



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 35-99

To Adopt Amendment Number OP93- 109  
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:

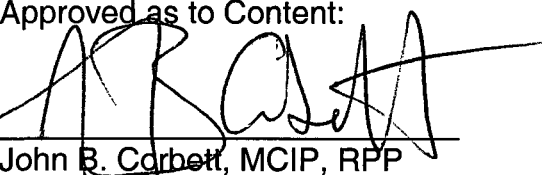
1. Amendment Number OP93- 109 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Region of Peel for approval of Amendment Number OP93- 109 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 22nd day of February, 1999.

  
PETER ROBERTSON - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
John B. Corbett, MCIP, RPP  
Director of Development Services

1999



AMENDMENT NUMBER OP93 - 109  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for retail/commercial, highway and service commercial and compatible prestige industrial purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Bovaird Drive and Airport Road . The property has dimensions of approximately 450 metres (1,490 feet) along the south side of Bovaird Drive and approximately 670 metres (2,200 feet) along the west side of Airport Road and is located in part of Lots 9 and 10, Concession 6, E.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by changing on Schedule "A" General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "SPECIAL STUDY AREA" to " RESIDENTIAL" and "BUSINESS INDUSTRIAL";
- (2) by deleting on Schedule "D" Environmental Features thereto, the environmental features designations ("Wetland Areas" and "Valleylands/Natural Hazards") as shown on Schedule B to this amendment;
- (3) by deleting on Schedule "E" Open Space thereto, the open space designation as shown on Schedule C to this amendment;
- (4) by deleting the second paragraph of Section 4.13.1 in its entirety so that Section 4.13.1 , shall read as follows:

*“The Airport Road/North Park Drive Special Study Area designation originally occupied the whole of the lands bounded by North Park Drive and the CN spur line on the south, Torbram Road on the west, Bovaird Drive on the north and the Humberwest Parkway right-of-way on the east. Some of these lands have since been redesignated for residential, industrial and related purposes.”*

- (5) by adding to the list of amendments pertaining to Secondary Plan Area Number 13 (b) : The Bramalea North Industrial Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 109 .
- (6) by changing on Schedule SP 13 (b) of Chapter 13 (b) of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule D to this amendment from "SPECIAL STUDY AREA" to "SPECIAL POLICY AREA No.3 (A) AND 3 (B)"
- (7) by deleting thereto policy section 3.7;
- (8) by adding after policy section 3.4.2 the following:

“ Special Policy Area Number 3( A) and 3(B)

3.4.3 The lands designated “Special Policy Area Number 3( A ) and 3(B)” at the south-west corner of Airport Road and Bovaird Drive will be developed for a range of retail/commercial, highway and service commercial and prestige industrial type uses. Notwithstanding this broad range of land use permissions, these lands shall be developed on the basis of two distinct use areas as follows:

Special Policy Area Number 3 (A)

The lands designated “Special Policy Area Number 3 (A)” comprise an area of approximately 7.1 hectares with frontage on the south side of Bovaird Drive and are intended to be used for a range of retail, commercial, restaurant and office uses.

The uses permitted within the “Special Policy Area Number 3 (A)” designation may include, but not necessarily be restricted to, the uses as listed below. Any related or similar type of use to the uses listed below shall be permitted without the necessity of an Official Plan Amendment.

- (a) a retail establishment ;
- (b) a service shop;
- (c) a personal service shop;
- (d) a convenience store ;
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;
- (j) a dining room restaurant, a standard restaurant; a take-out restaurant, a fast food restaurant, a drive-in restaurant with or without a drive through facility;
- (k) a printing or copying establishment;
- (l) a commercial school;
- (m) a place of commercial recreation, but not including a billiard hall;
- (n) a community club;
- (o) a health centre;
- (p) a community centre
- (q) a dairy bar;
- (r) a home furnishings and home improvement retail warehouse;
- (s) a retail warehouse;
- (t) a home and auto supply store.

