



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 136-90


To adopt Amendment Number 189
and Amendment Number 189 A to
the Official Plan of the City
of Brampton Planning Area

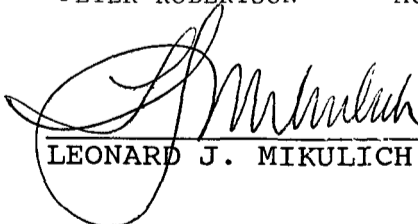
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 189 and Amendment Number 189 A to the Official Plan of the City of Brampton Planning Area are 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 for approval of Amendment Number 189 and Amendment Number 189A to the Official Plan of the City of Brampton Planning Area.

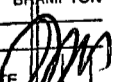
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 16th day of July, 1990.


~~KENNETH C. WILLIAMS - MAYOR~~
 PETER ROBERTSON ACTING MAYOR


 LEONARD J. MIKULICH -- CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON


DATE

ORIGINAL

136-90

AMENDMENT NUMBER 189
to the Official Plan of the
City of Brampton Planning Area
and

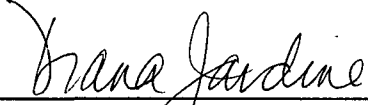
AMENDMENT NUMBER 189 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

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AMENDMENT NO. 189 and NO. 189 A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

This Amendment No. 189 and 189-A to the Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act, 1983.

Date: 1991-01-25



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 136-90

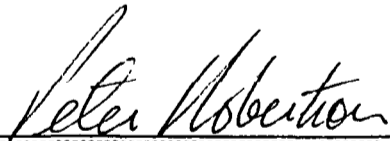
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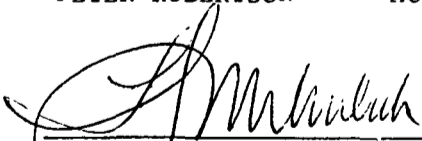
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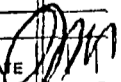
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 16th day of July, 1990.

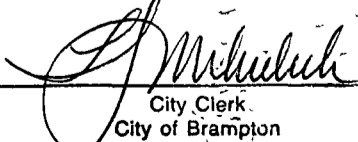

~~KENNETH G. WHILLANS~~ MAYOR
 PETER ROBERTSON ACTING MAYOR


 LEONARD J. MIKULICH -- CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON


DATE

CERTIFIED A TRUE COPY


 City Clerk
 City of Brampton
 JUL 23 1990

AMENDMENT NUMBER 189
and
AMENDMENT NUMBER 189 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 Purpose

The purpose of this amendment is to include optional uses and provide specific policies for the industrial lands shown outlined on Schedule A to this amendment.

2.0 Location

The lands subject to this amendment are located at the north-east corner of Steeles Avenue and Torbram Road and are described as Part of Lot 1, Concession 6, East of Hurontario Street, in the geographic Township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 189 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 22 set out in the first paragraph of subsection 7.2.7.22, Amendment Number 189 A.

3.2 Amendment Number 189 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, as it relates to the Bramalea South Industrial Secondary Plan (Secondary Plan Area Number 22), is hereby amended:

- (1) by changing, on Plate Number 18, the symbol on the lands shown outlined on Schedule A to this amendment, from A6 to A7.
- (2) by deleting the first line in subsection 2 of Section 2.0 of Chapter C23, and substituting therefor the following:

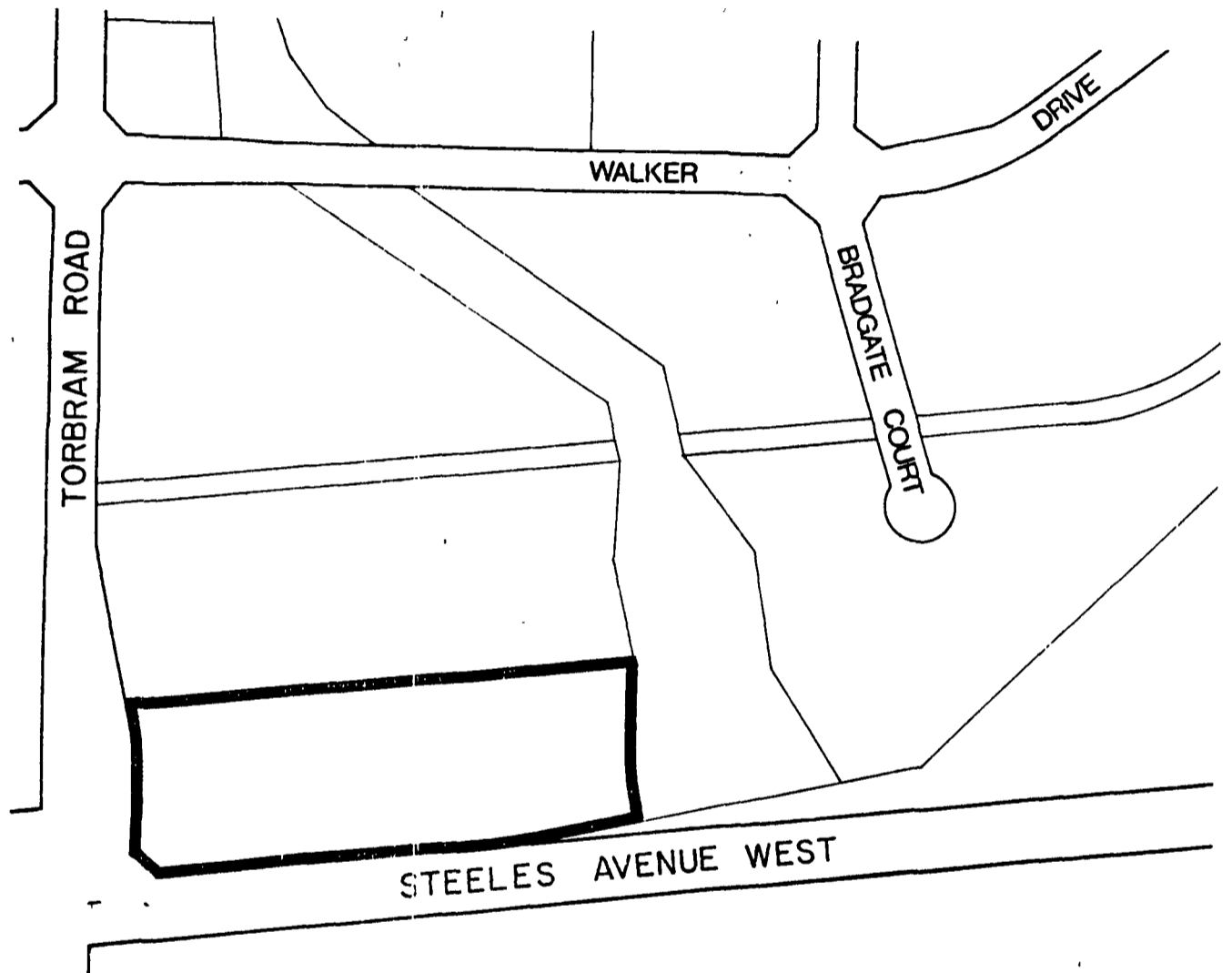
"1. The primary internal road pattern consists of three"

- (3) by deleting the second line of the fifth paragraph (beginning with the words "this chapter...") of part 2 (b) (Development Principles - Industrial Use Area) of Section 2.0 of Chapter C23, and substituting therefor the following:

"this chapter will be primarily on the basis of the"

- (4) by adding after the sixth paragraph of part 2 (b) (Development Principles - Industrial Use Area) of Section 2.0 of Chapter C23, the following:

"The Industrial Use Area identified on Plate 18 as A7 shall permit show case industries or office development, with limited commercial uses which are ancillary to office development, but not both. Direct access to Steeles Avenue or Torbram Road shall not be permitted and access shall be obtained by a new internal road. Provision shall be made for adequate parking, loading, landscaping, yard widths, and depths to ensure an attractive and functional development."



— LAND SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT No. 189
 OFFICIAL PLAN AMENDMENT No. 189 A



CITY OF BRAMPTON
 Planning and Development

Schedule A By-law 136-90

1:4000

Date: 1990 0208 Drawn by: CJK
 File no. C6E1.5 Map no. 65-10F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 189
AND
AMENDMENT NUMBER 189 A

Attached is a copy of a planning report, dated April 27, 1990, and a copy of a report dated June 7, 1990, forwarding the notes of a Public Meeting held on June 6, 1990, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands and a copy of all written submissions received.

