



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

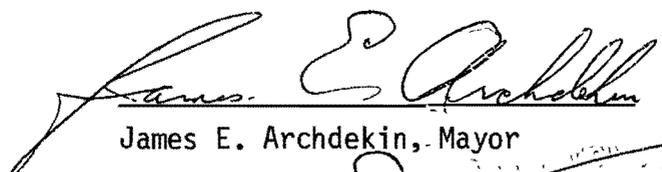
Number 45-79

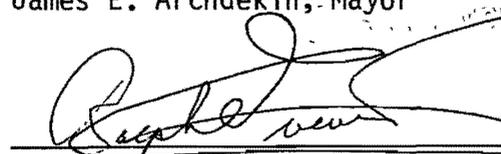
A By-law to amend the Official Plan of the City of Brampton Planning Area. Amendment Number 30. (S. COSENTINO LEASING AND MARTIA PROPERTIES)

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 30 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (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 30 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 12th day of March, 1979.


James E. Archdekin, Mayor


Ralph A. Everett, Acting Clerk

DUPLICATE ORIGINAL

OPC 0006-30

AMENDMENT NO. 30
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

- 41

1979 JUL 26 AM 11 35

MISC. PLAN NO.

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

July 26, 1979 - 11:35 A.M.

Katherine Bayle D.L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

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Amendment No. 30
to the
Official Plan for the
City of Brampton Planning Area

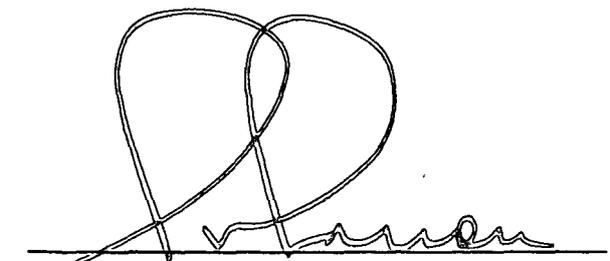
This amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton is hereby modified under the provisions of section 17 of The Planning Act, as follows:

1. The fourth line of section 5.2 under Implementation is hereby modified by deleting the words "including financial and such other matters."

As thus modified, this amendment is hereby approved pursuant to section 17 of The Planning Act, as Amendment No. 30 to the Official Plan for the City of Brampton Planning Area.

Date.....

July 16/79



G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

~~This Amendment No. 30 of the Official Plan of the City of Brampton Planning Area, which has been adopted by the Council of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act, as Amendment No. 30 to the Official Plan of the City of Brampton Planning Area.~~

~~Date.....~~ _____

AMENDMENT NO. 30 . TO THE CONSOLIDATED OFFICIAL
PLAN OF THE CITY OF BRAMPTON PLANNING AREA

The attached map (Schedule 'A') and explanatory text shall constitute Official Plan Amendment Number 30 to the Consolidated Official Plan of the City of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton by By-law No. 45-79 in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14, and 17 of the Planning Act (R.S.O.) 1970, Chapter 349 as amended) on the 12th day of March 1979



Mayor



Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

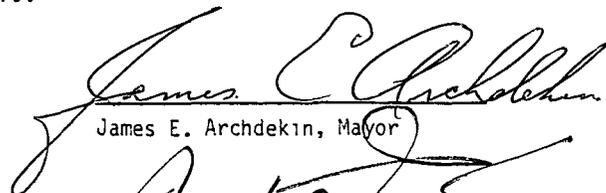
Number 45-79

A By-law to amend the Official Plan of the City of Brampton Planning Area. Amendment Number 30. (S. COSENTINO LEASING AND MARTIA PROPERTIES)

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1. Official Plan Amendment Number 30 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule 'A') and explanatory text is hereby adopted.
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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 12th day of March, 1979.


James E. Archdekin, Mayor


Ralph A. Everett, Acting Clerk

-1-

AMENDMENT NUMBER 30

TO THE

OFFICIAL PLAN OF THE

CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 30 to the Official Plan of the City of Brampton, hereafter referred to as Amendment Number 30 .

2.0 Relative Parts

Only that part of the text entitled PART B - AMENDMENT shall constitute Amendment Number 30 . PART A - PREAMBLE and PART C - APPENDIX, are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized into six (6) sections:

- Section 1.0 - Purpose and Property Location
- Section 2.0 - Definition
- Section 3.0 - Land Use
- Section 4.0 - Development Principles
- Section 5.0 - Implementation
- Section 6.0 - Interpretation

3.0 Purpose of the Amendment

The purpose of Amendment Number 30 is to amend the existing industrial and agricultural designations on a parcel of land approximately 15.96 hectares (39.4 acres) in area, and to permit an industrial subdivision, and further, to prescribe appropriate development principles applicable to the subject lands which will ensure the acceptable use and development of the subject lands.

4.0 Location

The Amendment is concerned with land located in part of Lot 12, Concession 11, Northern Division, Toronto Gore, and more particularly, the area as shown on the attached Schedule 'A'.

5.0 Background

The applicant, Mr. S. Cosentino has requested that the Official Plan and Restricted Area By-law be amended to permit the development of an industrial subdivision for "dry industrial" purposes on 15.96 hectares (39.4 acres) of land.

The subdivision is to contain lots with a minimum area of 0.8 hectares (1.98 acres). "Dry Industry" has been defined as "an industry which does not use or require any water for cooling, processing or equipment washing; water use is merely to serve the domestic needs of the employees."

It is necessary to restrict the type of industrial operations on the subject property due to the lack of piped municipal services and the generally limited supply of groundwater in the area.

