



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 63-2001

To Adopt Amendment Number OP93- 155
to the Official Plan of the
City of Brampton Planning Area

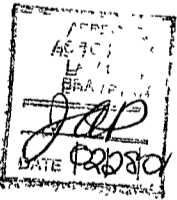
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 155 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 7th day of March, 2001.

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CLERK



Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93- 155
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 155
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 designations of the lands shown outlined on Schedules A and B to this Amendment to permit the development of the subject lands for predominantly industrial purposes, including both general and prestige industrial type uses, as well as permitting limited office, retail and service commercial opportunities, 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 west side of Hurontario Street, approximately 680 metres (2230 feet) north of Highway No. 7. The property has an area of approximately 16.9 hectares (41.76 acres) with a frontage of 20.28 metres (66.54 feet) on Hurontario Street, and is located in part of Lot 11, Concession 1, West of Hurontario Street, in the City of Brampton.

The lands subject to this amendment are specifically indicated on the Schedules to this amendment.

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 changing on Schedule 'A' General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Industrial" to "Business Industrial"; and,
- (2) by adding, to the list of amendments pertaining to Secondary Plan Area Number 2: Sandalwood Industrial East, as set out in Part II: Secondary Plans, Amendment Number OP93- 155 .

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 Industrial East 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 Number 38 thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "Industrial" and "Highway Commercial" to "Industrial - Special Policy Area 1" and "Special Commercial / Industrial - Special Policy Area 2";
- (2) by adding, to the legend of Plate 38 thereto, the symbol and notation "Special Policy Area 1" and "Special Policy Area 2", as shown on Schedule B to this amendment;
- (3) by deleting in policy 2.7(1) the reference to "Sanderwood Parkway West" and replacing it with "Sandalwood Parkway West";
- (4) by adding thereto the following policies:

"2.11 SPECIAL POLICY AREAS

2.11.1 Special Policy Area 1

Industrial Use Area: Notwithstanding the definitions in this chapter, the Industrial Use Area designation in Special Policy Area 1 shall be predominantly developed for general industrial type purposes, including the following:

- warehousing, distributing, wholesaling, manufacturing, assembling, processing, fabricating, research and development all within an enclosed building;
- uses accessory to the main industrial use, including office, retail (up to 15% of the total gross floor area of a building); daycare, cafeteria, and recreational facilities; and,
- outside storage, subject to the implementation of appropriate screening and landscaping measures to lessen the visual impact of such facilities from the street-edge of the designated north/south collector road abutting the easterly limit of Special Policy Area 1.

2.11.2 Notwithstanding the development principles of this chapter, development of the lands within Special Policy Area 1 shall be subject to appropriate requirements and restrictions to be implemented by the zoning by-law, including the imposition of a minimum lot area of 0.8 hectares (2.0 acres) for all uses.

2.11.3 Detailed urban design guidelines pertaining to the lands within Special Policy Area 1 shall be adopted prior to the registration of any plan of subdivision.

2.11.4 Special Policy Area 2

Special Commercial-Industrial Use Area: Notwithstanding the definitions in this chapter, the Special Commercial-Industrial Use Area designation in Special Policy Area 2 shall be predominantly developed for a mix of industrial, commercial and/or office type purposes, including the following:

- warehousing, distributing, wholesaling, manufacturing, assembling, processing, fabricating, research and development all within an enclosed building;
- uses accessory to the main industrial use, including office, retail (up to 25% of the total gross floor area of a building); daycare, cafeteria, and recreational facilities;
- corporate offices, ancillary offices, business-serving office uses within industrial malls, and free-standing office uses (to a maximum Floor Space Index (FSI) of 0.5);
- one restaurant per industrial mall, with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the zoning by-law;
- a maximum of two restaurants, each to a maximum Gross Leasable Area of 929 square metres, shall be permitted outside of an industrial mall;
- retail and service uses and retail warehousing including such uses as home improvement centres, large home furnishings and appliance stores, and major toy or sporting goods stores subject to:
 - an aggregate maximum Gross Leasable Area restriction of 4125 square metres;
 - restrictions on the minimum Gross Leasable Area of individual retail, service and retail warehouse units to be set out in the zoning by-law; and,
 - restrictions as to the type of goods sold to be set out in the zoning by-law;
- commercial recreation facilities; and,
- automotive sales with ancillary service & repairs, but excluding a body shop.

