

**Secondary Plan 22, The Bramalea South Industrial Secondary Plan)**

**CHAPTER C23**

**1.0 PURPOSE AND LOCATION**

OPA 45A

The purpose of this chapter is to designate an area of approximately 400 hectares, including part of Lot 1, and all of Lots 2, 3, 4, 5, Concession 6, East of Hurontario Street in the geographic Township of Chinguacousy, for industrial and related uses, and to establish policies for the orderly development of this area.

The subject lands are bounded on the north by Highway Number 7, on the east by Airport Road, on the west by Torbram Road and on the south by Steeles Avenue. The area thus circumscribed completes the development of the area between Steeles Avenue and Highway Number 7.

**2.0 POLICY**

OPA 45A

**Development Principles**

**(a) Development Principles - Generalized**

**(b) Development Principles - Industrial Use Area**

OPA 189A

OP93-116

The Industrial Use Area identified on Plate 18 as A7 shall permit show case industries or office development, with limited commercial uses which are ancillary to office development, but not both. Direct access to Steeles Avenue or Torbram Road shall not be permitted and access shall be by a new internal road. Provision shall be made for adequate parking, loading, landscaping, yard widths, and depths to ensure an attractive and functional development. Added as Special Site Area 22

Rail access would be available for the lands as shown on Schedule A and provisions may be made for the extension of this rail access to lands within the area which may require it from the spur line locations as shown. The actual location of rail facilities or easements for their provision shall be determined at the time of development.

Outside storage areas may be permitted within the lands subject to detailed design considerations.

- ~~b) the provision of an adequate setbacks to ensure the continued general amenity of the area.~~

**Special Policy Area 1 To be designated General Employment 1 and Special Site Area 3**

OPA 93-74

Special Policy Area 1 applies to those lands designated INDUSTRIAL within Area A5 on Plate 18 which are situated at the south-east corner of Clark Boulevard and Summerlea Road, ~~and more particularly described as part of Block "P" of Plan 977.~~ Notwithstanding the INDUSTRIAL designation of these lands, commercial uses are permitted, but shall not exist concurrently on any one lot with INDUSTRIAL uses.

**Special Policy Area 2 To be designated General Employment 1 and Special Site Area 4**

OPA 93-157

The lands situated at the south-west corner of Airport Road and Coventry Drive, more specifically described as part of Block E, Registered Plan 977, shall permit a motel containing a dining room restaurant and an office to develop on the subject lands, or, industrial purposes in accordance with Section 2.0(b), but not both.

**Special Policy Area 3 To be designated General Employment 1 and Special Site Area 5**

In addition to industrial uses, the lands located at 10 Bramwin Court, more specifically described as part of Block 1, parts 3 and 4, Plan 43M-643, shall permit a cemetery, a crematorium and a funeral visitation centre.

The interment of human remains on the property is prohibited.

**c) Development Principles - Commercial Use Area**

~~The Commercial Use Area designation shown as C1, C2, C3 and C4 on Schedule C shall permit the buying and selling of goods and services, and offices.~~

**d) Development Principles - Open Space**

- (iii) Block C2 is designated as a service commercial area located centrally to serve surrounding industrial development. Access to Block C2 from Clark Boulevard shall be controlled by means of a one-foot reserve dedicated to the former Township. To

be designated Service Commercial

- (iv) Block C3 shall be used for restaurants, cinemas and banks. To be designated Service Commercial
- (v) Block C4, located at the north-east corner of the intersection of Torbram Road and the easterly extension of the East Drive (Road N3) is designated for the northerly portion as Service Commercial to serve the future industries and its employees, and for the southerly half as Highway Commercial to include motor vehicle servicing facilities and a convenience establishment.

~~Access to Block C4 shall be by means of the internal (Road N3). Additional access on Torbram Road may be permitted subject to the City approval. The balance of the frontage on Torbram Road shall be controlled by means of a one foot reserve to be conveyed to the City.~~

~~Any development of the lands described in Plate 17 and 18 attached shall adhere to the applicable criteria of the Land Use Compatibility Table as it applies to construction on lands affected by aircraft noise.~~

### **3.0 INTERPRETATION**

### **4.0 IMPLEMENTATION**