

# APPENDICES



## APPENDIX “A” City of Brampton Official Plan Excerpts

### Appendix “A1” Waste Management

#### 4.6.5 SOLID AND LIQUID WASTE MANAGEMENT

The Region of Peel is responsible for safely disposing of solid waste, generated by the area municipalities, while the latter are responsible for collecting and transporting non-residential waste to waste disposal sites operated by the Region.

Brampton's waste is currently disposed of in the Britannia Sanitary Landfill Site in the City of Mississauga and at the energy from waste plant operated by Peel Resource Recovery Incorporated on Bramalea Road south of Steeles Avenue. However, it is anticipated that additional landfill areas at suitable locations beyond the urban area by 1996.

#### Objective

To ensure efficient and economic local waste management that safeguards the physical, environmental and social health of the community.

To protect the supply of natural resources and energy, and to minimize the impact of solid waste disposal on the environment by optimizing the amount of resource recovery and recycling from solid waste.

#### Policies

##### **Solid Waste**

- 4.6.5.1 *Collection and direct haul of residential waste to waste disposal sites, as well as the coordination of the overall waste management system, is the responsibility of the Region of Peel.*
- 4.6.5.2 *The City recognizes that the Region will endeavour to establish disposal and transfer facilities within the region to equitably serve the citizens of the Region in the most economical and environmentally acceptable manner available.*
- 4.6.5.3 *The City shall continue to encourage the Region of Peel to initiate resource recovery programs and provide resource recovery facilities, consistent with the financial means of the Region and available markets for recovered resources.*
- 4.6.5.4 *The City shall encourage households and businesses to recycle solid waste materials, and the City may undertake such activity when practicable and compatible with the overall waste management system of the Region.*

4.6.5.5 *The City shall also encourage any cost effective and practical programs to reduce the quantities of solid waste generated at source.*

#### **Sanitary Landfill Site**

4.6.5.6 *The following criteria shall be used as constraints on the location of future Sanitary Landfill Sites:*

- (i) existing and designated urban areas and buffers necessary for their protection, as well as any proposed urban expansion areas endorsed by Council in subsequent Official Plan Review studies;*
- (ii) unsuitable hydrological and hydrogeological conditions as identified in engineering studies;*
- (iii) the bird hazard zone, as defined by the Federal Department of Transport;*
- (iv) valleylands and watercourse corridors and hazard lands, as delineated by the Ministry of Natural Resources in conjunction with the local Conservation Authorities;*
- (v) major recreational open space areas, both privately owned and publicly owned;*
- (vi) environmentally sensitive areas, as delineated by the local Conservation Authorities in conjunction with the Ministry of Natural Resources;*
- (vii) the impact upon existing and potential agricultural uses;*
- (viii) the social impact of a landfill site upon existing and proposed residential development; and,*
- (ix) the impact on the City's existing and potential transportation network.*

4.6.5.7 *The establishment of a new Sanitary Landfill Site or the expansion in area of an existing site shall require an amendment to this Plan and be subject to the regulations under the Environmental Assessment Act and the Environmental Protection Act.*

4.6.5.8 *Sanitary Landfill Sites and the system of truck routes to such sites shall be planned, designated, operated and maintained in such a way as to ensure minimal adverse impact on adjacent land uses and the natural environment.*

4.6.5.9 *Sanitary Landfill Sites should be subject to an after-use landscape plan to be submitted and approved with reference to the Environmental Protection Act prior to commencing operations.*

4.6.5.10 *When Sanitary Landfill Sites have been terminated, they shall be rehabilitated to the satisfaction of the City and Region, and this rehabilitation should be undertaken in phases on a continuous basis in accordance with the approved after-use landscape plan, subject to the regulations of the Environmental Protection Act.*

#### **Transfer Stations and Waste Processing Plants**

4.6.5.11 *Transfer Stations and Waste Processing Plants shall, subject to the regulations of the Environmental Protection Act, be permitted uses on lands designated Business Industrial on Schedule "A" provided*

*that such lands are also designated General Industrial in the relevant Secondary Plan, and shall also be permitted on approved Sanitary Landfill Sites.*

### **Liquid Waste**

- 4.6.5.12 *No Hauled Sewage, Hauled Liquid Industrial Waste or Hazardous Waste shall be disposed of or handled at Sanitary Landfill Sites, Transfer Stations or Waste Processing Plants in Brampton unless approved by the Region and the City, in conformity with the Acts and Regulations of the Provincial and Federal Governments.*

### **Contaminated Sites and Waste Disposal Sites**

*The City has identified existing or former waste disposal sites including sanitary landfill sites and contaminated sites that are known to the Ministry of Environment and Energy and the Region of Peel on Schedule “F”.*

### **Policies**

- 4.6.5.13 *Where development is proposed on a site which, in the opinion of the City or other approval authority, may be contaminated due to previous use, the proponent shall be required to submit a soils and/ or groundwater study in accordance with provincial guidelines. Where a site is determined to be contaminated, development will not be permitted until the site has been cleaned up in accordance with provincial specifications and policy 4.6.5.14 of this Plan.*
- 4.6.5.14 *The City shall require that, prior to permitting development proposed on contaminated sites, that the following be completed to the satisfaction of the City or other approval authority:*
- (i) that the influence area of the site be established in consultation with the City or appropriate approval authority, on the basis of site specific technical studies; and,*
  - (ii) that the proponent submit studies identifying the level of contamination of the site, proposed remediation measures and, post clean-up conditions as deemed necessary for the proposed use.*
- 4.6.5.15 *The City shall require that, prior to permitting development on or within 500 metres of an existing or former waste disposal site, that the following be completed to the satisfaction of the City and the appropriate approval authority:*
- (i) submission of technical studies (such as engineering study of residues, gas, leachate and hydrogeology) by a qualified engineer; and,*
  - (ii) implementation of mitigation or remedial measures, including phasing if necessary, recommended by the technical studies described in (i).*

- 4.6.5.16 *Where development is proposed on a former waste disposal site, the City shall require written approval from the Ministry of Environment and Energy that the development satisfies provincial legislation and guidelines.*
- 4.6.5.17 *Notwithstanding policies 4.6.5.14 through 4.6.5.16 above, the land use designations on Schedule “A” of this Plan may be subject to review and the full range of uses may be restricted subsequent to site clean-up.*

## Appendix “A2” Business Industrial and Industrial Land Use Designation Excerpts

### SECTION 4.2: ECONOMIC BASE

#### 4.2.10 BUSINESS INDUSTRIAL DOMINANT SECTOR

The Business Industrial designation may accommodate a variety of uses, including industrial, office, retail, service, and community service uses, subject to the policies of this Plan, and the relevant Secondary Plans.

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Notwithstanding the foregoing, development, infilling and redevelopment for supportive housing facilities and certain noise sensitive community service uses such as day care centres, schools, nursing homes and hospitals will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area.

#### Policies

4.2.10.1 The boundaries of the Business Industrial designations are to be interpreted flexibly at the Secondary Plan level as deemed appropriate in accordance with studies undertaken as part of a new secondary plan or secondary plan review process. Accordingly, the presence of a Business Industrial designation coincident with a particular property or area does not imply that such a property or area will be assigned a designation in the applicable Secondary Plan that permits the full range of uses permitted by the Business Industrial designation. For any particular such area, it may be interpreted at the more detailed Secondary Plan stage of the process that there is a gap or discontinuity in the Business Industrial designation coincident with that location, in accordance with the policies and objectives of this Plan.

4.2.10.2 Through the secondary plan process, the Business Industrial designation will be broken down as appropriate into various sub-designations (such as mixed commercial/ industrial, highway commercial, service commercial, highway and service commercial, business, and prestige industrial) and specific policies will be set out with respect to office, retail and service uses, restaurants, hotels and motels, and entertainment uses along with the appropriate requirements and restrictions as follows:

#### Office Uses:

Corporate offices, ancillary offices, business-serving office uses within industrial malls, and free-standing office uses will be permitted through various sub-designations subject to criteria related to the following:

- consideration of the estimated economic/ employment demand for the area;
- the proposed scale and density of the proposal, relative to the scale and density of the surrounding area, with a permitted maximum density of 0.5 FSI;

- location of site within the Business Industrial area, with a preference given for sites in the proximity of major roads which are, or have the potential to be, serviced by public transit; and,
- issues related to site design, including parking, outdoor storage and service areas, and landscaping.

#### Retail and Service Uses:

Selected retail warehousing and retail uses including such uses as home improvement centres, supermarkets and specialty food stores, large furniture and appliance stores, and major toy or sporting goods stores may be permitted through specific sub-designations in Secondary Plans, subject to the following development criteria requirements and restrictions:

- consideration of the economic/ employment demand for the area;
- potential impact on the Central Area, where appropriate;
- restrictions on the overall Gross Leasable Area/ Floor Space Index of the development to be set out in the respective Secondary Plan and/ or Zoning By-law;
- restrictions on the minimum Gross Leasable Area of individual retail and retail warehouse units to be set out in the respective Secondary Plan and/ or Zoning By-law; and,
- restrictions as to the type of goods sold to be set out in the respective Secondary Plan and/ or Zoning By-law.

#### Restaurant Uses:

Restaurant uses may be permitted through specific sub-designations subject to the following criteria:

- One restaurant per industrial mall, with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning By-law;
- Free-standing restaurants to be permitted in the appropriate sub-designations in Secondary Plans subject to locational and maximum Gross Leasable Area restrictions;
- Restaurant campuses (3 or more restaurants developed on the same site and/ or planned as a unit) may be permitted where specifically designated in Secondary Plans, subject to an evaluation of the potential impact on the Central Area, where appropriate.

#### Hotels and Motels:

Hotels are permitted in the proximity of 400 series Highway intersections. Motels, as defined in Section 5.2 of this Plan, are permitted within all sub-designations subject to appropriate locational criteria along arterial roads.

Entertainment Uses:

The City may permit entertainment uses within sub-designations in accordance with policy 4.2.2.2 of this Plan and as defined in the relevant secondary plan and/ or zoning by-law.

4.2.10.3 Notwithstanding the above noted restrictions on office, retail and service, restaurant, and hotel and motel uses in the Business Industrial designations, such uses, except for entertainment uses and except for more than one restaurant in an industrial mall, that are legally existing, zoned or designated in a Ministry approved Secondary Plan, as of the date of approval of this Plan, shall continue to be acknowledged as permitted uses in this Plan and shall be deemed to conform to the policies of this Business Industrial section.

4.2.10.4 Business Industrial designations within or at the edge of large Residential designation areas may be permitted to accommodate integrated or mixed business and residential uses, if determined to be appropriate and so indicated in the relevant secondary plan.

4.2.10.5 The City shall also permit Supportive Housing Facilities to be permitted within areas designated as Business Industrial that are not within the Lester B. Pearson International Airport (LBPIA) Operating Area subject to the following criteria:

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- (i) the supportive housing facility shall have direct access or frontage on an arterial or collector road;
- (ii) the supportive housing facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such buildings; and,
- (iii) to prevent a concentration of supportive housing facilities in any one area, the City shall adopt standards including a minimum distance separation between crisis care facilities, group homes or other residential care facilities.

4.2.10.6 At the development review or Secondary Plan stage, the planning of Business Industrial designations shall satisfactorily address the following matters:

- (i) a system of internal roads that will minimize direct access from commercial uses to highways or arterial roads;
- (ii) the location of ingress and egress points to highways or arterial roads;
- (iii) the impact of the type and volume of vehicular traffic on roadways and at intersections, to be generated by the particular use and its effects on the use and operations of adjacent properties;



- (iv) the location and number of on-site parking spaces for all types of vehicles and their effect on adjacent properties;
- (v) the types and locations of outside storage facilities and their effects on adjacent properties; and,
- (vi) opportunities for transit-supportive patterns and designs.

### **Automobile Service Stations and Car Washes**

- 4.2.10.7 The City may permit automobile service stations and car washes in all of the land use categories on Schedule "A" of this Plan provided that, where applicable, such uses are appropriately designated in the respective Secondary Plans. In the case of Agricultural designations or other areas not subject to Secondary Plans, automobile service stations and car washes will be permitted subject to an amendment to this Plan, provided that such uses are limited to one per intersection.
- 4.2.10.8 The City shall consider the development of free-standing automobile service stations and car washes only in the following general locations:
- (i) at or adjacent to the intersections of collector roads, arterial roads and highways; and,
  - (ii) as a separate part of planned shopping centres or planned business retail commercial areas.
- 4.2.10.9 The City shall, when evaluating proposals to develop or expand automobile service stations or car washes, have regard for the following:
- (i) the potential environmental, noise, visual, and air pollution effects of such a use on adjacent existing or proposed uses in accordance with the Urban Form and Environmental Management sections of this Plan; and,
  - (ii) the potential effects of such a use on the parking and traffic circulation generated by adjacent uses, and on the traffic movement on adjacent streets.
- 4.2.10.10 Notwithstanding the above policies, Business, Highway Commercial, Service Commercial or similar designations not explicitly identified in this Plan, may be permitted within "Residential" designations as shown on Schedule A as necessary and appropriate in the context of all other objectives and policies of this Plan, to either provide service to the surrounding population or to provide service to a broader area or to those passing through the area, provided they are indicated in the relevant Secondary Plan.

#### 4.2.11 INDUSTRIAL DOMINANT SECTOR

Industrial and related uses represent the primary activities within Brampton's economy and are anticipated to continue during the period of this Plan. The objectives and policies contained in this section provide direction for the future development of industrial lands within the City in accordance with the Industrial designation utilized in this Plan.

##### Objectives

To retain and enhance business, industry and employment opportunities within the City.

To promote the development of high profile industrial parks situated along major arterial roads and highways that function as gateways to the City and that are compatible with natural areas and surrounding uses.

To provide suitable industrial sites within the City that provide a variety of industrial space opportunities for emerging businesses in new and old industrial sectors.

To increase the proportion of the City's commercial/ industrial assessment base by facilitating and promoting increases in the current level of business and industrial development.

To provide opportunities for appropriate office, retail and service uses within industrial areas.

To provide for the continued operation and appropriate expansion of viable industrial uses within the City.

##### Policies

###### Permitted Uses

4.2.11.1 The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial and limited office uses, and may also permit service and retail uses, and open space and community service uses as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan.

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Notwithstanding the foregoing, development, infilling and redevelopment for certain noise sensitive community uses such as day care centres, nursing homes, schools and hospitals will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area.

4.2.11.2 It is intended that, through the secondary plan process, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows:

Sub-Designations in Secondary Plans that Permit Primarily Industrial Uses:

Office Uses:

- Ancillary office uses, corporate office uses in association with an industrial function, and industrial serving business uses within industrial malls;

Retail and Service Uses:

- Ancillary and limited retail and business serving uses, and community service uses in industrial malls;

Restaurant Uses:

Restaurant uses may be permitted on lands designated Industrial in Secondary Plans subject to the following criteria:

- one restaurant per industrial mall with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning By-law.

Sub-Designations in Secondary Plans Permitting Industrial/ Business or Similar Uses:

Office Uses:

Ancillary office uses, corporate office uses in association with an industrial function, industrial serving business uses within industrial malls, and free-standing office uses subject to a City review on the basis of criteria including, but not necessarily limited to the following:

- consideration of the estimated economic/ employment demand for the area;
- the proposed scale and density of the proposal, relative to the scale and density of the surrounding area, with a permitted maximum density of 0.5 FSI;
- location of site within the Industrial area, with a preference given for sites in the proximity of major roads which are, or have the potential to be, serviced by public transit; and,
- issues related to site design, including parking, outdoor storage and service areas, and landscaping.

Retail and Service Uses:

Ancillary and selected retail and service uses, and community service uses, if provided for in a specific sub-designation in a Secondary Plan based on the following criteria:

- consideration of the estimated economic/ employment demand for the area;
- potential impact on the Central Area, where appropriate;
- the proposed scale and density of the proposal, relative to the scale and density of the surrounding area, with a maximum GLA or FSI to be set in the Secondary Plan;

- location of site within the Industrial area, with a preference given for sites in the proximity of major roads; and,
- issues related to site design, including parking, outdoor storage and service areas, and landscaping.

#### Restaurant Uses:

Restaurant uses may be permitted on lands designated Industrial/ Business subject to the following criteria:

- one restaurant per industrial mall with restrictions on the maximum Gross Leasable Area of the restaurant use to be set out in the respective Secondary Plan and/ or Zoning By-law;
- free-standing restaurants to be permitted in Industrial/ Business or similar designations in Secondary Plans subject to locational and maximum Gross Leasable Area restrictions; and,
- restaurant campuses (3 or more restaurants developed on the same site and/ or planned as a unit) may be permitted where specifically designated in Secondary Plans, subject to an evaluation of the potential impact on the Central Area, where appropriate.

- 4.2.11.3 Notwithstanding the above noted restrictions on office, retail and service uses, and restaurant uses in the Industrial designations, such uses, except for more than one restaurant in an industrial mall, that is legally existing, zoned or designated in a Ministry approved Secondary Plan, as of the date of approval of this Plan, shall continue to be acknowledged as permitted uses in this Plan and shall be deemed to conform to the policies of this Industrial section.

#### Location

- 4.2.11.4 The City shall encourage the development of Industrial designations of sufficient size to ensure an adequate supply, range and choice in terms of location, size of properties and the servicing requirements of industrial sites to accommodate anticipated growth demands during the period of this Plan.
- 4.2.11.5 The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities.

#### Secondary Plans

- 4.2.11.6 The City shall adopt Secondary Plans for both existing and undeveloped areas designated Industrial as a guide for development and to encourage the integration of new businesses and industries with natural areas and surrounding land uses.
- 4.2.11.7 The City may establish a number of more-detailed business, commercial and industrial designations in Secondary Plans for areas designated Industrial on Schedule "A" of this Plan, based upon the following:

- (i) the varying requirements of commercial and industrial uses for road and rail access;
- (ii) the inter-relationship of different commercial and industrial firms;
- (iii) the need to minimize potential conflicts between different classes of land uses; and,
- (iv) the demands for regional and municipal services.

4.2.11.8 The City shall encourage the development of industrial areas of sufficient size to realize long term economies of scale in the provision of transportation facilities, public transit, physical services and utilities.

4.2.11.9 The sub-designations in Secondary Plans that permit prestige industrial and/or commercial uses will generally indicate areas:

- (i) that accommodate significant office, retail and service uses;
- (ii) that generally accommodate prestige industrial uses;
- (iii) that will be subject to site and building design standards intended to maintain attractive high quality appearances;
- (iv) where outdoor storage will not be permitted unless it is a limited display area for visually pleasing finished products;
- (v) where relatively direct access or a high degree of visibility is an integral requirement of most of the dominant uses;
- (vi) where natural features and/ or man-made buffers can be provided to screen the designation from other areas containing uses such as heavy industries, transportation terminals, recycling plants, and industries with outside storage.

4.2.11.10 The sub-designations to be used in Secondary Plans for primarily industrial uses will generally indicate areas:

- (i) that will be dominated by typical industrial uses, and that may be further divided into different categories of industrial uses related to the relative intensity of the industrial activity and potential perimeter impacts, and varying requirements for screening of outdoor storage and other similar provisions in the applicable zoning by-law;
- (ii) that may also accommodate limited retail, service, and office uses provided that they do not hinder the operation of the predominant industrial uses in accordance with policy 4.2.10.2;

- (iii) that will be subject to site and building design standards intended to achieve a satisfactory appearance; and,
- (iv) where outdoor storage will be permitted.

### **Integration**

- 4.2.11.11 The City may, where existing residential uses are located in an area designated Industrial, refuse to permit lands abutting and adjacent to these residential uses to be developed for industrial uses until those lands can be developed in conjunction with the residential lands for such business or industrial purposes. As a condition of secondary plan, zoning or subdivision approval, the City may establish policies which encourage the assembly of residential properties.
- 4.2.11.12 The City shall, in considering development within Industrial designations abutting residential or other sensitive uses, have regard for the following criteria:
  - (i) no outside storage;
  - (ii) not likely to generate air pollution, odour or excessive noise; and,
  - (iii) will meet a high standard of building design, yards, and landscaping.
- 4.2.11.13 The City shall consider the conversion or redevelopment of functionally obsolete industrial sites to suitable alternative uses and the relocation of incompatible uses to more appropriate locations. The City may request suitable market and economic studies to be submitted to support the proposal for conversion or redevelopment of industrial uses, which will require an amendment to the applicable Secondary Plan.
- 4.2.11.14 In areas containing existing heavy industrial uses or on lands in proximity to such areas, the range of permitted uses shall be limited to avoid the introduction of additional uses which are incompatible with heavy industrial use activities. The City shall deny applications for the development of residential and other sensitive land uses within and adjacent to designated industrial areas if such approval would result in these industrial uses ceasing to be in compliance with all pertinent standards or would inhibit development of designated industrial lands for the purposes permitted by the Plan.

### **Design**

- 4.2.11.15 Through its review and approval of site plans for industrial developments pursuant to the Planning Act and in accordance with the Urban Form and Environmental Management sections of this Plan, the City shall:
  - (i) promote an appropriate massing and conceptual design of buildings;

- (ii) endeavour to achieve satisfactory access for automobiles, public transit, cyclists and pedestrians;
- (iii) encourage the provision of safe and attractive built environments;
- (iv) encourage a high quality of landscape treatment which reflects the visibility of the particular site to major roads;
- (v) promote the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, and open spaces; and,
- (vi) encourage the preservation of the natural environment and existing natural features, such as trees, hedgerows and woodlots, where feasible and practicable.

4.2.11.16 The City shall, in assessing situations which would create an interface between industrial and residential or other sensitive land uses, give due regard to the minimization of environmental, noise, pollution and visual impacts in accordance with the Urban Form and Environmental Management sections of this Plan.

4.2.11.17 The City shall encourage an aesthetically pleasing form of industrial developments along major road entrances to Brampton.

## Appendix “A3” Electric Power Generation Excerpts

### 4.6.4 HYDRO-ELECTRIC POWER, TELEPHONE AND OTHER CABLED SERVICES

#### Objective

To ensure the efficient provision, by appropriate authorities, of hydro electric power and modern cabled services observing desired streetscape aesthetics and environmental conservation.

#### Policies

- 4.6.4.1 The City shall endeavour to have local service power lines, telephone, and other cabled services located underground, where feasible.
- 4.6.4.2 The City shall endeavour to ensure that utility installations for electric power and telephone services will not be permitted within residential areas if such installations are of a magnitude, function, or character incompatible with the surrounding residential environment.
- 4.6.4.3 The City shall endeavour to integrate utilities in future subdivision designs, by ensuring that services shall be located in road rights-of-way, wherever feasible.
- 4.6.4.4 The City shall endeavour to ensure that where utilities cannot be located in road rights-of-way, the provision of utility easements shall have minimal detrimental effect on the use of land and enjoyment of property.
- 4.6.4.5 Electric power generation and supply facilities, including all works as defined in the Power Corporation Act (such as transmission lines, transformer stations and distributing stations), shall be permitted in any land use designation without an amendment to the plan, provided that the planning of all such facilities is carried out having regard to the policies of this Plan and that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Furthermore, Ontario Hydro shall consult with the City on the location of all new electric power facilities.
- 4.6.4.6 Electric power facilities including buildings not used directly for the generation and supply of power, shall comply with the other provisions of this Plan and the implementing Zoning By-law.



