



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 57-80

To adopt Amendment Number 42 to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 42 to the Consolidated Official Plan of the City of Brampton Planning Area, consisting of the text set out in Schedule A of the amendment and the maps attached as Schedules B, C, D, E, F, G and H of the amendment, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 42 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council this 25th day of February, 1980.

Teresa M. Piane
TERESA M. PIANE, ACTING MAYOR

R.A. Everett
R.A. EVERETT, CLERK

PASSED 25th February, 19 80



BY-LAW

No. 57-80

To adopt Amendment Number 42 to the Consolidated Official Plan of the City of Brampton Planning Area.

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AMENDMENT NUMBER 42

to the Consolidated Official Plan of
the City of Brampton Planning Area
(consisting of the text set out in
Schedule A and the maps set out in
Schedules B,C,D,E,F,G,H).

MISC. PLAN NO. 598

LOADED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1981 Jan 26 P.M. 1:08

K. Bayla D.L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 42

to the

Official Plan for the

City of Brampton Planning Area

This amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton is hereby modified under the provisions of section 17 of The Planning Act, as follows:

1. Section 2.(a), on page 1, is modified by adding the following as a new item (30), after item (29):

"(30) Residential"

2. Section 3.(d)(2), on page 7, is modified by adding the following to the end of this clause:

"to the end of clause 5.1 of Part C, Section B1.0, Subsection B1.2;"

3. Section 3(f), on page 8, is deleted and replaced with the following:

"(f) by deleting clause 10.1, 10.2 and the first paragraph of clause 10.3 of Part C, Section B1.0, Subsection B1.2 and substituting the following:

10.1 In general, non-conforming uses should cease to exist so that the land affected may eventually be used in conformity with the intent of this plan and the provisions of the zoning by-laws.

10.2 In certain instances, uses have been established for many years in conformity with longstanding plans or zoning by-laws which have only recently been altered, and extensive development has been permitted on the basis of specific site plan by-laws which no longer conform, in all aspects, to the Official Plan or a Secondary Plan. In special cases it may be desirable for Council to pass by-laws zoning the lands for their present use, in order to avoid unnecessary hardships. Council, therefore, may adopt by-laws for such purposes, provided that the following matters are given due consideration:

- (i) the proposed zoning is considered in relation to the economic life of the use;
- (ii) the proposed zoning will not aggravate the situation caused by the existence of the use in regard to the general principles and policies of this plan; and
- (iii) the proposed zoning will not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the incompatibility of the use with its surrounding area.

10.3 Where non-conforming uses are not zoned for their existing use, it may be desirable, in special cases, for council to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardships. Prior to concurring with an application for the extension or enlargement of an existing non-conforming use Council will consider the feasibility of acquiring the property at the time of the application or at some future date and of holding, selling, leasing or developing the property in accordance with the provisions of The Planning Act. If acquisition does not appear to be feasible and if the particular merits of the case clearly indicate that extension or enlargement of a non-conforming use would be desirable, Council may consider the passing of a zoning by-law without the necessity to amend this plan. Prior to the passing of such a by-law, however, Council will be satisfied that the following consideration and regulations will be fulfilled to safeguard the interests of the general public:"

4. Section 3(j), on page 9, is deleted and replaced with the following:

"(j) by deleting clause 4.4 of Part C, Section B2.0, Subsection B2.2, and substituting the following:

- 4.4 Properties fronting on Queen Street East between Heart Lake Road and Kennedy Road constitute a central commercial corridor.

A central commercial corridor shall be developed and reinforced as a major retail and office commercial area for the City of Brampton.

In the development and improvement of private commercial uses and public areas and facilities in the central commercial corridor, consideration shall be given to special landscaping and other site planning requirements to reinforce and improve this area as a major functional and visual focus for the City.

- 4.5 Any major intensification of commercial uses fronting on Queen Street East, between Heart Lake Road (Highway Number 410) and Kennedy Road shall be preceded by a comprehensive study of this area and an amendment to the Official Plan that covers this entire area."

5. Section 3(1), beginning on page 9, is deleted and replaced with the following:

"(1) by deleting the first two sentences of clause 4.2 of Part C, Section B2.0, Subsection B2.3 and substituting therefor the following:

'Convenience shopping facilities will be provided by the existing outlets on Flowertown Avenue, McMurphy Avenue and Main Street North. Additional convenience commercial sites have been designated in Neighbourhoods 1 and 4'."

