



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 211-96

To adopt Amendment Number 289
and Amendment Number 289 A
to the 1984 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:

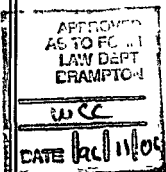
1. Amendment Number 289 and Amendment Number 289 A to the 1984 Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 289 and Amendment Number 289 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of November, 1996.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

13/96



F3-2

AMENDMENT NUMBER 289

and

AMENDMENT NUMBER 289 A
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 289 AND
AMENDMENT NUMBER 289 A
TO THE 1984 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 a 0.4 hectare (1.07 acre) parcel of land shown outlined on Schedule 'A' to this amendment from "Residential " to "Commercial" and specifically, "Highway and Service Commercial." This amendment is intended to:

- permit the development of a commercial centre with a range of highway and service commercial uses; and,
- to provide policy direction with respect to land use integration between the subject lands and the surrounding area.

2.0 Location

The lands subject to this amendment are situated at the south-west corner of Dixie Road and Highway Number 7 within Lot 5, Concession 3, E.H.S.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 289

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule "A" thereto, the land use designation of the lands shown outlined on Schedule "A" to this amendment, from "RESIDENTIAL" to "COMMERCIAL".
- (2) by adding to Schedule "F" Commercial thereto, the land use designation of "HIGHWAY AND SERVICE COMMERCIAL" for the lands shown outlined on Schedule "B" to this amendment.
- (3) by adding, to the list of amendments pertaining to Secondary Plan Area Number 19, as set out in sub-section 7.2.7.19, Amendment Number 289 A.

3.2 Amendment Number 289A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Areas, as it relates to the Bramalea West Industrial Secondary Plan (being Chapter C34, Section C of Part C, and Plate Number 12 thereto, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

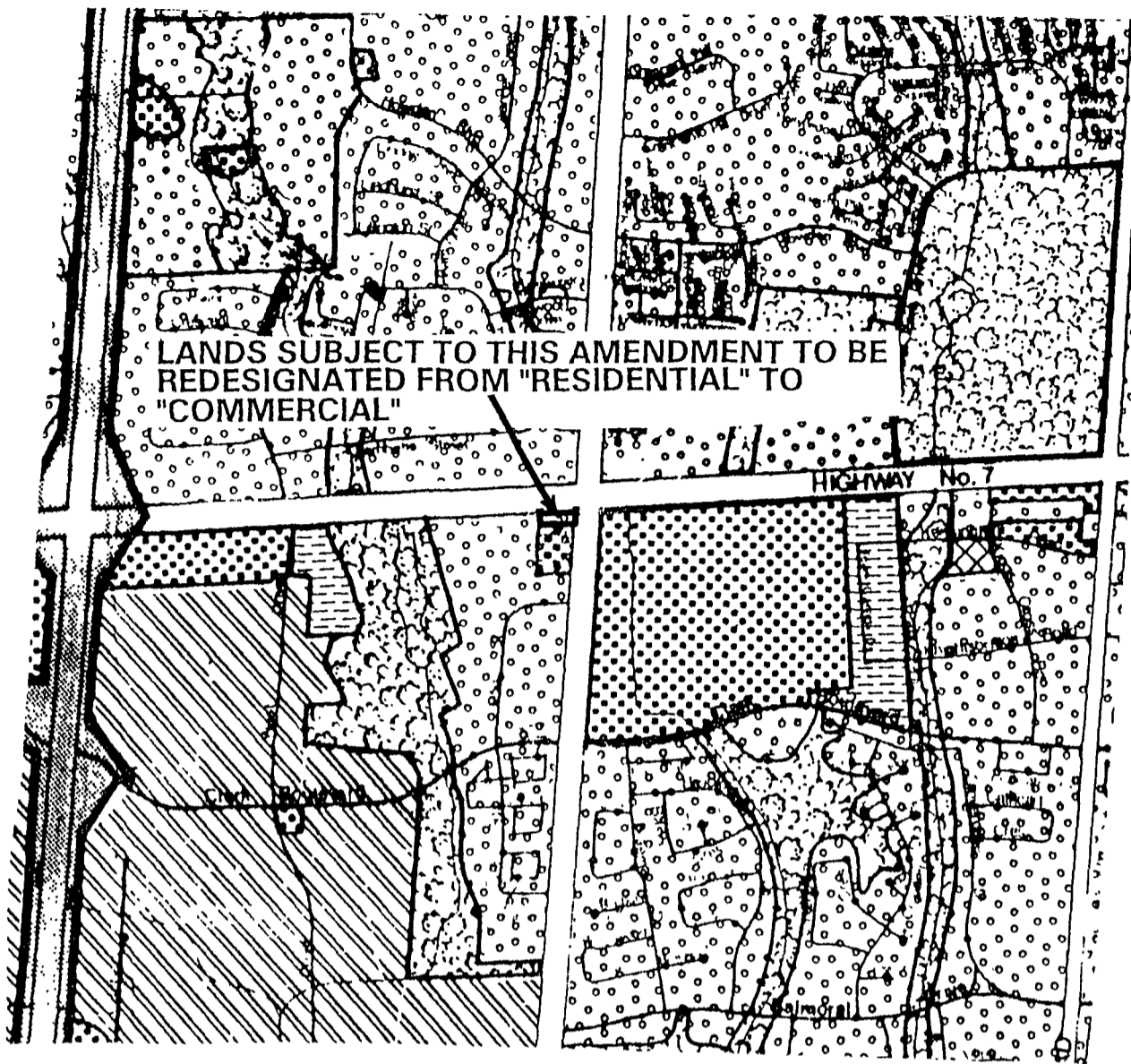
- (1) by changing, on Plate 12, the land use designation of the lands shown outlined on Schedule C to this amendment, from "HIGH DENSITY RESIDENTIAL " to "SERVICE COMMERCIAL".
- (2) by renumbering the second policy 2.6.6 of Part C, Section C, Chapter C34 as added by O.P.A. 233A, and policy 2.6.7 as added by O.P.A. 250, to policies 2.6.7 and 2.6.8 respectively.

