



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 271-811

To adopt Amendment Number 86  
to the Consolidated Official Plan  
of the City of Brampton Planning  
Area.

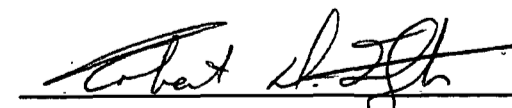
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 86 to the Consolidated 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 Housing for approval of Amendment Number 86 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 9th day of November 1981.

  
JAMES E. ARCHDEKIN - MAYOR

  
ROBERT D. TURTS - ACTING CLERK

Amendment Number 86  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.

Amendment Number 86

to the

Consolidated Official Plan of the

City of Brampton Planning Area

This Amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby, approved as Amendment Number \_\_\_\_\_, to the Consolidated Official Plan of the City of Brampton Planning Area under Section 17 of the Planning Act.

Dated: \_\_\_\_\_

1. The purpose of this amendment is to redesignate the lands located at the south-east corner of Vodden Street and Main Street North (Highway Number 10) from a Residential Medium Density Area to a Service Commercial Area, and further to include Development Principles for the new use.
2. Plate Number 3 of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by changing the land use designation of lands located at the south-east corner of Vodden Street and Main Street North (Highway Number 10) as shown outlined on Schedule A hereto attached, from Residential to Commercial.
3. Plate Number 10 of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by changing the land use designation of lands located at the south-east corner of Vodden Street and Main Street North (Highway Number 10) as shown outlined on Schedule A hereto attached, from a Residential Medium Density Area to Service Commercial Area.
4. The Consolidated Official Plan of the City of Brampton Area as amended, is further amended by adding the following clauses to Sub-Section 4.0 (Commercial Uses) of Part C, Chapter B-1, Section B2.6 (BRAMPTON CENTRAL PLANNING DISTRICT).

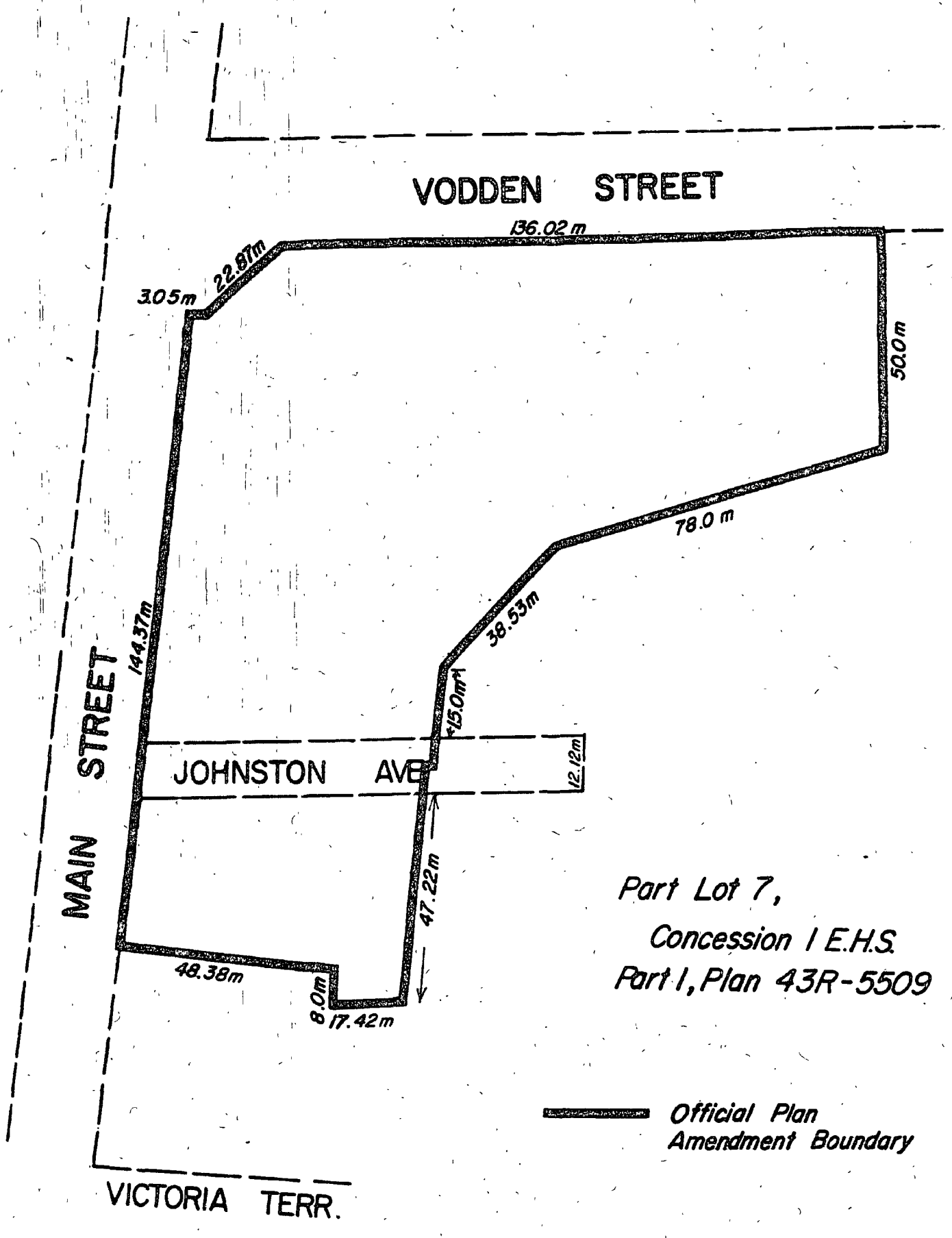
"4.7 Development Principles - Service Commercial Area.

