



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 182-80

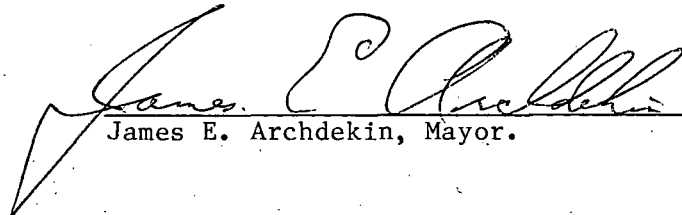
To adopt Amendment Number 57 to
the Consolidated Official Plan of
the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 57 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 57 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 7th day of July , 1980.


James E. Archdekin, Mayor.


Robert D. Tufts, Acting City Clerk

DUPLICATE ORIGINAL

1982 MAR 25 AM 10 58

21-OP-0006-57

#6

AMENDMENT NUMBER 57

to the Consolidated Official Plan
of the City of Brampton Planning
Area

USE. PLAN NO. 651
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEI

1982 Mar 25 AM 10:58

Gloria J. Smuck
Asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEI

Amendment No. 57

to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton is hereby modified under the provisions of section 17 of the Planning Act, as follows:

1. Chapter D10, Section 4.2 Development Principles - Industrial Use Area, page 4, subsection 4.2.12 is modified by the deletion of lines 4, 5 and 6 which are replaced with the following:

"for industrial or commercial uses shall be in accordance with the Ministry of Housing Land Use Policy Near Airports."

2. Chapter D10, Section 4.2, Development Principles - Industrial Use Area, page 4, is modified by the addition after section 4.2.12 of the following:

"4.2.13 The installation of any process or combustion equipment in an industrial area is subject to approval from the Ministry of the Environment under Section 8 of The Environment Protection Act."

3. Chapter D10, Section 4.4, Development Principles - Open Space: Flood and Hazard Land Use Area, page 6, subsection 4.4.2 is modified by the deletion of sentence two which shall now read:

"The approval of the municipality and the conservation authority in accordance with Ontario Regulation 735/73, and the Ministry of Natural Resources in accordance with Section 10 of The Lakes and Rivers Improvement Act, will be required to straighten, change, divert, or interfere in any way with the existing channel of a river, creek, stream or water course."

As thus modified, this amendment is hereby approved pursuant to section 17 of the Planning Act, as Amendment No. 57 to the Official Plan for the City of Brampton Planning Area.

Date

March 16/82


P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 182-80

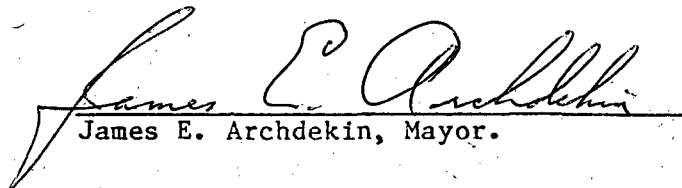
To adopt Amendment Number 57 to
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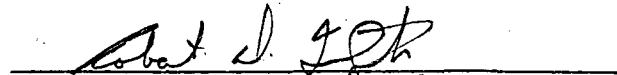
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1. Amendment Number 57 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 57 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 7th day of July , 1980.


James E. Archdekin, Mayor.


Robert D. Tufts, Acting City Clerk

1. The purpose of this Amendment is to redesignate certain lands as shown on Schedule A to this amendment within the City of Brampton Planning Area from Agriculture and Regional Open Space to Industrial, Service Commercial and Open Space; Flood and Hazard Land Use Area, and to establish the appropriate Development Principles for the designated Use Areas within the area of this amendment.
2. (a) Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning area is hereby amended by changing the chapter reference of the lands subject to the amendment, as shown on Schedule A of this amendment, from Chapter D1 to Chapter D10.

(b) Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the lands subject to the amendment, as shown on Schedule A of this amendment, from Agriculture and Regional Open Space to Industrial, Service Commercial and Open Space; Flood and Hazard Land Use Area.
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended by adding thereto, as Chapter D10, the text set out below:

"CHAPTER D10

1.0 Purpose

The purpose of this Chapter is to redesignate the lands from Agriculture to Industrial, Service Commercial and Open Space; Flood and Hazard Land Use Area and further, to include Development Principles for the designated Use Areas within the area of this amendment.

2.0 Location

This Chapter is concerned with land situated on parts of Lots 9 and 10, Concession 7, N.D., (Toronto Gore Township), and more particularly described on the attached Schedule A.

3.0 Definitions

3.1 Industrial Use Area shall mean land which is predominantly used for industry. The Industrial Use category includes such activities as warehousing, manufacturing, processing of raw or semi-processed materials, repair workshops, and the storage of goods. This category will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve the principal use, being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being

uses auxiliary to the principal use. Industry, will be permitted provided that no constraint is imposed on the sound industrial development of the area. In no case will a residential use be permitted in the Industrial Use Area, with the exception of one dwelling unit for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment thereon.

