



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 238-96

To adopt Amendment Number 287
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 287 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 287 to the 1984 Official Plan of the City of Brampton Planning Area.

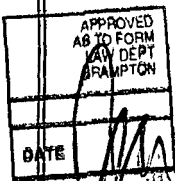
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 25th day of November 1996.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

05/96



AMENDMENT NUMBER 287
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 287
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to allow industrial uses in addition to permitted business uses on the subject lands. Specifically, this amendment:

- adds a site specific policy, referenced accordingly on Schedule "A" (General Land Use Designations) and Schedule "F" to the 1984 Official Plan, which permits industrial uses in addition to the permitted commercial uses on the subject lands; and
- identifies the subject lands as a special policy area in the Parkway Belt Industrial Secondary Plan which allows industrial uses in addition to the uses permitted by the Business designation of the lands.

2.0 Location

The lands subject to this amendment have a total area of approximately 6.9 ha (17 acres) and are located on the west side of Finch Avenue, south of Kenview Boulevard, within Lot 14, Concession 8, Northern Division, in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by identifying, on Schedules "A" and "F" thereto, the lands shown outlined on Schedules A and B to this amendment as Site Specific Designation 51;
- (2) by adding subsection 2.2.31 to Section 2.2 thereto, as follows:

"2.2.31 Site 51 (Part of Lot 14, Concession 8, N.D.)

2.2.31.1 Definition

The lands designated "Commercial" and identified by number 51 on Schedules A and F may also be used for industrial purposes;

2.2.31.2 Policies

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

- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 32, as set out in sub-section 7.2.7.32, Amendment Number 287 ;

- (4) by adding to the legend on Schedule SP32 (A) of Chapter 32 of Part IV thereto, the following:

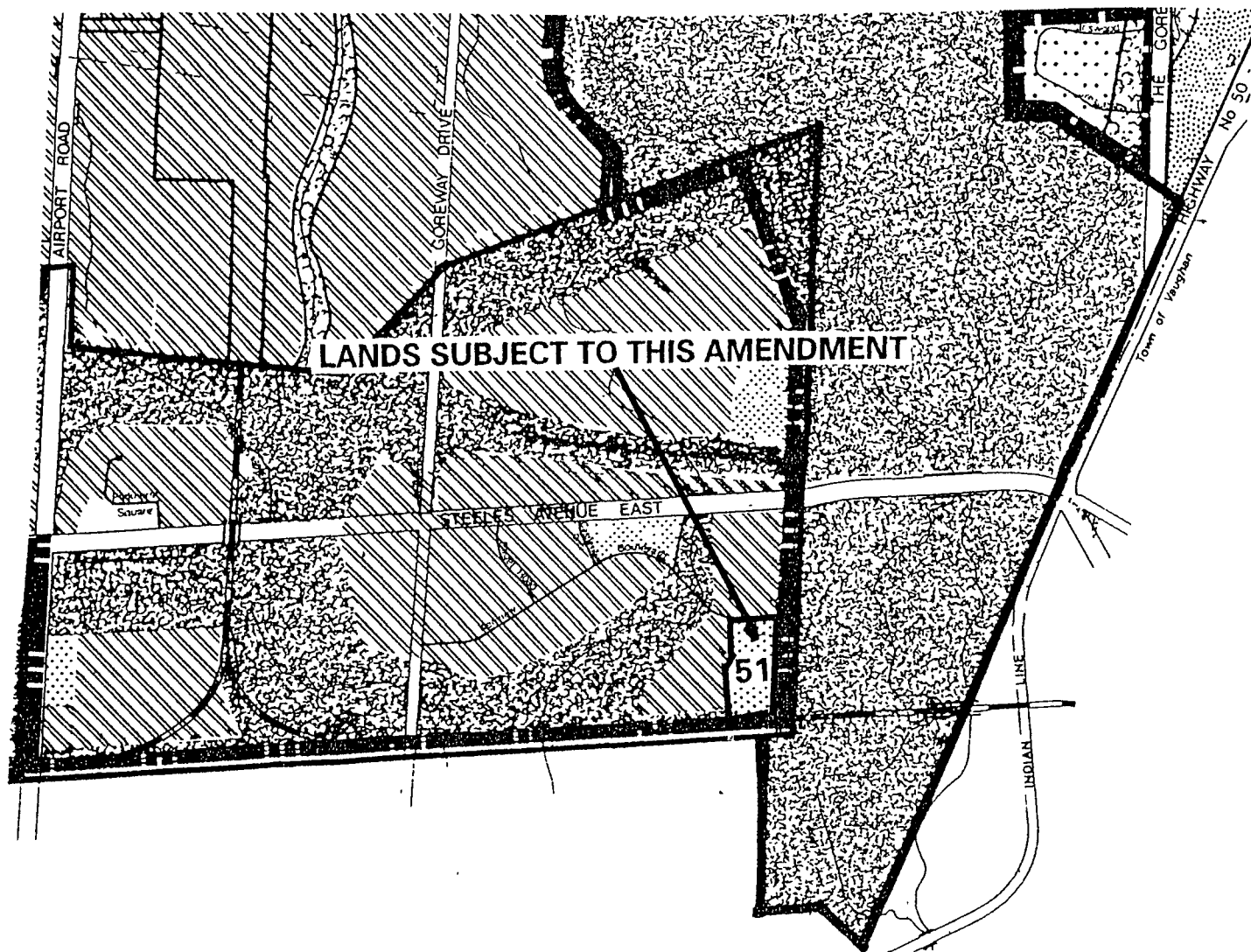
"Special Policy Area No. 6, Refer to Policy 4.10.6" and