- 4.7.1 The Service Commercial use designation shown on Schedule 'A' attached hereto is intended to be schematic only. The exact limits of the Service Commercial Use Area shall be established at the time of development in a manner acceptable to the City. The area intended to be developed as Service Commercial Use Area shall comprise an area of approximately 1.5 hectares.
- 4.7.2 Prior to any development proceeding within the area designated Service Commercial Use Area Engineering Studies to the satisfaction of the City shall be submitted to indicate that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, road, sidewalks and electric energy facilities) are adequate or that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 4.7.3 It shall be the policy of the municipality to ensure that adequate off-street parking

and loading facilities are provided and that the design of the facilities will be in accordance with desirable traffic engineering standards. Further, the municipality shall ensure that the design and location of the facilities will be in such a manner as to reduce the adverse influence of noise, glare of lights, traffic hazards upon adjacent uses and on site uses as deemed necessary by Council.

4.7.4 It shall be the policy of the municipality to ensure that appropriate measures be taken to regulate the location, size and type of signs subject to the compliance of any other authority.

4.7.5 Council will require that the design of all development be of high quality and be provided with adequate setbacks, landscaping and be regulated by site plan zoning by-laws, development control provisions and agreements as deemed necessary by Council. Further the design of the development will be such to affect as little as possible traffic flow on existing and future adjacent roads."



Part Lot 7,  
 Concession 1 E.H.S.  
 Part 1, Plan 43R-5509

**Official Plan  
 Amendment Boundary**

OFFICIAL PLAN  
 AMENDMENT NO. 86  
 Schedule A



1:1170

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1981 09 10 Drawn by: *J.M.S.*  
 File no. C1E7.3A Map no. 43-2H

PASSED November 9th 1981

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# BY-LAW

No. 271-81

To adopt Amendment Number 86 to the  
Consolidated Official Plan of the  
City of Brampton Planning Area.  
(KINGSPPOINT DEVELOPMENTS)

1982 JUN 11 PM 1 54

Amendment Number .. 86 ..  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.

MISC. PLAN NO. 667  
LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

1982 June 11 pm 1:54 P.M.

Gene J. Amick  
Asst Deputy L.R.O.





