



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 50-84

To adopt Amendment Number 32 to
the Official Plan of the City of
Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, 1983 hereby ENACTS as follows:

1. Amendment Number 32 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 32 to the Official Plan of the City of Brampton Planning Area.

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

this 20th day of February, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

4-22 55-84

AMENDMENT NUMBER 32
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

21-0P 0031-032 -1

Amendment No. 32
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 approved in accordance with section 21 of the Planning Act, R.S.O. 1983, as Amendment No. 32 to the Official Plan for the City of Brampton Planning Area.

Date ...

June 18/84

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

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KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

CERTIFIED A TRUE COPY



.....
City Clerk
City of Brampton
MAR 12 1984
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A. PURPOSE:

The purpose of this amendment is to change the land use designation of the lands shown on Schedule A to this amendment, from Rural to Industrial, and to outline policies to guide the industrial development of the subject lands.

B. LOCATION:

The lands subject to this amendment comprise a total area of approximately 12 hectares and front onto the north and south sides of Highway Number 7, approximately midway between The Gore Road and McVean Drive, being part of Lots 4 and 5, Concession 9, N.D., in the City of Brampton.

C. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

1. The Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule A thereto, the land use designation of the lands shown as Site 22 on Schedule A to this amendment, from RURAL to INDUSTRIAL (Number 22), and
- (2) by adding to PART II, CHAPTER 2, section 2.3, the following, as subsection 2.3.12:

"2.3.12 SITE 22 (Concession 9, N.D. Part of Lots 4 and 5)

2.3.12.1 Definition:

These industrially designated properties shall accommodate a small number of dry industries. A dry industry shall mean 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.

Policies:

2.3.12.2 Development on the subject lands shall be serviced either by private wells and septic tanks or by limited capacity municipal water supply and sanitary sewers.

2.3.12.3 The industrial uses of the lands shall be low density, low intensity in nature. Accordingly, the use of the lands, buildings and structures in terms

of lot size, coverage of the site by buildings or structures, building height, location and design shall be such that the open space, rural character of the surrounding area is preserved to the greatest possible extent.

2.3.12.4 The general rural character of the area shall be preserved by means of extensive landscaping, tree planting, and buffering with berms and screening where appropriate. No outside storage shall be permitted.

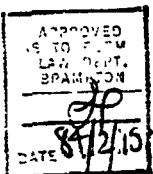
2.3.12.5 Any existing natural features such as streams, valleys, tree stands, and hedgerows are to be preserved.

