



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 245-76

By-law to amend the Official Plan of
the City of Brampton Planning Area.

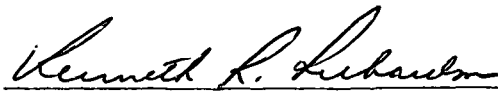
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, (R.S.O. 1970, Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. AMENDMENT NO. 7 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned AMENDMENT NO. 7 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

ENACTED and PASSED this 22nd day of November, 1976



Mayor



Clerk

THE OFFICIAL PLAN
OF THE
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NUMBER 7

PART A - PREAMBLE

1.0 Title

The title of this Amendment is AMENDMENT NUMBER 7 to the OFFICIAL PLAN of the CITY OF BRAMPTON AREA, hereinafter referred to as AMENDMENT NUMBER 7.

2.0 Relative Parts

Only that part of the text entitled PART B - AMENDMENT shall constitute AMENDMENT NUMBER 7 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA.

3.0 Purpose of the Amendment

The purpose of AMENDMENT NUMBER 7 is to alter the policy of the Official Plan to permit the erection of an industrial plant for the manufacture and assembly of precision instruments in a rural area only in accordance with development principles that are intended to minimize the disruption of the existing characteristics of the site comprising about 55 acres.

4.0 Location

The policies of this Amendment contained in Part B - The Amendment, shall apply to lands located in part of the east half of Lot 10, Concession 6, west of Hurontario Street, Township of Chinguacousy now in the City of Brampton with frontage on the road allowance between Lots 10 and 11 (Highway Number 7) and more particularly described on the attached Schedule 'A'.

5.0 Background

The applicant, Moore Instruments Co. Ltd., has requested that the Official Plan and restricted area by-law be amended to permit the erection of an industrial plan with an ultimate ground coverage of approximately 125,000 square feet on a site comprising an area of about 55 acres.

Planning Committee of the City of Brampton, after holding an advertised public meeting and having received no objections, has recommended to City Council an Amendment to the Official Plan.

It is recognized that the location of the proposed industrial undertaking in a rural area is unique and is considered acceptable only if the development principles and criteria that are peculiar to the particular industry, its employees and the site. In particular, it is desired that the manufacturing operation, occupying a small site area, be located in a relatively isolated locality remote from sources of adverse influences and equally important is the amenity quality that a large unbuilt site can provide to employees.

Further, it is recognized that some productive agricultural land will be pre-empted by the siting of buildings and ancillary uses such as parking areas, paved roadways and hard surfaced recreation facilities. On the other hand, extensive areas of land will be retained in its existing worded condition, and will be retained for landscaped open space as a buffer area to achieve the desired level of isolation.

6.0 Effect

Upon approval by the Minister of Housing, this Amendment will have the effect of superceding a portion of the original Official Plan of the former Township of Ching-uacousy Planning Area (Chapter C1, Consolidated Official Plan of the City of Brampton) now part of the City of Brampton Planning Area, as they all pertain to lands described in Part 'A' (Section 4.0 - Location) of this Amendment, and more particularly described on Schedule 'A' attached.

PART B - THE AMENDMENT

The OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA is hereby amended by adding to the existing Official Plan policies applicable to lands within the City of Brampton, the following policies contained in PART B - THE AMENDMENT, and on the attached map designated as Schedule 'A' to the Official Plan of the City of Brampton Planning Area, Amendment Number 7.

1.0 Definition

- 1.1 Low Density, Low Intensity Industrial Use Area means lands which have only a small part of the site covered by buildings or structures, accommodates a low level of activity with regard to employees and traffic generation per acre of site area and is predominantly used for industry.

1.2 Greenbelt Use Area means lands which have inherent physical or environmental hazards, are intended primarily for the presentation 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.

2.0 Land Use

The land use classification of lands as described on Schedule 'A' attached hereto, shall be designated as a Low Density, Low Intensity Industrial Use Area and Greenbelt Use Area.

3.0 Generalized Development Principles

It shall be the policy of the municipality to ensure that:

- (a) The intended industrial use will be one of low density and low intensity with a minimum coverage of the site by buildings, structures, parking and service areas.
- (b) Existing healthy trees are to be retained wherever possible.
- (c) The banks of the Credit River are to be retained in an undisturbed state and no building or structure, excepting fences and bank stabilization works, shall be located in flood vulnerable areas on the steep banks of the Credit River.
- (d) The buildings to be erected on the site shall be unobtrusive as possible and be designed and constructed with as low a profile as possible.
- (e) The principal building shall be located as far as possible from existing road allowances that existing major topographic conditions and treed conditions may permit.
- (f) Road widenings shall be dedicated as required to the appropriate authorities.
- (g) All the requirements respecting drainage shall be satisfied.
- (h) Information shall be provided to indicate that an adequate supply of potable water will be available at maximum development of the project.