## Appendix “A4” Road Classification and Trucking Excerpts

### 4.3.2 ROADS

#### Objectives

To establish a clear functional hierarchy of roads, including provincial freeways and highways, arterials, collectors and local roads in a pattern that:

- (i) accommodates vehicular traffic with no origin or destination in Brampton without disruption to local traffic;
- (ii) provides for safe and convenient vehicular movement internal to the municipality;
- (iii) directs large volumes of automobile and truck traffic away from residential neighborhoods;
- (iv) avoids or minimizes environmental impacts and disruption to ecosystem features and functions;
- (v) facilitates the establishment of efficient public transit routes;
- (vi) reduces those trips through the Business Retail Corridors which have neither origin nor destination in the corridor; and,
- (vii) encourages the reduction in private cars by accommodating, within the road right of way, facilities for other modes of travel such as carpooling, transit, cycling and walking.

#### Policies

##### Physical Design

4.3.2.1 The City shall ensure that road facilities function in accordance with the following general guidelines and classifications:

- (i) Provincial Freeways/ Tollways are to be planned, designed, constructed and designated to accommodate high volumes of long distance and inter-regional traffic travelling at high speeds. Opposing traffic lanes will be divided and intersections with other roadways will be grade separated. Direct access from the freeway to the abutting properties will not be permitted.
- (ii) Provincial Highways are to be planned, designed, constructed and designated to accommodate medium to high volumes of long distance and inter-regional traffic travelling at medium to high speeds. At grade intersections are desirable with other provincial highways, arterials and collector streets only. Direct access to abutting properties is to be limited in favor of other access

management options so as to minimize the interference with the primary highway function of moving through traffic.

- (iii) Major Arterials are to be planned, designed, constructed and designated to carry medium to high volumes of medium distance intra-regional traffic at medium speeds and to serve traffic flows between the principal areas of traffic generation as well as traffic to or from provincial highways and freeways. At grade intersections are generally desirable with provincial highways, other arterials and collector streets only. Direct vehicle access to abutting properties is to be limited in favor of other access management options so as to minimize the interference with the primary major arterial street function of moving through traffic. Arterial Roads should be continuous and able to accommodate direct transit routes and transit priority measures where appropriate.
- (iv) Minor Arterials are to be planned, designed, constructed and designated to be continuous and to inter-connect with and augment the major arterial road system and to carry moderate volumes of medium distance intra-municipal traffic at medium speeds and to serve traffic flows between more localized principal areas of traffic generation. At grade intersections are desirable with provincial highways, other arterials, collector and local streets only. Direct vehicle access to abutting properties is to be limited where practical alternatives exist so as not to interfere with the primary minor arterial street function of moving through traffic.
- (v) Collectors are to be planned, designed, constructed and designated to accommodate moderate volumes of short to medium distance traffic travelling at moderate speeds between residential or business and employment areas, or to and from the arterial system. Through traffic will generally be discouraged from using these roadways. All intersections will be at grade. Direct access from abutting residential properties will not be permitted near intersections with arterials and limited access or appropriately managed access will generally be encouraged elsewhere along residential sections of collector roads. Direct access from abutting industrial and commercial properties will be permitted.
- (vi) Local roadways are to be planned, designed, constructed and designated to accommodate low to moderate volumes of traffic travelling at low speeds between neighborhoods, between points of origin and the collector road system. Through traffic will be discouraged from using such local roadways. Intersections will be at grade. Direct vehicle access from abutting properties will be permitted. Additional differentiation between categories of local and collector roadways and in the standards pertaining to them may be specified as appropriate in Secondary Plans or in subdivision design standards.

#### 4.3.7 TRUCKING

The movement of trucks in Brampton is regulated by means of the Traffic By-law, which confines heavy truck movement to the arterial street system to the greatest extent possible and regulates vehicle weights relative to the carrying capacity of roads and bridges. This By-law will be reviewed regularly and amended as required. The transportation system proposed in this plan is intended to serve all users including heavy truck movements. The

existing and anticipated locations of activities that generate substantial heavy truck traffic were considered during the preparation of the Transportation Section of this Plan.

### **Objectives**

To channel through movements of heavy truck traffic away from residential neighborhoods and major commercial areas.

To provide adequate direct access to all truck generating land uses.

To encourage land uses that generate heavy truck movements to locate in the proximity of Provincial Highway access points and major Arterials.

### **Policies**

4.3.7.1 The City shall encourage the minimization of the adverse noise and pollution impacts associated with truck traffic particularly in residential areas through the following measures:

- (i) through truck movements will be prohibited on collector and local roads within residential neighborhoods; and,
- (ii) activities generating substantial truck traffic will be encouraged to locate near arterials and provincial highways.

4.3.7.2 The City shall encourage the concentration of through truck traffic on those major arterial and provincial highways which are most suited to truck traffic because of their relative separation from residential areas.

### **4.3.10 ADVERSE IMPACTS**

#### **Objectives**

To protect residential areas from the noise, glare and air pollution associated with transportation facilities.

To promote transportation development which has minimal impact on ecosystem function, environmental integrity, natural features and heritage resources.

To give due consideration to all transportation concepts that have the potential for positive impacts on the social, economic and natural environments.

#### **Policies**

4.3.10.1 The City will plan, design and construct all transportation facilities under its jurisdiction so as to minimize the effects of noise, vibration and fumes on existing and future residential neighborhoods and

- will encourage other authorities and senior governments to do likewise with regard to the transportation facilities under their respective jurisdictions.
- 4.3.10.2 Provisions shall be made in all site plans and plans of subdivisions for future transportation right-of-way requirements, for the proper relationship of buildings to the ultimate physical characteristics of the transportation facility and for the provision of barriers, berms, screens and landscaping where necessary to buffer residential units from the effects of ultimate traffic volumes.
- 4.3.10.3 Grade separations and other structures related to the street system shall be designed and constructed with regard for their potential adverse audio, visual and environmental effects on adjacent lands.
- 4.3.10.4 All components of the transportation system will be planned, designed and constructed so as to satisfy the policies in the Environmental Management section of this Plan respecting noise impacts.
- 4.3.10.5 All components of the transportation system will be planned, designed and constructed so as to minimize the adverse impact on ecosystem function, the natural environment and heritage resources in accordance with the Environmental Management and Heritage sections of this Plan.

**APPENDIX “B”**  
**City of Brampton Zoning By-law Excerpts**

**SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES**

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones included in this by-law.

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:

- (1) not be used for human habitation;
- (2) not exceed 4.5 metres in height;
- (3) not have a gross floor area in excess of 100 square metres;
- (4) be at least 3 metres from any lot line, and,
- (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

- (a)
- | <u>Gross Industrial Floor Area of building in square metres</u> | <u>Number of loading spaces</u>   |
|---|---|
| 280 or less   | 1 loading space   |
| over 280 up to 7,450  | 2 loading spaces  |
| over 7,450 up to 14,000   | 3 loading spaces  |
| over 14,000   | 3 loading spaces, plus 1 additional loading space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres |
- (b) Each loading spaces shall:
- (i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
  - (ii) have a minimum vertical clearance of 4.25 metres; and,

- (iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

Use	Minimum Parking Spaces Required
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>• Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof;</li> <li>• 5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres;</li> <li>• over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area: In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Warehouse	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> <li>• Up to 7,000 square metres: 1 parking space per 90 square metres gross floor area or portion thereof;</li> <li>• 7,000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor area or portion thereof that is over 7,000 square metres;</li> <li>• over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres</li> </ul> <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area  In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Industrial Mall	The same requirements as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in this by-law:

- (a) a bank, trust company or financial institution;
- (b) a dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.
- (c) a commercial, technical, or recreational school;
- (d) a banquet hall; and,
- (e) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.

30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

30.9 Waste Transfer or Processing Station

A waste transfer station or a waste processing station shall be permitted in Industrial Zones and their Special Sections where outside storage is permitted and shall be subject to the following regulations and restrictions:

- (a) no outdoor storage associated with a waste transfer station or waste processing station shall be permitted unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outdoor storage, and
- (b) no waste processing station or waste transfer station shall be located within 120 metres from a property in a non-industrial zone.

30.10 Outdoor Storage

Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.

(SECTIONS 30.11, 30.12, AND 30.13 ARE RESERVED)



30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) the site is zoned of a zoning category of Industrial M2 or its subsection;
- (b) there is a permanent building on the site;
- (c) the site has a minimum lot area of 1800 square metres;
- (d) a minimum of 5 public parking spaces is provided on the site;
- (e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.

**SECTION 31.1 INDUSTRIAL ONE – M1**

**The lands zoned M1 on Schedule A to this by-law:**

31.1.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone. (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.
<b>(h) Outside Storage</b>	Not permitted

**SECTION 31.2 INDUSTRIAL ONE A – M1A**

**The lands zoned M1A on Schedule A to this by-law:**

31.2.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	24 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres
<b>(e) Minimum Rear Yard Depth</b>	12 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone. (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.
<b>(h) Outside Storage</b>	Not permitted

**SECTION 32.1 INDUSTRIAL TWO – M2**

**The lands zoned M2 on Schedule A to this by-law:**

32.1.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
	(2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
	(3) a printing establishment
	(4) a warehouse
	(5) a parking lot
	(6) a freight classification yard
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a building supplies sales establishment
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

32.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.

**SECTION 33.1 INDUSTRIAL THREE – M3**

**The lands zoned M3 on Schedule A to this by-law:**

33.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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) industrial uses involving the storage of goods and materials in the open
	(3) a printing establishment
	(4) a warehouse
	(5) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

33.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence not less than 1.8 metres in height from a street, open space, and properties zoned in a Residential or Institutional category. No storage shall exceed the top of the solid fence.

**SECTION 33.2 INDUSTRIAL THREE A – M3A**

**The lands zoned M3A on Schedule A to this by-law:**

33.2.1 shall only be used for the following purposes:

<b>(a) <u>Industrial</u></b>	
	(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) industrial uses involving the storage of goods and materials in the open
	(3) a printing establishment
	(4) a warehouse
	(5) a parking lot
<b>(b) <u>Non-Industrial</u></b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) <u>Accessory</u></b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

33.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	7.6 metres
<b>(e) Minimum Rear Yard Depth</b>	7.6 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	No storage shall be permitted unless in a rear yard and 1.2 metres from a lot line. Such storage shall be screened from view by a solid fence having a minimum height of 1.8 metres and a maximum height of 3 metres and from a street, open space, and properties zoned in a Residential or Institutional category as well as an Industrial zone where outside storage is not permitted. No storage shall exceed the top of the solid fence.

**SECTION 34.1 INDUSTRIAL FOUR – M4**

**The lands zoned M4 on Schedule A to this by-law:**

34.1.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	9 metres
<b>(c) Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
<b>(e) Minimum Rear Yard Depth</b>	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted

**SECTION 34.2 INDUSTRIAL FOUR A – M4A**

**The lands zoned M4A on Schedule A to this by-law:**

34.2.1 shall only be used for the following purposes:

<b>(a) Industrial</b>	
	(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
	(4) a parking lot
<b>(b) Non-Industrial</b>	
	(1) radio or television broadcasting and transmission establishment
	(2) a recreational facility or structure
	(3) a community club
	(4) an animal hospital
<b>(c) Accessory</b>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

34.2.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Width</b>	30 metres
<b>(b) Minimum Front Yard Depth</b>	25 metres
<b>(c) Minimum Interior Side Yard Width</b>	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d) Minimum Exterior Side Yard Width</b>	8 metres
<b>(e) Minimum Rear Yard Depth</b>	20 metres except that where it abuts a rail line, there is no requirement
<b>(f) Maximum Building Height</b>	No restriction but maximum 2 storeys on a lot which abuts a residential zone
<b>(g) Minimum Landscaped Open Space</b>	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone
<b>(h) Outside Storage</b>	Not permitted



**SECTION 35.1 INDUSTRIAL BUSINESS – MBU**

**The lands zoned MBU on Schedule A to this by-law:**

35.1.1 shall only be used for the following purposes:

(1)	an office
(2)	a bank, trust company or financial institution
(3)	a retail establishment
(4)	a personal service shop
(5)	a dry cleaning and laundry establishment
(6)	a dining room restaurant, a convenience restaurant, a take-out restaurant
(7)	a convenience store
(8)	a community club
(9)	a recreational facility or structure
(10)	a hotel or motel
(11)	a banquet hall
(12)	an animal hospital
(13)	purposes accessory to the other permitted purposes

35.1.2 shall be subject to the following requirements and restrictions:

<b>(a)</b>	<b>Minimum Lot Width</b>	45 metres
<b>(b)</b>	<b>Minimum Front Yard Depth</b>	15 metres
<b>(c)</b>	<b>Minimum Interior Side Yard Width</b>	4 metres except that where it abuts (1) a rail line or utility corridor, the minimum requirement is 15 metres and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
<b>(d)</b>	<b>Minimum Exterior Side Yard Width</b>	6 metres except that where it abuts a 0.3 metre reserve the minimum requirement is 15 metres
<b>(e)</b>	<b>Minimum Rear Yard Depth</b>	7 metres except that where it abuts a rail line, utility corridor, a street or a lot in a Residential Zone, the minimum requirement is 15 metres
<b>(f)</b>	<b>Maximum Building Height</b>	13.7 metres
<b>(g)</b>	<b>Minimum Landscaped Open Space</b>	Front Yard: Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along the front lot line Other Yards: Except at approved driveway locations, a minimum 6 metre wide strip shall be provided abutting a Residential or Institutional Zone, a street, or a 0.3 metre reserve
<b>(h)</b>	<b>Outside Storage</b>	Not permitted
<b>(i)</b>	<b>Minimum Lot Area</b>	0.4 hectares
<b>(j)</b>	<b>Maximum Lot Coverage</b>	30%
<b>(k)</b>	<b>Maximum Floor Space Index for an Office</b>	0.5

**APPENDIX “C”**  
**Municipal Policy Approaches**

**APPENDIX “C1”**  
**Comparable GTA Municipal Policy Approaches**

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
<b>Broad Policy Guidance</b>	<b>Official Plan</b>	<b>Official Plan</b>	<b>Official Plan Amendment 600</b>	<b>Official Plan</b>
<b>Obnoxious Uses</b>	<p>2.7.2 <i>Environment Objectives</i></p> <p>2.7.2.8 To ensure incompatible land uses such as sensitive land uses and those uses that are sources of noise, odour and dust are separated and/or nuisances are mitigated so they do not interfere with each other.</p> <p>2.7.2.9 To promote the conservation and re-use of energy, water and other natural resources and encourage waste reduction, re-use of materials and recycling, to reduce waste.</p> <p>3.12.4.4 <i>Environmental Compatibility</i></p> <p>a) Determining compatibility between land uses, from the perspective of maintaining quality of life, will consider odours, air particulates, noise and other contaminants that may impact to the development application. Effective control is required at the source through appropriate site and building design, buffers and/or separations from major facilities such as: airports; transportation corridors; sewage treatment facilities; waste sites; industries and aggregate activities; to prevent adverse effects from these facilities on uses such as: residences; day care; education; or health facilities. If not capable of mitigation, such facilities will not be permitted adjacent to sensitive land uses. Similarly, sensitive land uses will not be permitted adjacent to existing major facilities such as: airports; transportation corridors; sewage treatment facilities; waste sites; industries and aggregate activities; if adverse effects from these facilities cannot be mitigated.</p> <p>b) In accordance with the Provincial Government guidelines, in those cases where a sensitive land use is proposed within the influence area or potential influence area of a facility, or a facility which is likely to generate contaminant discharges is proposed, a feasibility study will be submitted. The study will evaluate the impacts, both before and after any proposed mitigation measures are applied and identify options for mitigation both at the source or elsewhere.</p>	<p>5.0 <i>Environmental Management</i></p> <p>5.1.1 It is the intent of this Plan to promote a high quality living environment for existing and future residents of the City with the following objectives: d) to protect people, property and the environment from natural and human generated hazards.</p> <p>5.9.1 <i>Noise and Vibration</i></p> <p>Where a proposed development has potential to produce excessive noise which may affect existing uses or is located within proximity to major noise generating uses, the City may require submission of a noise analysis.</p> <p>5.9.2 <i>Odours</i></p> <p>Where a proposed development has potential to produce odours which may affect existing uses or is located within proximity to existing or proposed odour generating uses, the City may require submission of an odour analysis.</p> <p>2.4 <i>Industrial</i></p> <p>2.4.1.2 Areas designated as Industrial shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming and recycling, utility functions and transportation terminals.</p> <p>2.4.2.6 Industrial areas shall be planned and developed in such a manner that non-noxious industries are located at the boundary of the industrial area with other land uses.</p> <p>2.4.2.7 In locating individual industrial uses relative to adjacent land uses, consideration shall be given to the potential adverse effects of industrial land use activities such as noise, vibration, smoke, particulate matter, odour, toxic matter, fire and explosive hazards, lighting, heat, electrical and electromagnetic interference, visual disruption to scenic vistas and loss of privacy.</p> <p>2.4.3.8 No industrial use shall be permitted which, from its operation or materials used therein, is declared to be obnoxious under the provisions of any statutes or regulations.</p>	<p>2.0 <i>Goals and Objectives</i></p> <p>2.2 (i) To protect neighbourhoods from incompatible land use impacts such as traffic, noise, etc.</p> <p>4.1.2 <i>New Community Areas – General</i></p> <p>(vi) The development within each new community area shall exhibit a physical form and design which will:</p> <ul style="list-style-type: none"> <li>Foster a strong sense of community identity, social integration, stewardship of community, public facilities, amenities and land use compatibly.</li> </ul> <p>5.0 <i>Environmental Policies</i></p> <p>5.14.3 The City shall require that, prior to permitting development on or within 500 m of an existing or former waste disposal site, that the following be completed to the satisfaction of the City and the appropriate approval authority:</p> <p>i) submission of technical studies, such as engineering studies addressing residues, gas, leachate and hydrogeology to be carried out by qualified engineers;</p> <p>ii) implementation of mitigation or remedial measures, including phasing of development if necessary, recommended by the technical studies described in (i) above; and,</p> <p>iii) the City shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure.</p> <p><b>Official Plan Amendment 450</b></p> <p>2.2.7.2 v) <b>Noxious Uses:</b> “uses which, because of the nature of materials used are considered a noxious trade, business or manufacture under the Health Protection and Promotion Act or related regulations, shall not be permitted. Outside storage of goods and materials shall be strictly controlled in accordance with the provisions of the zoning by-law.”</p> <p>1.7.1 <i>The Structural Concept</i></p> <p>c) Compatibility: Incompatible uses should not be located in</p>	<p>Section 10.7 <i>Waste Management</i></p> <p>City Council recognizes that industrial and post-consumer waste is a resource to be managed, accordingly Council shall,</p> <ol style="list-style-type: none"> <li>support and promote reduction, reuse and recycling of waste in all households, businesses and municipal operations;</li> <li>focus more on the reduction and elimination of waste than on the management of waste generated;</li> <li>encourage businesses to develop safe, cost-effective and innovative ways of recycling or reusing waste materials in order to divert them from landfill</li> <li>prepare an appropriate waste management strategy for the City’s facilities, as well as for households, institutions and businesses within the City; and</li> <li>review development proposals to ensure waste management and waste reduction is accommodated.</li> </ol> <p>10.22 <i>Noise Vibration, Dust and Odour</i></p> <p>City Council recognizes that people’s normal use and enjoyment of the property may be affected by unacceptable levels of noise, vibration, dust and/or odours; accordingly, Council shall require proponents of affected development to adequately address noise, vibration, dust and/or odours, and where necessary, to incorporate into such development, appropriate mitigation measures as may be specified in a required analysis (see Section 15.13).</p> <p>15.13 <i>Noise Vibration, Dust and Odour Studies</i></p> <p>On lands affected by noise, vibration, dust and/or odours, City Council e) shall require the proponent of development to complete an appropriate noise, vibration, dust or odour analysis prepared by a qualified consultant to the satisfaction of the City in consultation with relevant agencies, where noise, vibration, dust or odour levels are anticipated to be unacceptable.</p>

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
	<p>3.12.4.8 Stationary Noise Sources</p> <p>a) In order to discourage the encroachment of land uses sensitive to noise on existing industrial noise sources, a Noise Impact Study will be submitted prior to approval in principle of the new use. This will identify options for mitigation at the source and at the proposed development site.</p> <p><b>Zoning By-law</b></p> <p>M5 Zone: Industries Obnoxious by Noise, Industrial Zone Permits a variety of uses, including specifically any use which is or may become obnoxious by reason of the emission of noise.</p> <p><b>Sensitive Land Uses:</b> “means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, and educational and health facilities.</p>	<p>2.4.3.9 The permissible levels of direct emissions of potential air and water pollutants from industrial uses shall be subject to the approval of the MOE and shall be subject to any standards contained in Provincial laws or regulations.</p> <p>The Official Plan provides a general classification of industrial areas as a general guideline in the preparation of zoning by-laws.</p> <p><b>Special Industrial</b> includes such uses as: recycling depots, recycling operations, salvage yards, automotive wrecking yards and <b>incinerating plants</b>. Locational criteria is generally on lands east and northeast of Oshawa Harbour and on lands at 1050 and 1123 Farewell St and the interior of the industrial area north of Harbour Rd.</p> <p><b>Zoning By-law</b></p> <p>Obnoxious “means, when used to describe a use, any use which is offensive by reason of the emission of odour, smoke, dust, noise, gas fumes, vibration or refuse matter.” (Zoning By-law)</p> <p>General Industrial Zones (GI) – permits any industrial use not mentioned under the permitted uses which are not obnoxious.</p> <p>Special Industrial Zone (SPI) – permits a recycling depot or operation, salvage yard or automotive wrecking yard.</p> <p>Special Conditions (30.3.3(1)) is a site specific zone which permits a recycling establishment and/or transfer station which can receive and sort all types of non-hazardous waste provided the use occurs in fully enclosed building.</p> <p>Waste processing and transfer stations, incinerators, and power generating facilities are not specifically mentioned or defined. Such uses are likely permitted within the SPI zone through a site specific amendment.</p>	<p>close proximity. Uses should be physically and visually compatible with their location and adjacent uses in order to protect existing businesses and industries and to ensure attractive streetscapes and efficient function.</p> <p>2.2.1 Employment Area Development Policies  1. Land Use  b) Any use serves to implement the structural concept established in this plan shall be deemed to be a permitted use. In evaluating whether a use is considered appropriate to the Employment Area and a specific structural element, the following criteria shall be used:</p> <ul style="list-style-type: none"> <li>• the use must be functionally compatible with those uses in the same or neighbouring designations;</li> <li>• the use must be physically compatible with adjacent uses and the resulting built form and land use will not conflict with the urban design or streetscape character of the area;</li> <li>• the operation of the use must not result in a nuisance or adverse effect on neighbouring uses by virtue of the emission or discharge of noise, dust, odour or other contaminants;</li> <li>• the use must be appropriate to an employment area setting and specific structural designation. Any use which is more appropriately located in the commercial hierarchy of a residential community or another structural designation of the Employment Area should not be permitted.</li> </ul> <p>c) Council shall strive to achieve compatibility between land uses both within and adjacent to Employment Area. Measures including but not limited to distance separations, shall be applied where appropriate, in accordance with the Guidelines of the Ministry of the Environment and Energy. Distance separations, or the imposition of alternative measures, will vary depending on the scale and intensity of the proposed use.</p> <p><b>Zoning By-law</b></p> <p>Obnoxious Use: “means a use which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials; and without limiting the generality of the</p>	<p><b>Zoning By-law 2511 (Brock Industrial Area)</b></p> <p>M2S – Yard Storage and Heavy Manufacturing Zone - Permits any industrial or manufacturing use not prohibited by this or any other By-law of the Township of Pickering excepts salvage and wrecking yards and blood boiling, soup boiling, tanning of hides and skins and other similar uses which under the Public Health Act, RSO 1960, Ch 321 as amended or regulations thereunder may be declared by the local Board of Health or Council to be noxious or offensive trade, business or manufacture.</p>