Although the area is generally used for agricultural purposes, an automobile scrap yard has existed on the subject property for about 20 years. It is in recognition of this previous use and with a desire to have the appearance of the property improved, only if the development principles and criteria that are peculiar to the development are met, that the industrial subdivision is considered acceptable.

Planning Committee of the City of Brampton on March 13, 1978, after holding an advertised public meeting on March 2nd, 1978, in the Castlemore Public School and having received no objections, recommended to City Council that staff be instructed to prepare the necessary Official Plan Amendment. The recommendation of Planning Committee was approved by City Council on March 28th, 1978.

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 Toronto Gore Planning Area (Chapter D1, Consolidated Official Plan of the City of Brampton), now part of the City of Brampton Planning Area, as it pertains to lands described in Part 'B', (section 1.2) of this Amendment and more particularly described on Schedule 'A' attached.

PART, B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and Schedule 'A' hereto attached constitutes Amendment Number 30 to the Consolidated Official Plan of the City of Brampton Planning Area. The Official Plan is hereby amended by adding a new chapter, Chapter D6, entitled Dry Industrial Use Areas, after Chapter D5 as follows:

Chapter D6 - Dry Industrial Use Area

1.0 Purpose and Property Location

1.1 The purpose of this Chapter is to permit certain lands located within the City of Brampton Planning Area, partially designated for Industrial use and partially designated for Agricultural use, to be developed as a Dry Industrial subdivision, and further, to establish principles for the development of the subject lands to ensure the acceptable use and development of the area.

1.2 The Amendment is concerned with an area of land, being part of Lot 12, Concession 11, Northern Division, Toronto Gore, now within the City of Brampton, Regional Municipality of Peel. The parcel encompasses an area of 15.96 hectares (39.4 acres) with 291.86 metres (957.54 feet) frontage along Highway Number 50, 44.06 metres (144.56 feet) frontage along the road allowance between Concessions 11 and 12, a northern boundary of 574.80 metres (1885.87 feet), a western boundary of 302.72 metres (993.20 feet) and a southern boundary of 469.23 metres (1539.49 feet) and is outlined on Schedule 'A' attached hereto.

2.0 Definition

2.1 Dry Industrial Use Area means lands on which the only permissible industrial operation is an industry which does not use or require any water for cooling, manufacturing, processing or equipment washing; water use is merely to serve the domestic needs of the employees. A Dry Industrial Use shall not include any use which is obnoxious by reason of noise or vibration created or the emission of dust, dirt, objectionable odours or gases.

- Land Use
- 3.1 The land use classification of lands as described on Schedule 'A' attached hereto, shall be designated as a Dry Industrial Use Area.
 - 3.2 Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the land shown in heavy outline on Schedule 'A' attached hereto and forming part of Amendment Number 30 from "D1" to "D6".
 - 3.3 Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by adding a symbol for Dry Industrial to the legend and changing of the land shown in heavy outline on Schedule 'A' attached hereto and forming part of Amendment Number 30 from Agriculture and Industrial to Dry Industrial.

4.0 Development Principles

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

- a) the development creates a minimum amount of conflict with existing uses abutting or in close proximity to the dry industrial use area;
- b) the development of industrial uses does not introduce the action of polluting ground or surface water sources, and all other components of the natural environment;
- c) It is not intended that the development of the land for industrial purposes will contribute to further industrial development or to the premature conversion of agricultural lands for non-agricultural or related uses.

The Dry Industrial Use Area will be subject to:

- d) development proceeding only on the basis of a registered plan of subdivision with a minimum lot size consistent with the need to provide space for a private waste disposal system and a private well. The appropriate water

4.0 Development Principles (continued)

- d) supply shall be subject to the approval of the Ministry of the Environment;
- e) appropriate development standards including the need for appropriate screening in the form of fencing, berming and planting and the improvement of existing drainage facilities to ensure that adjacent residential and agricultural uses and users of Highway Number 50 will not suffer unduly;
- f) access controls from the property to Highway Number 50. Access must be acceptable to the Ministry of Transportation and Communications;
- g) the prohibition of outside storage on those lots abutting Highway Number 50. Outside storage shall be permitted on the remainder of the property;
- h) the approval by the Medical Officer of Health of private waste disposal systems.

5.0 Implementation

5.1 Amendment Number 30 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 conformity with the development principles outlined in Section 4.0.