2.11.5 Notwithstanding the development principles of this chapter, development of the lands within Special Policy Area 2 shall be subject to appropriate requirements and restrictions to be implemented by the zoning by-law, pursuant to the satisfactory completion of urban design guidelines for the lands within Special Policy Area 2. In this regard, urban design guidelines specifically addressing development standards and restrictions with respect to minimum lot area requirements and "campus-style" development shall be adopted for the lands within Special Policy Area 2 prior to the enactment of the zoning by-law. Detailed urban design guidelines addressing additional appropriate urban design standards for development within Special Policy Area 2 shall be adopted prior to the registration of any plan of subdivision.

2.12 STORM WATER MANAGEMENT FACILITIES

2.12.1 Storm Water Management Facilities, if necessary, are a permitted use within Special Policy Areas 1 and 2 on Plate 38 provided such facilities are integrated with adjacent uses in a manner acceptable to the Conservation Authority and the City.

2.12.2 A Storm Water Management Plan will be undertaken for any development in Policy Areas 1 and/or 2 and will be subject to approval by the Conservation Authority and the City prior to draft approval of any individual plans of subdivision. The approval of the Ministry of Transportation is also required if such a plan relates to drainage elements impacting provincial roads.

The Storm Water Management Plan shall describe existing and proposed drainage conditions, the storm water management techniques and best management practices which may be required to control the quantity and quality of storm water drainage, to mitigate environmental impacts, and to minimize erosion and siltation in the watercourses of the associated watershed area during and after the construction period.

2.12.3 Prior to the construction of any Storm Water Management Facility or the commencement of any grading or filling on lands within Special Policy Areas 1 and/or 2, the necessary approvals shall be obtained from the Conservation Authority and the City.

2.13 EQUITABLE ALLOCATION OF INFRASTRUCTURE COSTS

2.13.1 With respect to the lands within Special Policy Areas 1 and 2, the City may administer a "reasonable efforts" agreement or other alternative mechanism(s) to equalize the cost of development for common infrastructure, facilities and works. In this regard, the owner(s) of the lands within Special Policy Areas 1 and 2 shall participate in such reasonable efforts agreements and/or alternative mechanism(s) as may be required to defray infrastructure costs within the entire secondary plan area. Concomitantly, the owner(s) of the lands within Special Policy Areas 1 and 2, having been required to oversize certain works and infrastructure to accommodate future development elsewhere in the secondary plan area, shall be tendered reciprocal treatment in accordance with any reasonable efforts agreement and/or alternative