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			<p>foregoing shall include and uses which under the Public Health Act, RSO 1980, Chapter 409 or regulations there under may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.”</p> <p><i>3.24 Prohibited Uses</i>          Prohibits various uses including any obnoxious use as defined in Section 2.0 of this By-law (Definitions).</p>	
<p><b>Waste Processing Stations</b></p>	<p><b>Waste Processing Stations:</b> “means a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials.”</p> <p><b>Official Plan</b></p> <p>Permitted Land Use Designations: Business Employment, Industrial</p> <p><i>Development Criteria:</i>  <i>3.12.4.6 Waste Management</i>          c) Waste transfer, waste processing, and composting facilities are permitted in Business Employment and Industrial areas subject to meeting the following criteria:</p> <ul style="list-style-type: none"> <li>• the location and operation of waste transfer stations, waste processing stations, and composting facilities must comply with all Municipal, Regional, and Provincial Government requirements including, where applicable, certification under the <i>Environmental Assessment Act</i>;</li> <li>• the sites for such facilities will be located, planned, designed, operated, and maintained in such a way as to ensure:             <ul style="list-style-type: none"> <li>○ compatibility with adjacent, existing and future land uses;</li> <li>○ environmental impact, within applicable standards;</li> <li>○ mitigation of dust, odour, health and safety concerns, noise, and visual impacts, within applicable standards.</li> </ul> </li> </ul> <p><b>Zoning By-law</b></p> <p>Permitted Zones: M1 Industrial Zone (S. 110). M2 Industrial</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>	<p><b>Official Plan Amendment 600</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>	<p><b>Waste Processing</b> – not defined</p> <p><b>Official Plan</b></p> <p>Permitted Land Use Designations: General Employment</p> <p>The OP specifies that restrictions and limitations on the permissible uses, arising from other policies of the Plan, will be detailed in the zoning by-laws.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
	<p>Zone (S. 111) subject to the following:</p> <ol style="list-style-type: none"> <li>no part of the lot shall be located closer than 800m measured in a straight line, from the nearest part of the lot line of a residential zone;</li> <li>outdoor storage shall be in enclosed containers;</li> <li>a Certificate of Approval from the Ministry of Environment and Energy, if required, shall be issued.</li> </ol>			
<b>Waste Transfer Stations</b>	<p><b>Waste Transfer Stations:</b> “means a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation.”</p> <p><b>Official Plan</b></p> <p>Permitted Land Use Designations: Business Employment, Industrial</p> <p><i>Development Criteria:</i>  3.12.4.6 Waste Management (above)</p> <p><b>Zoning By-law</b></p> <p>Permitted Zones: (same as above)</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>	<p><b>Official Plan Amendment 600</b> – not specifically defined.</p> <p><b>Official Plan Amendment 400</b></p> <p>Waste Recycling: Establishment: “means an operation that collects, stores and/or processes recyclable and compostable materials for the purpose of creating new products or raw materials, and includes a waster transfer station, material recovery facility and composting facility.”</p> <p><i>Section 2.2.7.2 Waste Recycling</i></p> <p>b) A waste recycling establishment shall only be permitted in the Employment Area General and shall not be permitted on lands abutting an arterial road and an existing or planned provincial highway.</p> <p>c) Waste recycling establishments shall be developed in accordance with the following criteria:</p> <ol style="list-style-type: none"> <li>General Provisions <ol style="list-style-type: none"> <li>Waste recycling establishments shall be operated in a manner that does not result in a nuisance or a hazard to the health and safety of the natural environment and persons.</li> <li>Approval of proposed waste recycling establishments shall not be given until the following matters are acceptable to the City of Vaughan, Region of York, and other appropriate authorities: <ul style="list-style-type: none"> <li>water supply;</li> <li>sewage disposal;</li> <li>storm water management;</li> <li>transportation system; and</li> <li>landscaping and urban design.</li> </ul> </li> <li>Waste recycling establishments shall provide a high level of site design including substantial landscaping in order to ensure compatibility with development and adjacent lands.</li> <li>the total gross floor area, site layout , and building and landscape design standards shall be in accordance with</li> </ol> </li> </ol>	<p><b>Waste Transfer and Recycling</b>– not defined</p> <p><b>Official Plan</b></p> <p><b>Permitted Land Use Designations:</b> General Employment</p> <p>The OP specifies that restrictions and limitations on the permissible uses, arising from other policies of the Plan, will be detailed in the zoning by-laws.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
			<p>the zone requirement and provisions set out in the zoning by-law.</p> <p>ii) Operations in Enclosed and Free-Standing Buildings (summarized)</p> <ol style="list-style-type: none"> <li>1) Shall be permitted to operate within a wholly enclosed building or structure that is free-standing.</li> <li>2) A waste recycling establishment may be permitted to operate within a multi-unit industrial building, subject to a site specific amendment to the zoning by-law, provided it can be demonstrated that such uses:           <ul style="list-style-type: none"> <li>• Are integrated and compatible with other uses</li> <li>• Function and intensity of use not detrimentally impact upon other users in the building</li> <li>• Ensure the propose functioning of the site with respect to traffic and parking, and</li> <li>• Shall not distract from the visual aesthetics.</li> </ul> </li> </ol> <p>iii) Outside Storage (summarized)</p> <ol style="list-style-type: none"> <li>1) Outside storage of materials accessory to waste recycling establishment shall be permitted only in designations that permit outdoor storage.</li> <li>2) Total gross floor area and location of such building shall be in accordance with the standards of the zoning by-law.</li> <li>3) Shall not be permitted on corner lots, and restricted to rear or interior side yards.</li> <li>4) Shall be completely enclosed by a wall or fence at a minimum of 2.5 m.</li> <li>5) Landscape buffer areas shall be provided surrounding the storage areas.</li> <li>6) All materials shall be placed in sturdy containers which are covered.</li> <li>7) All materials shall be required to be placed on top of an impermeable pad of concrete, asphalt or compacted clay.</li> </ol> <p>iv) Management and Operations (summarized)</p> <p>The City shall be satisfied that:</p> <ol style="list-style-type: none"> <li>1) No waste material shall be received that cannot be managed or is incompatible with the processing equipment.</li> <li>2) All waste residues generated from establishments that are not presently recyclable shall be sent to an approval waste disposal site.</li> <li>3) Steps shall be taken to mitigate potential obnoxious qualities which may adversely impact surrounding</li> </ol>	

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
			<p>land uses.</p> <p>4) Best management practices and technologies shall be incorporated into the design and maintenance of establishment</p> <p>5) Site shall be maintained free of litter and other undesirable materials.</p> <p>vi) Transportation (summarized)</p> <p>1) The City may request a traffic study.</p> <p>2) The surface of all driveways, loading areas, parking spaces and manoeuvring areas shall be paved.</p> <p>3) On-site parking and loading facilities shall be made available in accordance with the standards set out in the zoning by-law.</p> <p>vii) Landscaping shall be required to act as a natural buffer and visual screen in areas where outside storage, parking and service areas are provided.</p> <p>viii) Distance Separation (summarized)</p> <p>1) It is the policy of the City to establish a substantial separation distance between waste recycling operations and existing and planned residential, institutional and parkland uses.</p> <p>2) The Zoning By-law will establish a substantial separation distance in order to provide an effective buffer.</p> <p>3) A minimum setback requirement shall be established in the zoning by-law.</p> <p><b>Zoning By-law</b></p> <p><i>6.1 General Provisions (Employment Area Zones)</i>  <i>6.1.10 Waste Transfer Stations and Material Recovery Facilities</i></p> <p>On the date the By-law 255-93 comes into full force and effect, the provisions therein shall apply in addition to the provisions of this By-law.</p> <p>By-law 255-93 went before the OMB, at which time the matter was dropped and is therefore not in full force and effect. Only those waste transfer stations and material recovery facilities that legally existed prior to 1993 are permitted.</p>	
<b>Waste Disposal Site</b>	<b>Waste Disposal Site:</b> "means any land or land covered by water upon, into or through which, or building or structure in	<b>Official Plan</b>	<b>Official Plan</b>	<b>Official Plan</b>



	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
	<p>which, waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste.</p> <p><b>Landfill Site:</b> “means a waste disposal site used for the purpose of landfilling.”</p> <p><b>Official Plan</b></p> <p>Permitted Land Use Designations: None</p> <p><i>Development Criteria:</i>  3.12.4.6 <i>Waste Management</i>  d) Restrictions are placed on the development of closed landfill sites and the adjacent lands. The size and extent of the landfill’s influence are dependant upon many factors by site specific studies. Where no information is available on the influence area, the Provincial Government standards identify a 500m radius surrounding the waste cell for assessing potential impacts.</p> <p>e) Development on lands formerly used for the disposal of waste, within a period of 25 years or less, requires approval of the Provincial Government.</p>	<p>5.1.2 Environmental Management  Waste Disposal Assessment Areas refer to certain former waste disposal areas and possible areas of influence.</p> <p>Section 5.8 Waste Disposal Assessment Areas (Deferred). Requires appropriate buffering as a condition of development on lands adjacent to former waste disposal areas.</p>	<p>6.0 Rural Areas – General Policies</p> <p>6.1.1 Permitted Uses  c) Waste disposal sites shall not be permitted in the Agricultural Area.</p> <p><b>Zoning By-law</b></p> <p>Sanitary Landfill</p> <p>6.13 M5 – Disposal Industrial Zone  Uses permitted include ‘Sanitary Landfill operated in accordance with the requirements of the Environmental Protection Act, but excluding liquid or hazardous waste.</p>	<p><i>Section 10.21 Waste Management</i>  City Council recognizes the potentially serious impacts of pollution, contamination and waste disposal sites on the community; accordingly, Council shall,</p> <ul style="list-style-type: none"> <li>a) oppose the establishment of any new landfill sites in Pickering serving the needs of people and businesses living or operating outside the City;</li> <li>b) prohibit new or expanded waste disposal sites without amendment to this Plan</li> <li>i) for proponents with lands adjacent to waste disposal sites, require the recommendations of an Environmental Report to be implemented (Section 15.9).</li> </ul> <p>15.9 – <i>Appendix II</i>  An Environmental Report is required for lands within 500 metres of a Known Waste Disposal Site.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>
<p><b>Incineration / Power Generating Facility</b></p>	<p><b>Power Generating Stations</b></p> <p><b>Official Plan</b></p> <p>Permitted Land Use Designations: Industrial</p> <p>3.11.6.3 Electric power facilities, except for a power generating station will be permitted in any land use designation. Power generating stations will be permitted only in lands designated Industrial.</p> <p><b>Power Generating Staff Report, October 2005</b></p> <p><b>Power Generating Facility:</b> “means a building or structure or parts thereof used for the production of electrical power, where the method of production is limited to combined cycle, cogeneration and renewable energy.”</p> <p><b>Cogeneration:</b> “means the simultaneous production of heat energy and electrical or mechanical power from one fuel source in the same facility.”</p>	<p><b>Official Plan</b> – Incinerating plants are identified as a permitted use in the Special Industrial designation.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>	<p><b>Official Plan</b> - Private power plants most likely permitted in “Prestige Areas” of the “Employment Area-General” designation of the Official Plan.</p> <p><b>Zoning By-law</b> - Private power plants most likely be permitted in “Prestige Employment Area Zone (EM1) or “General Employment Area Zone (EM2) (unless use is defined as obnoxious). Private power plants not specifically addressed in the Zoning By-law.</p>	<p><b>Official Plan</b> – It is recognized that power generating uses may locate within the Potential Multi-Use Areas (Freeways and Major Utilities), such as the Brock West Landfill site which also supports an electrical generating plant). Public and private uses are to be compatible with adjacent land uses.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>

	City of Mississauga	City of Oshawa	City of Vaughan	City of Pickering
	<p><b>Combined Cycle:</b> “means a generation technology in which electricity is produced from otherwise lost heat exiting from one or more gas turbines.”</p> <p><b>Renewable Energy:</b> “means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.”</p> <p><b>Zoning:</b> power generating facility is to be exempt from the M1 and M2 zone. The current zoning permits Power Generating Facilities in all M1 and M2 zones as the use is considered the manufacturer of power. To rectify this problem, all lands are to be re-zoned M2 – Special Section to permit a “Power Generating Facility”.</p> <p><b>Report Recommendations:</b></p> <p>2) Planning staff is authorized to undertake a study to determine the appropriateness of permitting a cogeneration facility as an accessory use within the Business Employment designation and the City Centre Planning District.</p> <p>3 &amp; 4) City Council direct staff to implement the Expanded Development conditions and Requirements contained in Part A of Appendix 12 to the Power Generating Facilities Report as apart of the evaluation process for all power generating facility applications. Part B of Appendix 12 of the Report to be forwarded to the Province and Region to be imposed as conditions in the RFP.</p> <p>5) City Council authorize staff to retain consultants in the power generation field, on an as needed basis, to provide expert advice in reviewing and evaluation all power generating facility applications.</p>			

**APPENDIX “C2”  
“Outside GTA” Municipal Policy Approaches**

	City of Ottawa	City of Guelph	Regional Municipality of Halifax	City of Calgary
<b>Broad Policy Guidance</b>	<p><b>Official Plan</b></p> <p><i>2.4 Maintaining Environmental Integrity Policies</i>  The Official Plan protects and enhances the quality of the environment in the City by improving air quality and reducing greenhouse gas emissions.</p> <p><i>3.6.1 General Urban Area Policies</i>  1. Industrial uses that exhibit characteristics that are likely to impact negatively on adjacent residential uses by virtue of matters such as noise, fumes, heavy equipment movement or external storage of large amounts of materials will not be permitted in areas designated General Urban Area, but will be directed to an appropriately zoned area within an Enterprise Area.</p> <p><i>3.6.5 Employment Area and Enterprise Area</i>  The Employment Area and Enterprise Area designations in this Plan identify areas where commercial, office and industry are the primary land uses.  Policies  1. The zoning by-law will distinguish uses with characteristics that are likely to impact negatively on surrounding areas (e.g., industrial uses that produce odours, smoke, heavy equipment movement, large areas of outdoor storage, or noise) from those uses that are likely to have negligible such impacts (e.g., offices or research and development facilities).</p> <p><i>3.7.2 General Rural Area Policies</i>  3(b) Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs.  4(c) The privacy of adjacent landowners or the amelioration of potential adverse impacts from lighting, noise, odour, dust or traffic can be achieved by separating the land uses, buffering or other measures as part of the development;</p>	<p><b>Official Plan</b></p> <p><i>2.2 Plan Operating Principles</i>  The following operating principles provide the foundation to the goals, objectives and policies of the Official Plan:</p> <p><b>Environmental Sustainability:</b> Recognition that the quality of life is directly related to the integrity of natural systems (air, water, soil, wildlife, plants) and that there is a responsibility on the part of the community to maintain and improve the integrity of natural systems so as to not compromise the ability of future generations to meet their needs.</p> <p><i>2.3 Major Goals of the Official Plan</i>  Goal 11: Respect and encourage the protection and enhancement of the natural environment, other distinctive features of the landscape and the associated ecological functions to support a healthy and diverse ecosystem both within and beyond the city limits.  Goal 20: Promote the sustainable use of natural resources and the effective management of wastes to ensure protection of the natural and built environment.</p> <p><i>4.5 Solid Waste Management</i></p> <p>Objectives  4.5 a) To provide adequate solid waste management facilities to meet the needs of existing and future Guelph residents and businesses.  4.5 b) To show environmental leadership in utilizing a management system that minimizes waste generation through the 3R's – reduce, reuse, recycle.</p> <p>General Policies  4.5.1 The City will provide solid waste management facilities to handle the wastes generated by residents and businesses of Guelph.  4.5.3 The City plans to operate a waste transfer facility in order to transport residue from the Wet-Dry Centre and non-processable wastes to an alternate waste handling facility once the existing Eastview landfill is closed.</p>	<p><b>Regional Municipality Planning Strategy</b></p> <p><i>2.4.5 Emissions Reduction Functional Plan</i>  The Halifax Regional Municipality shall prepare an Emission Reduction Plan, which will identify programs and methods to reduce the level of air pollutants and greenhouse gases. The Emissions Reduction Functional Plan is proposed to consider encouraging large emission sources to reduce emissions through greater energy efficiency, the use of renewable energy or cleaner fuels or other types of mitigation, and developing a program to work towards the reduction of air pollution both within Halifax Regional Municipality business units and other organizations.</p> <p><i>7.4 Solid Waste/Resource Management</i>  7.4.1 The Integrated Resource Management Strategy was adopted to divert 60% of solid waste generated in the Halifax Regional Municipality. In 2001 the Halifax Regional Municipality adopted a By-law to regulate the Construction and Demolition disposal operations, and requires a rezoning process for construction and demolition operations and site plan approval process for disposal sites.</p> <p>SU-22 The Halifax Regional Municipality, through a public consultation process, consider all options for a new regional waste processing and disposal facility, including siting a new facility, extending the life of the existing facility, and exploring waste diversion initiatives.</p> <p>SU-23 Where new waste recovery and waste diversion activities have been identified, the Halifax Regional Municipality shall consider amendments to the Land Use By-laws to permit such activities and shall consider establishing appropriate zone standards.</p> <p><i>Appendix A: Goals and Measures</i>  Vision Three of a Clean and Healthy Environment.  Recommended Healthy, Sustainable, Vibrant Community Goals include clean air and clean water. Possible performance measures include greenhouse gas emission reduction in corporate buildings and public transit, and waste diversion rates.</p>	<p><b>Calgary Plan: Municipal Development Plan</b></p> <p><i>Guidepost for Calgary...2020</i>  Guidepost 4: Our natural environment is perhaps our greatest asset. All plans, programs and activities must be sustainable.</p> <p><i>Part 2: Life in the City</i>  Three major themes are addressed, one of which is Healthy Environments. The theme sets out key environmental objectives aimed at maintaining and improving the health of the physical environment. Policies focus on air and water quality, land stewardship, protection of natural areas and the efficient and prudent extraction of natural resources.</p> <p><i>Part 2: Chapter 1: Healthy Environments</i>  2-1A: Commit to environmental leadership to conserve, protect and improve the environment for the benefit of Calgarians and the regional and global community.  2-1C: Recognize the importance of ensuring that the principles of sustainable development and environmental sensitivity are embodied in all planning decisions, particularly those related to:</p> <ul style="list-style-type: none"> <li>• Specific land use and development decisions</li> <li>• Management of the overall growth strategy</li> <li>• Planning for individual communities.</li> </ul> <p>2-1F Encourage preventative approaches to environmental problems.</p> <p><i>Part 4: Chapter 1: Municipal Services and Infrastructure</i>  The City is responsible for some critical public health and safety issues, such as providing safe water and proper liquid and solid waste disposal. Environmental protection health, safety, and convenience are safeguarded through the quality management of waterworks and sanitary sewer utilities, the storm sewer system, solid waste services and the provision and maintenance of streets, lanes, and sidewalks.</p> <p><b>Zoning By-law 6P2002</b></p> <p><i>Section 8(2) Developments not requiring a Development Permit</i>  (a) It shall not be necessary to obtain a development permit</p>

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	<p><b>3.8 Solid Waste Disposal Sites</b>  Solid Waste Disposal Sites are landfills, incinerators and any other facilities providing for the long-term storage or destruction of municipal solid waste. Composting, recycling and transfer facilities are considered processing operations. In addition to operating its own facilities, the City has jurisdiction in regards to consents for private waste management and waste disposal facilities. The City's criteria in granting consents for these facilities include an assessment of the impact on landfill capacity in Ottawa and consistency with the Reduce, Reuse and Recycle (3R) Plan. Policies</p> <p>2. The City will require an official plan amendment for the establishment of any new Solid Waste Disposal Site. The City will evaluate applications based on the following:  (a) The proponent has prepared a terms of reference under the <i>Environmental Assessment Act</i>;  (b) Compliance with a Terms of Reference as approved by the Minister of the Environment and Energy under the <i>Environment Assessment Act</i>;  (c) Does not duplicate the requirements of the <i>Environmental Assessment Act</i>.</p> <p>3. The zoning by-law will restrict the location of Solid Waste Disposal facilities to specific sites.</p> <p>5. Development proposals within 500 metres of an active waste disposal site, or other appropriate influence area, must demonstrate that the landfill will not have an impact on the proposed use and that there will be no impacts from the proposed use on continuing landfill operations (e.g., a use that would have the potential of impacting the water table).</p> <p><b>4.2 Adjacent to Land-Use Designations</b>  Policies  Some policies set out in Section 3 of the Plan apply to lands not only in the designation but also to adjacent lands. Section 3.7 and 4.8.5 require development proposals within 500 metres of a solid waste disposal site or other appropriate influence area in order to demonstrate that there will be no impact on the proposed use or continuing landfill operations</p> <p><b>4.8.5 Former Landfill Sites</b>  Policies  1. No land use may take place within 30 metres of the perimeter of a former landfill site.  2. The City will require land-use proposals including official plan amendment and subdivision and condominium</p>	<p><b>5.5 Landfill Constraint Area</b>  This plan outlines policies dealing with the identification of areas that may be subject to adverse environmental effects from operating of former landfill sites in the City.</p> <p>Objectives  5.5 a) To restrict or control development and/or redevelopment on lands containing landfill (solid waste) or adjacent to these areas.</p> <p><b>6.3 Environmental Impact Studies</b></p> <p>Objectives  6.3 a) To use environmental impact studies (EIS) to investigate the potential environmental impact of development.</p> <p>General Policies  6.3.1 Where a development proposal, may negatively impact a natural heritage feature or its ecological function, the proponent will be required to prepare an EIS.</p> <p><b>7.1 All Land Use Designations</b></p> <p>7.1.1 The following public and quasi-public services and uses may be permitted in all land use designations, subject to provisions of policies 7.1.2 and 7.1.3:  (b) Any building or facility of the City of Guelph, provided that such development satisfies the provisions of the <i>Environmental Protection Act</i>, where applicable.  7.1.2 The implementing Zoning By-law may establish zoning categories in which the uses listed in 7.1.1 above may not be permitted.  7.1.3 Within designations permitted residential land use, the public and quasi-public services and uses listed in policy 7.1.1 above, shall only be permitted if:  (a) The facilities are in conformity with the intent and policies of the land use designations;  (b) The facilities are compatible in scale, magnitude, function and character with the residential environment;  (c) The facilities do not have an adverse impact on the residential environment with regard to traffic, parking or cause environmental disturbances such as noise, odour, air or water pollution, dust, or vibration;  (d) The facility is designed and located to ensure the</p>	<p><b>Land Use By-law Mainland Area (Formerly known as the City of Halifax)</b></p> <p>CD-1: C&amp;D Materials Transfer Station Zone – Permits construction and demolition materials transfer stations and accessory uses. No operations are permitted that results in, causes, or produces negative effects such as noise or sound, dissemination of smoke, fumes, gas, dust, odour or any atmospheric pollutant, and discharge of any waste into a watercourse or water resource except in accordance with the applicable government requirements.</p> <p>CD-2: C&amp;D Materials Processing Facilities Zone – Permits uses in CD-1 Zones, construction and demolition materials processing facilities, accessory uses, and accessory dwelling units. Minimum lot size is 3,716 square metres.</p> <p>CD-3: C&amp;D Materials Disposal Sites Zone – Permits uses in CD-1 and CD-2 Zones, construction and demolition materials disposal sites, and accessory uses. Minimum lot size is 11,148 square metres.</p>	<p>prior to commencement of any of the following types of development, provided that such development complies with all applicable provisions of the By-law:  (b.3) A power generation facility designed for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;  (b.4) A power generation facility required in order to comply with the emergency power provisions of the Alberta Building Code;  (c) The City's use of land which it either owns or has an equitable interest in for a purpose approved by Council in connection with any utility.</p> <p><i>Section 20(12) Special Requirements for Utilities and Essential Public Services in Residential Districts</i>  (a) The maximum height restrictions in residential districts do not apply to utility buildings or essential public service buildings.  (b) Where a utility building or an essential public service building is located in a residential district, side yards shall be a minimum of 3 metres or 10 percent of the site width to a maximum of 6 metres.  (c) Where a utility building or an essential public service building is constructed in accordance with Section 20(12)(a), the minimum depth requirements for the front and side yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.</p> <p><i>Section 33(6) Special Requirements for Utilities and Essential Public Services in Commercial Districts</i>  (a) The maximum height restrictions in commercial districts do not apply to utility buildings or essential public service buildings.  (b) Where a utility building or an essential public service building is constructed, the minimum requirements for the yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.</p> <p><i>Section 43(3) Building Height Exceptions in Industrial Districts</i>  The maximum height restrictions in industrial districts to not apply to utility buildings or essential public service buildings.</p>