Development of the lands designated "Special Policy Area Number 3 (A)" shall be subject to the following:

- (i) The aggregate maximum gross leasable commercial floor area shall not exceed 16,300 square metres (175, 458 square feet).
- (ii) Where any retail establishment is proposed to sell in excess of 929 square metres (10,000 square feet) of food, a market impact analysis satisfactory to the City will be provided prior to the enactment of a zoning by-law to determine whether or not the

proposed retail establishment will jeopardize the planned function of nearby retail commercial centres as defined in section 4.2 of the Official Plan.

Special Policy Area Number 3 (B)

The lands designated “Special Policy Area Number 3 (B)” comprise an area of approximately 8.8 hectares with frontage on the west side of Airport Road extending south to the Airport Road and North Park Drive intersection and are intended to be used for a range of highway and service commercial, prestige industrial, restaurant and automotive repair and service uses.

The uses permitted within the “Special Policy Area Number 3 (B)” designation may include, but not necessarily be restricted to, the uses as listed below. Any related or similar type of use to the uses listed below shall be permitted without the necessity of an Official Plan Amendment.

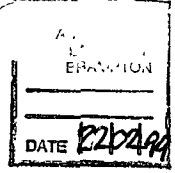
- (a) the purposes permitted in an M4 zone;
- (b) a boat sales establishment;
- (c) a motor vehicle repair shop;
- (d) a motor vehicle or boat parts and accessories establishment;
- (e) a tavern;
- (f) a taxi station;
- (g) a tool and equipment rental establishment;
- (h) a service station;
- (i) a motor vehicle washing establishment;
- (j) a gas bar;
- (k) a commercial school;
- (l) a retail establishment;
- (m) a convenience store ;
- (n) a service shop;
- (o) a personal service shop;
- (p) a bank, trust company and finance company;


- (q) an office with a maximum F.S.I. of 0.5
- (r) a dry cleaning and laundry distribution station;
- (s) a laundromat;
- (t) a parking lot;
- (u) a dining room restaurant, a standard restaurant; a take-out restaurant, a fast food restaurant, a drive-in restaurant with or without a drive through facility;
- (v) a printing or copying establishment;
- (w) a garden centre sales establishment;
- (x) a community club;
- (y) a health centre;
- (z) a custom workshop;
- (aa) an animal hospital;
- (bb) a retail warehouse
- (cc) a building supplies outlet;
- (dd) a motel;
- (ee) a place of commercial recreation;
- (ff) a banquet hall;
- (gg) a home furnishings and improvement retail warehouse;
- (hh) a motor vehicle sales and leasing establishment;
- (ii) a temporary open air market;
- (jj) a swimming pool sales and service establishment;
- (kk) a recreation facility;
- (ll) a gymnastic facility;
- (mm) a home and auto supply store.

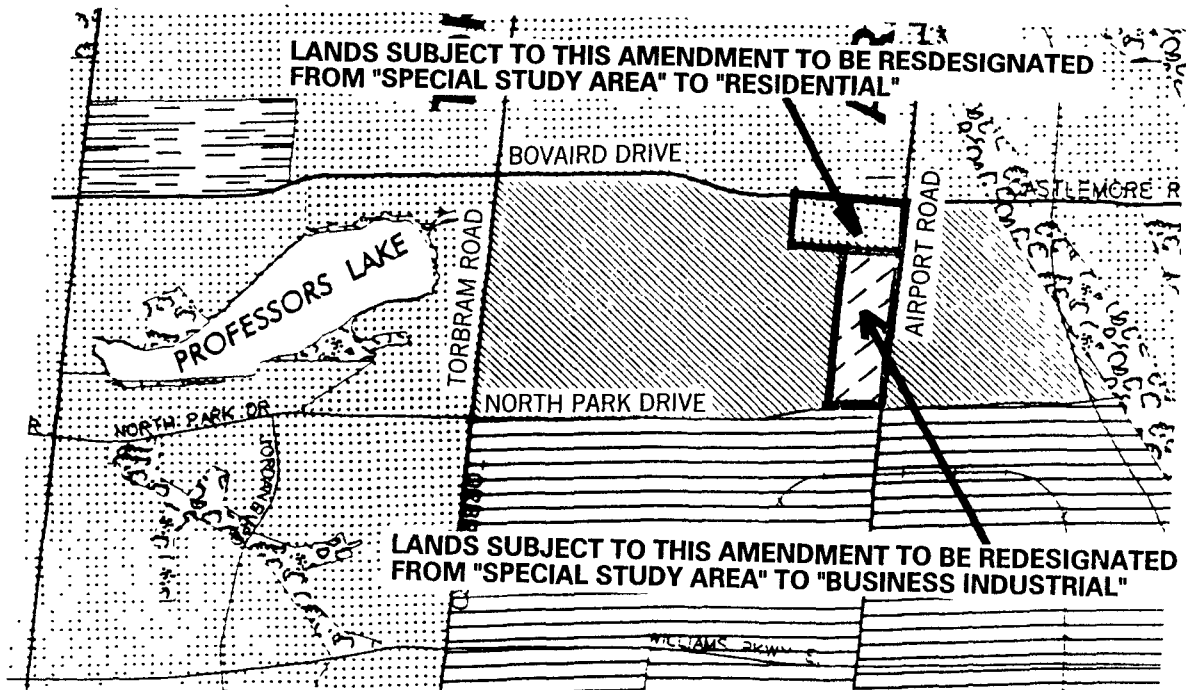
Development of the lands designated "Special Policy Area Number 3 (B)" shall be subject to the following:

