 as required by section 17(23) of the *Planning Act* was given on the 2<sup>nd</sup> day of January, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-203 is deemed to have come into effect on the 18<sup>th</sup> day of December, 2002, in accordance with Section 17(27) 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            )  
23<sup>rd</sup> day of January, 2003.        )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**