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	<p>applications within 500 metres of a former landfill site, to be supported by a study to evaluate the presence and impact of any adverse effects or risks to human health and safety and that necessary remedial measures are undertaken when development proposals are within this distance.</p> <p>3. Where previous studies have determined the influence area of the site to be less than 500 metres, the study area can be reduced to coincide with the actual influence area.</p> <p><i>Definition</i></p> <p><b>Contaminant:</b> “Any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination thereof resulting directly or indirectly from human activities that may cause an adverse effect.”</p> <p><b>Contaminated Sites:</b> “Sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for adverse effects on human health or the natural environment.”</p> <p><b>Draft Comprehensive Zoning By-law</b></p> <p><i>Part 2 – General Provisions</i></p> <p>72. Despite the provisions of the underlying zone, the following uses that have the potential to cause contamination to the public water system are prohibited in an area to which a wellhead protection area overlay applies:</p> <ul style="list-style-type: none"> <li>• Heavy Industrial Use</li> <li>• Solid Waste Disposal Facility</li> </ul> <p><i>Part 11 – Industrial Zones</i></p> <p><i>IG-General Industrial Zone</i></p> <p>199(1)(a) Permitted uses include a waste processing and transfer facility.</p> <p><i>IH-Heavy Industrial Zone</i></p> <p>201(1)(a) Permitted uses include a leaf and yard waste composting facility, and waste processing and transfer facility.</p> <p><i>Part 13 – Rural Zones</i></p> <p><i>RH – Rural Heavy Industrial Zone</i></p> <p>211(1)(a) Permitted uses include a waste processing and</p>	<p>protection and preservation of the amenities of the residential environment and to ensure appropriate measures are taken for adequate setbacks, screening, landscaping, and enclosing of structures;</p> <p>(e) The facility does not adversely fragment or bisect the residential area, or adversely impact the development potential of adjacent areas, which have been designated for future development;</p> <p>(f) In spite of the above, all electrical power facilities, shall be permitted in all land use designations permitting residential land use provided that such facilities satisfy the provisions of the <i>Environmental Assessment Act</i>, and any other relevant Acts or regulations, in consultation with the City of Guelph.</p> <p><i>7.15 Waste Management</i></p> <p><i>Objectives</i></p> <p>7.15 a) To provide effective and efficient waste management services to all areas of the City.</p> <p>7.15 b) To protect public health and safety and to minimize environmental impacts.</p> <p>7.15 c) To prevent nuisance effects from waste management facilities and sites.</p> <p><i>General Policies</i></p> <p>7.15.1 The predominant use of land in areas designated “Waste Management” shall be for waste management purposes.</p> <p>7.15.1.1 The uses permitted in the “Waste Management” designation shall consist of, but not limited to, landfill sites, wastewater treatment plants, transfer stations, facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion. The facility shall be operated by the Municipality or under agreement with the Municipality.</p> <p>7.15.3 The City will ensure that any land use or development/redevelopment proposal in the vicinity of a “Waste Management” designation is compatible with the adjacent waste management operation.</p> <p>7.15.3.1 Appropriate separation distances between a “Waste Management” facility and adjacent land uses shall be maintained as required by the guidelines as approved by the MOE.</p> <p><i>Definitions</i></p> <p><b>Adverse Effects:</b> “As defined in the <i>Environmental</i></p>		<p><i>Section 48(4) Special Requirements for Utilities and Essential Public Services in Special Districts</i></p> <p>(a) The maximum height restrictions in special districts do not apply to utility buildings or essential public service buildings</p> <p>(b) Where a utility building or an essential public service building is constructed, the minimum requirements for the yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.</p> <p><b>Power Generation Facility</b></p> <p>The following zones will allow “Power Generation Facility Small Scale” as a permitted use:  C-2, C-2(20), C-2(16) and C-2(12) General Commercial Districts  C-3, C-3(38), C-3(30), C-3(27), C-3(23), C-3(20) and C-3(16) General Commercial Districts  C-4, C-4(38), C-4(30), C-4(27) C-4(23) and C-4(20)  C-5, C-5/.75, C-5/.5 Shopping Centre Commercial Districts  C-6 Highway Commercial District  CM-2 Downtown Business District  I-1 Industrial – Business Park District  1-2 General Light Industrial District  I-3 Heavy Industrial District  I-4 Limited – Serviced Industrial District  A Agricultural and Open Space District  PE Public Park, School and Recreation District  PS Public Service District  UNR University Research District  UR Urban Reserve District</p> <p><i>Discretionary Use</i></p> <p>The following zones permit “Power Generation Facility, Small Scale” as a discretionary use:  RR-1 Restricted Residential Single-Detached District  R-1 Residential Single-Detached District  R-1A Residential Narrow Lot Single-Detached District  R-2 Residential Low Density District  R-2A Residential Low Density District  RM-1 Residential Low Density Multi-Dwelling District  RM-2 Residential Low Density Multi-Dwelling District  RM-3 Residential Medium Density Multi-Dwelling District  RM-4, RM-5/125, RM-4/100, RM-4/75 Residential Medium</p>

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	<p><i>transfer facility.</i></p> <p><i>Definition</i></p> <p><b>Heavy Industrial Use:</b> “means,</p> <ul style="list-style-type: none"> <li>a) the manufacture or processing of products from raw materials</li> <li>b) the production or use of flammable, explosive or other hazardous materials, and</li> <li>c) the storage of these products and materials.</li> </ul>	<p><i>Protection Act</i>, means one or more of the following:</p> <ul style="list-style-type: none"> <li>• Injury or damage to property or plant and animal life;</li> <li>• Harm or material discomfort to any person;</li> <li>• An adverse effect on the health of any person;</li> <li>• Impairment of the safety of any person;</li> <li>• Rendering any property or plant or animal life unfit for use by humans;</li> <li>• Loss of enjoyment of normal use of property; and</li> <li>• Interference with normal conduct of business.”</li> </ul> <p><b>Infrastructure:</b> “means physical structures that form the foundation for development. Infrastructure includes: sewage and water works, waste management systems, electric power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.”</p> <p><b>Negative Impacts:</b> In regard to natural heritage features and areas, the loss of the natural features or ecological functions for which an area is identified.</p> <p><b>Zoning By-law</b></p> <p><i>Section 4.2 Uses permitted in all Zones</i>  Despite anything else in this By-law, the City, a transportation system owned by the City, any telephone or communications utility company operating within the City, any agency of the Federal or Provincial Government, and a company holding a Provincial license to transport or distribute natural gas may for the purposes of the public service, use any land or erect or use any building, structure, or tower in any zone subject to: the use of land or building or structure being in compliance with the regulations prescribed for such zone or use and subject to there being no outdoor storage of goods, materials, or equipment in any yard abutting a residential zone.</p> <p><i>Section 4.3 Uses prohibited in all Zones</i>  Despite any other provisions in this By-law, the following uses and activities are prohibited in all zones, either alone or in conjunction with other uses, unless specifically permitted in this By-law:</p> <p>4.3.2 The incineration or disposal of biomedical wastes,</p>		<p><i>Density Multi-Dwelling Districts</i>  RM-5 Residential Medium Density Multi-Dwelling District  RM-6 Residential High Density Multi Dwelling District  RM-7 Residential High Density Multi Dwelling District  C-1 &amp; C-2 Local Commercial Districts  CM-1 Central Business Commercial District  RS-1 &amp; RS-2 Residential Small Lot Districts</p> <p>The following zones will allow “Power Generation Facility Mid Scale” as a discretionary use:  RM1-Residential Low Density Multi-Dwelling District  RM2 Residential Low Density Multi-Dwelling District  RM-3 Residential Medium Density Multi-Dwelling District  RM-4, RM-4/125, RM-4/100, RM-4/75 Residential Medium Density Multi-Dwelling Districts  RM-5 Residential Medium Density Multi-Dwelling District  RM-6 Residential High Density Multi Dwelling District  RM-7 Residential High Density Multi Dwelling District  C-1 &amp; C-2 Local Commercial Districts  C-2, C-2(20), C-2(16) and C-2(12) General Commercial Districts  C-3, C-3(38), C-3(30), C-3(27), C-3(23), C-3(20) and C-3(16) General Commercial Districts  C-4, C-4(38), C-4(30), C-4(27) C-4(23) and C-4(20)  C-5, C-5/.75, C-5/.5 Shopping Centre Commercial Districts  C-6 Highway Commercial District  CM-1 Central Business Commercial District  CM-2 Downtown Business District  I-1 Industrial – Business Park District  I-2 General Light Industrial District  I-3 Heavy Industrial District  I-4 Limited – Serviced Industrial District  A Agricultural and Open Space District  PE Public Park School and Recreation District  PS Public Service District  UNR University Research District  UR Urban Reserve District</p> <p>The following zones will permit a “Power Generation Facility Large Scale” as a discretionary use:  I-3 Heavy Industrial District</p> <p><b>Utilities and Utility Buildings</b></p> <p>The following zone permits “Utilities” as a permitted use:  RR-1 Restricted Residential Single-Detached District  R-1 Residential Single-Detached District</p>

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		<p>organic or inorganic chemical wastes, or radioactive wastes.</p> <p><i>Section 7.2 Prohibited Uses in an Industrial Zone</i>  In an Industrial (B) Zone, any trades, business, manufacturers and related uses deemed offensive or noxious by the <i>Environment Protection Act</i>, shall be prohibited.</p>		<p><i>RS-1 Residential Small Lot Districts</i>  <i>R-1A Residential Narrow Lot Single-Detached District</i>  <i>R-2 Residential Low Density District</i>  <i>R-2 Residential Low Density District</i>  <i>R-2A Residential Low Density District</i>  <i>R-MH Residential Mobile Home District</i>  <i>RM-1 Residential Low Density Multi-Dwelling District</i>  <i>RM-2 Residential Low Density Multi-Dwelling District</i>  <i>RM-3 Residential Medium Density Multi-Dwelling District</i>  <i>RM-4, RM-4/125, RM-4/100, RM-4/75 Residential Medium Density Multi-Dwelling District</i>  <i>RM-5 Residential Medium Density Multi-Dwelling District</i>  <i>RM-6 Residential High Density Multi-Dwelling District</i>  <i>RM-7 Residential High Density Multi-Dwelling District</i>  <i>CC Convenience Commercial District</i>  <i>C-1 &amp; C-1A Local Commercial Districts</i>  <i>C-2, C-2(20), C-2(16) and C-2(12) General Commercial Districts</i>  <i>C-3, C-3(38), C-3(30), C-3(27), C-3(23), C-3(20) and C-3(16) General Commercial Districts</i>  <i>C-4, C-4(38), C-4(30), C-4(27), C-4(23) and C-4(20) General Commercial Districts</i>  <i>C-5, C-5/.75, C-5/.5 Shopping Centre Commercial Districts</i>  <i>C-6 Highway Commercial District</i>  <i>I-1 Industrial – Business Park District</i>  <i>I-2 General Light Industrial District</i>  <i>I-3 Heavy Industrial District</i>  <i>I-4 Limited Serviced Industrial District</i>  <i>A- Agricultural and Open Space District</i>  <i>PE Public Park, School and Recreational District</i>  <i>PS Public Service District</i>  <i>UNR University Research District</i>  <i>UR Urban Reserve District</i></p> <p><i>Discretionary Use</i></p> <p>The following permits “Utility Building” as a discretionary use:  <i>RR-1 Restricted Residential Single-Detached District</i>  <i>R-1 Residential Single-Detached District</i>  <i>R-1A Residential Narrow Lot Single-Detached District</i>  <i>R-2 Residential Low Density District</i>  <i>R-2A Residential Low Density District</i>  <i>R-MH Residential Mobile Home District</i>  <i>RM-1 Residential Low Density Multi-Dwelling District</i>  <i>RM-2 Residential Low Density Multi-Dwelling District</i>  <i>RM-3 Residential Medium Density Multi-Dwelling District</i>  <i>RM-4, RM-4/125, RM-4/100, RM-4/75 Residential Medium</i></p>

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				<p><i>Density Multi-Dwelling Districts</i>  <i>RM-5 Residential Medium Density Multi-Dwelling District</i>  <i>RM-6 Residential High Density Multi-Dwelling District</i>  <i>RM-7 Residential High Density Multi-Dwelling District</i>  <i>CC Convenience Commercial District</i>  <i>C-1 Local Commercial Districts</i>  <i>C-2, C-2(20), C-2(16) and C-2(12) General Commercial Districts</i>  <i>C-3, C-3(38), C-3(30), C-3(27), C-3(23), C-3(20) and C-3(16) General Commercial Districts</i>  <i>C-4, C-4(38), C-4(30), C-4(27), C-4(23) and C-4(20) General Commercial Districts</i>  <i>C-5, C-5/.75, C-5/.5 Shopping Centre Commercial Districts</i>  <i>C-6 Highway Commercial District</i>  <i>CM-1 Central Business Commercial District</i>  <i>CM-2 Central Business Commercial District</i>  <i>I-1 Industrial Business Park District</i>  <i>I-2 General Light Industrial District</i>  <i>I-3 Heavy Industrial District</i>  <i>I-4 Limited Serviced Industrial District</i>  <i>A Agricultural and Open Space District</i>  <i>PE Public Park, School and Recreation District</i>  <i>PS Public Service District</i>  <i>UNR University Research District</i>  <i>UR Urban Reserve District</i></p> <p>The following permits "Utilities" as a discretionary use:  <i>CM-1 Central Business Commercial District</i>  <i>CM-2 Central Business Commercial District</i></p> <p><b>Permitted and Discretionary Use Rules</b></p> <p>Uses that are permitted in a zone or are permitted as a discretionary use only are subject to permitted use or discretionary use rules, and vary by zone but may include the following:</p> <ul style="list-style-type: none"> <li>(a) Yard setbacks</li> <li>(b) Lot coverage and lot area</li> <li>(c) Landscaping</li> <li>(d) Parking and loading regulations</li> <li>(e) Right-of-way setbacks</li> <li>(f) Outside storage</li> <li>(g) Floor Area</li> <li>(h) Performance standards</li> <li>(i) Garbage storage</li> <li>(j) Signs</li> <li>(k) Interface Treatment</li> </ul>

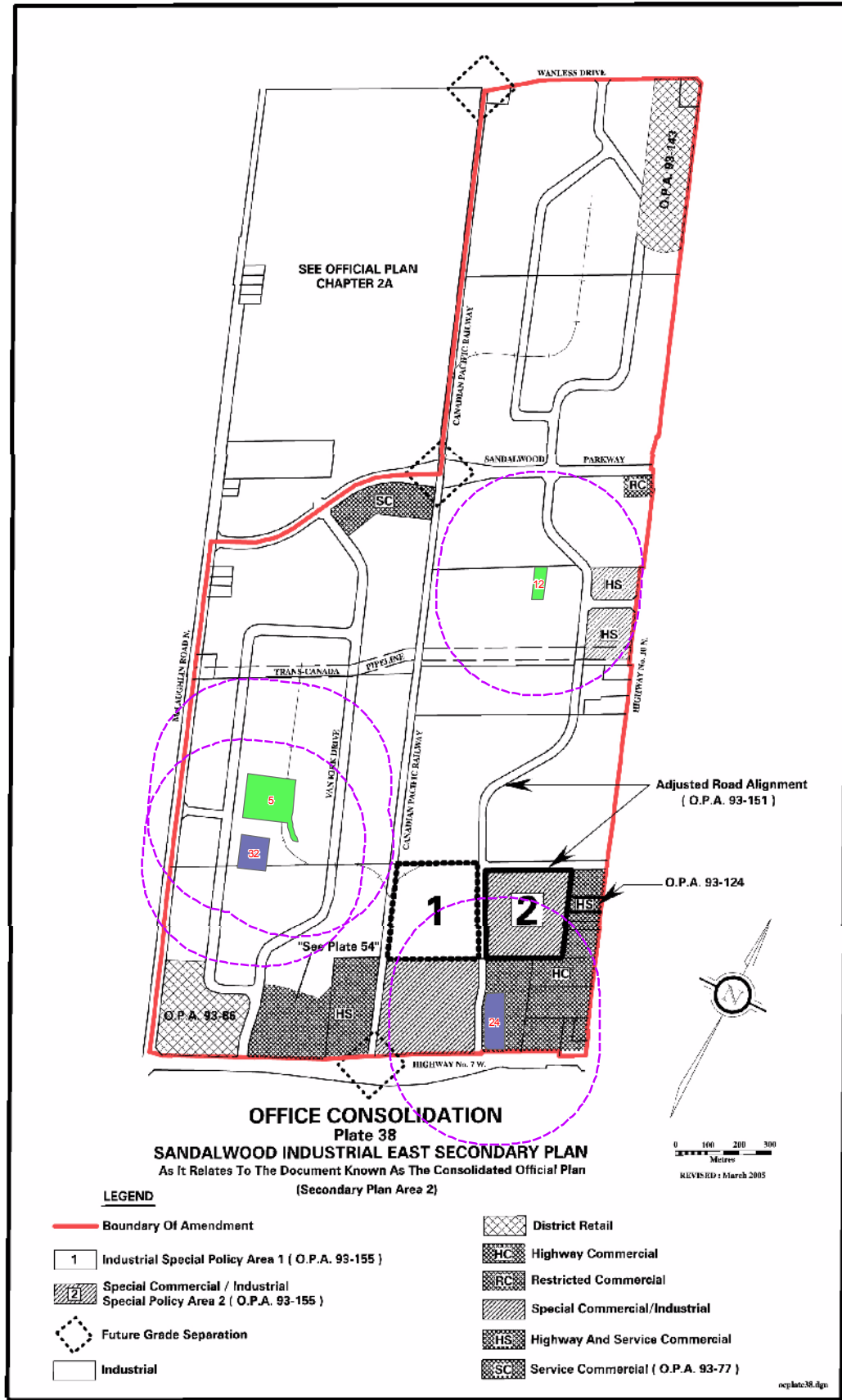


	City of Ottawa	City of Guelph	Regional Municipality of Halifax	City of Calgary
				<p>(l) Outside Display Areas</p> <p><i>C-5, C-5/75, C-5/5 Shopping Centre Commercial District</i>  39(3)(d) Permitted Use Rules for Utilities and Essential Public Service</p> <p>The following rules shall apply to utilities and essential public services only:</p> <p>(a) Front Yard: A minimum depth of 3 metres  (b) Side Yard: A minimum width of 3 metres where the side abuts a residential district  (c) Rear Yard: A minimum width of 3 metres where the rear of the site abuts a residential district  (d) Landscaped Area: All minimum required front and side yards, except for accessways from public thoroughfares, shall be landscaped.</p> <p><b>Definitions</b></p> <p><b>Utilities or Utilities, Public:</b> “means water treatment and distribution, irrigation and drainage, and waste water collection, treatment and disposal facilities, gas, electricity, public transportation, and cable, telephone and telecommunication transmission lines and related facilities and relevant appurtenances used to provide for public consumption, benefit, convenience or use, but does not include a Power Generation Facility or a Utility Building as defined in this Bylaw</p> <p><b>Utility Building:</b> “means an above-ground enclosed building used as part of a work or system to provide for the public consumption, benefit, convenience or use of any kind of the following:</p> <ul style="list-style-type: none"> <li>• Irrigation and drainage;</li> <li>• Natural gas or other fuel used for heating;</li> <li>• Electric power</li> <li>• Waste management</li> <li>• Cable, telephone and telecommunications.</li> </ul>
<b>Waste Processing Stations</b>	<p><b>Official Plan</b> – Waste processing operations are considered to include composting, recycling and transfer facilities.</p> <p><b>Draft Comprehensive Zoning By-law</b></p> <p><b>Waste Processing and Transfer Facility:</b> “means a facility where non-putrescible waste is stored, processed and temporarily stored prior to transfer off site and may include a</p>	<p><b>Official Plan</b> – Permitted in Waste Management land use designation. Through Section 7.1.1, waste processing stations are permitted in all zones, subject to provisions in Section 7.1.2. and 7.1.3.</p> <p><b>Zoning By-law</b> – Through Section 4.2, waste processing stations are permitted in all zones, subject to regulations.</p>	<p><b>Regional Municipality Planning Strategy</b> – not specifically defined.</p> <p><b>Land Use By-law Mainland Area (Formerly known as the City of Halifax)</b> – permitted in CD-2 Zone.</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – Waste management uses are zoned to permit Utilities or Utility Buildings as a discretionary use.</p>

