



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 356-2006

To adopt Amendment Number OP93-274
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 OP93-274 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 11th day of October 2006.

~~SUSAN FENNEL - MAYOR~~
G MANNING - ACTING MAYOR.


K. ZAMMIT - CITY CLERK

Approved as to Content:

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

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u>22/06/06</u>

AMENDMENT NUMBER 93-~~274~~
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- 1) change the land use designation for a portion of the subject site to Mixed Commercial – Light Industrial.
- 2) add site-specific policies for uses and development principles

The amendment would permit the development of a mix of commercial and light industrial uses as part of a business and retail centre.

2.0 Location:

The lands subject to this amendment are located on the north side of Steeles Avenue between Kennedy Road and Rutherford Road. The lands represent approximately 7.7 hectares of a 24.6 hectare site and are described as Part of Lots 1&2, Concession 2, E.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- 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 18: Brampton East Industrial Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-~~274~~.

- 3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C and Plates 9 and 58) are hereby further amended:

- (1) by changing on Plate 9 the lands from “Industrial” to “Mixed Commercial – Light Industrial” as outlined on Schedule ‘A’ to this amendment.
- (2) by adding to Section B.2.0, subsection B.2.5 (Brampton East Planning District the following:

“10.0 Mixed Commercial – Light Industrial

10.1 Lands designated Mixed Commercial - Light Industrial are intended to accommodate a range of commercial, industrial and non-industrial uses in cohesive development format. The zoning by-law shall direct commercial and non-industrial uses to primarily locate along the Steeles Avenue and Kennedy Road frontages, with the industrial uses located in the interior and along Rutherford Road.

10.2 The industrial uses permitted in the Mixed Commercial - Light Industrial land use designation shall principally include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour and noise and be wholly contained indoors. Permitted Industrial uses may include:

- (i) light manufacturing;
- (ii) assembling;
- (iii) warehousing and distribution of goods and products;
- (iv) repair and service operations contained wholly indoors, but excluding vehicle body shops.

10.3 The commercial uses permitted in the Mixed Commercial - Light Industrial land use designation may include retail establishments, service use, commercial recreation uses, community services, commercial and technical schools, restaurants and hotels and motels, and general commercial uses intended to serve the local area and the travelling public. The commercial uses shall exclude motor vehicle repair and body shops.

10.4 In order to protect the function of the Central Area as set out in the policies of the Official Plan, the following limitations shall apply:

- i) The zoning by-law shall set out a limit on the gross floor area for stand-alone office uses and shall not permit offices for doctors, dentists and drugless practitioners.
- ii) The zoning by-law shall set out a minimum floor area for a retail establishment.

10.5 Development Standards/Design Principles
Development of the lands shall occur on the basis of approved design guidelines for the area, with the intent to establish a cohesive, high quality development. The guidelines shall include the following principles:

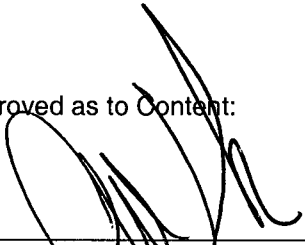
- i) Development will be of high quality in terms of materials, building design, landscaping and site layout
- ii) Buildings and landscaping shall be used to define the street edge. Buildings shall be brought close to the street and are encouraged to have an active facade along the street line.
- iii) A formal gateway shall be established at the Resolution Drive and Steeles Avenue intersection, that incorporates the stormwater management ponds into the design.
- iv) A significant gateway feature shall be established at the north-east corner of Kennedy Road and Steeles Avenue East.
- v) The architectural treatment of development abutting Steeles Avenue East, shall be of a higher order, reflecting the high profile, or landmark, quality of these locations. Vehicular parking shall be screened from these roadways, the facades of any buildings shall have a finished office-like appearance, with roof treatments which screen rooftop mechanical units.
- vi) Site design and building layout shall incorporate an integrated pedestrian network.
- vii) The corners of Kennedy Road and Rutherford Road and Steeles Avenues and shall be addressed through landscaping (including stormwater management pond) and building design and massing that addresses the corner.

- Buildings are encouraged to be of multiple stories at these locations, or increased massing.
- viii) The visual impact of drive-through facilities shall be minimized through appropriate siting and landscape screening.
 - ix) Loading and service areas are to be screened from views from the street.
 - x) Outside storage shall only be permitted for industrial uses and shall be screened from view to the streets through site design, including building location and landscaping.

10.5.1 Urban design guidelines, for the Mixed Commercial – Light Industrial development shall be approved by the City prior to the issuance of site plan approvals.