- (i) The aggregate maximum gross leasable commercial floor area shall not exceed 28,300 square metres (304,629 square feet).

Approved as to Content:





















  
John B. Corbett, MCIP, RPP  
Director of Development Services



**EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS)  
OF THE DOCUMENT KNOWN AS THE 1993 BRAMPTON OFFICIAL PLAN**

**LAND USES**

-  RESIDENTIAL
-  ESTATE RESIDENTIAL
-  VILLAGE RESIDENTIAL
-  REGIONAL RETAIL
-  PRIMARY OFFICE NODE
-  OFFICE NODE
-  INDUSTRIAL
-  BUSINESS INDUSTRIAL
-  COMMUNITY SERVICES
-  OPEN SPACE
-  CENTRAL AREA
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  PARKWAY BELT WEST / UTILITY \*
-  PROVINCIAL FREEWAYS (407 / 410)
-  SPECIAL STUDY AREA
-  SPECIAL POLICY AREA
-  TRANSPORTATION CORRIDOR  
CONCEPTUAL ALIGNMENT
-  URBAN BOUNDARY

OFFICIAL PLAN AMENDMENT OP93 #. 109

Schedule A



**CITY OF BRAMPTON**  
Planning and Building

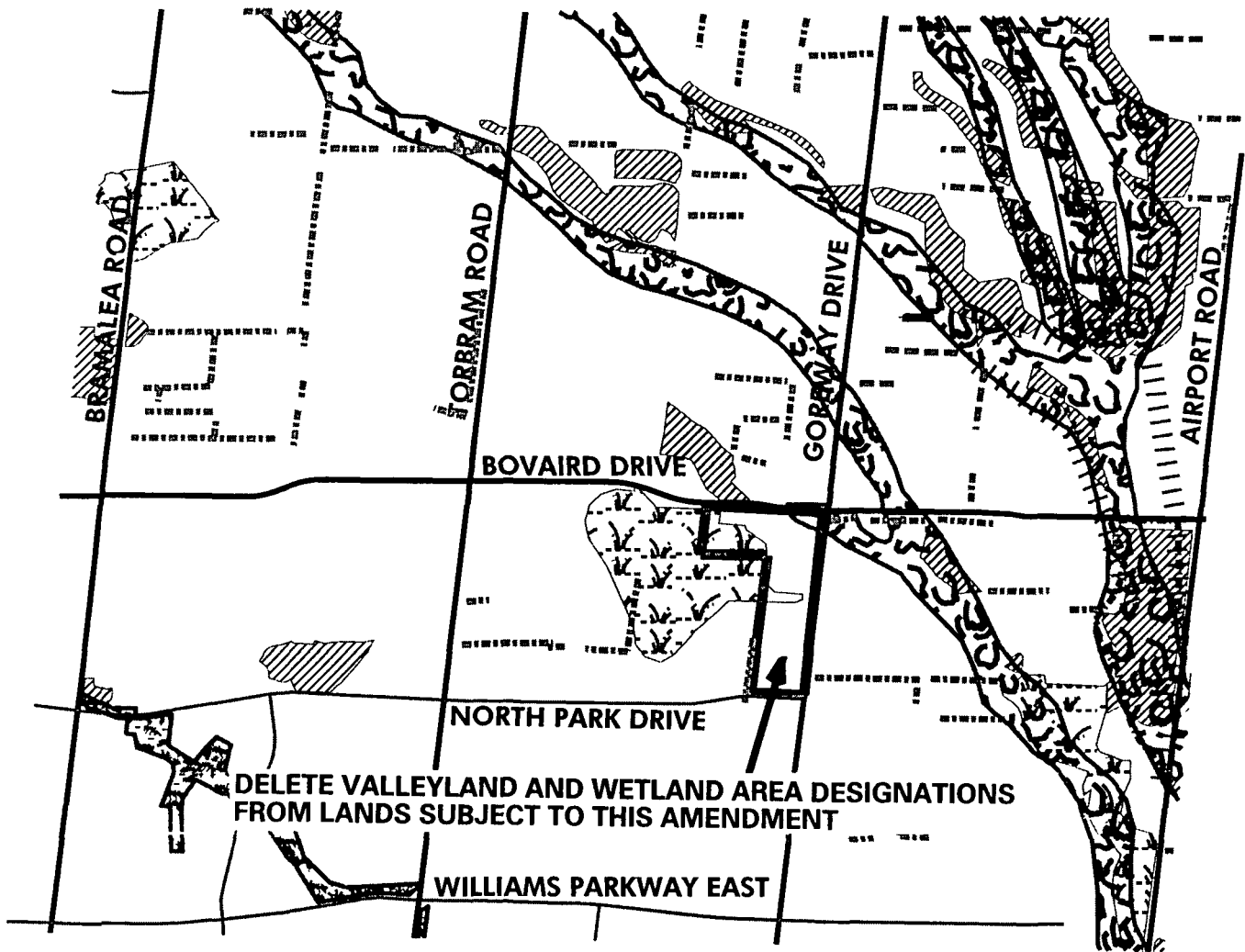
Date: 1999 01 25

Drawn by CJK

File no. C6E9.4

Map no. 48-41G





**EXTRACT FROM SCHEDULE D (ENVIRONMENTAL FEATURES) OF THE DOCUMENT KNOWN AS THE 1993 OFFICIAL PLAN**

**ENVIRONMENTAL FEATURES**



**VALLEYLANDS /  
NATURAL HAZARDS**



**WOODLOTS**



**HEDGE ROW**



**SENSITIVE AREAS**

- A. Brampton Esker
