



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 117 - 2016

To Adopt Amendment Number OP 2006-120  
to the Official Plan of the  
City of Brampton Planning Area

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

ENACTED THIS 22<sup>nd</sup> day of June, 2016.

Approved as to  
form.

22/06/2016

MR  
Matthew Rea

Approved as to  
content.

17/06/2016

AP  
Allan Parsons

\_\_\_\_\_  
Linda Jeffrey, Mayor

\_\_\_\_\_  
Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 - 120**  
**to the Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 - 120  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The applicant is proposing to develop a portion of the property for a 120,774 square metre (1,300,000 square feet) warehouse. The use is permitted by the Official Plan and Sandalwood Industrial East Secondary Plan designations and the Zoning By-law.

The purpose of this amendment is to delete a portion of a road designation (the planned southerly extension of Whybank Drive) that is shown on the property within the Official Plan and Sandalwood Industrial East Secondary Plan in order to accommodate the proposed warehouse.

2.0 Location:

The lands subject to this amendment are located on the west side of Hurontario Street, south of Sandalwood Parkway East and north of Bovaird Drive West. More specifically, the property is north-west of the Utah Road/Wexford Road intersection with Hurontario Street, is located in part of Part of Lot 12, Concession 1, W.H.S. in the City of Brampton, and is municipally known as 10254 Hurontario Street.

3.0 Amendments and Policies Relative Thereto:

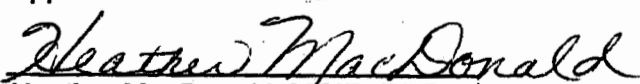
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by deleting from Schedule B, City Road Hierarchy, the portion of a north-south "Collector Road" as it applies to the subject lands, as shown on Schedule A to this amendment.
- (2) by deleting from Schedule B1, City Road Right-of-Way Widths, the portion of a north-south "23-26 Metres (76-86 Feet)" right-of-way width designation as it applies to the subject lands, as shown on Schedule B to this amendment.
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 2: Sandalwood Industrial East as set out in Part II: Secondary Plans, Amendment Number OP 2006- 120.

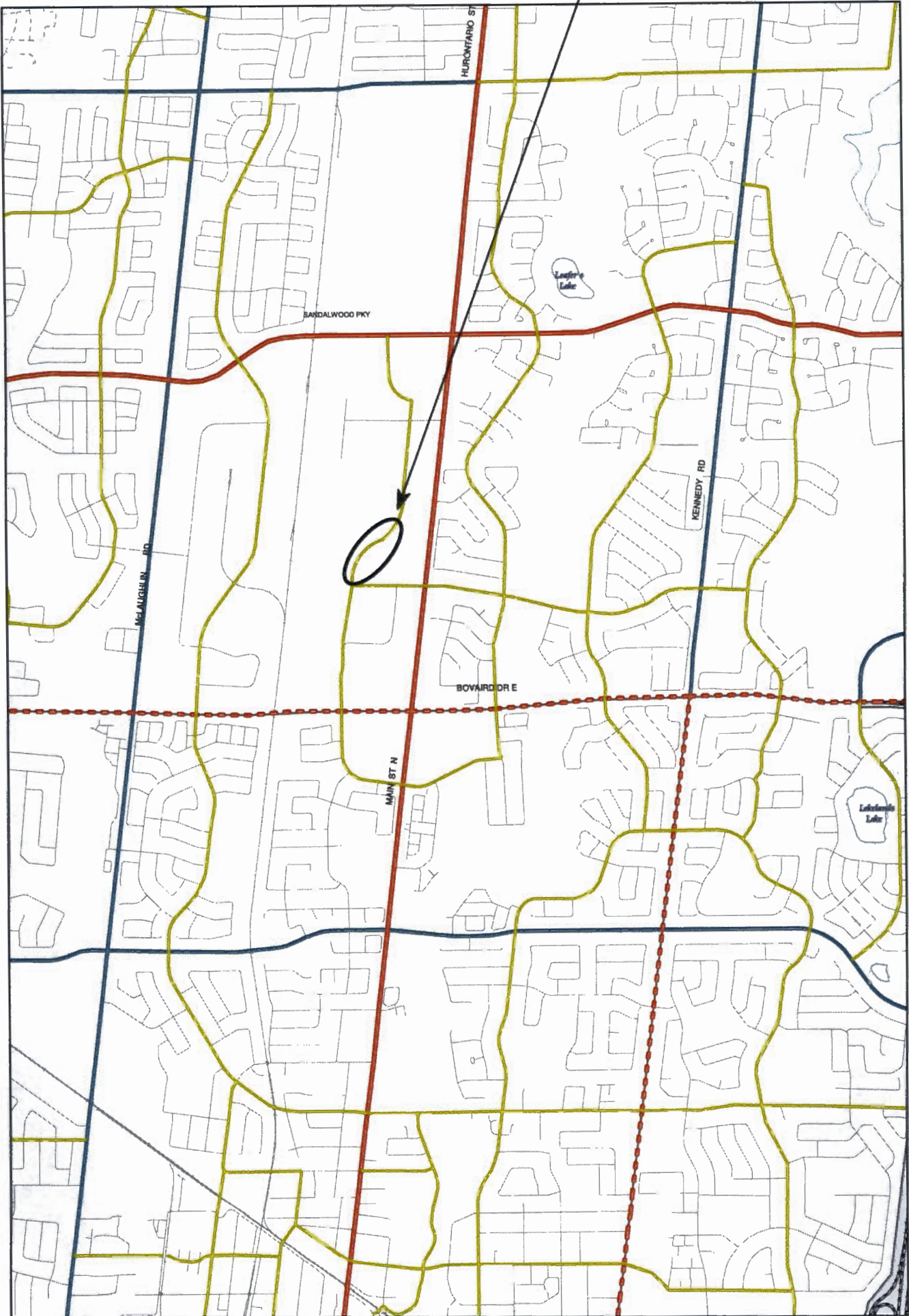
3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandalwood Industrial East Secondary Plan (being Chapter C55 and Plate Numbers 38 and 54 and Amendment Number 4, all as amended) (being Part Two Secondary Plans, as amended) are hereby further amended:

