



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

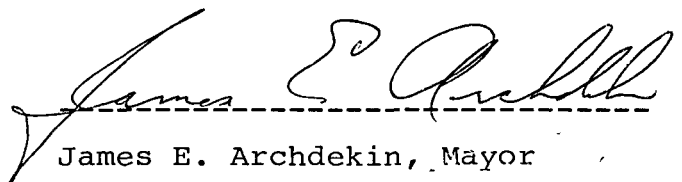
Number 202-78

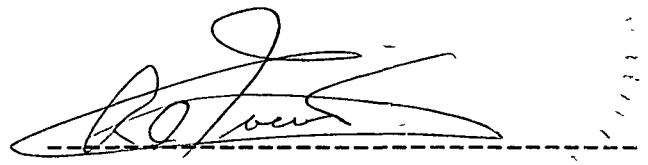
A By-law to amend the Official Plan  
of the City of Brampton Planning Area.  
(Amendment No. 26 - Bramalea Limited.)

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973 hereby ENACTS as follows:

1. Official Plan Amendment Number 26 to the Official Plan of the City of Brampton Planning Area consisting of the attached maps (Schedule 'A' ( )) and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 26 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council  
this 18th day of September, 1978.

  
James E. Archdekin, Mayor

  
R.A. Everett, Deputy City Clerk  
*acting*

DUPLICATE ORIGINAL

OPC 0006-26

AMENDMENT NUMBER 26  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY  
OF BRAMPTON PLANNING AREA

-3

ASS. PLAN NO. 556

REGISTERED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEBLES

1979 NOV 1 P.M. 1.54

*Katherine Bayly*  
REGISTRAR OF DEEDS, COUNTY OF PEEBLES

NOV 1 1 54 PM '79

TABLE OF CONTENTS

PAGE

I	Certification
II	Adopting By-law
1	Part A - Preamble
2	Part B - The Amendment
	Section 1.0 - Purpose and Property Location
	Section 2.0 - Definition
3	Section 3.0 - Land Use
	Section 4.0 - Development Principles
4	Section 5.0 - Implementation
	Section 6.0 - Interpretation
6	Part C - Appendices

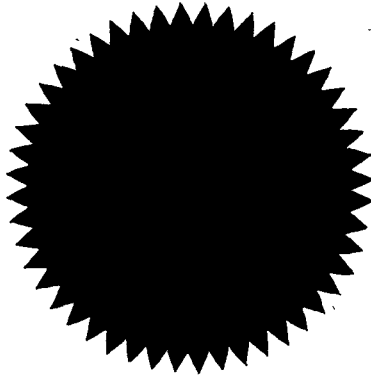
R 791565


Pursuant to a reference to the Ontario Municipal Board  
by the Honourable Claude F. Bennett, Minister of Housing,  
under Section 44 of The Planning Act (R.S.O. 1970, c. 349),

By Order of the Board made on the 25th day of September, 1979  
the Ontario Municipal Board orders that Amendment Number 26  
to the Consolidated Official Plan for the City of Brampton  
Planning Area on a request by Loblaws Limited and Boots  
Drug Stores (Canada) Limited, is hereby approved.

This is a true copy of an amendment approved  
by the Ontario Municipal Board pursuant to section  
44 of The Planning Act (R.S.O. 1970, c. 349)

Dated this 25<sup>th</sup> day of September 1979

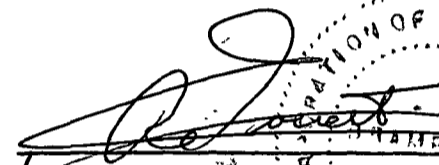


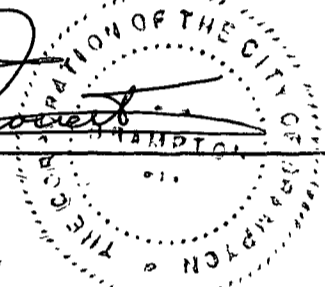
  
Secretary

I  
CONSOLIDATED OFFICIAL PLAN  
OF  
THE CITY OF BRAMPTON PLANNING AREA  
AMENDMENT NUMBER 26

The attached maps Schedule 'A' and explanatory text, constituting Amendment Number 26 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 202-78 in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the  
day of 19

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 26 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

\_\_\_\_\_  
Date



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 202-78

A By-law to amend the Official Plan  
of the City of Brampton Planning Area.  
(Amendment No. 26 - Bramalea Limited.)