The Regional Municipality of Peel	March 15, 1990 and April 18, 1990
Peel Regional Police Force	January 24, 1990
Canada Post	January 23, 1990
Bell Canada	January 19, 1990
Consumer's Gas	January 25, 1990
Metropolitan Toronto and Region Conservation Authority	February 9, 1990
Brampton Hydro	February 2, 1990
Ministry of Culture and Communications	April 20, 1990
Ministry of the Environment	June 8, 1990

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 27, 1990

TO: The Chairman of Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and the Zoning By-law
Part of Lot 1, Concession 6, E.H.S.
(Block 8, Plan 43M-646)
North-east Corner of Steeles Avenue and
Torbram Road
Ward 9
BRAMALEA LIMITED
Regional File Number: 21T-89060B
Our File Number: C6E1.5

1.0 Introduction

The draft plan and the application to amend the Official Plan and the Zoning By-law were referred by City Council to staff for a report and recommendation on February 5, 1990.

2.0 Property Description

The subject property:

- is located on the north-east corner of Steeles Avenue and Torbram Road
- has property line dimensions of:
 - 286 metres (938 feet) along Steeles Avenue
 - 189.5 metres (622 feet) along Torbram Road
- has an area of 6.499 ha. (16.06 ac.)
- is currently vacant and contains no trees

Surrounding land uses:

North - a railway spur line, while further north lands are vacant but zoned for industrial purposes

East - an open space area containing a tributary of the Mimico Creek, while further east lands are currently vacant but zoned for industrial purposes

South - on the opposite side of Steeles Avenue, partially vacant and partially developed for industrial purposes in the form of a multi-unit industrial building

West - on the opposite side of Torbram Road, industrial in the form of a multi-unit industrial building with an automobile service station at the north-west corner of Torbram Road and Steeles Avenue. The south-west corner is occupied by a gas bar

3.0 Official Plan and Zoning Status

- "Industrial" (Schedule A - Official Plan)
- "Industrial" on the secondary plan for the area (Chapter C23 of Section C of Part C and Plate Number 18 of the document known as the Consolidated Official Plan as specifically amended by Official Plan Amendment Number 45A)
- "Industrial Three A - Section 335 (M3A-Section 335) (By-law 151-88, as amended)

4.0 Proposal

To amend the Official Plan and the zoning by-law to permit the subdivision of the subject property into:

- 3 blocks (Blocks 4, 5 and 6), to be used for either prestige industrial purposes or offices with limited ancillary commercial
- 3 blocks (Blocks 1, 2 and 3) to be used for prestige industrial purposes only

The first three blocks (Blocks 1, 2 and 3):

- have a total area of 2.971 hectares (7.341 acres)
- are proposed to be used for the purposes permitted in a "M1" zoning category with the exception of a motor vehicle repair shop which is proposed to be excluded from the uses permitted
- are proposed to be subject to all the other restrictions of the "M1" zoning category

The other three blocks (Blocks 4, 5 and 6):

- have a total area of 2.819 hectares (6.97 acres)

- are proposed to be developed for either the same uses, and with the same restrictions, as proposed for Blocks 1 to 3, or, for office purposes with limited ancillary commercial uses
- if developed for this latter option, the applicant proposes that:
 - offices will include all office categories including medical and real estate offices
 - the ancillary commercial uses shall be restricted to standard restaurants, dining room restaurants, personal service shops, banks and financial institutions, card shops and newspaper stands
 - the maximum gross floor area of all offices and ancillary commercial uses shall not exceed 0.5 times the individual site area
 - the maximum gross floor area devoted to the ancillary commercial uses shall not exceed 15% of the total gross floor area of an office building
 - the maximum gross floor area devoted to restaurants shall not exceed 50% of the maximum permitted ancillary commercial gross floor area
 - the maximum building height for offices and ancillary commercial uses shall be 5 storeys
 - all City parking standards applicable to the permitted uses shall apply
 - all of the other provisions of an "M1" zoning category shall apply

The proposed plan also indicates:

- access from the individual blocks will be restricted from Torbram Road and Steeles Avenue by means of the existing 0.3 metre reserves
- access to the plan is proposed via a 23 metre wide road from Torbram Road to Steeles Avenue

In support of the subject proposal the applicant has submitted a traffic impact study.

5.0 Comments From Other Departments and Agencies

Public Works and Building Department
Development and Engineering Services Division has provided the following comments:

1. Cash-in-lieu for a sidewalk/bicycle path shall be provided for the Steeles Avenue frontage.
2. A sidewalk shall be constructed along the Torbram Road frontage of the lands.
3. A left turn lane shall be constructed along Torbram Road complete with new curb and pavement as required.
4. The Region of Peel must be contacted for any requirements on Steeles Avenue.
5. The Ministry of Transportation of Ontario must be contacted for any comments with respect to the proximity of the plan to future Highway 407.

Traffic Engineering Services Division has provided the following comments:

1. The applicant shall provide a standard permanent turning circle at the southerly terminus of Street "A" to facilitate proper manoeuvrability for maintenance vehicles. In this regard, revisions to the proposed R.O.W. for Street "A" in this area may be required and such revisions will be addressed at the time of engineering review by the Public Works Department.
2. All matters pertaining to Steeles Avenue shall be addressed by the Region of Peel. Particularly, matters pertaining to access and associated road works.
3. The location of the proposed Street "A" link to Torbram Road is acceptable from a traffic engineering perspective. The applicant is to extend the existing left turn lane on Torbram Road in order to support access to the subject lands.
4. Access to Blocks 1 and 6 shall only be permitted via the proposed internal Street "A".

Community Services Department
Parks has provided the following comments:

1. The applicant is to provide for boulevard trees on Street 'A' and along Torbram Road and Steeles Avenue in accordance with City specifications.
2. That landscape plans be prepared for the development of the individual blocks.
3. That the applicant install a 1.2m high black vinyl chain link fence adjacent to open space block 9.
4. That a high level of building design and landscape design be encouraged to occur along the Steeles Avenue frontage due to its high level of visibility along the arterial road.
5. A 2% cash-in-lieu of parkland will be calculated at the time of the issuance of the building permits for the individual blocks.
6. Since the subject property is located at a gateway to the City, the applicant shall provide an attractive, landscaped entrance feature at the north-east corner of Steeles Avenue and Torbram Road to the satisfaction of the City.

Transit advise that three 12' X 24' concrete bus stop pads are required in the following locations:

1. East side of Torbram Road, north of Steeles Avenue
2. North side of Steeles Avenue, at and east of Torbram Road
3. North side of Steeles Avenue, at and east of Street A

The detailed locations for the bus stop pads shall be obtained from Brampton Transit and shall be shown on the engineering drawings for the proposed development.

Fire advise they have no objection to the subject proposal.

Comments from external agencies are attached as Appendix A and have been incorporated, where applicable, in the recommendation section of this report.

The following have advised they have no comments:

Law Department; Public Works and Building Department, Building Division; Regional Police; Consumers Gas; Brampton Hydro; Ontario Hydro; Business Development; Planning Department, Urban Design and Zoning Division; and Policy and Research Division.

6.0 Discussion and Summary

The applicant has requested that the existing "Industrial" designation on the secondary plan for the area, as it applies to Blocks 4, 5 and 6, be changed to "Industrial-Special" to accommodate the office development, with limited ancillary commercial uses, proposed as an option to prestige industrial on these blocks. In this respect, it is noted that within the definition of "Industrial" the Official Plan states that:

"Non industrial uses may be permitted in a designated Industrial area provided they do not interfere with nor are detrimental to the development of the area for primarily industrial uses. Such non-industrial uses may include parks and open space, public and commercial recreation facilities, community services, educational uses, retail and office ancillary to an industrial use, and limited free-standing retail warehousing operations, service and office uses."

The Official Plan also contains the following policies:

"Free-standing service and office uses will be permitted in an area designated Industrial in this Plan, only if the areas proposed for such uses are designated for commercial development in a secondary plan."