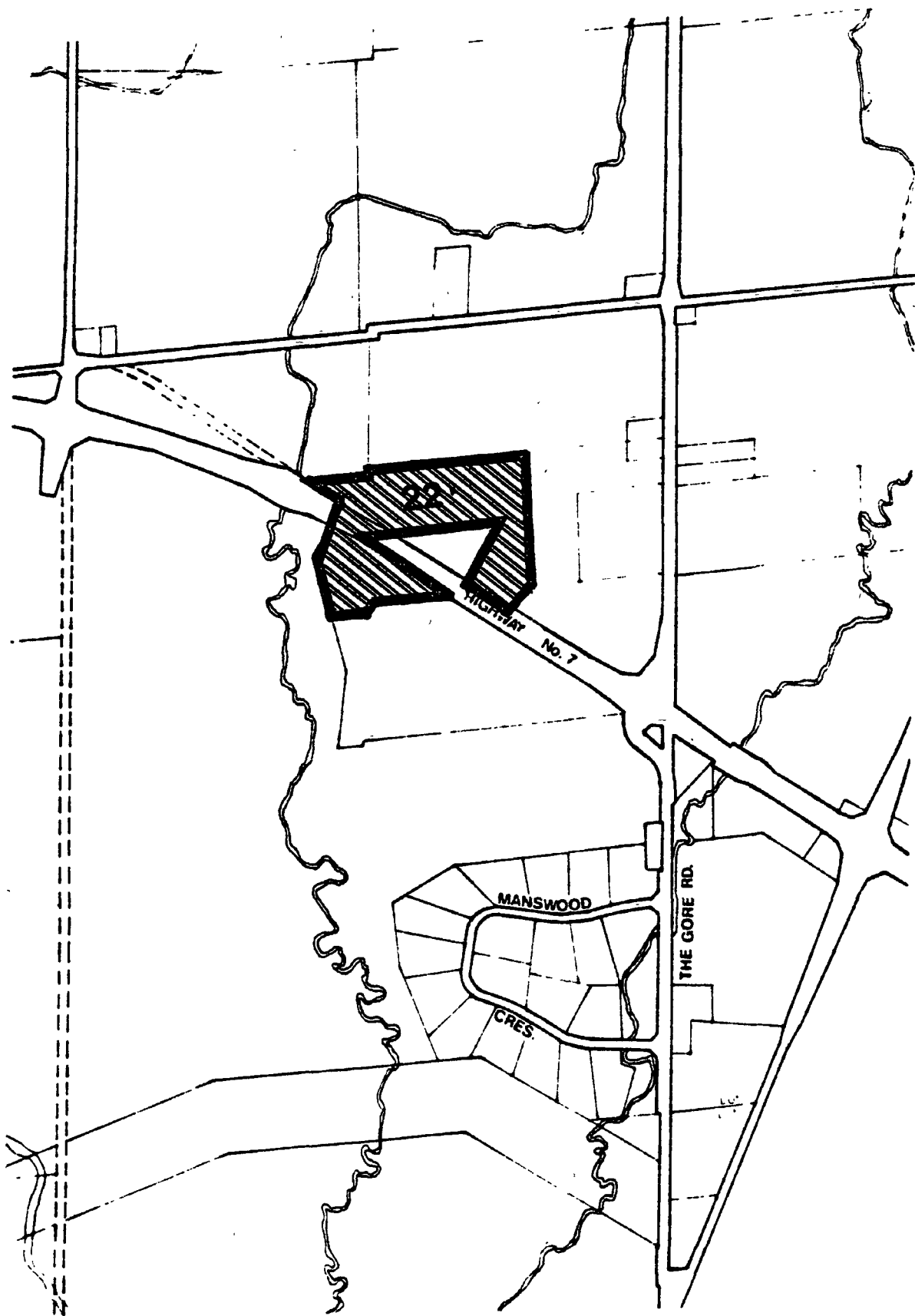
2.3.12.6 Since the subject lands are highly visible from Highway Number 7 and are surrounded by rural uses, industrial development shall have a good visual appearance and shall be compatible with the functioning of the surrounding area as a rural open space buffer between urban centres.

2.3.12.7 Development of the subject lands shall be limited to those uses which do not generate high amounts of traffic and do not significantly impact on the efficient and safe functioning of the abutting highway.

2.3.12.8 Points of access onto Highway Number 7 shall be kept to a minimum and restricted to locations acceptable to the Ministry of Transportation and Communications.

2.3.12.9 Any changes in the existing grading and drainage pattern shall be subject to the approval by the City and the Ministry of Transportation and Communications."





 Site 22 Boundary
 Industrial

OFFICIAL PLAN AMENDMENT No. 32

Schedule A



1:3000

CITY OF BRAMPTON
 Planning and Development

Date: 83 07 25
 File no.

Drawn by: RB
 Map no. 51-7A

BACKGROUND MATERIAL TO AMENDMENT NUMBER 32

Attached are copies of reports dated 1983 07 27 and 1983 08 18, including the notes of a special meeting of the Planning Committee held on November 2, 1983, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 120 metres of the subject site.

INTER-OFFICE MEMORANDUM

*Sent to PC.
Nov 14/83*

Office of the Commissioner of Planning & Development

1983 11 07

To: The Chairman and Members of Planning Committee
From: J.A. Marshall, Director, Planning Policy and Research
Re: Proposed Official Plan and Zoning By-law
Amendments for lands forming part of the
Highway No. 7 Corridor
(Part Lots 4 and 5, Concession 9, N.D.)
Our Files: 2-2 and SP-32

Attached are the notes of the Public Meeting held on November 2, 1983, with respect to the above reference amendments.

Five members of the public were in attendance for this item. One of the affected land owners, Mrs. M. Babiuk, spoke at length to the proposed amendments requesting that outside storage and a broader list of commercial uses be permitted on her property.