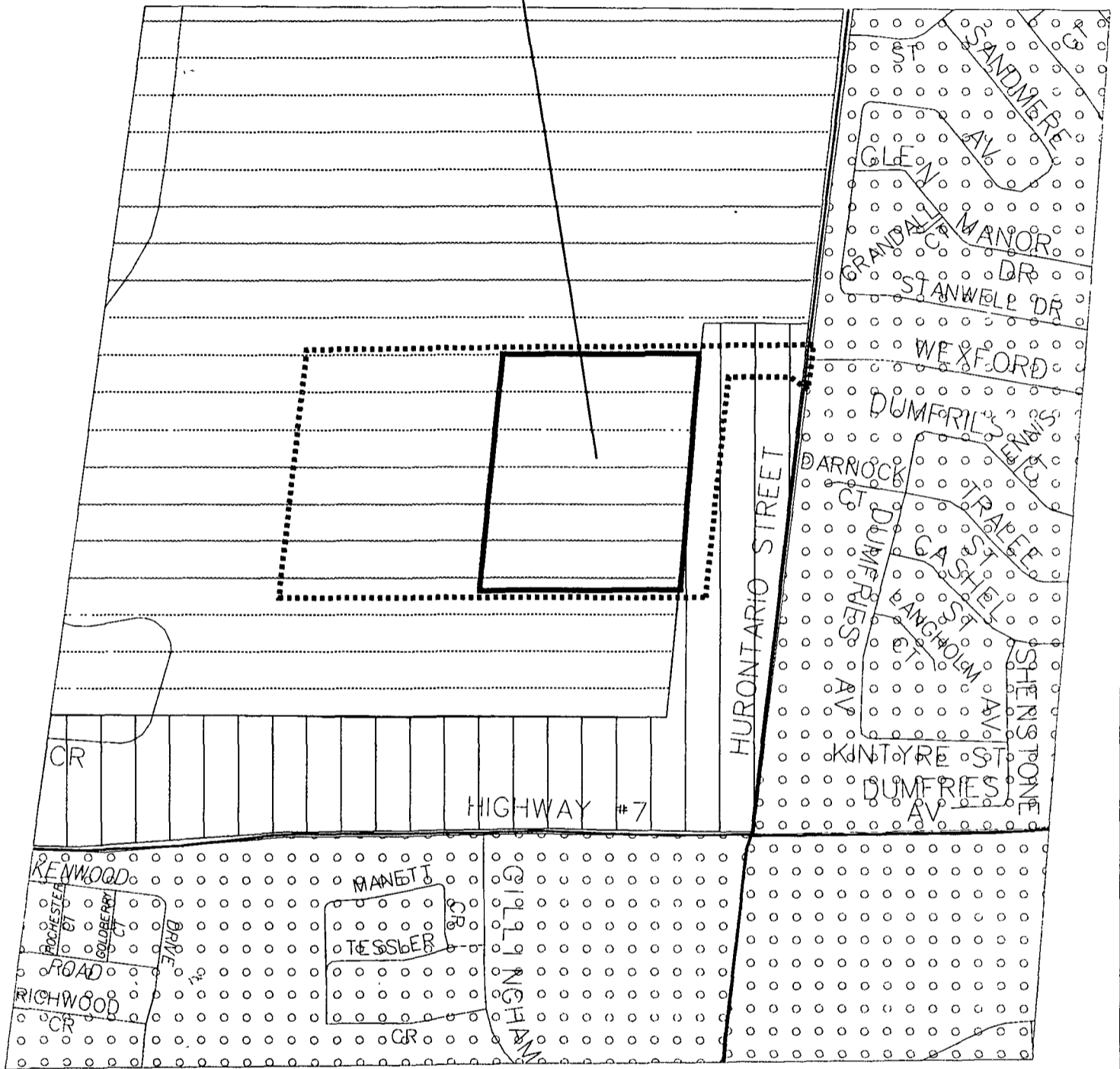
mechanism(s) enacted to recoup the costs of oversizing such works and infrastructure.”

Approved as to Content:


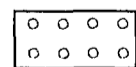
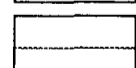



John B. Corbett, MCIP, RPP
Director of Development Services

LANDS TO BE REDESIGNATED FROM "INDUSTRIAL" TO "BUSINESS INDUSTRIAL"

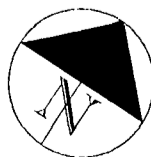


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **SUBJECT LANDS**
-  **RESIDENTIAL**
-  **INDUSTRIAL**
-  **BUSINESS INDUSTRIAL**