"Service Commercial uses, offices, retail warehouse uses, and public and private commercial recreation facilities may be permitted in an industrial area subject to the following criteria:

- (i) the site is peripheral to the industrial area in which it is located and is in proximity to an arterial road;
- (ii) commercial development along arterial roads, interior to industrial areas will be discouraged;
- (iii) the site has satisfactory access to the road system and the potential to be served by public transit;
- (iv) where feasible and practicable, access to arterial roads will be restricted and vehicular access will be oriented to collector roads interior to the industrial area;

(v) off-street parking, outdoor and service areas are located and screened to minimize adverse effects on nearby non-industrial uses; and

(vi) the uses are provided with yards sufficient to minimize adverse influence on nearby uses."

In reviewing the component of the subject plan proposed to have the option for office development, with limited ancillary commercial uses, it is noted that:

- it is located at the periphery of the Bramalea South Industrial area along Steeles Avenue, and in the case of one block, along Steeles Avenue and Torbram Road
- access will be via an internal road with no direct access to Torbram Road or Steeles Avenue
- transit service exists on both Torbram Road and Steeles Avenue
- off street parking will be provided in accordance with the City's current standards for the uses proposed
- the blocks are of sufficient size to ensure that, where necessary, adequate screening of service areas can be achieved
- the zoning standards being proposed will ensure the provision of yards sufficient to minimize adverse influence on nearby uses
- office development, in the locations proposed will enhance the ability of the site to function as a gateway to the Bramalea South Industrial area
- office development as proposed will be compatible with the prestige industrial uses proposed and will be complimentary, not detrimental to the development of the Bramalea South Industrial area for primarily industrial uses

In view of the foregoing, staff are of the opinion that the proposed amendment to the Bramalea South Industrial Secondary Plan to permit Blocks 4, 5 and 6 to be used for either prestige industrial purposes or offices, with limited ancillary commercial uses, is consistent with the criteria of the Official Plan for the provision of such uses in industrial areas. The proposal reflects the visual prominence of the site as a gateway to the Bramalea South

Industrial area and responds to the recent increases in the service sector of the economy. From a planning perspective, staff can support, in principle, the proposed amendment to the secondary plan.

The "M1" zoning requested by the applicant is one of the most restrictive general industrial zoning categories within By-law 151-88, with respect to both the uses permitted and restrictions on outdoor storage. The applicant has also requested that an automobile repair garage, which is a permitted use within an "M1" category, be specifically prohibited on the subject lands. Such a zoning category is in keeping with the proposal that the subject lands be developed for prestige industrial purposes and considering this intent, and the visual prominence of the site as a gateway to the Bramalea South Industrial area, staff support the proposed "M1" zoning, including the removal of an automobile repair garage as a permitted use. It is also noted that considering the visual prominence of the site as a gateway, the Community Services Department requires that the applicant provide an attractive, landscaped entrance feature at the north-east corner of Steeles Avenue and Torbram Road to the satisfaction of the City.

In addition, for Blocks 4, 5 and 6, the applicant has requested the option to permit their development for offices, with limited ancillary commercial uses. In general the optional uses proposed:

- are compatible with the prestige industrial development proposed and relatively innocuous to industrial activities in general

Although staff can, in principle, support these optional uses for the blocks along Steeles Avenue, it is recommended that in order to ensure that the proposed card and newspaper shop requested does not evolve into a convenience commercial facility, which would be more appropriately located in a shopping centre location, that the card and newspaper shop use be limited to one per office building, with a maximum size of 93 square metres, and be defined as follows:

"Card and Newspaper Shop shall mean a retail establishment limited to the sale of newspapers, magazines, books, tobacco products, gifts and confectionary goods"

Should Blocks 4, 5 or 6 be used for the optional offices uses with ancillary commercial as requested, further specific provisions within the "M1" zoning category will require modification to reflect these optional uses. It is also recommended, in addition to the "M1" zoning provisions as contained in By-law 151-88, that the following provisions apply to Blocks 4, 5 and 6 when the offices with ancillary commercial use option is to be utilized:

- the maximum gross floor area of all offices and ancillary commercial uses shall not exceed 50% of the total site area
- the maximum height shall not exceed 5 storeys
- the maximum gross floor area of an office building devoted to ancillary commercial uses shall not exceed 15% of the total gross floor area of the office building
- the maximum area devoted to restaurants shall not exceed 50% of the maximum gross floor area permitted to be used for ancillary commercial uses
- refuse storage shall be enclosed and shall be screened from all streets and highways
- refuse storage for a restaurant shall be enclosed in a climate controlled area within the building
- parking shall be provided on the basis of the City's current parking standards for offices and the particular ancillary commercial uses, as contained in Section 30 of By-law 151-88

In considering the proposed draft plan, it is noted that Block 3 will not comply with the minimum 60 metre lot width requirement of an "M1" zoning. In order to make the block conform, the plan will have to be revised, resulting in changing the block, and probably the abutting blocks, to less rectangular shapes. Considering the location of this block in relation to the proposed road pattern, and the fact that the block is the largest within the plan, staff are of the opinion that revising the plan to increase the frontage of this particular block serves no meaningful purpose. Consequently, it is recommended that in the case of Block 3, the minimum lot width required, be reduced from 60 metres to 40 metres.

With respect to the proposed road and lotting pattern, it is noted that the Region has advised that Street A should be designed to restrict access to right-in and right-out only. City Traffic Engineering Services Division advise that in light of this access restriction at Street A and Steeles Avenue, the applicant is required to provide a standard permanent turning circle at the southerly end of Street A to facilitate proper manoeuvrability for maintenance vehicles. In this regard revisions to the right-of-way of Street A may be necessary to accommodate said turning circle.

In order to achieve the road pattern proposed by the applicant, it will be necessary for the City to lift the 0.3 metre reserve on Torbram Road where it abuts the proposed road. To simplify the lifting of this reserve it is recommended that the applicant make satisfactory arrangements with the City to obtain the applicable portion of the reserve and include it as part of Street A on the plan. In keeping with the policies of the Official Plan with respect to direct access to arterial roads, the balance of the 0.3 metres reserve along Torbram Road should remain in place.

In addition the Development and Engineering Services Division, Regional Public Works, Community Services, Metropolitan Toronto and Region Conservation Authority, Traffic Engineering Services Division and Bell Canada have requested a number of conditions relating to sidewalks, road improvements, a road widening, 0.3 metre reserves, a daylight triangle, landscaping and fencing, bus stop pads, drainage, access restrictions, vehicle turning circle, telephone services, etc.. It is recommended that the appropriate conditions be imposed to address these matters.

It is also noted that the subject lands are located within the 35 Noise Exposure Forecast contour of the Toronto International Airport. Consequently, the applicant is required to prepare a noise study to the satisfaction of the Ministry of the Environment.

Summarizing, the subject proposal is consistent with the criteria in the Official Plan for the provision of non-industrial uses in industrial areas, reflects the visual prominence of the site as a gateway to the Bramalea South Industrial area and responds to the increases in the service sector of the economy. Staff can support the subject proposal from a planning perspective provided the development is subject to the standards and restrictions recommended to retain the integrity of the industrial area and to discourage uses which could disrupt the ability of the area to function effectively for industrial purposes.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that :

- A. A public meeting be held in accordance City Council procedures,
- B. Subject to the results of the Public Meeting staff be instructed to prepare amendments to the Official Plan and the zoning by-law in accordance with the recommended standards contained in this report and that draft plan approval of the proposed plan of subdivision be subject to the following conditions.
 1. The approval shall be based on the draft plan, dated December 18, 1989, prepared by Proctor & Redfern Limited and redlined revised as follows:
 - (a) A 4 metre road widening shall be shown along Steeles Avenue and the 15 metre daylight triangle at Torbram Road and the daylight triangles at Street A shall be reinstated accordingly.
 - (b) 0.3 metre reserves shall be shown where all blocks abut the widened limit of Steeles Avenue or the hypotenuse of the daylight triangle at Torbram Road.
 - (c) The "Statistics" portion of the plan be revised to reflect the foregoing revisions.
 2. The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional levies in accordance with Regional Levy Policies and City levies in accordance with the Capital Contribution Policy for Industrial/Commercial developments.
 3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, or for existing utilities and municipal services, to the appropriate authorities.
 4. The applicant shall agree to support the appropriate amendments to the Official Plan and the zoning by-law.