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	<p>recycling operation.”</p> <p>The following zones permits a waste processing and transfer facility:  <i>IG-General Industrial Zone</i>  <i>IH-Heavy Industrial Zone</i>  <i>RH – Rural Heavy Industrial Zone</i></p>			
<b>Waste Transfer Stations</b>	<p>Waste transfer stations are considered processing operations as identified above.</p>	<p><b>Official Plan</b> – Permitted in Waste Management land use designation. Through Section 7.1.1, waste processing stations are permitted in all zones, subject to provisions in Section 7.1.2. and 7.1.3.</p> <p><b>Zoning By-law</b> – Through Section 4.2, waste transfer stations are permitted in all zones, subject to regulations. Currently the City’s waste hazardous waste depot is located on lands that are zone I2 (Industrial – 2).</p>	<p><b>Regional Municipality Planning Strategy</b> – not specifically defined.</p> <p><b>Land Use By-law Mainland Area (Formerly known as the City of Halifax)</b> – permitted in CD-1 Zone.</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – Waste management uses are zoned to permit Utilities or Utility Buildings as a discretionary use.</p>
<b>Waste Disposal Site</b>	<p><b>Official Plan</b></p> <p><b>Solid Waste Disposal Sites:</b> “Sites for landfills, incinerators and any other facilities providing for the long term storage or destruction of municipal solid waste.”</p> <p><b>Draft Comprehensive Zoning By-law</b></p> <p><b>Solid Waste Disposal Facility:</b> “means a facility providing for the long term storage or destruction of municipal solid waste, and includes a landfill site or an incinerator.”</p>	<p><b>Official Plan</b> – Permitted in Waste Management land use designation. Through Section 7.1.1, waste processing stations are permitted in all zones, subject to provisions in Section 7.1.2. and 7.1.3.</p> <p><b>Zoning By-law</b> – Through Section 4.2, waste disposal stations are permitted in all zones, subject to regulations.</p>	<p><b>Regional Municipality Planning Strategy</b> – not specifically defined.</p> <p><b>Land Use By-law Mainland Area (Formerly known as the City of Halifax)</b> – permitted in CD-3 Zone.</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law</b> – Waste management uses are zoned to permit Utilities or Utility Buildings as a discretionary use.</p>
<b>Incineration / Power Generating Facility</b>	<p><b>Official Plan</b> – Incinerators are considered a Solid Waste Disposal Site.</p> <p><b>Zoning By-law</b> – not specifically defined.</p>	<p><b>Official Plan</b> – not specifically defined. Through Section 7.1.1, waste processing stations are permitted in all zones, subject to provisions in Section 7.1.2. and 7.1.3.</p> <p><b>Zoning By-law</b> – Through Section 4.2, power-generating facilities are permitted in all zones, subject to regulations.</p>	<p><b>Regional Municipality Planning Strategy</b> – not specifically defined.</p> <p><b>Land Use By-law Mainland Area (Formerly known as the City of Halifax)</b> – not specifically defined.</p>	<p><b>Official Plan</b> – not specifically defined.</p> <p><b>Zoning By-law 6P2002</b> - Power Generating uses are permitted in various zones as outlined above depending on the scale of the power generating facility.</p> <p><b>Power Generation Facility:</b> “means a Large-scale, Mid-scale, or Small-scale Power Generation Facility.</p> <p><b>Power Generation Facility, Large- Scale:</b> “means a power generation system designed for the purpose of generating electrical power, with a total generating capacity of 12.5 megawatts or more.”</p> <p><b>Power Generation Facility, Mid-Scale:</b> “means a power generation system designed for the purpose of generating</p>

	City of Ottawa	City of Guelph	Regional Municipality of Halifax	City of Calgary
				<p>electrical power, with a total generating capacity between one megawatt and 12.5 megawatts.”</p> <p><b>Power Generation Facility, Small Scale:</b> “means a power generation system designed for the purpose of generating electrical power with a total generation capacity of one megawatt or less.”</p>

**APPENDIX “D”**  
**Facility Mapping by Secondary Plan Area Land Use**



**Legend**

- Evaluation Area (300m)
- Waste Receivers and Processing
- Waste Transfer Stations

**SECONDARY PLAN AREA 2**

**SANDALWOOD INDUSTRIAL EAST**







SECONDARY PLAN AREA 3


























THE HEART LAKE WEST

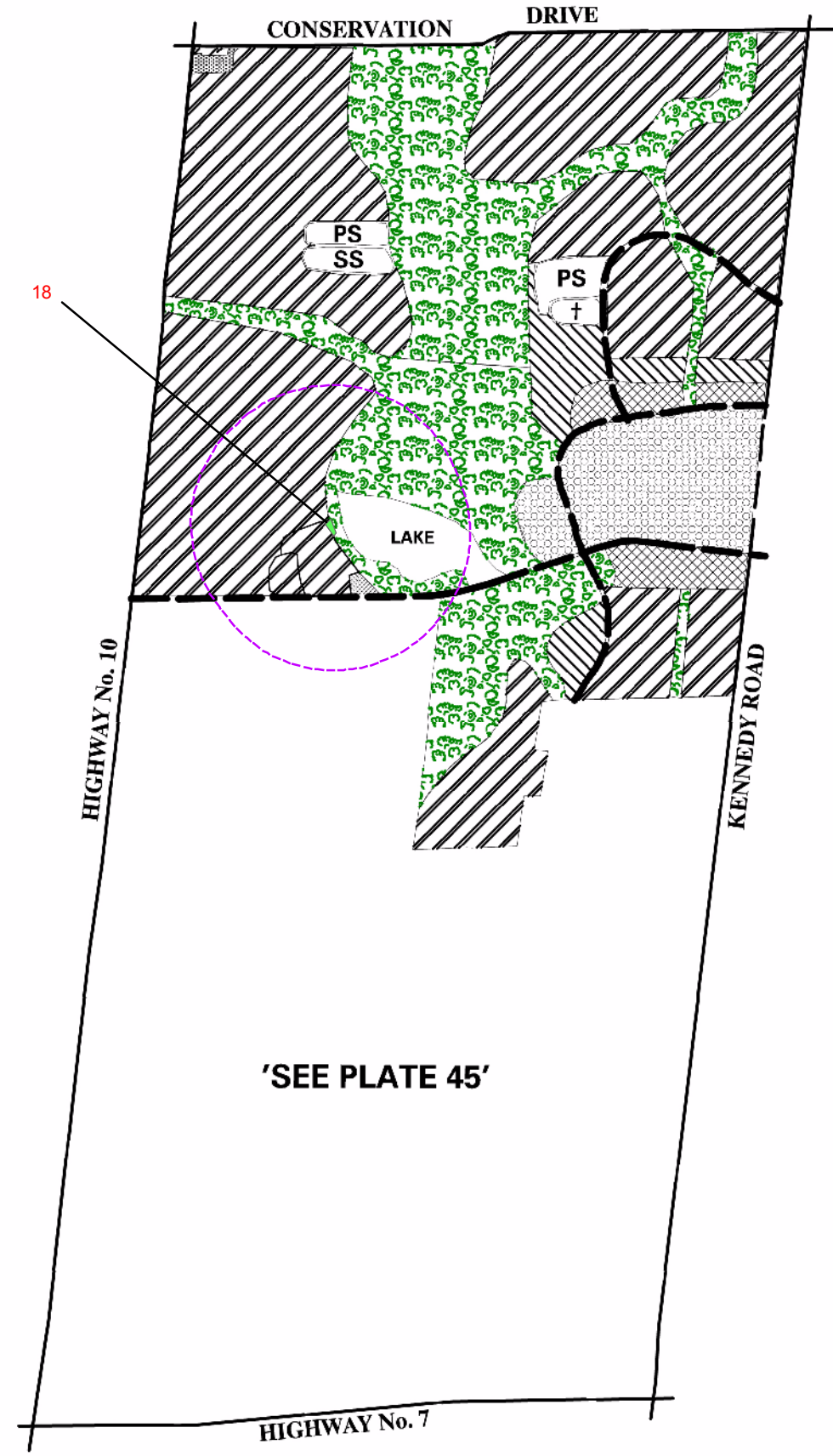
**Legend**

-  Evaluation Area (300m)
-  Waste Transfer Stations

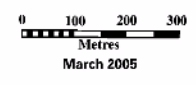
**OFFICE CONSOLIDATION  
EXTRACT FROM  
PLATE No. 2**  
To The Document Known As  
The Consolidated Official Plan  
As It Relates To  
The Heart Lake West Secondary Plan Area  
(Secondary Plan Area 3)

**LEGEND**

-  TOWN CENTRE
-  LOCAL COMMERCIAL
-  RESIDENTIAL
-  RESTRICTED RESIDENTIAL
-  RURAL ESTATE RESIDENTIAL
-  LOW DENSITY RESIDENTIAL (MAX. 12 UNITS PER NET ACRE)
-  MEDIUM DENSITY RESIDENTIAL (MAX. 15-21 UNITS PER NET ACRE)
-  MEDIUM DENSITY RESIDENTIAL (MAX. 21-25 UNITS PER NET ACRE)
-  LOW DENSITY (ESTATE AREA)
-  URBAN PUBLIC OPEN SPACE
-  REGIONAL OPEN SPACE
-  GREENBELT
-  AGRICULTURE
-  INDUSTRIAL
-  HIGHWAY COMMERCIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  CHURCH
-  PUBLIC SCHOOL
-  SENIOR PUBLIC SCHOOL
-  SEPARATE SCHOOL
-  HIGH SCHOOL
-  CEMETERY
-  SPECIAL COMMERCIAL
-  PROPOSED ROADS

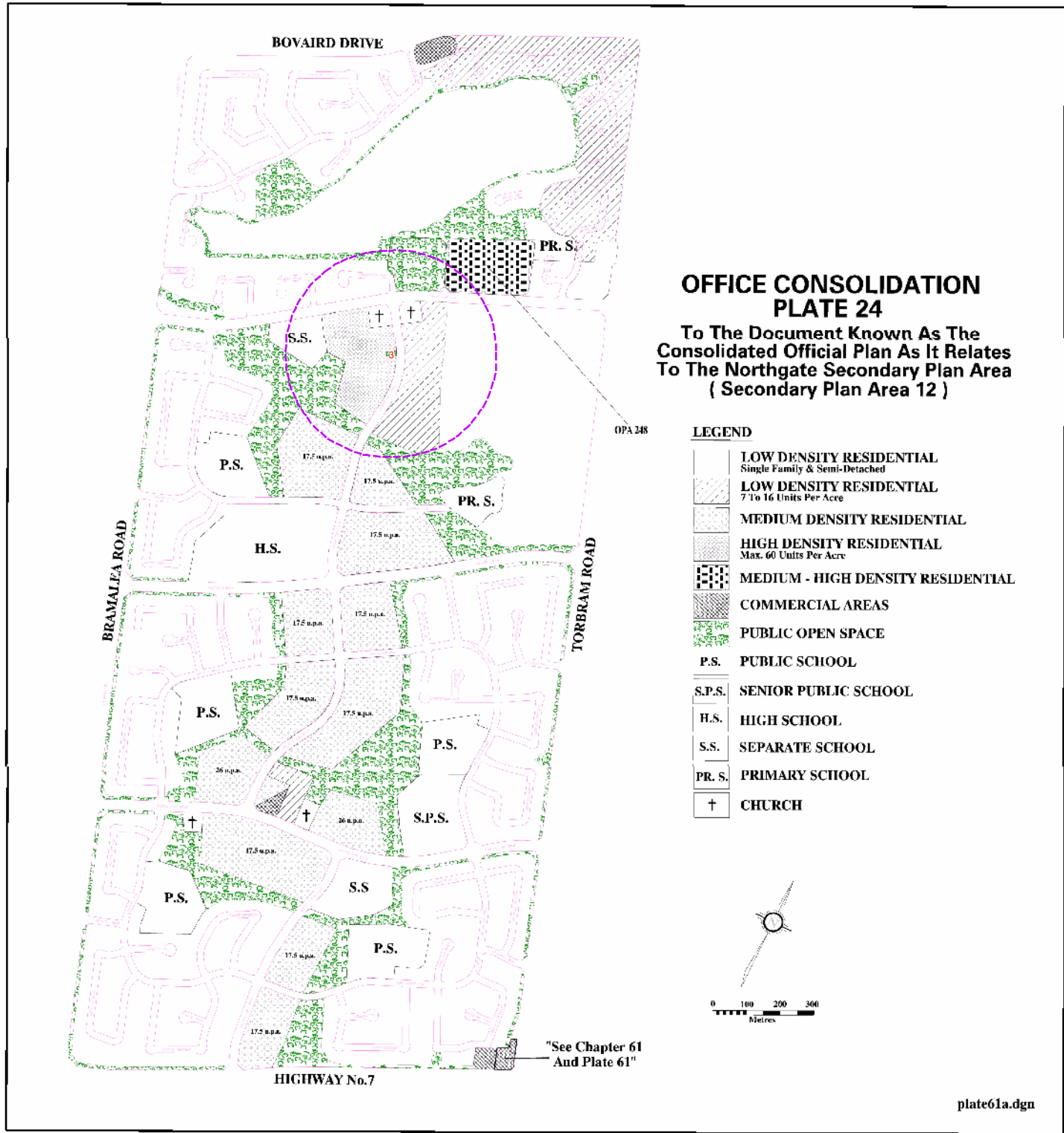


'SEE PLATE 45'



heartpl2.dgn





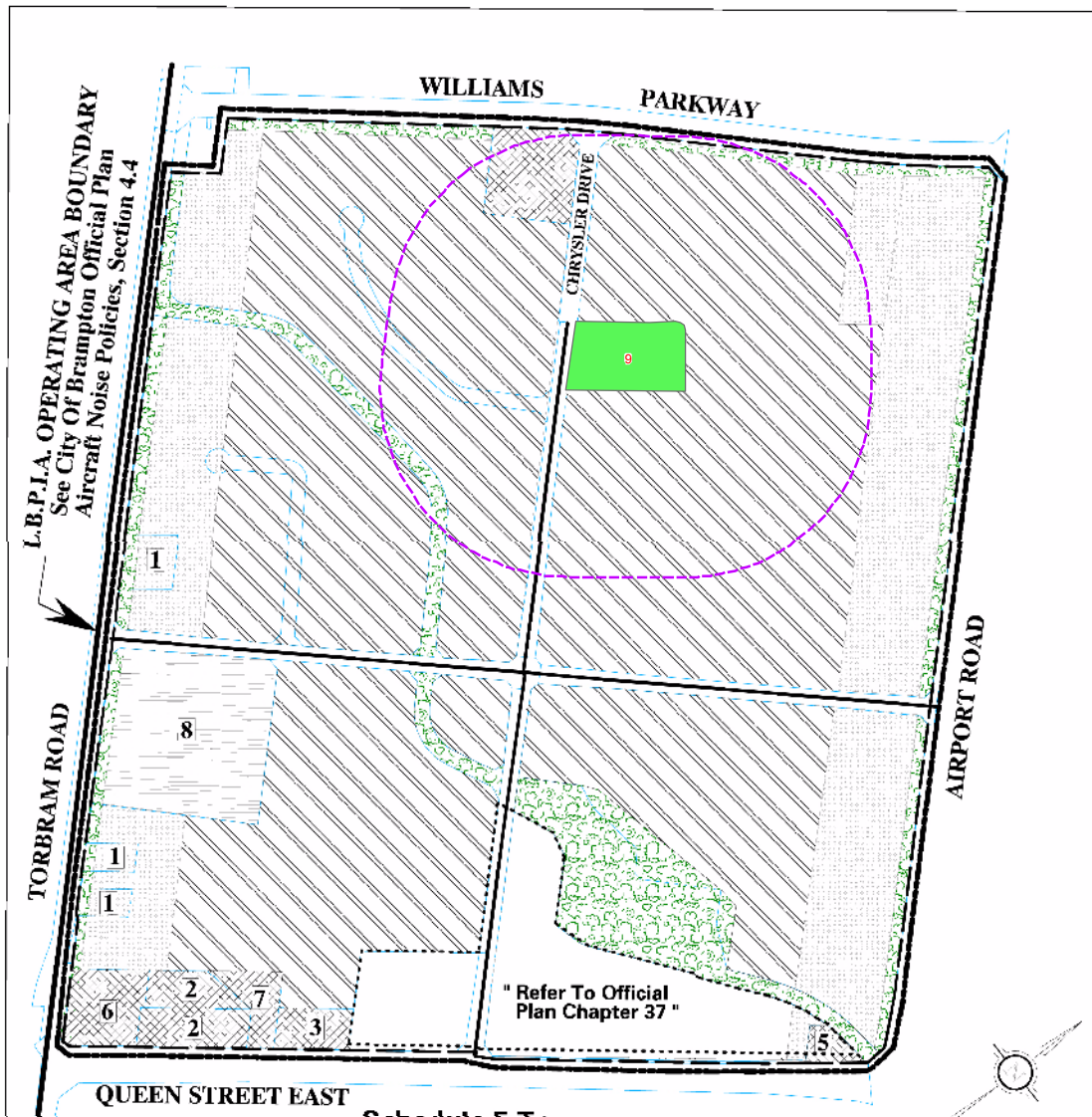
**Legend**

- Evaluation Area (300m)
- Waste Transfer Stations

**SECONDARY PLAN AREA 12**

**NORTHGATE  
SECONDARY  
PLAN**





**Schedule E To  
Official Plan Amendment No. OP93-  
OFFICE CONSOLIDATION  
Bramalea North Secondary Plan  
As It Relates To Secondary Plan Area 13  
Schedule SP 13(a)**

0 100 200 300  
Metres  
JUNE 3, 1994  
Revised: April 27, 2001  
Updated March 2005

**LEGEND**

- Lands Subject To This Amendment
- Open Space
- General Industrial
- Prestige Industrial
- Commercial
- Institutional
- Collector roads

- 1** Special Policy Area 1  
(Refer To Policy 3.4.1)
- 2** Special Policy Area 2  
(Refer To Policy 3.4.2)
- 3** Special Policy Area 3  
(Refer To Policy 3.4.3)
- 4** Special Policy Area 4  
(Refer To Policy 3.4.4)
- 5** Special Policy Area 5  
(Refer To Policy 3.4.5)
- 6** Special Policy Area 6  
(Refer To Policy 3.4.6)
- 7** Special Policy Area 7  
(Refer To Policy 3.4.7)
- 8** Special Policy Area 8  
(Refer To Policy 3.4.8)

Area Affected By This Amendment

**bni2.dgn**

**Legend**

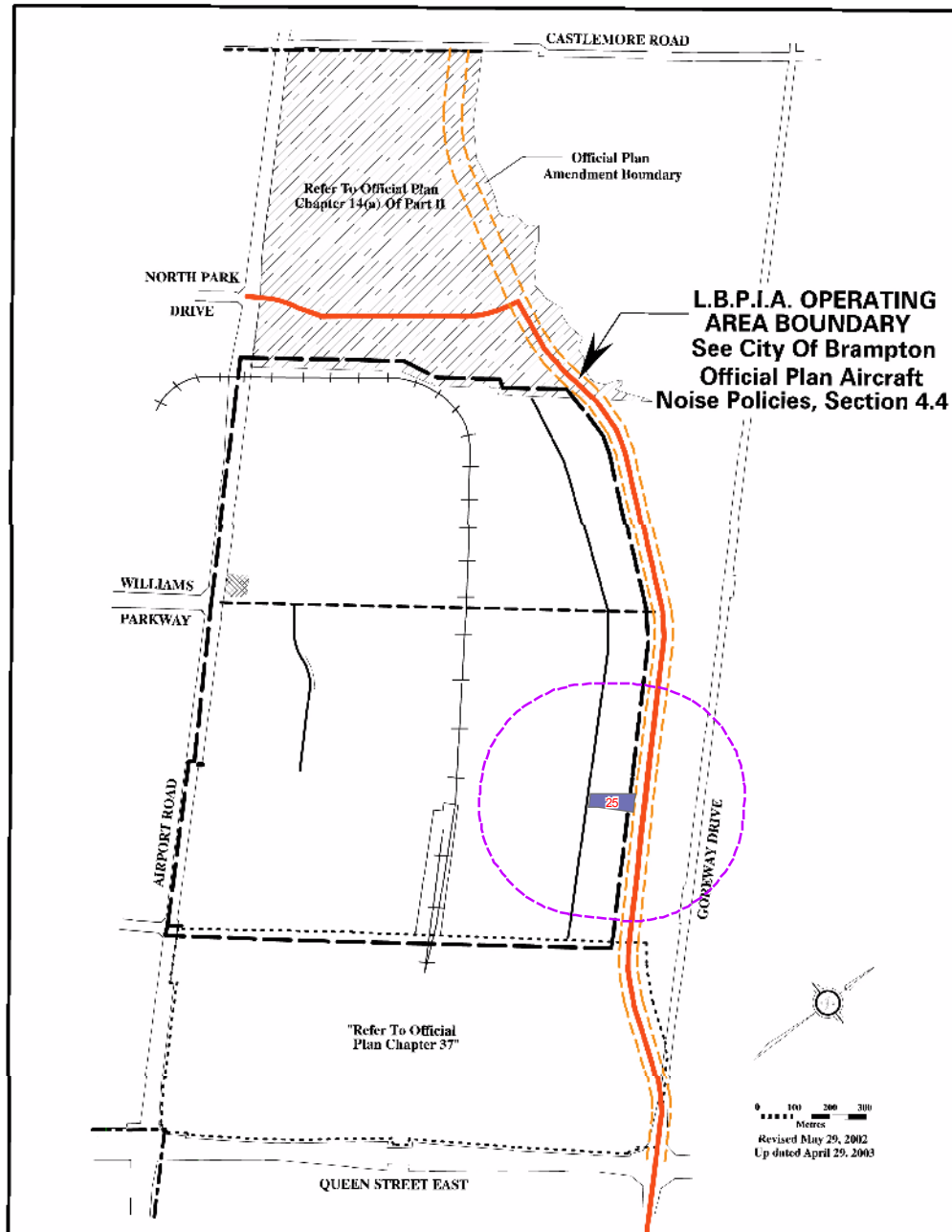
- Evaluation Area (300m)
- Waste Transfer Stations

**SECONDARY PLAN AREA 13**

**BRAMALEA NORTH**







### OFFICE CONSOLIDATION

Extract From Schedule 'A' To Official Plan Amendment No. 6  
 To The Document Known As The Consolidated Official Plan  
 As It Relates To The Gore Industrial North Secondary Plan  
 ( Secondary Plan Area 14 )