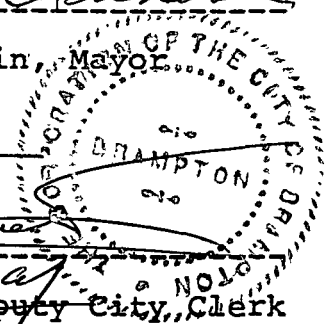
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council  
this 18th day of September, 1978.

  
James E. Archdekin, Mayor

  
R.A. Everett, Deputy City Clerk



AMENDMENT NO. 26  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment No. 26 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment No. 26 .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment No. 26 Part A - Preamble, and Part C - Appendices, are included only to provide background for Part B and shall not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment comprising a new chapter to be added to the Official Plan contains Six Sections, as follows:

Section 1.0 - Purpose and property location

Section 2.0 - Definitions

Section 3.0 - Land Use

Section 4.0 - Development Principles

Section 5.0 - Implementation

Section 6.0 - Interpretation

3.0 Background

The approximately 7.21 hectare parcel of land located at the south west corner of the intersection of West Drive and Highway Number 7 and having a frontage of approximately 256 metres (840 feet) on Highway Number 7 and approximately 226 metres (750 feet) on West Drive is designated "Industrial Land Use" in the Official Plan of the City of Brampton Planning Area. The property is zoned M1 (Select Industrial) by By-law 13-61 of the former Township of Chinguacousy. The subject land is presently vacant.

An application was made to the City of Brampton requesting an amendment to the Official Plan and Restricted Area By-law to permit a district shopping centre on the site.

The City Council at its meeting held on July 17, 1978 directed that an Official Plan and Restricted Area By-law be prepared. A public meeting to consider the proposal of a district shopping centre at this location was held on July 11, 1978 at Williams Parkway Senior Public School.

## PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached maps constitutes Amendment Number 26 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new Chapter, Chapter C\_\_\_, after Chapter C\_\_\_.

### 1.0 Purpose and Property Location

1.1 The purpose of this Chapter is to redesignate certain lands located within the City of Brampton Planning Area from 'Industrial Land Use' to 'District Commercial' and to establish principles for the development of such lands for district shopping centre.

1.2 This Amendment is concerned with lands situated at the south west corner of the intersection of West Drive and Highway Number 7, described particularly as being part of Lot 5, Concession 3, East of Hurontario Street (Township of Chinguacousy). The subject land constitutes block 'A', Registered Plan 895 and is outlined on Schedule 'A' hereto attached.

### 2.0 Definition

The District Commercial category on Schedule 'A' attached hereto is defined as a group of commercial establishments planned and developed as a unit. District Shopping Centres generally range from 9 000 to 28 000 square metres (96 900 to 301 400 square feet) Gross Leasable Area in size and the principal tenants are department stores and supermarkets:

Primary permitted uses include retail stores, offices, entertainment facilities and service establishments catering to personal or household needs.

Complementary uses such as automobile service stations, car washes, and maintenance and repair services that are not obnoxious by reason of noise, vibration, odour or smoke and which do not require outside storage may be permitted.

Uses such as community services, open space, recreational facilities, cultural facilities and other institutional uses may also be permitted.



### 3.0 Land Use

- 3.1 The land use classification of lands as outlined on Schedule 'A', hereto attached, shall be 'District Commercial'.
- 3.2 Plate No. 12 of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A', hereto attached.

### 4.0 Development Principles

- 4.1 District Commercial areas may be developed in stages where this is appropriate to meet the needs of a growing trade area population. At each stage, approval pursuant to Section 35a of the Planning Act will be required. Guidelines will be established in the first phase for the development of the complete centre.
- 4.2 A shopping centre shall be developed as an integrated unit with a consistent architectural theme.
- 4.3 In processing plans for commercial development under Section 35a of the Planning Act, control shall be enforced regarding the following elements among others to achieve high quality design and visual harmony with adjacent areas:
- (i) the siting and design of buildings;
  - (ii) exterior construction materials and colours;
  - (iii) pedestrian areas;
  - (iv) location, lighting, and screening of parking areas;
  - (v) landscaping and fencing;
  - (vi) design and type of signs; and
  - (vii) storage and garbage disposal facilities
- 4.4 The number, location, spacing, and design of vehicular access and egress points from the road system to commercial uses shall be regulated in order to avoid hazards to pedestrian and vehicular traffic. Direct access to Highway No. 7 shall be restricted from the lands outlined on Schedule 'A' as 'District Commercial'.
- 4.5 Provisions shall be made for transit vehicles in the design of commercial areas, where deemed appropriate.

