



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 43-2006

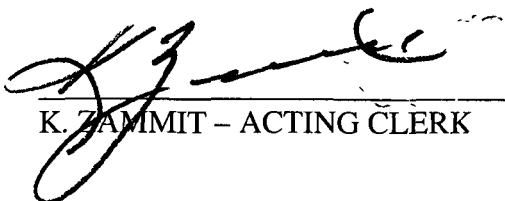
To Adopt Amendment Number OP93-**258**  
to the Official Plan of the  
City of Brampton Planning Area

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-**258** 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  
**13** day of **February** 200**6**.

  
SUSAN FENNELL - MAYOR

  
K. ZAMMIT - ACTING CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
WCS  
DATE 10/2/06

Approved as to Content:

  
Adrian J. Smith, MCIP, RPP  
Director, Planning and Land Development Services

AMENDMENT NUMBER OP93 - **258**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

- ❖ to add and delete commercial uses within the Mixed Industrial / Commercial designation; and,
- ❖ to provide site specific policies to limit the location and size of the commercial uses;
- ❖ to permit private access to, and specify landscaping requirements, along Regional Road 107 (Queen Street) and Goreway Drive.

2.0 Location:

The lands affected by this amendment are located on the south-west corner of Goreway Drive and Regional Road 107 (Queen Street). The property has a frontage of approximately 200 metres (660 feet) on the west side of Goreway Drive and 298 metres (978 feet) on the south side of Regional Road 107 (Queen Street), and is located in part of Lot 5, Concession 7, Northern Division, 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 37: Airport Road/Highway Number 7 Business Centre as set out in Part II: Secondary Plans, Amendment Number OP93-**258**.

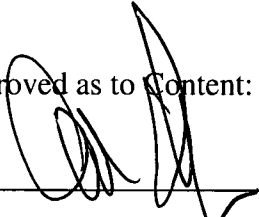
3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to The Airport Road/Highway Number 7 Business Centre Secondary Plan (being Chapter 37 of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by adding the following Section:

“3.4.10 The lands designated Mixed Industrial / Commercial and bound by Goreway Drive to the east, Regional Road 107 to the north, Auction Lane to the West, and having a southerly boundary located about 140 metres south of Regional Road 107, shall be subject to the following site specific policies:

- i. Uses permitted are those in Section 3.4.2 and, in addition, for lands located within 180 metres of Goreway Drive, office, restaurant, retail and service commercial related uses, a bank, a motel, a service station with associated car wash, but shall exclude a garden center sales establishment and an automobile sales dealership/establishments.
- ii. Within each retail establishment or retail warehouse use, the maximum gross commercial floor area shall be 929 square metres (10,000 square feet) for retailing engaged in the selling of food.
- iii. Notwithstanding the Landscaped Open Space policies in Section 4.2.1, landscape open space as set out in the zoning by-law shall reflect the specific design requirements approved for these lands which may include reduced landscaping adjacent to streets for Commercial and Industrial uses.
- iv. Notwithstanding the Controlled Access Highway Restrictions in Policies 5.1.3(i) and 5.4.2, vehicular access to Regional Road 107 (Queen Street) and to Goreway Drive, in locations satisfactory to the applicable road authority are permitted.
- v. Notwithstanding the General Development Standards in Section 4.3 and contained in Table 4.1 are permitted within 180 metres of Goreway Drive:
  - (a) Minimum Lot Area:
    - Commercial: 1.0 acres;
    - Industrial: 1.5 acre;
  - (b) Maximum Lot Coverage:
    - Commercial: 35 %;
    - Industrial: 50 %;
  - (c) Minimum Lot Frontage:
    - 50 metres, except for a gas station in which case the minimum lot frontage shall be 40.0 metres.
  - (d) Maximum Floor Space Index for Office use: 0.5.”

Approved as to Content:

  
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Adrian J. Smith, MCIP, RPP  
Director, Planning and Land Development Services

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 43-2006 being a by-law to adopt Official Plan Amendment OP93-258 and By-law 44-2006 to amend Zoning By-law 270-2004 as amended - Eden Oak Industrial Park - File C7E5.18

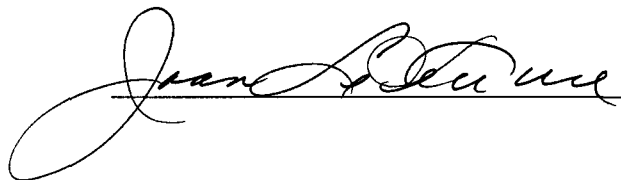
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 43-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13<sup>th</sup> day of February, 2006, to adopt Amendment Number OP93-258 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 44-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13<sup>th</sup> day of February, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 43-2006 as required by section 17(23) and By-law 44-2006 as required by section 34(18) of the *Planning Act* was given on the 24<sup>th</sup> day of February, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-258 is deemed to have come into effect on the 17<sup>th</sup> day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 44-2006 is deemed to have come into effect on the 13<sup>th</sup> day of February, 2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
20<sup>th</sup> day of March, 2006 )



**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.