



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 123-2006

To Adopt Amendment Number OP93- **262**

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-**262** 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 **24th** day of **APRIL** 2006.

~~Susan Fennell - Mayor~~
PAUL PALLESCHI - ACTING MAYOR

K. Zammit - Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE Apr 18 06

AMENDMENT NUMBER OP93- **262**
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93-**262**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the Primary Office Node designation at Regional Road 50 and Regional Road 107 to Office Node.
- Remove an “Existing or Former Waste Disposal” public utility designation from Schedule ‘F’ of the Official Plan.
- Establish site-specific design principles in the Secondary Plan for the subject property.
- Require a minimum amount of office space on the subject lands.
- Allow land uses permitted by the “Mixed Use Commercial/Industrial” and “Office Node” designations in the Secondary Plan to apply to the entirety of the subject lands, but prohibit automotive related uses, uses requiring outdoor storage, convenience commercial restaurants, and smaller stand alone retail uses in prominent areas.

2.0 Location:

The lands subject to this amendment are located in the area of the Bram East Secondary Plan bounded by Regional Road No. 107 to the south, Regional Road No. 50 to the east, The Gore Road to the west, and the northerly limit of Lot 4, Concession 10 N.D. to the north. The lands are bisected (north/south) by Clairville Creek. The lands are approximately 27.5 hectares (68.5 acres) in size with Clairville Creek and associated valley lands occupying approximately 1/3 of this area. The lands are described as Part of Lot 4, Concession 10, Northern Division in the City of Brampton, Regional Municipality of Peel.

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 replacing on Schedule "A", General Land Use Designations thereto, the "Primary Office Node" designation located at the Regional Road 50 and Regional Road 107 intersection with an "Office Node" designation, as shown on Schedule "A" to this amendment;
- (2) by deleting from Schedule "F" Public Utilities and Resources the "Existing or Former Waste Disposal Site" designation from the lands subject to this amendment, as shown on Schedule "B" to this amendment;
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 262.

3.2 The document known as the Bram East Secondary Plan (Chapter 41 of Part II of the City's Official Plan) is hereby amended:

- (1) By changing on Schedule SP41(a) thereto, the land use designations of the lands subject to this amendment from "Office Node" and "Mixed Commercial / Industrial" to "Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)," as shown on Schedule "C" to this amendment;
- (2) By adding to the legend on Schedule SP41(a) "Special Policy Area 8 (Office Node - Mixed Commercial / Industrial);"
- (3) by adding to Section 3.2 of the Bram East Secondary Plan, the following:

"Special Policy Area 8 (Office Node – Mixed Commercial / Industrial"

3.2.11 The lands shown outlined as "Special Policy Area 8" on Schedule SP41(a) shall be a Mixed Office / Commercial / Industrial centre with office and commercial uses prominently situated along Regional Road 107, and any industrial uses and automobile related commercial uses with outdoor storage located further back from Regional Road 107. This juxtaposition of uses facilitates prominent office and commercial development along Regional Road 107 that reflects the location of this site as a City "Gateway". The "Gateway" function of the site is emphasized with

buildings located close to the street edge and multi-storey buildings at the intersections of Regional Roads 107 and 50, and Regional Road 107 and The Gore Road.

The development of each portion of the lands on either side of the valley shall be such that mutual vehicle and pedestrian access is facilitated and the necessary agreements are put in place for the maintenance of common elements (such as parking areas, landscaped areas). The development and ongoing operation of these lands shall be conducive to the overall “gateway” location within which they are located.

Uses permitted on lands subject to ‘Special Policy Area 8’ are those permitted by both the “Mixed Commercial / Industrial” and “Office Node” designations, subject to policies to ensure a minimum amount of office space and intended design elements.

- 3.2.11.1 The zoning by-law shall provide for a minimum of 9,290 square metres of office space on lands designated Special Policy Area 8. Lands within close proximity to the intersections of The Gore Road and Regional Road 107, and the Regional Roads 107 and 50 shall not develop for commercial uses (other than offices and accessory uses) until the minimum amount of office space exists within Special Policy Area 8.

To promote the development of the key intersection locations for office and accessory uses, holding zones will limit the use of these locations to only offices (and uses accessory to offices) and such holding zones will be lifted only when the minimum amount of office space specified in this policy and the zoning by-law exists within Special Policy Area 8. The lifting of the holding zones will permit a broader range of commercial uses at the key intersection locations if the required minimum amount of office space exists elsewhere within Special Policy Area 8.