- |  |                                 |  |                              |
|--|---------------------------------|--|------------------------------|
|  | Industrial                      |  | Proposed Arterial            |
|  | Commercial                      |  | Proposed Collector           |
|  | Open Space-Flood & Hazard Lands |  | Future Interchange           |
|  | Special Use Area                |  | Possible Spur Line Locations |
|  | Cemetery                        |  | Grade Separation             |
|  | Secondary Plan Area Boundary    |  |                              |

opa6j.dgn

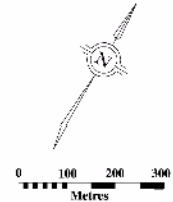
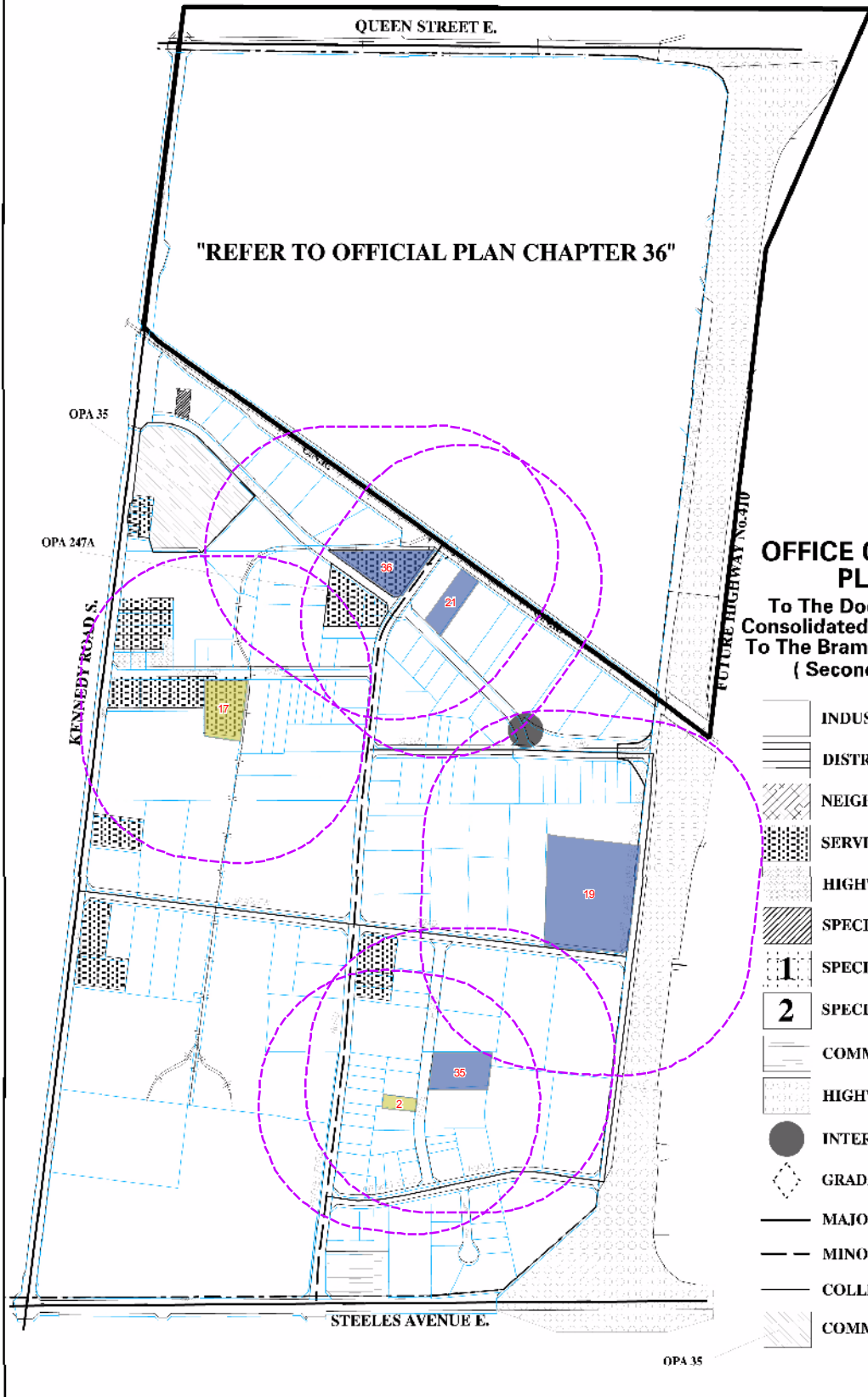
#### Legend

- Evaluation Area (300m)
- Waste Receivers and Processing

### SECONDARY PLAN AREA 14

## GORE INDUSTRIAL NORTH





**OFFICE CONSOLIDATION  
PLATE No.9**  
To The Document Known As The  
Consolidated Official Plan As It Relates  
To The Brampton East Secondary Plan  
( Secondary Plan Area 18 )

- INDUSTRIAL
- DISTRICT COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- SPECIAL COMMERCIAL
- 1** SPECIAL COMMERCIAL POLICY AREA 1
- 2** SPECIAL COMMERCIAL POLICY AREA 2
- COMMERCIAL USE AREA
- HIGHWAY & INTERCHANGES
- INTERSECTION IMPROVEMENT
- GRADE SEPARATION
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- COMMUNITY COMMERCIAL

plans@cityofbrampton.ca  
Revised March 2005

**Legend**

- Evaluation Area (300m)
- Waste Receivers and Processing
- Waste Transfer Stations

**SECONDARY PLAN AREA 18**

**BRAMPTON EAST**





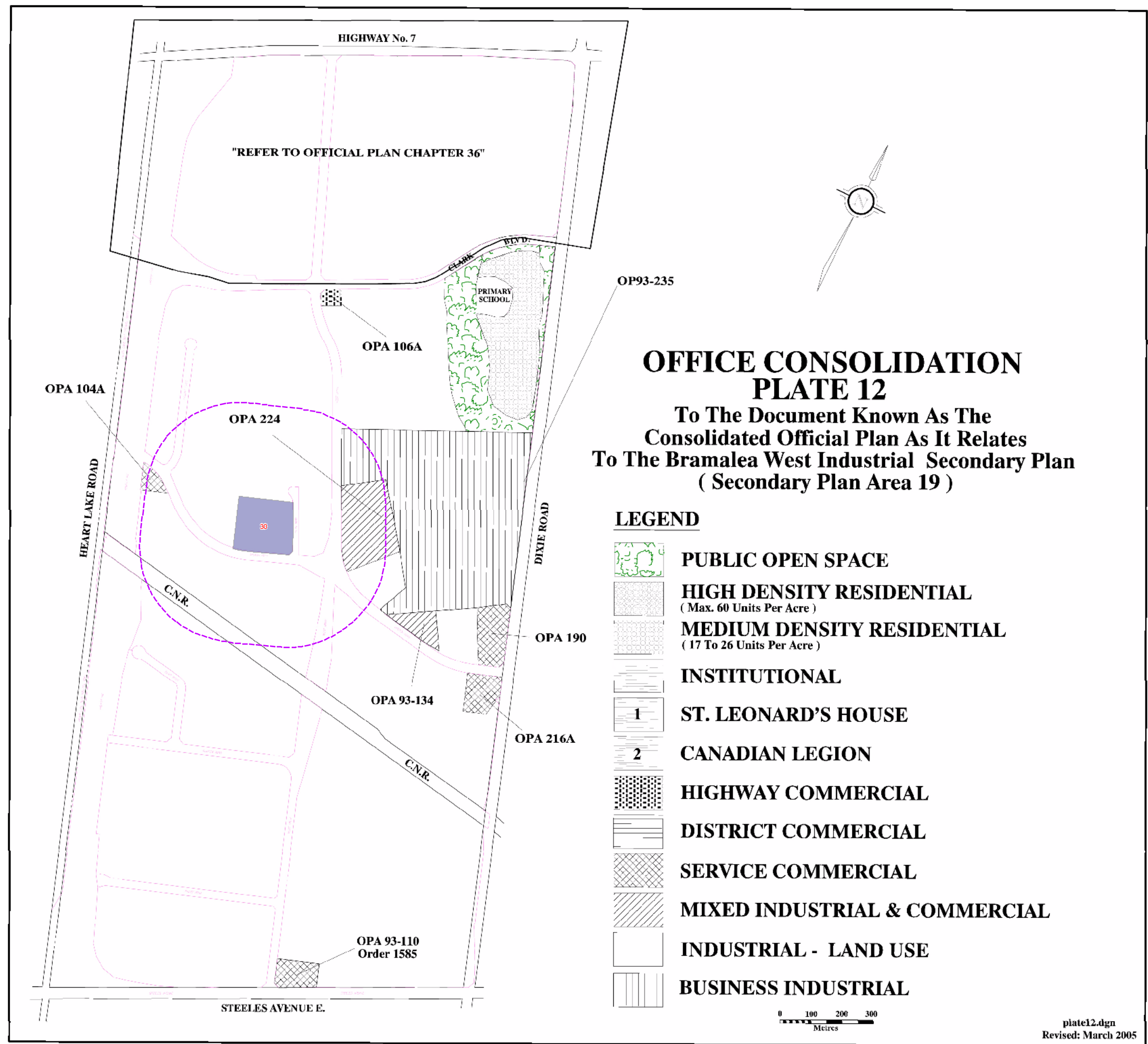


SECONDARY PLAN AREA 19

**BRAMPTON WEST INDUSTRIAL**

**Legend**

-  Evaluation Area (300m)
-  Waste Receivers and Processing



**OFFICE CONSOLIDATION  
PLATE 12**  
To The Document Known As The  
Consolidated Official Plan As It Relates  
To The Bramalea West Industrial Secondary Plan  
( Secondary Plan Area 19 )

**LEGEND**

-  PUBLIC OPEN SPACE
-  HIGH DENSITY RESIDENTIAL  
( Max. 60 Units Per Acre )
-  MEDIUM DENSITY RESIDENTIAL  
( 17 To 26 Units Per Acre )
-  INSTITUTIONAL
-  ST. LEONARD'S HOUSE
-  CANADIAN LEGION
-  HIGHWAY COMMERCIAL
-  DISTRICT COMMERCIAL
-  SERVICE COMMERCIAL
-  MIXED INDUSTRIAL & COMMERCIAL
-  INDUSTRIAL - LAND USE
-  BUSINESS INDUSTRIAL

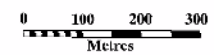
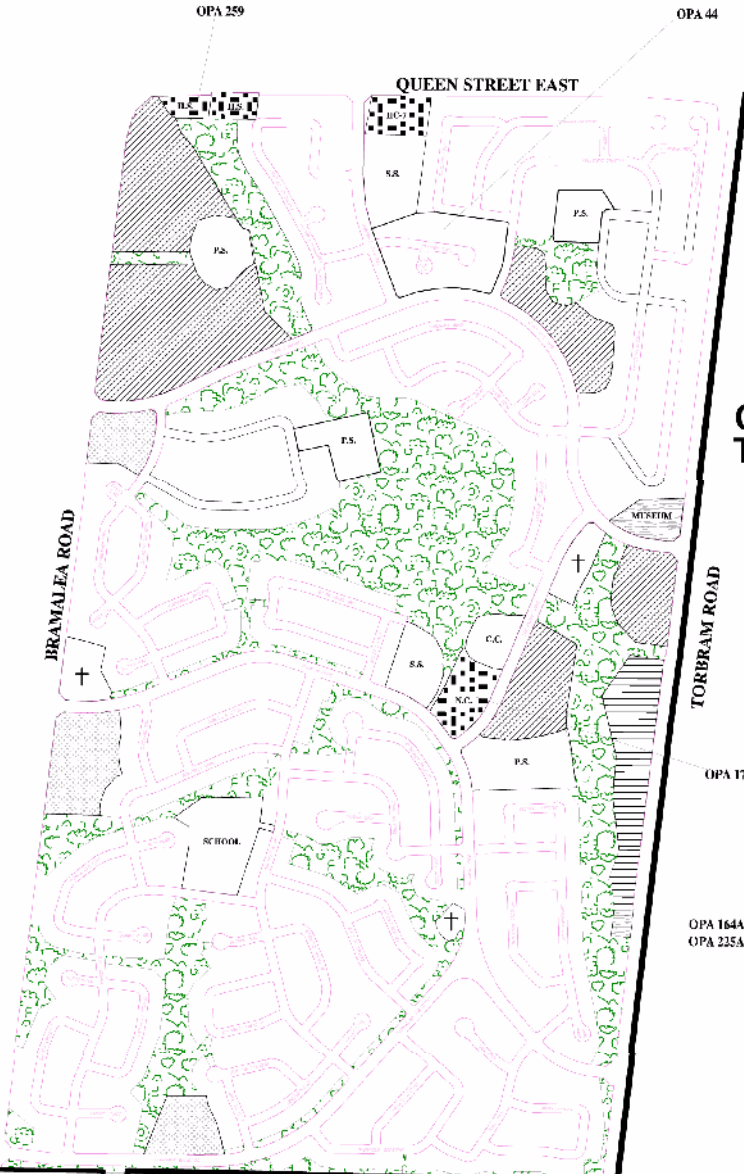


plate12.dgn  
Revised: March 2005



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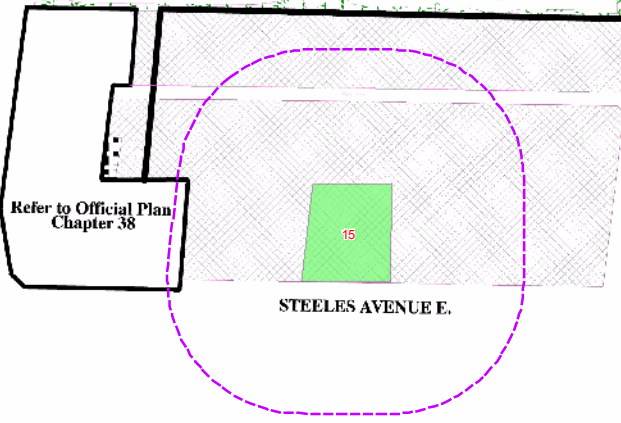


# OFFICE CONSOLIDATION PLATE No. 16

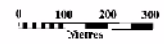
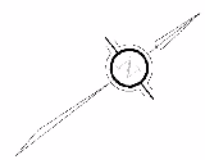
To The Document Known As The  
Consolidated Official Plan As It Relates  
To The Southgate Secondary Plan Area  
( Secondary Plan Area 21 )

**LEGEND**

- SINGLE & SEMI - DETACHED
- MULTIPLE DWELLINGS - SITE PLAN CONTROL
- MULTIPLE DWELLINGS
- COMMERCIAL
- LOCAL SHOPPING CENTRE
- NEIGHBOURHOOD COMMERCIAL
- HIGHWAY & SERVICE COMMERCIAL
- SERVICE STATION & CONVENIENCE GROCERY STORE
- MEDICAL CENTRE - OFFICE & PROFESSIONAL SERVICES
- INSTITUTIONAL
- CHURCH
- PUBLIC SCHOOL
- SEPARATE SCHOOL
- COMMUNITY CENTRE
- INDUSTRIAL LAND USE
- SPECIAL INDUSTRIAL
- PARKS & OPEN SPACE



**L.B.P.I.A. OPERATING  
AREA BOUNDARY**  
See City of Brampton  
Official Plan Aircraft  
Noise Policies, Section 4.4



Updated September 2005

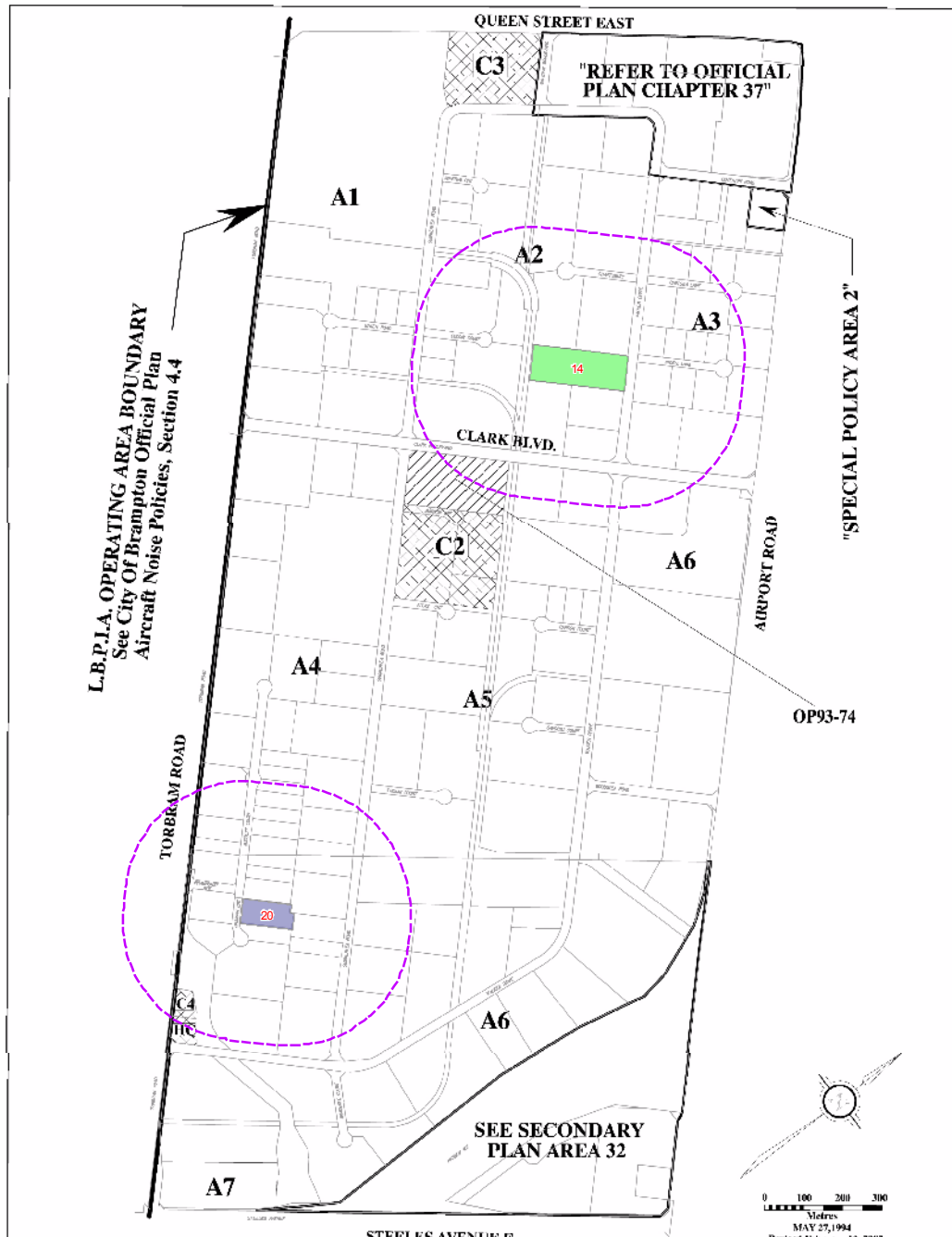
**Legend**

- Evaluation Area (300m)
- Waste Transfer Stations

**SECONDARY PLAN AREA 21**

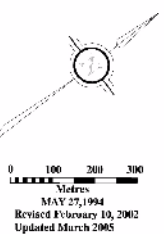
**SOUTHGATE**





**OFFICE CONSOLIDATION**  
**Plate 18**  
 To The Document Known As The  
 Consolidated Official Plan As It Relates To  
 The Bramalea South Secondary Plan Area  
 ( Secondary Plan Area 22 )

A1-A6 Industrial Areas	HC Highway Commercial
C1 Service Commercial & Automotive Centre	C3 Restaurant Commercial
C2 Service Commercial	Agricultural
Special Policy Area 1 ( OPA 93-74 )	



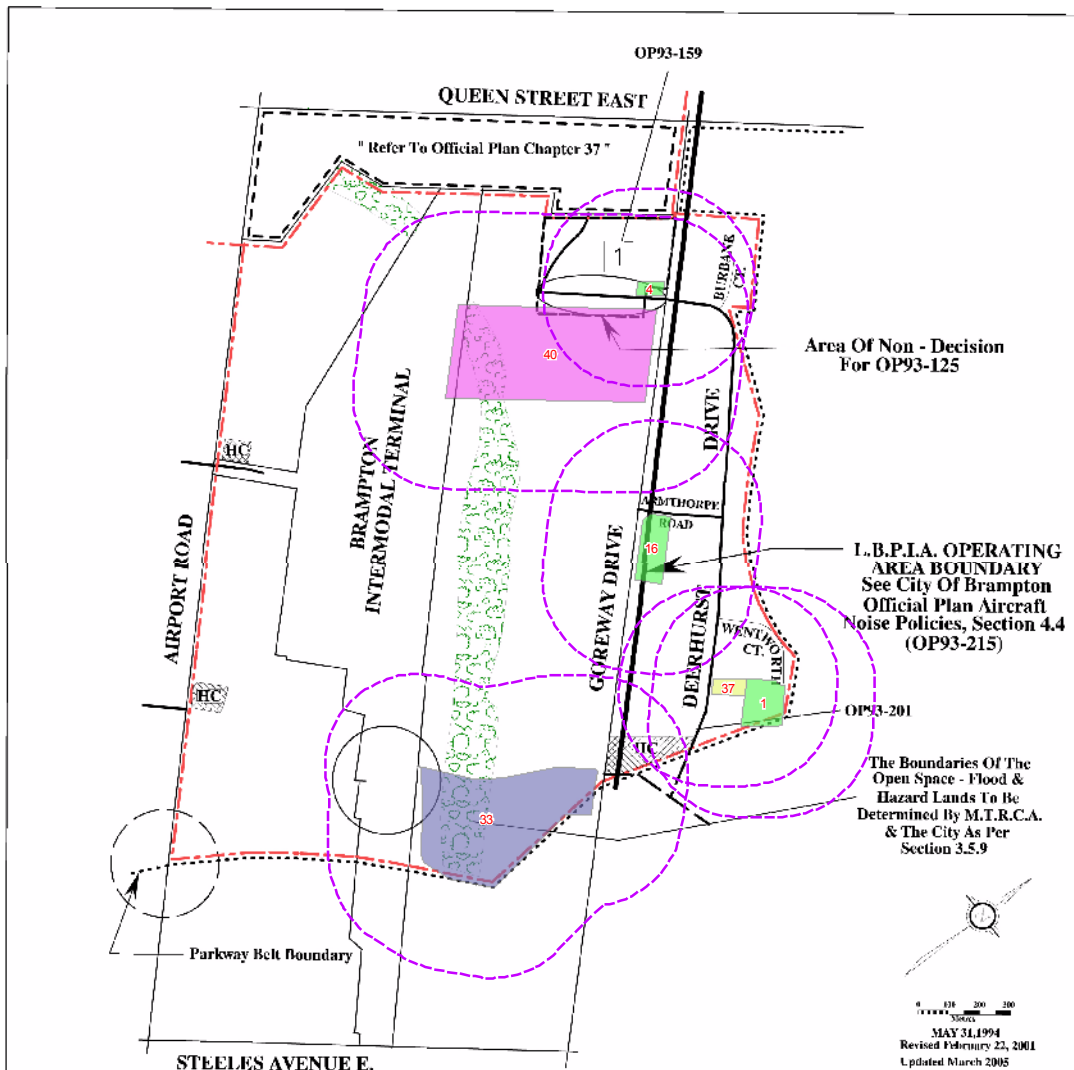
bramapl18.dgn

**Legend**

- Evaluation Area (300m)
- Waste Receivers and Processing
- Waste Transfer Stations