OFFICIAL PLAN AMENDMENT OP93 - 155

Schedule A



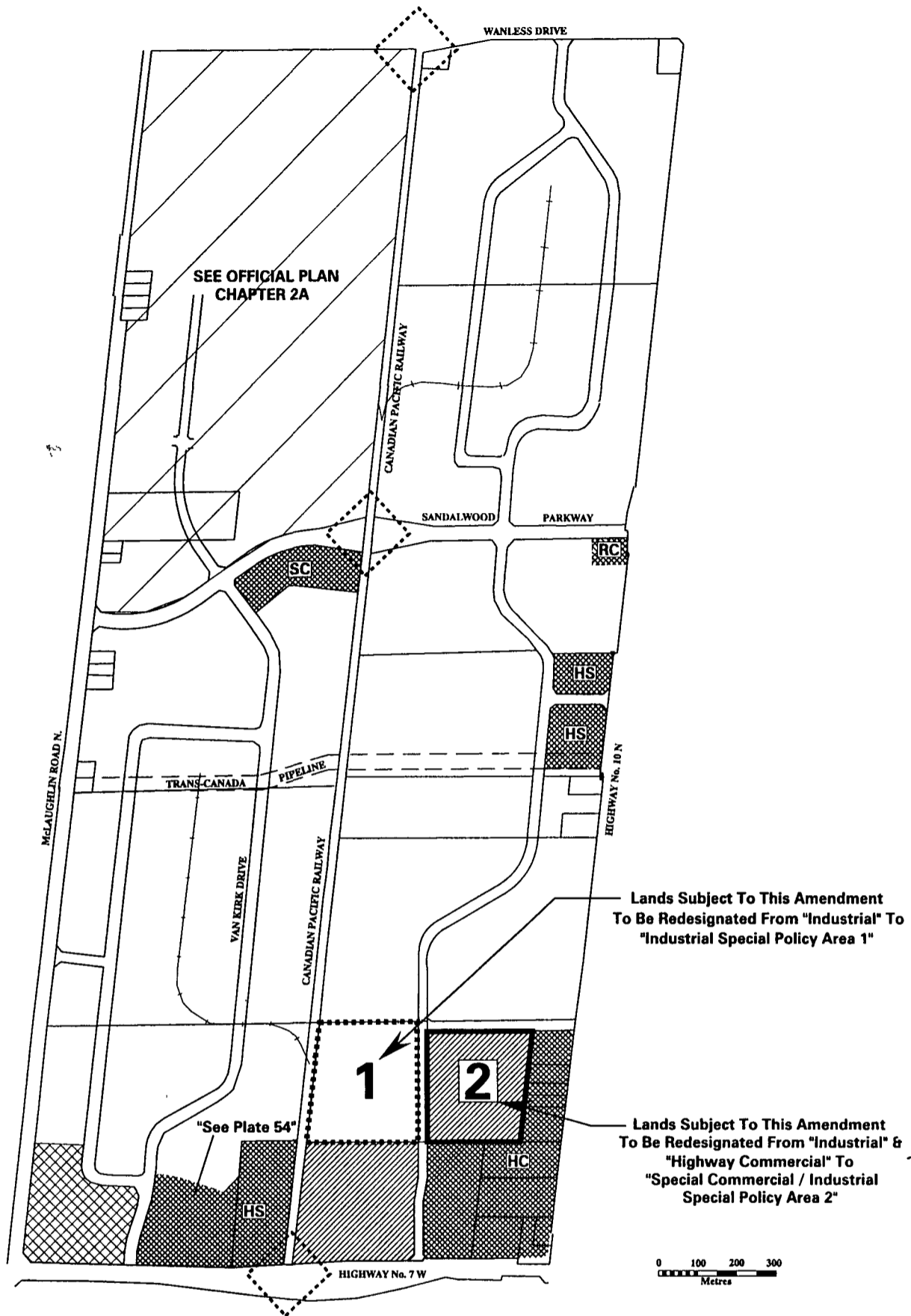
CITY OF BRAMPTON
Planning and Building

Date: 2001 02 05

Drawn by: CJK

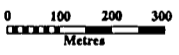
File no. C1W11 25

Map no 24-86H



Lands Subject To This Amendment To Be Redesignated From "Industrial" To "Industrial Special Policy Area 1"

Lands Subject To This Amendment To Be Redesignated From "Industrial" & "Highway Commercial" To "Special Commercial / Industrial Special Policy Area 2"

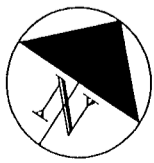


OFFICE CONSOLIDATION
Plate 38

Extract From Schedule (Plate 38) To Official Plan Amendment No. As It Relates To The Sandalwood Industrial East Secondary Plan (Secondary Plan Area 2)

LEGEND		Highway Commercial
Special Policy Area 1	"Special Policy Area 1" And "Special Policy Area 2" To Be Added To The Legend Of Plate 38	Restricted Commercial
Special Policy Area 2		Special Commercial/Industrial
Future Grade Separation		Highway And Service Commercial
Industrial		Service Commercial (O.P.A. 93-77)
District Retail (O.P.A. 93-86)		

OFFICIAL PLAN AMENDMENT No. OP93-155



CITY OF BRAMPTON
Planning and Development

Date. 2001 01 02 Drawn by C R E
File no. pl38a.dgn Map no

Schedule B