

Chapter 13(a): THE BRAMALEA NORTH INDUSTRIAL SECONDARY PLAN**3.0 DEVELOPMENT POLICIES****3.1 Industrial Policies**

3.1.1 ~~Lands designated on Schedule SP13(a) for industrial purposes are intended to be developed with a broad range of Prestige and General Industrial Uses in accordance with the provisions of CHAPTER 2, Section 2.3 of this plan.~~

3.1.2 The uses permitted on lands designated Prestige Industrial on Schedule SP13(a) shall be: To be redesignated Prestige Employment

- (i) manufacturing, processing assembling, packaging, fabricating, warehousing and storage within wholly enclosed buildings;
- (ii) office space directly associated with an industrial activity, within the same structure;
- (iii) business and administrative office buildings;
- (iv) government service buildings;
- (v) research and development facilities; and,
- (vi) product showroom and display facilities.

3.1.3 ~~The permitted uses within the Prestige Industrial designation shall be established on landscaped lots in a park like surrounding. A high standard of conceptual building design shall be required, and undeveloped portions of lots shall be landscaped to achieve the intended prestige image. In this regard, no outside storage shall be permitted.~~

3.1.4 The primary uses permitted on lands designated General Industrial on Schedule SP13(a) shall be: To be redesignated General Employment 2

- (i) manufacturing, processing, assembling, packaging, construction, warehousing;
- (ii) office space directly associated with the General Industrial activity;
- (iii) business and administrative office buildings;
- (iv) automotive repair and body shops; and,

- (v) operations such as structural steel and plate fabricating, lumber yards, truck and transportation terminals, public utility installations, government uses and works.

3.1.5 ~~Business and administrative office buildings shall only be permitted provided such uses do not interfere with, nor are detrimental to the development of the area predominantly for industrial use.~~

3.1.6 Lands designated for General Industrial purposes may include uses that have outdoor storage areas. In instances where outdoor storage is provided, visual screening shall be required in the form of landscaping or fencing.

3.1.7 ~~Development of lands designated for industrial purposes shall proceed on the basis of registered plans of subdivision or the consent policies of this Plan, in accordance with a design acceptable to Council.~~

3.1.8 ~~Development will proceed only when Council is satisfied that all necessary services and utilities are adequate.~~

3.1.9 ~~The design of development shall reflect a degree of flexibility regarding industrial site layout, and the size of industrial parcels.~~

3.1.10 ~~In consideration of the potential impact of aircraft noise on the lands subject to this amendment, it shall be the policy of the municipality to ensure that the minimum standards of the Ministry of the Environment are satisfied.~~

3.1.11 ~~Only those industries which meet the air and noise pollution standards of the Ministry of the Environment shall be permitted within lands designated for industrial purposes.~~

3.1.12 ~~To provide protection to adjacent residential dwellings, it shall be the policy of the City to require adequate measures such as the reservation of abutting lands for buffering, landscaping, berming and screening to minimize potential conflicts between non-compatible uses.~~

3.1.13 ~~In accordance with CHAPTER 7, section 7.7, site plan control shall be applied to all industrial development.~~

3.2 **Commercial Policies**

3.2.1 Lands designated "Commercial" on Schedule SP13(a) are intended to be used for retail and service establishments designed to provide a direct service to industrial uses and their personnel, and for service

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commercial purposes comprising small scale retail, service and office uses serving other than industrial uses and their personnel. To be redesignated Service Commercial

3.3 Open Space

- 3.3.1 Lands designated Open Space on Schedule SP13(a) are intended to be used for recreational activities, storm water management purposes, and/or as a land use buffer. To be redesignated NHS

3.4 Special Policy Areas Special Site Areas

- 3.4.1 ~~Notwithstanding the Industrial designation for lands shown outlined as "Special Policy Area Number 1" on Schedule SP13(a), existing single family residential uses may be permitted subject to the provisions of CHAPTER 7, section 7.11 NON-CONFORMING USES, of this plan. In this regard, Council shall encourage the development of these lands, in conjunction with abutting land for industrial purposes in accordance with CHAPTER 2, subsection 2.3.3.2 of this Plan. If such redevelopment does not occur, Council may require owners of abutting land to establish appropriate buffers from development Industrial uses by means of landscaped areas, fencing and screening. Residential uses no longer existing. SPA to be deleted.~~

