



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

To Adopt Amendment Number OP2006-_____
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 OP2006-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 8th day of December, 2021.

Approved as to
form.

2021/11/29

Steven D.S. Ross
LL.B

Patrick Brown, Mayor

Approved as to
content.

2021/11/16

[RJB]

Peter Fay, City Clerk

(Airport Intermodal Secondary Plan Area 4)

SECONDARY PLAN AREA 4
AIRPORT INTERMODAL

AMENDMENT NUMBER 2006-_____

To the Official Plan of the City of Brampton Planning Area (Chapter 4)

1.0 PURPOSE

The purpose of this Amendment is to delete a number of Secondary Plans from Part Two of the 2006 Official Plan and replace them with a new Secondary Plan that applies to the largest employment area of the City of Brampton. The Airport Intermodal Secondary Plan applies to lands that were previously the subject of the following Secondary Plans:

1. Bramalea North Industrial, Area 13,
2. Gore Industrial North, Area 14
3. Bramalea South Industrial, Area 22
4. Gore Industrial South, Area 23
5. Parkway Belt Industrial, Area 32
6. Airport Rd./Hwy 7 Business Centre, Area 37
7. A small portion of Hwy 410 and Steeles, Area 5.

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has over 25 designated Secondary Plans, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible and updated the schedule.

2.0 LOCATION

The lands subject to this amendment are generally bounded by North Park Drive and Cottrelle Boulevard to the north, the municipal boundary to the south, Finch Avenue, Goreway Drive and Humberwest Parkway to the east, Torbram Road and Melanie Drive to the west.

This amendment applies to the lands that were previously the subject of the following Secondary Plans:

- Bramalea North Industrial, Area 13,
- Gore Industrial North, Area 14
- Bramalea South Industrial, Area 22
- Gore Industrial South, Area 23
- Parkway Belt Industrial, Area 32
- Airport Rd./Hwy 7 Business Centre, Area 37
- A small portion of Hwy 410 and Steeles, Area 5.

3.0 AMENDMENT AND POLICIES

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

(1) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:

- i. Bramalea North Industrial, Area 13,
- ii. Gore Industrial North, Area 14,
- iii. Bramalea South Industrial, Area 22,
- iv. Gore Industrial South, Area 23,
- v. Parkway Belt Industrial, Area 32,
- vi. Airport Rd./Hwy 7 Business Centre, Area 37.

(2) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 13, Secondary Plan Area 14, Secondary Plan Area 22, Secondary Plan Area 23, Secondary Plan Area 32, and Secondary Plan Area 37 in their entirety, and replacing them with the Highway Intermodal Secondary Plan Area 4, and removing a small portion from Secondary Plan Area 5, located north of Highway 407, west of Torbram Road, and adding it to the new Highway Intermodal Secondary Plan Area 4, as shown on Schedule 'A' to this amendment;

(3) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 4", Schedule 'B' to this amendment;

(4) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 4:

"Chapter 4: **THE AIRPORT INTERMODAL SECONDARY PLAN**

Planning Context

The lands subject to the policies contained in the Airport Intermodal Secondary Plan Area 4 are generally bounded by North Park Drive and Cottrelle Boulevard to the north, the municipal boundary to the south, Finch Avenue, Goreway Drive and Humberwest Parkway to the east, Torbram Road to the west, and including some properties with frontage along Melanie Drive as shown on Schedule 4.

Development Concept

This Secondary Plan provides a land use framework for this large employment area of the City that is complimented by a variety of commercial uses. The following land use designations are contained within the Airport Intermodal Secondary Plan Area:

- General Employment 1
- General Employment 2
- Prestige Employment
- Office Centre
- Mixed Employment Commercial
- District Retail
- Highway and Service Commercial
- Service Commercial
- Highway Commercial

- Convenience Retail
- Secondary School
- Place of Worship
- Utility
- Natural Heritage System
- Flood Plain
- Cemeteries
- Special Site Areas
- Parkway Belt West Plan

Land Use Designations and Permissions

1. Employment

1.1 General Employment 1

1.1.1 Uses permitted on lands designated General Employment 1 on Schedule 4 shall include:

- a. A broad range of industrial uses including but not limited to:
 - i.) warehousing and storage of goods;
 - ii.) manufacturing;
 - iii.) processing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
 - v.) outdoor storage areas, only as accessory to an industrial use, and which shall be screened from public view.
- b. Ancillary uses directly associated with the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

1.2 General Employment 2

1.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 4 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations;
- v.) business and administrative office buildings; and,
- vi.) public uses and works.