(3) by adding, to Part C, Section C, Chapter C34, after policy 2.6.8, the following:

"2.6.9 The lands located at the south-west corner of Dixie Road and Highway Number 7 designated for "SERVICE COMMERCIAL" use, may be used for highway commercial, service commercial, and restaurants uses with no storage of goods and materials outside a building."

13/96

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EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE 1984 OFFICIAL PLAN

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL

MAY 1987

OFFICIAL PLAN AMENDMENT No. 289



CITY OF BRAMPTON
Planning and Building

Date: 1996 10 01

Drawn by: CJK

Schedule A











File no. C3E5 15

Map no. 62-45J



LANDS SUBJECT TO THIS AMENDMENT TO BE DESIGNATED "HIGHWAY AND SERVICE COMMERCIAL"

EXTRACT FROM SCHEDULE F (COMMERCIAL) OF THE DOCUMENT KNOWN AS THE 1984 OFFICIAL PLAN

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

OFFICIAL PLAN AMENDMENT No. 289



CITY OF BRAMPTON
Planning and Building

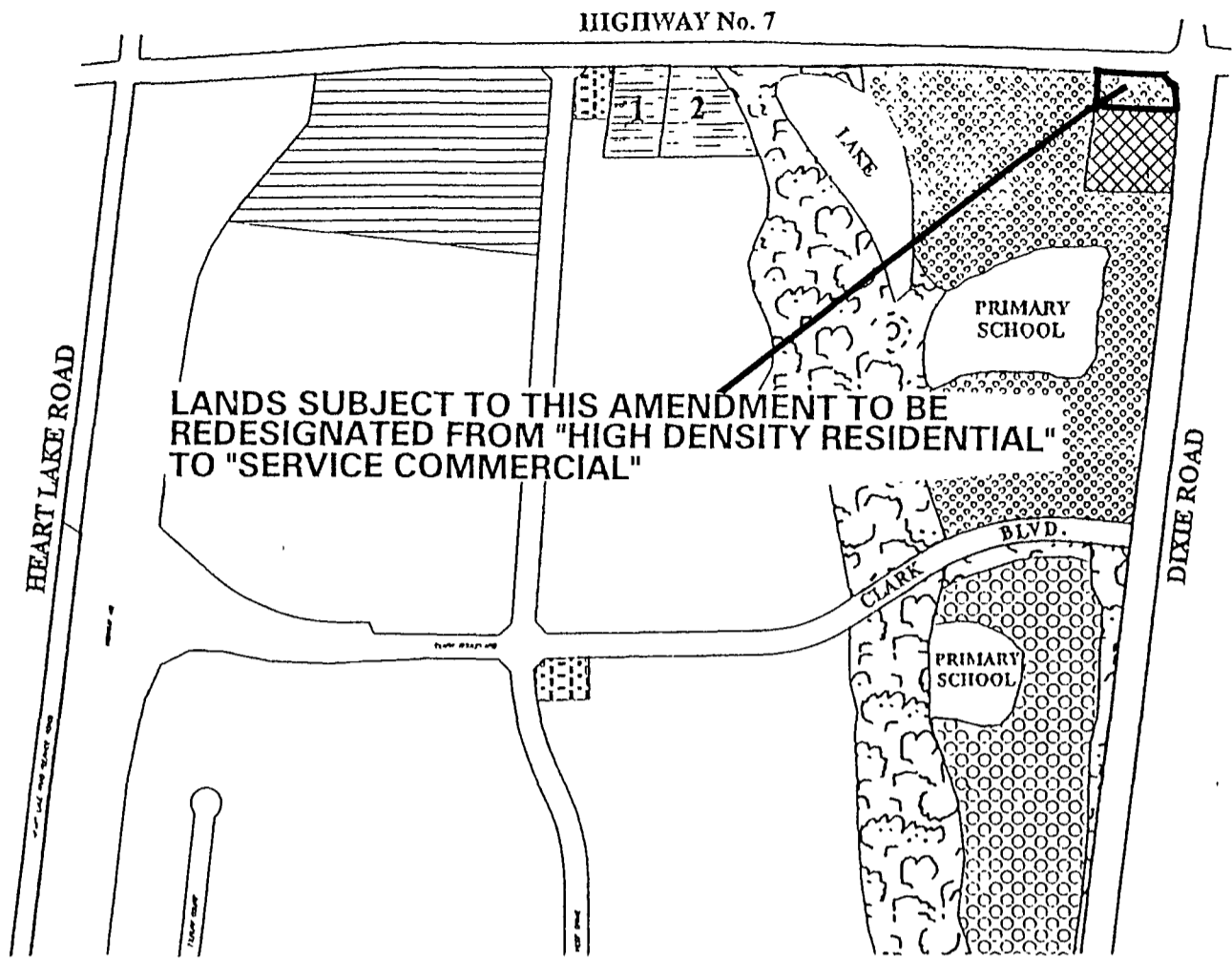
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






Map no. 62-45K

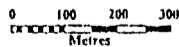
Schedule B



EXTRACT FROM PLATE 12 OF THE DOCUMENT KNOWN AS THE BRAMALEA WEST INDUSTRIAL SECONDARY PLAN

LEGEND

-  PUBLIC OPEN SPACE
-  HIGH DENSITY RESIDENTIAL
(Max. 60 Units Per Acre)
-  MEDIUM DENSITY RESIDENTIAL
(17 To 26 Units Per Acre)
-  INSTITUTIONAL
-  ST. LEONARD'S HOUSE
-  CANADIAN LEGION
-  HIGHWAY COMMERCIAL
-  DISTRICT COMMERCIAL
-  SERVICE COMMERCIAL
-  MIXED INDUSTRIAL & COMMERCIAL
-  INDUSTRIAL - LAND USE



OFFICIAL PLAN AMENDMENT No. 289



CITY OF BRAMPTON
Planning and Building

Date: 1996 10 01

Drawn by: CJK

File no. C3E5.15

Map no. 62-45L

Schedule C