5. The proposed road allowance shall be dedicated as public highway upon registration of the plan.
6. Development of the plan shall be staged to the satisfaction of the City.
7. The proposed street shall be named to the satisfaction of the City of Brampton and the Region of Peel.
8. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.
9. The applicant shall pay cash-in-lieu for the parkland required in accordance with the Planning Act, 1983 and City policy.
10. The applicant shall make satisfactory arrangements with the City to obtain that part of the 0.3 metre reserve (Block 32, Plan 43M-643) along Torbram Road where it abuts Street A and include it as part of Street A on the final plan proposed for registration.
11. The owner shall not remove any trees or topsoil from the land within the plan or start any grading of the land within the plan, prior to registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building.
12. The applicant shall make satisfactory arrangements with the City for the provision of street trees on Street A and on Steeles Avenue and Torbram Road where they abut the subject lands.
13. The applicant shall, prior to registration of the plan, make arrangements, satisfactory to the City, for the construction of a sidewalk on Torbram Road where it abuts the subject lands.
14. The applicant shall pay to the City an amount, as determined by the Commissioner of Public Works and Building, equal to the estimated cost of constructing a sidewalk/bicycle path on Steeles Avenue where it abuts the subject lands.

15. The applicant shall agree to improve Torbram Road where it abuts the subject lands including the extension and/or construction of a left turn lane along with new curbs and pavement as required.
16. The 4 metre road widening along Steeles Avenue shall be conveyed to the Region.
17. 0.3 metre reserves shall be conveyed to the Region along all blocks where they abut Steeles Avenue, as widened, and the hypotenuse of the daylight triangle at the intersection of Steeles Avenue and Torbram Road.
18. The applicant shall construct three bus stop pads, in locations and of designs satisfactory to the Commissioner of Community Services.
19. Approval of site development plans by the City, in accordance with the City's site plan approval procedure, will be a prerequisite to the issuance of a building permit on the subject plan. The plans for Blocks 1, 4, 5 and 6 shall indicate that the building elevations facing Torbram Road and Steeles Avenue have an architectural treatment commensurate with the front elevations of the buildings.
20. The applicant shall agree to the establishment of an Architectural Control Committee to deal with the external appearance of the structures on the site.
21. The applicant shall:
 - a) Prior to the initiation of any site grading or servicing and prior to the registration of this plan or any phase thereof, submit for the approval of the City, the Region and the Metropolitan Toronto and Region Conservation Authority the following:
 - i) a detailed engineering and drainage report which describe the stormwater drainage system for the proposed development on the subject lands. The report should include plans illustrating how this drainage system will tie into surrounding drainage systems, (i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?), the storm water management techniques which may be required to control minor

or major flows, the proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction and the location and description of all outlets and other facilities which may require permits under Ontario Regulation 293/86.

It is recommended that the developer or his consultant contact the City, the Region and the Metropolitan Toronto and Region Conservation Authority prior to preparing the above report to clarify the specific requirements of this development.

- ii) overall grading plans for the subject lands.
- b) Agree in the subdivision agreement, in wording acceptable to the City, the Region and the Metropolitan Toronto and Region Conservation Authority :
- i) to carry out, or cause to be carried out, to the satisfaction of the City, the Region and the Metropolitan Toronto and Region Conservation Authority the recommendations referred to in the report, as required in condition 21 (a), above.
 - ii) to obtain all permits from the Metropolitan Toronto and Region Conservation Authority pursuant to Ontario Regulation 293/86.
 - iii) to erect a terracloth barrier, affixed to a permanent 1.8 metre high black vinyl chain link fence, along the east boundaries of Blocks 3 and 4, prior to the initiation of any grading or construction on the site. This barrier shall remain in place until all grading and construction on the site are complete.
22. The applicant shall construct a 1.8 metre high black vinyl chain link fence along the east boundaries of Blocks 3 and 4, of a design and in a location satisfactory to the City and the Metropolitan Toronto and Region Conservation Authority.
23. Bell Canada shall confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities serving this draft plan of subdivision which are

required by the City of Brampton to be installed underground; a copy of such confirmation shall be forwarded to the City of Brampton.

- 24. The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
- 25. The applicant shall make satisfactory arrangements with Canada Post with respect to the provision of mail facilities.
- 26. The applicant shall:
 - a) Prior to the initiation of any site grading or servicing and prior to registration of this plan or any phase thereof, submit for the approval of the City Public Works and Building Department, a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer.
 - b) Agree in the subdivision agreement to remove any material, which is determined in the soil investigation referred to in condition 26 (a) above as hazardous, at a time and in a manner satisfactory to the City, the Region of Peel and the Ministry of the Environment.
- 27. Prior to final approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the Ministry of the Environment.
- 28. The applicant shall agree that the noise control measures recommended by the acoustical report, as required in condition number 27 above, shall be implemented to the satisfaction of the Ministry of the Environment.
- 29. Prior to the final approval, the Ministry of the Environment shall be notified, by a copy of the fully executed subdivision agreement between the developer and the Municipality, that the noise control features recommended by the acoustical report, and approved by the Ministry of the Environment, shall be implemented as approved, by requirements of the subdivision agreement.

- 30. The applicant shall make satisfactory arrangements with the Region of Peel to restrict access to Steeles Avenue from Street A to right-turns-in and right turns-out only.
- 31. The applicant shall make satisfactory arrangements with the City to provide a standard permanent turning circle at the southerly end of Street A to facilitate proper manoeuvrability for maintenance vehicles. In this regard, revisions to the right-of-way of Street A may be required to facilitate said turning circle.
- 32. The applicnat shall make satisfactory arrangements with the City to provide an attractive, landscaped entrance feature on the north-east corner of Steeles Avenue and Torbram Road.
- 33. The owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the archaeological unit of the Ministry of Culture and Communications; and that no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture and Communications.

Respectfully submitted,

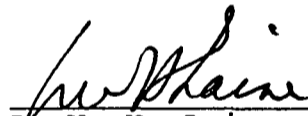


David Ross, M.C.I.P.
Development Planner

AGREED:

