

Note: As part of the Municipal Comprehensive Review process, this By-law was repealed by By-law 218-2017



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 81 -2017

To Adopt Amendment Number OP 2006-125  
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 - 125 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26<sup>th</sup> day of April, 2017.

Approved as to  
form.

2017/04/03

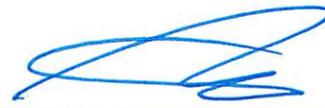
MR

Approved as to  
content.

2017/03/31

D. Waters

  
Linda Jeffrey, Mayor

  
Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 - 125  
to the Official Plan of the  
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006-125

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON

1.0 Purpose:

The purpose of this amendment is to revise the land use designation of the lands shown on Schedule A to this amendment to permit the development of a retail warehouse, offices, light industrial and commercial uses, including retail in excess of a 1,000 sq. m. This amendment will also provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located approximately 65 metres (213 feet) south of Sandalwood Parkway West, on the west side of Hurontario Street. The property has a frontage of approximately 225 metres (738 feet) on Hurontario Street, and a frontage of approximately 240 metres (787 feet) on Sandalwood Parkway West, and is located in Part of Lot 13, Concession 1, WHS, 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 further amended:

(1) by changing on Schedule 'A', GENERAL LAND USE DESIGNATIONS thereto, the designations of "INDUSTRIAL" and "OPEN SPACE" to "BUSINESS CORRIDOR", as shown on Schedule 'A' to this amendment;

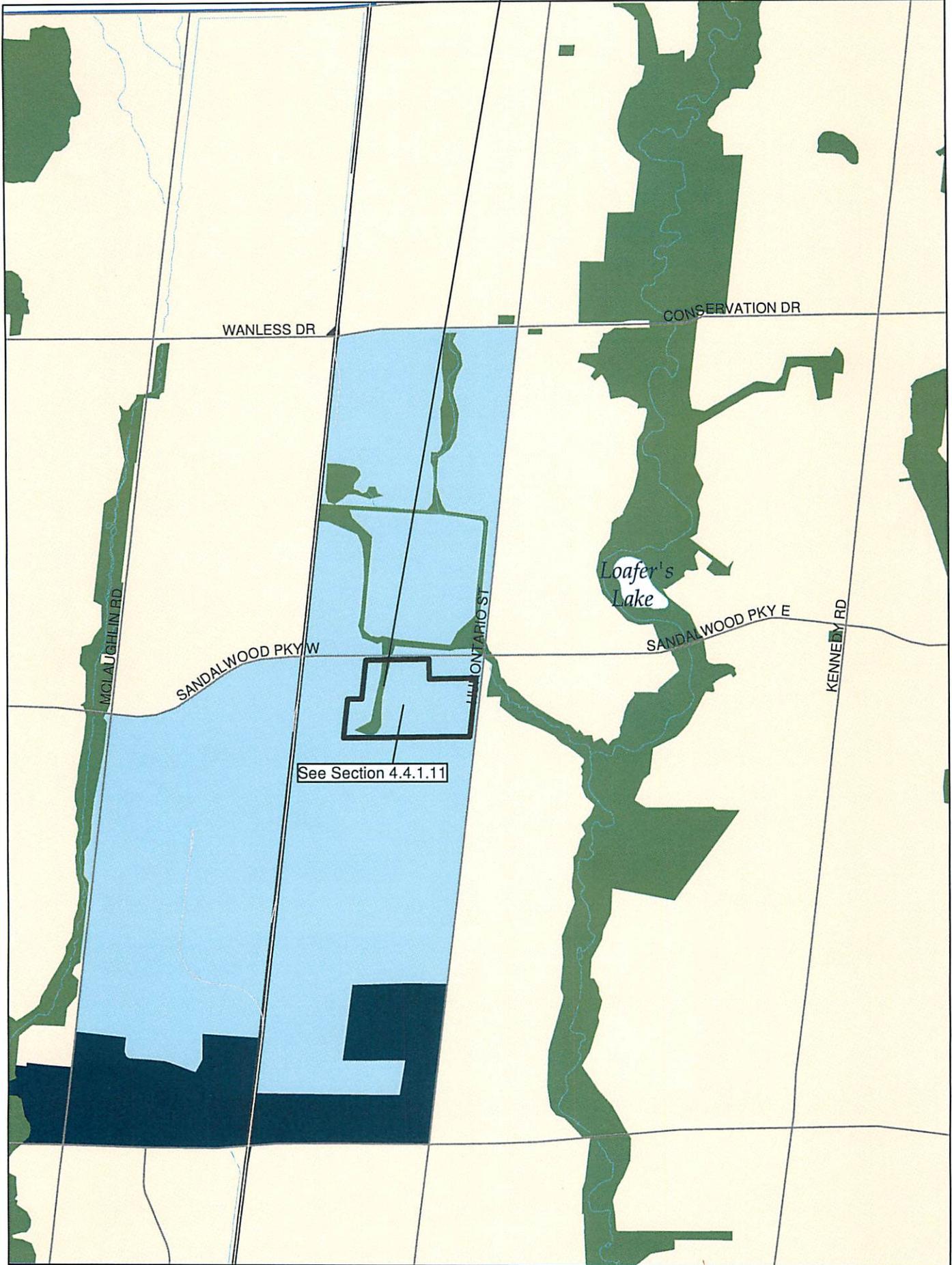
(2) by amending Section 4.4 Employment, to add the following as Subsection 4.4.1.11:

"4.4.1.11

Notwithstanding the Business Corridor designation on Schedule 'A' of this plan, the following policies apply to the property municipally known as 10534 Hurontario Street:

- i. A retail warehouse is permitted on the western portion of the property;
- ii. Complementary uses such as commercial, office, retail in excess of 1,000 square metres, and a supermarket or food store up to 930 sq. m. shall be permitted only in conjunction with a retail warehouse;
- iii. Limited outdoor storage in conjunction with industrial uses shall be permitted generally in the southwest quadrant of the subject site and shall be screened from a public road;
- iv. In conjunction with a retail warehouse, a supermarket with a gross floor area greater than 930 sq. m. and up to 3,715 sq. m. shall be permitted on the subject property without an amendment to this plan, only if through a market study approved by the City, it has been demonstrated there is no impact to existing and planned supermarkets within the trade area of the subject site."

LANDS TO BE REDESIGNATED FROM "INDUSTRIAL & OPEN SPACE"  
TO "BUSINESS CORRIDOR"



EXTRACT FROM SCHEDULE A (GENERAL LANDUSE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

	RESIDENTIAL		BUSINESS CORRIDOR		CENTRAL AREA		CORRIDOR PROTECTION AREA
	ESTATE RESIDENTIAL		INDUSTRIAL		N-W BRAMPTON URBAN DEVELOPMENT AREA		PARKWAY BELT WEST
	VILLAGE RESIDENTIAL		MAJOR INSTITUTIONAL		SPECIAL LAND USE POLICY AREA <i>See Section 4.14.3</i>		PROVINCIAL HIGHWAYS
	REGIONAL RETAIL		OPEN SPACE		SPECIAL STUDY AREA <i>See Section 4.14.1</i>		L.B.P.I.A. OPERATING AREA
	OFFICE		PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE		SUBJECT PROPERTY		DEFERRAL