It is noted, that the proposed amendments which apply to Mrs. Babiuk's lands as well as to the four surrounding parcels, will not permit uses with outside storage. Furthermore, Mrs. Babiuk's property will, according to the proposed amendments, be the only property where limited commercial uses will be permitted in addition to light industrial uses. Uses on the other four affected properties will be limited to light industrial and certain accessory uses only. Accordingly, staff is of the opinion that the proposed amendments not be modified to accommodate Mrs. Babiuk's request.


RECOMMENDATION:

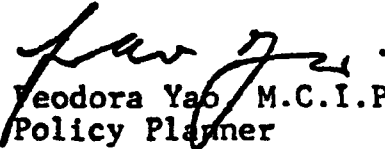
It is recommended that Planning Committee recommend to City Council that

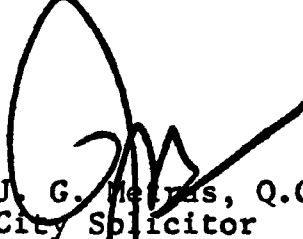
- cont'd. -

- 1) The proposed amendments to the Consolidated and the new Official Plan and the new Toronto Gore By-law, attached hereto, be recommended for approval by City Council.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


Teodora Yao, M.C.I.P.,
Policy Planner


J. G. Meinas, Q.C.,
City Solicitor

FY/ec

attachments: 1) notes of the Public Meeting of November 2, 1983

2) Proposed Amendments to:

- . the Consolidated Official Plan
- . the new Official Plan
- . By-law 56-83 (new Toronto Gore By-law)

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 2, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:08 p.m., with respect to Official Plan and Restricted Area (Zoning) By-law Amendments for lands forming part of the HIGHWAY NUMBER 7 CORRIDOR.

Members Present: Alderman H. Chadwick - Chairman
Alderman T. Piane
Alderman C. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
J. Robinson, Development Planner
F. Yao, Policy Planner
E. Coulson, Secretary

Approximately 5 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mrs. Yao outlined the proposed amendments and explained the intent of the proposal.

After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mrs. Babiuk, owner of one of the properties affected by the proposed amendments, spoke at length regarding uses proposed to be allowed on her property and the limitation of no outside storage for her property. (Mrs. Babiuk indicated that she would make her written submission available to the Planning

- cont'd. -

Department as soon as possible.)

It was noted that a 1981 amendment to permit certain commercial uses on her property superceded the previous by-law provisions on her property which permitted outside storage. In 1981 Mrs. Babiuk did not object to the amending by-law. Mrs. Babiuk requested a five year temporary zoning to permit outside storage on her property.

Mr. Ellstram, 10 Dewitt Street, Toronto, wanted to know if the Ensan property had legal non-conforming status.

Mrs. Yao responded that the answer to Mr. Ellstram's question needed verification from the Building and By-law Enforcement Department. Mrs. Yao gave assurance that this question would be answered in writing at the earliest possible date.

There were no further questions or comments and the meeting adjourned at 8:55 p.m.

INTER-OFFICE MEMORANDUM

*Sent to PC
Sept. 16*

Office of the Commissioner of Planning & Development

*(Copy of OP
a Br-t)*

1983 08 13

TO: The Chairman and Members of Planning Committee

FROM: J.A. Marshall, Director - Policy Planning and Research

RE: Proposed Official Plan and
Zoning By-law Amendments
for lands forming part of the
Highway Number 7 Corridor
(Part of Lots 4 and 5, Concession 9, N.D.)
Our File Numbers 22 and SP32

1.0 ORIGIN

At its meeting of August 8, 1983, Planning Committee considered a staff report dated 1983 07 27 which proposed amendments to the Consolidated and new Official Plans and to the new Toronto Core Zoning By-law to permit industrial development/re-development on five parcels of land, located on the north and south sides of Highway Number 7, west of the Gore Road shown as parcels 1 to 5 on the attached location map. (Attachment 1)

At the time, Planning Committee deferred the said report to the September 19, 1983 Planning Committee meeting to allow time for staff to update information respecting the potential for a municipal water supply to the subject lands and to consider a number of suggestions made by Alderman Piane for certain changes in the proposed Official Plan Amendments.