- 3.2.11.2 Automotive related uses (excluding a gas station), uses requiring outdoor storage or drive-through facilities, convenience restaurants, and stand alone retail uses less than 930sq.m. gross floor area shall not locate on prominent

areas on the site to the extent that they will undermine the presence of the office and accessory office uses.

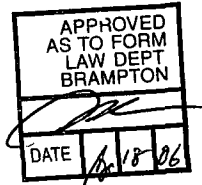
- 3.2.11.3 A motor vehicle body shop and a supermarket are not permitted.
- 3.2.11.4 Outdoor storage is permitted only in conjunction with a motor vehicle sales establishment, permitted warehouse uses and garden centre sales establishment.
- 3.2.11.5 The Zoning By-law shall have floor area restrictions for high traffic generating uses to respect the capacity of the surrounding arterial road network and provide for safe vehicular access to the site.
- 3.2.11.6 Pedestrian access to the site shall be close to planned transit stop locations and street intersections.
- 3.2.11.7 The urban design principles for Special Policy Area 8 are:
 - 3.2.11.7.1 Architectural enhancements and building articulation provided through, but not limited to, upscale materials, glazing, roofline variation, and corner features.
 - 3.2.11.7.2 Buildings situated close to the street edge along the Regional Road 107, Regional Road 50 and The Gore Road frontages.
 - 3.2.11.7.3 Taller buildings (two or more stories in height) located close to the intersections of Regional Roads 50 and 107, and Regional Roads 107 and The Gore Road.
 - 3.2.11.7.4 Buildings designed with techniques to give an appearance of an additional storey (i.e. entrance canopies, changes of materials, use of glazing) are encouraged.
 - 3.2.11.7.5 Building entrances should face the street to facilitate pedestrian access from public roads and enhance building articulation from public roads.
 - 3.2.11.7.6 Service/loading and outdoor storage areas should be screened from all streets and pedestrian pathways.