"Special Policy Area No. 7, Refer to Policy 4.10.7".

- (5) by adding, on Schedule SP 32(A) of Chapter 32 of Part IV, thereto, the number "7" to lands shown outlined on Schedule C to this amendment;

- (6) by adding to Section 4.10 of Chapter 32 of Part IV, thereto, the following:

"4.10.7 "Special Policy Area Number 7" applies to those lands designated BUSINESS on Schedule SP32(A), which are situated on the west side of Finch Avenue, south of Kenview Boulevard, and more particularly described as Blocks 1, 2, and 3 of Plan 43M-987. Notwithstanding the BUSINESS designation of these lands, industrial uses are permitted, but shall not exist concurrently on any one property with uses permitted by the BUSINESS designation of the lands."



**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
- SUBJECT LANDS

OFFICIAL PLAN AMENDMENT No. 287



CITY OF BRAMPTON
Planning and Building

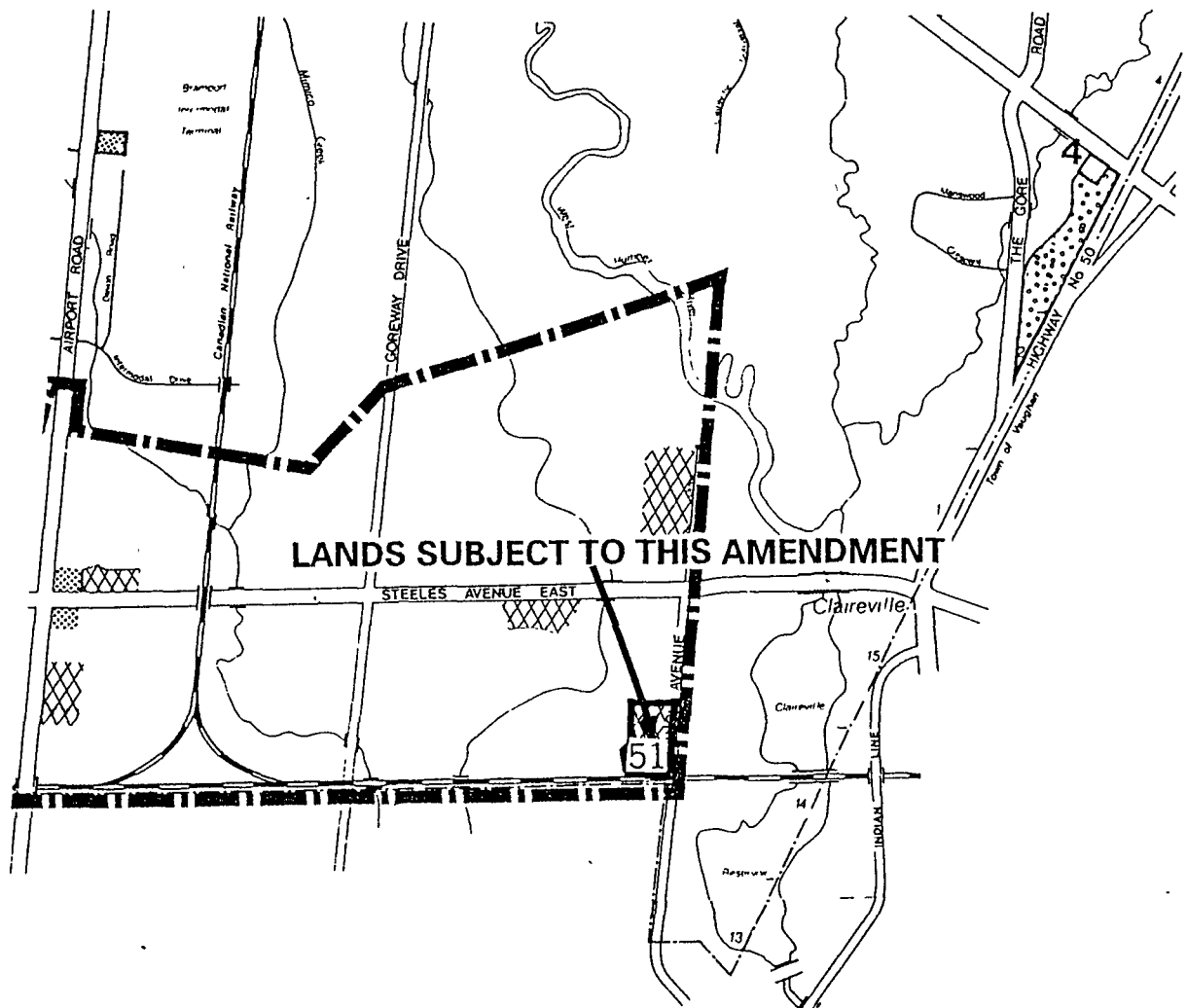
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Map no. 83-11D