1.3 Mixed Employment Commercial

1.3.1 Lands designated Mixed Employment Commercial on Schedule 4 shall be used for non-obnoxious industrial uses, activities that combine industrial and commercial purposes, and specialized or space-extensive commercial purposes.

1.3.2 The uses permitted within this designation include:

- i.) manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- ii.) retail warehousing (and other space-extensive retailing) limited to those which are not engaged in the selling of food
- iii.) home furnishings, garden centres and home improvement retail warehouses;
- iv.) recreation facilities or structures;
- v.) community clubs;
- vi.) automobile sales dealerships/establishments;
- vii.) public or utility uses;
- viii.) service shops; and,
- ix.) banquet halls.

1.3.3 Outdoor display areas shall not be permitted in front yards or abutting arterial roads or a highway right-of-way.

1.4 Prestige Employment

1.4.1 Uses permitted on lands designated Prestige Industrial on Schedule 4 shall include:

- i.) research and development facilities, warehousing, manufacturing, processing, assembly, packaging, repairing and fabricating provided that such uses operate within an enclosed building and have no outside storage;
- ii.) offices ancillary to an industrial use;
- iii.) business, administrative and government office buildings;
- iv.) product showroom and display facilities;
- v.) one restaurant per industrial mall;
- vi.) ancillary retail and service uses;
- vii.) hotels, motels and banquet halls;
- viii.) recreation facilities or structures;
- ix.) day nurseries.

1.4.2 Outside storage is not permitted in the Prestige Employment designation, except for lands which are zoned for industrial uses and directly abut the Canadian National Railway right-of-way, north of Queen Street East, and for the properties municipally known as 7900 Airport Road, 750 and 850 Intermodal Drive, where appropriate outside storage screening shall be provided.

1.5 Office Centre

1.5.1 The Office Centre designations shown on Schedule 4 are intended to be symbolic. Their extent and location may be interpreted flexibly in accordance with the other policies and intent of this plan. Areas located within the Office Centre are intended to be designed in a manner that presents a highly visible prestige image.

1.5.2 In addition to uses permitted in the underlying Service Commercial or Prestige Employment designation, uses permitted on lands designated Office Centre on Schedule 4 shall also include:

- i.) business, professional and administrative office buildings;
- ii.) hotels and motels;
- iii.) ancillary convenience and retail establishments, personal service shops, restaurants, financial institutions, recreational, institutional, and business support activities provided that the floor area devoted to these uses does not exceed 15 percent of the total gross floor area of the principal permitted use.

1.5.3 The following uses shall be prohibited within lands designated Office Centre:

- i.) motor vehicle body shop, repair shops and sales; and
- ii.) the development or expansion of service stations or gas bars.

2. Commercial

2.1 District Retail

2.2.1 Uses permitted on lands designated District Retail on Schedule 4 shall permit the range of uses and be developed in accordance with the District Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

2.2 Convenience Retail

2.2.1 Lands designated Convenience Retail on Schedule 4 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.3 Service Commercial

2.3.1 Lands designated Service Commercial on Schedule 4 shall be used predominantly for service commercial purposes such as small-scale retail and convenience stores, service uses, restaurants, recreation facilities, hotels, banquet halls, small offices and financial institutions.

2.4 Highway Commercial

2.4.1 Lands designated Highway Commercial on Schedule 4 shall be used for those purposes that are primarily oriented to the traveling public, such as service stations and related activities including gas bars and motor vehicle washing establishments, and convenience commercial uses.

2.5 Highway and Service Commercial

2.5.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 4 may include:

- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- ii.) home furnishing, garden centres and home improvement retail warehouse;
- iii.) automobile service stations, gas bars, repair facilities, sales and leasing establishments, and associated uses;
- iv.) restaurants;
- iv.) convenience stores;
- iv.) personal service shops;
- v.) recreation facilities and community clubs;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments; and
- ix.) hotels/motels and banquet halls.

3. Natural Heritage System

3.1. Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

3.2. The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors;
- ii.) Woodlands;
- iii.) Wetlands;
- iv.) Storm Water Management Ponds;
- v.) Environmentally Sensitive/Significant areas;
- vi.) Areas of Natural and Scientific Interest (ANSI);
- vii.) Fish and Wildlife Habitat, and;
- vii.) Greenbelt Plan Natural System.