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

MODIFICATION

NO /

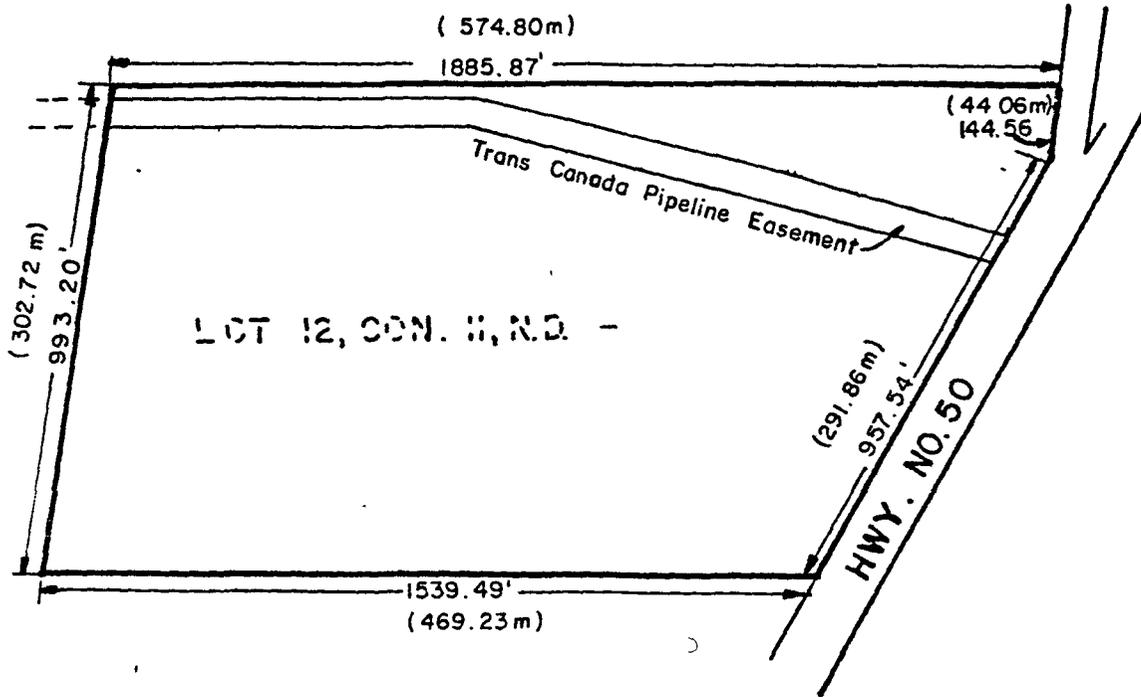
UNDER SECTION 14(1) OF THE PLANNING ACT

Interpretation

- 6.1 The boundaries of the subject property as shown on Schedule 'A' hereto attached are general only and are not intended to define the exact limits of the said property. 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.

35-2c

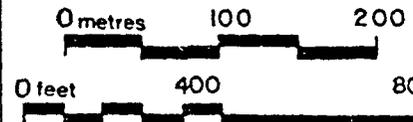
LOT 13, CON. II, N.D.



LOT 12, CON. II, N.D. -

OFFICIAL PLAN AMENDMENT NO. 30
Schedule 'A'

Dry Industrial Use Area



City of Brampton
Planning Department

PART C - APPENDICES

- 1.0 Attached are one copy each of the staff reports to Planning Committee dated July 14, 1977, January 10, 1978, and a copy of the minutes of a special meeting of the Planning Committee held on February 2, 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.

July 14, 1977

TO: J. Galway
Senior Administrative Officer

FROM: L.W.H. Laine
Planning Director

RE: Draft Plan of Subdivision
Part Lot 12, Concession 11, N.D.
MARTIA PROPERTIES LTD. AND
S. CONSENTINO LEASING LTD.
Region of Peel No. 2IT-77013
Our File C11E12.1A

1.0 INTRODUCTION

A draft plan of industrial subdivision has been formally submitted to the Region of Peel by Martia Properties and S. Consentino Leasing Ltd.. In conjunction with the draft plan of subdivision, an application to amend the Official Plan and Restricted Area By-law has been submitted to the City of Brampton for consideration.

2.0 PROPERTY DESCRIPTION

The subject property is 38 acres in area, with a total frontage of approximately 1,000 feet along Highway Number 50 and Coleraine Drive. The average depth of the lot is 1,700 feet. There is a Trans Canada Pipeline easement traversing the northern portion of the property in an east/west direction.

The property, which was formerly the site of an auto wrecking yard, is in the process of being cleared. There is a small creek running north to south across the rear of the property. The area surrounding the property is primarily agricultural in character.

3.0 ZONING AND OFFICIAL PLAN DESIGNATION

The largest portion of the site is currently designated and zoned Agricultural (A) by Official Plan Amendment Number 2 and By-law Number 825 as amended. However, 10 acres of the subject property has been zoned for industrial purposes and occupied by an auto wrecking company for more than 20 years. An application to rezone the lands for 3 industrial sites was submitted in October 1973 to the former Township of Toronto Gore, which never received approval.

- 2 -

4.0 PROPOSAL

It is proposed that the site be rezoned Industrial and developed as an Industrial Park. The site would be subdivided into 16 lots, each having a minimum area of two (2) acres and minimum frontage of 100 feet. All of the proposed lots are to be served by a single 66 foot road allowance terminating in a turning circle and having access to Highway Number 50.

5.0 COMMENTS

The application was circulated to City departments, the Region, and Trans Canada Pipelines requesting their comments.

Trans Canada Pipelines request that they be granted work room easements of 30 feet on each side of the pipeline right-of-way and that 48 hours notice be given prior to commencement of any work on the right-of-way. Trans Canada is prepared to pay the full costs of pipe replacement if the above conditions are met by the applicant.

The Region is opposed to approval of the application for a number of reasons. Primarily there is no water supply available and it would not be considered desirable for the plan to proceed on the basis of individual wells. Further, sanitary services are not available to the site in question. The Region was also opposed on the basis that the proposed road system to serve the site should be prepared in conjunction with surrounding lands.

It was the impression of the Region of Peel that the development is premature in light of the present Official Plan review presently underway in Brampton. The proposal does not necessarily constitute the definition of orderly development.

It is felt that the views of the Region of Peel are valid and that this plan is premature. There is neither water nor sanitary services available in this area and it is felt that such a development does not comply with the intention of the Official Plan.