- 4.6 The type and design of signs related to commercial uses shall be regulated in accordance with appropriate By-laws and the Highway Traffic Act as amended from time to time.
- 4.7 Adequate well designed off-street parking, loading, and service areas shall be required on the site of commercial development, and designed in such a manner as to not conflict with the movement of traffic on vehicular and pedestrian areas internal to the particular site and on public rights-of-way.
- 4.8 The design, construction and maintenance of the vehicular and pedestrian areas and driveways of commercial and related developments shall be regulated in accordance with the By-laws of Council as amended from time to time, and by means of agreements pursuant to Section 35a of the Planning Act.

#### 5.0 Implementation

- 5.1 Amendment Number 26 shall be implemented by an amendment to the restricted area by-law in such a manner as to impose the appropriate zoning classification and regulations in conformity to the development principles, as above.
- 5.2 The Corporation of the City of Brampton may require the owner to enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law including financial, engineering, landscaping, and such other matters, as deemed necessary by City Council.

#### 6.0 Interpretation

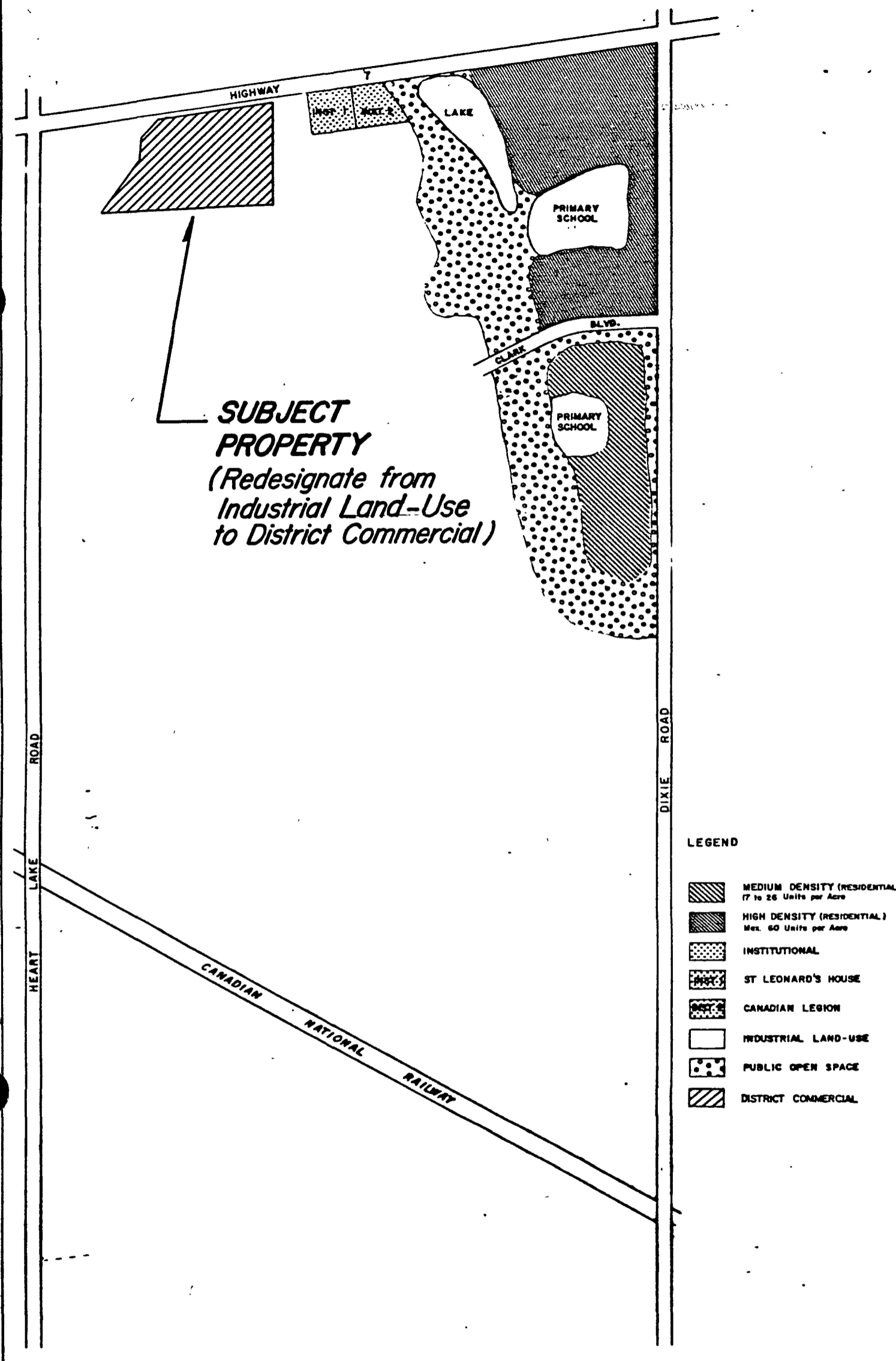
- 6.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purpose of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.

