



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 221-95

To adopt Amendment Number 274 and
Amendment Number 274 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 274 and Amendment Number 274 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 for approval of Amendment Number 274 and Amendment Number 274 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, 1995.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 274 AND
AMENDMENT NUMBER 274 A
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 274
AND
AMENDMENT NUMBER 274 A
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit a variety of Service and Highway Commercial uses on the lands located at the north-west and south-west corners of the Clarence Street and Rutherford Road South intersection. In addition, industrial uses are permitted but only as alternative uses to permitted commercial uses. Specifically, this amendment:

- changes the designation of the subject property, on Schedule "A" (General Land Use Designations), from "Industrial" to "Commercial" and establishes a specific commercial designation which permits industrial uses as alternative permitted uses;
- adds a "Highway and Service Commercial" designation to Schedule "F" (Commercial), applying to the subject property;
- changes the designation of the subject property, on Plate No. 9 of the Consolidated Official Plan, as it relates to the Brampton Central Secondary Plan (Secondary Plan 18), from "Industrial" to "Service Commercial"; and
- adds a specific policy to the Brampton East Industrial Secondary Plan which permits, under the "Service Commercial" designation for the subject lands, industrial uses as alternative uses to the permitted commercial uses.

2.0 Location

The lands subject to this amendment comprise two triangular shaped parcels, located at the north-west and south-west corners of the Clarence Street and Rutherford Road South intersection.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 274:

The document known as the 1984 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 "INDUSTRIAL" to "COMMERCIAL".
- (2) by adding, on Schedule "F" Commercial thereto, the "HIGHWAY AND SERVICE COMMERCIAL" designation to those lands outlined on Schedule B to this amendment.
- (3) by identifying those lands outlined in both Schedules A and B to this amendment as Site 50;
- (4) by adding to the list of amendments to Secondary Plan Area Number 18 set out in subsection 7.2.7.18, Amendment Number 274 A;
- (5) by adding subsection 2.2.30 to Section 2.2 thereto, as follows:

"2.2.30 Site 50 (Concession 2, W.H.S., Part of Lot 3)

2.2.30.1 Definition

The properties designated "COMMERCIAL" and identified by number 50 on Schedule A may also be used for industrial uses, but not including a motor vehicle body repair shop.

2.2.30.2 Policies

The permitted industrial uses are allowed as alternative uses to the permitted commercial uses, but shall not exist concurrently on any one site with the permitted commercial uses."