6. Section 3(m), on page 10, is deleted and replaced with the following:

"(m) by deleting clause 4.1 from Part C, Section B2.0, Subsection B2.4 and renumbering clauses 4.2, 4.3 and 4.4 to 4.1, 4.2 and 4.3 respectively;"

7. Section 3(t), on page 10, is modified by adding the following to the end of this clause:

"and deleting clauses 4.3, 4.4 and 4.6;"

8. Section 3(w), on page 10, is deleted and replaced with the following:

"(w) (i) by renumbering clauses 4.5, 4.7 and 4.8 of Part C Section B2.0, Subsection B2.5 to 4.3, 4.4, and 4.5 respectively, and (ii) by adding the following as new clauses 4.6 and 4.7:

4.6 Properties fronting on Queen Street East between Heart Lake Road and Kennedy Road constitute a central commercial corridor.

A central commercial corridor shall be developed and reinforced as a major retail and office commercial area for the City of Brampton.

In the development and improvement of private commercial uses and public areas and facilities in the central commercial corridor, consideration shall be given to special landscaping and other site planning requirements to reinforce and improve this area as a major functional and visual focus for the City.

4.7 Any major intensification of commercial uses fronting on Queen Street East, between Heart Lake Road (Highway Number 410) and Kennedy Road shall be preceded by a comprehensive study of this area and an amendment to the Official Plan that covers this entire area."

9. Section 3(y), on page 10, is deleted and replaced by the following:

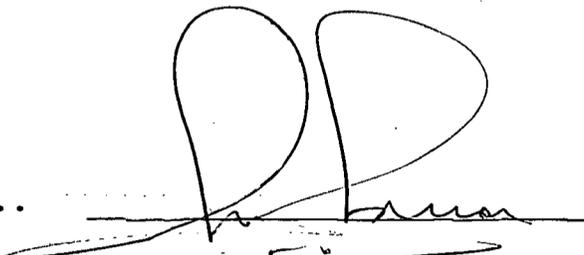
"(y) by renumbering clauses '6.0, 6.1, 6.2, 7.0, 7.1, 7.2, 7.3, 8.0, 8.1, 9.0, 9.2, 9.3, 9.4 and 9.5' to '5.0, 5.1, 5.2, 6.0, 6.1, 6.2, 6.3, 7.0, 7.1, 8.0, 8.1, 8.2, 8.3, 8.4 and 8.5' respectively; and"

10. Schedule B is modified by adding the area outlined in red and the label '30' as shown in red.

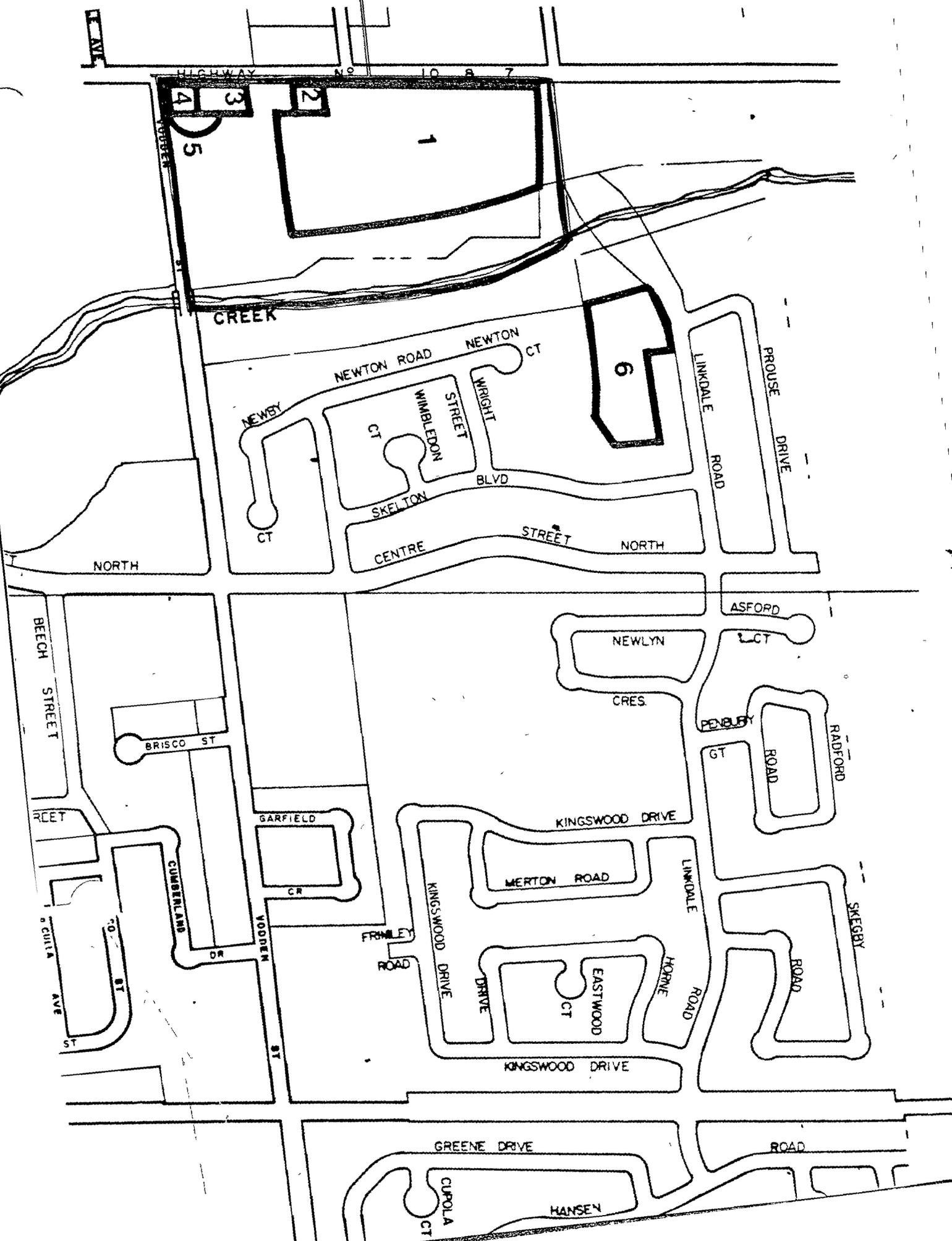
11. Schedule C is modified by deleting the designations in the area outlined in red and replacing them with the designations shown in the area outlined in red on the attached map.