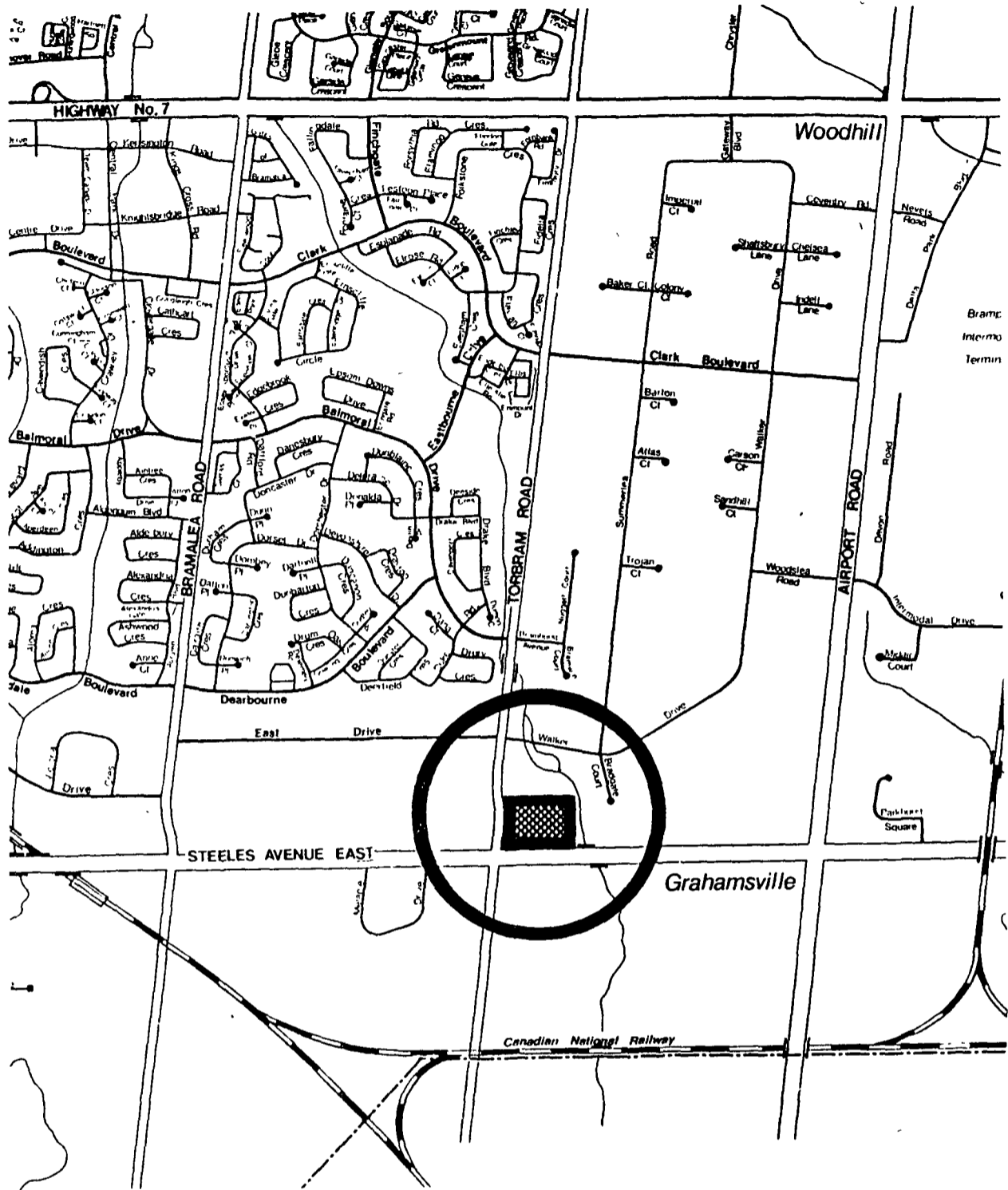


J.A. Marshall, M.C.I.P.
Commissioner of Planning
and Development



L. W. H. Laine, Director,
Planning and Development
Services Division

DR/icl
attachment



BRAMALEA LIMITED

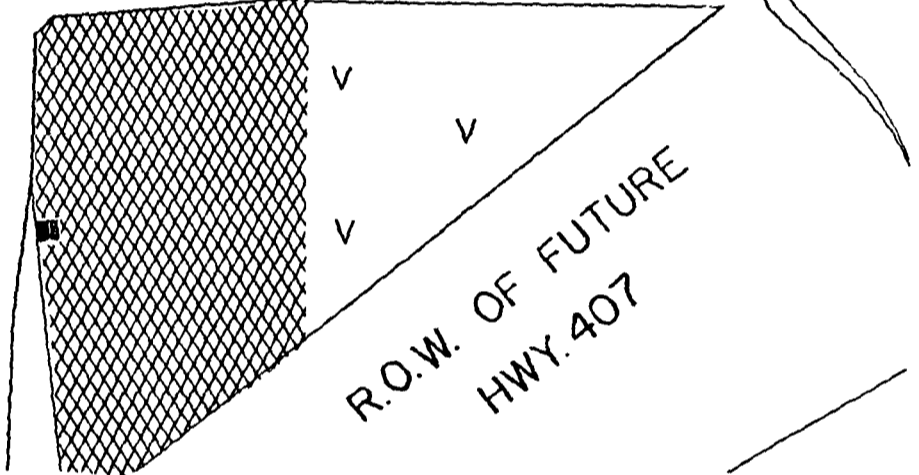
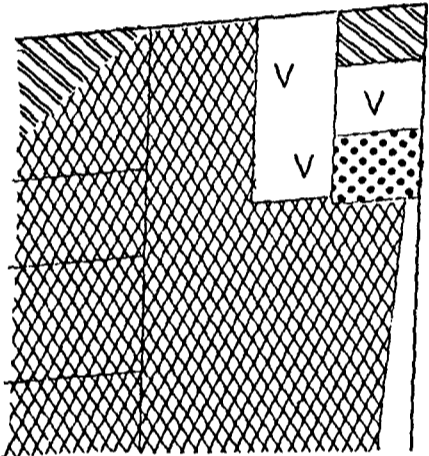
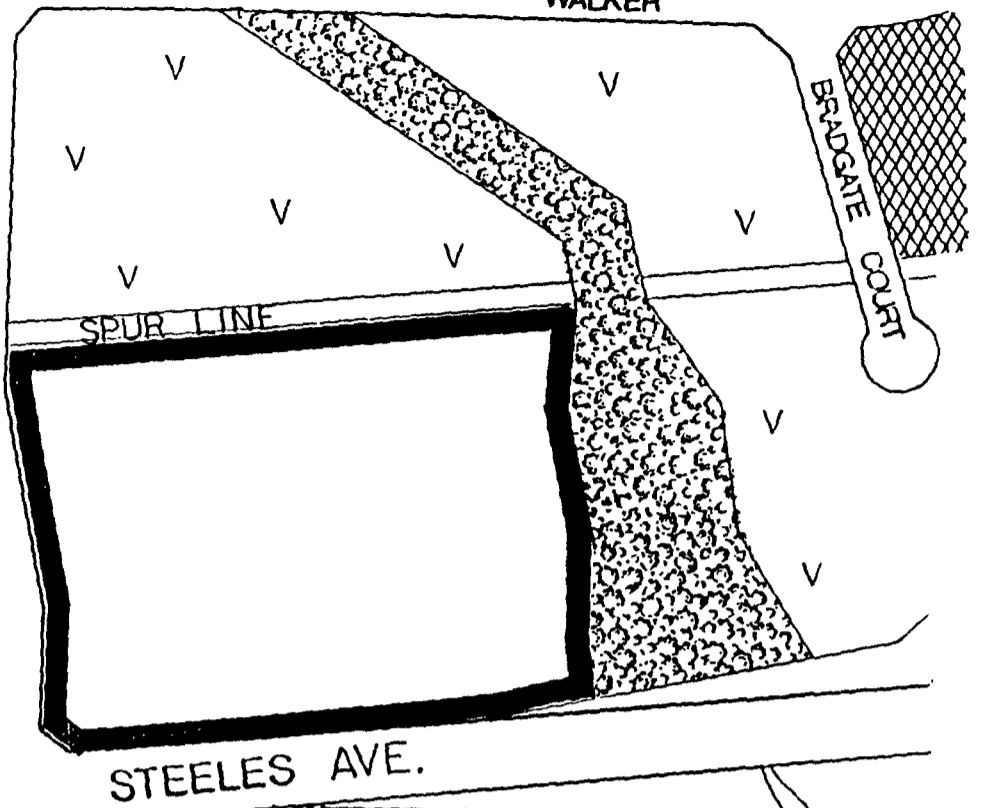
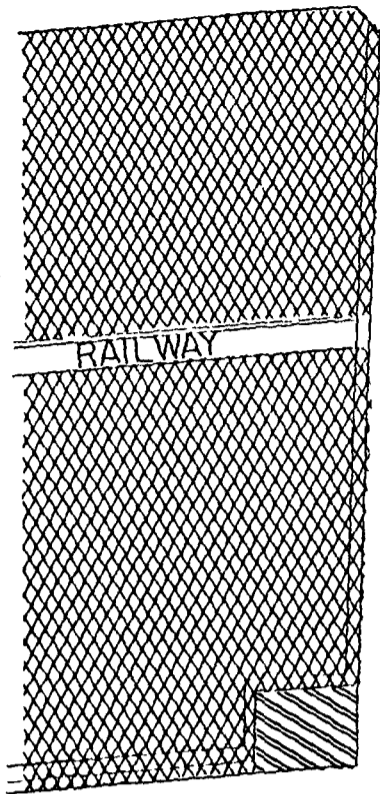
LOCATION MAP







1: 25000


CITY OF BRAMPTON
Planning and Development

Date: 90 01 23 Drawn by: K.M.H.
File no. C6E1.5 Map no. 65-10A



LEGEND:

-  SUBJECT SITE
-  INDUSTRIAL
-  COMMERCIAL
-  RESIDENTIAL

-  UTILITY
-  VACANT LAND
-  OPEN SPACE

BRAMALEA LIMITED

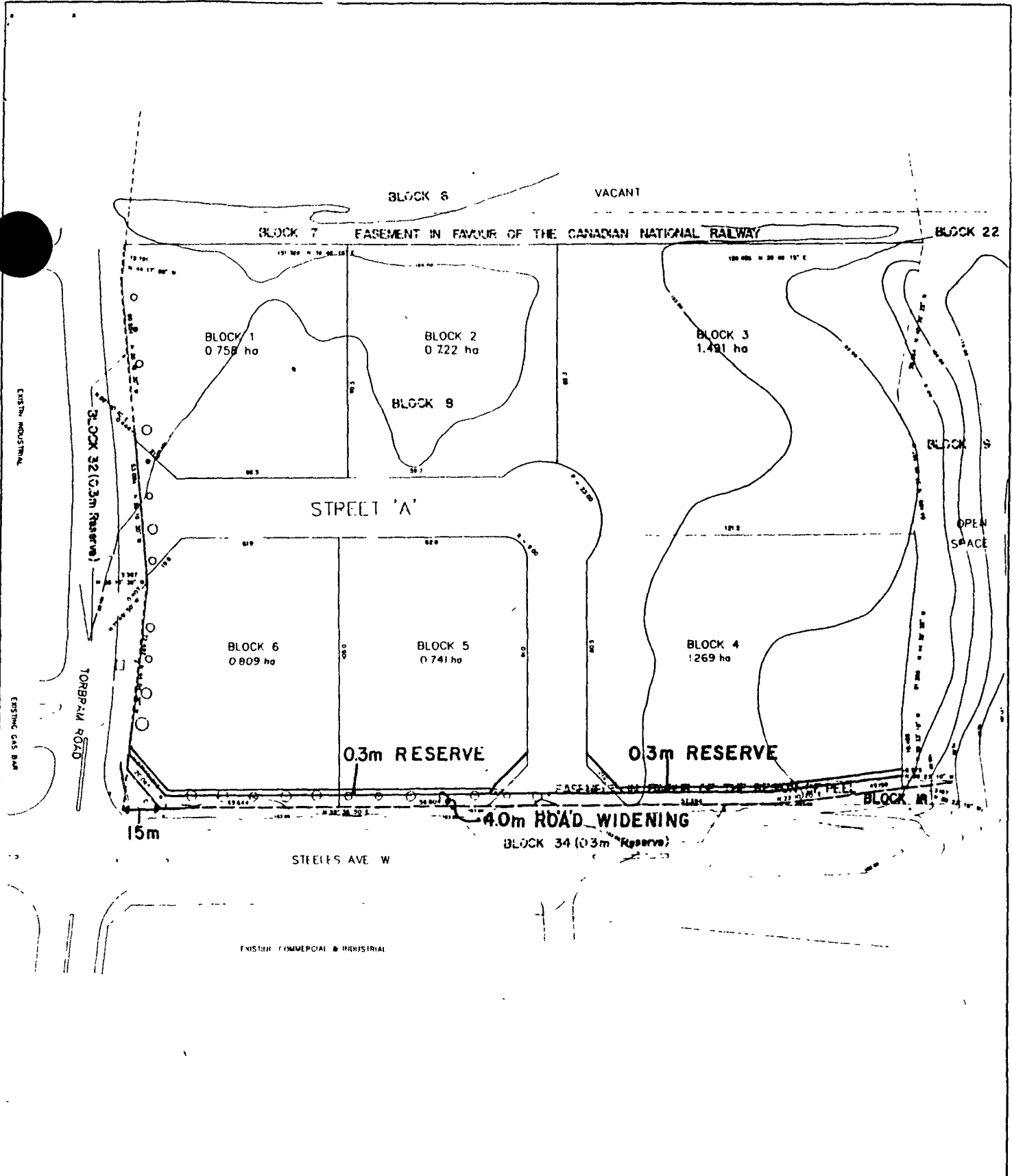
SURROUNDING LAND USE



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 90 01 23 Drawn by: K.M.H.
File no. C6E1.5 Map no. 65-10C



BRAMALEA LIMITED

PROPOSED PLAN OF SUBDIVISION
(REDLINED VERSION)



1:2020

CITY OF BRAMPTON
Planning and Development

Date: 90 01 23 Drawn by: K.M.H.
File no. C6E1.5 Map no. 65-10B

E1-20

APPENDIX A

COMMENTS FROM EXTERNAL AGENCIES

Region of Peel Public Works Department has provided the following comments:

Sanitary Sewer Facilities

- Sanitary sewer facilities are available in a 900mm dia. sewer located on Steeles Avenue adjacent to the proposed development.
- Confirmation is required that the existing sanitary sewer is covered by an easement in favour of the Region of Peel. If no easement is in place, the developer is to grant same gratuitously.

Water Facilities

- The lands are located in Water Pressure Zone 4.
- Water facilities are available in a 600mm dia. watermain on Torbram Road.
- Provision will be required for watermain looping from Torbram Road to Steeles Avenue.
- Extension of a 300mm dia. watermain will be required on Steeles Avenue from Street 'A' to Torbram Road.

Region Roads

- A 0.3 metre reserve along Steeles Avenue is required except at Street 'A'.
- A 4 metre widening is required along Steeles Avenue.
- A 15 metre daylight triangle is required at the intersecting streets of Steeles Avenue and Torbram Road.
- Street 'A' should be designed to restrict access to Steeles Avenue to right-in and right-out only to the satisfaction of the Region of Peel.
- The 1990-94 Capital Budget and Forecast does provide for widening or reconstruction of Steeles Avenue from Torbram Road to Airport Road in 1993.

- Access to Block 4, 5 and 6 will not be permitted to Steeles Avenue.
- A drainage study is required to determine the effect of the proposal on the existing structures and drainage along Steeles Avenue.

Waste Management

- There are no waste disposal sites or hazardous wastes on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990.
- It is expected that this development will generate approximately 245.5 tonnes of solid waste per year. (1.43 tonnes/employee/year X 171.7 employee = 245.5 tonnes/year).
- In the event there is any doubt about the integrity of the subject lands with respect to the possibility of a waste disposal site or hazardous wastes located on any portion of the subject property or an adjacent property, we recommend that prior to the commencement of developing activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer.
- Should the subject property be found to contain an old landfill site or hazardous wastes, then the developer shall take appropriate measures to clean up the subject property to the satisfaction of the Ministry of the Environment, the Region of Peel, and the Area Municipality.

Lot Levies

- Full lot levies apply.

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain or road improvements in the Five Year Capital Budget and Forecast.

Specific Draft Plan Conditions

- The developer will be required to enter into a Subdivision Agreement with the City and Region for the construction of municipal sewer, water, and Region road services associated with the lands. These services will be in accordance with the latest Region standards and requirements.

Bell Canada have advised that if there are any conflicts with existing Bell Canada facilities or easements, the owner/developer shall be responsible for rearrangements or relocation and have requested that the following be included as conditions of approval:

1. Bell Canada shall confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; a copy of such confirmation shall be forwarded to the Municipality.
2. The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.

Metropolitan Toronto and Region Conservation Authority advise the Authority has no objection to proposed plan subject to the following conditions:

- 1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:
 - (a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report should include:
 - plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?;
 - storm water management techniques which may be required to control minor or major flows;

- proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require permits under Ontario Regulation 293/86.
- 2) That the applicant obtain all permits required pursuant to Ontario Regulation 293/86.
 - 3) Prior to the initiation of any grading or construction on the site, to erect a permanent 1.8 metres black vinyl chain-link fence to the satisfaction of the Metropolitan Toronto Regional Conservation Authority along the boundary of Block 9/Open Space. Said fence is to be used during construction as a sediment control barrier by means of terracloth being affixed to it.

Canada Post advise that the corporation has no comment on the plan at this time, but note that their multi unit policy will be in effect for the buildings or complexes with a common municipal address, containing 3 or more units. It will be the responsibility of the Builder/developer to provide the central mail facility at their expense.

Ministry of Culture and Communications has provided the following comments:

This Ministry has reviewed the above plan of subdivision and finds that it has a moderate potential for the discovery of archaeological remains. This assessment is based on the property's topography, well drained soils and proximity to a watercourse.

Consequently, we recommend that the standard archaeological conditions of approval be applied to the proponent's draft plan.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 7, 1990

To: The Chairman and Members of
Planning Committee

From: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and the Zoning By-law
Part of Lot 1, Concession 6, E.H.S.
(Block 8, Plan 43M-646)
North-east Corner of Steeles Avenue and
Torbram Road
Ward 9
BRAMALEA LIMITED
Regional File Number: 21T-89060B
Our File Number: C6E1.5

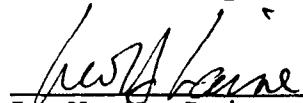
The notes of the Public Meeting held on June 6, 1990, are attached for the information of Planning Committee.

No member of the public were present at the meeting and no letters or objections have been received.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. The notes of the Public Meeting be received.
- B. The application be approved subject to the conditions approved by City Council on May 28, 1990.
- C. Staff be directed to prepare the appropriate documents for Council's consideration.