- B. Heart Lake
- C. Huttonville Ravine



**WETLAND AREAS**



**STEEP SLOPE AREAS**

**OFFICIAL PLAN AMENDMENT OP93 #. 109**

**Schedule B**



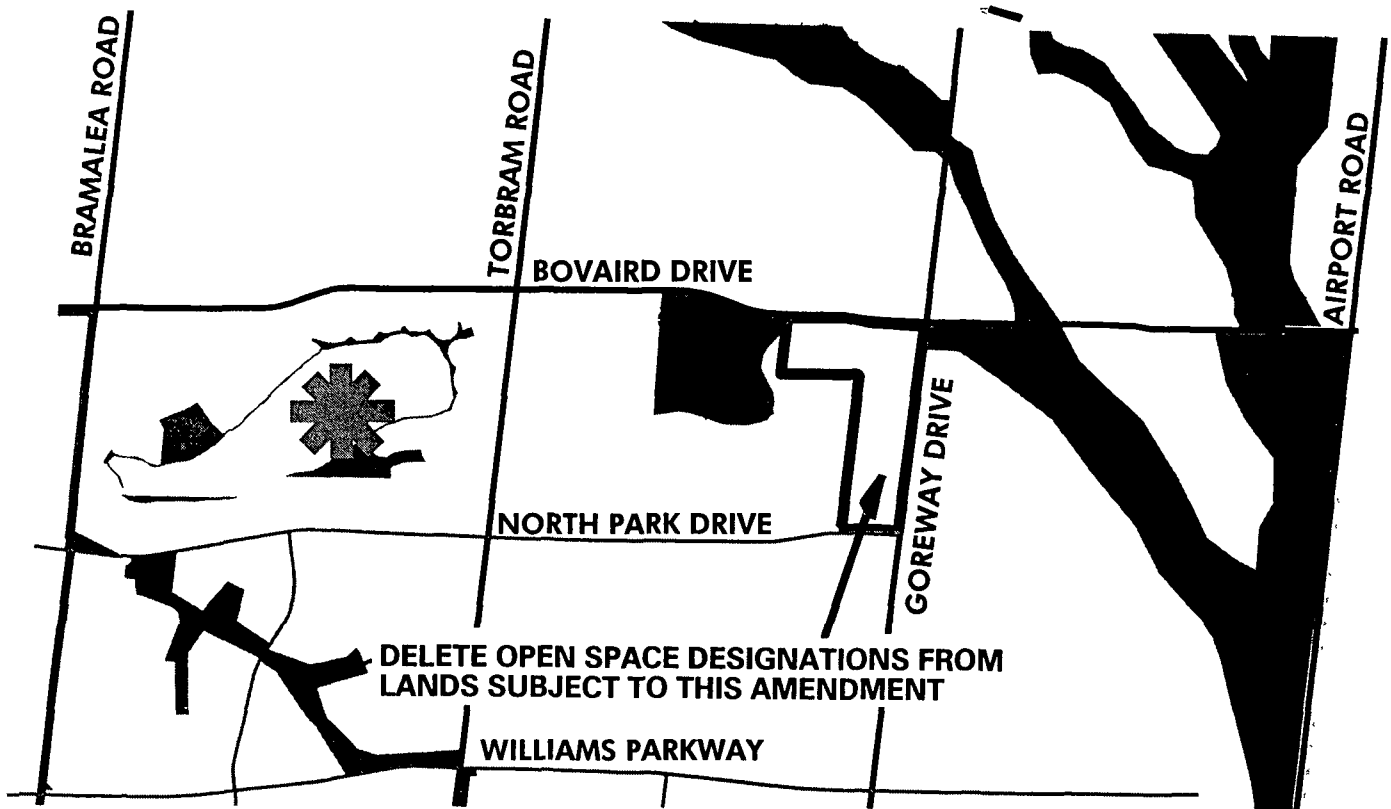
**CITY OF BRAMPTON**  
Planning and Building

Date 1999 01 25

Drawn by CJK

File no. C6E9.4

Map no. 48-41H



EXTRACT FROM SCHEDULE E (OPEN SPACE) OF THE DOCUMENT KNOWN AS THE 1993 OFFICIAL PLAN

OPEN SPACE USES

-  OPEN SPACE
-  CONSERVATION AREAS
-  CITY WIDE PARK
-  PRIVATE COMMERCIAL RECREATION
-  MAJOR CEMETERIES
-  SPECIAL PARK LOCATION ( Policy 4.5.6.9 &10)
-  AREA SUBJECT TO FUTURE