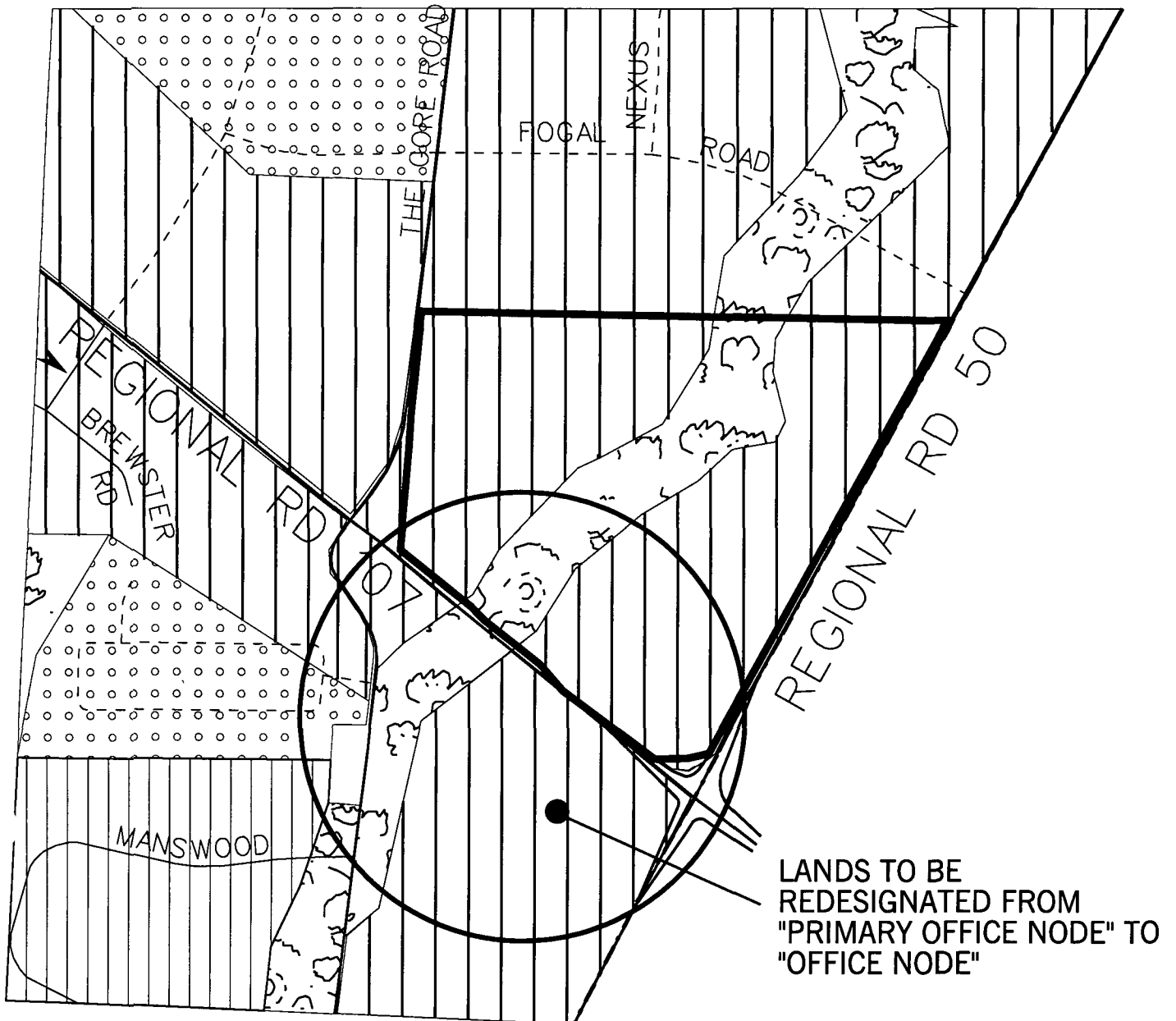


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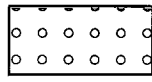




Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services



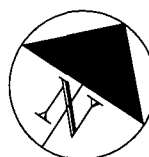


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **Subject Lands**
-  **Residential**
-  **Estate Residential**
-  **Business Industrial**
-  **Primary Office Node**
-  **Open Space**