3.3 Flood Plain

3.3.1 Portions of the Secondary Plan are located within TRCA's Regulated Area of the Humber River and Mimico River Watersheds. Properties within the vicinity of these valley corridors are within the Regional Storm flood plain and spill areas of these watersheds.

- 3.3.2 Lands identified as Flood Plain are required to conform to all Flood Plain policies of the Official Plan.
- 3.3.3 All lands identified as Flood Plain will be reviewed by the City in consultation with the TRCA.
- 3.3.4 Flood Plains are based on the most current information available to date, and are subject to change.

4. Cemeteries

- 4.1 Cemeteries shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.
- 4.2 Cemeteries will also be subject to the Institutional and Public Uses policies of Section 4.9.13 of the Official Plan.

5. Utility

- 5.1 Lands designated Utility shall be used for electric transmission lines and other utilities, and shall be subject to the Infrastructure and Utilities policies of Section 4.8 of the Official Plan and the policies of the Parkway Belt West Plan, 1978.

6. Institutional

- 6.1 Lands designated Institutional on Schedule 4 includes Schools, Places of Worship and Fire Stations, and shall be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.
- 6.2 Places of Worship shall also be developed in accordance with Sections 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

7. Parkway Belt West Plan

- 7.1 The lands shown with a Parkway Belt West Plan overlay shall be subject to section 5 of the Parkway Belt West Plan (PBWP), 1978.
- 7.2 The Parkway Belt West Plan (PBWP) primarily reserves and protects land needed for large-scale infrastructure and open space corridors. Lands no longer required for these uses may be removed from the Parkway Belt West Plan through site-specific amendments to the Plan. Once the PBWP is amended, the land use designations shown on Schedule 4 will come into force and effect, without further amendment to the Secondary Plan.

8. Special Site Areas

The following area and/or site-specific policies apply to the lands identified on Schedule 4 with the corresponding section number reference.

- 8.1 The proposed collector road within **Special Site Area 1** located at the south west corner of Goreway Drive and Auction Lane, will not be required while the subject lands are being used for outdoor storage or motor vehicles. However, should the lands be developed for an alternative industrial use, other than for the outdoor storage or motor vehicles, and if traffic impact studies determine that the proposed collector road will be required to serve this development or adjacent developments, the City will require the owner to gratuitously convey the necessary road right-of-way to the City, and to construct this portion of the collector road to full municipal standards to the satisfaction of the City.
- 8.2 **Special Site Area 2** located at 30 Intermodal Drive, may be used for a personal service shop use in conjunction with other permitted industrial uses, subject to a maximum gross floor area set out in the zoning by-law.
- 8.3 **Special Site Area 3** applies to those lands designated General Employment 2 on Schedule 4 which are situated at the southeast corner of Clark Boulevard and Summerlea Road. Notwithstanding the General Employment 2

designation of these lands, commercial uses are permitted, but shall not exist concurrently with General Employment 2 uses.

- 8.4 The lands situated at the southwest corner of Airport Road and Coventry Drive within **Special Site Area 4** shall permit a motel containing a dining room restaurant and an office, or, industrial purposes in accordance with the General Employment 2 policies of this plan, but not both.
- 8.5 In addition to employment uses, **Special Site Area 5** shall permit a cemetery, a crematorium and a funeral visitation centre. The interment of human remains on the property is prohibited.
- 8.6 In addition to General Employment 1 uses, **Special Site Area 6** shall permit a place of worship in accordance with the following principles:
- i) The design of the Place of Worship shall be integrated into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses. The size, height, massing, scale and architecture of the building shall be compatible with the character of adjacent uses;
 - ii) Sensitive accessory land uses (including day care centres and religious schools) are prohibited. One residential unit with up to four guest rooms will be permitted.
 - iii) Off-site parking shall be permitted to ensure adequate parking is provided for the place of worship as required by the Zoning By-law.
 - iv) If off-site parking is to be provided for a place of worship, the off-site parking shall also be located within Special Site Area 6.
 - v) While a place of worship operates at 135 Sun Pac Boulevard, 115 Sun Pac Boulevard shall not be developed in a manner that will have the effect of reducing the number of parking spaces on the property that would result in the place of worship at 135 Sun Pac Boulevard being placed in a parking deficiency as required by the Zoning By-law.
- 8.7 The lands designated Service Commercial in **Special Site Area 7** located in the northwest quadrant of Queen Street East and Maritime Ontario Boulevard may include an Automotive Sales, Leasing, Servicing and Body Shop establishment. An Automobile Servicing and Body Shop shall only be permitted when it is accessory to an Automobile Sales and Leasing establishment.
- 8.8 The lands within **Special Policy Area 8** and bound by Goreway Drive to the east, Queen Street to the north, Auction Lane to the west, and having a southerly boundary located about 140 metres south of Queen Street, shall permit the following uses:
- 8.8.1 Uses permitted in the Mixed Employment Commercial designation, and,
- 8.8.2 Only for lands located within 180 metres of Goreway Drive:
- i.) office, with a maximum floor space index of 0.5;
 - ii.) restaurant;
 - iii.) retail and service commercial related uses. Within each retail establishment, the maximum gross commercial floor area shall be 929 m² (10,000 ft²) for retailing engaged in the selling of food;
 - iv.) bank;
 - v.) motel,
 - vi.) service station with associated car wash;
 - vii.) shall exclude a garden center sales establishment and an automobile sales dealership/establishment.
- 8.9 The lands located within **Special Site Area 9** and bounded by Delta Park Boulevard to the west, Queen Street East to the north and Tracey Boulevard to the south, and having an easterly boundary located approximately 72 metres east of Delta Park Boulevard, may permit the following uses in addition to uses permitted in the Mixed Employment Commercial designation:

