

**HIGHWAY 410 AND STEELES
SECONDARY PLAN
Area 5**

July 2024

EXPLANATORY NOTES

Highway 410 and Steeles Secondary Plan Area 5

General

- i. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- ii. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- iii. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- iv. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Pertaining to Secondary Plan 5, The Highway 410 and Steeles Secondary Plan)

The Highway 410 and Steeles Secondary Plan consists of Chapter 5 of the document known as the 2006 City of Brampton Official Plan.

Chapter 5 is based on Official Plan Amendment OP2006-152 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 180-2018).

The following Official Plan Amendments as approved by Council have also been incorporated:

OP2006-167 (BL 199-2019) (Replaced entirety of sections 1-7)
OP2006-242 (BL 075-2023) (May. 3, 2023) (Schedule/OP change only)
OP2006-249 (BL 128-2023) (Aug. 9, 2023) (Schedule/OP change only)
OP2006-250 (BL 129-2023) (Aug. 9, 2023)

This document is provided for convenience only. For official reference, resource should be had to the original documents noted above.

Part Two, Chapter 5

Planning Context

The lands subject to the policies contained in the Highway 410 and Steeles Secondary Plan are generally bounded by Kennedy Road South to the west, the Canadian National Railway, Clark Boulevard, and extending along the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the north, Dixie Road and Torbram to the east, and Highway 407 to the south, as shown on Schedule 5.

Development Concept

This Secondary Plan provides a land use framework for this employment area that is complimented by a variety of commercial uses. The following land use designations are contained within the Highway 410 and Steeles Secondary Plan Area:

- Highway and Service Commercial
- Service Commercial
- Highway Commercial
- General Employment 1
- General Employment 2
- Prestige Employment
- Mixed Employment Commercial
- Secondary School
- Natural Heritage System
- Recreational Open Space
- Special Policy Area
- Special Site Areas

Land Use Designations and Permissions

1. Commercial

1.1 Service Commercial

1.1.1 Uses Permitted on lands designated Service Commercial on Schedule 5 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

1.2 Highway Commercial

1.2.1 Lands designated Highway Commercial on Schedule 5 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

1.3 Highway and Service Commercial

1.3.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 5 may include:

- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- ii.) automobile service stations, gas bars, and repair facilities;
- iii.) restaurants;
- iv.) convenience stores;
- v.) personal service shops;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments;
- ix.) hotels/motels.

2. Employment

2.1 General Employment 1

2.1.1 Uses permitted on lands designated General Employment 1 on Schedule 5 shall include:

- a. A broad range of industrial uses including but not limited to:

- i.) warehousing and storage of goods;
 - ii.) manufacturing;
 - iii.) processing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
 - v.) outdoor storage areas, only as accessory to an industrial use.
- b. Ancillary uses that serve the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

2.2 General Employment 2

2.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 5 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations; and,
- v.) public uses and works.

2.3 Prestige Employment

2.3.1 Uses permitted on lands designated Prestige Employment on Schedule 5 may include:

- i.) warehousing, manufacturing, processing, assembling, packaging, repairing and fabricating, provided that such uses operate within wholly enclosed buildings;
- ii.) offices;
- iii.) hotels;
- iv.) banquet halls and conference centres;
- v.) restaurants;
- vi.) public uses;
- vii.) research and development facilities;
- viii.) recreation facilities;
- ix.) product showroom and display facilities;
- x.) day nurseries; and,
- xi.) ancillary commercial and retail uses intended to serve the employment area.

2.3.2 Outside storage is not permitted in the Prestige Employment designation.

2.4 Mixed Employment Commercial

- 2.4.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 5 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.
- 2.4.2 Permitted industrial uses may include:
- i.) manufacturing;
 - ii.) assembling;
 - iii.) warehousing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 2.4.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation of this Plan.
- 2.4.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the building. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.
- 2.4.5 Medical, dental and drugless practitioners' offices shall not be permitted.

3. **Natural Heritage System**

- 3.1 Lands designated Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6 and other relevant policies of the Official Plan.
- 3.2 The Natural Heritage System shall include:
- i.) Valleylands/Watercourse corridors
 - ii.) Woodlands
 - iii.) Wetlands
 - iv.) Storm Water Management Ponds
 - v.) Environmentally Sensitive/Significant areas
 - vi.) Areas of Natural and Scientific Interest (ANSI)
 - vii.) Fish and Wildlife Habitat
 - viii.) Greenbelt Plan Natural System.

4. **Recreational Open Space**

4.1 Lands designated Recreational Open Space shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.

5. Institutional

5.1 Secondary School

5.1.1 Lands designated for a Secondary School on Schedule 5 shall be developed in accordance with Section 4.9.9 and other relevant policies of the Official Plan.