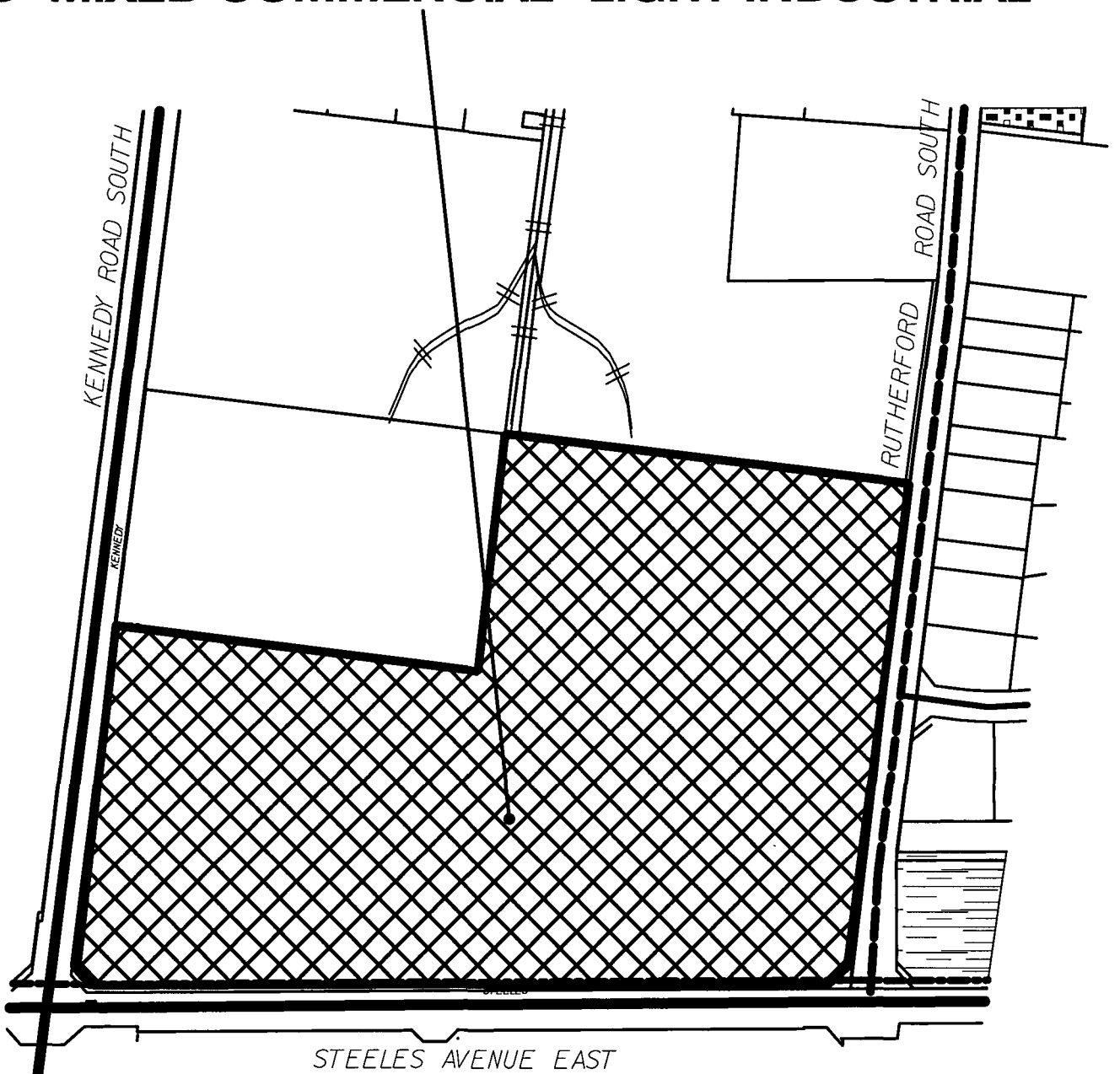
10.5.2 Retail and commercial establishments in the form of a shopping centre (i.e., planned and developed as a unit) shall not be permitted.”

Approved as to Content:

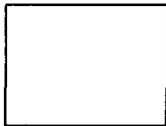

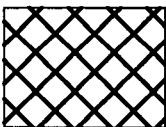





Adrian J. Smith, M.C.I.P., R.P.P
Director, Planning and Land Development
Services

LANDS TO BE REDESIGNATED FROM "INDUSTRIAL" TO "MIXED COMMERCIAL -LIGHT INDUSTRIAL"



EXTRACT FROM SCHEDULE SP 18 OF THE DOCUMENT KNOWN AS THE BRAMPTON EAST INDUSTRIAL SECONDARY PLAN

-  **INDUSTRIAL**
-  **COMMERCIAL USE AREA**
-  **MIXED COMMERCIAL - LIGHT INDUSTRIAL**
-  **MAJOR ARTERIAL ROAD**
-  **MINOR ARTERIAL ROAD**
-  **COLLECTOR ROAD**

OFFICIAL PLAN AMENDMENT OP93 #. 274

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 10 02

Drawn by CJK

File no C2E1.19opaa

Map no. 61-73

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 356-2006 being a by-law to adopt Official Plan Amendment OP93-274 and By-law 357-2006 to amend Zoning By-law 270-2004 as amended - Morguard Investments Limited (File C2E1.19)

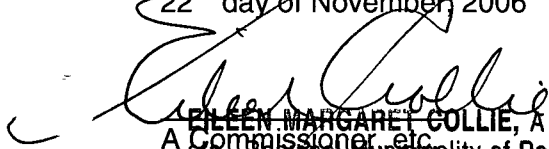
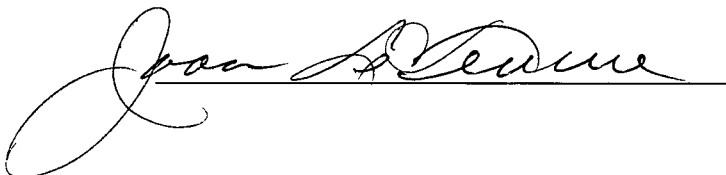
DECLARATION

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 356-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of October, 2006, to adopt Amendment Number OP93-274 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 357-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 356-2006 as required by section 17(23) and By-law 357-2006 as required by section 34(18) of the *Planning Act* was given on the 23rd day of October, 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. OP93-274 is deemed to have come into effect on the 14th day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 357-2006 is deemed to have come into effect on the 11th day of October, 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)
22nd day of November, 2006)



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