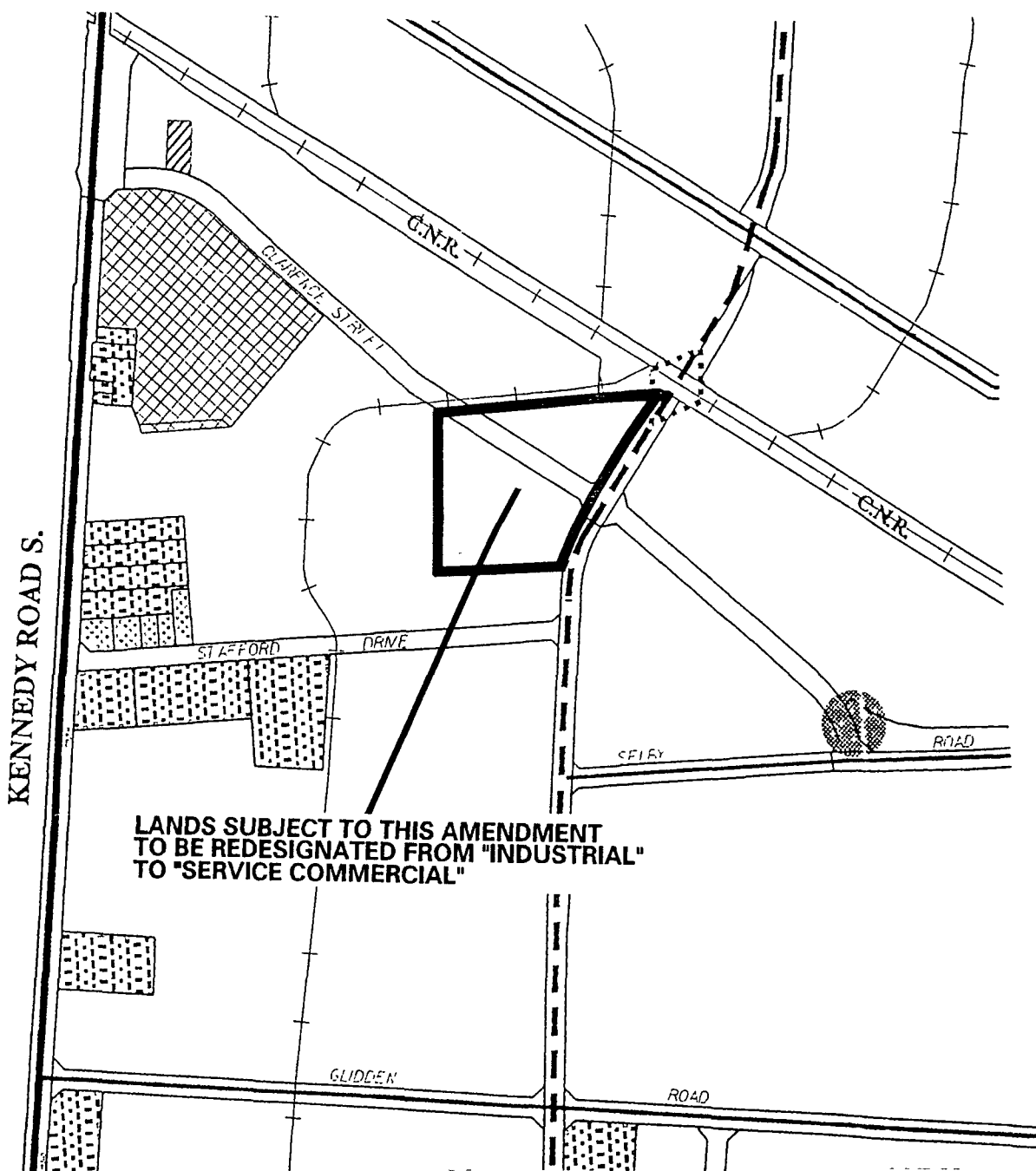
3.2 Amendment Number 274 A:

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 9 and










58 of the document known as the Consolidated Official Plan) is hereby further amended:





- (1) by changing, on Plate 9, the land use designation of the lands shown outlined on Schedule C to this amendment from "INDUSTRIAL" to "SERVICE COMMERCIAL";
- (2) by adding to Part C, Section B, Chapter B1, Subsection B2.5, Section 4.0 thereof the following:

"4.13 For lands designated "SERVICE COMMERCIAL" at the north-west and south-west corners of Clarence Street and Rutherford Road South, industrial uses, excluding a motor vehicle body shop, are also permitted as alternative uses to the permitted commercial uses, but shall not exist concurrently on any one site with any permitted commercial uses."



EXTRACT FROM PLATE No. 9 OF THE DOCUMENT KNOWN AS THE CONSOLIDATED OFFICIAL PLAN AS IT RELATES TO THE BRAMPTON EAST SECONDARY PLAN (Secondary Plan Area 18)

-  INDUSTRIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  SERVICE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  SPECIAL COMMERCIAL
-  COMMERCIAL USE AREA
-  HIGHWAY & INTERCHANGES
-  INTERSECTION IMPROVEMENT

-  GRADE SEPARATION
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  COLLECTOR ROAD