Accordingly, this report discusses the matter of municipal water and sewer services to the subject lands as well as the policy changes suggested by Alderman Piane.

For reference purposes, a copy of the previous staff report dated 1983 06 27 is attached hereto.

2.0 DISCUSSION

2.1 Municipal Water Supply

At present, no municipal water is available to the five subject properties.

The water mains closest to the subject lands are:

- . A water main on the Gore Road near 10th Sideroad, and
- . A water main on Highway Number 7 just west of Airport Road.

At its meeting of July 11, 1983, City Council approved amendments to the Official Plan and Zoning By-law to permit a Zion Pentecostal Tabernacle church and parsonage on the lands identified as site 7 on Attachment 1 to this report. At the same time, Council resolved as follows:

"... THAT the City of Brampton request the Region of Peel to consider the application submitted to the Region of Peel by the Zion Pentecostal church and the other property owners and request that the Region consider extending the municipal water service southerly along the Gore Road to service these lands."

At its meeting of August 2, 1983, Regional Council considered the City's above resolution together with a petition by the landowners along the Gore Road to extend the existing water main southerly along the Gore Road to Highway Number 7. At the same time, representatives for the owners of the Sam Sor site (parcel number 6 on Attachment 1) requested permission to connect to this water main and offered a \$35,000 contribution to the construction costs.

At that meeting, Regional Council resolved as follows:

"That the proposal of an ex gratia grant of \$35,000 towards a water main to be constructed on the Gore Road as contained in the Sorbara Group's letter of July 9, 1983 be accepted and permission be granted to the Sam Sor Industrial Subdivision to connect to this water main subject to detailed agreements satisfactory to Regional staff;

And further, that the petitioners for a water main on Gore Road (Project Number 83-1100), from the existing water main southerly to Highway Number 7, be notified of the costs associated with this water main construction;

And further, that an application be made to the Ontario Municipal Board to increase the Regional quota, and the allocation for Local Improvement water main purposes, by the amount of \$80,000.00;

And further, that subject to the approval of the Ontario Municipal Board of an increased quota, a further report be prepared on the financing and required extension of the South Peel Area;

And further, that if the Region is unable to obtain additional Ontario Municipal Board approval for debenturing the works, the petitioners be advised that the resident's shares of the costs will be required prior to the construction of this main, if the work is to proceed as part of the 1983 Capital Works Program for the construction of water mains."

It is noted here that "dry" industrial development (i.e. industries which do not require water for cooling, processing or

equipment washing but use water only to serve the domestic needs of employees) was approved some time ago by the City on the Sam Sor site subject to proof of an adequate water supply. In the past, Sam Sor has had difficulties in finding an adequate (private) well water supply on their land. As a result, final approval of their application has remained pending. The Region's conditional approval of extending a municipal water supply to the Sam Sor site will facilitate dry industrial development on these lands.

It must be emphasized that the level of water services approved by the Region for this area will be for domestic needs only and hence capable only of supporting such low intensity uses as for instance 'dry' industrial. It will not be adequate to support intensive types of industrial or commercial uses.

At the City's Planning Committee meeting of August 8, 1983, Alderman Paine suggested that the possibility of extending municipal water also to the five industrial parcels near the Sam Sor site (i.e. parcels 1 to 5 on Attachment 1) be recognized in any Official Plan amendments for these lands and the proposed Official Plan documents for sites 1 to 5 be changed accordingly.

Staff has no objection to Alderman Paine's suggestion and recommends as follows:

Recommendation

That the amendments to the Consolidated and the new Official Plan, proposed by staff on the August 8, 1983 Planning Committee meeting be changed as follows:

- paragraph 2.3.12.2 on page 1 be deleted in its entirety and replaced by the following:

"2.3.12.2 Development on the subject lands shall be serviced either by private wells and septic

tanks or by limited capacity municipal water supply and sanitary sewers."

- paragraph 3.0 B(a) on page 3 be deleted in its entirety and replaced by the following:

"(a) Development of the subject lands shall be serviced either by private wells and septic tanks or by limited capacity municipal water supply and sanitary sewers."