- i.) retail establishment having no outside storage;
- ii.) office;
- iii.) financial institution;
- iv.) dry cleaning and laundry distribution station;
- v.) restaurant;
- vi.) commercial school;
- vii.) technical school;
- viii.) recreational school.

8.9.1 Automobile sales dealerships and establishment shall not be permitted.

8.10 **Special Site Area 10** located on the north side of Queen Street East, east of Torbram Road shall be used as a fast food restaurant with drive-through facilities.

8.11 **Special Site Area 11** located on the north side of Queen Street East and east of Torbram Road shall only be used as a new car sales establishment, together with related facilities.

8.12 **Special Site Area 12** applies to lands located north of Queen Street East, between Humberwest Parkway and Goreway Drive which are currently used for residential purposes. These properties shall have a 15 metre buffer zone on lands abutting the limits of their lot lines in order to minimize the adverse effects of the surrounding non-residential development. The buffer zone is not to be utilized for industrial and business purposes until the existing residential lots are rezoned for non-residential purposes in accordance with Schedule 4.

8.13 **Special Site Area 13** located at 21 Coventry Road shall permit a private school in addition to the other permitted uses under the General Employment 1 designation, and accessory uses thereto. To limit the size of the school, the zoning by-law shall establish a restriction on the gross floor area for classrooms.

8.14 **Special Site Area 14** applies to lands located north of Steeles Avenue East between Goreway Drive and Gorewood Drive, and south of the Highway 407 right-of-way. The following policies apply to Special Site Area 14:

- i.) Schedule 4 designates these lands for a blend of Prestige Employment, Mixed Employment Commercial and Office purposes. Due to the potential traffic impact arising from the development of this site on the surrounding road network, the actual boundaries, and amount of permissible floor space allocated to these designated land uses shall be determined by comprehensive traffic studies.
- ii.) In this regard, the designations shown on Schedule 4 are intended to be interpreted flexibly, and may be modified without amendment to this plan, in accordance with the findings of the comprehensive traffic studies, as approved by the road authorities having jurisdiction.
- iii.) Developments within Special Site Area Number 14 shall not have separate access from Steeles Avenue. A condition of planning approval for this area shall be the development of a frontage service road parallel to Steeles Avenue, or an internal industrial road, in an alignment satisfactory to the City and the Regional Municipality of Peel.
- iv.) To provide for comprehensive development, the alignment of the frontage service road, or internal industrial road, shall be designed to ensure access to the smaller land holdings situated at the most easterly section of the Special Site Area. In this regard, the amalgamation of these properties shall be encouraged with the larger land holdings within the Special Site Area.
- v.) Development approval shall be conditional on the submission of a tertiary plan to the satisfaction of the City, demonstrating how the development of all lands within Special Site Area 14 can be achieved in accordance with this chapter.