- 3.4.2 Lands shown on Schedule SP13(a) as "Special Policy Area Number 2" shall be used only as a new car sales establishment, together with related facilities. To be maintained as SSA 11

- 3.4.3 ~~Lands shown on Schedule SP13(a) as "Special Policy Area Number 3" shall be used only as a tool and equipment rental establishment with no outside storage, a motor vehicle parts retail outlet, an automobile service and sales establishment and a fast food restaurant with drive-through facilities, provided that only one common driveway facility is used for access purposes to Highway Number 7. SSA 3 to be deleted. Site to be redesignated Highway and Service Commercial (expands range of uses permitted).~~

- 3.4.4 ~~Within "Special Policy Area Number 4" as indicated on Schedule SP13(a), the uses permitted are a bakery, garden centre, fruit and vegetable market, delicatessen, grocery store and an office accessory to the retail business. The following development principles shall also apply: SSA 4 was deleted when area moved to SP37 and designated Highway & Service Commercial. Designation to remain~~

3.4.5 ~~Lands shown on Schedule SP13(a) as "Special Policy Area Number 5" shall be used as a standard restaurant and a gas bar. The development of the standard restaurant, which may precede the development of the standard restaurant, which may not be constructed until: SSA 5 to be deleted and redesignated Highway Commercial~~

3.4.6 ~~Lands designated "Commercial" and identified on Schedule SP13(a) as Special Policy Area Number 6 shall be used as a convenience commercial plaza in accordance with the provisions of CHAPTER 2, subsection 2.2.3.20 of this plan. SSA 6 to be deleted and redesignated Convenience Retail~~

3.4.7 Lands shown on Schedule SP13 (a) as Special Policy Area Number 7, shall be used as a fast food restaurant with drive-through facilities and shall be subject to the following principles: To be added as SSA 10

3.4.8 ~~Lands shown on Schedule SP13(a) as "Special Policy Area 8" shall be developed for the purposes of Separate Secondary School. Noise Control measures that meet provincial noise control levels for noise impact from Pearson International Airport and adjacent roadways, as recommended by a qualified acoustical engineer, shall be incorporated in the design and construction of the school and any portable classrooms. SSA 8 to be deleted and redesignated Secondary School~~

3.5 Transportation Policies

4.0 MUNICIPAL SERVICES

5.0 IMPLEMENTATION AND INTERPRETATION

~~All provisions of Chapter 7 of this Plan shall apply to the implementation and interpretation of this chapter.~~

Chapter 13(b): THE BRAMALEANORTH INDUSTRIAL SECONDARY PLAN AREA

Chapter 13(b) has already been moved to the Springdale Secondary Plan Area 2

Part B - Amendment 6

~~The Official Plan of the City of Brampton Planning Area is hereby amended by adding to existing Official Plan policies applicable to lands within the City of Brampton the following policies contained in Part B, and including the attached map designated as Schedule "A" to the Amendment.~~

1.0**DEFINITION****1.1**

~~Industrial Use Area shall mean land which is predominately used for industry. The Industrial Use category includes such activities as warehousing, manufacturing, processing of raw or semi-processed materials, repair workshops, and the storage of goods. This category will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve the principal use, being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being uses auxiliary to the principle use. Industry will be permitted provided that no constraint is imposed on the sound industrial development of the area. In no case will a residential use be permitted in the Industrial Use Area, with the exception of one dwelling unit for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment thereon. All industrial uses to be designated General Employment 1~~

1.2

~~Commercial Use Area shall mean that the predominant use of the land is designated for commerce which is defined as the buying and selling of goods and service, and offices. This classification need not prevent some of the land being used for other purposes provided that these purposes are compatible to commerce and will in no way detract, hinder or prevent the area from being used for sound commercial development and provided that precautions are taken by imposing standards on how the land may be used for such other purposes so as not to impose a constraint on the provision of commercial uses. To be designated Service Commercial~~

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Within the Commercial Use Area land designated for Highway Commercial purposes on schedule A shall be used for those purposes which are primarily oriented to the traveling public and are restricted to service station, gas bar and motor vehicle washing establishments.