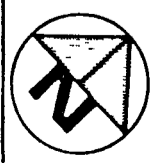
6.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.

PART C - APPENDICES

Attached is a copy of the staff report to Planning Committee dated June 14, 1978 on the subject of this Amendment. Also attached is a copy of the notes of the Public Meeting held on July 11, 1978, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.



**O.P. AMENDMENT No. 26**  
**Schedule 'A'**



**City of Brampton**  
**Planning Department**

Office of Planning Director

1978 07 13

TO: Chairman and Members of Planning Committee

FROM: Planning Director


RE: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part of Lot 5, Concession 3, E.H.S.  
Southwest Corner of West Drive and  
Queen Street  
BRAMALEA LIMITED  
Our File : C3E5.5

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Attached are notes of a public meeting held on JULY 11, 1978 with regard to the subject application.

Since there were no objections to this application it is recommended that the application proceed in accordance with the recommendation of the Planning Committee i.e. that the application by Bramalea Limited for a department store and supermarket anchored shopping centre at the southwest corner of West Drive and Highway Number 7 be approved subject to the implementation of Official Plan and Restricted Area By-law amendments, and a development agreement.

JAM/rla

  
L.W.H. Laine  
Planning Director

attachment

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, JULY 11, 1978 at the Williams Parkway Senior Public School, 1285 Williams Parkway, Brampton, Ontario commencing at 7:30 p.m. with respect to an application submitted by BRAMALEA LIMITED to construct a district shopping centre.

Members present were: J.E. Archdekin - Mayor  
E. Mitchell - Councillor  
P.T. Miller - Councillor  
N. Porteous - Alderman

Staff present were: L.W.H. Laine - Planning Director  
J.A. Marshall-Deputy Planning Director

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Ten members of the public were in attendance. Councillor Mitchell, Vice-Chairman, Planning Committee, chaired the meeting. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of residents in the vicinity of the property and also the view of any other interested parties.

Mr. John A. Marshall, Deputy Planning Director, outlined the proposal and explained the intent of the applicant. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

There were no comments or questions raised by the public and the meeting was adjourned at 7:40 p.m.

1978 06 14

To: A.K. Macdonald  
Chairman, Development Team

From: Planning Director

Re: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part of Lot 5, Concession 3, E.H.S.  
Southwest Corner of West Drive and  
Queen Street  
Bramalea Limited  
Our File: C3E5.5

#### 1.0 BACKGROUND

An application (received by the Planning Department on April 19, 1978) has been made by Bramalea Limited to amend the Consolidated Official Plan and Restricted Area (Zoning) By-law of the former Township of Chinguacousy as they affect Block 'A', Plan 895 in order to permit the construction of a district shopping centre (anchored by a department store and supermarket).

This application was preceded by the appearance at Council by Mr. Morris Smith of Bramalea Limited and Mr. Nichol, President of Loblaws in response to a resolution of City Council which urged Bramalea Limited to locate further major shopping facilities in the Bramalea area.

At the Planning Committee meeting on May 15, 1978, staff were directed to present a finalized report on this development to the June 19, 1978 meeting of the Planning Committee.

#### 2.0 PROPERTY DESCRIPTION

The subject property is located at the southwest quadrant of the intersection of West Drive and Highway No. 7. It has a frontage of approximately 920 feet on Highway No. 7 and approximately 760 feet on West Drive, and is 17.8 acres in area.

The property is vacant at the present time.



### 3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The subject property is designated "Industrial Land Use" in the Consolidated Official Plan. The following policy applies to these lands: "It is desirable that the lands fronting on Highway Number 7 be developed with prestige industry."

The property is currently zoned "Select Industrial Zone (M1)" by Restricted Area By-law No. 13-61 of the former Township of Chinguacousy.

### 4.0 LAND USE IN ADJACENT AREA (see attached map)

To the south of the property is the Domglas industrial plant. To the east, across West Drive are light industrial operations, and two commercial uses - a truck rental establishment and a business office.