As thus modified, this amendment is hereby approved under section 17 of The Planning Act, as Amendment No. 42 to the Official Plan for the City of Brampton Planning Area.

Date: Dec 23/80.....


**G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing**

MODIFICATION
NO. 11
UNDER SECTION 14(1) OF
THE PLANNING ACT





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 57-80

To adopt Amendment Number 42 to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 42 to the Consolidated Official Plan of the City of Brampton Planning Area, consisting of the text set out in Schedule A of the amendment and the maps attached as Schedules B, C, D, E, F, G and H of the amendment, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 42 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council
this 25th day of February, 1980.

Teresa M. Piane

TERESA M. PIANE,

ACTING MAYOR

R.A. Everett
R.A. EVERETT,

CLERK

1. The purpose of Amendment Number 42 is to redesignate the land use categories as they apply to a number of parcels of land within the City of Brampton Planning Area and to amend the development principles applicable to various land use categories and parcels of land.
2. (a) Plate Number 3 of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by changing the land use designations of the lands shown outlined on Schedule 'B' hereto attached and numbered 1 through 30 from the existing designations to the ones set out below:

- (1) COMMERCIAL
- (2) COMMERCIAL
- (3) COMMERCIAL
- (4) INDUSTRIAL
- (5) COMMERCIAL
- (6) COMMERCIAL
- (7) COMMERCIAL
- (8) COMMERCIAL
- (9) COMMERCIAL
- (10) COMMERCIAL
- (11) COMMERCIAL
- (12) COMMERCIAL
- (13) COMMERCIAL
- (14) COMMERCIAL
- (15) OPEN SPACE
- (16) COMMERCIAL
- (17) COMMERCIAL
- (18) COMMERCIAL
- (19) COMMERCIAL
- (20) COMMERCIAL
- (21) COMMERCIAL
- (22) COMMERCIAL
- (23) COMMERCIAL
- (24) COMMERCIAL
- (25) COMMERCIAL
- (26) COMMERCIAL
- (27) COMMERCIAL
- (28) COMMERCIAL
- (29) COMMERCIAL;

UNDER SECTION 14(1) OF
THE PLANNING ACT

- (b) The legends on Plates Numbered 5,6,7,8,9 and 10 of the Consolidated Official Plan of the City of Brampton Planning Area are hereby amended by changing each existing land use category set out in the left hand column below to the land use category indicated in the right hand column below:

COMMUNITY COMMERCIAL	-	NEIGHBOURHOOD COMMERCIAL
NEIGHBOURHOOD COMMERCIAL	-	CONVENIENCE COMMERCIAL;

(c) The legends on Plates Numbered 5,6,7,8,9 and 10 of the Consolidated Official Plan of the City of Brampton Planning Area are hereby amended by adding the land use categories "DISTRICT COMMERCIAL" and "SERVICE COMMERCIAL";

(d) Plate Number 5 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'C' hereto attached and numbered 1 through 23 from the existing designations to the ones set out below:

- (1) DISTRICT COMMERCIAL
- (2) HIGHWAY COMMERCIAL
- (3) HIGHWAY COMMERCIAL
- (4) CONVENIENCE COMMERCIAL
- (5) RESIDENTIAL MEDIUM DENSITY
- (6) RESIDENTIAL LOW DENSITY
- (7) HIGHWAY COMMERCIAL
- (8) RESIDENTIAL HIGH DENSITY
- (9) HIGHWAY COMMERCIAL
- (10) SERVICE COMMERCIAL
- (11) SERVICE COMMERCIAL
- (12) SERVICE COMMERCIAL
- (13) HIGHWAY COMMERCIAL
- (14) SERVICE COMMERCIAL
- (15) RESIDENTIAL LOW DENSITY
- (16) NEIGHBOURHOOD COMMERCIAL
- (17) NEIGHBOURHOOD COMMERCIAL
- (18) HIGHWAY COMMERCIAL
- (19) SERVICE COMMERCIAL
- (20) SERVICE COMMERCIAL
- (21) SERVICE COMMERCIAL
- (22) SERVICE COMMERCIAL
- (23) SERVICE COMMERCIAL

(e) Plate Number 6 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'D' hereto attached and numbered 1 through 10 from the existing designations to the ones set out below:

- (1) RESIDENTIAL LOW DENSITY
- (2) INDUSTRIAL
- (3) INDUSTRIAL
- (4) INDUSTRIAL
- (5) RESIDENTIAL LOW DENSITY
- (6) HIGHWAY COMMERCIAL
- (7) HIGHWAY COMMERCIAL
- (8) NEIGHBOURHOOD COMMERCIAL
- (9) CONVENIENCE COMMERCIAL
- (10) SERVICE COMMERCIAL

(f) Plate Number 7 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'E' hereto attached and numbered 1 and 2 from the existing designations to the ones set out below:

- (1) SERVICE COMMERCIAL
- (2) RESIDENTIAL LOW DENSITY

(g) Plate Number 8 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'F' hereto attached and numbered 1 through 16 from the existing designations to the ones set out below:

- (1) SERVICE COMMERCIAL
- (2) SERVICE COMMERCIAL
- (3) SERVICE COMMERCIAL
- (4) SERVICE COMMERCIAL
- (5) HIGHWAY COMMERCIAL
- (6) SERVICE COMMERCIAL
- (7) HIGHWAY COMMERCIAL
- (8) HIGHWAY COMMERCIAL
- (9) HIGHWAY COMMERCIAL
- (10) SERVICE COMMERCIAL
- (11) SERVICE COMMERCIAL
- (12) HIGHWAY COMMERCIAL
- (13) NEIGHBOURHOOD COMMERCIAL
- (14) DISTRICT COMMERCIAL
- (15) SERVICE COMMERCIAL
- (16) HIGHWAY COMMERCIAL

(h) Plate Number 9 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'G' hereto attached and numbered 1 through 16 from the existing designations to the ones set out below:

- (1) NEIGHBOURHOOD COMMERCIAL
- (2) SERVICE COMMERCIAL
- (3) HIGHWAY COMMERCIAL
- (4) HIGHWAY COMMERCIAL
- (5) SERVICE COMMERCIAL
- (6) SERVICE COMMERCIAL
- (7) DISTRICT COMMERCIAL
- (8) HIGHWAY COMMERCIAL
- (9) SERVICE COMMERCIAL
- (10) SERVICE COMMERCIAL
- (11) HIGHWAY COMMERCIAL
- (12) SERVICE COMMERCIAL
- (13) SERVICE COMMERCIAL

(14) SERVICE COMMERCIAL

(15) SERVICE COMMERCIAL

(16) SERVICE COMMERCIAL;

- (i) Plate Number 10 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the parcels of land shown outlined on Schedule 'H' hereto attached and numbered 1 through 12 from the existing designations to the ones set out below:

(1) RESIDENTIAL HIGH DENSITY

(2) RESIDENTIAL HIGH DENSITY

(3) SERVICE COMMERCIAL

(4) SERVICE COMMERCIAL

(5) SERVICE COMMERCIAL

(6) SERVICE COMMERCIAL

(7) PARKS AND OPEN SPACE

(8) SERVICE COMMERCIAL

(9) SERVICE COMMERCIAL

(10) CENTRAL AREA COMMERCIAL

(11) SERVICE COMMERCIAL

(12) CENTRAL AREA COMMERCIAL

(13) RESIDENTIAL LOW DENSITY

3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended:

- (a) by deleting clause 3.3 of Part C, Section B1.0, Subsection B1.2 and substituting therefore the following:

"3.3 Industrial Use Area means land predominantly used for manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials, repairing and servicing operations, warehousing, storage of bulk goods and transportation terminals;

Non-industrial uses may be permitted in a designated Industrial area provided they do not interfere with nor are detrimental to the development of the area for primarily industrial uses. Such non-industrial uses may include parks and open space, public and commercial recreation facilities, community services, educational uses, retail and office uses ancillary to an industrial use, and limited free-standing retail warehousing operations, service and office uses;

Retail warehousing uses shall include space-extensive retail operations dealing in home furnishings or home improvement products."