3.0 Generalized Development Principles (cont'd..)

- (i) The disposal of sewage shall be subject to the requirements of Part VII of the Environmental Protection Act.
- (j) The remainder of the applicant's lands shall be retained and maintained in a natural state or may be used for agricultural purposes.
- (k) The development shall create a minimal amount of conflict with existing uses adjacent to or in close proximity to the Low Density, Low Intensity Industrial Use Area.

4.0 Detailed Development Guidelines

- (a) The maximum site coverage of all buildings, structures, parking and building services areas shall not exceed 10 percent of the net area.
- (b) Trees that are to be retained are to be protected against damage during the construction phase, unless permission has been granted to remove an obstructing tree. In particular, existing trees along the banks of drainage ways (Credit River and major ravines) are to be retained.
- (c) No building or structure, excepting fences and bank stabilization works, shall be located closer to the top of the bank of the Credit River than the vertical height of the bank above normal water level. Prior to implementation by enactment of a restricted area by-law, a development agreement shall be entered into dealing with the treatment of the Greenbelt Use Area.
- (d) The buildings to be erected on the site shall not exceed 35 feet in height, excepting cooling towers ~~and similar facilities.~~
- (e) Access to Highway Number 7 shall be restricted to a location or locations acceptable to the Ministry of Transportation and Communication.
- (f) A landscape plan, to be approved by the City, shall be prepared for the intensively developed lands surrounding the building area and for all lands disturbed by construction and related activities.

MODIFICATION

NO. 1

UNDER SECTION 14(1) OF THE PLANNING ACT

4.0 Detailed Development Guidelines

(g) The specific location of all buildings, parking areas, etc., shall be subject to a site plan zoning by-law.

5.0 Implementation

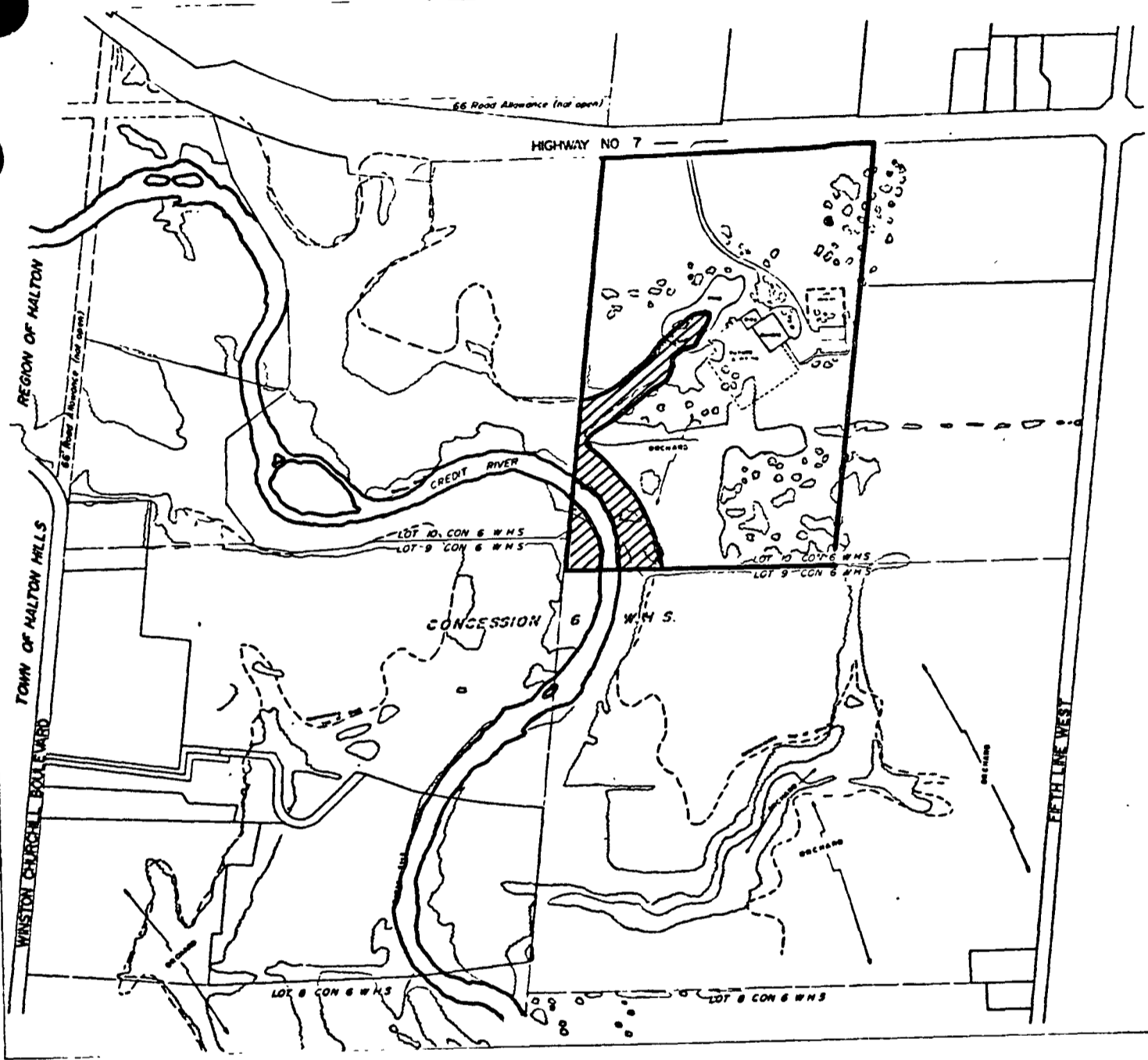
5.1 Amendment Number 7 will be implemented by an appropriate amendment to the Restricted Area By-law in such a form which will impose the appropriate zone classification and regulations in the conformity with the development principles outlined in Sections 3.0 and 4.0.