6.0 RECOMMENDATION

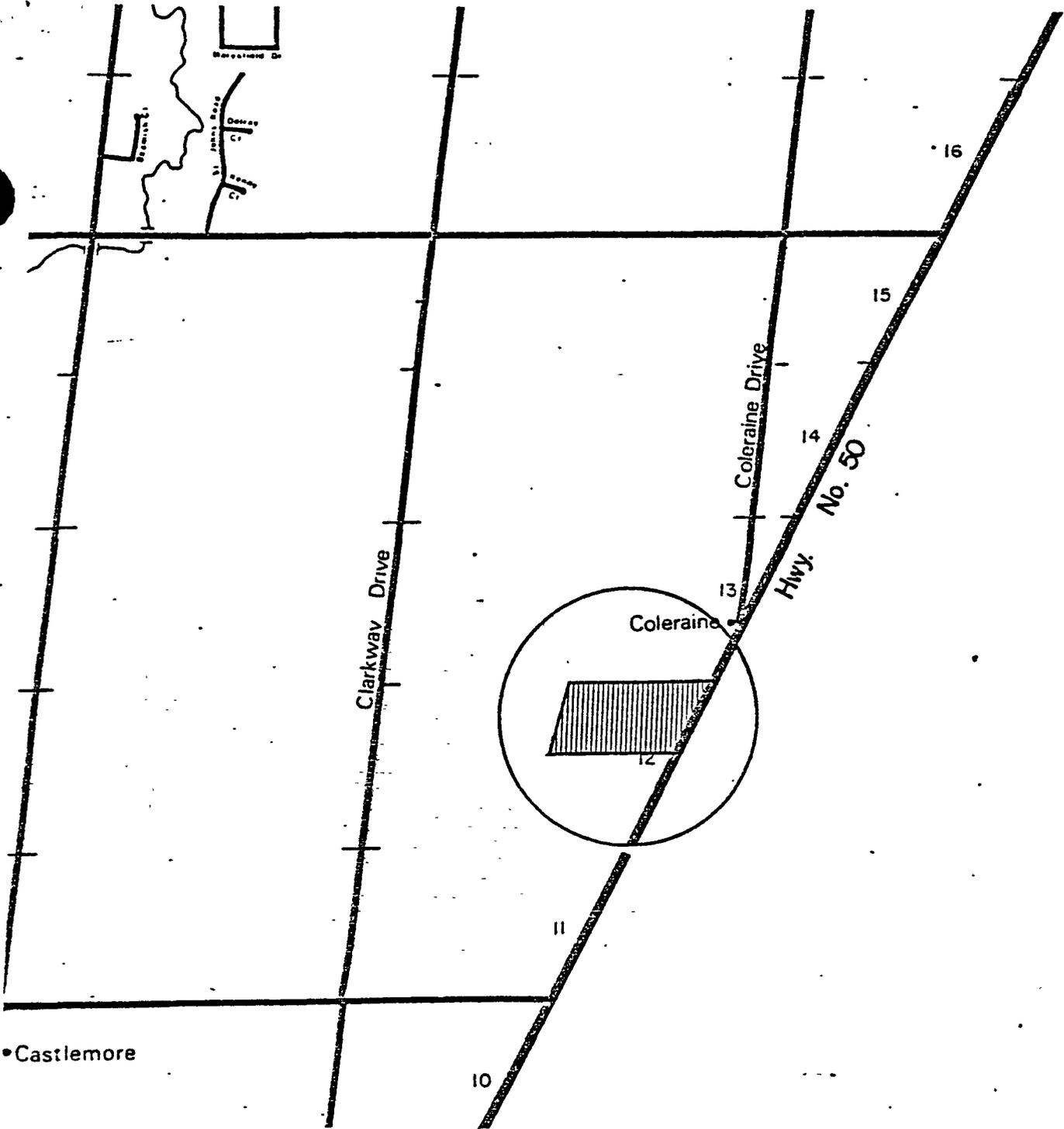
It is recommended that the Planning Committee recommend that City Council recommend that the draft plan of subdivision not be approved.



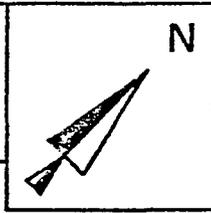
L.W.H. Laine
Planning Director

LWHL/HP/JC/jb

c.c. A.K. Macdonald

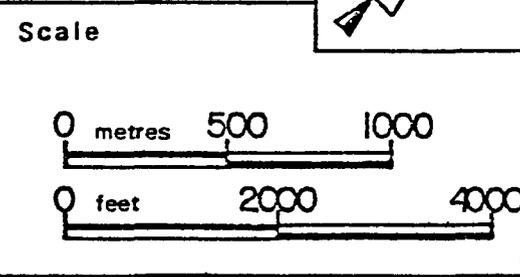


Application
**MARTIA PROPERTIES and
 S. CONSENTINO LEASING LTD.**



Drawn	ps
Date	JULY 1977
File No.	C11E12.1A
Dwg. No.	A

Legend
 Location Plan



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

TO: Chairman of the Development Team

FROM: Planning Director

RE: Draft Plan of Subdivision
 Part of Lot 12, Concession 11, N.D.
 (Toronto Gore Township)
 S. COSENTINO LEASING LIMITED AND MARTIA
 PROPERTIES LIMITED
 Regional Municipality of Peel File 21T-77013B
 Our File C11E12.1A

1.0 Background

An application has been filed with the Regional Municipality of Peel for approval of a draft plan of subdivision to be developed for industrial uses.