2.2 Sanitary Sewers

At present the five subject properties as well as the Sam Sor site are not serviced by a municipal sanitary sewer system. However, on May 4, 1981, Regional Council granted conditional approval to connect these lands (plus three other parcels, i.e. the Woodlands Golf and Country Club, and two parcels located in the Gore Road - Highway Number 7 - Highway Number 50 triangle) to the Bolton trunk sewer. The maximum allocation to all of the affected lands (a total of 109 acres) was set at 150,000 gallons per day or about 10% of the Bolton trunk sewer capacity.

Recent correspondence with Regional Public Works staff indicates that this maximum allocation would equate to a waste rate of 2.55 cubic feet per second or about 50% of the flow rate normally required in Mississauga or Brampton for intensive industrial or commercial uses.

The foregoing leads to conclude that the municipal services level potentially available to the subject lands, is quite limited in terms of capacity, and is insufficient to support industries which depend on a 'normal' level of services for their operation. Low density, low intensity type uses which require water and sewer services mainly for domestic purposes, are therefore most appropriate for the subject lands.

Recommendation

In light of the limited sanitary sewer capacity available to the subject lands, it is recommended that the dry industrial designation recommended in the staff report dated 1983 07 27, not be changed.

2.3 Visual Appearance of Development

At the Planning Committee meeting of August 8, 1983, Alderman Piene requested that the landscaping requirement for parcels 1 to 5 on Attachment 1 be consistent with the requirements for similar industrial development elsewhere in the City.

It is noted that an M4 - Industrial Four Zoning designation has been proposed for the subject lands which zone has been used in similar light industrial areas elsewhere in the City.

The landscaping requirements of the M4 Zone are as follows:

Minimum Landscaped Open Space: 50 percent of all of the following:

- (1) minimum required front yard area,
- (2) minimum required exterior side yard area,
- (3) minimum required interior side yard area abutting a lot in a Residential or Institutional Zone, and
- (4) minimum required rear yard area abutting a street, a 0.3 metre

reserve or a lot in a Residential or Institutional Zone.

With respect to section 2.3.12.6 of the proposed amendment to the new Official Plan and the identical section 3.0 B(e) of the proposed amendment to the Consolidated Official Plan, Alderman Piare requested a change in wording to the effect that the nature of the development on the subject parcels be such as to enhance this part of the City of Brampton.

The sections in question presently read as follows:

"Industrial development shall be compatible with the functioning of the surrounding area as a rural open space buffer between urban centres, and hence, shall be limited to those industrial uses which are more suitable for a rural location due to the nature of their operation."

Staff agree with Alderman Piare's position that the issue of land use compatibility is the major thrust of this section.

Recommendation

In light of the above it is recommended that the wording of sections 2.3.12.6 and 3.0 B(e) of the proposed amendments to the new and Consolidated Official Plan, respectively, be changed to read as follows:

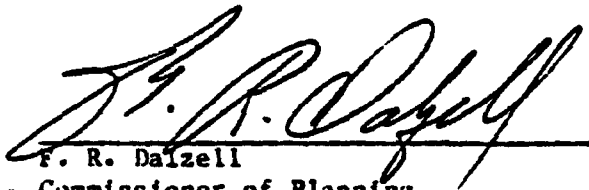
"Since the subject lands are highly visible from Highway Number 7 and are surrounded by rural uses, industrial development shall have a good visual appearance and shall be compatible with the functioning of the surrounding area as a rural open space buffer between urban centres."

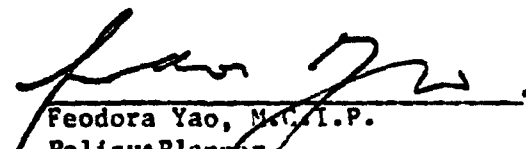
3.0 RECOMMENDATION

It is recommended that Planning Committee recommend to Council:

- (1) That the recommendations of section 2.0 of this report be approved in principle,
- (2) That the attached proposed amendments to the Consolidated and the new Official Plan and the new Toronto Gore By-law, which have been changed to reflect recommendation (1) above, be approved in principle,
- (3) That a copy of this report and attachments be forwarded to the immediately affected landowners, namely Clark Lumber, Babiuk, Eaglestone, Ensan and Greenspoon, and
- (4) That a public meeting be held in accordance with the usual Council procedures.

