



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 101 - 2024

To adopt Amendment Number OP 2006- 264 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 OP 2006- 264 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

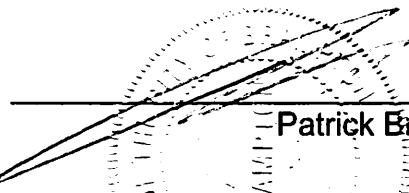
ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services:

Approved as to form.
2024/06/25
MR

Approved by the Division Head/Director:

Approved as to content.
2024/June/21
AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(File No. OZS-2024-0009)

AMENDMENT NUMBER OP 2006-264
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the City of Brampton Official Plan and Schedule SP 40 (a) of the Bram West Secondary Plan (Area 40c) to change the land use designations of the lands shown outlined on Schedules 'A' to this amendment to permit the development of an Industrial and Office Plaza development.

2.0 Location:

The land subject to this amendment is comprised of one municipal parcel of record, totaling 5.47 hectares in area, located on the east side of Mississauga Road, and immediately north of Edgeware Road. The land has a frontage of approximately 294.12 metres (965 feet) on Mississauga Road. The lands are legally described as Part of Lot 15, Concession 4, West of Hurontario Street, Geographic Township of Toronto, City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relevant Thereto:

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

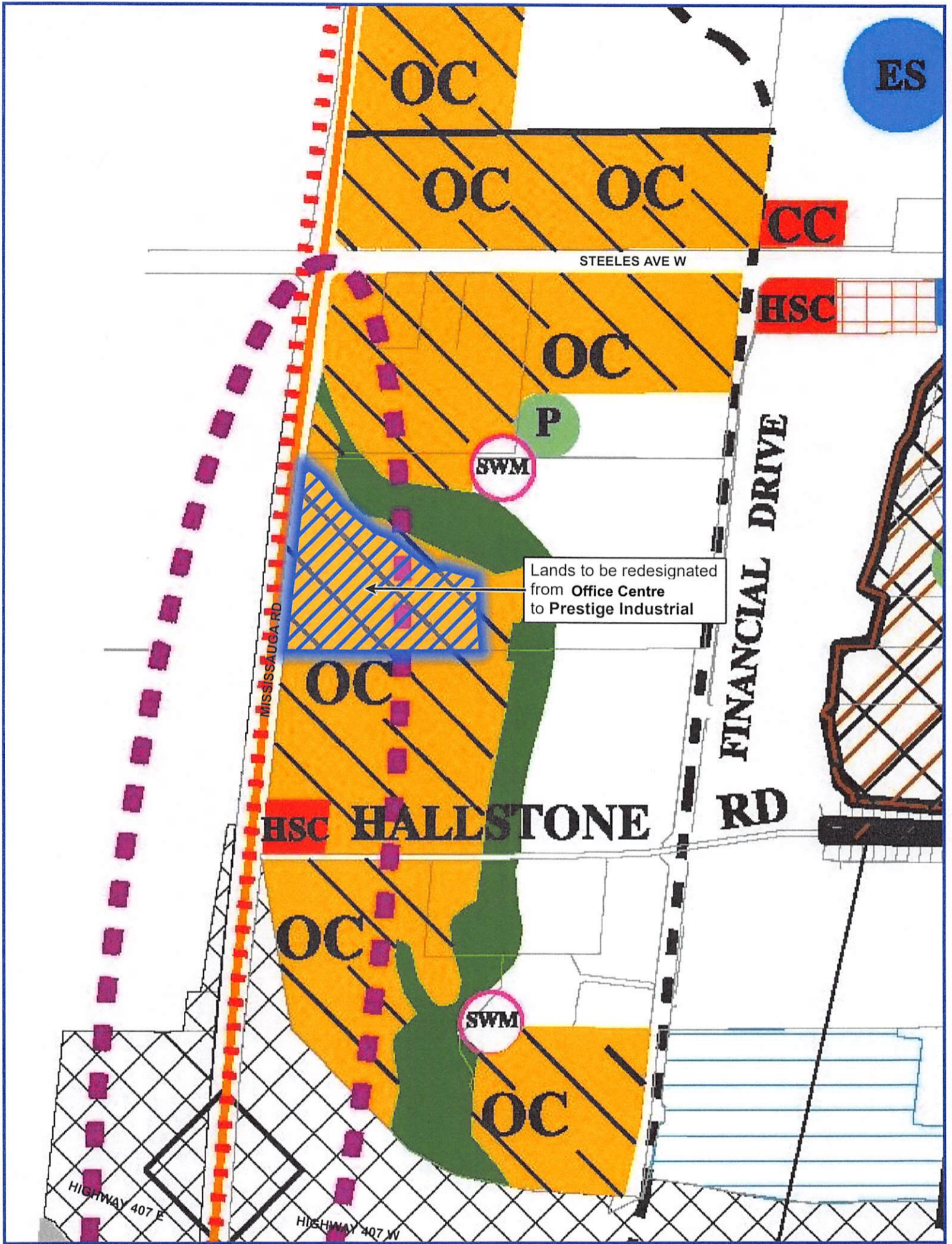
- (1) By adding the following text under Section 4.4.4.1:

“v. opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.”

The portions of the document known as the Bram West Secondary Plan, being Chapter 40 (c), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By changing on Schedule SP 40(a) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this By-law from 'Office Centre' to 'Prestige Industrial'
- (2) That the following text be added after Section 3.5.19:

“3.5.20 The lands south of Steeles Avenue West, East of Mississauga Road, North of the intersection of Mississauga Road and Edgeware Road with a frontage of approximately 392 metres along Mississauga Road and approximately 5.47 hectares in size designated as Prestige Industrial, shall be permitted to include up to 35% accessory retail of the total gross floor area of a particular use permitted in the Zoning By-law.”



EXTRACT FROM Schedule SP 40(a) Bram West Secondary Plan Chapter 40(c)

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| <ul style="list-style-type: none"> OPEN SPACE: ■ Valleyland ■ City Wide Park ■ Neighbourhood Park ■ Parkette ■ Cemetery ■ Woodlot ■ Wetland ○ SWM Facility (Quantity) UTILITIES AND INFRASTRUCTURE: ■ Parkway Belt ■ TransCanada Gas Pipeline ■ Hydro One Corridor ■ Orangeville Railway Development Corporation | <ul style="list-style-type: none"> INSTITUTIONAL: ○ Secondary School ○ Senior Elementary School ○ Elementary School ○ Place Of Worship (Reserve) ROAD NETWORK: — Highway No. 407 — Major Arterial (45-50 metres) — Minor Arterial (36 metres) — Major Collector Roads (26-30 metres) — Minor Collector Roads (23-26 metres) ◇ Interchange ◇ Local Access ◇ Primary Gateway ◇ Secondary Gateway — Secondary Plan Area Boundary — 40(c) Plan Area Boundary | <ul style="list-style-type: none"> EMPLOYMENT: ■ Prestige Industrial ■ Hwy & Service Commercial ■ Neighbourhood Commercial ■ Service Commercial ■ Convenience Commercial ■ Specialty Office & Service Commercial ■ Office Centre RESIDENTIAL: ■ Upscale Executive Housing ■ Special Policy Area ■ Executive Residential ■ Low / Medium Density ■ Medium Density ■ Village Residential ■ Cluster / High Density ■ Churchville Heritage Conservation District |
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▨ Subject Lands