A planning report prepared with regard to this application was considered by the Planning Committee on July 18. The Committee did not endorse the recommendation of that report but recommended to City Council, "That the item be referred to staff with the following concerns:

1. Adequate potable water supply.
2. Adequate screening plan be provided.
3. Industrial uses be restricted to dry type industries.
4. That the site be cleaned up from the present use." In conjunction with this draft plan of subdivision, an application to amend the Official Plan and Restricted Area By-law has been submitted to the City of Brampton for consideration.

Of relevance to any consideration of this draft plan is the fact that on the abutting property to the north, an application by I. Walter Bardyn for draft Plan approval of an industrial subdivision was rejected on July 18, 1977, by Planning Committee by accepting the planning report recommendation that the draft plan of subdivision not be endorsed.

2.0 Property Description

The subject property is 39.4 acres in area, with a total frontage of approximately 1,102 feet along Highway Number 50. The average depth of the lot is approximately 1,811 feet. There is a Trans-Canada Pipeline easement traversing the northern portion of the property in an east/west direction.

2.0 Property Description (cont'd)

The property, which was formerly the site of an auto wrecking yard, is in the process of being cleared. A house, barn and concrete block work shop presently exist on the site. There is a small creek running north to south across the rear of the property. The area surrounding the property is primarily agricultural in character.

3.0 Zoning and Official Plan Designation

The largest portion of the site is currently designated and zoned Agricultural (A) by Official Plan Amendment Number 2 and By-law Number 825 as amended. However, 10 acres of the subject property has been zoned for industrial purposes and occupied by an auto wrecking for more than 20 years.

This same 10 acres is also designated Industrial in the Consolidated Official Plan. An application to rezone the lands for 3 industrial sites was submitted in October 1973 to the former Township of Toronto Gore, however, it never received approval.

4.0 Proposal

It is proposed that the site be redesignated and rezoned industrial and developed as an Industrial Park. The site would be subdivided into 13 lots, each having a minimum area of two (2) acres and minimum frontage of 100 feet.

All but one of the proposed lots are to be served by a 1550 foot long, 66 foot wide road allowance terminating in a turning circle and having access to Highway 50. Lot 1 will have access to Coleraine Drive, regulated by a one foot reserve, by means of the road allowance between Concessions 11 and 12. A 1 foot reserve along Highway Number 50 will restrict access.

The proposal includes an improved drainage channel/stream. A 110,000 US gallon underground, self-contained, concrete reservoir is to be provided as a source of water for fire protection. The reservoir and drainage channel are to be located entirely on private lands.

Each lot is to be served by an individual well capable of providing water at a rate of 1.0 Imperial gallons per minute per acre (as suggested by the Ministry of the Environment) and a separate septic tank disposal system.

The cement block garage on lot 12 is to be removed within 2 years of registration of the plan and the other buildings on lots 12 and 13 are to be removed within 6 months of registration.

4.0 Proposal (cont'd)

Surrounding the property will be a 20 foot landscaped buffer strip. The buffer strip is to have a 10 foot board fence atop a 3 foot high berm with a 3:1 slope. This would locate the fence 10 feet back from the property line. Trees are to be planted in this 10 foot space between the fence and the property line. To act as a visual screen between the lots at the rear of the property which will accommodate open storage and the lots fronting on Highway 50 (lots 1, 2, 12, and 13) which will only be used for inside storage, trees will be planted along the westerly boundary of lot 11 and a fence will be built along the westerly boundary of lot 3. Along the property line fronting onto Highway Number 50, there is to be tree planting but not a fence.

5.0 Comments

A number of additional comments have been made concerning this subdivision since the initial planning report.

The Ministry of the Environment (MOE) have noted that the hydrogeological report prepared by Morton, Dodds and Partners Limited confirms their earlier beliefs that groundwater availability in the area is low but that sufficient should be available for "dry" industrial uses. Previously, MOE had suggested that individual wells would be the most appropriate source of water for the subdivision and that wells capable of approximately 1.0 Imperial gallons per minute per acre would be necessary to provide sufficient water to meet the dry industry requirements. (Based on 1500 Imperial gallons per day per acre of "dry" industrial use). A definition offered by MOE for "dry industry" is:

"An industry which does not use or require any water for cooling, processing or equipment washing; water use is merely to serve the domestic needs of the employees."

The Metropolitan Toronto and Region Conservation Authority have no objection to improving the existing watercourse to accommodate a 100 year storm. They are prepared to approve the plan, subject to the following:

- i) The subdivider's agreement incorporate the undertaking of the engineering work deemed necessary.
- ii) Prior to final registration of the plan the owner receive a permit from their Authority, in order to undertake the appropriate storm water management techniques.

The Ministry of Transportation and Communications recommend that:

5.0 Comments (cont'd)

- i) Except for the access at the most southerly boundary of the property, a one foot reserve should exist across the remaining highway frontage.
- ii) Any costs of intersection improvements necessitated by the introduction of a public road will be at the developer's expense with an agreement for these costs being entered into prior to final approval.
- iii) A drainage plan outlining the developer's intended treatment of the calculated storm water run-off must be cleared before final approval.

The Peel Regional Health Unit recommends that:

- i) The subdivision agreement contain conditions to ensure satisfactory installation of sewage disposal systems on each lot in the plan, by requiring that private sewage disposal approval be obtained for each lot in the plan prior to the issuance of the building permit.
- ii) Prior to registration the Region of Peel must be advised by the Medical Officer of Health that he is satisfied with the conditions in the subdivision agreement.

