



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

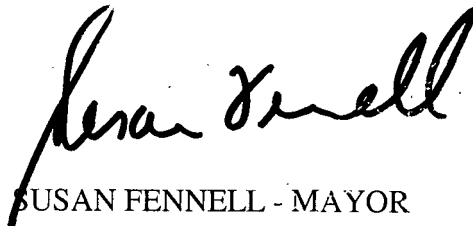
Number 371-2002

To Adopt Amendment Number OP93- 201
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- 201 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

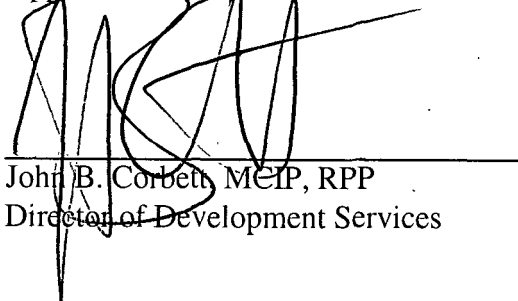
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this
18th day of December 2002


SUSAN FENNELL - MAYOR


~~LEONARD J. MIKULICH - CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON
DATE 12/18/02

Approved as to Content:


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

AMENDMENT NUMBER OP93- 202
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93-202
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Bram West Secondary Plan by:

- ❖ Renaming the “Office Node Commercial” designation on the Land Use Schedule to that of “Office Centre”;
- ❖ Changing the land use designations of the lands shown on Schedules “A” to this amendment, from “Highway and Service Commercial” and “Office Node Commercial” to “Office Centre”; and,
- ❖ Deleting and replacing the “Office Node Commercial” policies with new policies for the “Office Centre” designation.

2.0 Location:

The lands subject to this amendment are located on the west side of Mississauga Road, south of Steeles Avenue and north of the Highway 407 right-of-way. The lands have extensive frontage on Mississauga Road in the Bram West Secondary Plan Area 40(b). The lands represent approximately 22.5 hectares (56.5 acres) on the west side of Mississauga Road and are described as Part of Lots 14 and 15, Concession 5, W.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

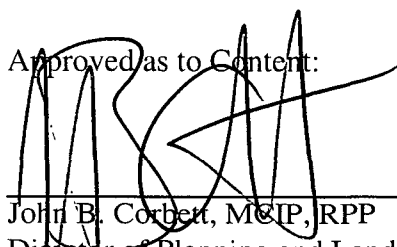
1. by adding to the list of amendments pertaining to Secondary Plan Area Number 40(b): Bram West Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 202;
2. by deleting the “Office Node Commercial” designation in the legend of Schedule SP 40(a), of Chapter 40(b), of Part II: Secondary Plans thereto, and replacing the designation with that of “Office Centre”, as shown on Schedule “A” to this amendment;
3. by changing on Schedule SP 40(a) of Chapter 40(b) of Part II: Secondary Plans, the land use designation shown outlined on Schedule “A” to this amendment from “Highway and Service Commercial” and “Office Node Commercial” to “Office Centre”;
4. By amending Chapter 40(b), of Part II: Secondary Plans, by deleting and replacing section 3.1.1 to 3.1.4, inclusive, as follows:

3.1.1 Lands designated Office Centre on Schedule SP40(a), shall permit the range of uses and be developed in accordance with the policies of Part 1, Section 4.2.5 and other relevant policies of the Official Plan. Permitted uses shall include office uses, hotels, conference/convention centres, and within which may permit limited accessory retail, and business support services. In addition, open space uses such as a parkette and stormwater management facilities shall also be permitted.

3.1.2 Lands in the Office Centre designation shall be encouraged to be developed in accordance with the following principles in order to contribute to a distinctive gateway character:

