



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 180 - 2018

To adopt Amendment Number OP2006-**152**

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 OP2006- **152** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.

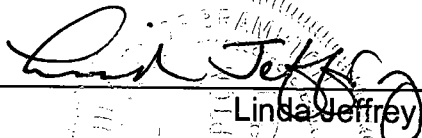
2018/08/30


AWP

Approved as to
content.

2018/08/28

[RBjerke]


Linda Jeffrey, Mayor


Peter Fay, City Clerk

(Highway 410 and Steeles Secondary)

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

AMENDMENT NUMBER OP2006-152

**To the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006-152

**To the Official Plan of the
City of Brampton Planning Area
(Chapter 5)**

1.0 PURPOSE

The purpose of this Amendment is to delete a number of Secondary Plans from Part Two of the 2006 Official Plan and replace them with a new Secondary Plan that applies to the Highway 410 and Steeles Avenue area of the City of Brampton. The Highway 410 and Steeles Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Brampton East Industrial, Area 18
2. Bramalea West Industrial, Area 19
3. Steeles Industrial, Area 25

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plans, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

2.0 LOCATION

The lands subject to this amendment 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. This amendment to the lands that were previously the subject of the following Secondary Plans:

- Brampton East Industrial, Area 18
- Bramalea West Industrial, Area 19
- Steeles Industrial, Area 25

3.0 **AMENDMENT AND POLICIES**

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

- (1) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
 - i.) Brampton East Industrial, Area 18
 - ii.) Bramalea West Industrial, Area 19
 - iii.) Steeles Industrial, Area 25
- (2) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 18, Secondary Plan Area 19, and Secondary Plan Area 25, and replacing them with the new Highway 410 and Steeles Secondary Plan Area 5, as shown on Schedule 'A' to this amendment;
- (3) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 5", Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 5:

"Chapter 5: THE HIGHWAY 410 AND STEELES SECONDARY PLAN

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:

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

Land Use Designations and Permissions

1. Employment

1.1 General Employment 1

- 1.1.1 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. Accessory 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.

1.2 General Employment 2

- 1.2.1 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.

1.3 Prestige Employment

- 1.3.1 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.) accessory commercial and retail uses intended to serve the employment use
- 1.3.2 Outside storage is not permitted in the Prestige Employment designation.

1.4 Mixed Employment Commercial

- 1.4.1 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.
- 1.4.2 Permitted industrial uses may include:
- i.) manufacturing;
 - ii.) assembling;
 - iii.) warehousing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 1.4.3 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.
- 1.4.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the entire site. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.
- 1.4.5 Medical, dental and drugless practitioners' offices shall not be permitted.

2. Commercial

2.1 Highway and Service Commercial

- 2.1.1 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 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.

2.2 Service Commercial

- 2.2.1 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.

2.3 Highway Commercial

- 2.3.1 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.

3. Institutional

3.1 Secondary School

- 3.1.1 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.

4. Recreational Open Space

- 4.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 and other relevant policies of the Official Plan

5. Natural Heritage System

- 5.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

- 5.2 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.

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 the south-west corner of Orenda Road and Dixie Road and designated Service Commercial shall only be developed in the form of a strip mall plaza providing a restricted range of service commercial and retail purposes.

6.3.1 Food stores are not permitted. The floor area to be used for health care office purposes, take-out restaurants, and pharmacy purposes shall be restricted to that considered appropriate to serve the needs of the adjacent employment area.

6.3.2 The one storey strip plaza shall not exceed a gross floor area of approximately 3,000 square metres.

6.3.3 No access shall be permitted to Dixie Road. The location of the principal access driveway onto Orenda Road shall be approximately 73 metres west of the west limit of Dixie Road, and shall be aligned with a driveway that may be developed on the north side of Orenda Road. A secondary access driveway will be permitted abutting the west limit of the subject property, in the form of a right-of-way located on the abutting lands to the west designated General Employment 1.

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 at the south-east corner of Kennedy Road South and Steeles Avenue East shall permit a pharmacy and offices for medical, dental and drugless practitioners.
- 6.5.1 A maximum gross floor area of 929 square metres is permitted for offices for medical, dental and drugless practitioners.
- 6.5.2 A minimum gross floor area of 372 square metres is permitted for an individual retail warehouse use. A maximum aggregate gross floor area of 2,050 square metres is permitted to be occupied by individual retail warehouse units.
- 6.6 Lands within **Special Site Area 6** shall be developed in accordance with the following:
- 6.6.1 In addition to the uses permitted in the "Mixed Employment Commercial" designation, a theatre and accessory uses including the sale of food and merchandise related to the theatre use shall also be permitted.
- 6.6.2 A theatre permitted by section 6.6.1 above, shall have a maximum floor area of 3,902 square metres (42,000 square feet).
- 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.