Trans-Canada Pipelines, in return for paying for the cost of pipe replacement, request that:

- i) The grant of easements thirty feet in width abutting each side of the pipeline right-of-way, with the easements registered on title to prohibit excavations and structures within these areas with the exception of boundary fencing of lots.
- ii) 48 hours notice prior to commencement of any work on the right-of-way or the moving of heavy equipment across it.
- iii) Prior written consent from Trans-Canada before any grading operations are carried out on the pipe line right-of-way.

The Fire Chief feels that the capacity of the reservoir is adequate. However, the design must meet their specifications and approval, the access to the reservoir will have to be in accordance with good emergency practices and conditions should be established to ensure the maintenance of the reservoir and a minimum water level. There are no other situations in the City of Brampton where a reservoir on private land is intended to provide a water supply for fire fighting purposes to adjacent land owners and the prospective owners of the other lots must accept the consequences of insurance rates under the provisions of a central water supply reservoir.

5.0 Comments (cont'd)

The City Engineer has indicated that the drainage channel and enclosed water reservoir should be entirely on private lands. An easement for public access will not be necessary as the responsibility for the drainage channel and reservoir should rest with the private land owners. The Engineering Department requires an 86 foot wide road right-of-way with properly designed turning radii at the bends in accordance with their standards for roadways in industrial areas.

The Parks and Recreation Director has indicated that his department is concerned about the appearance of an industrial subdivision in the rural area and in the event it is approved a very high degree of landscaping and architectural control should be required. His proposals are that:

- i) A landscaped buffer area that would be zoned for landscaping purposes only, not allowing buildings or storage, should be provided around the perimeter of the entire site. This buffer area should be treated by berms, contouring, screen planting and boundary fencing.
- ii) The proposed 10 foot board fencing should be changed to an 8 foot black vinyl chain link fencing along the property line. The reason for the relocation of the fencing is that maintenance of the proposed 10 foot strip between the proposed board fence and the property line would be extremely difficult.
- iii) A screen buffering planting area should be provided along the westerly boundary of lot 11. This lot also should have a chain link fence along the boundary line with screen planting.
- iv) In order to ensure that the developed berms and planted trees remain, restricted deed covenants should be drawn up for each lot.
- v) The section indicating the typical water course treatment should be amended to read a 3.5 to 1 slope minimum, rather than 3 to 1, for maintenance purposes.
- vi) The building on lots 2, 12 and 13 should face onto Highway Number 50 for aesthetic purposes with their entrance coming from Street 'B'. The side elevation of these buildings should also be built in an attractive fashion. In this manner the appearance of this development, as visible from Highway Number 50 would be improved.
- vii) A conceptual landscape plan for the entire site and further independent lot landscape plans should be submitted for approval and the work carried out in accordance with the agreement.

5.0 Comments (cont'd)

There are several additional remarks that the Planning Office would like to make to supplement the preceding comments.

It is desirable that:

- i) Any necessary requirements and approvals by Trans-Canada Pipelines for pipeline easement crossing are to be obtained by the applicant.
- ii) The lot boundaries should be realigned to recognize the drainage channel. The lots should either be aligned with the boundaries down the centre of the drainage channel or the drainage channel should be entirely contained within just two lots by having the property or lot boundary at the top of the bank approximately 16 feet from the centreline of the channel.
- iii) No paint shops or explosives storages should be permitted as uses on the property.

6.0 Analysis

Since Planning Committee, at its July 18, 1977, meeting noted four major concerns about the proposed plan of subdivision, comments were solicited with regard to these concerns (section 1.0). It is considered that the proposal, with the appropriate alterations and additions as indicated in section 5.0, is a reasonable treatment of the property for the proposed industrial use.

7.0 Recommendation

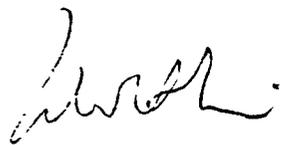
In order that the proposed development may proceed, Planning Committee should adopt the following recommendations:

- A. A public meeting be held with respect to an Official Plan amendment to change the land use designation from Agricultural to Industrial with the development to be subject to appropriate development guidelines and principles.
- B. The draft plan be approved subject to the following conditions:
 - 1) The plan be red-lined to provide a road right-of-way of 86 feet.
 - 2) The plan be red-lined to adjust the boundaries of: lots 5, 6 7 and 8 to take into account the drainage channel and lots 1 and 2 to take into account the pipeline easement.
 - 3) The applicant agree to provide a drainage scheme and report acceptable to the City Engineer.

