



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126 - 2019

To adopt Amendment Number OP2006-**159**

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- 159 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 5th day of June, 2019.

Approved as to
form.

2019/05/21

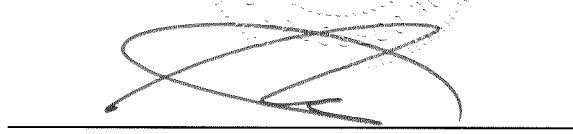
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Approved as to
content.

2019/05/07

RBjerke


Patrick Brown, Mayor


Peter Fay, City Clerk

(Hwy 410 and Steeles)

AMENDMENT NUMBER 159

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

1.0 PURPOSE

The purpose of this Amendment is to change the land use designations of the lands shown on Schedule 'A' to re-instate site-specific policies that were removed as part of the Secondary Plan Review exercise and the implementation of the Highway 410 and Steeles Secondary Plan Area 5.

2.0 LOCATION

The lands subject to this amendment are located on the south side of Steeles Avenue East between Kennedy Road South and Highway 410.

3.0 AMENDMENT AND POLICIES

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

(1) By changing on Schedule 5 the land use designation of the lands shown outlined on Schedule "A" to this amendment from 'General Employment 1' to 'Mixed Employment Commercial' and 'Special Site Area 8', and from 'General Employment 2' to 'Prestige Employment' and 'Special Site Area 9'.

(2) By deleting Section 6.5 in its entirety and replacing it with the following:

"6.5 The lands designated "Mixed Employment Commercial" within Special Site Area 5 and located south of Steeles Avenue East, east of Kennedy Road South shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) Retail warehouses which do not sell food or pharmaceutical products. A maximum aggregate gross floor area of 2,050 square metres is permitted to be occupied by individual retail warehouse units that contain a minimum gross floor area of 372 square metres;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices. Medical, dental and drugless practitioners' offices shall be limited to a maximum gross floor area of 929 square metres;
- xii.) A pharmacy;
- xiii.) Public and commercial recreation facilities;
- xiv.) Community services; and

xv.) Retail and office uses ancillary to uses permitted in 6.5.i.)

6.5.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.5.2 No outside operations or storage of goods and materials shall be permitted."

(3) By deleting Section 6.6 in its entirety and replacing it with the following:

"6.6 The lands designated "Mixed Employment Commercial" within Special Site Area 6 and located at the southeast corner of Steeles Avenue East and First Gulf Boulevard shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) Retail warehouses which does not sell food or pharmaceutical products;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices excluding the offices of doctors, dentists, or drugless practitioners;
- xii.) Public and commercial recreation facilities;
- xiii.) Community services;
- xiv.) Retail and office uses ancillary to uses permitted in 6.6.i.)
- xv.) A theatre and accessory uses including the sale of food and merchandise related to the theatre use, up to a maximum gross floor area of 3,902 square metres.

6.6.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.6.2 No outside operations or storage of goods and materials shall be permitted."

(4) By adding the following as Sections 6.8 and 6.9:

"6.8 The lands designated "Mixed Employment Commercial" within Special Site Area 8 and located at the southwest corner of Steeles Avenue East and First Gulf Boulevard shall only be developed for the following uses:

- i.) Light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations;
- ii.) A retail warehouse which does not sell food or pharmaceutical products, and occupies a minimum gross floor area of 465 square metres, and does not exceed 8,360 square metres;
- iii.) Home furnishings and home improvement retail warehouses;
- iv.) Building supply stores;
- v.) Garden centre sales establishments;
- vi.) Automobile parts and accessory outlets;
- vii.) Service shops;