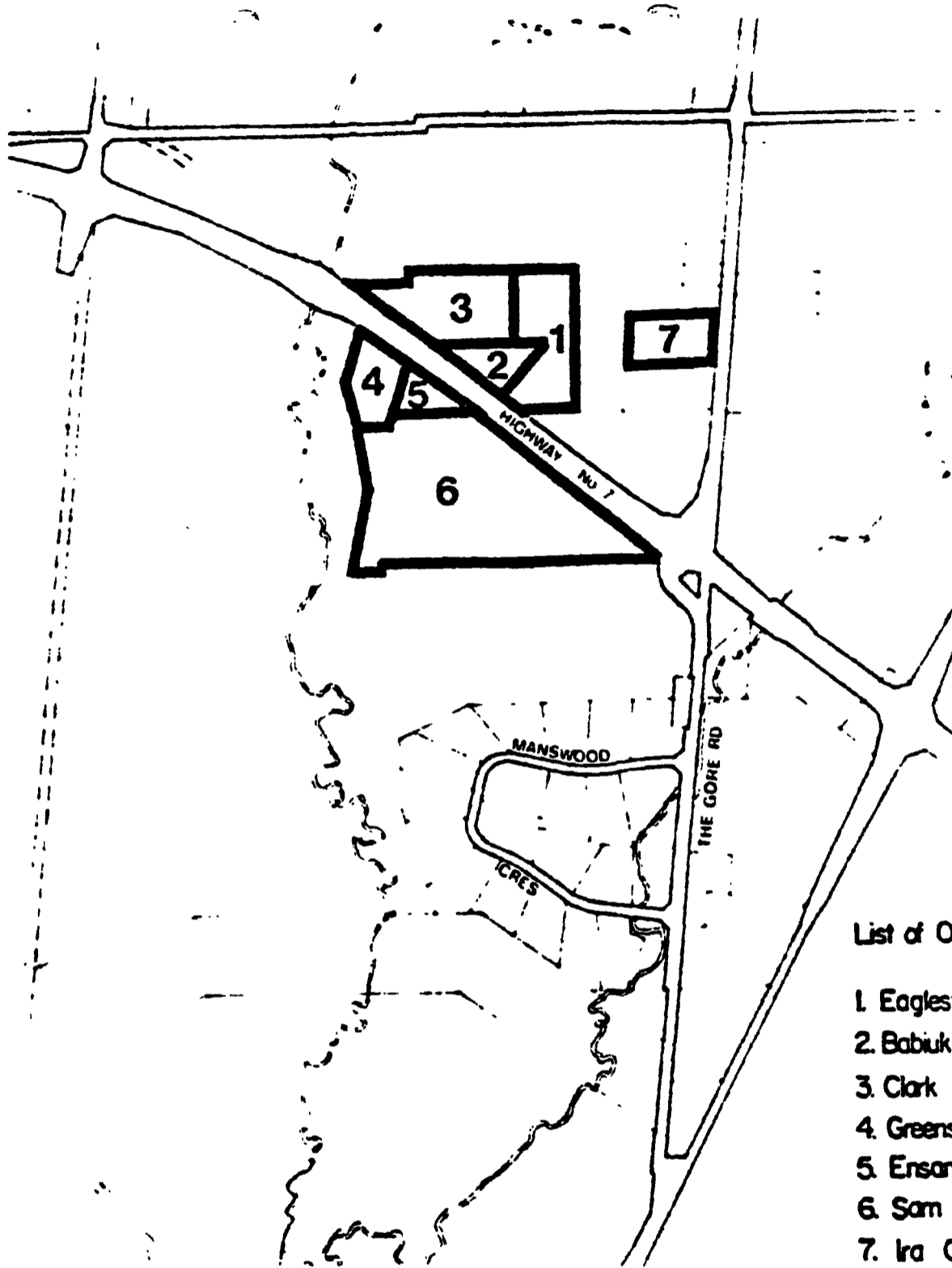
CONCUR:


F. R. Daizell
Commissioner of Planning
and Development


Feodora Yao, M.C.I.P.
Policy Planner

- Attachments:
1. Location Map
 2. Staff report dated 1983 06 27
 3. Proposed revised amendments to:
 - . the new Official Plan
 - . the Consolidated Official Plan
 - . By-law 56-83 (new Toronto Gore By-law)

FRD/FY/chk



List of Owners:

- 1. Eaglestone
- 2. Babiuk
- 3. Clark Lumber
- 4. Greenspoon
- 5. Erson
- 6. Sam Sar
- 7. Ira Champine

Location Map

Attachment 1



1:13000

CITY OF BRAMPTON
 Planning and Development

Date: 5/17/07

File no.

Drawn by: RB

Map no. 51-7C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 07 27

TO: The Chairman and Members of Planning Committee
FROM: J.A. Marshall, Director - Planning Policy and Research
RE: Official Plan and Zoning Amendments for lands
forming part of the Highway No. 7 Corridor
(Lots 4 and 5, Concession 9, N.D.)
Our Files: Z2 and SP32

1.0 ORIGIN:

At its meeting of July 18, 1983, City Council passed the following resolution:

"WHEREAS the first circulation of the Toronto
Gore By-law proposed the following properties
to be M4;

That staff prepare the necessary changes in
the OP and concurrent zoning by-law changes
for:

- . Clark Lumber
- . Babiuk
- . Eaglestone
- . Ensan and
- . Greenspoon

to designate them Industrial (M4) or Highway
Commercial as appropriate and

Attachment 2

That this be presented for the August Planning meeting."

Accordingly, Staff has prepared this report identifying the existing uses on the subject lands, providing pertinent background information and outlining the contents and rationale of the attached proposed Official Plan and Zoning Amendments.

2.0 EXISTING LAND USES:

The location of the lands subject of this report is identified on the attached location map.

Existing land uses are as follows:

Parcel 1 (Eaglestone)

- concrete products manufacturing with outside storage

Parcel 2 (Babiuk)

- selling and warehousing of used truck parts from an existing building

Parcel 3 (Clark Lumber)

- lumber yard with outside storage

Parcel 4 (Greenspoon)

- a salvage yard with outside storage

Parcel 5 (Ensan)

- outside storage of heavy equipment

3.0 BACKGROUND INFORMATION:

The final version of the new Toronto Gore By-law, which was recently approved by Council, excluded the five subject properties from the by-law, whereas a previous version of that by-law included these lands under the Industrial Four-M4 Zone.

This change resulted from the fact that at the time the original draft of the subject by-law was completed (early in 1981) there were two proposed Official Plan documents approved by Council that dealt with isolated land uses in Agricultural or Rural areas: Amendment No. 46 to the Consolidated Official Plan passed in February, 1980 and the New Official Plan passed in August, 1980. The relevant section of Amendment No. 46 permitted only existing legal or legal non-conforming uses within the Agricultural Land use designation to be recognized in new zoning by-laws. The New Official Plan was less restrictive in that it permitted both existing uses and zonings to be recognized in new zoning by-laws. Planning Policy and Research staff originally based the new Toronto Core Zoning By-law on the provisions of the New Official Plan and therefore recognized a number of existing zonings, not just existing legal or non-conforming uses. However, this did not take into account the potential impact of the approval of Amendment No. 46.

The approval of Amendment No. 46 on July 10, 1981, put the City in the legal position of not being able to pass new zoning by-laws to recognize existing zonings. Therefore the draft of the new Toronto Core Zoning By-law circulated in May, 1982, should not have shown the subject lands in the M4 Zoning category.

The New Official Plan was modified in July, 1982, in order to be consistent with all amendments to the Consolidated Official Plan approved since August, 1980. Therefore, the wording of Amendment No. 46 was reflected in the revised New Official Plan passed in July, 1982.

It was not until the final review of the Toronto Core Zoning By-law that staff realized that there was a conflict between the proposed M4 Zoning on the subject lands and the provisions of Official Plan Amendment No. 46. Hence, the exclusion of the subject properties from the new Toronto Core By-law and the retention of the existing Industrial Zoning provisions under By-law

S25, as amended, until such time as appropriate Official Plan and zoning amendments have been approved by City Council for the subject lands.

