



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

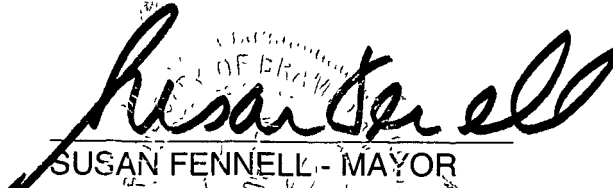
Number 324-2007

To adopt Amendment Number OP93- 287
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- 287 to the 1993 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 10 day of October 2007.


SUSAN FENNELL - MAYOR


KATHRYN ZAMMIT - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<u>3240</u>
DATE <u>Oct 2/07</u>

AMENDMENT NUMBER OPA 93- **287**
TO THE 1993 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Bramalea West Industrial Secondary Plan to create a site-specific policy for 60 West Drive which will permit independent office use on this site provided it is only on the second floor of the building and limited to a gross floor area of 1858 sq. m (20, 000 sq. ft).

An independent office use on this site can be permitted because of the special circumstance of existing office space on this site and because it will not interfere with the goals, function or viability of the City of Brampton Central Area identified in the Official Plan nor set a precedent for further expansion of independent office uses within the Bramalea West Industrial Secondary Plan Area or other industrial areas of the City.

2.0 Location

The lands subject to this amendment are situated on the west side of West Drive approximately 210 metres south of Clark Boulevard and are municipally known as 60 West Drive. The lands have a frontage of approximately 92.6m (304ft) on West Drive, an area of. 1.5 hectares (3.7 acres) and are located in Part of Lot 4, Concession 3 EHS, in the City of Brampton.

3.0 Amendment 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 19, Bramalea West Industrial Secondary Plan, as set out in Part II : Secondary Plans, Amendment Number OP 93- **287**

3.2 The portion of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as it relates to the Bramalea West Industrial Area Secondary Plan (being Chapter C34 of Section C of Part C and Plate 12) is hereby further amended:

3.2.1 by changing on Plate 12 thereto the land use designation of the lands subject to this amendment from "Industrial" to "Industrial-Special Policy Area 1" as shown on Schedule 'A' to this amendment; and

3.2.2 by adding the following section thereto:

"2.6.12 Special Policy Area 1

Lands within the "Industrial" designation located approximately 210 metres south of Clark Boulevard on the west side of West Drive having an area of 1.5 hectares (3.7 acres) and municipally known as 60 West Drive may be used for office uses not associated with the permitted industrial uses on the site, provided:

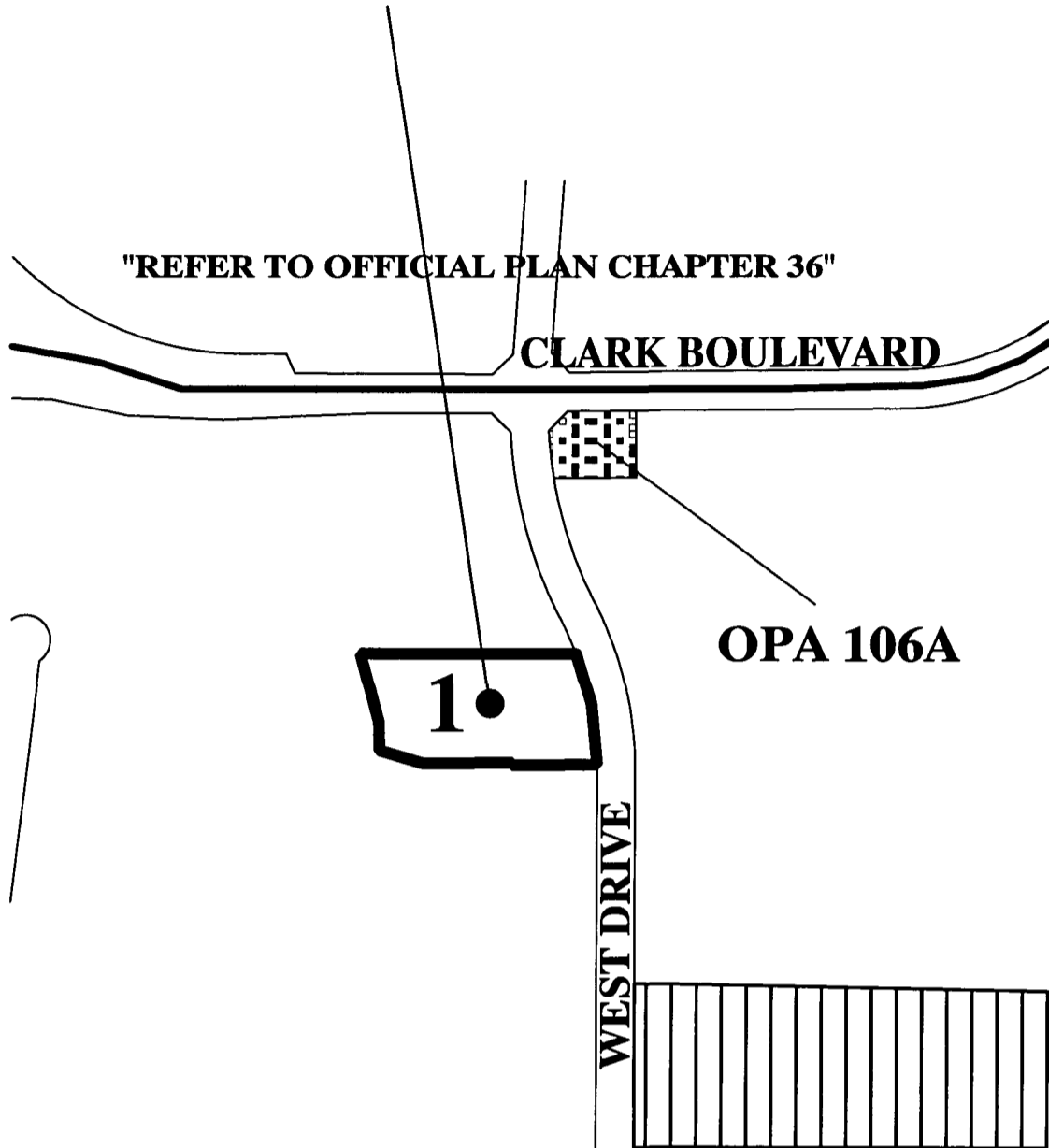
- (i) the office use shall only be on the second floor of the building;
- (ii) the gross floor area of the office use shall be limited to 1858 sq. m (20, 000 sq. ft).
- (iii) medical offices or offices for drugless practitioners shall not be permitted."

Approved as to Content:

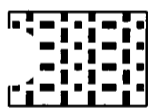


Adrian J. Smith, MCIP, RPP
Director, Planning and Land Development Services

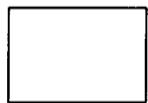
"SPECIAL POLICY AREA 1" TO BE ADDED



EXTRACT OF SECONDARY PLANNING AREA 19, FROM THE DOCUMENT ALSO KNOWN AS THE BRAMALEA WEST INDUSTRIAL SECONDARY PLAN



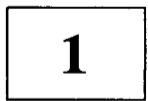
HIGHWAY COMMERCIAL



INDUSTRIAL - LAND USE



BUSINESS INDUSTRIAL



SPECIAL POLICY AREA 1

OFFICIAL PLAN AMENDMENT OP93 #. 287

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date. 2007 09 26

Drawn by. CJK

File no. OPAA

Map no. 62-55

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 324-2007 being a by-law to adopt Official Plan Amendment OP93-287 and By-law 325-2007 to amend Zoning-By-law 270-2004 as amended - John D Rogers & Associates Inc - Nacan Products Limited - File C03E04.001

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 324-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on October 10, 2007, to adopt Amendment Number OP93-287 to the 1993 Official Plan;
3. By-law 325-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on October 10, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 324-2007 as required by section 17(23) and By-law 325-2007 as required by section 34(18) of the *Planning Act* was given on October 24, 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. OP93-287 is deemed to have come into effect on November 14, 2007, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 325-2007 is deemed to have come into effect on October 10, 2007, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

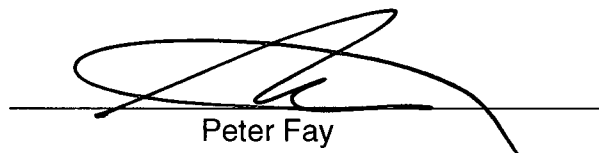
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
14th day of November, 2007.)



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.



Peter Fay