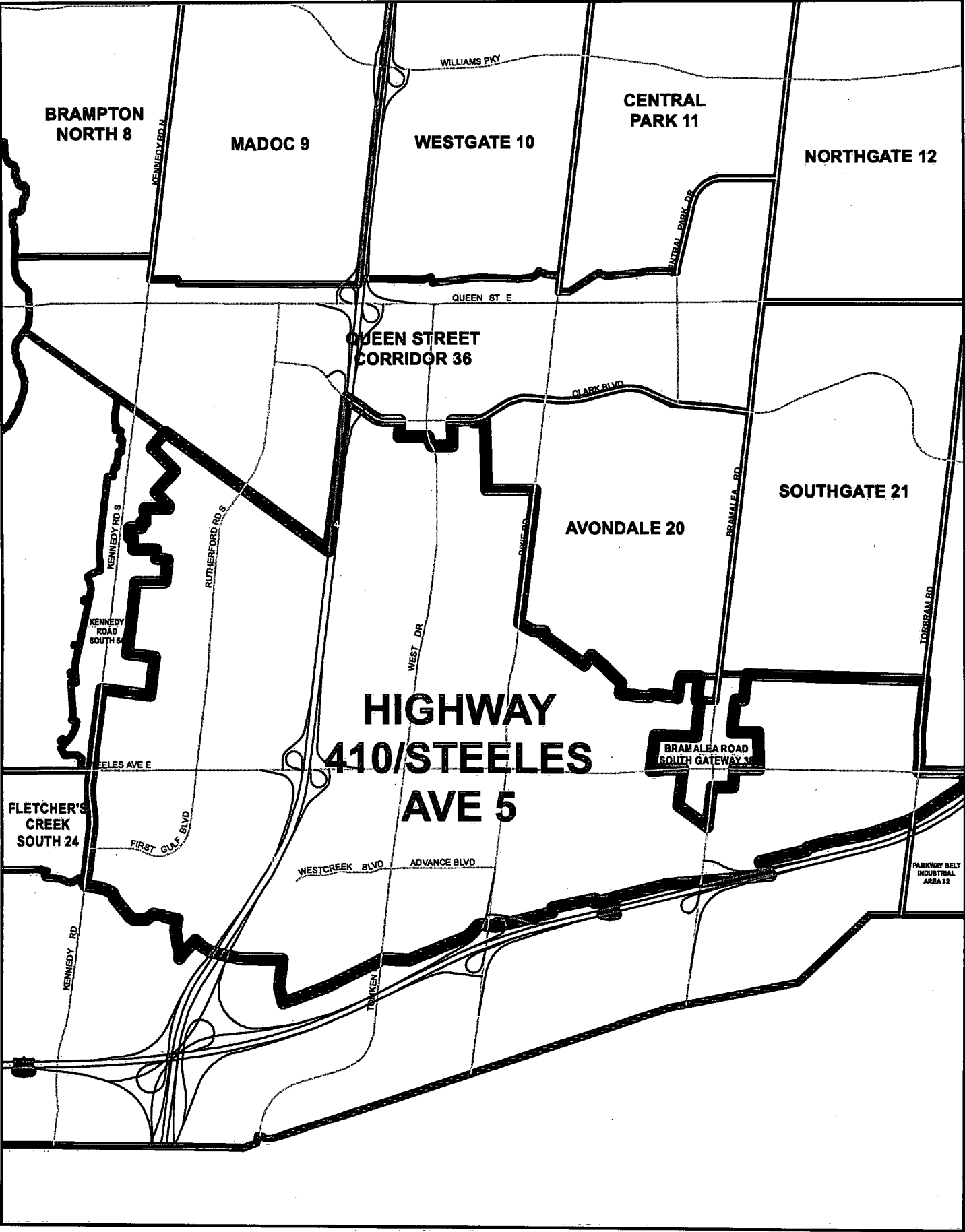
7. Special Policy Area

- 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.”

Brampton East Industrial Secondary Plan Area 18, Bramalea West Industrial Secondary Plan Area 19, and Steeles Industrial Secondary Plan Area 25 to be deleted and replaced with Highway 410 and Steeles Secondary Plan Area 5.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