3.2 Service Commercial Use Area shall mean land which is predominantly used for commerce, and designed to accommodate uses that would provide a service to the employees of the future industrial establishments in the area. The uses permitted under this category shall include automobile gasoline filling and service station, restaurant, bank or trust company savings office, business and professional office, barber shop, ladies hairdressing establishment.

3.3 Open Space; Flood Hazard Land Use Area shall mean lands which have inherent physical or environmental hazards, such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes, existing trees, or other physical limitations to development. Lands so designated are intended primarily for the preservation and conservation of the natural landscape and/or environment, and are to be managed in such a way so as to permit the development of adjacent land uses and to protect such uses from any physical hazards or their effects.

4.0 Development Principles

4.1 Development Principles - Generalized

4.1.1 Several classes of industrial areas may be established within the area of the Amendment, based upon,

- a) the inter-relationship of different industrial firms,
- b) the need to minimize potential conflicts between different classes of land uses, and
- c) the demands for regional and municipal services.

4.1.2 Industrial uses will be subject to development standards to ensure that adjoining use areas and use areas in close proximity to the industrial use area will not suffer. To this end, adequate setbacks, planting strips and screening will be required.

4.1.3 The development of this industrial and service commercial use area will proceed only when City Council is satisfied that such development will not preclude the economic and satisfactory development of other lands located within the Planning Area.

4.1.4 It shall be the policy of the Municipality to protect existing trees and woods within the area of this Amendment, wherever feasible, including the woodlot located at the southerly limit of the lands, in Lot 9, Concession 7, N.D., which is to be conveyed to the Municipality as Public Open Space.

4.2 Development Principles - Industrial Use Area

4.2.1 Development of this industrial area will proceed on the basis of registered plans of subdivision or on the basis of consents (by the Land Division Committee) in accordance with a design acceptable to Council and recognizing the intended use of the lands.

4.2.2 Development will proceed only when City Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks and electric energy facilities) are adequate, and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.

4.2.3 The development of lands within the area of the Amendment shall not pre-empt the capacity of existing and future service facilities (i.e. road, sanitary and storm sewer, water supply) which would thereby impede the development and/or re-development of adjacent lands.

4.2.4 To ensure the long term usefulness of the arterial road, Bovaird Drive, it will be the policy of the City to limit the access to the lands by a loop road as shown on Schedule A attached hereto, and vehicular access oriented towards the interior road only. To this end, one foot reserves and special zoning restrictions will be employed to minimize access onto the arterial road. Appropriate road widenings and improvements as required by the appropriate authority at the time of the development, will serve as a prerequisite to development of lands within the area of the Amendment.

4.2.5 The development of the lands subject to this Amendment will be on the basis of a road design which recognizes the constraints to development and which gives due consideration to the functional classification of the existing arterial road, right-of-way widths of hard surfaces (at the time of development and in the future) and for the location of necessary utilities.

4.2.6 As shown on Schedule A, attached hereto, Bovaird Drive shall be realigned to join with a T-intersection the Arterial Road proposed to run north westerly along the easterly limits of Official Plan Amendment Number 6 area.

4.2.7 It is intended that the industrial use area subject to this Amendment will be composed of a class of industrial uses embracing a range of intensive, extensive and showcase industries.

4.2.8 Outside storage areas may be permitted within the lands subject to this Amendment, subject to detailed design considerations.

4.2.9 The development must be of high quality. The following criteria will be used to evaluate the design of the development:

- a) The provision of an adequate amount of parking to satisfy the expected requirements of employees and visitors.
- b) The provisions of adequate setbacks to ensure the continued general amenity of the area.
- c) The provision of appropriate servicing, grading and other plans, as may be required by the City prior to the undertaking of development.

4.2.10 The design of the development will introduce a degree of flexibility regarding industrial site layout, and the size of industrial parcels. This aspect of flexibility will permit the use of cul-de-sac and loop streets in the road pattern.

4.2.11 Only those industries with little or no air pollution or noise pollution will be permitted to locate adjacent to or in close proximity to Residential, Open Space; Flood and Hazard Land and Special Use Areas.

4.2.12 In consideration of the potential impact of aircraft noise on the lands subject to this Amendment, it shall be the policy of the Municipality to ensure that the construction of any building intended ~~for industrial or commercial cases shall be in accordance with a set of minimum standards acceptable to both the Municipality and the Ministry of the Environment.~~ ^{NO ACCEPTABLE TO BOTH THE MUNICIPALITY AND THE} UNDER SECTION 14(1) OF THE PLANNING ACT

MODIFIED
NO.....
UNDER SECTION 14(1) OF
THE PLANNING ACT

4.3 Development Principles - Service Commercial Use Area

4.3.1 The Service Commercial Use Area designation shown on Schedule A attached is intended to be schematic only. The exact limits of the Service Commercial Use Area will be established at the time of development in a manner acceptable to the City. The area intended to be developed will comprise approximately a one hectare parcel.