6. Special Site Area Policies

The following area and/or site-specific policies apply to lands identified on Schedule 5 with the corresponding section number reference.

6.1 **Special Site Area 1**, located on the south side of Selby Road approximately 130 metres east of Rutherford Road, municipally known as 25 Selby Road, may be used for a free-standing religious institution. However, the property shall not be used simultaneously for a religious institution and industrial uses.

6.2 **Special Site Area 2** located on the west side of Dixie Road, approximately 200 metres north of Orenda Road and designated for Prestige Employment uses shall be subject to the following site specific policies:

6.2.1 This Special Site Area designation is intended to ensure that the use of the subject property for office purposes does not interfere with the goals, function or viability of the office nodes designated in the Official Plan. It is not the intention to set a precedent for further expansion of office uses within this Secondary Plan Area. Primary uses shall include:

- i.) office uses, research, and development facilities;
- ii.) a manufacturing, cleaning, packaging, processing, repairing or assembly facility (excluding a motor vehicle repair and motor vehicle body shop as a principal or accessory use);
- iii.) radio or television broadcasting and transmission establishment; and,
- iv.) a training facility as a primary use shall only be allowed at 45 West Drive. Neither outdoor storage nor outdoor activities as part of the regular operation of a training facility shall be permitted.

6.2.2 In addition, lands within Special Site Area 2 shall also permit the following accessory uses:

- i.) conference centre;
- ii.) bank, trust company or financial institution;
- iii.) dry cleaning and laundry depot;
- iv.) dining room restaurant, cafeteria, take-out restaurant;
- v.) personal service shop;
- vi.) printing or copying establishment;
- vii.) fitness club; and,
- viii.) day nursery.

- 6.2.3 Accessory uses, up to 4% of the total gross floor area of an office building to a maximum of 3,715 square meters (40,000 square feet), shall be permitted in association with the industrial and office uses of this designation. These retail uses shall only service the users of the industrial or office building in which they reside.
- 6.2.4 Individual office uses within this special site area, whether it is by way of ownership, tenancy or sub-tenancy, shall have a minimum gross floor area (GFA) of 9,290 square meters (100,000 square feet) within the main building, 8,361 square meters (90,000 square feet) in the south building, and 1,672 square meters (18,000 square feet) in the building which fronts onto West Drive.
- 6.2.5 Any reduction in the minimum space requirements identified in this section shall require an Amendment to this Plan.
- 6.2.6 Administrative offices of a municipal and regional government or school board shall not be permitted.
- 6.3 **Special Site Area 3** located at 99 Glidden Road may be used for a place of worship with an associated residential unit, in addition to industrial uses permitted in the General Employment 2 designation.
- 6.4 The lands designated “Mixed Employment Commercial” located at the south-east corner of Biscayne Crescent and Clipper Court within **Special Site Area 4** shall permit the development of a multi-use industrial facility for the processing and packaging of foods and warehousing, along with an office, a banquet hall and a dining room restaurant.
- 6.4.1 The floor area for the dining room restaurant shall not exceed one third of the total area of the multi-use industrial facility.
- 6.4.2 A commercial school is permitted only within an office, banquet hall and dining room restaurant facility. A dormitory is only permitted in conjunction with a commercial school.

6.5 The lands designated “Mixed Employment Commercial” within **Special Site Area 5** and located south of Steeles Avenue East, east of Kennedy Road South shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) Retail warehouses which do not sell food or pharmaceutical products. A maximum aggregate gross floor area of 2,050 square metres is permitted to be occupied by individual retail warehouse units that contain a minimum gross floor area of 372 square metres;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices. Medical, dental and drugless practitioners’ offices shall be limited to a maximum gross floor area of 929 square metres,
- xii.) A pharmacy
- xiii.) Public and commercial recreation facilities;
- xiv.) Community services; and
- xv.) Retail and office uses ancillary to uses permitted in 6.5.i.)
- xvi.) Supermarket

6.5.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City’s retail hierarchy, a department store shall not be permitted.

6.5.2 No outside operations or storage of goods and materials shall be permitted.

6.5.3 Notwithstanding Section 6.5.2, a Garden Centre Sales Establishment with outside operations or storage of goods and materials is permitted in conjunction with a permitted Supermarket use.

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6.6 The lands designated “Mixed Employment Commercial” within **Special Site Area 6** and located at the southeast corner of Steeles Avenue East and First Gulf Boulevard shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;

- ii.) Retail warehouses which does not sell food or pharmaceutical products;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices excluding the offices of doctors, dentists, or drugless practitioners;
- xii.) Public and commercial recreation facilities;
- xiii.) Community services;
- xiv.) Retail and office uses ancillary to uses permitted in 6.6.i.)
- xv.) A theatre and accessory uses including the sale of food and merchandise related to the theatre use, up to a maximum gross floor area of 3,902 square metres.

