



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 277-2007

To Adopt Amendment Number OP93- **285**
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-**285** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

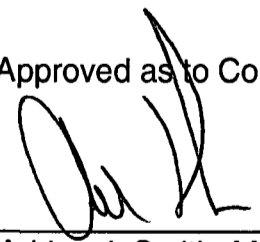
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 12 day of September 2007.

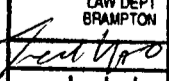

SUSAN FENNELL - MAYOR


KATHRYN ZAMMIT - CLERK

Peter Foy, Deputy City Clerk

Approved as to Content:


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

APPROVED AS TO FORM LAW DEPT BRAMPTON	
	
DATE	Aug 27/07

AMENDMENT NUMBER OP93-**285**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add site-specific policies for the lands located at the south-east corner of Kennedy Road South and Steeles Avenue East and designated "Mixed Commercial - Light Industrial" in the Steeles Industrial Secondary Plan Area 25.

2.0 Location:

The lands subject to this amendment are located at the south-east corner of Kennedy Road South and Steeles Avenue East. The subject lands have an approximate area of 7.30 hectares (18.05 acres). The subject lands are located in Part of Lot 15, Concession 2, Southern 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 25: Steeles Industrial as set out in Part II: Secondary Plans, Amendment Number OP93-**285**.

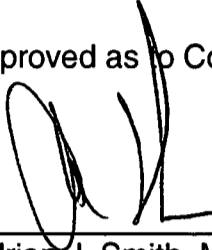
3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Steeles Industrial Secondary Plan being Chapter 25 (a) of Part IV - Secondary Plans, as amended) are hereby further amended:

- (1) by adding after section 5.2.11, the following:

"5.2.12 The lands designated "Mixed Commercial – Light Industrial" located at the south-east corner of Kennedy Road South and Steeles Avenue East having an area of approximately 7.30 hectares (18.05 acres) shall permit a pharmacy use and offices for medical, dental and drugless practitioners. A maximum gross floor area of 929 square metres is

permitted for offices for medical, dental and drugless practitioners. A minimum gross floor area of 372 square metres is permitted for an individual retail warehouse use. A maximum aggregate gross floor area of 2,050 square metres is permitted to be occupied by individual retail warehouse units with a minimum gross floor area of 372 square metres.”