5.2 Council will enter into such agreements incorporating various aspects of site and building design not implemented by the zoning by-law, including financial and other matters, as deemed necessary by Council to provide for the proper and orderly development of the lands subject to this Amendment.

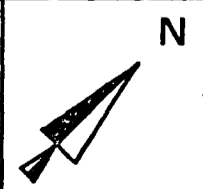
6.0 Interpretation

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 purposes 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' should 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.



**CITY OF BRAMPTON
OFFICIAL PLAN AMENDMENT NO. 7
SCHEDULE 'A'**



Drawn	b. k.
Date	Nov. 19, 1976.
File No.	C6W10.2
Dwg. No.	A

Legend



Greenbelt Use Area



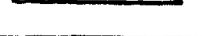
Low Density, Low Intensity Industrial Use Area

Scale

0 200 400 meters



0 200' 400' 600' feet



**CITY OF
BRAMPTON
PLANNING
DEPARTMENT**

Office of Planning Director

A2-1

March 12, 1976

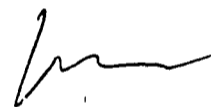
TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan and
Restricted Area By-law
Part of Lot 10 Concession 6 W.H.S.
(Chinguacousy Township)
Moore Instruments Ltd.
Our File C6W10.2

The attached notes of the Public Meeting held on March 10, 1976, indicate that no objections or comments were recorded.

It is recommended that staff prepare the appropriate Official Plan amendment, restricted area by-law and development agreement for presentation to City Council.



L. W. H. Laine
Planning Director

LWHL:ls
Attachment

AZ 3

PUBLIC MEETING
MOORE INSTRUMENTS LTD.
PART OF LOT 10, CONCESSION 6, W.H.S.

A special Planning Committee meeting of the City of Brampton was held on March 10, 1976 at the Queen's Square Building in Brampton commencing at 7:35 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law.

Members present were:	F.R. Dalzell	Chairman
	K.G. Whillans	Councillor
	M. Robinson	Alderman
	D. Sutter	Alderman
	W.J. Baillie	Alderman
	R.F. Russell	Alderman
	C.F. Kline	Alderman
Staff present were:	L.W.H. Laine	Planning Director

Ten members of the public were present.

The Planning Director outlined the area of the proposal to the public and explained the intent of the application.

There were no comments or objections from the public and the meeting was adjourned at 7:50 p.m.

Date: February 13, 1976

To: Chairman and Members of Planning Committee

From: L.W.H. Laine
Planning Director

Re: Application to Amend the Official Plan and
Restricted Area By-law
Part of Lot 10, Concession 6, W.H.S.
(Chinguacousy Township)
Moore Instruments Co. Ltd.
Our File C6W10.2

1.0 Background: Sometime ago Planning Committee adopted a recommendation directing staff to -

(1) prepare a set of guidelines, for presentation at a public meeting, to be incorporated into an official plan amendment;

and

(2) prepare a consolidated report including a draft of a development agreement and restricted area by-law.