- 4.3.2 Development of the Service Commercial Use Area will proceed only when the City is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control road, sidewalks and electric energy facilities) are adequate or that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 4.3.3 It shall be the policy of the Municipality to ensure that adequate off-street parking and loading facilities are provided and that the design of the facilities will be in accordance with desirable traffic engineering standards. Further, the Municipality shall ensure that the design and location of the facilities will be in such a manner as to reduce the adverse influence of noise, glare of lights, traffic hazards upon adjacent uses and on site uses as deemed necessary by Council.
- 4.3.4 It shall be the policy of the Municipality to ensure that appropriate measures be taken to regulate the location, size and type of signs subject to the compliance of any other appropriate authority.
- 4.3.5 The type of uses that may be erected will be restricted to those that are included within the "Service Commercial Use Area" definition. The number of such uses at one location will be regulated by the detailed standards of the zoning by-law. The commercial uses that are intended are to serve industry and its employees. Establishments that are conventionally located in a residentially oriented shopping plaza servicing family shoppers are to be excluded.

Notwithstanding the generality of the above, the City shall permit the erection and operation of retail and service establishments designed in the form of a plaza.

- 4.3.6 Council will implement the appropriate regulations and co-operate with the appropriate authorities to ensure that development on the subject lands will be designed to effect as little interruption as possible to traffic flow on existing or future roads.

4.4 Development Principles - Open Space; Flood and Hazard Land Use Area

- 4.4.1 The development of Open Space; Flood and Hazard Land Use area shall be based on the maintenance of the land for the preservation and conservation of the natural landscape and/or environment.
- 4.4.2 No buildings and/or structures, no placement or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in these areas except where such buildings, structures or

fill are intended for flood and erosion control purposes and are approved by Council and the Conservation Authority in accordance with Ontario Regulation 735/73. ~~The approval of the Municipality and the Conservation Authority, in accordance with Ontario Regulation 735/73,~~ ^{MODIFICATION NO. 3} will be required to straighten, change, divert or interfere in any way with the existing channel ^{UNDER SECTION 14(1) OF THE ALAN RIVER ACT} of Alan River, creek, stream or watercourse.

- 4.4.3 Building setbacks will be imposed from the margin of Open Space; Flood and Hazard Lands as established by the Municipality and the Conservation Authority prior to draft approval of any plan of subdivision abutting such lands. Building setbacks shall have regard to the extent and the severity of existing and potential hazards in the Open Space; Flood and Hazard Land Use Area.
- 4.4.4 Where new development is proposed on a site, part of which is designated Open Space; Flood and Hazard Land, such lands shall be maintained in their natural state unless such lands are subject to improvements intended for flood or erosion control purposes. Where an open watercourse is involved, adequate space shall be provided for maintenance and other such operations.
- 4.4.5 Where any land is deemed to be Open Space; Flood and Hazard Land, this Amendment intends that the natural drainage system on this land should be preserved in a natural state except where alterations may be necessary in accordance with Section 4.4.2.
- 4.4.6 An application for a minor adjustment to the boundaries of the Open Space; Flood and Hazard Land Use Area as defined by the limit of fill (as defined by the Conservation Authority) to provide for the development of such land for other than the permitted Open Space uses may be considered by Council after taking into account the following:
- (i) the existing environmental and physical hazards;
 - (ii) the potential impact of these hazards;
 - (iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices, and
 - (iv) the costs and benefits in monetary, social and biological value terms of any engineering works and/or resource management practices need to overcome these impacts.