- (b) by adding the following paragraph to clause 4.7 of Part C, Section B1.0, Subsection B1.2:

"(v) Accessory buildings may be used for the purposes of a home occupation";

- (c) by re-numbering paragraph (v) of clause 4.7 of Part C, Section B1.0, Subsection B1.2 from "(v)" to "(vi)";
- (d) (1) by deleting clause 5.1 of Part C, Section B1.0, Subsection B1.2 and substituting therefor the following:

"5.1 The Commercial Use Area will be developed on the basis of a functional classification of commercial development, in accordance with the definitions and policies of this Section and the general criteria in Table 5.1;

- (i) A CONVENIENCE COMMERCIAL AREA is a small shopping centre consisting of a number of retail, service and office establishments serving the daily and essential needs of a population within the immediately adjacent area. Dwellings as an accessory use will not normally be permitted in the plaza form of development. Convenience Commercial Areas are generally less than 0.8 hectares in size and less than 2,000 square metres in terms of gross leasable area.
- (ii) A NEIGHBOURHOOD COMMERCIAL AREA is defined as a group of commercial establishments planned and developed as a unit. Neighbourhood Commercial Areas are usually 2 000 to 9 000 square metres (21 500 to 96 900 square feet) of Gross Leasable Area in size and the principal tenants are major supermarkets greater than 1 400 square metres (15 100 square feet) in size. Primary permitted uses include retail stores, service establishments catering to personal or household needs, and local offices.

Complementary uses such as automobile service stations, and car washes, may be permitted.
- (iii) A DISTRICT COMMERCIAL AREA is defined as a group of commercial establishments planned and developed as a unit. District Shopping Centres generally range from 9 000 to 28 000 square metres (96 900 to 301 400 square feet) Gross Leasable Area in size and the principal tenants are junior or discount department stores.

Primary permitted uses include retail stores, offices, entertainment facilities and service establishments catering to personal or household needs.

Complementary uses such as automobile service stations, car washes, and maintenance and repair services that are not obnoxious by reason of noise, vibration, odour or smoke and which do not require outside storage may be permitted.

Uses such as community services, open space, recreational facilities, cultural facilities and other insitutional uses may also be permitted;

- (iv) A REGIONAL COMMERCIAL AREA is defined as a group of commercial establishments planned and developed as a unit. Regional Shopping Centres generally range from 28 000 to 100 000+square metres (301 400 to 1 076 400+ square feet) of Gross Leasable Area in size and the principal tenants are major full-line department stores. Primary permitted uses include retail stores, offices, entertainment facilites, and service establishments catering to personal or household needs. Complementary uses such as automobile service stations, car washes, warehouses, and maintenance and repair services that are not obnoxious by reason of noise, vibration, odour or smoke and which do not require outside storage may be permitted;
- (v) A HIGHWAY COMMERCIAL AREA includes those commerical uses that have the following characteristics:
- (1) Cater primarily to persons coming to the premises to do business by automobile, rather than to pedestrian shopping trade, and therefore do not require a shopping centre location;
 - (2) Rely on business from the travelling public or on considerable public exposure, thereby requiring a location in proximity to a highway or arterial road; and
 - (3) Have physical requirements in terms of site and shape of site or buildings or the requirement of outside storage such that incorporation into a shopping centre is not suitable. The main permitted uses include motels, hotels, restaurants, automobile service stations and repair facilities, car washes, automobile sales and service establishments, building supplies outlets, and produce outlets;
- (vi) A SERVICE COMMERCIAL AREA includes small scale retail, service and office uses which are moderately space-intensive and are moderate generators of vehicular traffic, such as personal services, convenience retail, medical and specialized services catering to a City-wide area, restaurants and small offices;

MODIFICATION
NO. 2
UNDER SECTION 14(1) OF
THE PLANNING ACT

(vii) A CENTRAL AREA COMMERCIAL AREA comprising principally the existing central business district will be developed primarily for retail trade, offices, service establishments and similar uses occupying buildings not erected in the form of a plaza. Residential uses may be permitted within the Central Area Commercial Area as part of combined commercial-residential complexes subject to conditions outlined in the Central Planning District Plan. (See Plate No. 10)";

(2) and by adding Table 5.1;

(e) by deleting clause 6.3 of Part C, Section B1.0, Subsection B1.2 and substituting therefor the following:

"6.3 Council may permit retail, office or other ancillary uses either within industrial buildings or in separate buildings within a complex of associated industrial buildings provided that they are clearly accessory to the primary industrial use.

6.4 Free-standing service and office uses will be permitted in an area designated Industrial in this Plan, only if the areas proposed for such uses are designated for commercial development in a district plan.

6.5 Service Commercial uses such as restaurants, banks and offices proposed in industrial areas will be encouraged to locate in industrial malls or in conjunction with existing commercial developments.

