



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 254-97

To Adopt Amendment Number OP93- 77  
to the 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 OP93- 77 to the 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 OP93- 77 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 27th day of October, 1997 .

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO  
CONTENT

John B. Corbett, M.C.I.P., R.P.P.  
Director of Development Services

WCC  
197/10/27

AMENDMENT NUMBER OP93- 77  
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 a restricted range of commercial purposes in addition to the permitted industrial 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-east corner of Sandalwood Parkway West and Van Kirk Drive. The property has an area of 3.2 hectares (7.9 acres), and is located in part of Lot 13, Concession 1 W.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

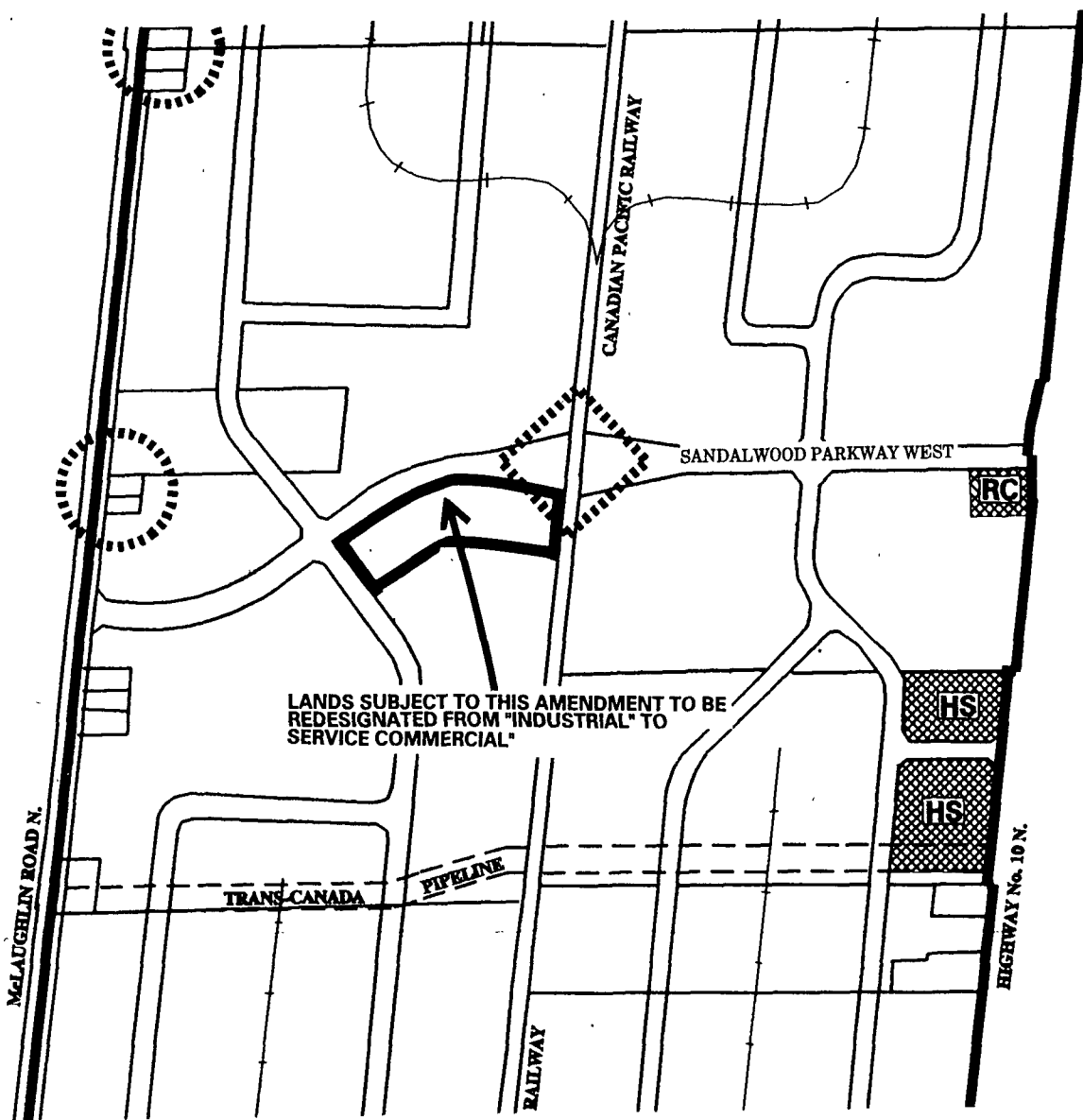
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 2 : The Sandalwood East Industrial Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 77.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandalwood East Industrial Secondary Plan (being Chapter C55 of Section C of Part C, and Plate Number 38 thereto, as amended) are hereby further amended:

- (1) by changing on Plate 38 thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Industrial" to "Service Commercial";
- (2) by adding to the Legend on Plate 38 thereto, a Service Commercial designation;
- (3) by adding to subsection 2.3 thereto the following:







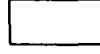


“(g) Service Commercial Use Area shall mean lands which are intended to accommodate commercial uses with a limitation on the type and amount of retail uses. Industrial uses may also be permitted.

(1) For the lands located on the south side of Sandalwood Parkway, east of Van Kirk Drive, service commercial uses are permitted, in addition to industrial uses. Retail uses, excluding a convenience store and garden centre, shall not exceed 15 percent of the total gross floor area of permitted retail and commercial uses.”



**EXTRACT FROM PLATE 38 OF THE DOCUMENT  
KNOWN AS THE SANDALWOOD INDUSTRIAL  
EAST SECONDARY PLAN**

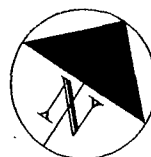
**LEGEND**

- |   |                                |   |  |   |                                      |
|---|--------------------------------|---|--|---|--------------------------------------|
|  | <b>Boundary Of Amendment</b>   |  | <b>Vicinity Of Special Land Reserve</b>  |  | <b>HC Highway Commercial</b>         |
|  | <b>Future Grade Separation</b> |  | <b>RC Restricted Commercial</b>          |  | <b>Special Commercial/Industrial</b> |
|  | <b>Industrial</b>              |  | <b>HS Highway And Service Commercial</b> |  | <b>SC Service Commercial</b>         |



**OFFICIAL PLAN AMENDMENT OP93 #. 11**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 08 11

Drawn by: CJK

File no. C1W13.12

Map no. 24-65L

AMENDMENT NUMBER OP93- 77  
to the Official Plan of the  
City of Brampton Planning Area

**McLAUGHLIN ROAD**

SANDALWOOD PARKWAY WEST

**SUBJECT PROPERTY**

REGAN RD

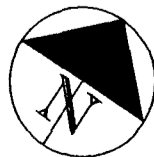
VAN KIRK DR

C.P.R. RAILWAY EASEMENT



**Key Map By-Law**

**254-97**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 08 18

Drawn by: CJK

File no. C1W13.12

Map no. 24-65M