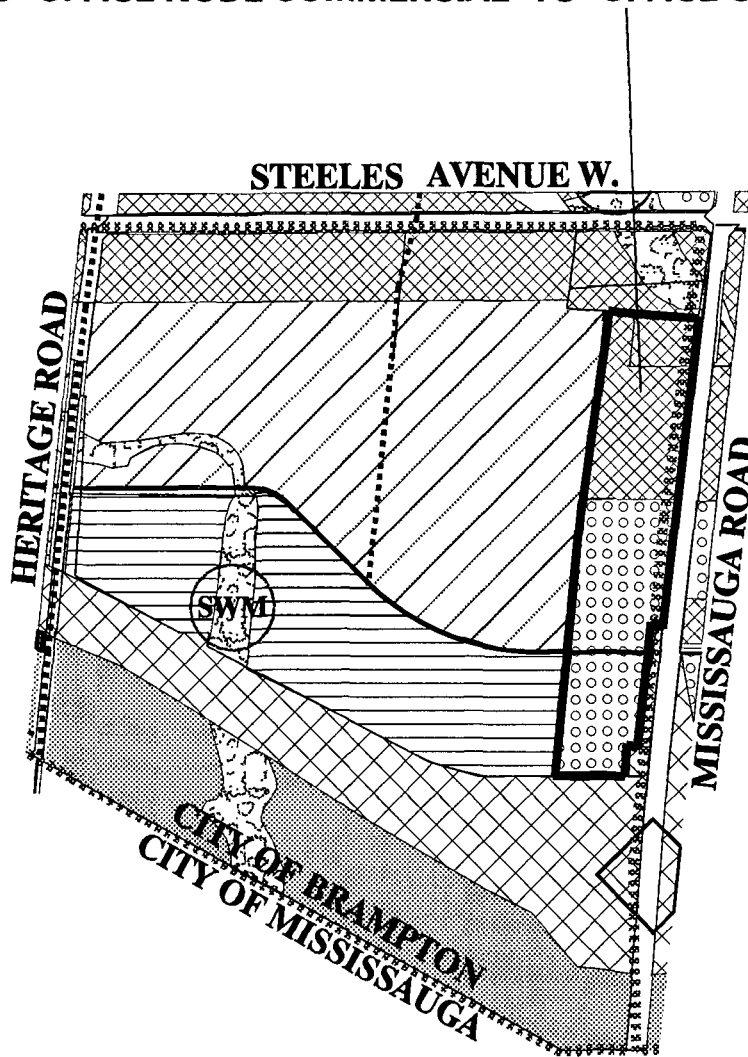
- To enhance streetscape amenity design, parking of vehicles shall be consistent with the approved urban design guidelines for these lands.
- from a streetscape perspective, large lot/blocks shall be encouraged along arterial roads;
- to generate an attractive urban environment, superior site, architectural, landscape and safety design elements shall be promoted;
- the City may require the submission of a development concept or block plan to demonstrate how the designated area can be comprehensively developed;
- accessory retail and business support services uses shall be restricted to a maximum percentage of floor space within the office building;
- outdoor storage uses shall not be permitted; and,
- the visual impact of automobile parking , truck service and delivery areas shall not be intrusive, and shall be minimized consistent with the landscape and screening measure contained within approved urban design guidelines for these lands.

3.1.3 The City shall require that office buildings within the Office Centre designation be developed in a manner that minimizes the impact on surrounding natural areas and land uses while providing for an orderly integration of land uses. In particular, where applicable, the scale and character of uses shall be compatible with adjacent residential designations.”

Approved as to Content:


John B. Corbett, M&IP, RPP
Director of Planning and Land Development Services

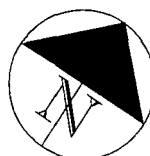
**LANDS TO BE REDESIGNATED FROM "HIGHWAY & SERVICE COMMERCIAL",
AND "OFFICE NODE COMMERCIAL" TO "OFFICE CENTRE"**



EXTRACT FROM SCHEDULE SP40(a) OF THE DOCUMENT KNOWN AS THE BRAMWEST SECONDARY PLAN AREA #40(b)

EMPLOYMENT LANDS:		OPEN SPACE:	
	Business Park		Valleyland
	Standard Industrial		Parkette
	Prestige Industrial		SWM Facility (Quantity)
	Highway & Service Commercial		
	Service Commercial		
	Office Node Commercial (to be Deleted)		
	Office Centre (to be Added)		
	Secondary Plan Boundary		
	Deferral (D1) (D2 1993 Official Plan)		
	INFRASTRUCTURE:		
	Parkway Belt West		Interchange
		ROAD NETWORK	
			Highway 407
			Major Arterial (45-50 metres)
			Minor Arterial (36 metres)
			Major Collector Roads (26-30 metres)
			Minor Collector Roads (23-26 metres)

OFFICIAL PLAN AMENDMENT OP93 #. 202
371-2002



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 11 20

Drawn by: CJK

Schedule A

File no. T5W15.2/T6W15.2

Map no. 71-2U