6.6 Service Commercial uses, offices, retail warehouse uses, and public and private commercial recreation facilities may be permitted in an industrial area subject to the following criteria:

(i) The site is peripheral to the industrial area in which it is located and is in proximity to an arterial road;

(ii) Commercial development along arterial roads, interior to industrial areas will be discouraged;

(iii) The site has satisfactory access to the road system and the potential to be served by public transit;

(iv) Where feasible and practicable, access to arterial roads will be restricted and vehicular access will be oriented to collector roads interior to the industrial area;

(v) Off-street parking, outdoor and service areas are located and screened to minimize adverse effects on nearby non-industrial uses; and

(vi) The uses are provided with yards sufficient to minimize adverse influences on nearby uses.";

TABLE 5.1

CRITERIA FOR
MAJOR RETAIL/SERVICE SHOPPING CENTRES

<u>CHARACTERISTIC</u>	<u>CONVENIENCE</u>	<u>NEIGHBOURHOOD</u>	<u>DISTRICT</u>	<u>REGIONAL</u>
Main Tenants	Jug Milk or Grocery Store	Supermarket and Drug Store	1-2 Junior Department Stores and a Supermarket	2 or more Department Stores and 1 or more Supermarkets
Location	Preferably on Collector Roads	On Arterial Roads or Collector Roads	Intersection of Arterial Roads or Highways	Intersection of Highways
Range of Gross Leasable Area	500-2 000 m ² (5 400-21 500 ft. ²)	2 000-9 000 m ² (21 500-96 900 ft. ²)	9 000-28 000m ² (96 900-301 400 ft. ²)	28 000-100 000+m ² (301 400-1 076 400 ft. ²)
Site Area	0.4-0.8 ha (1-2 Acres)	1.6-3.2 ha (4-8 Acres)	4-12 ha (10-30 Acres)	12-24 ha (30-60 Acres)
Approximate Population Served	5 000-20 000	20 000-30 000	40 000-60 000	75 000-150 000

~~(f) by deleting clause 10.2 of Part C, Section B1.0, Section B1.2 and substituting therefor the following:~~

"10.2 In general, non-conforming uses should cease to exist so that the land affected may eventually be used in conformity with the intent of this plan.

However, in certain instances, uses have been established for many years in conformity with previous zoning by-laws. In some cases, rather than making or leaving such a use a legal non-conforming one, it may be desirable to pass by-laws zoning the land in question so as to recognize the existing use, in order to avoid unnecessary hardships. In such cases, Council may pass zoning by-laws which do not conform to the Official Plan to recognize such an existing use, provided that the following matters are given due consideration:

- NO. 3 MODIFICATION UNDER SECTION 14(1) OF THE PLANNING ACT
- (i) The proposed zoning will be considered in relation to the economic life of the use.
 - (ii) The proposed zoning will not aggravate the situation caused by the existence of the use in regard to the general principles and policies of the Official Plan.
 - (iii) The proposed zoning will not create or cause an increase of nuisance factors of noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the incompatibility of the use with its surrounding area."

(g) by deleting clause 12.1 of Part C, Section B1.0, Subsection B1.2 and substituting therefor the following:

"12.1 All the policies of this section shall be read in conjunction with all the other policies of the Section.

12.2 It is intended that deviations from the policies and land use designations of this Section other than those specifically permitted by the policies of this subsection will require an Official Plan amendment.

- 12.3 In order to provide for flexibility in the interpretation of the text and maps of this Plan, it is intended that all figures, numbers and quantities shown in the section be considered to be approximate only and not absolute, and that minor changes may be permitted without amendments to this section, provided that they do not affect the intent of this section.
- 12.4 The generalized land use designations of this section shown in Plate Number 3, are the predominant ones for the areas shown and are not intended to indicate or prevent small pockets of other uses in those areas in accordance with the policies of the section; and the boundaries and alignments shown are approximate except where they coincide with edges of specific features and are designed only to convey the relationship between different land uses.
- 12.5 Although District Plans are designed to establish detailed boundaries of land use designations, road alignments and service corridors, as well as detailed densities and population magnitudes, these elements may also be varied slightly provided that the intent of the District Plan and of this section is clearly respected.
- 12.6 Land use designation boundaries which coincide with the edges of major features such as roads, railways and electric power rights-of-way shall be deemed to remain coincident with such edges when the location of a major feature is adjusted slightly.
- 12.7 Since land use designations contained within a circle are intended to be symbolic, their extent and location may be interpreted flexibly in accord with the other policies and general intent of this section.
- 12.8 The indication of roads, parks, and other services, shall not be interpreted as being a commitment by the City to provide such services at the indicated location by a certain point in time, but rather provides information on the general location of such services to property owners, developers and future residents, and is subject to further detailed analysis, design, and capital budget approvals";