Respectfully submitted,



L. W. H. Laine, Director,
Planning and Development
Services Division

AGREED:



J.A. Marshall, Commissioner of
Planning and Development

DR/icl/Bipm
attachments

A Special Meeting of Planning Committee was held on Wednesday, June 6, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by BRAMALEA LIMITED (File: C6E1.5 - Ward 9) for approval of a Draft Plan of Subdivision and an amendment to both the Official Plan and the Zoning By-law, to permit the subdivision of the subject property into 6 industrial blocks; 3 for either prestige industrial purposes or office purposes and the remaining 3 to be used for prestige industrial purposes only.

Members Present: Councillor E. Carter - Chairman
Alderman J. Sprovieri
Councillor F. Andrews
Alderman A. Gibson

Staff Present: J.A. Marshall, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
W. Winterhalt, Director of Planning Policy
and Research
K. Ash, Development Planner
J. Armstrong, Development Planner
N. Grady, Development Planner
A. Rezoski, Development Planner
E. Coulson, Secretary

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:31 p.m.

To: D.R. Billett

Date: March 7, 1990

From: C. Otten

File: T-89060B
B-11

Re: Draft Plan of Subdivision
Bramblea Limited
Pt. Lot 1, Conc. 6, E.H.S.
City of Brampton

PART A - SERVICING

1. SANITARY SEWER FACILITIES

- Sanitary sewer facilities are available in a 900mm dia. sewer located on Steeles Avenue adjacent to the proposed development.
- ✓ Confirmation is required that the existing sanitary sewer is covered by an easement in favour of the Region of Peel. If no easement is in place, the developer is to grant same gratuitously.

2. WATER FACILITIES

- The lands are located in Water Pressure Zone 4.
- Water facilities are available in a 600mm dia. watermain on Torbram Road.
- Provision will be required for watermain looping from Torbram Road to Steeles Avenue.
- ✓ Extension of a 300mm dia. watermain will be required on Steeles Avenue from Street 'A' to Torbram Road.

3. REGION ROADS

- ~~The Region will require sufficient road widening to provide for the proposed development.~~
- ✓ A 0.3 metre reserve along Steeles Avenue is required *except at Street A.*
- ✓ A 4 metre widening is required along Steeles Avenue.
- ✓ A 15 metre daylight triangle is required at the intersecting streets of Steeles Avenue and Torbram Road.
- ① Street 'A' should be designed *to restrict access to* so that it will not intersect *with* Steeles Avenue. *to right in* & right-out only for the *subjection of the Region of Peel*
- ✓ The 1990-94 Capital Budget and Forecast does provide for widening or reconstruction of Steeles Avenue from Torbram Road to Airport Road in 1993.
- ✓ Access to Block 4, 5 and 6 will not be permitted to Steeles Avenue.
- ✓ A drainage study is required to determine the effect of the proposal on the existing structures and drainage along Steeles Avenue.

#4774 - NOT removed by C. Otten April 20/90

Time from permit April 20/90

4. WASTE MANAGEMENT

Brampton Industrial

- There are no waste disposal sites or hazardous wastes on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990.
- It is expected that this development will generate approximately 245.5 tonnes of solid waste per year. (1.43 tonnes/employee/year X 171.7 employee = 245.5 tonnes/year).
- In the event there is any doubt about the integrity of the subject lands with respect to the possibility of a waste disposal site or hazardous wastes located on any portion of the subject property or an adjacent property, we recommend that prior to the commencement of developing activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer.
- Should the subject property be found to contain an old landfill site or hazardous wastes, then the developer shall take appropriate measures to clean up the subject property to the satisfaction of the Ministry of the Environment, the Region of Peel, and the Area Municipality.

PART B - FINANCIAL IMPACT

1. LOT LEVIES

- Full lot levies apply.

2. FRONTAGE CHARGES

- ~~Watermain frontage charges apply on Steeles Avenue and Torbram Road, calculated at the current rate.~~ Co
- ~~Sanitary sewer frontage charges apply on Steeles Avenue, calculated at the current rate.~~ Co


3. CAPITAL BUDGET

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain or road improvements in the Five Year Capital Budget and Forecast.

PART C - SPECIFIC DRAFT PLAN CONDITIONS

- The developer will be required to enter into a Subdivision Agreement with the City and Region for the construction of municipal sewer, water, and Region road services associated with the lands. These services will be in accordance with the latest Region standards and requirements.


R.M. Moskal, M.C.I.P.
Manager, Master Plan Policy & Promotion
Waste Management Division


C. Otten, P.Eng.
Planning & Development Engineer
Engineering & Construction Division

OD/hp



April 18, 1990

City of Brampton PLANNING DEPT.	
Date	APR 19 1990 Rec'd
File No.	C6E1.6

City of Brampton
Planning Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. D. Ross
Development Planner

Re: Draft Plan of Subdivision
21T-89060B - Bramalea Limited
Part Lot 1, Concession 6, E.H.S.
City of Brampton

Dear Sir:

Further to our letter dated March 27, 1990 concerning access to Steeles Avenue from the above noted draft plan, on April 12, 1990 Regional Council adopted the following resolution in this regard:

"That the request for full access to Regional Road 15 (Steeles Avenue) from the proposed development in the northeast quadrant of the Regional Road 15 (Steeles Avenue)/Torbram Road intersection, City of Brampton, be denied;

And further, that a right-in, right-out access to Regional Road 15 (Steeles Avenue) from the proposed development as presented by Bramalea Limited be approved, in accordance with regional specifications."

We trust that this information is of assistance."

Yours truly,

D. R. Billett
Director of
Development Control

VZ:nb

cc: J. Robinson, Proctor & Redfern

Page 9004 10

WILLIAM J. TEGGART
Chief of Police



Telephone Area Code 416
453-3311



PEEL REGIONAL
POLICE FORCE

P.O. BOX 7750
7750 HURONTARIO ST.
BRAMPTON, ONTARIO
CANADA
L6V 3W6

Address all correspondence to
The Chief of Police
Referring to:

Our File No.
Your File No.
Attention of

City of Brampton PLANNING DEPT.	
DATE	JAN 29 1990
FILE NO.	C6 E1.6

Jam

January 24, 1990

Mr. D.R. Billett
Director of Development Control
The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Sir:

Re: File 21T-89060B / Pt. Lot 1, Con. 6, E.H.S.

The draft plan for the above noted subdivision has been considered by the Planning and Research Bureau.

It appears this development will have no adverse affect on any of our future plans.

Yours truly,

Paul F. Fairgrieve
Inspector
Planning Services

PFF:tmh

C.C. City of Brampton, Planning Department

*Paul
9001 3/1*

MAIL POSTE

Canada Post Corporation / Société canadienne des postes

Delivery Services
1865 Meyerside Drive
Unit #3
Mississauga, Ontario
L5T 1G6

January 23, 1990

The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Attention: D.R. Billett
Director of Development Control

Dear Sir:

Re: Proposed Plan: 21T-89060B - Bramalea Limited
Pt. Lot 6, Concession 6, E.H.S.
City of Brampton

Canada Post appreciates the opportunity to comment on the above noted plan.

As the building(s) on the plan are Multi-Unit, Canada Post's delivery policy calls for a central mail facility to be installed by the owner.

Further information may be obtained by contacting the undersigned.

Sincerely,

A. Tavender

A. (Bun) Tavender
Delivery Service Specialist
West Area, York Division

(416) 564-0833

✓ cc: Planning Department, City of Brampton

Done 900131

RECEIVED
JAN 23 1990
CLEC
[Signature]

Bell Canada

M.A Thompson (Mr.)
Mgr. O.P. Facilities
Floor 3
2 Fieldway Rd.
Etobicoke, Ontario
MBZ 3L2

Bell

City of Brampton PLANNING DEPT.	
Date	JAN 25 1991 Rec'd
File No	C.6.E.1.6

1990 01 19

The Regional Municipality of Peel
Planning Department
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9



Re: Proposed Plan of Subdivision
Pt Lt. 1, Conc 6, E.H.S.
City of Brampton
File No. 21T-89060B

Thank you for your letter of 1990 01 11 concerning the above
proposed subdivision.