OFFICIAL PLAN AMENDMENT No. 274
AND 274 A

Schedule C



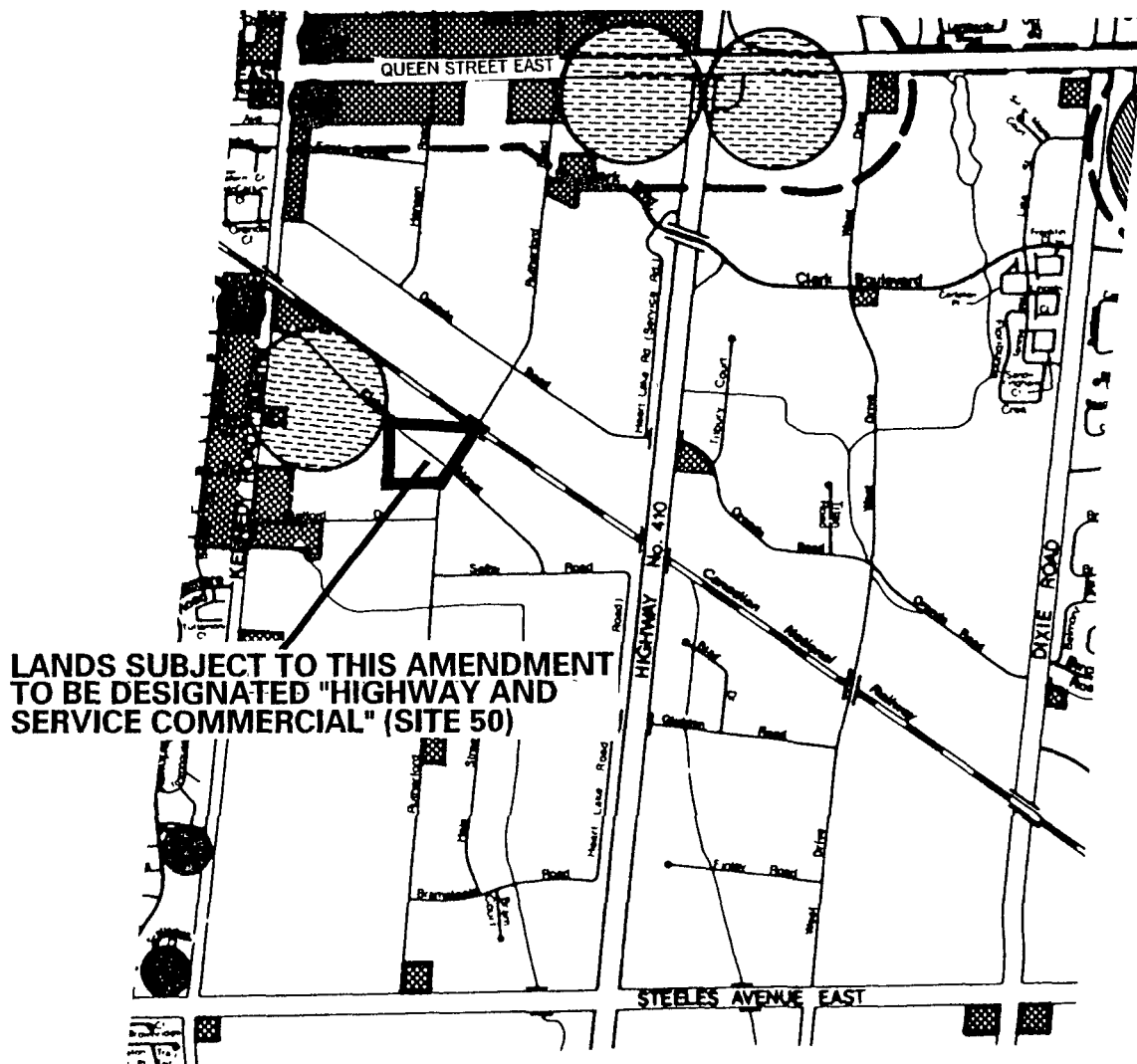
CITY OF BRAMPTON
Planning and Building

Date: 1995 10 03











Drawn by: CJK

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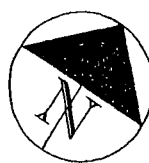
Map no. 61-63J