Across Highway No. 7 to the north are large vacant parcels designated for "High Density Residential" uses (maximum 60 units per acre) in the Consolidated Official Plan.

### 5.0 THE PROPOSAL

The applicant wishes to construct a district shopping centre on the subject parcel, which consists of the following (see attached site plan):

Loblaws supermarket	-	49 980 square feet
drug store	-	9 900 square feet
future department store	-	123 925 square feet
future expansion (unspecified)	-	10 000 square feet
parking spaces	-	1 131
loading areas	-	6
landscaping	-	60 000 square feet

Vehicular access and egress points are located along West Drive, with a possible future entrance from Highway No. 7.

6.0 COMMENTS

The evaluation of the proposal deals initially with an analysis of the marketing basis for the supermarket and department store components of the proposal. The second part of the evaluation deals with the detailed comments relating to the site plan submitted by the applicant.

6.1 SUPERMARKET ANALYSIS

In order to evaluate the marketing basis for the proposed Loblaws supermarket, an analysis of the need for supermarkets in Bramalea has been done both at the present time and at ultimate development. The present shortfall in supermarket space has been derived by subtracting existing space from present demand. Sites designated in the Consolidated Official Plan for supermarket-anchored shopping centres have been evaluated with regard to their suitability for such development relative to present marketing and commercial development criteria. The proposed site of the intersection of West Drive and Highway Number 7 is evaluated as to its suitability for a supermarket.

Need for Supermarkets

The need for supermarkets in Bramalea has been calculated on the basis of 1977 assessed population, the ultimate population contained in current development proposals, and the marketing parameters derived in the report: A Study of the Existing and Future Retail/Service Framework in the City of Brampton, Ontario, prepared by Larry Smith & Associates Ltd. The figures used per capita supermarket gross leasable area in that report are 2.24 square feet per capita for 1979 and 2.4 square feet per capita for the year 2001. The amount of required supermarket space was derived by multiplying population by the per capita space figures. The resulting total space figures were converted to actual supermarkets by dividing the total space demand by 30 000 and 40 000 which represent the range in square footage within which major supermarkets are being developed. The results are indicated on Tables 1 and 2.

TABLE 1  
PRESENT SUPERMARKET DEMAND (1977)

Population	Required Supermarket Space (sq. ft.)	Required Supermarkets @30 000sq.ft. @40 000sq.ft.	
53 366	119 540	4	3

TABLE 2  
ULTIMATE SUPERMARKET DEMAND

Population	Required Supermarket Space (sq. ft.)	Required Supermarkets @30 000sq.ft. @40 000sq.ft.	
TOTAL:			
92 909	222 982	7	6
SOUTH BRAMALEA:			
39 620	95 088	3	3
NORTH BRAMALEA:			
53 289	127 894	4	3

In order to determine the present shortfall in supermarkets, the figures in Table 1 are contrasted with the existing supply of supermarket space in Bramalea.

At present there are two supermarkets in the Bramalea area, both located in the Bramalea City Centre, that have a total gross leasable area of 60 989 square feet. In addition there is a food store (7 230 square feet) in the Avondale Plaza and a

food store under construction at Central Park Drive and Grenoble Boulevard (10 000 square feet).

Since the two supermarkets in the Bramalea City Centre total 60 989 square feet, there is a present shortfall of 58 551 square feet. Two additional supermarkets of 30 000 square feet each are required to alleviate this shortfall, assuming that the aforementioned food stores do not adequately perform the supermarket function.

The analysis of ultimate supermarket demand in Bramalea indicates a need for three supermarkets south of Highway No. 7 and for three or four supermarkets north of Highway No. 7, depending on the size of supermarkets developed. It should be noted that the approved supermarket in the approved Sentry shopping centre at Queen Street and Heart Lake Road will provide some service to this area.

From this analysis, it is concluded that a suitable supermarket site should be immediately designated south of Highway No. 7 to alleviate the existing shortfall.

#### Consolidated Official Plan Designations

The following sites are designated for neighbourhood shopping centres in the Consolidated Official Plan:

1. Avondale Blvd. (existing 33 520 square feet)  
(Avondale Plaza)
2. Balmoral Drive & Eastbourne Dr. (existing 22 9909 square feet)  
(Southgate Plaza)
3. Clark Blvd. & Finchgate Blvd. (proposed 40 000 square feet)
4. Central Park Dr. & Grenoble Blvd. (17 200 square feet under construction)

5. North Park Dr. & Mackay St. (proposed 20 000 to 50 000 square feet)
6. Residential 9 Area (20 000 to 50 000 square feet)

An additional 400 000 square feet of retail or service space may be developed in the Bramalea City Centre - some of which could be devoted to an additional supermarket or enlargement of existing supermarket outlets to about 40 000 square feet each or a total of 80 000 square feet.

