



AMENDMENT NUMBER OP93- 72 AND  
AMENDMENT NUMBER OP93- 72 A  
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 mixed use commercial and residential purposes and to provide specific policies for the development of the subject lands

2.0 Location

The lands subject to this amendment are located on the south side of Queen Street East approximately 267 metres (875 feet) east of Hansen Road. The property has frontage of approximately 61.3 metres (201 feet) on Queen Street East and is located within part of Lot 5, Concession 2, E.H.S. in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number OP93-:

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 18: the Brampton East Industrial Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 72

3.2 Amendment Number op93- 72 A:

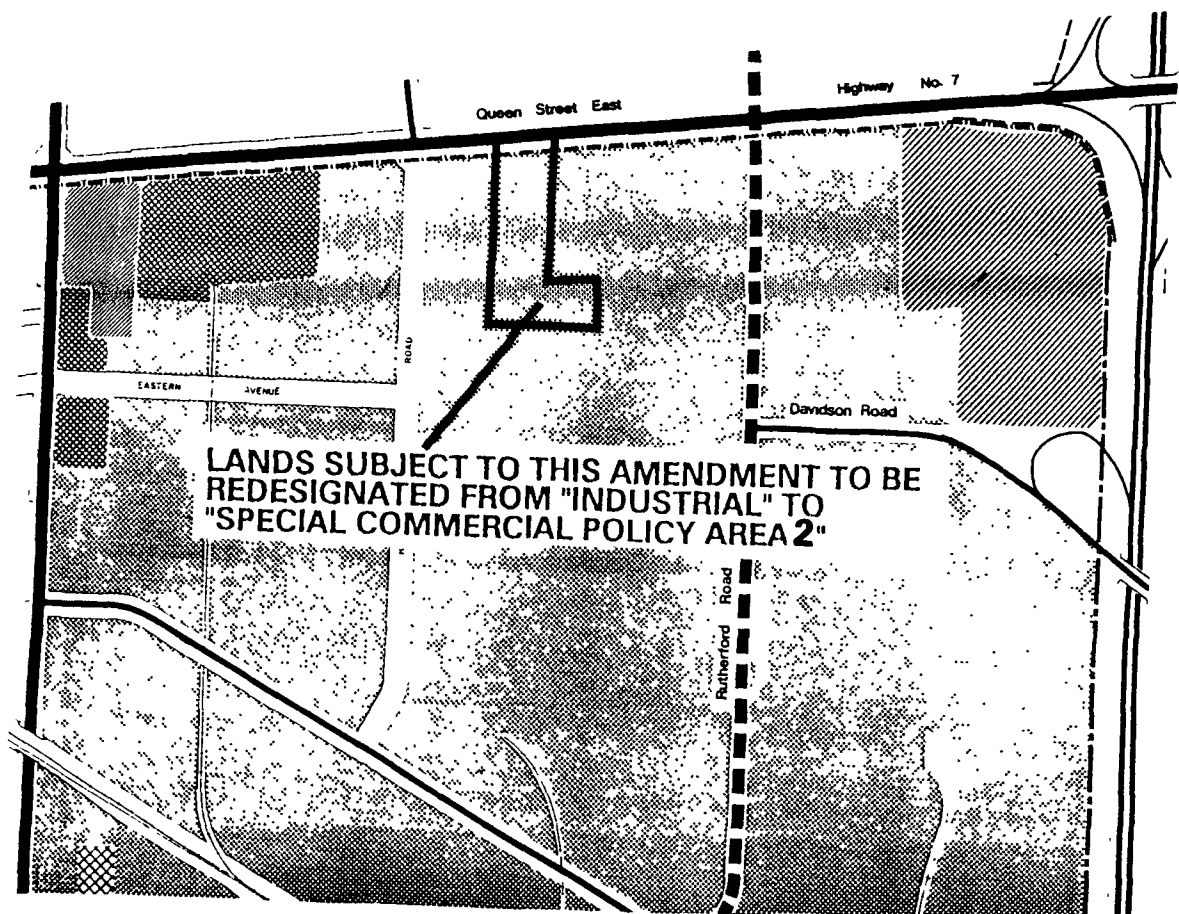
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9 thereto, as amended) is hereby further amended:

- (1) by adding to the legend of Plate Number 9 thereto, the symbol and notation "Special Commercial Policy Area 2."
- (2) by changing, on Plate Number 9, thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "INDUSTRIAL" to "SPECIAL COMMERCIAL POLICY AREA 2."
- (3) by adding, to Part C, Section B, Chapter B1, subsection B2.5, Paragraph 4.0 thereof, after policy 4.14.3, the following:

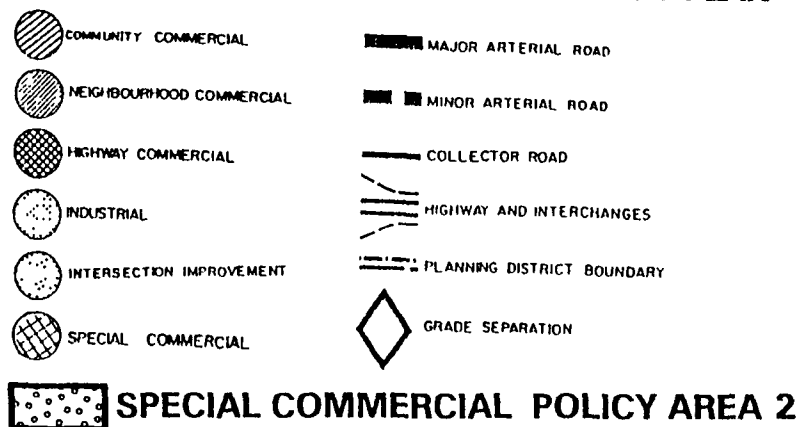
"4.15 Special Commercial Policy Area 2

- 4.15.1 The lands designated Special Commercial Policy Area 2 on Plate 9 are intended to accommodate mixed use development incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, entertainment and cultural uses that are managed as a unit.

- 4.15.2 The maximum floor space index (FSI) which is permitted in this designation is 3.5 with a maximum of 2.0 FSI permitted for residential uses. An increase beyond this maximum coverage shall require a site specific rezoning application containing supporting rationale and documentation.
- 4.15.3 An redevelopment of the lands will require the submission and approval of detailed urban design guidelines at the site plan approval stage."

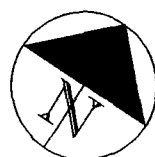


**EXTRACT FROM PLATE 9 OF THE DOCUMENT KNOWN AS  
THE BRAMPTON EAST INDUSTRIAL SECONDARY PLAN**



**OFFICIAL PLAN AMENDMENT OP93 #. 72**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 07 07

Drawn by: CJK

File no. C2E5.25

Map no. 61-65G