6.6.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.6.2 No outside operations or storage of goods and materials shall be permitted.

6.7 The lands designated "General Employment 1" within **Special Site Area 7** and located at the southwest corner of Steeles Avenue East and Tomken Road may also be used for a motor vehicle sales and establishment with associated office, service and repair components that services the immediate employment area and areas located outside of the employment area.

6.8 The lands designated "Mixed Employment Commercial" within **Special Site Area 8** and located at the southwest corner of Steeles Avenue East and First Gulf Boulevard shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) A retail warehouse which does not sell food or pharmaceutical products, and occupies a minimum gross floor area of 465 square metres, and does not exceed 8,360 square metres;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;

- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices excluding the offices of doctors, dentists, or drugless practitioners;
- xii.) Public and commercial recreation facilities;
- xiii.) Community services; and
- xiv.) Retail and office uses ancillary to uses permitted in 6.8.i.)

6.8.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.8.2 No outside operations or storage of goods and materials shall be permitted.

6.9 The lands designated "Prestige Employment" within **Special Site Area 9** shall only be developed for the following uses:

- i.) Industrial operations such as light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations, within wholly enclosed buildings;
- ii.) Non-employment uses, provided they do not interfere with or, are not detrimental to the development of the area for primarily prestige employment uses. Such non-employment uses may include public and commercial recreation facilities, community services and retail uses ancillary to those uses permitted in 6.9.i.).
- iii.) Office and retail uses in conjunction with a permitted use.

6.10 The lands designated "Mixed Employment Commercial" within **Special Site Area 10** and located at the southwest corner of Steeles Avenue East and Highway 410 shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) A retail warehouse located within a building or structure having a minimum gross floor area of 9,290 square metres, where the entire building or structure is occupied by a single user, and where the maximum gross floor area devoted to the preparation, storage, and display of food products for the purpose of sale shall not exceed 45% of the total gross floor area of the entire building to a maximum of 5,017 square metres;

- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices excluding the offices of doctors, dentists, or drugless practitioners;
- xii.) Public and commercial recreation facilities;
- xiii.) Community services; and
- xiv.) Retail and office uses ancillary to uses permitted in 6.10.i.)

6.10.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.10.2 No outside operations or storage of goods and materials shall be permitted.

6.11 Lands designated Highway Commercial within **Special Site Area 11** may be used for an Automobile Self-Serve Gasoline Filling Station, a Service Station and a Retail Store. The development of the land for commercial purposes shall be such as to minimize any adverse impact and the creation of such conditions that will unduly affect the amenities of the existing industrial development in the immediate area.

6.12 Lands designated Mixed Employment Commercial within **Special Site Area 12** are intended to accommodate a range of commercial, industrial and non-industrial uses in cohesive development format. The zoning by-law shall direct commercial and non-industrial uses to primarily locate along the Steeles Avenue and Kennedy Road frontages, with the industrial uses located in the interior and along Rutherford Road.

6.12.1 The industrial uses permitted shall principally include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour and noise and be wholly contained indoors. Permitted uses may include:

- i.) Light manufacturing;
- ii.) Assembling;
- iii.) Warehousing and distribution of goods and products, and;

iv.) Repair and service operations contained wholly indoors, but excluding vehicle body shops.

6.12.2 The commercial uses permitted may include retail establishments, service use, commercial recreation uses, community services, commercial and technical schools, restaurants, hotels and motels, and general commercial uses intended to serve the local and travelling public. The commercial uses shall exclude motor vehicle repair and body shops.

6.12.3 In order to protect the function of the Central Area as set out in the policies of the Official Plan, the following limitations shall apply:

- i.) The implementing zoning by-law shall set out a limit on the gross floor area for stand-alone office uses and shall permit offices for doctors, dentists and drugless practitioners;
- ii.) The zoning by-law shall set out a minimum floor area for a retail establishment.

6.13 **Special Site Area 13**, located on lands municipally known as 60 West Drive may be used for office uses not associated with the permitted industrial uses on the site provided that:

- i.) The office use shall only be on the second floor of the building;
- ii.) The gross floor area of the office use shall be limited to 1,858 square metres (20,000 sq. ft.);
- iii.) Medical offices or offices for drugless practitioners shall not be permitted.

7. **Special Policy Area**

7.1 The area shown as Special Policy Area on Schedule 5 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each

land use designation shown on Schedule 5, shall only be permitted subject to the following:

- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
- ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;
- iii.) where it is technically impractical to flood-proof a building or structure in accordance with Section 7.1ii), new buildings or structures, including new additions, shall only be permitted if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 7.1ii) and 7.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 5 if they would be subject to flows which, due to their velocity and/or depth, would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- vi.) any new zoning by-laws shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
- vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.