The Official Plan amendments covering the above-noted sites were formulated in the period 1967 to 1973. Since that time, supermarket units have generally increased in size from approximately 20 000 square feet to the range 30 000 to 40 000 square feet and larger. As a result supermarket operations require locations on major arterial roads that provide maximum accessibility, whereas formerly locations on collector roads (e.g. Clark Blvd., North Park Dr.) were acceptable. Consequently, there is a low probability that a supermarket will be developed at the locations designated in the Official Plan.

#### Conclusions

In the area east of Heart Lake Road and south of Highway No. 7, there are two alternative sites available for supermarket development: 1. the Bramalea City Centre, and 2. the subject site at the southwest corner of West Drive and Queen Street.

The site at West Drive and Queen Street Number 7 is peripheral to the Bramalea area, but has reasonably good road connections to residential areas via West Drive and Clark Boulevard to the south and east, potentially to the north via Laurelcrest Street particularly when it is extended to Howden Boulevard.

Although the Bramalea City Centre is the better location for a supermarket the subject site is an acceptable location for such a retail facility.

6.2 DEPARTMENT STORE ANALYSIS

The proposed department store has been evaluated on the basis of the Larry Smith analysis and allocations of department store space by Planning staff. The main findings of the Larry Smith study are as follows:

1. an additional 700 000 square feet of department store gross leasable area is required to serve population growth to the 250 000 level;
2. this space is equivalent to between five and eight department stores, depending on the size of stores (usually in the range 75 000 to 100 000 square feet).

The future department stores have been allocated as follows, based on future population growth by sub-areas and anticipated improvements to the transportation system:

	Future Stores
1. Bramalea City Centre	2 - 3
2. Shoppers' World	0 - 1
3. Heart Lake Town Centre	1
4. Bovaird Drive & Heart Lake Road (future Highway 410)	2
5. Sentry Department Store	1
	<hr/>
TOTAL	6 - 8

It should be further noted that Council has approved in principle a department store type use at the intersection of Kennedy Road and Clarence Street.

The marketing basis for the proposed department store contained in the subject application is very questionable in light of the proximity (approximately one-half mile) of the Bramalea City Centre and the approved Sentry centre. From a planning viewpoint, approval of the subject department store would undermine the

long term establishment of a proper distribution of major retail facilities in the urban area and would increase traffic on the congested Queen Street corridor.

It is therefore concluded that there is no justification for the department store on the basis of either marketing or planning factors. If the applicant wishes to pursue this further, a detailed market analysis and commercial impact study should be required.

As an alternative to the proposed supermarket, the applicant could consider such space - extensive retail uses as a furniture store and a home improvement centre.

### 6.3 DEPARTMENTAL COMMENTS

As part of this development, the applicant will be required to dedicate road widenings along West Drive and, subject to M.T.C. approval, along Highway No. 7. Subject to M.T.C. approval, a right-in/right-out only entrance - exist with a raised median is recommended on Highway No. 7. Construction of sidewalks and bicycle paths will be required along Highway No. 7 and West Drive.

The parking lot circulation is awkward and should be redesigned.

The Transportation Division of the Region of Peel recommends that there be no access from Highway No. 7 to this property. In view of the expected heavy northbound left turns from West Drive into this complex, it will be desirable to create an exclusive left turn lane on West Drive at both entrances to the proposed centre.

The Ministry of Transportation and Communications have indicated that they would not be receptive to an access onto Highway No.7.

The Building and Zoning Department made a number of suggested improvements to the site plan including: increased setbacks from M.T.C. lands (Highway 410 right-of-way), the rearrangement


of parking and parcel pick-up areas, and the indication of screening along M.T.C. lands.

#### 7.0 CONCLUSION

On the basis of the commercial analysis of this proposal, it is concluded that the subject site is appropriate for a supermarket-based neighbourhood shopping centre plus some space-extensive retailing such as a furniture store or home improvements centre. The applicant should therefore submit a site plan for a shopping centre containing the above-mentioned uses that takes into account the design comments contained in this report.