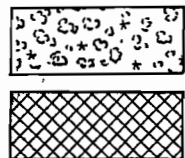
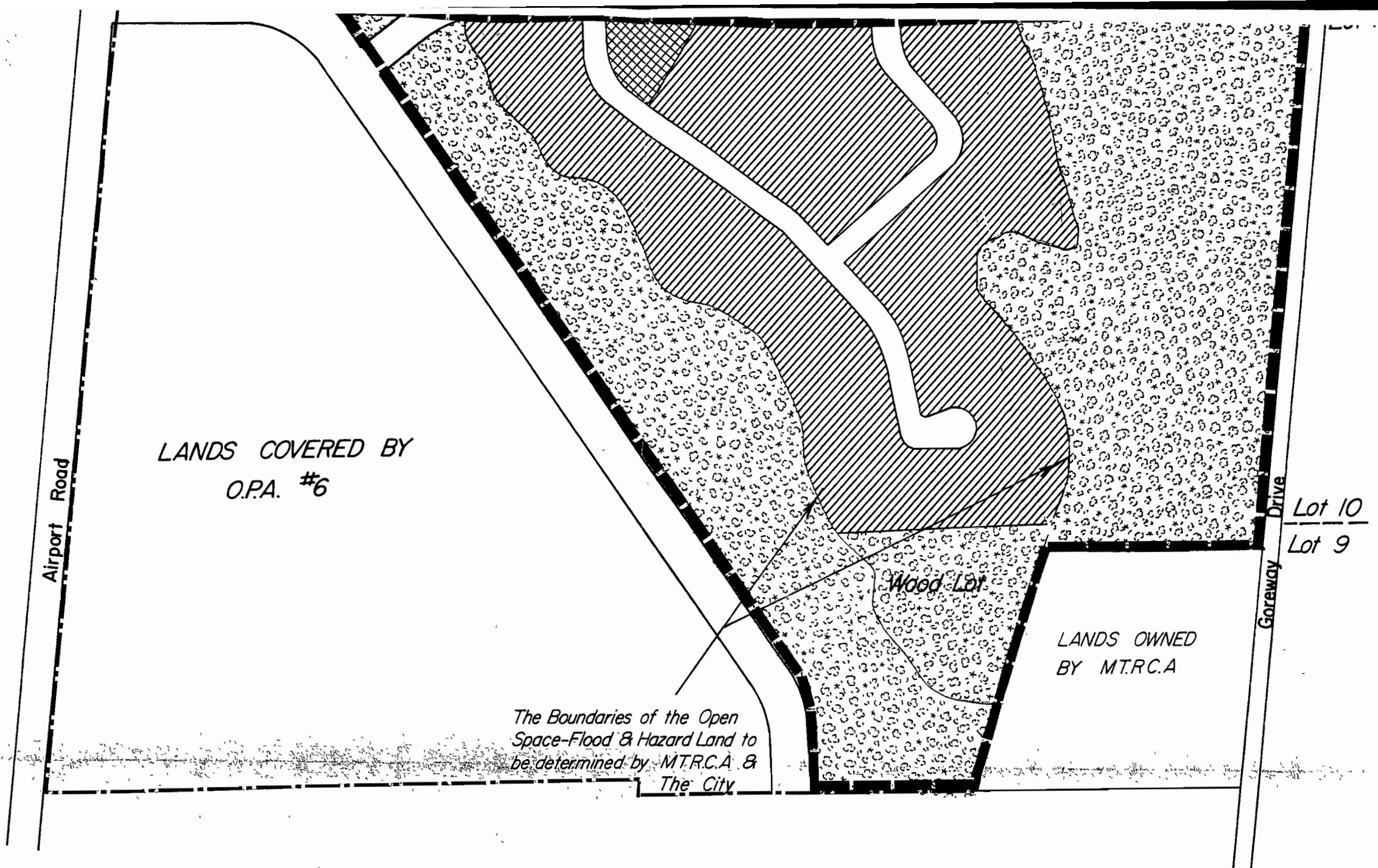
Such minor adjustments to the boundary of the Open Space; Flood and Hazard Use Area may be considered at the time of development, and such adjustments will not require further amendment to the Plan, provided that the general intent and purpose of the Plan is maintained.

- 4.4.7 Open Space; Flood and Hazard Lands will be zoned as a separate classification in the implementing Restricted Area By-law.
- 4.4.8 The Open Space; Flood and Hazard Lands designation is intended to be symbolic and adjustments to the limits of this Use Area may be necessary as more precise information is made available in connection with development applications. However, the Council and Conservation Authority may approve adjustments, relocations, and deletions to the Open Space; Flood and Hazard Land without further Official Plan Amendment.
- 4.4.9 In order to minimize the possibility of down stream flooding, erosion or sedimentation, on the site, storm water management techniques and erosion and sedimentation control measures, shall be required to be implemented at the time of the development of lands as a condition of approval of a plan of subdivision. Such 'on-site storm water management techniques' and 'erosion and sedimentation control measures' shall be subject to the approval of the concerned Conservation Authority and the City of Brampton.

A storm water drainage system will be designed for all the lands covered by this amendment incorporating storm water management techniques acceptable, within their mandates, to the Conservation Authority and the Ministry of the Environment. The overall storm water management plan will be approved by the City and any authorities having jurisdiction in this matter before any development within the area of this Amendment proceeds.

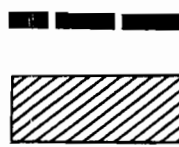
5.0 Implementation

- 5.1 This chapter will be implemented by an appropriate amendment to the Restricted Area By-law in such form which will impose the appropriate zone classification and regulations in conformity with the Development Principles outlined in Section 4.0.
- 5.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law."