CERTIFIED A TRUE COPY

R. 8156  
City Clerk  
City of Brampton  
June 2 1981

Ontario Municipal Board

IN THE MATTER OF Section 17(5)  
of The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF a reference to  
this Board by the Honourable Claude  
F. Bennett, Minister of Housing, on  
a request by Kings Point Developments  
Limited, for consideration of an  
application to amend the Official  
Plan for the City of Brampton Planning  
Area to redesignate about 1.59 hectares  
of land located at the southeast quadrant  
of Main Street North and Volden Street,  
in the City of Brampton from Medium Density  
Residential to Commercial to permit the  
said lands to be used for commercial  
purposes,  
Minister's File No. 21-OP-0005-17(3)B

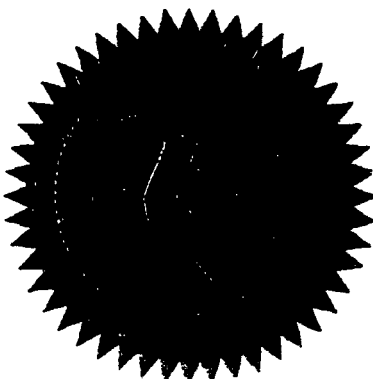
B E F O R E :

J.A. WHEELER  
Member  
  
- and -  
  
D.H. McROBB  
Member

)  
)  
)  
) Monday, the 19th day  
)  
) of October, 1981  
)

THIS APPLICATION having come on for public hearing and  
after the hearing of the application the Board having  
reserved its decision until this day;

THE BOARD ORDERS that the council of the Corporation of  
the City of Brampton shall forthwith pass a by-law adopting  
an amendment in the form of Schedule "A" attached hereto  
incorporating the amendments requested by the applicant,  
Kings Point Developments Limited, to redesignate about  
1.59 hectares of land located in the southeast quadrant of  
Main Street North and Volden Street, in the City of Brampton,  
from a Medium Density Residential to Commercial.



*[Signature]*  
SECRETARY

ENTERED  
O. B. No. 881-3  
Folio No. 378  
OCT 22 1981  
*[Signature]*  
SECRETARY, ONTARIO MUNICIPAL BOARD

SCHEDULE "A" TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD  
MADE THE 19th DAY OF OCTOBER, 1981

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Amendment Number \_\_\_\_\_  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.

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to the  
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Dated: \_\_\_\_\_



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

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2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number \_\_\_\_\_ to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this

day of

198 .

\_\_\_\_\_  
JAMES E. ARCHDEKIN - MAYOR

\_\_\_\_\_  
RALPH A. EVERETT - CLERK

1. The purpose of this amendment is to redesignate the lands located at the south-east corner of Vodden Street and Main Street North (Highway Number 10) from a Residential Medium Density Area to a Service Commercial Area, and further to include Development Principles for the new use.
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3. Plate Number 10 of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by changing the land use designation of lands located at the south-east corner of Vodden Street and Main Street North (Highway Number 10) as shown outlined on Schedule A hereto attached, from a Residential Medium Density Area to Service Commercial Area.
4. The Consolidated Official Plan of the City of Brampton Area as amended, is further amended by adding the following clauses to Sub-Section 4.0 (Commercial Uses) of Part C, Chapter B-1, Section B2.6 (BRAMPTON CENTRAL PLANNING DISTRICT).