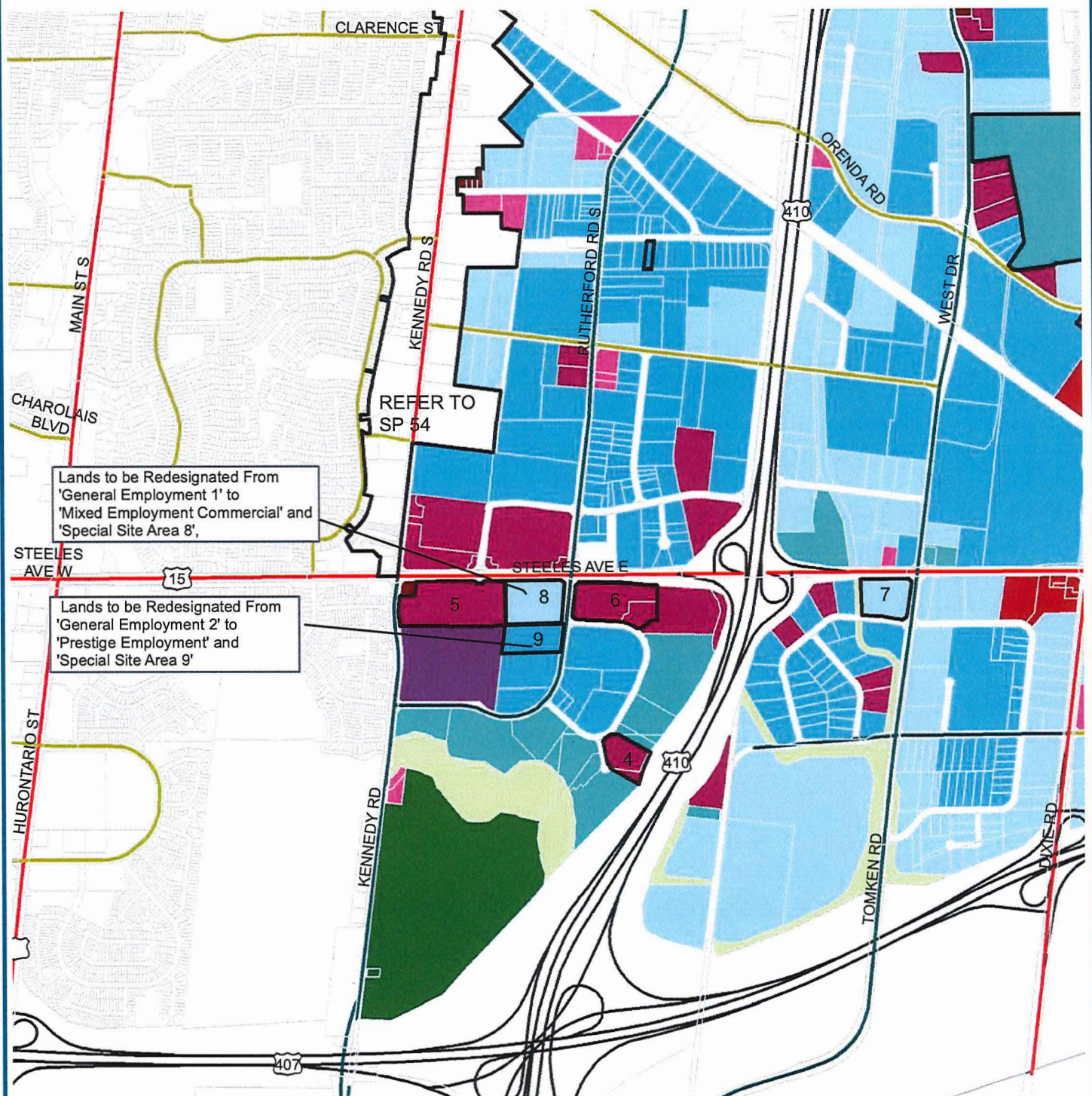
- viii.) Restaurants;
- ix.) Hotels and motels;
- x.) Financial institutions;
- xi.) Commercial offices excluding the offices of doctors, dentists, or drugless practitioners;
- xii.) Public and commercial recreation facilities;
- xiii.) Community services; and
- xiv.) Retail and office uses ancillary to uses permitted in 6.8.i.)

6.8.1 The erection of retail and commercial establishments in the form of a shopping centre planned and developed as a unit shall not be permitted. In order to maintain the intended functions of the City's retail hierarchy, neither a supermarket nor a department store shall be permitted.

6.8.2 No outside operations or storage of goods and materials shall be permitted.

6.9 The lands designated "Prestige Employment" within Special Site Area 9 shall only be developed for the following uses:

- i.) Industrial operations such as light manufacturing, assembling, warehousing and storage of goods and products, repair and servicing operations, within wholly enclosed buildings;
- ii.) Non-employment uses, provided they do not interfere with or, are not detrimental to the development of the area for primarily prestige employment uses. Such non-employment uses may include public and commercial recreation facilities, community services and retail uses ancillary to those uses permitted in 6.9.i.).
- iii.) Office and retail uses in conjunction with a permitted use."



EXTRACT FROM SP AREA 5 - HIGHWAY 410 AND STEELES SECONDARY PLAN AREA

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



IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 16;

AND IN THE MATTER OF the City of Brampton By-law 126-2019 being a by-law to adopt
Official Plan Amendment OP2006-159 – Highway 410 and Steeles Secondary Plan Area 5
(File JB.a)

DECLARATION

I, Charlotte Gravlev, of the 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 126-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 5th day of June, 2019, to adopt Amendment Number
OP2006-159 to the 2006 Official Plan.
3. Written notice of Official Plan Amendment OP2006-159, adopted by By-law 126-
2019, as required by section 17(23) of the *Planning Act*, was given on the 20th day
of June, 2019, 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. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before
the final date for filing objections.
5. In all other respects, the Official Plan Amendment has been processed in
accordance with all of the *Planning Act* requirements including regulations for
notice.
6. OP2006-159, adopted by By-law 126-2019, is deemed to have come into effect on
the 5th day of June, 2019, in accordance with Section 17(27) 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)
11th day of July, 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.