Open Space-Flood & Hazard Lands

Service Commercial



Amendment Boundary

Industrial



1:4800

1980 07 03

City of Brampton

Planning and Development

SCHEDULE A

Official Plan Amendment No. 57

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 57

Attached is a copy of the staff report dated 1979 10 22 to the Planning Committee with respect to the proposed redesignation of the lands covered by this Amendment.

Also attached are the notes of the Public Meeting held on December 11, 1979, to consider the proposed redesignation of the subject area. The Public Meeting was held subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed property owners in the vicinity of the affected area. A copy of the public notification letter is appended.

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application for Amendment to the Consolidated
Official Plan and Restricted Area By-law
Part Lots 9 and 10, Concession 7, N.D.
COTTRELLE, E.
Our File C7E9.1

1.0 Background

An application has been filed to amend the Consolidated Official Plan and Restricted Area By-law to permit Industrial development on parts of the applicant's lands located south of Number 10 Sideroad, west of Goreway Drive.

2.0 Property Description

The subject lands comprise of parts of Lots 9 and 10, Concession 7, N.D. located between the easterly limits of Official Plan Amendment Number 6 and Goreway Drive. The area of the applicant's lands outside the lands covered by Official Plan Amendment Number 6 is approximately 75 hectares (185 acres). Part of this land is traversed by the two branches of Humber River system creating a peninsula. Part of the easterly branch of the Humber River at the south easterly location is owned by Metropolitan Toronto and Region Conservation Authority. The table lands located between the two valleys has a frontage of approximately 600 metres (1970 feet) on Bovaird Drive and an area of nearly 30 hectares (75 acres). The southerly part of the tableland is covered by a wood lot of approximately 3.5 hectares (8.5 acres) in area. A small scale map showing the subject lands is attached.

3.0 Official Plan & Zoning Status

The subject lands are designated as Agriculture and Regional Open Space under the Consolidated Official Plan of the City of Brampton Planning Area. The designation under the proposed Draft Official Plan of the City of Brampton is Rural and Open Space.

The existing zoning of the lands as per By-law 861 of the former Township of Chinguacousy is Agricultural.

4.0 Proposal

The applicants request that the part of the subject lands located outside the Regional storm limits be designated and zoned Industrial. The concept plan indicates an area of approximately 28 hectares (70 acres) for the Industrial development. Included in the concept plan is an 'Industrial Convenience Centre' of approximately 1.00 hectare (2.5 acres).

5.0 Comment

The subject lands are considered to be part of the overall concept plan of Industrial development proposed on both sides of Airport Road between the Parkway Belt to the south and Bovaird Drive to the north. At the time of the preparation of Official Plan Amendment Number 6, the subject lands being located within the valley joining part of Humber River, were excluded from the Industrial designation. As indicated above, the majority of the subject lands - 45 hectares (110 acres) out of the total of 75 hectares (185 acres) forms part of the flood plain and are therefore not suitable for development. The table land is physically separated from the Industrially designated under the Official Plan Amendment Number 6.

The easterly boundary of the Official Plan Amendment was based on the top of the bank limits of the westerly branch of Humber River. The subject lands were also considered to be encumbered by servicing limitations because of their

5.0 Comment (cont'd)

separation from the principal table land area to the west and south.

In addition to the above, an arterial road connection from Highway Number 7 to Number 10 Sideroad, as a By-pass has been included as part of the Official Plan Amendment. This By-pass is planned along the westerly top of the bank of the Humber valley lands and was considered to act as the easterly limit of the Industrial development.

With respect to the feasibility of services to the table lands within the subject area, the applicants have submitted a 'Sanitary Sewer Feasibility Study' prepared by their Consulting Engineers. The study indicates that the table lands section of the subject area, being about 71 acres in size, is fully serviceable by a gravity sanitary sewer system. The Region of Peel, Public Works Department and the City Engineering Department concurs with the findings of the study. Region of Peel has also indicated that water services can be provided to the site at the cost of the applicants.

With respect to the storm water drainage, the Metropolitan Toronto and Region Conservation Authority and City Engineering Department has recommended that 'a storm water management study' would be required as a condition of any development of this area.

The concept plan as submitted provide for a crescent type road leading into the proposed industrial development with two access points on Bovaird Drive. The proposal indicates lot depth varying from 300 to 400 feet with the top of bank lines to be determined at the subdivision plan stage. The development area as shown in the plan does not include the woodlot and the valley lands of the Humber River which are marked for acquisition by the public agencies. An Industrial Convenience Centre of nearly 1 hectare (2.47 acres) in size

5.0 Comment (cont'd)

intended to provide commercial facilities, such as a bank, a restaurant etc. for the convenience of the industrial workers in the area, is proposed at the north-west corner.