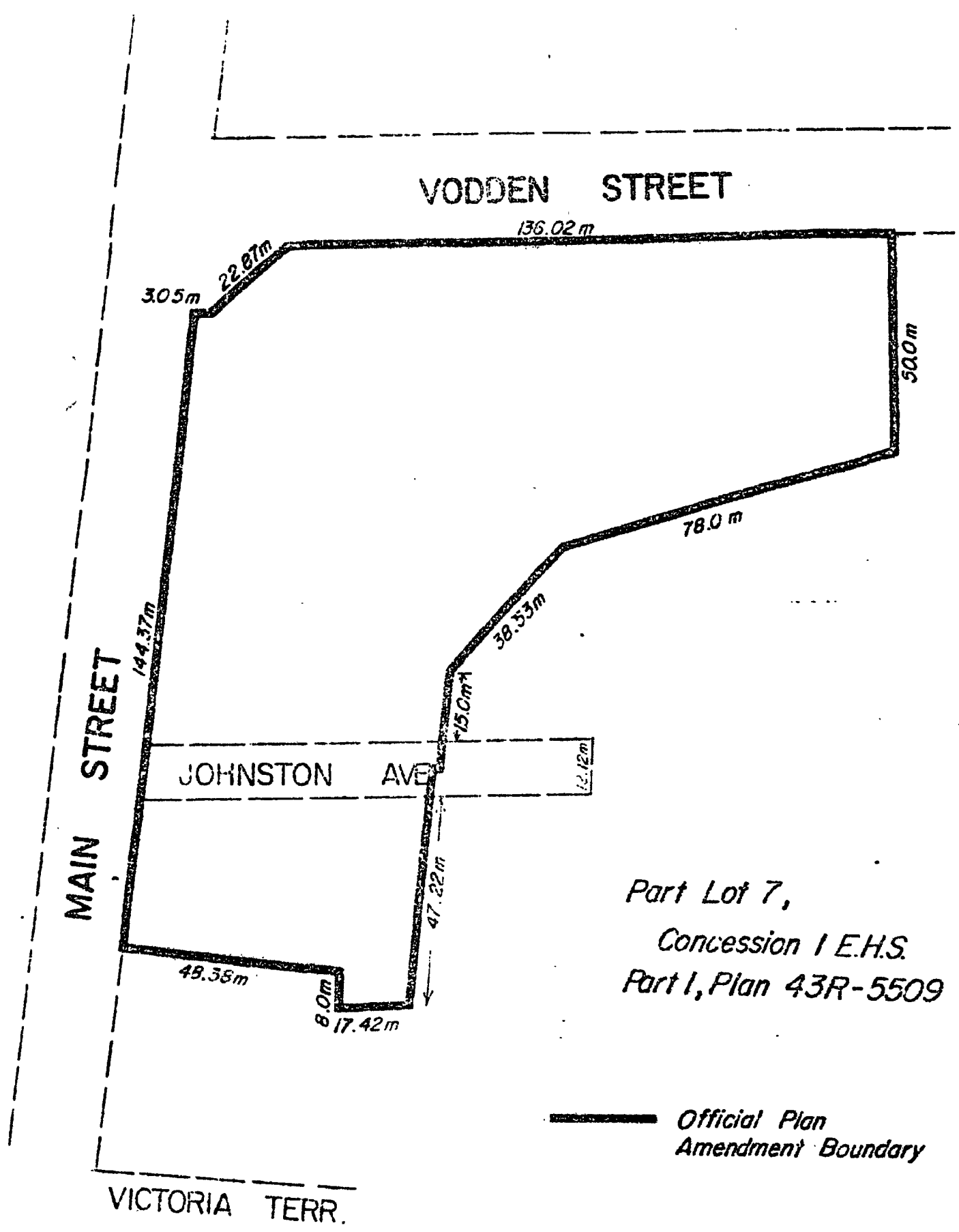
"4.7 Development Principles - Service Commercial Area.

- 4.7.1 The Service Commercial use designation shown on Schedule 'A' attached hereto is intended to be schematic only. The exact limits of the Service Commercial Use Area shall be established at the time of development in a manner acceptable to the City. The area intended to be developed as Service Commercial Use Area shall comprise an area of approximately 1.5 hectares.
- 4.7.2 Prior to any development proceeding within the area designated Service Commercial Use Area engineering Studies to the satisfaction of the City shall be submitted to indicate that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, road, sidewalks and electric energy facilities) are adequate or that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
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and loading, facilities are provided and that the design of the facilities will be in accordance with desirable traffic engineering standards. Further, the municipality shall ensure that the design and location of the facilities will be in such a manner as to reduce the adverse influence of noise, glare of lights, traffic hazards upon adjacent uses and on site uses as deemed necessary by Council.

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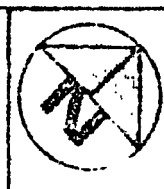
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Part Lot 7,  
 Concession 1 E.H.S.  
 Part I, Plan 43R-5509