#### 8.0 RECOMMENDATION

It is recommended that a shopping centre including a supermarket, related convenience commercial uses, and space-extensive retail uses but excluding a department store be approved in principle at the southwest corner of West Drive and Highway No. 7 subject to the holding of a public meeting in accordance with Council's procedures and the implementation of an Official Plan Amendment, Restricted Area By-law and development agreement that takes into account detailed traffic and site planning concerns.

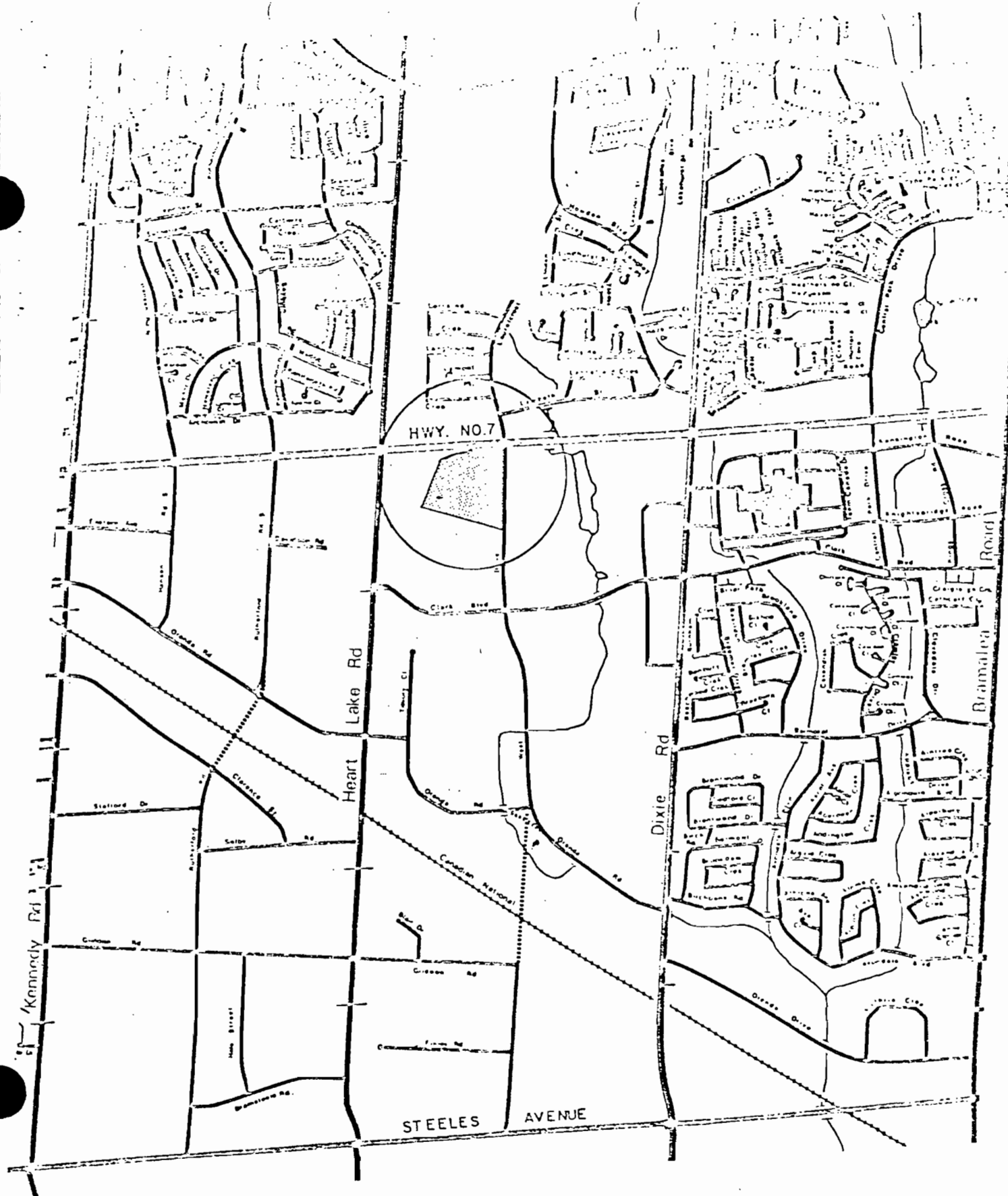
  
L.W.H. Laine  