OFFICIAL PLAN AMENDMENT OP93 #. 109

Schedule C



**CITY OF BRAMPTON**  
Planning and Building

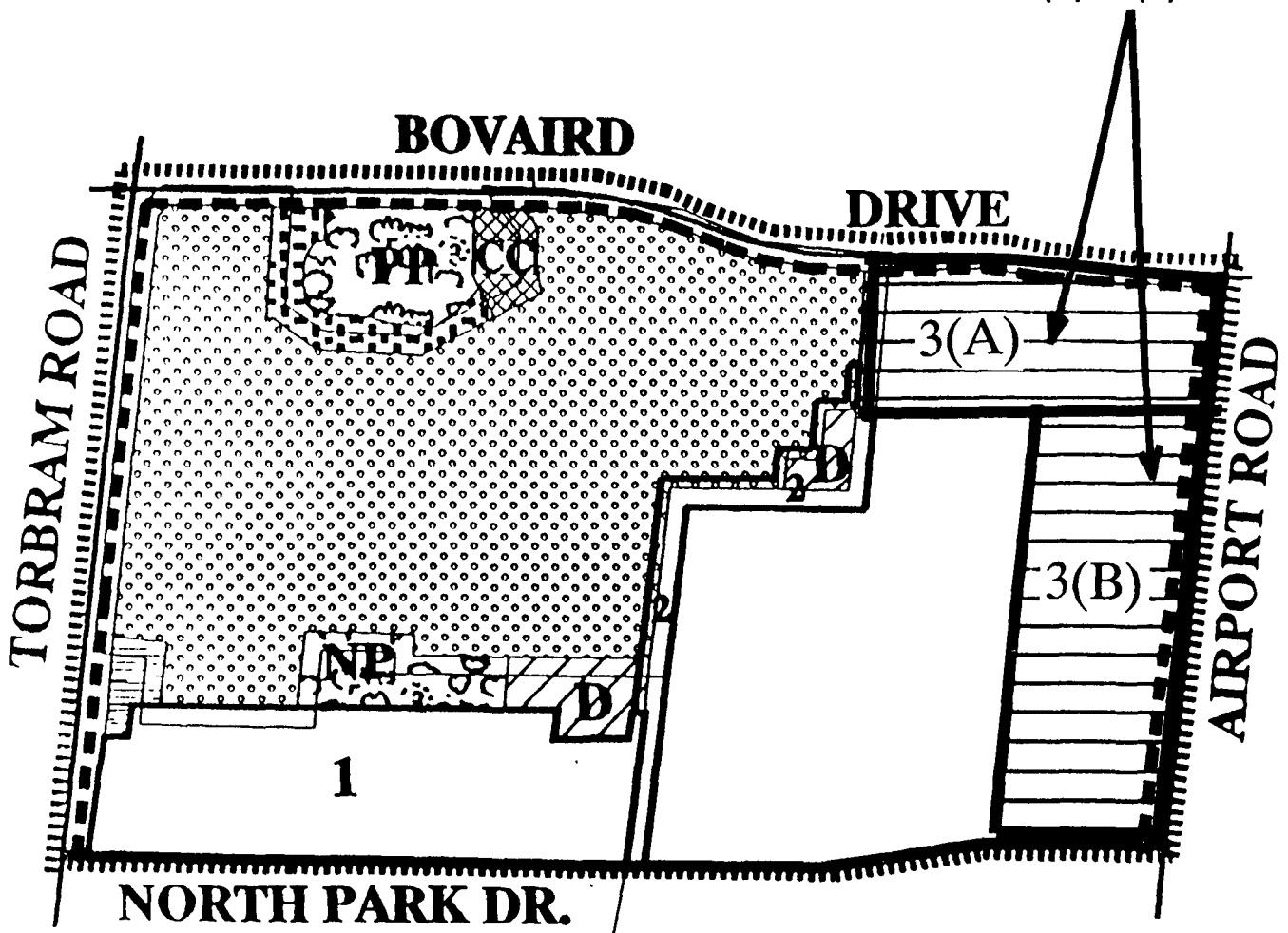
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Map no. 48-41J

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED  
FROM "SPECIAL STUDY AREA" TO "SPECIAL POLICY AREA 3(A) & 3(B)



EXTRACT FROM SCHEDULE SP 13(B) OF THE DOCUMENT KNOWN  
AS THE BRAMALEA NORTH INDUSTRIAL SECONDARY PLAN

LEGEND

..... Area Subject To Amendment

Low Density Residential

Medium Density Residential

Convenience Commercial

Special Policy Area No.1

Special Policy Area No.2

Open Space - Private Park

Open Space - Neighbourhood Park

SPECIAL POLICY AREA NUMBER 3(A) & 3(B)

Storm Water Detention Facility

General Industrial

Institutional

Collector Road

Arterial Road

Possible Spur Line Locations

Future Interchange

Grade Separation

Special Study Area

OFFICIAL PLAN AMENDMENT OP93 #. 109

Schedule D



CITY OF BRAMPTON  
Planning and Building

Date: 1999 01 25

Drawn by CJK

File no. C6E9 4

Map no. 48-41K