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Within the Commercial Use Area, lands designated for "Convenience Commercial" purposes on Schedule A are intended to be planned and developed as a unit with one or more retail service establishments. The intended uses are to serve the needs of the adjacent residential areas, west of Torbram Road, with daily food goods and personal services.

1.3

Open Space: Flood Hazard Land Use Area

1.4

~~Special Use Area shall mean lands which may have certain physical limitations as a result of economic activity now no longer in operation~~

~~and/or may be the locality of a use that is somewhat unique because of its rare occurrence.~~

2.0

LAND USE

3.0

DEVELOPMENT PRINCIPLES

3.1

Development Principles – Generalized

3.1.1

DEVELOPMENT PRINCIPLES – INDUSTRIAL USE AREA

3.3

DEVELOPMENT PRINCIPLES – COMMERCIAL USE AREA

3.3.8

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~~The lands designated as "Convenience Commercial" on Schedule A and located at the northeast corner of Williams Parkway and Torbram Road shall be used only for a gas bar and convenience commercial uses. Council intends that these lands be developed to be compatible with both the adjacent residential and industrial areas to the west and east respectively. To be designated Highway Commercial~~

~~In this regard, the following development principles shall be adhered to:~~

- ~~(a) The use of the lands shall be subject to controls as to points of ingress and egress to minimize deleterious impacts on the proper functioning of the abutting intersection. Council may require road widenings and also the extension of centre medians as a means of prohibiting left turn movements to and from this parcel;~~
- ~~(b) Signs and advertising devices shall be subject to control with regard to location, design and illumination, to ensure a high quality of development and to minimize any adverse impact on adjacent land uses;~~
- ~~(c) Landscaping and screening shall be provided on the site to enhance the appearance of the subject lands and to be compatible with the degree of landscaping on adjacent developments; and~~
- ~~(d) As the subject lands are visible from the intersection of two arterial roads, it is desirable to maintain a high degree of~~

~~aesthetic and architectural integrity. Accordingly, the massing and conceptual design of the proposed structures on the subject lands shall be subject to site plan control.~~

3.3.9

OMB Order
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~~The lands designated Commercial at the north-east corner of Torbram and North Park Drive shall be designed in a sensitive fashion to minimize the impact upon abutting and adjacent residential uses and the existing institutional use to the north, through landscaping, the erection of decorative fences and walls, and residential design treatments of the buildings including roof top treatments that are compatible with the abutting residential and institutional properties. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties. Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction. To be designated Service Commercial~~

3.4

~~DEVELOPMENT PRINCIPLES - SPECIAL USE AREA~~

3.4.1

OP93-109

~~The Special Use Area, as identified within this Amendment, constitutes a trout farm which previously was a sand and gravel pit. Since there are likely some serious difficulties respecting the development of this area for intensive "urban" uses a change in land use will require a further amendment to the Official Plan. Use no longer exists~~

3.4.3

~~Special Policy Area No. 3(A) and 3(B) Properties moved to the Springdale Secondary Plan Area 2~~

3.5

Mod 6

~~DEVELOPMENT PRINCIPLES - OPEN SPACE: FLOOD AND HAZARD LAND USE AREA~~

4.0

~~IMPLEMENTATION Refer to Implementation policies of the OP~~

5.0

~~INTERPRETATION~~

5.15.2

Mod 10

The boundary of the Parkway Belt West indicated on Schedule "A" reflects the boundary in the Parkway Belt West Plan approved by the provincial cabinet in July 1978. Boundary added to the schedule