



THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

Number 74-2015

To Adopt Amendment Number OP 2006-109  
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 OP 2006 - 109 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 8<sup>TH</sup> day of April, 2015.

LINDA JEFFREY - MAYOR

PETER FAY - CLERK

Approved as to Content:

Heather MacDonald, MCIP, RPP  
Director, Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
MR ea	
DATE	29/03/15

**AMENDMENT NUMBER OP 2006 - 109**  
**to the Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 - ~~109~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to increase the maximum permitted amount of retail and service commercial uses within the Commercial Uses Area and to provide site design principles.

2.0 Location:

The lands subject to this amendment are located at the northeast corner of Steeles Avenue East and Rutherford Road South and have frontage on Bramsteele Road. The lands have an area of 2.06 hectares and are described as Part of Lot 1 Concession 2 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 is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 18: Brampton East Industrial Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP06- 109.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C and Plates 9 and 58) are hereby further amended:

- (1) by deleting Section 4.9 and replacing it with the following:

**"4.9 Commercial Use Area**

- 4.9.1 The lands designated "Commercial Use Area" on Plate No. 9, located at the northeast corner of Steeles Avenue East and Rutherford Road South and having an area of approximately 1.7 hectares are intended to allow non-industrial uses that still retain a predominant employment function consistent with the adjacent employment lands. The lands designated "Commercial Use Area" shall be primarily used for office but allow some limited retail and service commercial uses. The retail and service commercial uses shall be limited to a maximum combined area of 3,530 square metres (38,000 square feet).

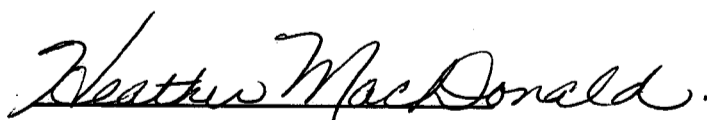
4.9.2 The use of these lands shall be restricted with respect to maximum gross commercial floor area, floor space index, building height, and minimum parking space requirements in order to ensure that:

- a) this site functions appropriately with respect to vehicular access, circulation and the ability to physically supply adequate parking on the site. A reduced parking requirement may be established due to the site's location along a transit corridor. A reduced parking requirement shall be subject to limiting or restricting uses which have a higher parking demand such as medical and health related office uses;
- b) the intensity of use can be supported by the surrounding transportation network; and
- c) the intensity and form of development maintains the policies of this plan related to the Primary Intensification Corridors

4.9.3 Lands designated "Commercial Use Area" shall be subject to the following design principles:

- a) The overall site design shall incorporate a prominent built form sited and oriented to address the intersection of Steeles Avenue East and Rutherford Road South and contribute to the establishment of a focal point at the street corner;
- b) Architectural elements and materials used for the buildings shall be of high quality and design; and
- c) Pedestrian walkway connections between buildings, street and parking areas shall provide a safe and attractive environment for pedestrians."

Approved as to Content:



Heather MacDonald, MCIP, RPP  
Director, Planning Policy and Growth Management

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 74-2015 being a by-law to adopt Official Plan Amendment OP2006-109 and By-law 75-2015 to amend Zoning By-law 270-2004 as amended, John A. Marshall Planning & Management Consulting Inc. – Q & G Group Inc.  
(File C02E01.022)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, 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 74-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8<sup>th</sup> day of April, 2015, to adopt Amendment Number OP2006-109 to the 2006 Official Plan.
3. By-law 75-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8<sup>th</sup> day of April, 2015, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 74-2015 as required by section 17(23) of the *Planning Act* was given on the 14<sup>th</sup> day of April, 2015, 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. Written notice of By-law 75-2015 as required by section 34(18) of the *Planning Act* was given on the 14<sup>th</sup> day of April, 2015, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-109 is deemed to have come into effect on the 5<sup>th</sup> day of May, 2015, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
9. Zoning By-law 75-2015 is deemed to have come into effect on the 8<sup>th</sup> day of April, 2015, in accordance with Section 34(21) 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  
7<sup>th</sup> day of May, 2015

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Earl Evans



A Commissioner, etc.

**Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton  
Expires April 8, 2018.**