4.0 PROPOSED AMENDMENTS TO THE NEW OFFICIAL PLAN, CONSOLIDATED OFFICIAL PLAN AND NEW TORONTO GORE BY-LAW:

In accordance with Council's aforementioned resolution of July 18, 1983, staff has prepared the attached documents, namely an amendment to the new as well as to the Consolidated Official Plan and an amendment to the new Toronto Gore By-law. These amendments are to permit low density, low intensity industrial uses on the subject properties.

5.0 DISCUSSION:

At its meeting of April 25, 1983, Council received a staff report dated April 12, 1983 which constituted a detailed study of the Highway No. 7 Corridor.

With reference to the Clark Lumber, Eaglestone, Ensan and Greenspoon lands, the study recommended that staff be directed to prepare Official Plan and Zoning Amendments to permit industrial development in accordance with the development guidelines outlined in the report. These guidelines stipulate that development have the following characteristics:

- (1) No dependence on full municipal services;
- (2) That the use of land, buildings and structures, in terms of lot size, building coverage, height, location and design, secure the open space/rural character of the area and hence, be low density/intensity in nature;
- (3) That the rural character be preserved by way of extensive landscaping, tree planting, berms and screening;
- (4) That existing natural features such as streams, valleys, tree stands, hedgerows and orchards be preserved;
- (5) That development be compatible with the function of the surrounding area as a rural open space buffer between urban centres;

- (6) That proposed uses require or prefer a rural location because of the nature of their operation (e.g. agriculture or farm related uses and relatively space extensive uses);
- (7) That proposed uses do not compete directly with those uses already existing or permitted to locate in nearby urban centres such as Brampton or Woodbridge;
- (8) That proposed uses do not generate high amounts of traffic and do not significantly affect the efficient and safe function of abutting highways, and
- (9) That direct access onto adjacent highways be controlled and points of ingress/egress be kept to a minimum.

The attached proposed Amendments to the new Official Plan and the Consolidated Official Plan reflect the above policy guidelines and permit only low density, low intensity industrial uses which are not dependent on piped water and sewers for their operation, and which do not require outside storage facilities. Access points onto Highway 7 will be restricted and will in terms of their location and number, be subject to approval by the Ministry of Transportation and Communications. As per the proposed zoning amendment, the requirements and restrictions of the Industrial Four (M4) Zone of the new Toronto Core By-law have been applied to permit the following uses, all of which are to be conducted in wholly enclosed buildings:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a recreation facility or structure operated by a public authority; and
- (3) a community club.

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular use permitted by paragraph s(1) and (2) above, provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purpose.

With respect to the Babiuk property, the Highway No. 7 Corridor study recommended no change to the existing Official Plan and Zoning provisions. This parcel is the subject of Amendment 69 to the Consolidated Official Plan, the provisions of which have already been incorporated into the new Official Plan to permit selected industrial and commercial uses. By-law 73-81, an amendment to the old Toronto Gore By-law, was 'tailored' to this particular site and permits not only low intensity industrial purposes, but also a list of eleven commercial uses. The attached proposed zoning amendment incorporates the provisions of By-law 73-81 into the new Toronto Gore By-law as a special section, i.e. Industrial Four - Section 525 (M4-Sec. 525).

6.0

RECOMMENDATION:

It is recommended that Planning Committee recommend to Council:

- (1) That the attached proposed amendments to the Consolidated and the new Official Plan and the new Toronto Gore By-law be approved in principle;

- (2) That a copy of this report, together with the attachments, be forwarded to the immediately affected landowners, namely Clark Lumber; Babiuk; Eaglestone; Ensan and Greenspoon; and
- (3) That a public meeting be held in accordance with usual Council procedures.

CONCUR:

F.R. Dalzell,
Commissioner of Planning
and Development.

Feodora Yao, M.C.I.P.,
Policy Planner.

FY/kab

Attachments: (1) Location map
(2) Proposed Amendment to the new Official Plan
(3) Proposed Amendment to By-law 56-83 (New Toronto Gore
By-law)