Schedule A



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

- | | |
|--|-------------------------------------|
| | SUBJECT LANDS |
| | 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. 287

Schedule B



CITY OF BRAMPTON

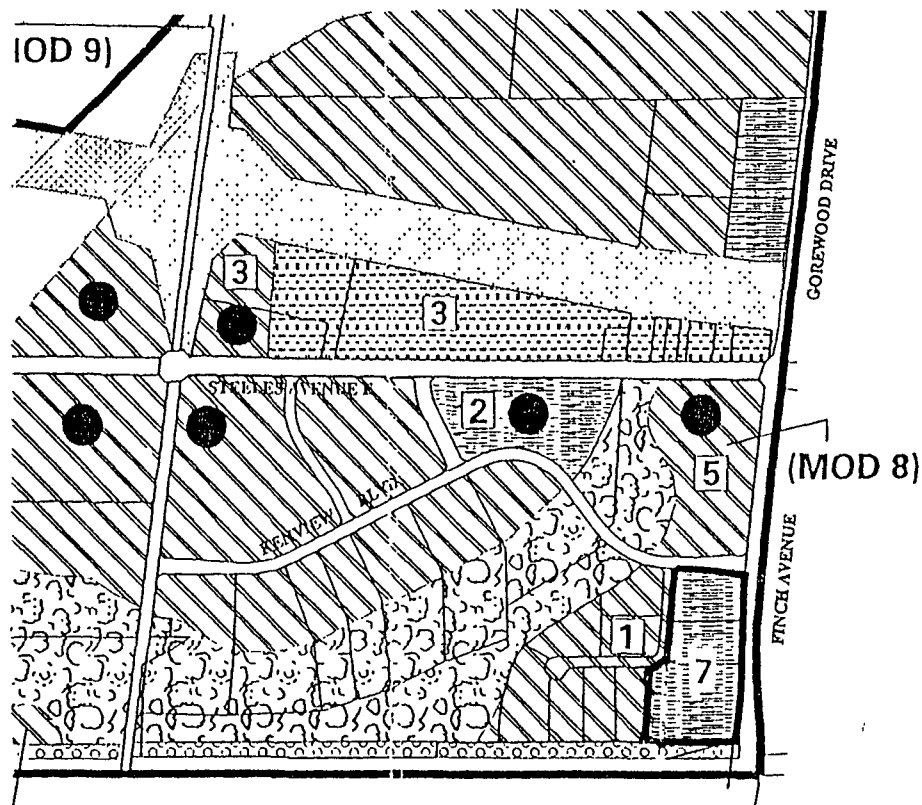
Planning and Building

Date: 1996 05 06

Drawn by: CJK

File no. T8E14.6

Map no. 83-11E



**EXTRACT OF SCHEDULE SP32(A) OF THE DOCUMENT
KNOWN AS THE PARKWAY BELT WEST SECONDARY PLAN**

- | | |
|--|--|
| | Prestige Industrial |
| | Business |
| | Mixed Industrial/Commercial |
| | Open Space/Hazard Lands |
| | Highway Commercial |
| | Office Centre |
| | Electric Power Facilities |
| | Highway No.407 |
| | Special Policy Area No.1 Refer To Policy 4.10.1 |
| | Special Policy Area No.2 Refer To Policy 4.10.2 |
| | Special Policy Area No.3 Refer To Policy 4.10.3 |
| | Special Policy Area No.4 Refer To Policy 4.10.4 |
| | Special Policy Area No.5 Refer To Policy 4.10.5 |
| | Utility Corridor |
| | Secondary Plan Area Boundary |
| | Parkway Belt West Policy Area
Refer To Policy 4.9 |
| | Special Policy Area No. 6 Refer to Policy 4.10.6 |
| | Special Policy Area No. 7 Refer to Policy 4.10.7 |

OFFICIAL PLAN AMENDMENT No. 287



CITY OF BRAMPTON
Planning and Building

Date: 1996 05 06

Drawn by: CJK

File no. T8E14.6

Map no 83-11F

Schedule C