The concept plan, as described above, is acceptable as the basis of the Official Plan designation of the area. The details of the road layout and the top of the bank would be subject to the review at the Draft Plan stage. With respect to the existing vegetation in the area, the applicants would be required to submit, aerial photographs, tree surveys etc. when the Draft Plan of Subdivision is processed by the City. Presently, the industrial designation would be limited to the table lands excluding the woodlot located at the southerly part of the subject lands, which together with the valley lands would be designated as Open Space and Flood and Hazard Lands.

Prior to making a recommendation to Council on the re-designation of the subject lands, it is recommended that a public meeting in accordance with Council's policy be held by the Planning Committee.

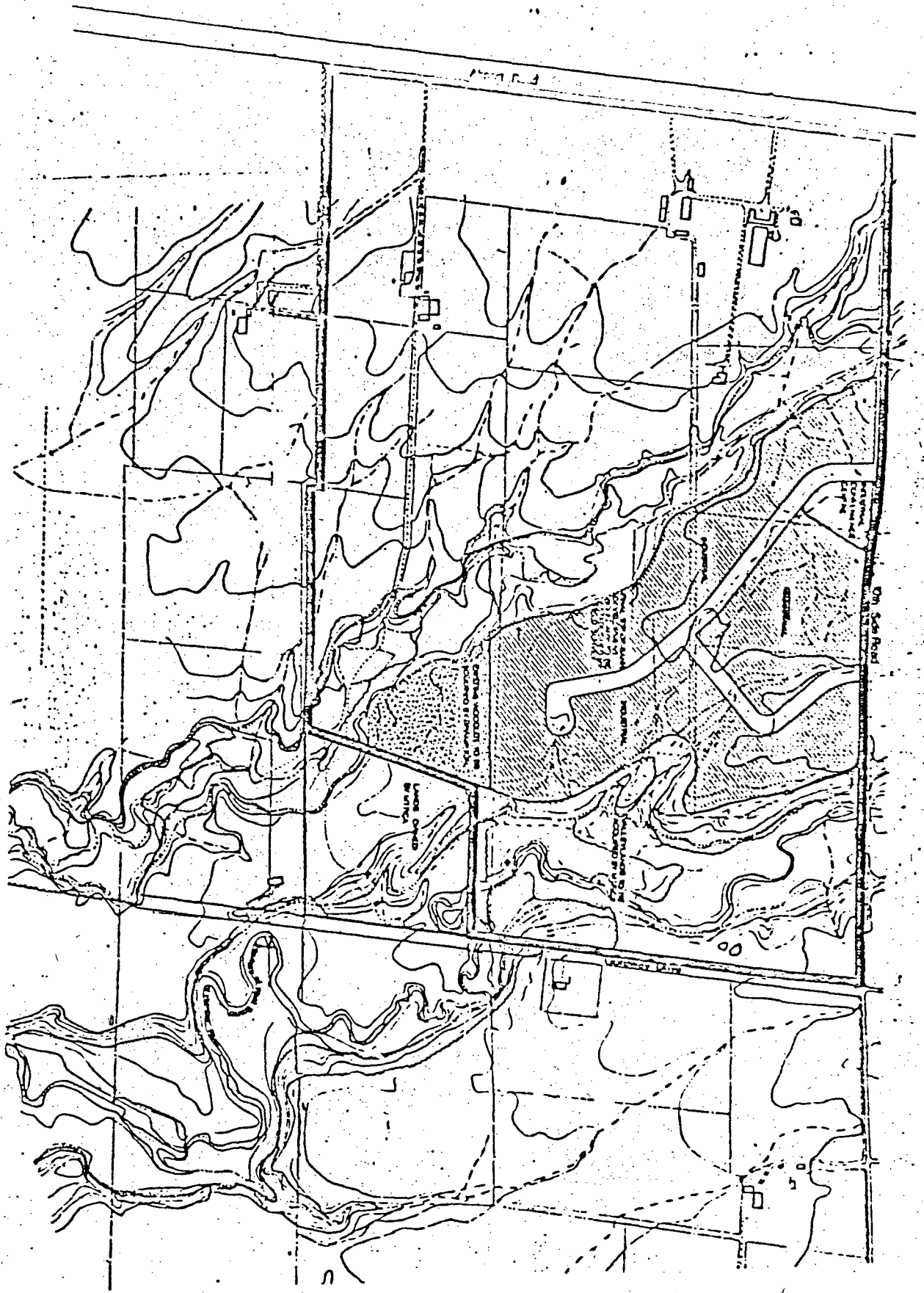
6.0 Recommendation

It is recommended that the Planning Committee:-

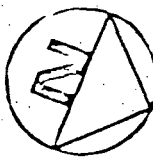
- A. hold a public meeting to consider the redesignation of Cottrelle lands in accordance with the City Council's policy.
- B. subject to matters raised at the public meeting, recommend to Council that the Cottrelle lands be redesignated Industrial, together with the Industrial Convenience Centre, Open Space and Flood and Hazard Lands in accordance with the plan, as attached and further that the staff be instructed to prepare the Official Plan Amendment for presentation to Council.