- (1) by deleting from Plate Number 38, the north-south portion of the "Adjusted Road Alignment" designation as it applies to the subject lands, as shown on Schedule C to this amendment.

Approved as to Content:

  
Heather MacDonald, MCIP, RPP  
Acting Executive Director, Planning

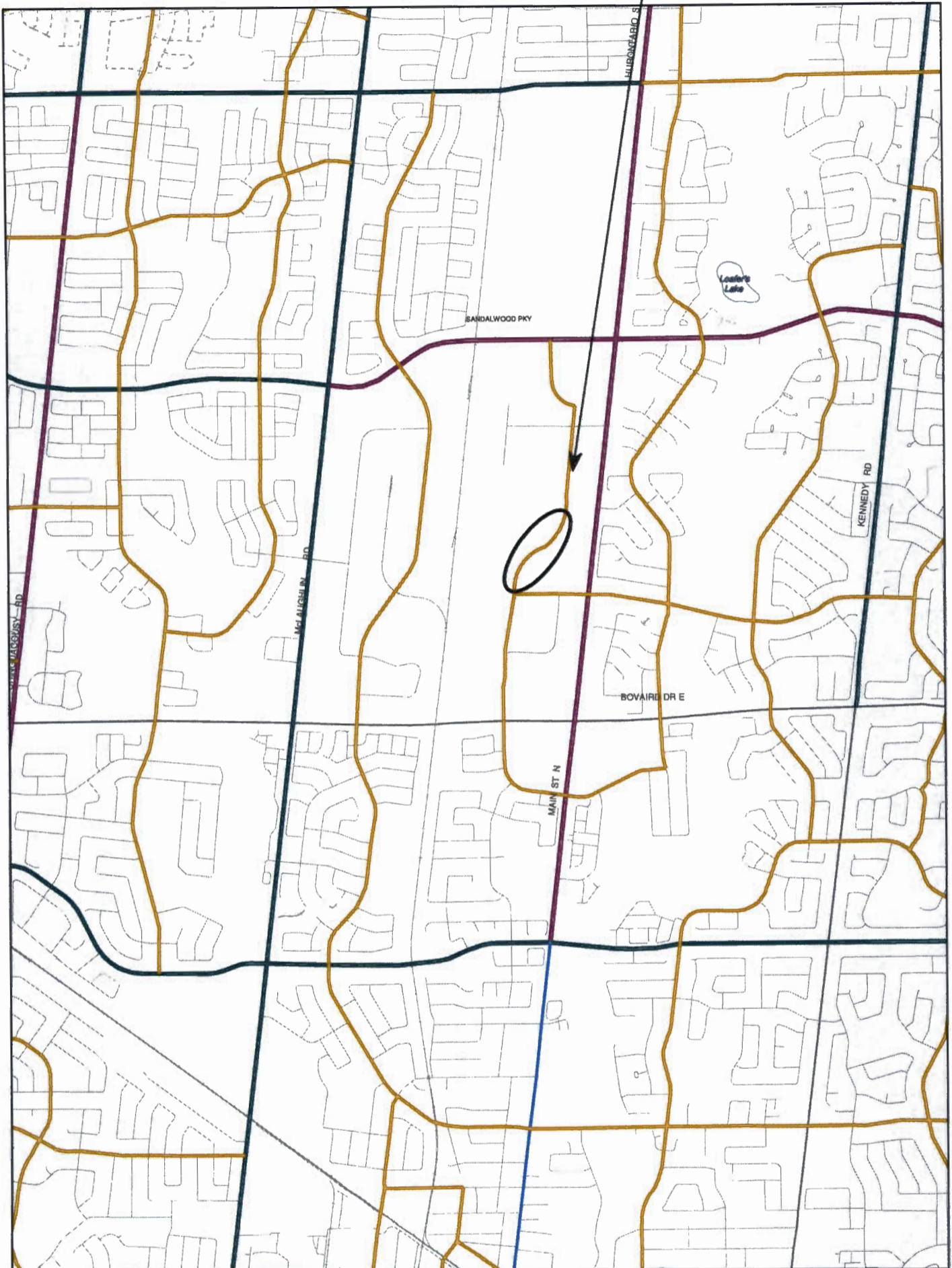
PORTION OF "COLLECTOR ROAD"  
TO BE DELETED













EXTRACT FROM BRAMPTON OFFICIAL PLAN. SCHEDULE B, CITY ROAD HIERARCHY

- |  |                           |  |                                     |  |                             |
|--|---------------------------|--|-------------------------------------|--|-----------------------------|
|  | MAJOR ARTERIAL (CITY)     |  | CORRIDOR PROTECTION AREA            |  | PROPOSED PROVINCIAL HIGHWAY |
|  | MAJOR ARTERIAL (REGIONAL) |  | NORTH-SOUTH TRANSPORTATION CORRIDOR |  | LOCAL ROAD                  |
|  | MINOR ARTERIAL            |  | PROVINCIAL HIGHWAY                  |  | PROPOSED LOCAL ROAD         |
|  | COLLECTOR                 |  |                                     |  |                             |