Planning Director

Attachment

cc R.A. Everett  
J.G. Metras  
D.M. Gordon  
D. Warren  
J. Curran

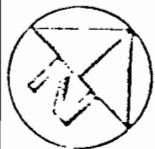
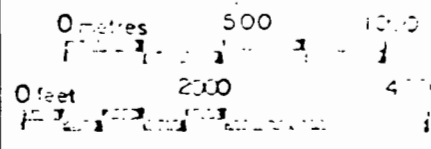
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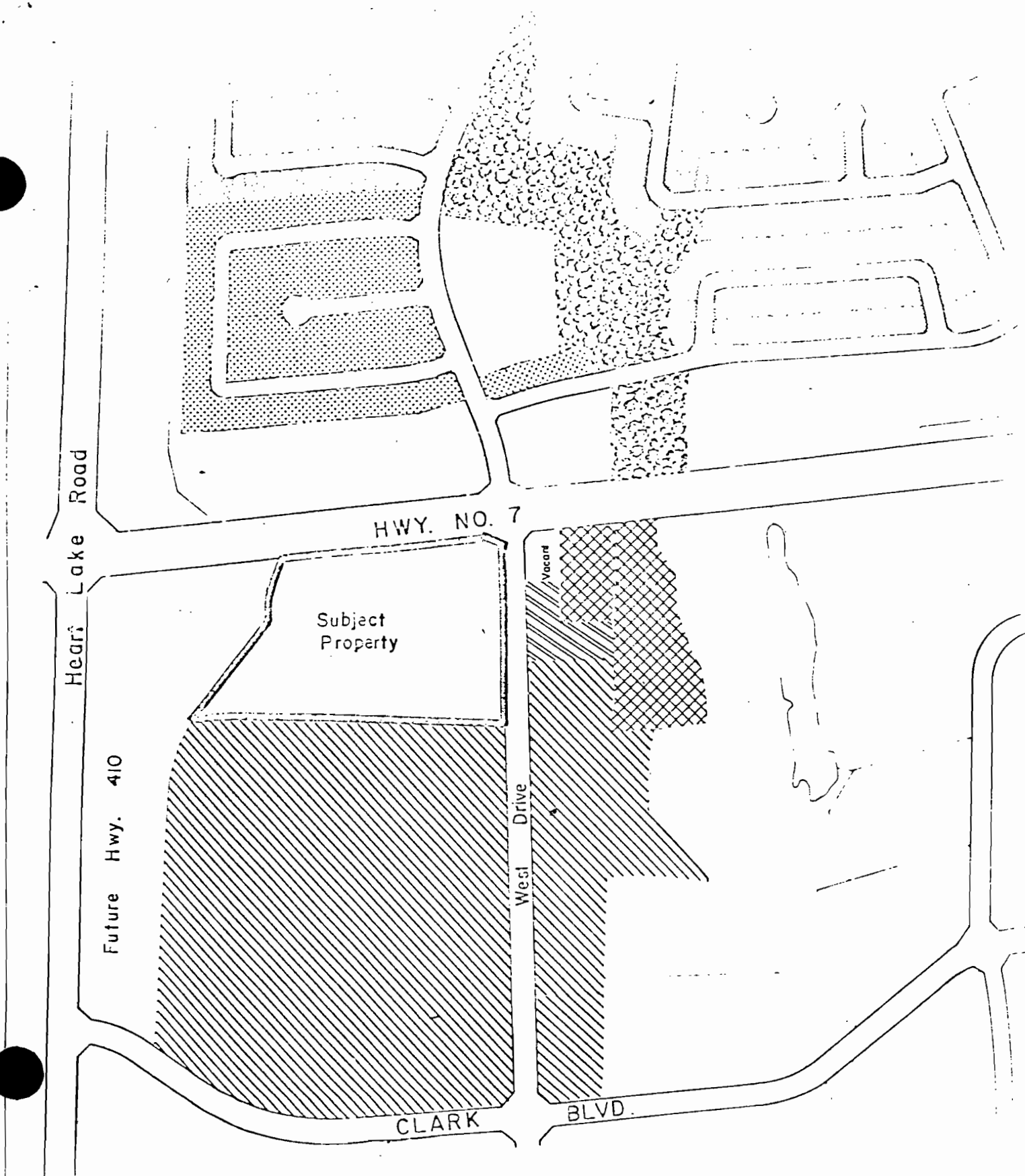


BRAMALEA LIMITED  
 BLK. 'A', PLAN 895

Location Map



City of Brampton  
 Planning Department



BRAMALEA LIMITED  
 BLK. 'A', PLAN 895

Land Use

-  Industrial
-  Single Family
-  Comm.
-  Inst.
-  Park
-  Semi-Detached



Original 145 230

Other 555 170

City of Brampton  
 Planning Department