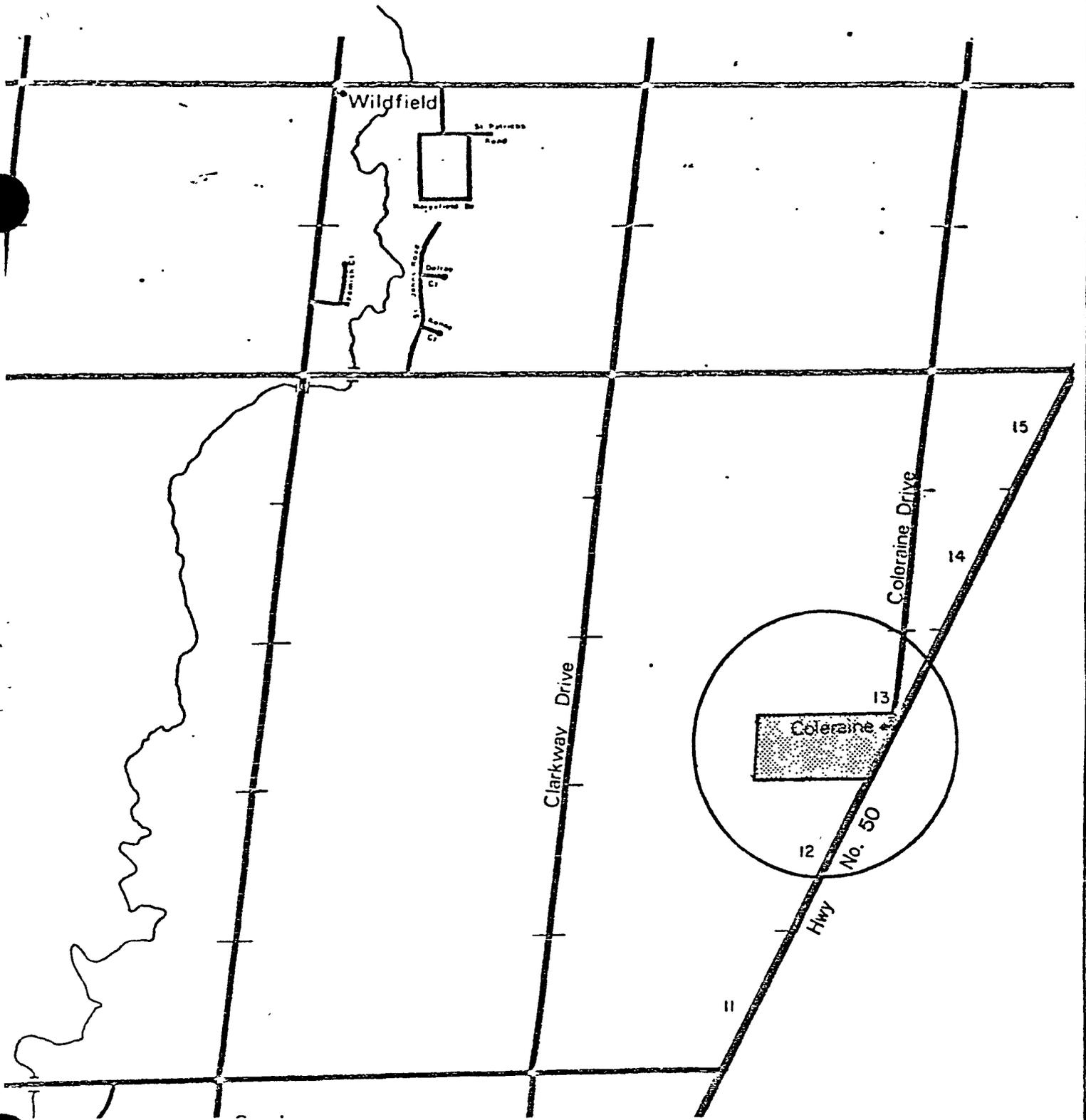
7.0 Recommendation (cont'd)

- 4) The applicant agree to grant easements to Trans-Canada Pipelines Limited and for the installation of services and utilities.
- 5) A one foot reserve be conveyed to the Ministry of Transportation and Communications along the lot boundaries adjacent to Highway Number 50.
- 6) A one foot reserve be conveyed to the City along the frontage of Lot 1 adjacent to the road allowance between Concession 11 and 12 and along Street 'C' where it abuts the south property line.
- 7) A street name acceptable to the City be selected.
- 8) The applicant agree to ensure that each of the proposed lots is 2 acres or more in area.
- 9) The applicant agree to support an amendment to the Restricted Area By-law to zone these lands for dry industrial uses.
- 10) The applicant agree to enter into an agreement to satisfy all financial, engineering, landscaping, and other matters with regard to the subdivision.

LWHL/GB/am

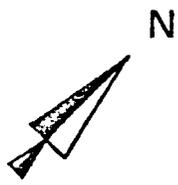

L.W.H. Laine,
Planning Director

attach.



Application

MARTIA PROPERTIES and
S. CONSENTINO LEASING LTD.

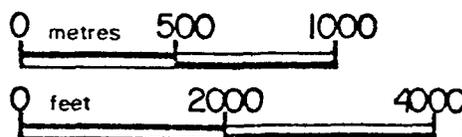


Drawn	ps
Date	JULY 1977
File No.	C11E12.1A
Dwg. No.	A 323

Legend

Location Plan

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

1978 03 07

TO: Chairman and Members of Planning
Committee

FROM: Planning Director

RE: Draft Plan of Subdivision
Part of Lot 12, Concession 11, N.D.
(Toronto Gore Township)
S. COSENTINO LEASING LIMITED AND MARTIA
PROPERTIES LIMITED
Our File No. C11E12.1A

Attached is a copy of notes prepared subject to the holding of a public meeting on March 2nd, 1978 with respect to the above noted matter.

Concern was expressed with regard to pollutants from the industries, future industrial sites in the general area, the availability of ground water, and the building height and lot coverage permitted. There did not seem to be any opposition to the proposal.

It is recommended that Planning Committee recommend to City Council that the plan be draft approved subject to the conditions as outlined in part B of the resolution approved by City Council on February 20th, 1978.

A copy of that resolution is attached.

LWHL/GB/am


L.W.H. Laine,
Planning Director

attach.

c.c. Mr. Richardson ✓

RECEIVED
MARCH 2/78
1084
PL 3.148-76
C. J. D. H.

CITY OF BRAMPTON

PUBLIC MEETING

A special meeting of Planning Committee was held on Thursday March 2nd, 1978 in the Castlemore Public School, The Gore Road, commencing 7.35 p.m. with respect to an application submitted by S. COSENTINO LEASING LIMITED AND MARTIA PROPERTIES LIMITED to amend the Official Plan and Restricted Area By-law to allow the development of an Industrial subdivision for "dry" industries.