MODIFICATION NO. 4 UNDER SECTION 14(1) OF THE PLANNING ACT

- (h) by deleting the word "Community" in clause 4.1 of Part C, Section B2.0 Subsection B2.2 and substituting therefor the word "Neighbourhood";
- (i) by deleting the word "Neighbourhood" in clause 4.2 of Part C, Section B2.0 subsection B2.2 and substituting therefor the word "Convenience";
- ~~(j) by deleting clause 4.4 of Part C, Section B2.0 Subsection B2.2.~~

(k) by deleting the word "Community" in clause 4.1 of Part C, Section B2.0, Subsection B2.3 and substituting therefor the word "Neighbourhood";

~~(l) by deleting the first sentence of clause 4.2 of Part C, Section B2.0, Subsection B2.3 and substituting therefor the following:~~

MODIFICATION NO. 5
 UNDER SECTION 14(1) OF
 THE PLANNING ACT

~~"Convenience shopping facilities will be provided by the existing outlets on Flawertown Avenue, McMurphy Avenue and Main Street North."~~
MODIFICATION NO. 5
UNDER SECTION 14(1) OF THE PLANNING ACT

~~(m) by deleting the word "Community" in clause 4.1 of Part C, Section B2.0 Subsection B2.4 and substituting therefor the word "Neighbourhood,"~~
MODIFICATION NO. 6
UNDER SECTION 14(1) OF THE PLANNING ACT

(n) by deleting clause 4.2 of Part C, Section B2.0, Subsection B2.4;

(o) by deleting clause 4.3 of Part C, Section B2.0, Subsection B2.4 and substituting therefor the following:

"Sites for certain highway commercial uses will be provided as part of the regional commercial designation at the north-west corner of the intersection of Main Street South and Steeles Avenue";

(p) by deleting the words "community and neighbourhood" in clause 4.4 of Part C, Section B2.0, Subsection B2.4 and substituting therefor the words "Neighbourhood and Convenience";

(q) by renumbering clauses 4.3 and 4.4 of Part C, Section B2.0, Subsection B2.4 from "4.3" and "4.4" to "4.2" and "4.3" respectively;

(r) by deleting clause 3.4 of Part C, Section B2.0, Subsection B2.5;

(s) by deleting the word "Community" in the first and fifth line of clause 4.1 of Part C, Section B2.0, Subsection B2.5 and substituting therefor the word "Neighbourhood";

(t) by deleting the word "Community" in clause 4.2 of Part C, Section B2.0, Subsection B2.5 and substituting therefor the word "District";

(u) by deleting the word "Neighbourhood" in the first and third lines of clause 4.5 of Part C, Section B2.0, Subsection 2.5 and substituting therefor the word "Convenience";

(v) by deleting the last sentence of clause 4.5 of Part C, Section B2.0, Subsection B2.5;

~~(w) by renumbering clause 4.5 of Part C, Section B2.0, Subsection B2.5 from "4.5" to "4.3";~~
MODIFICATION NO. 8
UNDER SECTION 14(1) OF THE PLANNING ACT

(x) by deleting the title "5.0 INDUSTRIAL USES" and clauses 5.1 and 5.2 of Part C, Section B2.0, Subsection B2.5;

~~(y) by renumbering clauses "6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 8.1, 9.2, 9.3, 9.4 and 9.5" to "5.1, 5.2, 6.2, 6.3, 7.1, 8.1, 8.2, 8.3, 8.4 and 8.5" respectively, and~~
MODIFICATION NO. 9
UNDER SECTION 14(1) OF THE PLANNING ACT

(z) by inserting the word "may" between the words "which" and "form" in clause 3.3(a) of Part C, Section B2.0, Subsection B2.6.

MODIFICATION NO. 7
UNDER SECTION 14(1) OF THE PLANNING ACT

BACKGROUND MATERIAL TO AMENDMENT NUMBER 42

Attached is a copy of a report of the Commissioner of Planning and Development dated January 10th, 1980, and a copy of the notes of a special meeting of the Planning Committee held on February 12th, 1980, subsequent to the publication of notices in the local newspaper.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1980 01 10

To: J. Galway, Chief Administrative Officer

From: Commissioner of Planning and Development

Re: A By-law to Amend By-law 25-79, a
Comprehensive Restricted Area By-law
for the Former Town of Brampton Area,
and an Official Plan Amendment

RESTRICTED AREA BY-LAW

Staff have prepared a By-law to amend By-law 25-79 in accordance with decisions made by Council on October 10, 1979. Numerous amendments have also been introduced as a result of a comprehensive review of development standards by staff of the Planning and Development Department and the Buildings and By-law Enforcement Department. Certain amendments have also been made on the advice of the Law Department.

Amendments to the definitions of the By-law have been based primarily on the recommendations of the Law Department. These amendments not only improve the legal quality of the By-law, but also make the By-law easier to interpret and enforce.