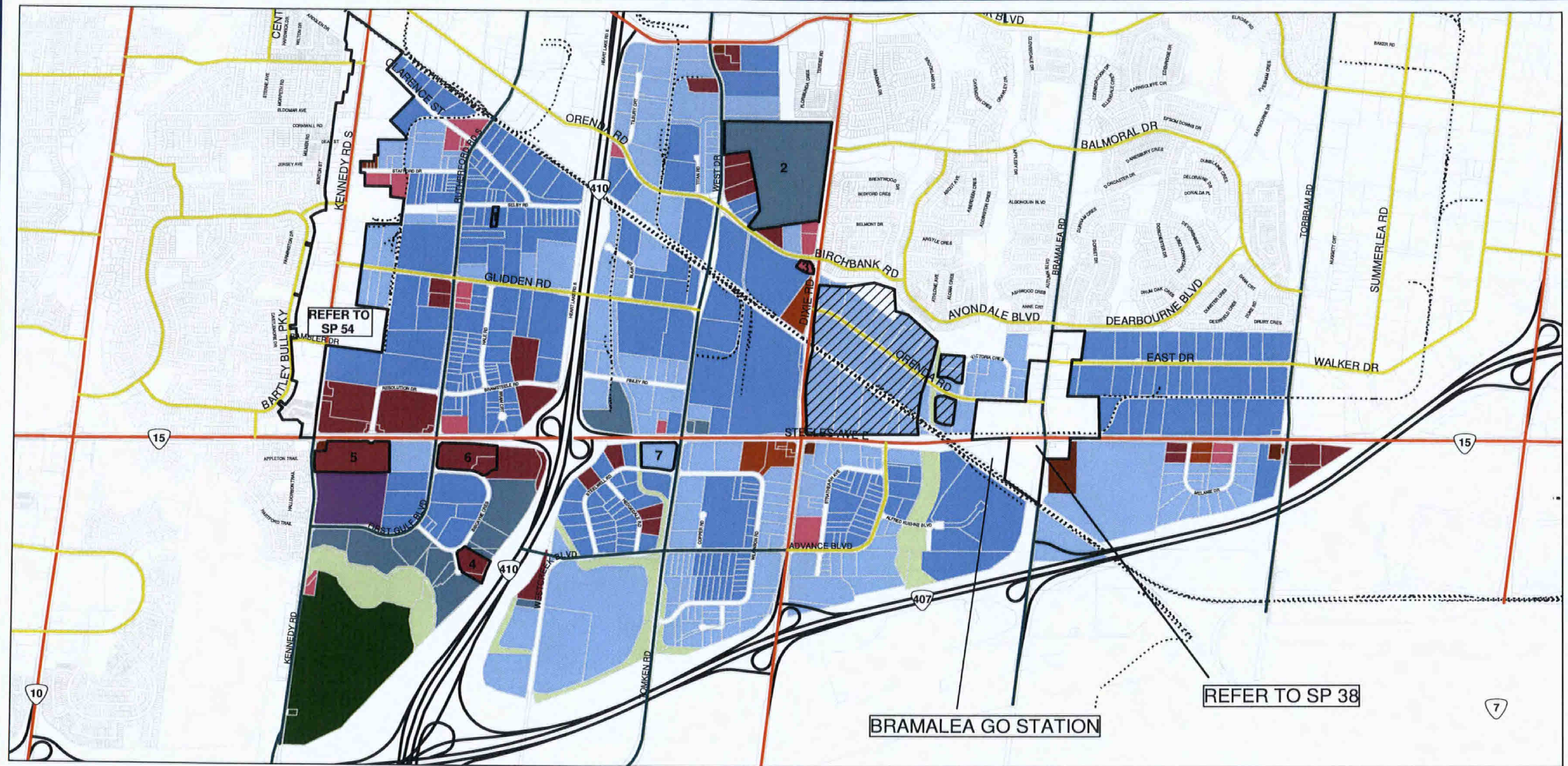
 Secondary Plan Areas



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE A TO OFFICIAL PLAN
AMENDMENT OP2006# 152**



HIGHWAY 410 AND STEELES SECONDARY PLAN SCHEDULE 5

- | | | | | |
|----------------------|--------------------------------|--------------------|-------------------------|--------------------|
| GENERAL EMPLOYMENT 1 | HIGHWAY AND SERVICE COMMERCIAL | SERVICE COMMERCIAL | NATURAL HERITAGE SYSTEM | COLLECTOR |
| GENERAL EMPLOYMENT 2 | HIGHWAY COMMERCIAL | SECONDARY SCHOOL | RECREATIONAL OPEN SPACE | MINOR ARTERIAL |
| PRESTIGE EMPLOYMENT | MIXED EMPLOYMENT COMMERCIAL | SPECIAL SITE AREA | SPECIAL POLICY AREA | MAJOR ARTERIAL |
| | | | | PROVINCIAL HIGHWAY |

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law 180-2018 being a by-law to adopt
Official Plan Amendment OP2006-152 – Highway 410 and Steeles Secondary Plan

DECLARATION

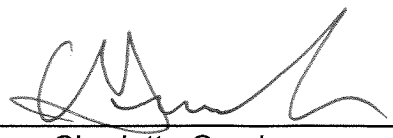
I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared.
2. By-law 180-2018 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 12th day of September, 2018, to adopt Amendment
Number OP2006-152 to the 2006 Official Plan.
3. Written notice of By-law 180-2018 as required by section 17(23) of the *Planning Act*
was given on the 27th day of September, 2018, in the manner and in the form and to
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. Before the final date for filing objections, a notice of appeal by Wood Bull LLP, was
filed on October 17, 2018, under section 17(24) of the *Planning Act*.
5. The appeal by Wood Bull LLP was subsequently withdrawn by letter dated March 8,
2019.
6. There are no other outstanding appeals in the matter.
7. OP2006-152, adopted by By-law 180-2018, is deemed to have come into effect on the
8th day of March, 2019, in accordance with Section 17(30) 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)
2nd day of April, 2019)


A Commissioner, etc.


Charlotte Gravlev

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021. 