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. 274
AND 274 A



CITY OF BRAMPTON
Planning and Building

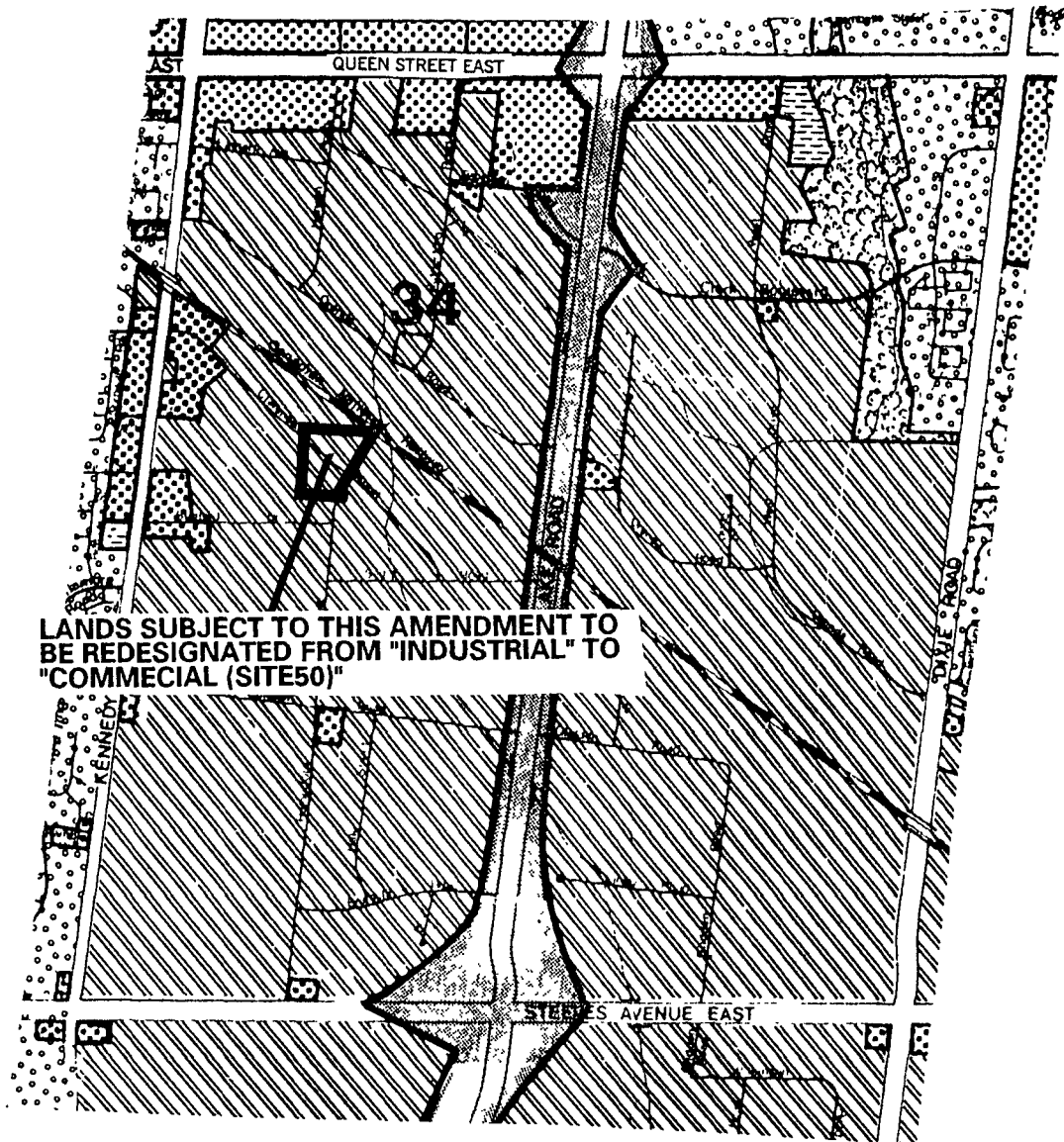
Schedule B

Date: 1995 10 03












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Map no 61-63H



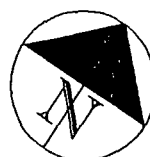
**EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS)
OF THE DOCUMENT KNOWN AS THE 1984 OFFICIAL PLAN**

- 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)

MAY 1987

OFFICIAL PLAN AMENDMENT No. 274
AND 274 A

Schedule A



CITY OF BRAMPTON
 Planning and Building

Date: 1995 10 03

Drawn by: CJK

File no. C2E3.9

Map no. 61-63G