**SECONDARY PLAN AREA 22**  
**BRAMALEA SOUTH**





**OFFICE CONSOLIDATION**  
 Extract From Schedule 'A' To Official Plan Amendment No.6  
 To The Document Known As The Consolidated Official Plan  
 As It Relates To The Gore Industrial South Secondary Plan  
 ( Secondary Plan Area 23 )

- |                                  |                              |
|----------------------------------|------------------------------|
| Industrial                       | Proposed Collector           |
| Commercial                       | Proposed Arterial            |
| Highway Commercial               | Possible Spur Line Locations |
| Special Use Area                 | Future Interchange           |
| Cemetery                         | Grade Separation             |
| Open Space - Flood & Hazard Land | Parkway Belt West Boundary   |
| Special Policy Area 1            | Secondary Plan Area Boundary |

ind23.dgn

**Legend**

- Evaluation Area (300m)
- Energy Producing Plants
- Incineration (Non-Energy) Facilities
- Waste Receivers and Processing
- Waste Transfer Stations

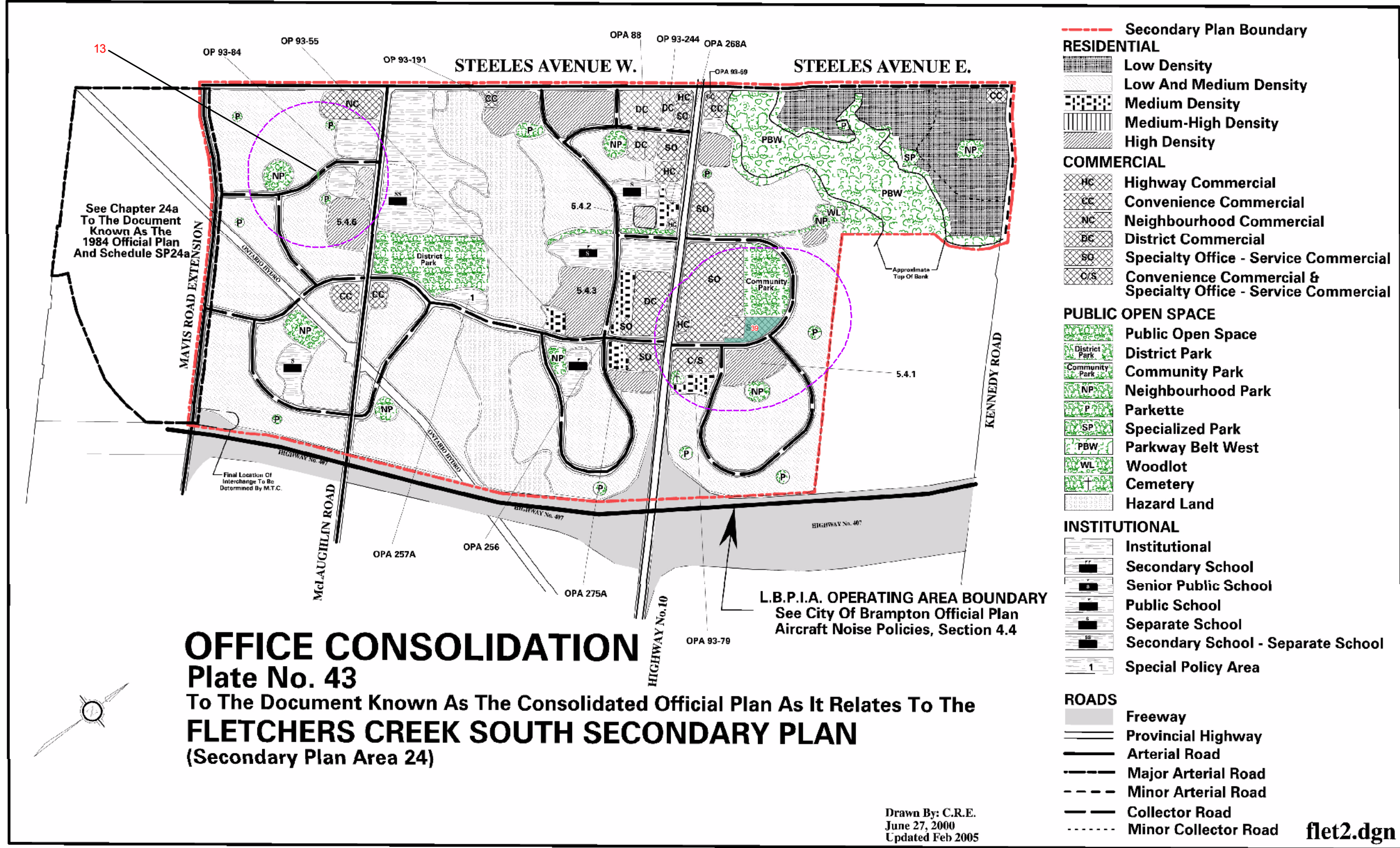
**SECONDARY PLAN AREA 23**

**GORE INDUSTRIAL SOUTH**



**Legend**

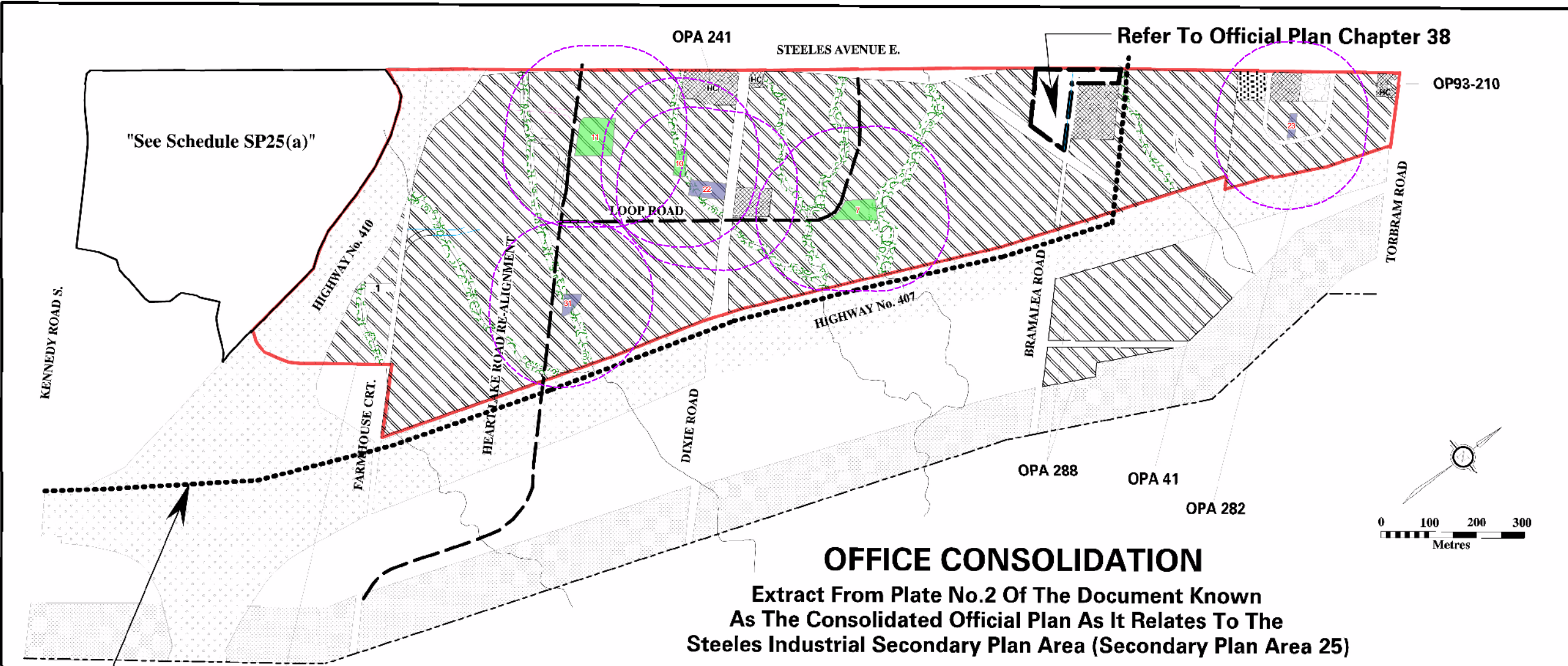
- Evaluation Area (300m)
- Composting Facilities
- Waste Transfer Stations






**OFFICE CONSOLIDATION**  
**Plate No. 43**  
 To The Document Known As The Consolidated Official Plan As It Relates To The  
**FLETCHERS CREEK SOUTH SECONDARY PLAN**  
 (Secondary Plan Area 24)

Drawn By: C.R.E.  
 June 27, 2000  
 Updated Feb 2005












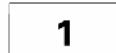

flet2.dgn



- Legend**
-  Evaluation Area (300m)
  -  Waste Receivers and Processing
  -  Waste Transfer Stations

**OFFICE CONSOLIDATION**

Extract From Plate No.2 Of The Document Known  
As The Consolidated Official Plan As It Relates To The  
Steeles Industrial Secondary Plan Area (Secondary Plan Area 25)

- |  |   |   |   |
|--|---|---|---|
|  | <b>Boundary Of Secondary Plan Area</b>        |  | <b>Industrial</b>                           |
|  | <b>Parkway Belt Regulation Area</b>           |  | <b>Open Space - Flood &amp; Hazard Land</b> |
|  | <b>City Limits</b>                            |  | <b>Institutional</b>                        |
|  | <b>Commercial</b>                             |  | <b>Proposed Highway</b>                     |
|  | <b>Highway Commercial</b>                     |  | <b>Hydro Corridor</b>                       |
|  | <b>Special Commercial-Industrial Use Area</b> |  | <b>Special Policy Area</b>                  |
|  | <b>Service Commercial (OPA 282)</b>           |   |   |

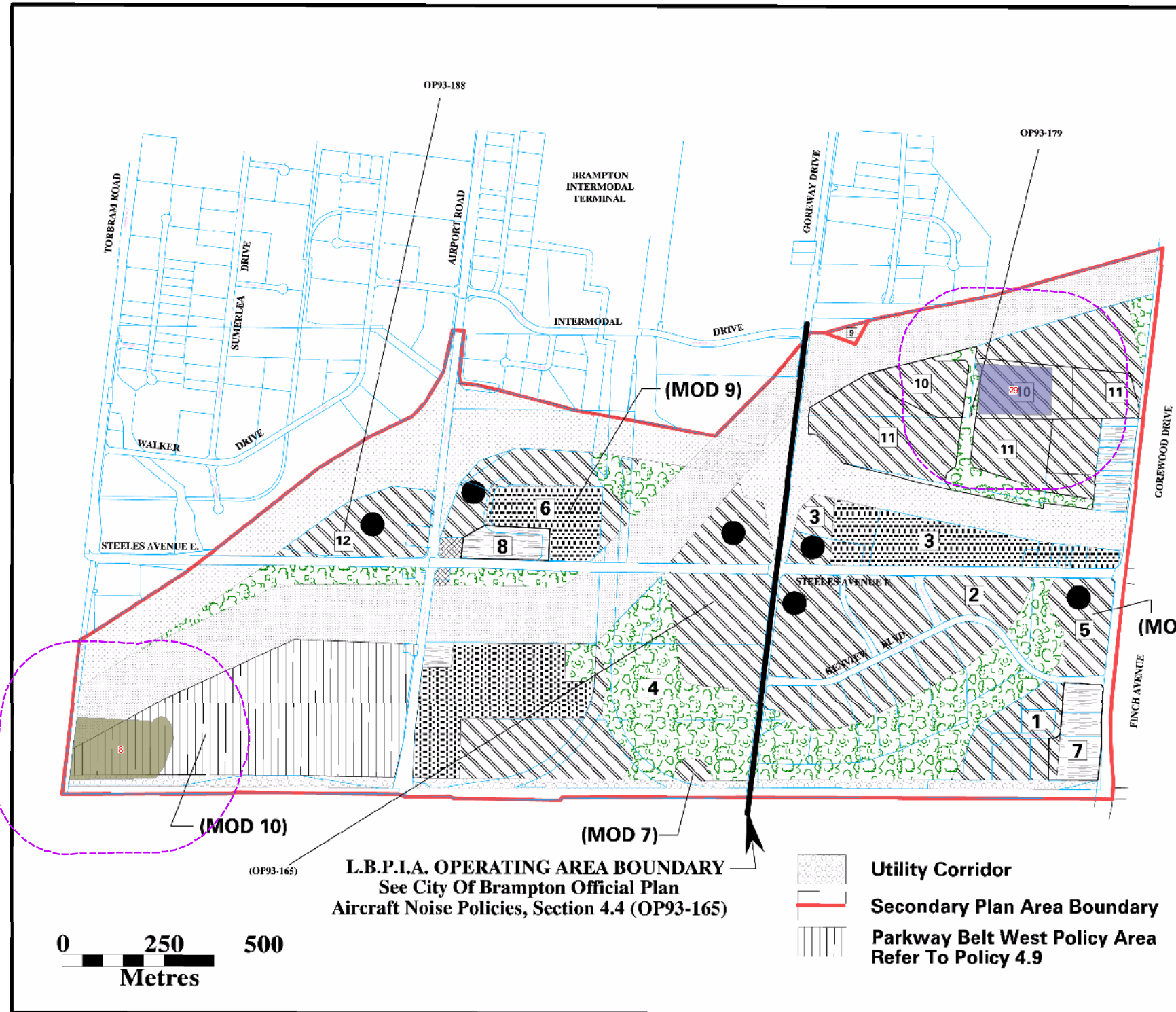
**L.B.P.I.A. OPERATING AREA BOUNDARY**  
See City Of Brampton  
Official Plan Aircraft  
Noise Policies, Section 4.4









LAST REVISED ON  
March 2005  
Rsp25pl2.dgn






# OFFICE CONSOLIDATION SCHEDULE SP 32(A)

## The Parkway Belt West Industrial Area Secondary Plan As It Relates To Secondary Plan Area No.32






-  Prestige Industrial
-  Business
-  Mixed Industrial/Commercial
-  Open Space/Hazard Lands
-  Highway Commercial
-  Office Centre
-  Electric Power Facilities
-  Highway No.407
- 1** Special Policy Area No.1 Refer To Policy 4.10.1
- 2** Special Policy Area No.2 Refer To Policy 4.10.2
- 3** Special Policy Area No.3 Refer To Policy 4.10.3
- 4** Special Policy Area No.4 Refer To Policy 4.10.4
- 5** Special Policy Area No.5 Refer To Policy 4.10.5
- 6** Special Policy Area No.6 Refer To Policy 4.10.6
- 7** Special Policy Area No.7 Refer To Policy 4.10.7
- 8** Special Policy Area No.8 Refer To Policy 4.10.8
- 9** Special Policy Area No.9 Refer To Policy 4.10.9
- 10** Special Policy Area No.10 Refer To Policy 4.10.10
- 11** Special Policy Area No.11 Refer To Policy 4.10.11
- 12** Special Policy Area No.12 Refer To Policy 4.10.12



- Legend**
-  Evaluation Area (300m)
  -  Waste Receivers and Processing
  -  Waste Transfer Stations/Composting Facilities

**L.B.P.I.A. OPERATING AREA BOUNDARY**  
See City Of Brampton Official Plan  
Aircraft Noise Policies, Section 4.4 (OP93-165)

-  Utility Corridor
-  Secondary Plan Area Boundary
-  Parkway Belt West Policy Area Refer To Policy 4.9

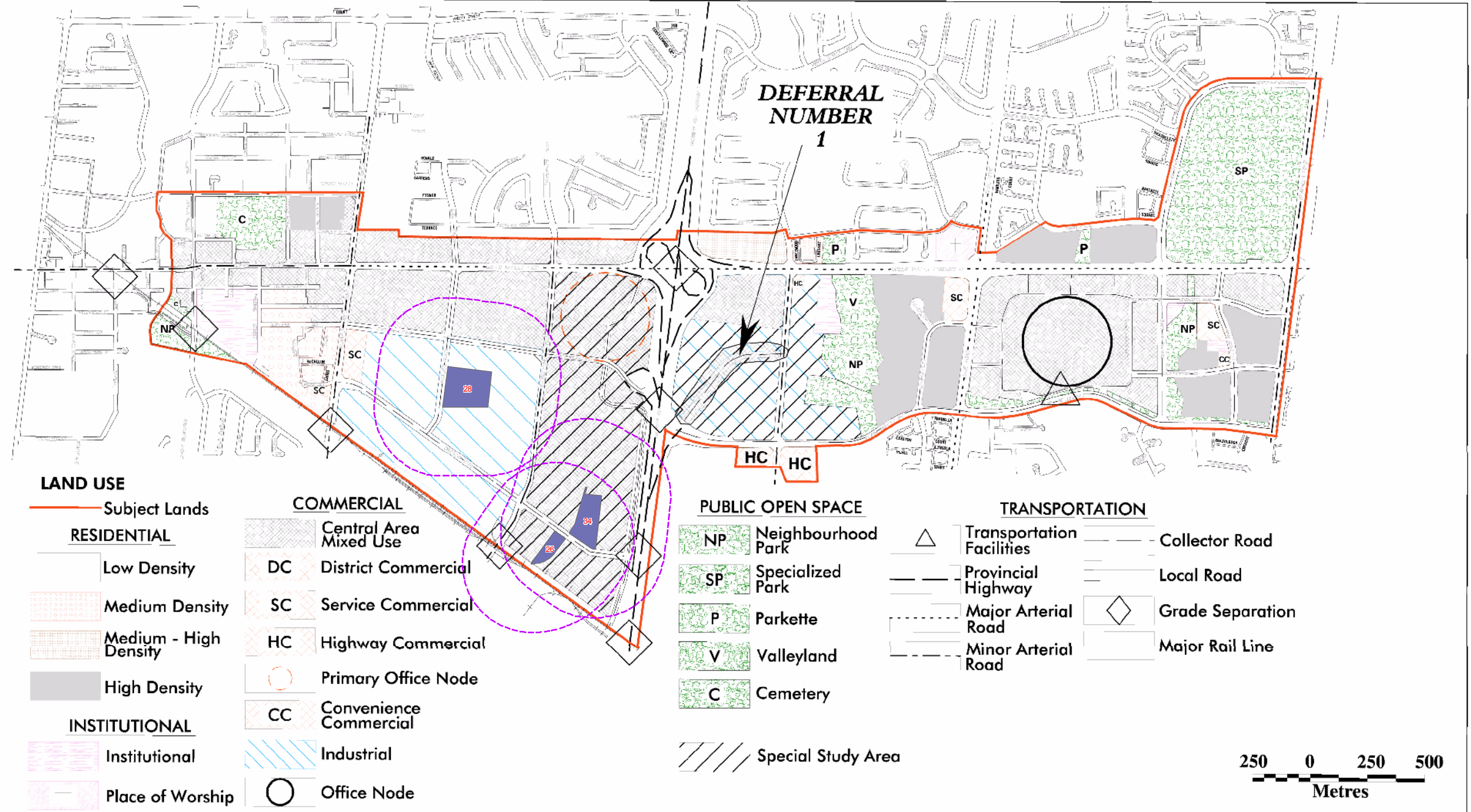
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SECONDARY PLAN AREA 36

QUEEN STREET CORRIDOR

- Legend**
- Evaluation Area (300m)
  - Waste Receivers and Processing

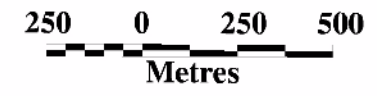


**LAND USE**

- Subject Lands
- RESIDENTIAL**
  - Low Density
  - Medium Density
  - Medium - High Density
  - High Density
- INSTITUTIONAL**
  - Institutional
  - Place of Worship
- COMMERCIAL**
  - Central Area Mixed Use
  - DC District Commercial
  - SC Service Commercial
  - HC Highway Commercial
  - Primary Office Node
  - CC Convenience Commercial
  - Industrial
  - Office Node

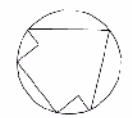
- PUBLIC OPEN SPACE**
  - NP Neighbourhood Park
  - SP Specialized Park
  - P Parkette
  - V Valleyland
  - C Cemetery
  - Special Study Area

- TRANSPORTATION**
  - Transportation Facilities
  - Provincial Highway
  - Major Arterial Road
  - Minor Arterial Road
  - Collector Road
  - Local Road
  - Grade Separation
  - Major Rail Line



**CITY OF BRAMPTON**

Date: 98 06 10 Drawn By: JRB  
 File no. sp36\_ga.dgn Map no.