JS/am

Jasbir Singh,
Principal Planner



*COTTRELLE LANDS
Site Plan*



10000

CITY OF BRAMPTON
Planning and Development

Date: 1979 10 22

Drawn by: *J.M.L.*

File no. C7E9.1

Map no. 49-4A

PUBLIC MEETING

A Special Meeting of Planning Committee was held in the Municipal Council Chambers, 24 Queen Street East, Brampton, Ontario, on Tuesday, December 11th, 1979, commencing at 7:37 p.m., with respect to an application by E. Cottrelle to amend the Consolidated Official Plan and Restricted Area By-law for the subject lands outside the Regional Storm Limits to be designated and zoned Industrial, to permit an area of about 28 hectares (70 acres) to be used for an Industrial development. Included in the proposed plan is an "Industrial Convenience Centre".

Members Present: Councillor D. Sutter - Chairman
 Alderman T. Plane
 Alderman F. Kee
 Alderman K. Coutlee
 Councillor P. Robertson

Staff Present:	F. R. Dalzell,	Commissioner of Planning and Development
	L.W.H. Laine,	Director, Planning and Development Services
	J. Singh,	Principal Planner
	W. Winterhalt,	Policy Planner
	J.A. Marshall,	Director of Planning Policy and Research
	E. Coulson,	Secretary

Approximately 42 members of the public were present.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

Mr. Singh outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- Cont'd. -

Mr. John Tulo, of the Citizen's Advisory Committee of Toronto Gore, was of the opinion that the industrial proposal would endanger the character of the community. He was also concerned about the small size of the bridge on Number 10 Sideroad, at the westerly branch of the Humber River. He felt that the community would receive the increased traffic, generated by the industrial proposal. He said that a Loop from Number 10 Sideroad, east of the bridge, should be used to carry the traffic to the south.

Mr. Singh commented that Official Plan Amendment Number 6 provides for a loop road connection from Highway Number 7 to Number 10 Sideroad, to be located west of the westerly branch of the Humber River.

Mrs. Raymond, R. R. #4, Brampton, complained of not receiving notice of the public meeting soon enough. She asked about the location of the noise cone for the airport, and if the noise level would be greater than that permitted.

There were no further questions or comments.

Chairman Sutter noted that any further questions or comments may be directed to the Planning and Development Department, or to the Planning Committee at its meeting to be held on December 17th, 1979.

The meeting was adjourned at 7:57 p.m.

F. R. Daizell,
Commissioner
37 George St. North
Brampton, Ont., L6Y 1P4



24 Queen St. East,
Brampton, Ont., L6V 1A4
453-4110

The Corporation Of The City Of Brampton

Planning & Development Department

1979 11 21

IN REPLY PLEASE REFER TO:

OUR FILE NO. P20 *C7E9.1*

ATTENTION: A. Rothwell

NOTICE OF PUBLIC MEETING

Dear Sir/Madam

The Planning Committee of the City of Brampton will hold a public meeting with respect to the following:

- 1 - E. COTTRELLE (File No. C7E9.1)
- 2 - ROBERT and MARY GRANT (File No. C6E17.1)
- 3 - COVENTRY GROUP (File No. T4W15.1), and
- 4 - G CALVANO (File No. C3W5.2)

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario on Tuesday, 11th December 1979 commencing at 7:30 P.M. The applications will be considered in the order shown above and will run consecutively.

This notice has been sent to you as an owner of property within the vicinity of the affected area, or as a person who has expressed an interest in the proposal of E. COTTRELLE.

A brief explanation of the application is:

E. COTTRELLE - File No. C7E9.1

The subject property comprise parts of Lots 9 and 10, Concession 7 N.D. located between the easterly limit of Official Plan Amendment Number 6 and Goreway Drive. The area of the applicants lands under consideration is approximately 75 hectares (185 acres).

The table lands between two valleys created by two branches of the Humber River has a frontage along Bovaird Drive (10 Sideroad) of about 600 metres (1970 feet) and covers an area of nearly 30 hectares (75 acres).

The subject lands are designated as Agriculture and Regional Open Space under the Consolidated Official Plan.

...2

The existing zoning of the lands as per By-law 825 of the former Township of Toronto Gore is Agricultural and Flood Plain.


The applicant has requested an amendment to the Consolidated, Official Plan and the Restricted Area (Zoning) By-law for the subject lands outside the Regional Storm limits to be designated and zoned Industrial to permit an area of about 28 hectares (70 acres) to be used for an Industrial development. Included in the proposed plan is an 'Industrial Convenience Centre' of approximately 1.00 hectares (2.5 acres).

