



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number 115-2015

To Adopt Amendment Number OP 2006-111
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 - 111 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 3rd day of June, 2015.

~~LINDA JEFFREY - MAYOR~~
GAEL MILES, ACTING MAYOR

PETER FAY - CLERK

Approved as to Content:

Paul Snape, MCIP, RPP
Director, Development Services
Planning and Building Division

APPROVED AS TO FORM
BY: <u>J.F.</u>
LEGAL SERVICES
DATE: <u>22/6/15</u>

AMENDMENT NUMBER OP 2006 - III
to the Official Plan of the
City of Brampton Planning Area.

AMENDMENT NUMBER OP 2006 -111
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to include the lands at the southeast corner of Steeles Avenue East and Torbram Road within the Steeles Industrial Secondary Plan Area 25 and to add a 'Special Policy Area' designation for the lands for the purpose of permitting commercial uses complementary to the permitted industrial uses.

2.0 Location:

The lands subject to this amendment are located at the southeast corner of Steeles Avenue East and Torbram Road. The property has a frontage of approximately 250 metres (820 feet) along Torbram Road, and is located in part of Lot 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 25: Steeles Industrial, as set out in Part II: Secondary Plans, Amendment Number OP 2006- 111.

3.2 The document known as the Consolidated Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Steeles Industrial Secondary Plan Area 25 (being Part II: Secondary Plans, as amended) is hereby amended:

- (1) by adding to Plate No. 2 of Chapter 25 of Part II : Secondary Plans, the lands as shown outlined on Schedule A to this amendment;
- (2) by adding on Plate No. 2 of Chapter 25 of Part II : Secondary Plans, "Industrial" and "Special Policy Area 2" designations, as shown outlined on Schedule A to this amendment;

(3) by adding to Section Chapter A21 (OPA 1) of Section A of Part C of Chapter 25 of Part II: Secondary Plans, the following:

“3.8 Special Policy Area 2

3.8.1 The lands designated “Special Policy Area 2” on Plate No. 2, located at the southeast corner of Steeles Avenue East and Torbram Road and having an area of approximately 5 hectares (12.6 acres) are intended for a mix of industrial uses and limited commercial uses.


3.8.2 Development of the lands shall be in the form of low-rise, multi-unit buildings to maintain the primary multiple-unit industrial plaza function.

3.8.3 Limited commercial uses such as retail commercial, service commercial and office commercial uses are envisioned, so as not to detract and interfere with the primarily permitted industrial uses.

3.8.4 To accommodate the mix of industrial uses and limited commercial uses, while maintaining a low-rise, multi-unit development built form and appropriate space for parking and loading activities, the permitted gross floor area shall be limited accordingly and building height limited to one-storey. Office uses demanding higher parking requirements, such as medical offices, and dental offices should not be permitted.

3.8.5 Perimeter landscaping sufficient to buffer the view of loading and service areas should be maintained.”

Approved as to Content:

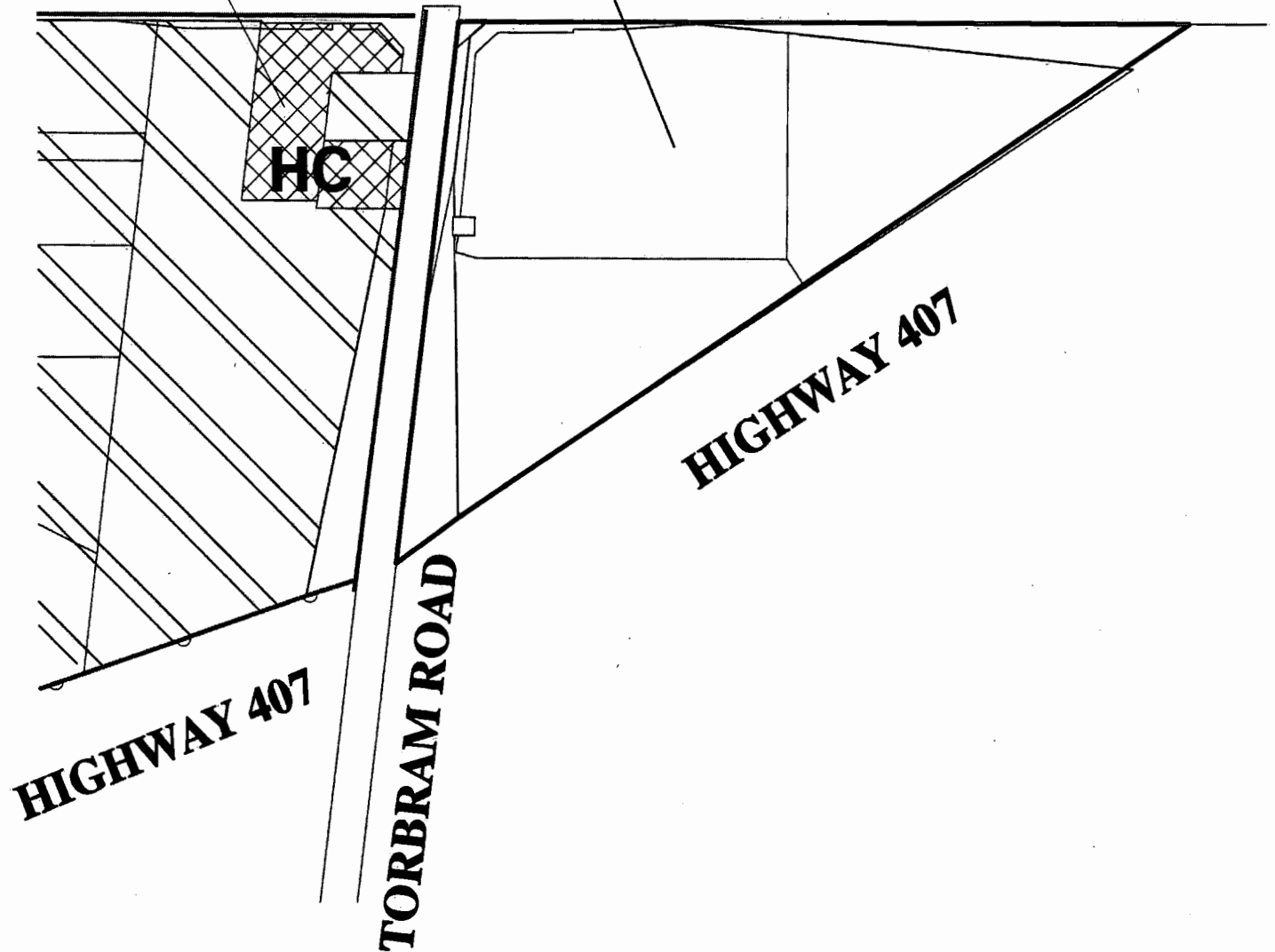


Paul Shape, MCIP, RPP
Director, Development Services
Planning and Building Division

Lands to be added to Plate No.2 of Secondary Plan Area 25 and designated "INDUSTRIAL" and "SPECIAL POLICY AREA 2"

OP93-210

STEELES AVENUE E.



-  Boundary Of Secondary Plan Area
-  HC Highway Commercial
-  Industrial



AND IN THE MATTER OF the City of Brampton By-law 115-2015 being a by-law to adopt Official Plan Amendment OP2006-111 and By-law 116-2015 to amend Zoning By-law 270-2004 as amended, PCC 473, PCC 621, and PCC 399 (File T06E15.011)

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 115-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 3rd day of June, 2015, to adopt Amendment Number OP2006-111 to the 2006 Official Plan.
3. By-law 116-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 3rd day of June, 2015, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 115-2015 as required by section 17(23) of the *Planning Act* was given on the 12th day of June, 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 116-2015 as required by section 34(18) of the *Planning Act* was given on the 12th day of June, 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. One 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, and subsequently withdrawn on July 2, 2015.
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. OP2006-111 is deemed to have come into effect on the 3rd day of July, 2015, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 116-2015 is deemed to have come into effect on the 3rd day of June, 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
24th day of July, 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.