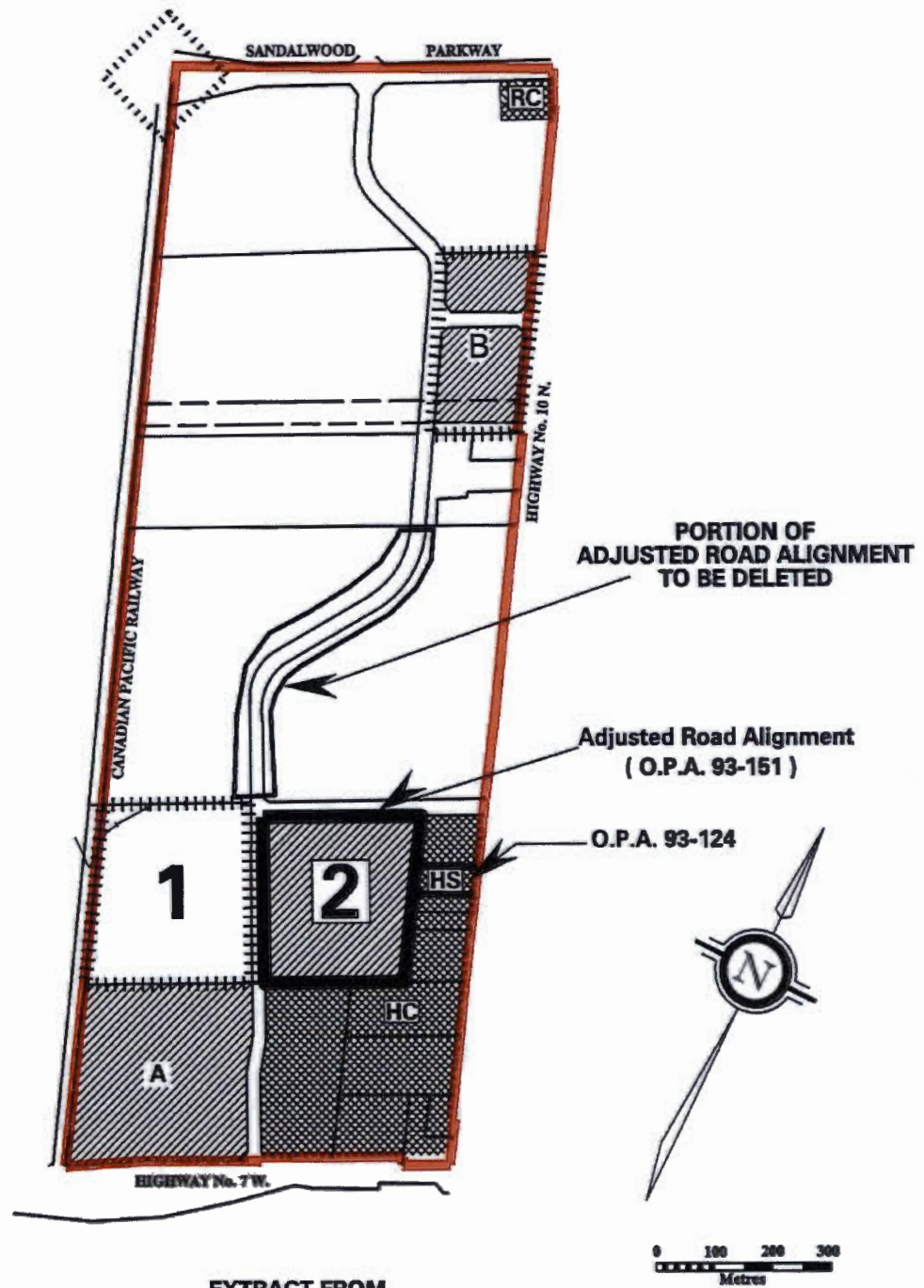
PORTION OF "23-26 METRES (76-86 FEET)"  
RIGHT-OF-WAY WIDTH TO BE DELETED



EXTRACT FROM BRAMPTON OFFICIAL PLAN. SCHEDULE B1, CITY ROAD RIGHT-OF-WAY WIDTHS.

- |  |  |   |
|--|--|---|
|  40-45 METRES (130-150 FEET)  |  26-30 METRES (86-100 FEET) |  PROVINCIAL HIGHWAY          |
|  40-100 METRES (131-328 FEET) |  23-26 METRES (76-86 FEET)  |  PROPOSED PROVINCIAL HIGHWAY |
|  36 METRES (120 FEET)         |  CORRIDOR PROTECTION AREA   |  MINOR ROAD                  |
|  |  |  PROPOSED MINOR ROAD         |





EXTRACT FROM  
**SANDALWOOD INDUSTRIAL EAST SECONDARY PLAN**  
**SECONDARY PLAN AREA 2**  
 PLATE NO. 38

**LEGEND**

- |   |                                     |
|---|-------------------------------------|
| Boundary Of Amendment   | Industrial                          |
| Industrial Special Policy Area 1 ( O.P.A. 93-155 )                      | District Retail                     |
| Special Commercial / Industrial Special Policy Area 2 ( O.P.A. 93-155 ) | Highway Commercial                  |
| Special Commercial Industrial Site A                                    | Restricted Commercial               |
| Special Commercial Industrial Site B                                    | Special Commercial/Industrial       |
| Future Grade Separation   | Highway And Service Commercial      |
|   | Service Commercial ( O.P.A. 93-77 ) |