It will be recalled that the applicant desires to establish a plant manufacturing precision instruments in a rural setting. The plant would have an initial floor area not exceeding 25,000 square feet and require a labour force of 35 persons. The existing plant of Moore Instruments Co. Ltd., located in the Rexdale area of Etobicoke Borough has a gross floor area of 10,000 square feet and is inadequate for their needs. The ultimate ground coverage of the plant is estimated to be 125,000 square feet.

The total area of the lands acquired by the applicant is 89.07 acres of which about 55 acres would be utilized

Cont'd.

2-2

as the site for the industrial plant (see attached plan). The building coverage would be about 5.2 per cent of the lot area.

2.0 Development Guidelines:

- (a) The intended use will be one of low density and low intensity. Towards this end the maximum site coverage of all buildings, structures, parking and building service areas shall not exceed 10 per cent of the net area.
- (b) Existing healthy trees are to be retained and protected against damage during the construction phase, unless permission has been granted to remove an obstructing tree. In particular existing trees along the banks of drainage ways (Credit River and major ravines) are to be retained.
- (c) The banks of the Credit River are to be retained in an undisturbed state and no building or structure, excepting fences and bank stabilization works, shall be located to a bank closer than the vertical height of the bank above normal water level. (The setback in this case will be about 100 feet). Further, an easement shall be granted to the City for lands lying on the east bank of the Credit River for a distance of 5 feet easterly and northerly from top of bank.
- (e) The building to be erected on the site shall have a low profile. (The building will not exceed 35 feet in height, excepting cooling towers and similar facilities.

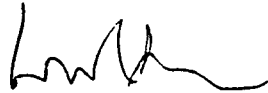
Cont'd.

- (f) The building shall be located as far as practical from existing road allowances (Highway Number 7 and Fifth Line West) that existing topographic and flora conditions may permit.
- (g) Road widenings as required by the Ministry of Transportation and Communications and the City shall be dedicated as required (The City will require a minimum of 17 feet along Fifth Line West).
- (h) A landscape plan, to be approved by the City, shall be prepared for the intensively developed lands surrounding the building area and for all lands disturbed by construction and related activities.
- (i) All the requirements of the Credit Valley Conservation Authority and the City respecting drainage shall be satisfied.
- (j) The specific location of buildings, parking areas, etc., shall be subject to a site plan zoning by-law.
- (k) The applicant shall provide appropriate information to the Ministry of Natural Resources to ensure that an adequate supply of water will be available at maximum development of the project.
- (l) Matters with regard to the disposal of sewage shall apply pursuant to the requirements of Part VII of the Environmental Protection Act.
- (m) The remainder of the applicant's lands is to be retained and maintained in a natural state or may be used for agricultural purposes.

Cont'd.