The Planning Committee is holding this meeting for the information of the public and to obtain the views and opinions of residents in the vicinity of the subject properties, and also the views of any other interested parties. Any person, interested owner, resident or their representative, wishing to make a submission to the Planning Committee with respect to the foregoing, is invited to do so at the meeting.

If you are aware of any person who may be interested in the above applications you are invited, on behalf of the City Council and Planning Committee, to extend an invitation to them to attend the hearings if they so wish.

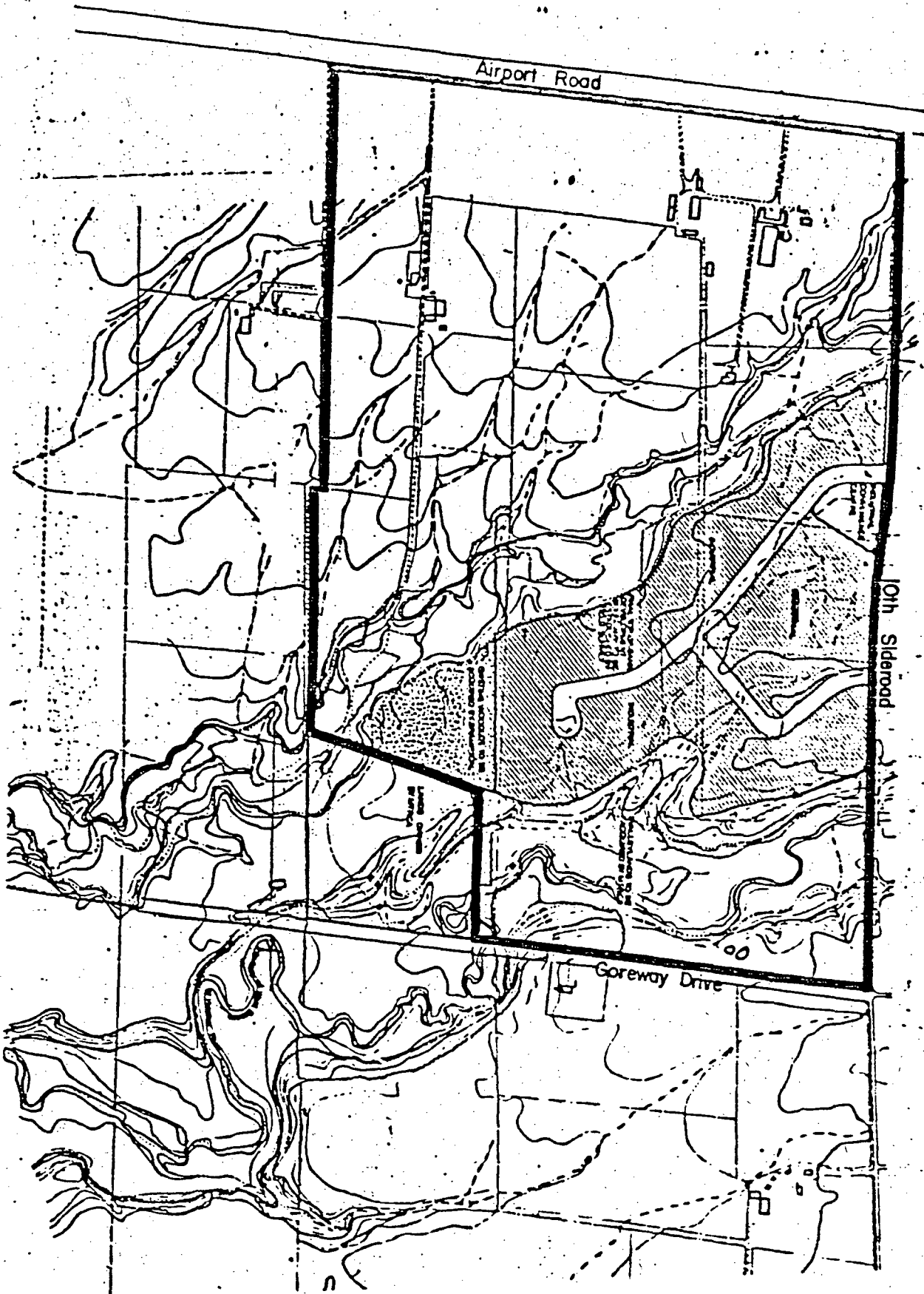
For Further information regarding the above application, please contact Mr. JASBIR SINGH at 453-4110, Extension 305:

Yours truly



Allan Rothwell
Administrative Assistant

AR/bt



*COTTRELLE LANDS
DEVELOPMENT PROPOSAL*



10000

CITY OF BRAMPTON
Planning and Development

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Camerina Investments Ltd
4 Greyfriar Court
DOWNSVIEW, Ontario
N 2A9

Parkend Estates Ltd
Willowbrook Estates Ltd
Rice Development Co
Eldermar Precision Homes &
Lumber Ltd
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