OFFICIAL PLAN AMENDMENT OP93#. 262

Schedule A

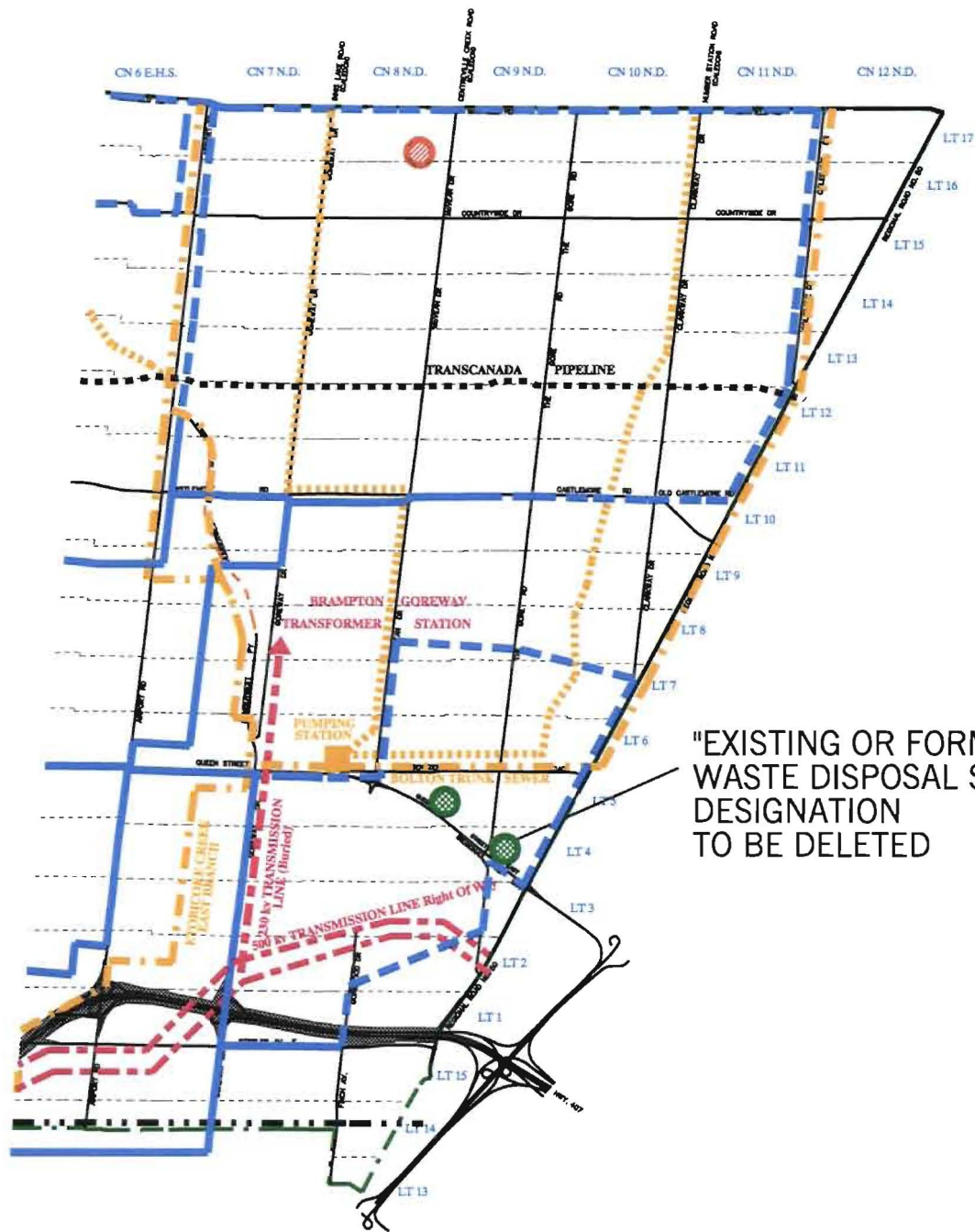


CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 01 05

Drawn by: MGW

File no. c10e42_A.dgn

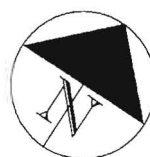


PUBLIC UTILITIES AND RESOURCES SCHEDULE 'F'

- MAJOR EXISTING SANITARY TRUNK SEWERS
- MAJOR POTENTIAL SANITARY TRUNK SEWERS
- MAJOR EXISTING WATERMAIN TRUNKS AND LOOPS
- MAJOR POTENTIAL WATERMAIN TRUNKS AND LOOPS
- HYDRO TRANSMISSION LINE
- FUTURE UTILITY CORRIDOR
- TRANSCANADA GAS PIPELINE
- LICENSED PITS AND QUARRIES
- SHALE RESOURCES
- EXISTING OR FORMER WASTE DISPOSAL SITE
- CONTAMINATED LANDS

(INFORMATION REGARDING EXISTING OR FORMER WASTE DISPOSAL SITES AND CONTAMINATED LANDS HAS BEEN COMPILED BASED ON INFORMATION FROM THE MINISTRY OF ENVIRONMENT AND ENERGY OR THE REGION OF PEEL. FOR FURTHER INFORMATION AND/OR CLARIFICATION REGARDING THE STATUS OF THESE SITES OR LANDS, YOU SHOULD CONTACT THE MINISTRY OF ENVIRONMENT AND ENERGY OR THE REGION OF PEEL DIRECTLY.)

