



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 28 - 2020

To Adopt Amendment Number OP 2006- 181
to the Official Plan of the
City of Brampton Planning Area

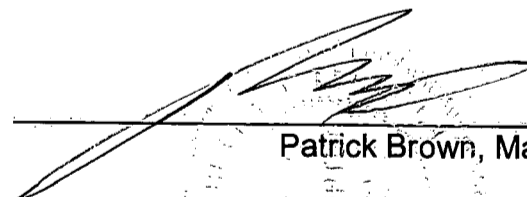
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:


1. Amendment Number OP 2006 - 181 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 26th day of February, 2020.

Approved as to
form.
2020/01/16
AWP

Approved as to
content.
2020/01/13
RJB


Patrick Brown, Mayor


Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 - 181
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 - 181
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to revise Section 4.4 Employment and Section 5.0 Implementation of the Official Plan to add policies to allow for a broader range of employment uses, specifically local office uses on select lands designated 'Industrial' in the Official Plan. The amendment will also add a new definition of "Local Office Use" to the Official Plan.

The amendment will expand the types of employment uses permitted in the Employment Area, recognizing the advancement of the innovative new economy and emerging industries.

The amendment is in keeping with the policy intent of the current Provincial, Regional, and local planning policy framework to diversify the economic base and provide suitable sites for a range of employment uses and ancillary uses that support the needs of existing and future businesses.

2.0 Location:

All properties in the City of Brampton are subject to this amendment.

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 amending Section 4.4 Employment, to add the following new policies as Policies 4.4.2.19 and 4.4.2.20:

"Policy 4.4.2.19 Notwithstanding Policies 4.4.2.5 and 4.4.2.18, an amendment to a Secondary Plan to permit local office uses and ancillary uses on lands designated Industrial on Schedule A of the Official Plan shall only be considered subject to satisfying all of the following key requirements:

- (i) The property shall not exceed a site area of 0.8 hectares (2 acres);
- (ii) The proposed development provides local office uses, at a minimum height of three storeys;
- (iii) Retail and service commercial uses shall only be permitted where they are ancillary to the principal local office use, located within the same building, and shall not exceed 20% of the total gross floor area;
- (iv) Residential and other sensitive land uses are not permitted;
- (v) The lands are located on the edge of an Employment Area abutting a Residential designation as set out on Schedule A; and,
- (vi) The lands have direct frontage on an Intensification Corridor as set out on Schedule 1.

Policy 4.4.2.20 In addition to satisfying the requirements of Policy 4.4.2.19, the following shall be demonstrated to the City's satisfaction:

- (i) The change of use will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets, and any other policies

of this Plan, the Region of Peel Official Plan, and the Provincial Growth Plan;

- (ii) The lands are not required over the long term for the employment uses for which they are designated;
- (iii) The development will have a beneficial impact on the surrounding uses and the broader community by addressing a public need;
- (iv) The change of use will not adversely affect the ability of lands abutting or in proximity of the proposed development to be used or continue to be used for employment purposes over the long term; and,
- (v) A greater employment yield can be achieved with the proposed local office uses than from the employment uses for which they are designated. ”

(2) by renumbering the subsequent sections accordingly.

(3) by adding the following definition under Section 5.2 as follows:

“Local Office Uses” is a broad category of office uses, including professional office, service office, medical, dental and drugless practitioners’ offices and business or brokerage offices, that serve the employment area and the general public.”

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 28-2020 being a by-law to adopt
Official Plan Amendment OP2006-181 – Employment Land Policies
City-wide

DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 28-2020 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 26th day of February, 2020, to adopt Amendment Number OP2006-181 to the 2006 Official Plan.
3. Written notice of By-law 28-2020 as required by section 17(23) of the *Planning Act* was given on the 5th day of March, 2020, 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. Pursuant to Ontario Regulation 149/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice previously issued on the 5th day of March, 2020, was deemed not to have been given.
5. In accordance with Ontario Regulation 278/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice was re-issued on the 7th day of July, 2020.
6. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-181, adopted by By-law 28-2020, is deemed to have come into effect on the 26th day of February, 2020, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

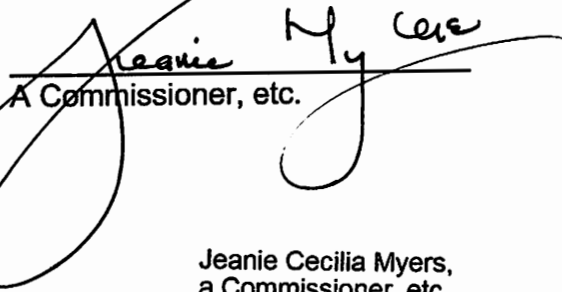
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And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
10th day of August, 2020)



Peter Fay


A Commissioner, etc.

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