



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 176-2001

To Adopt Amendment Number OP93- 161
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- 161 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 25th day of June 2001.

~~SUSAN FENNEL~~ MAYOR
DICK METZAK ACTING MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u> </u>

Approved as to Content:

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

AMENDMENT NUMBER OP93- 161
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

- ❖ to permit a Retail Warehouse as a permitted use within the Business designation;
- ❖ to permit Outside Storage, and the Repair, Rental and Storage of Heavy Equipment as permitted uses within the Mixed Industrial/Commercial designation;
- ❖ to amend the road network; and,
- ❖ to extend the Mixed Industrial / Commercial designation, located on the south side of the amended east – west collector road, slightly to the east.

2.0 Location:

The lands subject to this amendment are located on the north and west sides Regional Road #107 (Queen Street East) and Humberwest Parkway. The property has frontages on the southerly terminus of the Sun Pac Boulevard temporary turning circle and along the west side of Humberwest Parkway, and are located in part of Lot 6, 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 OP93-161.

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 changing the land use designation of the lands shown outlined on Schedule "A" to this amendment from "Highway and Service

(2) by changing the alignment of the proposed north-south and east west "PROPOSED MINOR COLLECTOR ROADS" from the alignments shown on Schedules SP37(A) and SP37(B) to the alignment now shown on Schedules "A" and "B" to this amendment;

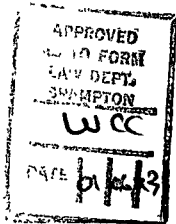
(3) by adding after section 3.2.7, the following:

"3.2.8 Notwithstanding the permissions listed in Section 3.2.1, the lands designated "Business" and which abut both Humberwest Parkway and the future extension of Sun Pac Boulevard, may include a Retail Warehouse having a minimum gross floor area of 465 square metres."

(4) by adding after section 3.4.8, the following:

"3.4.9 Notwithstanding the permissions listed in Section 3.4.2, lands located north of Regional Road 107 and east of the CNR rail spur line, which are designated "Mixed Industrial/Commercial" and which abuts the "Prestige Industrial" designation, may include Outside Storage, and the Repair, Rental and Storage of Heavy Equipment as permitted uses, subject to appropriate screening measures."

Approved as to Content:

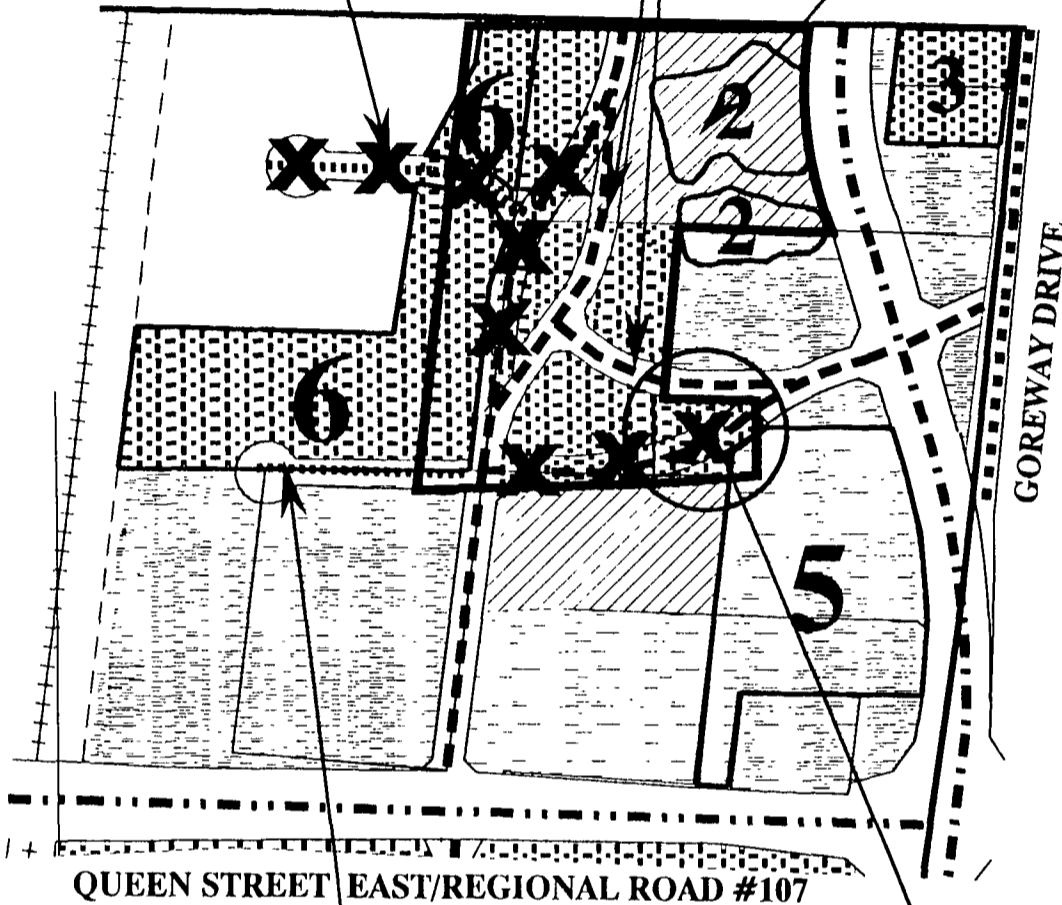


John B. Corbett
John B. Corbett, MCIP, RPP
Director of Development Services

"PROPOSED LOCAL ROAD" TO BE DELETED

NEW ALIGNMENT OF "PROPOSED MINOR COLLECTOR ROAD"