**SCHEDULE C TO OFFICIAL PLAN  
 AMENDMENT NO. OP93-62**  
**SCHEDULE SP36(A)  
 QUEEN STREET CORRIDOR SECONDARY PLAN**  
**Land Use Designations**



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**APPENDIX “E”**  
**Traffic By-law (93-93) - Schedule X1**

BY-LAW NO. 93-93  
 SCHEDULE XI  
**HEAVY TRUCKS**

Revision/Printing Date: 05/11/08

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Alexandria Gate	Autumn Boulevard and Bramalea Road	Anytime
<sup>1</sup> Alfonso Crescent	The north limit of the intersection of Alfonso Crescent with itself and the north limit of Ebenezer Road	Anytime
Algonquin Boulevard	Addington Crescent and Bramalea Road	Anytime
<sup>2</sup> Australia Drive	Sunny Meadow Boulevard and Torbram Road	Anytime
Avondale Boulevard	Balmoral Drive and Bramalea Road	Anytime
Balmoral Drive	Dixie Road and Torbram Road	Anytime
Beamish Court	The Gore Road and the north limit of the road	Anytime
Bellini Avenue	Countryside Drive and Michelangelo Boulevard	Anytime
Birchbank Road	Dixie Road and Avondale Boulevard	Anytime
Black Forest Drive	Spruceland Avenue and Bramalea Road	Anytime
<sup>3</sup> Botavia Downs Drive	Sewells Lane/Orange Grove Drive and Chinguacousy Road	Anytime
<sup>4</sup> Bowman Avenue	McVean Drive and Fenton Way	Anytime
Braemore Road	McLaughlin Road North and the east limit of the road	Anytime
Bramalea Road	Mayfield Road and East Drive	11:00 p.m.-6:30 a.m
<sup>5</sup> Braydon Boulevard	Airport Road and Treeline Boulevard	Anytime
<sup>6</sup> Brinkley Drive	Cresthaven Road and Hurontario Street	Anytime
<sup>7</sup> Brisdale Drive	The north limit of the road and Bovaird Drive West	Anytime
<sup>8</sup> Brock Drive	Airport Road and Treeline Boulevard	Anytime
Brookview Road	McLaughlin Road North and Vodden Street West	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
<sup>9</sup> Burt Drive	Chinguacousy Road and Major William Sharpe Drive	Anytime
Cadetta Road	The west limit of the road and Highway No. 50	Anytime
Campbell Drive	Flowertown Avenue and McLaughlin Road North	Anytime
<sup>10</sup> Castlemore Road	Airport Road and Highway 50	Anytime
Carnforth Drive	Conservation Drive and Kennedy Road North	Anytime
Central Park Drive	Clark Boulevard and Torbram Road	Anytime
<sup>11</sup> Centre Street North	Williams Parkway and Kennedy Road North	Anytime
<sup>12</sup> Chamney Court	Kennedy Road South and the east limit of the road	Anytime
Charles Street	June Avenue and Kennedy Road North	Anytime
Charolais Boulevard	Chinguacousy Road and Main Street South	Anytime
Christie Drive	Kennedy Road North and Kenpark Avenue	Anytime
Church Street East	Main Street North and Kennedy Road North	Anytime
Church Street (Churchville)	Churchville Road and Victoria Street	Anytime
Clarence Street	Main Street South and Kennedy Road South	Anytime
Clark Boulevard	Dixie Road and Torbram Road	Anytime
<sup>13</sup> Cochrane Avenue	Kennedy Road North and Richvale Drive South	Anytime
<sup>14</sup> Collingwood Avenue	Robertson Davies Drive and Hurontario Street	Anytime
<sup>15</sup> Colonel Bertram Road	Mayfield Road and Conservation Drive	Anytime
<sup>16</sup> Conestoga Drive	Bovaird Drive East and Kennedy Road North	Anytime
Conservation Drive	Hurontario Street and Kennedy Road North	Anytime
Corona Gate	McLaughlin Road South and Bufford Drive	Anytime
<sup>17</sup> Countryside Drive	McVean Drive and The Gore Road	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
<sup>18</sup> County Court Boulevard	Hurontario Street (northerly intersection) and Hurontario Street (southerly intersection)	Anytime
<sup>19</sup> Cresthaven Road	Mayfield Road and Hurontario Street	Anytime
Crescent Hill Drive North	Dixie Road and Crescent Hill Drive South	Anytime
Crescent Hill Drive South	Dixie Road and the east limit of the road	Anytime
Curlew Street	McLaughlin Road South and Timberlane Drive	Anytime
Curtis Drive	McLaughlin Road South and Harold Street	Anytime
<sup>20</sup> Cynthia Crescent	Goreway Drive and Morris Court	Anytime
Da Vinci Avenue	Michelangelo Boulevard and McVean Drive	Anytime
Dean Street	Milner Road and Kennedy Road South	Anytime
Dearbourne Boulevard	Bramalea Road and Balmoral Drive	Anytime
Denison Avenue	McLaughlin Road North and Haggert Avenue North	Anytime
<sup>21</sup> Dewside Drive	Fernforest Drive and Bramalea Road	Anytime
<sup>22</sup> Don Minaker Drive	The west limit of the road and The Gore Road	Anytime
Drinkwater Road	Chinguacousy Road and the north limit of the road	Anytime
<sup>23</sup> Duffield Road	Chinguacousy Road and Edenbrook Hill Drive	Anytime
<sup>24</sup> Dusty Lane	McLaughlin Road North and Braemore Road	Anytime
Eagleridge Drive	Torbram Road and Peter Robertson Boulevard	Anytime
<sup>25</sup> Earlsbridge Boulevard	Chinguacousy Road and Dovergreen Drive	Anytime
<sup>26</sup> Eastbrook Way	The Gore Road and Thorndale Road	Anytime
Eastern Avenue	Trueman Street and Kennedy Road South	Anytime
<sup>27</sup> Eastview Gate	The north limit of the road and The Gore Road	Anytime
<sup>28</sup> Edenbrook Hill Drive	Wanless Drive and Bovaird Drive West	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Edgeforest Drive	The south limit of the road and The Gore Road	Anytime
Edgemont Drive	McCulla Avenue and Kennedy Road North	Anytime
<sup>29</sup> El Camino Way	Creditview Road and Brisdale Drive	Anytime
Elgin Drive	Torrance Woods and Main Street South	Anytime
Everglade Drive	Countryside Drive and the south limit of the road	Anytime
Evergreen Avenue	Glenbrook Boulevard\Leone Lane and Castlemore Road	Anytime
<sup>30</sup> Fairhill Avenue	Creditview Road and Chinguacousy Road	Anytime
Fenton Way	Countryside Drive and the south limit of the road	Anytime
<sup>31</sup> Fernforest Drive	The north limit of the road and Bovaird Drive East	Anytime
<sup>32</sup> Fletchers Creek Boulevard	Bovaird Drive West and Williams Parkway	Anytime
Finchgate Boulevard	Queen Street East and Clark Boulevard	Anytime
Fitzpatrick Drive	Julian Drive and The Gore Road	Anytime
<sup>33</sup> Flowertown Avenue	Chinguacousy Road and McLaughlin Road North	Anytime
Forestview Court	Countryside Drive and the south limit of the road	Anytime
Gatewood Drive	Greenbriar Road and Torbram Road	Anytime
<sup>34</sup> Gillingham Drive	Bovaird Drive West and Main Street North	Anytime
Glenvale Boulevard	Central Park Drive and Queen Street East	Anytime
Goodwood Road	Bramalea Road and Goldcrest Road	Anytime
<sup>35</sup> Goreway Drive	Mayfield Road and Castlemore Road	Anytime
Gorewood Drive	Steeles Avenue and the north limit of Gorewood Drive	Anytime
Grafton Crescent	The north limit of the road and The Gore Road	Anytime
<sup>36</sup> Grape Trail	Chinguacousy Road and Carnac Gardens	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Grenadier Road	Greenmount Road and Torbram Road	Anytime
<sup>37</sup> Groveswood Drive	Worthington Avenue and Chinguacousy Road	Anytime
Haggert Avenue South	Queen Street West and Sheard Avenue	Anytime
<sup>38</sup> Hallstone Road	Creditview Road and Mississauga Road	Anytime
Hansen Road North	Vodden Street East and Queen Street East	Anytime
Harold Street	McLaughlin Road South and Main Street South	Anytime
Hartford Trail	Steeles Avenue East and Kennedy Road South	Anytime
Hazelwood Drive	Hillside Drive and Dixie Road	Anytime
<sup>39</sup> Heart Lake Road	Mayfield Road and Bovaird Drive East	Anytime
<sup>40</sup> Highwood Road	Hurontario Street and Summer Valley Drive	Anytime
Hillcrest Avenue	Trueman Street and Kennedy Road South	Anytime
Hillside Drive	Hazelwood Drive and Dixie Road	Anytime
<sup>41</sup> Hinchley Wood Grove	Bovaird Drive East and Centre Street North	Anytime
<sup>42</sup> Horwood Drive	Gretna Drive and McLaughlin Road North	Anytime
<sup>43</sup> Howden Boulevard	Williams Parkway and Central Park Drive	Anytime
Huron Street	Embleton Road and the south limit of the road	Anytime
Inder Heights Drive	Mayfield Road and Eddystone Drive	Anytime
Jackson Road	Bramalea Road and Jefferson Road	Anytime
Jardine Street	Jayfield Road and Torbram Road	Anytime
Julian Drive	Castlemore Road and Princess Andrea Drive	Anytime
<sup>44</sup> Kennedy Road North	Mayfield Road and Bovaird Drive East	Anytime
Kenpark Avenue	Kennedy Road North and Christie Drive	Anytime



COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Kensington Road	Kings Cross Road and Bramalea Road	Anytime
Kimbark Drive	West limit of the road and Queen Street West	Anytime
Kingknoll Drive	Ortona Drive and McLaughlin Road South	Anytime
<sup>45</sup> Kings Cross Road	The north limit of the road and Clark Boulevard	Anytime
Knightsbridge Road	Central Park Drive and Bramalea Road	Anytime
<sup>46</sup> Lake Louise Drive	Bovaird Drive West and Williams Parkway	Anytime
<sup>47</sup> Langston Drive	Bovaird Drive East and Winterfold Drive	Anytime
<sup>48</sup> Larkspur Road	Bramalea Road and Dandelion Drive	Anytime
Lascelles Boulevard	Leander Street and Dixie Road	Anytime
<sup>49</sup> Laurelcrest Street	Vodden Street East and Queen Street East	Anytime
Linkdale Road	West limit of the road and Kennedy Road North	Anytime
Lisa Street	Clark Boulevard and Dixie Road	Anytime
<sup>50</sup> Lockwood Road	Queen Street West and Drinkwater Road	Anytime
Luana Court	Goreway Drive and Leone Lane	Anytime
Lucinda Court	Goreway Drive and the east limit of the road	Anytime
Luross Gate	Goreway Drive and Estateview Circle	Anytime
<sup>51</sup> MacKay Street North	Bovaird Drive East and North Park Drive	Anytime
<sup>52</sup> MacKay Street South	North Park Drive and Williams Parkway	Anytime
<sup>53</sup> Main Street North	Bovaird Drive West/Bovaird Drive East and Queen Street West/Queen Street East	Anytime
<sup>54</sup> Main Street South	Queen Street West/Queen Street East and Steeles Avenue East/Steeles Avenue West	Anytime
Major Wm. Sharpe Drive	Chinguacousy Road and Queen Street West	Anytime
Mansion Street	Dixie Road and Maitland Street	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Markham Street	Manorcrest Street and Bramalea Road	Anytime
Marlborough Street	Massey Street and Bramalea Road	Anytime
<sup>55</sup> Marotta Avenue	Pertosa Drive and Chinguacousy Road	Anytime
<sup>56</sup> Marycroft Court	McLaughlin Road North and the east limit of the road	Anytime
Marysfield Drive	Mayfield Road and St. Patricks Road	Anytime
McCaul Street	Centre Street North and Kennedy Road North	Anytime
<sup>57</sup> McCrimmon Drive	Creditview Road and Brisdale Drive	Anytime
McFadden Drive	Kennedy Road North and Monte Vista Trail	Anytime
<sup>5859</sup> McLaughlin Road North	Wanless Drive and Queen Street West	Anytime
McLaughlin Road South	Queen Street West and Steeles Avenue West	Anytime
McMurchy Avenue North	Railroad Street and Queen Street West	Anytime
McMurchy Avenue South	Queen Street West and Steeles Avenue West	Anytime
McVean Drive	Mayfield Road and Castlemore Road	Anytime
Mercer Drive	Queen Street West and Haggert Avenue North	Anytime
Mill Lane	The north limit of the road and Embleton Road	Anytime
<sup>60</sup> Mistymorning Drive	Airport Road and Rubysilver Drive	Anytime
<sup>61</sup> Mountainash Road	The north limit of the road and Bovaird Drive East	Anytime
<sup>62</sup> Nasmith Street	Bovaird Drive East and North Park Drive	Anytime
Northampton Street	North Park Drive and Dixie Road	Anytime
Northcliffe Street	Newport Street and Dixie Road	Anytime
<sup>63</sup> North Park Drive	Williams Parkway and Torbram Road	Anytime
<sup>64</sup> Notre Dame Avenue	Kennedy Road North and Richvale Drive South	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
<sup>65</sup> Oaklea Boulevard	Ray Lawson Boulevard and McLaughlin Road South	Anytime
<sup>66</sup> Octillo Boulevard	Dixie Road and Fernforest Drive	Anytime
<sup>67</sup> Old Towne Road	Chinguacousy Road and Fletchers Creek Boulevard	Anytime
Orchard Drive	Bartley Bull Parkway and Steeles Avenue East	Anytime
<sup>68</sup> Orenda Court	McCallum Court (easterly intersection) and Kennedy Road South	Anytime
Ostrander Boulevard	River Road and Mississauga Road	Anytime
Perth Street	Hurontario Street and Colonel Bertram Road	Anytime
<sup>69</sup> Pertosa Drive	Bovaird Drive West and Williams Parkway	Anytime
<sup>70</sup> Peter Robertson Boulevard	Great Lakes Drive and Mountainash Road	Anytime
Petworth Road	Hurontario Street and Braidwood Lake Road	Anytime
Piedmont Drive	Kennedy Road North and Reynier Drive	Anytime
<sup>71</sup> Professors Lake Parkway	Bramalea Road and Bovaird Drive East	Anytime
Prospect Gate	Philosophers Trail and Torbram Road	Anytime
<sup>72</sup> Queen Street East	Main Street North/Main Street South and Kennedy Road	Anytime
<sup>73</sup> Queen Street West	McMurphy Avenue North/McMurphy Avenue South and Main Street North/Main Street South	Anytime
Rae Avenue	Samuel Drive and McVean Drive	Anytime
Rambler Drive	Bartley Bull Parkway and Kennedy Road South	Anytime
<sup>74</sup> Ray Lawson Boulevard	Mavis Road and Hurontario Street	Anytime
<sup>75</sup> Red Maple Drive	McLaughlin Road North and Royal Orchard Drive	Anytime
Regentview Drive	Conservation Drive and south limit of the road	Anytime
<sup>76</sup> Richvale Drive North	Kennedy Road North and Sandalwood Parkway East	Anytime
<sup>77</sup> Richvale Drive South	Sandalwood Parkway East and Bovaird Drive East	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
River Road	Mississauga Road and the north limit of the road	Anytime
<sup>78</sup> Robertson Davies Drive	The north limit of the road and Mayfield Road	Anytime
Rosegarden Drive	Goreway Drive and Rae Avenue	Anytime
<sup>79</sup> Royal Country Drive	Gallview Lane and Ebenezer Road	Anytime
<sup>80</sup> Royal Orchard Drive	Bovaird Drive West and Williams Parkway	Anytime
Roycrest Street	Hurontario Street and Colonel Bertram Road	Anytime
Ruth Avenue	Conestoga Drive and Kennedy Road North	Anytime
<sup>81</sup> Rutherford Road North	Kennedy Road North and Williams Parkway	Anytime
Rutherford Road North	Vodden Street East and Queen Street East	Anytime
Ryckman Lane	McVean Drive and the east limit of the road	Anytime
<sup>82</sup> Sandalwood Parkway East	Great Lakes Drive and Airport Road	Anytime
<sup>83</sup> Sandalwood Parkway West	Creditview Road and McLaughlin Road North	Anytime
<sup>84</sup> Sandalwood Parkway West	Hurontario Street and Heart Lake Road	Anytime
Scottsdale Court	The south limit of the road and Kennedy Road South	Anytime
<sup>85</sup> Sir Lou Drive	Malta Avenue and Hurontario Street	Anytime
Somerset Drive	Conestoga Drive and Kennedy Road North	Anytime
<sup>86</sup> Springhurst Avenue	Creditview Road and Worthington Avenue	Anytime
<sup>87</sup> St. Johns Road	The north limit of the road and Countryside Drive	Anytime
Stanley Carberry Drive	Goreway Drive and Countryside Drive	Anytime
<sup>88</sup> Steeplebush Avenue	Barleyfield Road and Torbram Road	Anytime
<sup>89</sup> Sterritt Drive	Chingaucousy Road and Drinkwater Road	Anytime
<sup>90</sup> Stonecrest Drive	Mountainash Road and Airport Road	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Stonegate Drive	Mayfield Road and Kenpark Avenue	Anytime
<sup>91</sup> Summer Valley Drive	The north limit of the road and Mayfield Road	Anytime
<sup>92</sup> Sunforest Drive	Sandalwood Parkway East and Bovaird Drive East	Anytime
<sup>93</sup> Sunny Meadow Boulevard	The north limit of the road and Bovaird Drive East	Anytime
<sup>94</sup> Sunnyvale Gate	Bovaird Drive East and Blue Diamond Drive	Anytime
Tait Boulevard	Moffatt Avenue and Steeles Avenue West	Anytime
Terese Road	Clark Boulevard and Dixie Road	Anytime
<sup>95</sup> Thorndale Road	The north limit of the road and Ebenezer Road	Anytime
<sup>96</sup> Torbram Road	Bovaird Drive East and Queen Street East	Anytime
<sup>97</sup> Torbram Road	Queen Street East and East Drive	11:00 p.m.-6:30a.m.
Tortoise Court	The west limit of the road and Goreway Drive	Anytime
<sup>98</sup> Townsend Gate	Kennedy Road North and Hansen Road North	Anytime
<sup>99</sup> Treeline Boulevard	Airport Road and Braydon Boulevard	Anytime
Tremblay Street	Hurontario Street and Sunforest Drive	Anytime
Tullamore Road	Bartley Bull Parkway and Kennedy Road South	Anytime
<sup>100</sup> Tyler Avenue	The Gore Road and Thorndale Road	Anytime
<sup>101</sup> Valleyview Drive	Mayfield Road and the south limit of the road	Anytime
<sup>102</sup> Van Kirk Drive	Wanless Drive and Sandalwood Parkway West	Anytime
Via Romano Way	The north limit of the road and Ebenezer Road	Anytime
Vodden Street East	Main Street North and Howden Boulevard	Anytime
Wexford Road	Hurontario Street and Kennedy Road North	Anytime
<sup>103</sup> Williams Parkway	The west limit of the road and Torbram Road	Anytime

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Windmill Boulevard	Steeles Avenue West and Tulip Drive\Woolridge Court	Anytime
Woodward Avenue	Centre Street North and Kennedy Road North	Anytime
<sup>104</sup> Worthington Avenue	Luella Crescent and Bovaird Drive West	Anytime
<sup>105</sup> Yellow Brick Road	Bovaird Drive East and the south limit of the road	Anytime

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 Bylaw 93-93 - Schedule XI - Footnotes for Amending By-laws - Heavy Trucks
 

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<sup>1</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>2</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>3</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>4</sup> Amending By-law 261-2004	City approval – 04 09 13		
<sup>5</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>6</sup> Amending By-law 216-94	City approval - 94 10 24	Region approval - 94 12 16	Signs Installed N/A
<sup>7</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>8</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>9</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>10</sup> Amending By-law 274-97	City approval - 97 11 24	Region approval - 97 12 18	Signs Installed N/A
<sup>11</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>12</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>13</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>14</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>15</sup> Amending By-law 112-94	City approval - 94 05 25	Region approval - 94 06 23	Signs Installed N/A
<sup>16</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>17</sup> Amending By-law 249-98	City approval - 98 11 09	Region approval - 97 11 26	Signs Installed N/A
<sup>18</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>19</sup> Amending By-law	City approval – 02 02 11		
<sup>20</sup> Amending By-law 268-96	City approval - 96 12 16	Region approval - 97 01 23	Signs Installed N/A
<sup>21</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>22</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>23</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>24</sup> Amending By-law 261-2004	City approval – 04 09 13		
<sup>25</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>26</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>27</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>28</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>29</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>30</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>31</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>32</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>33</sup> Amending By-law 261-2004	City approval – 04 09 13		
<sup>34</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>35</sup> Amending By-law 154-95	City approval - 95 07 12	Region approval - 95 08 10	Signs installed - 95 08 14
<sup>36</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>37</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>38</sup> Amending By-law 261-2004	City approval – 04 09 13		
<sup>39</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>40</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>41</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>42</sup> Amending By-law 169-99	City approval - 99 08 11	Region approval - 99 09 16	Housekeeping – signs in place
<sup>43</sup> Amending By-law 181-2004	City approval – 04 06 28		

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 Bylaw 93-93 - Schedule XI - Footnotes for Amending By-laws - Heavy Trucks
 

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44	Amending By-law 181-2004	City approval – 04 06 28		
45	Amending By-law 112-94	City approval - 94 05 25	Region approval - 94 06 23	Signs Installed N/A
46	Amending By-law 181-2004	City approval – 04 06 28		
47	Amending By-law 181-2004	City approval – 04 06 28		
48	Amending By-law 220-97	City approval - 97 09 22	Region approval - 97 10 09	Signs Installed N/A
49	Amending By-law 261-2004	City approval – 04 09 13		
50	Amending By-law 220-97	City approval - 97 09 22	Region approval - 97 10 09	Signs Installed N/A
51	Amending By-law 139-2005	City approval – 05 05 09		
52	Amending By-law 139-2005	City approval – 05 05 09		
53	Amending By-law 181-2004	City approval – 04 06 28		
54	Amending By-law 181-2004	City approval – 04 06 28		
55	Amending By-law 70-2004	City approval – 04 03 08		
56	Amending By-law 139-2005	City approval – 05 05 09		
57	Amending By-law 70-2004	City approval – 04 03 08		
58	Amending By-law 243-95	City approval - 951127	Region approval – 951214	Signs Installed N/A
59	Amending By-law 52-96	City approval - 960325	Region approval - 96 04 11	Signs Installed N/A
60	Amending By-law 139-2005	City approval – 05 05 09		
61	Amending By-law 181-2004	City approval – 04 06 28		
62	Amending By-law 181-2004	City approval – 04 06 28		
63	Amending By-law 181-2004	City approval – 04 06 28		
64	Amending By-law 181-2004	City approval – 04 06 28		
65	Amending By-law 139-2005	City approval – 05 05 09		
66	Amending By-law 70-2004	City approval – 04 03 08		
67	Amending By-law 70-2004	City approval – 04 03 08		
68	Amending By-law 139-2005	City approval – 05 05 09		
69	Amending By-law 181-2004	City approval – 04 06 28		
70	Amending By-law	City approval – 02 02 11		
71	Amending By-law 181-2004	City approval – 04 06 28		
72	Amending By-law 139-2005	City approval – 05 05 09		
73	Amending By-law 326-2005	City approval – 05 10 24		
74	Amending By-law 139-2005	City approval – 05 05 09		
75	Amending By-law 139-2005	City approval – 05 05 09		
76	Amending By-law 181-2004	City approval – 04 06 28		
77	Amending By-law 181-2004	City approval – 04 06 28		
78	Amending By-law 70-2004	City approval – 04 03 08		
79	Amending By-law 70-2004	City approval – 04 03 08		
80	Amending By-law 181-2004	City approval – 04 06 28		
81	Amending By-law 181-2004	City approval – 04 06 28		
82	Amending By-law 70-2004	City approval – 04 03 08		
83	Amending By-law 70-2004	City approval – 04 03 08		
84	Amending By-law 70-2004	City approval – 04 03 08		
85	Amending By-law 139-2005	City approval – 05 05 09		
86	Amending By-law 70-2004	City approval – 04 03 08		



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 Bylaw 93-93 - Schedule XI - Footnotes for Amending By-laws - Heavy Trucks
 

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<sup>87</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>88</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>89</sup> Amending By-law 220-97	City approval - 97 09 22	Region approval - 97 10 09	Signs Installed N/A
<sup>90</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>91</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>92</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>93</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>94</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>95</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>96</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>97</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>98</sup> Amending By-law 139-2005	City approval – 05 05 09		
<sup>99</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>100</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>101</sup> Amending By-law 112-94	City approval - 94 05 25	Region approval - 94 06 23	Signs Installed N/A
<sup>102</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>103</sup> Amending By-law 70-2004	City approval – 04 03 08		
<sup>104</sup> Amending By-law 181-2004	City approval – 04 06 28		
<sup>105</sup> Amending By-law 181-2004	City approval – 04 06 28		

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Guideline A-8: Guideline for the implementation of Canada-wide standards for emissions of mercury and of dioxins and furans and monitoring and reporting requirements for municipal waste incinerators, biomedical waste incinerators, sewage sludge incinerators, hazardous waste incinerators, steel manufacturing electric arc furnaces, iron sintering plants.

Guideline A-9: NO<sub>x</sub> Emissions from Boilers and Heaters

Guideline B-7. Incorporation of the Reasonable Use Concept into MOEE Groundwater Management Activities.

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Guideline C-7: Burning at Landfill Sites.

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