- 8.15 **Special Site Area 15** located at the north-east corner of Airport Road and Driver Road having an area of approximately 1.1 hectares (2.6 acres) and designated for “Service Commercial” uses may also be used for “Mixed Employment Commercial” uses. The “Mixed Employment Commercial” uses are only permitted in conjunction with office uses. A minimum gross floor area of 1,394 square metres (15,000 square feet) shall be devoted to office uses. The entire portion of the building facing Airport Road shall only be used for office uses and shall have a minimum height of two storeys. .
- 8.16 **Special Site Area 16** applies to lands designated Mixed Employment Commercial and located on the east side of Airport Road and generally situated midway between Steeles Avenue East and the CN Rail corridor. This designation shall permit limited office, retail and service commercial uses, but excluding a retail establishment or retail warehouse smaller than 1860 square metres and excluding a supermarket, a grocery store, a convenience store, a variety store or motor vehicles parts retail outlet.
- 8.17 **Special Site Area 17** applies to those lands designated Mixed Employment Commercial on Schedule 4, which are located on the vicinity of the north-east corner of Steeles Avenue and Parkhurst Square. The subject lands are more particularly described as Block 4, Registered Plan 43M-891. Notwithstanding the uses permitted within the Mixed Employment Commercial designation of this chapter, a fast food restaurant with a drive through facility shall also be permitted.
- 8.18 **Special Site Area 18** applies to those lands designated Service Commercial on Schedule 4, which are situated on the west side of Finch Avenue, south of Kenview Boulevard, and more particularly described as Blocks 1, 2 and 3 of Plan 43M-987. Notwithstanding the Service Commercial designation of these lands, industrial uses are permitted but shall not exist concurrently on any one property with uses permitted by the Service Commercial designation of the lands.
- 8.19 **Special Site Area 19** applies to those lands designated Service Commercial on Schedule 4, which are situated on the north side of Steeles Avenue East, east of Airport Road. Notwithstanding the Service Commercial designation of these lands, uses in the Prestige Employment designation are also permitted.
- 8.20 **Special Policy Area 20** applies to those lands designated Utility on Schedule 4, which are situated at the northwest corner of the intersection of Intermodal Drive and Deerhurst Drive. It is intended that the use of these lands for transmission lines and related facilities be maintained in accordance with the policies of the Parkway Belt West Plan (PBWP). However, these lands may also be used for parking accessory to an abutting commercial-type use, subject to the policies of Parkway Belt West Plan (PBWP), 1978.
- 8.21 **Special Site Area 21** within lands at the southeast corner of Steeles Avenue East and Torbram Road which are intended for a mix of industrial and commercial uses. The following policies apply:
- i.) Development shall be in the form of low-rise, multi-unit buildings to maintain the primary multiple-unit industrial plaza function.
 - ii.) Limited commercial uses such as retail commercial, service commercial, and office commercial uses are envisioned, so as not to detract and interfere with the primarily permitted industrial uses.
 - iii.) To accommodate the mix of industrial uses and limited commercial uses, while maintaining a low-rise, multi-unit development built form and appropriate space for parking and loading activities, the permitted gross floor area shall be limited accordingly and building height limited to one storey. Office uses demanding higher parking requirements, such as medical and dental offices should not be permitted.
 - iv.) Perimeter landscaping sufficient to buffer the view of loading and service areas should be maintained.