— Official Plan  
 Amendment Boundary

OFFICIAL PLAN  
 AMENDMENT NO. \_\_\_\_\_  
 Schedule A



11170

CITY OF BRAMPTON  
 Planning and Development

Date: 1981 09 10 Drawn by: J.M.S.  
 File no. CIE7.3A Map no. 43-2H



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 271-81

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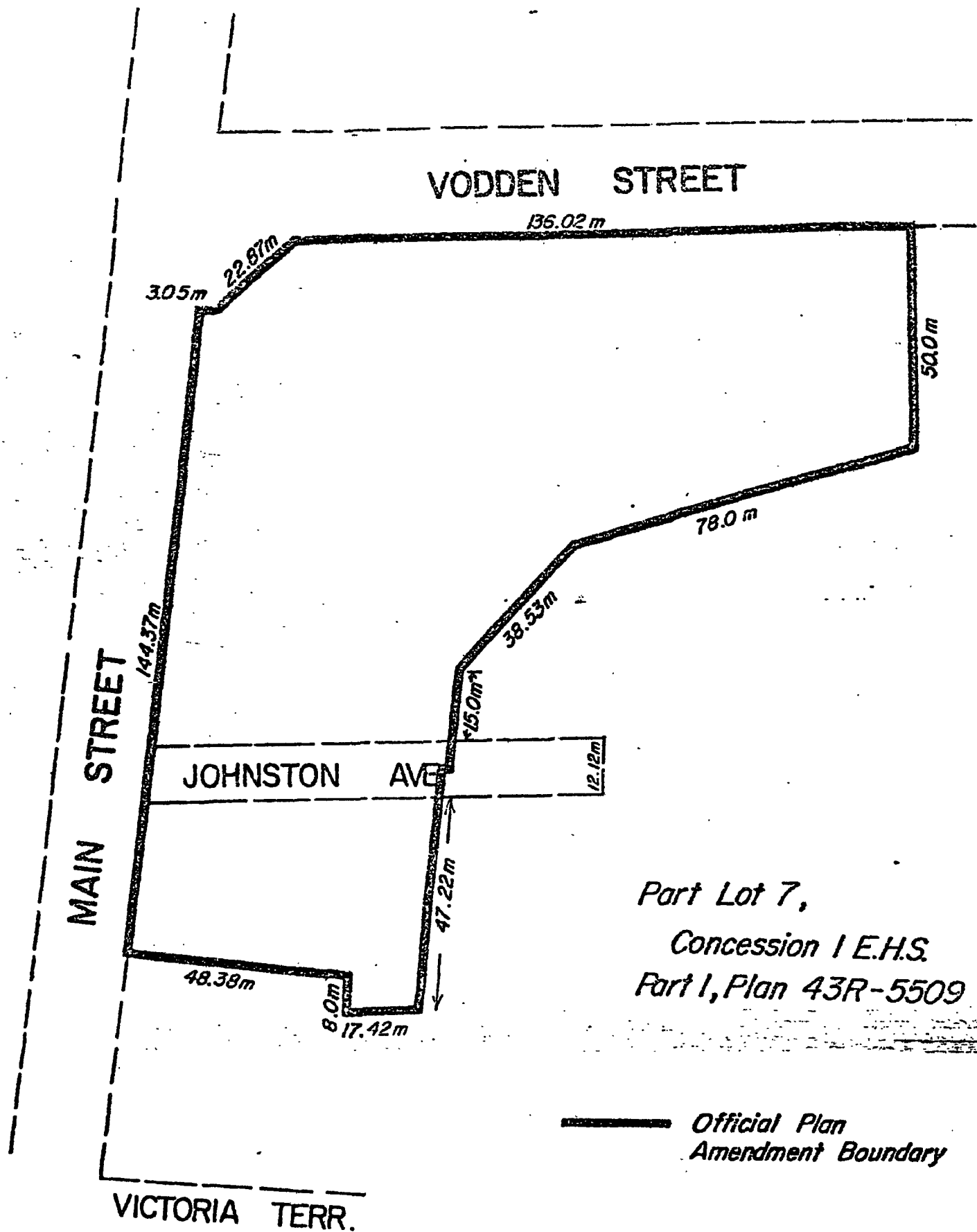
"4.7 Development Principles - Service Commercial Area.

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- 4.7.2 Prior to any development proceeding within the area designated Service Commercial Use Area Engineering Studies to the satisfaction of the City shall be submitted to indicate that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, road, sidewalks and electric energy facilities) are adequate or that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
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Part Lot 7,  
 Concession I E.H.S.  
 Part I, Plan 43R-5509

**Official Plan  
 Amendment Boundary**

OFFICIAL PLAN  
 AMENDMENT NO. 86  
 Schedule A



1:170

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1981 09 10 Drawn by: *J.M.S.*  
 File no. CIE7.3A Map no. 43-2H