Will you please add the following two paragraphs as conditions
of Draft Plan Approval:

1. Bell Canada shall confirm that satisfactory arrangements,
financial and otherwise, have been made with Bell Canada
for any Bell Canada facilities serving this draft plan of
subdivision which are required by the Municipality to be
installed underground; a copy of such confirmation shall be
forwarded to the Municipality.
2. The owner shall agree in the Subdivision Agreement, in
words satisfactory to Bell Canada, to grant to Bell Canada
any easements that may be required for telecommunication
services.

If there are any conflicts with existing Bell Canada facilities
or easements, the Owner/Developer shall be responsible for
rearrangements of relocation.

Any questions you may have, please contact Mike Laxton
at (416) 236-5106. ✓

Done
900126

Manager - Utilities Coordination (CV/H)

cc. Mike Laxton - Manager O.P. Facilities
Planning Department - City of Brampton

January 25, 1990

950 Burnhamthorpe Road West
Mississauga, Ontario L5C 3B4

Mississauga and Brampton.
(416) 276-3400
Orangeville:
(416) 941-1560

Mr. D.R. Billett
Director of Development Control
The Regional Municipality of Peel
10 Peel Centre Drive
BRAMPTON, Ontario
L6T 4B9

City of Brampton
PLANNING DEPT.

Dear Sir:

Re: Proposed Plan of Subdivision
21T-89060B - Bramalea Ltd.
Part Lot 1, Concession 6, E.H.S.
City of Brampton

Date JAN 29 1990

File No.

C6E/6

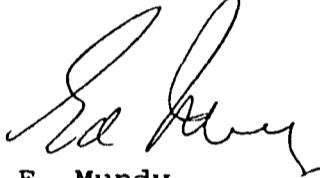
JRM

We hereby acknowledge the receipt of your plan as noted above.

Upon examination of the drawing(s) submitted, we have no comments regarding the same.

Yours truly,

CONSUMERS GAS



E. Mundy
Supervisor Distribution Planning
Western Region
276-3531

/gcm

cc: City of Brampton, Planning Department ✓
Commercial/Industrial Sales
File

Done 9001 31



the metropolitan toronto and region conservation authority
5 shoreham drive, downsview, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

City of Brampton
PLANNING DEPT.
Date: FEB 11 1990
File No: C6 E1.6

February 9, 1990

jam

Regional Municipality of Peel
Planning Department
10 Peel Centre Drive
BRAMPTON, Ontario
L6T 4B9

ATTENTION: D.R. Billett

Dear Sir:

RE: Proposed Plan of Subdivision
Part Lot 1, Concession 6 E.H.S.
City of Brampton
Ministry File 21T-89060B
(Bramalea Limited)

This will acknowledge receipt of the above-noted proposed plan of subdivision prepared by Proctor and Redfern Ltd., Job No. 89767, dated December 1989.

Authority staff have reviewed the proposal and would have no objection to this plan receiving draft approval subject to the following conditions:

- 1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:
 - (a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report should include:
 - plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?
 - storm water management techniques which may be required to control minor or major flows;
 - proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;

Proctor
.....12

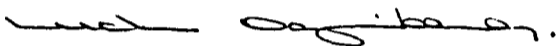
Regional Municipality of Peel
ATTN: D.R. Billett
RE: File 21T-89060B

February 9, 1990

-
- location and description of all outlets and other facilities which may require permits under Ontario Regulation 293/86.
2. That the applicant obtain all permits required pursuant to Ontario Regulation 293/86.
 3. Prior to the initiation of any grading or construction on the site, to erect a permanent 1.8 metre black vinyl chain-link fence to the satisfaction of the M.T.R.C.A. along the boundary of Block 9/Open Space. Said fence is to be used during construction as a sediment control barrier by means of terracloth being affixed to it.

I trust that this is satisfactory. Should you require further clarification, do not hesitate to contact the undersigned.

Yours truly,


Luch Ognibene, Plans Analyst
Plan Review Section
Water Resource Division

LO:jb

cc.: City of Brampton - Planning Dept.
Proctor & Redfern Limited
MNR, Maple



PLANNING DEPT.
 129 Glidden Road
 Brampton, Ontario
 L6W 3L9
 Tel: (416) 451-6300
 Fax: (416) 451-9650

	ACTION	INFO	SEEN
01/31/90			
TRANSPORTATION			
IND. FC.			
PLANNING			

Mr. D. R. Billett
 Director of Development Control
 The Region of Peel,
 10 Peel Centre Drive,
 BRAMPTON, Ontario
 L6T 4B9

Planning Dept. - RECEIVED
 MONTH DAY YEAR

Jan

Dear Sir:

02 02 90

RE: Proposed Plan of Subdivision
 21T-89060B - Bramalea Limited
 Pt. Lot 1, Concession 1, E.H.S.
 City of Brampton

Thank you for the copy of the proposed plan of subdivision.

We have no comments or modification requests at the present time. Most of our requests are guaranteed by the owner in the agreements undertaken for hydro servicing.

Yours truly,

BRAMPTON HYDRO-ELECTRIC COMMISSION

Gordon S. Good

Gordon S. Good, O.L.S.,
 SURVEYS & RECORDS SUPERVISOR

GSG:ls

per: L. Sheppard.

cc. City of Brampton, Planning Dept.
 Att: Mr. F.R. Dalzell

*Have all
 9/20/96*

Chairman - J.J. YARROW • Vice Chairman - W.J. BAILLIE

Commissioners - R.G. WILLIAMS Mayor • M.M. McALLION • F.F. MARTIN • General Manager - K.D. MATTHEWS P.E.



Ontario

Ministry of Culture and Communications
Ministere de la Culture et des Communications

77 Bloor Street West Toronto, Ontario M7A 2R9
77 ouest, rue Bloor Toronto, Ontario M7A 2R9

Heritage Branch
Development Plans Review Unit
Tel: (416) 965-2186
FAX: (416) 965-4315

Your File:

Our File:

City of Brampton PLANNING DEPT.	
Date	APR 25 1990 Rec'd
File No.	C6E1.6

gjen

April 20, 1990

Mr. Doug Billett Director of Development Control
Planning Department
The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Mr. Billett:

Re: Draft Plan of Subdivision 21T-89060B
Bramalea Limited
Part of Lot 1, Concession 6, E.H.S.
City of Brampton

This Ministry has reviewed the above plan of subdivision and finds that it has a moderate potential for the discovery of archaeological remains. This assessment is based on the property's topography, well drained soils and proximity to a watercourse.

Consequently, we recommend that the standard archaeological conditions of approval be applied to the proponent's draft plan.

We apologize for the delay in submitting our comments and if you have any questions with regard to the above matter please do not hesitate to contact the undersigned.

Yours truly,

Sue Santedicola

Sue Santedicola
Development Plans Review Officer

*Paul
900430*

cc: Planning Department, City of Brampton



1990 June 08

P. E. Allen, MCIP
Regional Municipality of Peel
Regional Administration Building
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

7 Overlea Boulevard / 7, boulevard Overlea
4th Floor / 4e étage
Toronto, Ontario / Toronto (Ontario)
M4H 1A8 / M4H 1A8
416/467-3000 / 416/467-3000
Fax: 416/963-2935 / Fax: 416/963 2935

City of Brampton PLANNING DEPT.
Date JUN 15 1990 Rec'd
File No. C6E1.6

Handwritten signature: JCA

Dear Sir:

Re: Proposed Plan of Subdivision
City of Brampton
File: 21T-89060 B

The plan proposes the creation of 3 commercial units and 3 industrial units on the basis of full municipal services. The subject plan is located on the northeast corner of Steeles Avenue and Torbram Road. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

Our review has identified a noise concern which of provincial interest. However, since the concern is air craft noise impact on ancillary office space and retail areas, we recommend the following condition of draft approval:

Prior to final approval and registration, the Ministry of the Environment shall be in receipt of a fully executed copy of the subdivision agreement, between the developer and the municipality, requiring that prior to the issuance of building permits, an acoustical consultant shall certify that the building design for office and retail areas meets provincial noise level guidelines.

Yours truly,

ORIGINAL SIGNED BY

Robert P. Ryan, B.A. M.E.S.
Planner
Approvals and Planning
Technical Assessment Section

at Region
has agreed to insert
this condition in place
of our condition re: noise
27, 28 + 29 at their draft approval and.
Done June 15, 1990

Handwritten signature: Mark 900615

cc: J. Marshall, MCIP
J. Budz, P. Eng.
A & P File

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