- 8.22 **Special Site Area 22** located at the northeast corner of Steeles Avenue East and Torbram Road, shall permit show case industries or office development, with limited commercial uses which are ancillary to office development, but not both. The following requirements will also apply:
- i.) Direct access to Steeles Avenue or Torbram Road shall not be permitted and access shall be by a new internal road. Provision shall be made for adequate parking, loading, landscaping, yard widths, and depths to ensure an attractive and functional development.
 - ii.) Rail access would be available for the lands, and provisions may be made for the extension of this rail access to lands within the area which may require it from the spur line locations as shown. The actual location of rail facilities or easements for their provision shall be determined at the time of development.
 - iii.) Outside storage areas may be permitted within the lands subject to detailed design considerations.
- 8.23 Notwithstanding the Highway Commercial designation of the property designated as **Special Site Area 23** at the northeast corner of Airport Road and Intermodal Drive, the property may be used for both Highway Commercial and Industrial purposes. The permitted Highway Commercial uses on this site shall be limited to a service station, a motor vehicle washing establishment, and a maximum of two restaurants. The maximum gross leasable floor area devoted to the restaurants shall be limited to approximately 511 square metres in total, with no individual restaurant exceeding a gross leasable floor area of approximately 279 square metres. The implementing zoning by-law shall also contain restrictions to limit the extent and nature of office and commercial development.
- 8.24 Notwithstanding the Highway Commercial designation of the property designated as **Special Site Area 24** and located on the northeast corner of Airport Road and Clark Boulevard, the property may be used for both industrial and office/commercial purposes subject to the following development restrictions:
- a) The following types of offices shall not be permitted:
 - i) medical, health care and dental practitioners;
 - ii) administrative offices of school boards and governments; and
 - iii) offices of accredited or licensed professionals such as accountants, financial advisors, insurance agents/brokers, landscape architects, lawyers, and real estate agents/brokers/appraisers.
 - b) The maximum gross leasable floor area devoted to the sale of food in any retail establishment shall not exceed 930 square metres.
 - c) The total maximum gross leasable floor area for small retail establishments (less than 1,860 square metres of gross leasable floor area) shall not exceed 15% of the total gross leasable floor area.
 - d) A maximum of two restaurants shall be permitted with total maximum gross leasable floor area of 930 square metres.
 - e) Any industrial uses shall be conducted within an enclosed building.
- 8.25 **Special Site Area 25** applies to those lands designated Prestige Employment with an overlying Office Centre designation which are situated within the northwest quadrant of Steeles Avenue and Airport Road. In addition to the uses permitted in the Prestige Employment and Office Centres, community clubs shall also be permitted. The following policies shall also apply:
- i.) A banquet hall may initially be developed only up to a maximum gross floor area of 6,968 square metres (75, 000 square feet), after which it may be

expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the size of the banquet hall. Sensitive land uses, including a day nursery, shall not be permitted, given that the lands are situated with the Lester B. Pearson International Airport Operating Area.

- ii.) The accessory uses set out in policy 1.5.2.iii.) shall be permitted within a hotel or motel as well as an office building, in accordance with the floor area restrictions. However, notwithstanding policy 1.5.2.iii), the following specific commercial uses are also permitted as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres (10,000 square feet):
 - (a) a bank, trust company or financial institution;
 - (b) a personal service shop;
 - (c) a convenience restaurant or a take-out restaurant;
 - (d) a dry cleaning and laundry distribution establishment; and,
 - (e) a convenience store.
- iii.) It is intended that the lands be developed in a manner that presents a highly visible prestige image. In this regard, the lands shall be developed in accordance with established site specific urban design guidelines approved by the City. Development of the lands shall also be subject to appropriate requirements and restrictions to be implemented by the zoning by-law. The following development standards shall apply:
 - (a) a maximum building height of 17.0 metres shall be permitted for prestige industrial development;
 - (b) a minimum 9.0 metre wide landscape strip shall be required abutting Steeles Avenue East; and
 - (c) a minimum building setback of 24.0 metres from Steeles Avenue East shall be required.
- iv.) Access to the lands will include, at a minimum, one full moves access from Steeles Avenue East which shall be designed to the satisfaction of the Region of Peel. Ultimately, it is intended that this access be shared by the future planned transitway station located on abutting lands to the east, at the northwest corner of Airport Road and Steeles Avenue East.
- v.) In addition, it is the intent of this plan to ensure that the facades of buildings and structures having exposure to Highway Number 407, Steeles Avenue East and the abutting transitway stations site incorporate a high level of architectural treatment in terms of façade design and appearance, such that the showcase prestige industrial/office centre image intended for this designation is reinforced.

9. Aircraft Noise

- 9.1 Aircraft noise may affect certain industrial, hotel, retail and office uses which shall be subject to the aircraft noise policies of section 4.6 of the Brampton Official Plan. In this regard, noise analysis reports may be required to support applications for development approval.
- 9.2 As part of the development approval process, certification shall be provided by a qualified noise consultant to demonstrate that the noise sensitive portions of proposed developments meet provincial noise guidelines.

10. Airport Height Limitations

- 10.1 Height restrictions pertaining to the Lester B. Pearson International Airport Zoning Regulations from Transport Canada shall apply to development within the secondary planning area.

11. Railways

- 11.1 Schedule 4 recognizes the alignment of the Canadian National Railway. In this regard, potentially sensitive areas are recognized as those lands lying within 75 metres for vibration and 300 metres for noise of the railway right-of-way. These lands shall be subject to CN's Rail Noise Vibration and Safety Impact Policy, as deemed appropriate, as a condition of development approval. In addition, fencing and setback requirements may be required as a condition of development approval for abutting lands."