2-4

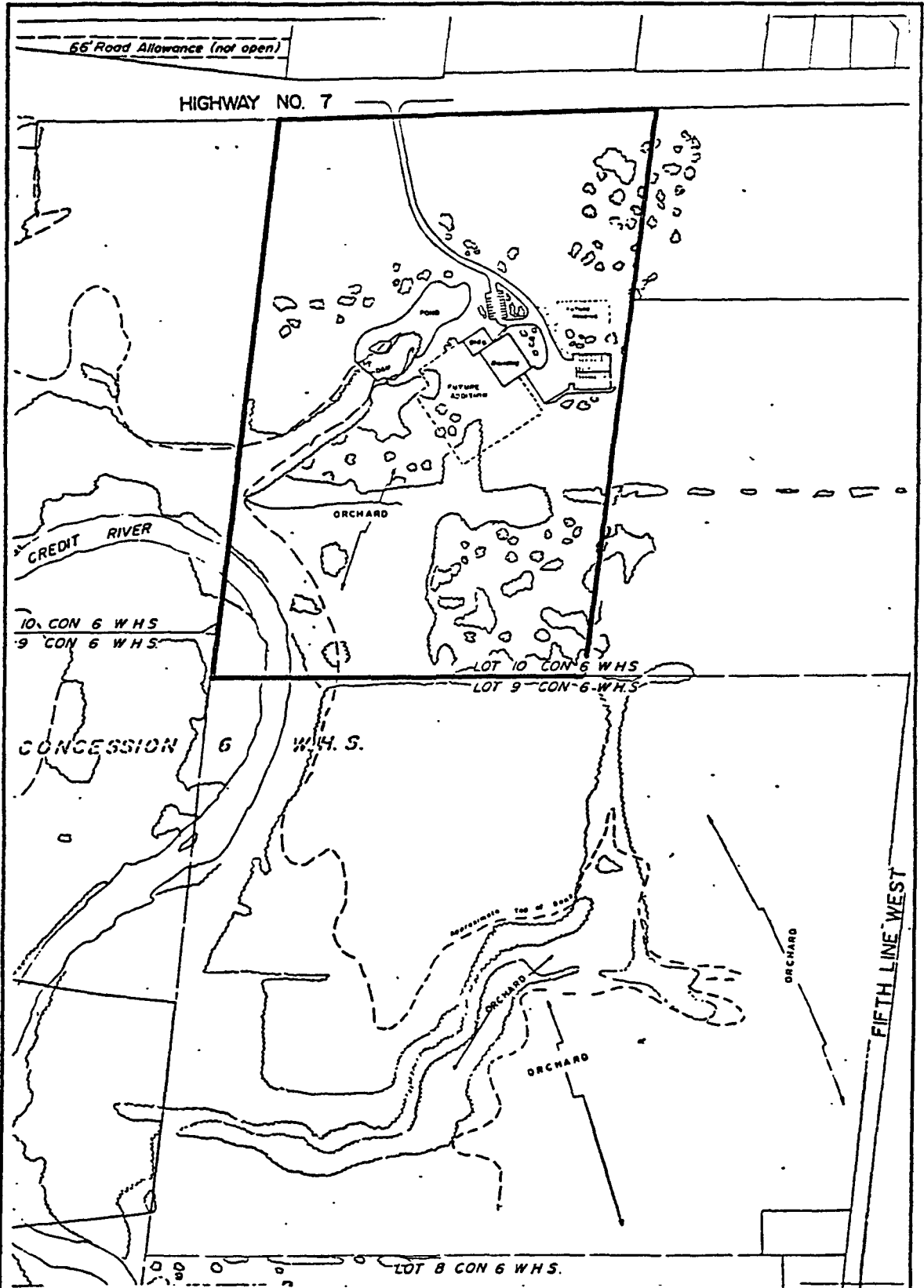
3.0 Conclusion: It is recommended that a public meeting be scheduled to outline the development control guidelines and the proposal to the public.



L.W.H. Laine,
Planning Director.

Enc.

LWHL/mt



Application MOORE INSTRUMENT CO. LTD.			Drawn b.g.
			Date NOV 7, 1975.
			File No. C6W10.2
			Dwg. No. A 167B
Legend — BOUNDARY OF APPLICATION	Scale 0 metres 100 200 0 feet 400 800	CITY OF BRAMPTON PLANNING DEPARTMENT	

January 17th, 1975

To: J. Galway
Senior Administrative Officer

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 10, Concession 6, W.H.S.
(Township of Chinguacousy)
Moore Instrument Co. Ltd.,
Our File Number: C6W10.2

1.0 Introduction: The application for the amendment to the Official Plan and zoning by-law deals with a site of about 55 acres leaving a balance of 34 acres to remain unchanged. The lands were part of a farm operation which has since been contracted greatly by the disposal of the Moore Instrument Co. Ltd., purchase and other nearby lands.

Of the 89 acres purchased by Moore Instrument Co. Ltd., probably about 60 acres would be considered as good arable land (Class 1). The balance of the property is covered by trees either in scattered groves or solid stands, or consists of steep banks and flood plain lands of the Credit River.

2.0 Analysis: According to the information supplied by the applicant the impact of the particular type of industrial undertaking does not appear to be of a negative nature. The number of employees 35, on an one-shift basis, will not cause a traffic problem. Water and sewer facilities are to be provided on site. The permanent loss of prime agricultural land need not be excessive if the built on area remains in modest proportions.

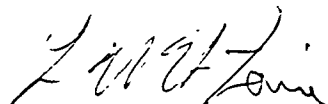
It does not appear necessary or feasible to designate and zone the entire 55 acres for industrial use. The flood plain areas, steep banks and gulleys are best designated as a greenbelt, conservation or open space area. It is desirable that these lands as well as similar lands adjacent to the Credit River be placed under more strict public control or ownership.

3.0 Conclusion: It is recommended that this report be presented

to Planning Committee as a preliminary analysis of the application. If Planning Committee agrees with the principle of an amendment to the Official Plan, staff be instructed:

- a) to prepare a set of guide lines for presentation at a public meeting that can be incorporated in the amendment, and
- b) to prepare a consolidated report including a draft of a development agreement and restricted area by-law.

LWHL/ds



L.W.H. Laine
Planning Director



LEGEND

 AREA OF APPLICATION

APPLICATION

MOORE INSTRUMENT CO. LTD.

CITY OF BRAMPTON PLANNING DEPARTMENT

DATE 17/1/75

DWN. BY c.f.

SCALE