Members present were: F.R. DALZELL - Chairman
P. ROBERTSON - Alderman

Staff present were: L.W.H. LAINE - Planning Director
G. BROWN - Intermediate Planner

Approximately 47 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. 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 views of any other interested parties.

Mr. L.W.H. Laine, Planning Director, outlined the proposal to the public and explained the intent of the applicant. After the close of Mr. Laine's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. John Spiererri, 8th Line, expressed concern about pollutants from the industrial area entering the drainage channel and ending up in the Clairville Conservation area.

Mr. Robert Lackey, consultant for the applicant, responded that since only dry industries would be permitted, there would not be many liquid wastes.

Mr. Spiererri asked about future industrial designations in the area.

The Chairman replied that practically all the new industrial land in the City of Brampton had been located and designed according to Official Plan Amendments Number 4 and 6. The interest in this proposal is the desire to clean up the land.

Mrs. Pirerri mentioned that "eye wise" this proposal would be a great improvement over the scrap yard.

Mr. Alex Johnson, the farmer on the land south of the proposal, mentioned that he would not be affected as far as water was concerned but he felt that if too much water was used adjacent property owners might be seriously affected. He wanted the Restricted Area By-law to specify the permitted industrial uses.

A residential home owner to the North of the proposal raised concerns about lot coverage, building height and air pollution.

Mr. Laine responded that manufacturing operations which tend to produce air pollution were not the type of industries envisioned for the property. With regard to lot coverage and building height, Mr. Laine replied that the zoning by-law would regulate these aspects.

Mrs. Francis Johnson, wife of Mr. Alex Johnson, stated that the scrap yard had not been a difficult neighbour and asked whether this proposal was the only option which Planning Committee was considering for the property.

The Chairman responded that Planning Committee did not recommend uses for properties but merely received applications for lands and either approved or turned down the applications.

No further questions were raised by the public and the Chairman adjourned the meeting at 8.10 p.m.

PUBLIC MEETINGS

The Planning Committee of the City of Brampton will be holding public meetings with respect to applications by the following to amend the Official Plan and/or Restricted Area By-law:

1. S. COSENTINO LEASING LTD. and MARTIA PROPERTIES LTD.
2. JOSEPH R. COLBACCHIN, and
3. BRAMALEA LTD. (Mothers Restaurant Inc.)

Applications #1 and #2 will be heard consecutively and in the order shown above at a meeting to be held in the Castlemore Public School which is located in Toronto Gore on the west side of The Gore Road approximately one mile north of Highway Number 7. The meeting will be held on Thursday, March 2nd, 1978 commencing at 7:30 p.m..

Application #3 will be heard at a meeting to be held in the Balmoral Drive Public School (Lunch Room), 233 Balmoral Drive, Bramalea, Brampton, Ontario on Thursday, March 9th, 1978 commencing at 7:30 p.m..

A brief explanation of the applications are:

1. S. COSENTINO LEASING LTD. and MARTIA PROPERTIES LTD.

The subject property is located in Part of Lot 12, Concession 11 N.D. with a frontage of about 1,102 feet along Highway Number 50 and an average depth of about 1,811 feet, giving an approximate area of 39.4 acres.

The proposal is that the site be redesignated and rezoned industrial and that the area be developed as an Industrial Park consisting of 13 lots; each lot having a minimum area of two (2) acres and a minimum frontage of 100 feet.

2. JOSEPH R. COLBACCHIN

The subject property is located in Part of Lots 3 and 4, Concession 10 N.D. and has frontage onto both Highway Number 7 and The Gore Road of about 1,004 feet and 269 feet respectively. The area of the site is approximately 9.8 acres.

The proposal is to amend the Official Plan and Restricted Area By-law to permit a 3 phase development:

PHASE 1: Convert the existing residence and office into a restaurant with a seating capacity of 100.

PHASE 2: Construct a recreation club building, with locker and shower facilities.

PHASE 3: Construction of a retail convenience centre of approximately 5,000 square feet gross floor space.

3. BRAMALEA LTD. (Mothers Restaurant Inc.)

The subject property is located in Part of Lot 5, Concession 4, E.H.S. and is situated on the south side of Highway Number 7, just east of Kings Cross Road and west of Bramalea Road. The site has a frontage along Highway Number 7 of about 165 feet and a depth of about 253 feet giving an approximate area of 0.95 acres.

The proposal is that the Official Plan and Restricted Area By-law be amended to allow the development on the site of a dining room quality restaurant with a beer and wine license. A small percentage of the operation is to be for a take-out food and delivery service.

For further information about the above applications, contact the following City of Brampton Planning Department Staff at 453-4110, Extension 308:

MR. GREG BROWN - for Applications #1 and #2

MRS. ELIZABETH GILSON - for Application #3

The Planning Committee is holding these public meetings 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 solicitor wishing to make a submission to the Planning Committee with respect to the foregoing is invited to do so at the appropriate meeting.

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

L.W.H. Laine
Planning Director
The Corporation of the
City of Brampton
24 Queen Street East
Brampton, Ontario

LWHL/AR/jb

PASSED March 12th 19 79



BY-LAW

No. 45-79

A By-law to amend the Official Plan
of the City of Brampton Planning Area.
Amendment Number 30. (S. COSENTINO
LEASING AND MARTIA PROPERTIES)