OFFICIAL PLAN AMENDMENT OP93#. 262



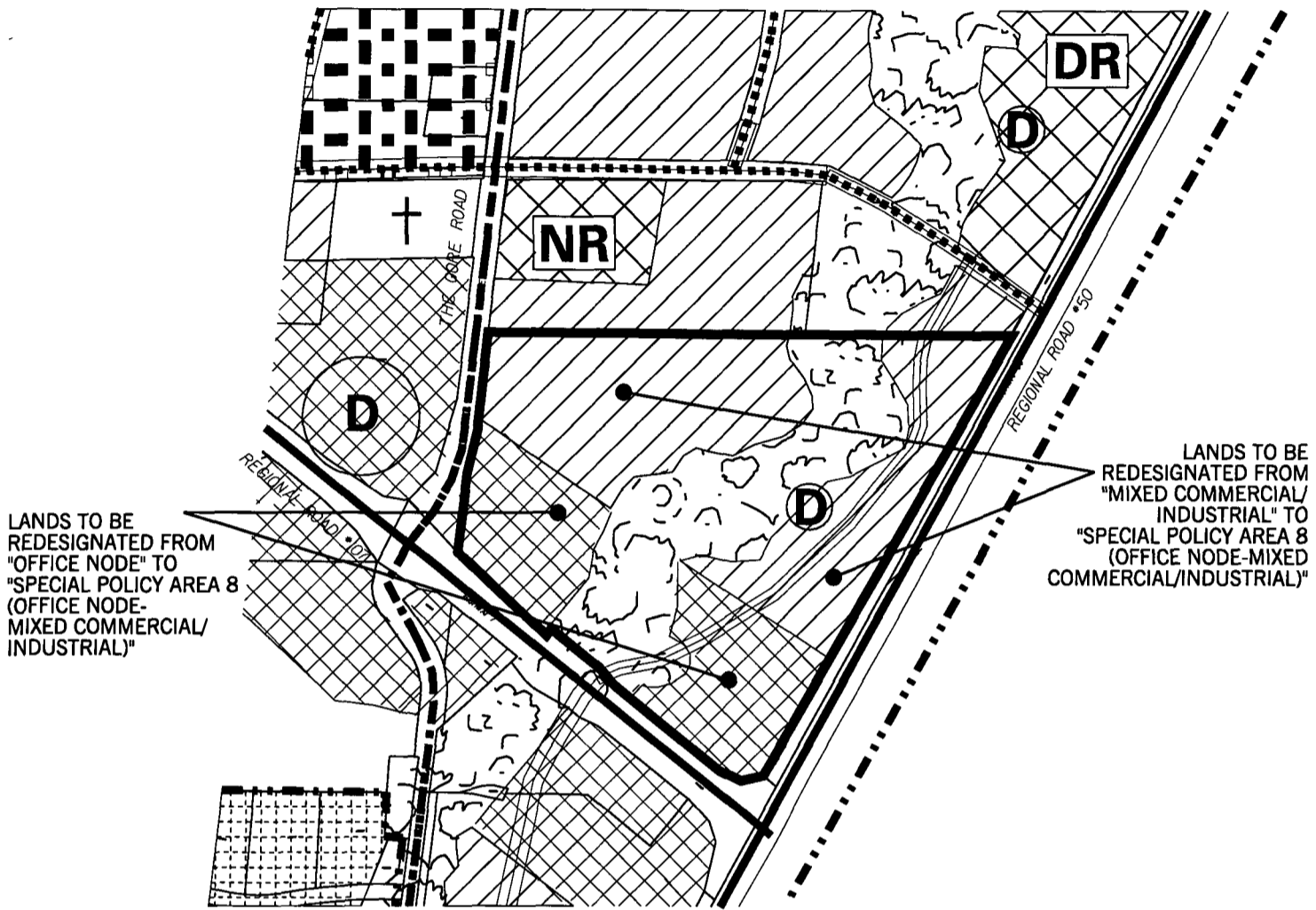
CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 01 09

Drawn by: MGV

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Schedule B

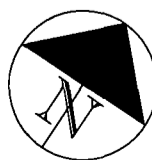


EXTRACT FROM SCHEDULE SP41(a) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:			Major Arterial
	Estate Residential		Minor Arterial
	Low Density		Collector Road
	Cluster / High Density		Local Road
EMPLOYMENT LANDS:		OPEN SPACE:	
	Office Node		Valleyland
	Mixed Commercial / Industrial		Storm Water Management Facility
	District Retail	INSTITUTIONAL:	
	Neighbourhood Retail		Place Of Worship
ROAD NETWORK			Secondary Plan Boundary
	Highway		Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)

OFFICIAL PLAN AMENDMENT OP93# 262

Schedule C



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 01 05

Drawn by: MGW

File no c10e42_C dgn

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 123-2006 being a by-law to adopt Official Plan Amendment OP93-262 and By-law 124-2006 to amend Zoning By-law 270-2004 as amended – WMF Morrissey Ltd. (File C10E4.2)

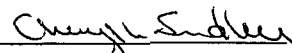
DECLARATION

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 123-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24th day of May, 2006, to adopt Amendment Number OP93-262 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 124-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24th day of May, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 123-2006 as required by section 17(23) and By-law 124-2006 as required by section 34(18) of the *Planning Act* was given on the 9th day of May, 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. OP93-262 is deemed to have come into effect on the 30th day of May, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 124-2006 is deemed to have come into effect on the 24th day of April, 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)
5th day of June, 2006)


A Commissioner, et Cheryl L. Fanley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 10, 2003.