Parking Standards in the By-law have been amended in accordance with the results of a 1½ year Parking Study, completed by the Mississauga Planning Department and certain detailed studies done by Planning staff.

Over the past six months, staff of the Planning and Development Department and the Buildings and By-law Enforcement Department have comprehensively reviewed standards used in the Zoning By-laws of the former Municipal jurisdictions and arrived at one set of standards. The objective of this exercise is to ultimately have a single comprehensive zoning by-law for the City, with consistent standards.

- Cont'd. -

These standards have been incorporated into By-law 25-79 by this amendment and for the sake of clarity, staff have produced completely new sections in the amending by-law. The result is a set of standards that are much more reasonable and defensible.

A Residential Single-Family D (RID) Zone for small-lot single family development has been incorporated in accordance with By-law 289-79 (Paramount Development Corporation).

The Residential Development Zone has been changed to a Residential Holding Zone, in order to alleviate misunderstandings that have occurred.

Two additional Industrial Zones have been added to the By-law, in accordance with the "model" by-law to be applied to the entire City; however, these apply to only one property.

An additional Institutional Zone (the I1 Zone), has been added to the By-law to cover only schools, churches and day nurseries. Schools were formerly included in residential zones and churches were covered by Special Section I33. The I2 Zone is almost identical to the former I Zone.

A number of Special Sections have been added to the By-law to incorporate recently passed zoning by-laws in the area covered by the By-law.

Several Special Sections were deleted that included cases where minor departures from yard standards were permitted. These Sections became unnecessary when Section 6.2, dealing with "non-complying" buildings, was introduced into the By-law.

Through these various amendments, staff have:

- incorporated Council decisions;
- improved the legal quality and enforceability of the By-law;
- have incorporated up-to-date standards;
- enabled the By-law to be readily combined with comprehensive amendments for other former Municipal jurisdictions in the City.

Upon adoption, this amending By-law will be circulated to all property owners within the area covered by the By-law and then forwarded to the Ontario Municipal Board.

OFFICIAL PLAN AMENDMENT

Since every zoning by-law must conform to the Official Plan in effect, a number of amendments to the Consolidated Official Plan are necessary. These include amendments to both the General Land Use Plan and the District Plan where the proposed zoning does not conform to the Official Plan designation.

Major amendments were made to both the Industrial and Commercial Policies, in order to permit the proposed zonings to be implemented. These amendments reflect the definitions and policies of the Draft Official Plan.

RECOMMENDATION

- 1) That the attached Amendment to the Consolidated Official Plan be approved in principle and that a Public Meeting be held.
- 2) That the attached By-law to amend By-law 25-79, as amended, be adopted.

John A. Marshall

John A. Marshall,
Director of Planning
Policy and Research

F. R. Dalzell

F. R. Dalzell,
Commissioner of Planning
and Development

FRD/ec

c.c. R. Everett

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1980 02 13

TO: Chairman and Members of
Planning Committee

FROM: Commissioner of Planning and Development

RE: Proposed Amendment to Part C, Section B,
Chapter B1 of the Consolidated Official
Plan
Our File B6.6

A Public Meeting was convened on Tuesday, February 12, 1980 at 7:50 P.M. in the Council Chambers at 24 Queen Street East, Brampton.

No member of the public attended with respect to the subject Amendment and the meeting was adjourned.

No enquiries or correspondence has been received by the Planning Department with respect to the Amendment.

The notes of the adjourned public meeting are attached for your information.

It is recommended that the proposed Amendment to Part C, Section B, Chapter B1 of the Consolidated Official Plan be presented to City Council.

FD/am


F.R. Dalzell,
Commissioner of Planning
and Development

CITY OF BRAMPTON
PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, FEBRUARY 12, 1980 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:50 p.m. with respect to an Amendment to Part C, Section B, Chapter B1 of the Consolidated Official Plan of the City of Brampton Planning Area. The Amendment changes the land use designation of several properties and changes a number of policies, in order that Restricted Area By-law 25-79, as amended, conforms to the Consolidated Official Plan.

MEMBERS PRESENT WERE: D. SUTTER - CHAIRMAN
N. PORTEOUS - COUNCILLOR
F.W. ANDREWS - ALDERMAN
E. COATES - ALDERMAN
H. CHADWICK - ALDERMAN

STAFF PRESENT WERE: F.R. DALZELL - COMMISSIONER OF PLANNING AND DEVELOPMENT
L.W.H. LAINE - DIRECTOR, PLANNING AND DEVELOPMENT SERVICES
J.A. MARSHALL - DIRECTOR OF PLANNING POLICY AND RESEARCH
G. BROWN - DEVELOPMENT PLANNER

No members of the public with an interest in the application were in attendance.

The Chairman adjourned the meeting with respect to this Amendment to the Consolidated Official Plan at 7:52 p.m.