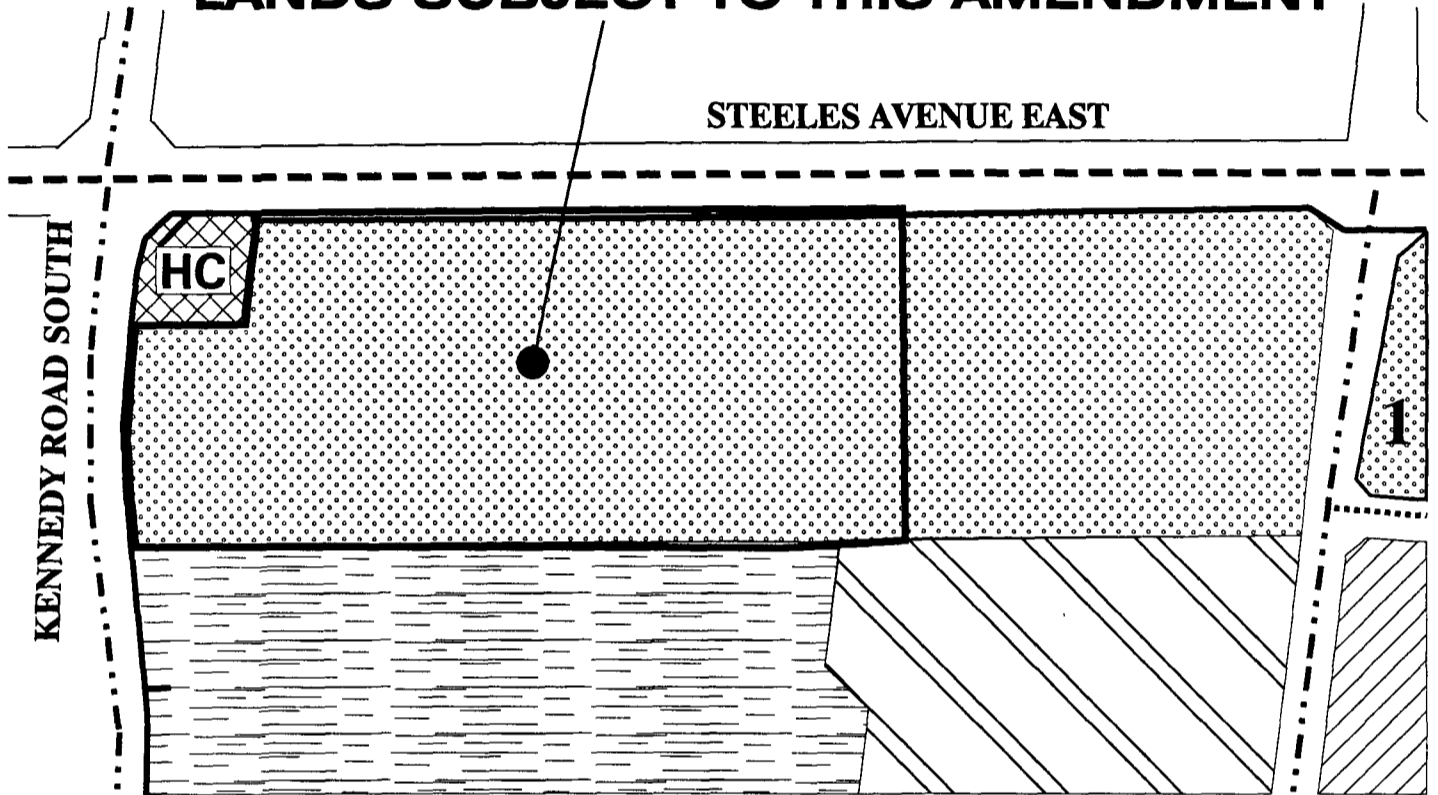
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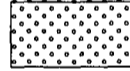
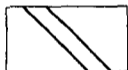
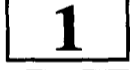

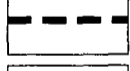

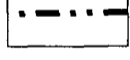
Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services

T02E15.009 OPA

LANDS SUBJECT TO THIS AMENDMENT



EXTRACT FROM SCHEDULE SP25(A) OF THE DOCUMENT KNOWN AS THE STEELES INDUSTRIAL SECONDARY PLAN

- | | | | |
|------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
|  | General Industrial |  | Mixed Commercial-Light Industrial |
|  | Light Industrial |  | Special Policy Area Number 1 |
|  | Institutional |  | Major Arterial |
|  | Highway Commercial |  | Minor Arterial |

OFFICIAL PLAN AMENDMENT OP93 #. 285

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date. 2007 07 04

Drawn by: CJK

File no. T02E15.0090PAA

Map no. 77-21

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 277-2007 being a by-law
to adopt Official Plan Amendment OP93-285 and By-law 278-2007, to amend
Zoning-By-law 270-2004, as amended - Macaulay Shiomi Howson Ltd. -
First Gulf Business Park Inc. (File T02E15.009)

DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, 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 277-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on September 12, 2007, to adopt Amendment Number OP93-285 to the 1993 Official Plan;
3. By-law 278-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on September 12, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 277-2007 as required by section 17(23) and By-law 278-2007 as required by section 34(18) of the *Planning Act* was given on the September 25, 2007, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-285 is deemed to have come into effect on the October 16, 2007, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 278-2007 is deemed to have come into effect on September 12, 2007, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

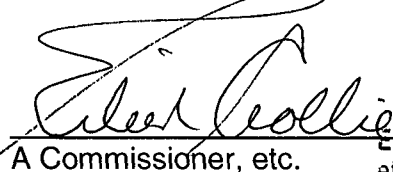
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
24th day of October 2007

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Peter Fay



A Commissioner, etc.

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