LANDS SUBJECT TO THIS AMENDMENT



GOREWAY DRIVE

QUEEN STREET EAST/REGIONAL ROAD #107

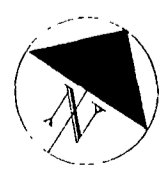
"PROPOSED LOCAL ROAD" TO BE ADDED

LANDS TO BE REDESIGNATED FROM "HIGHWAY & SERVICE COMMERCIAL" AND "BUSINESS" TO "MIXED INDUSTRIAL/COMMERCIAL"

EXTRACT FROM SCHEDULE SP37(A) OF THE DOCUMENT KNOWN AS THE AIRPORT ROAD/HIGHWAY #7 BUSINESS CENTRE SECONDARY PLAN

	Provincial Highway (Highway No. 7)		Business
	Major Arterial		Mixed Industrial / Commercial
	Major Collector Arterial Roads		Highway & Service Commercial
	Proposed Minor Collector Roads		Special Policy Area No.2
	Proposed Local Roads		Special Policy Area No.5
	Prestige Industrial		Special Policy Area No.6
			Secondary Plan Area Boundary

OFFICIAL PLAN AMENDMENT OP93 #. 161



CITY OF BRAMPTON
Planning and Building

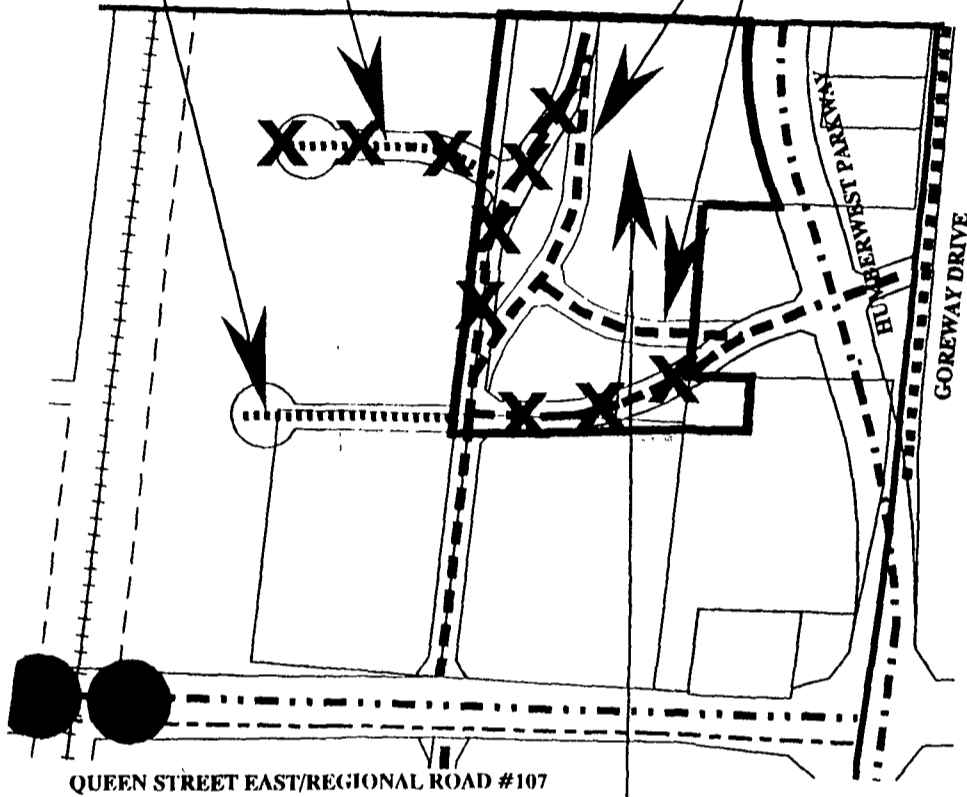
Date 2001 05 15 Drawn by CJK
File no C7E6.16 Map no 49 49K

Schedule A

**"PROPOSED LOCAL ROAD"
TO BE ADDED**

**"PROPOSED LOCAL ROAD"
TO BE DELETED**

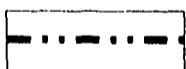


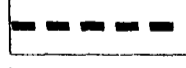
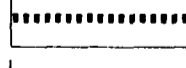
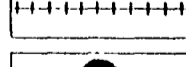


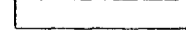
**NEW ALIGNMENT OF "PROPOSED
MINOR COLLECTOR ROAD"**



QUEEN STREET EAST/REGIONAL ROAD #107

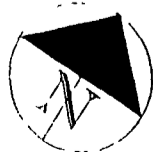
LANDS SUBJECT TO THIS AMENDMENT

EXTRACT FROM SCHEDULE SP37(B) OF THE DOCUMENT KNOWN AS THE AIRPORT ROAD/HIGHWAY 7 BUSINESS CENTRE SECONDARY PLAN

-  **Provincial Highway
(Highway No. 7)**
-  **Major Arterial**
-  **Major Collector Arterial Roads**
-  **Proposed Minor Collector Roads**
-  **Proposed Local Roads**
-  **Railway**
-  **Proposed Grade Separation**
-  **Bicycle Path**
-  **Secondary Plan
Area Boundary**

OFFICIAL PLAN AMENDMENT OP93 #. 161

Schedule B



CITY OF BRAMPTON
Planning and Building

Date: 2001 05 15

Drawn by: CJK

File no C7E6.16

Map no 49 491