

Secondary Plan 23, The Gore Industrial South Secondary Plan

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. 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. No commercial areas~~

1.3 Open Space: Flood Hazard Land Use Area To be designated NHS

1.4 Special Use Area This area has already been removed

1.5 Highway Commercial shall mean that the use of the land shall cater primarily to automobile-oriented traffic, and whose business is based on the traveling public, thereby requiring a location for these uses in proximity to a highway or arterial road.

OPA 111A

2.0 **LAND USE**

3.0 **DEVELOPMENT PRINCIPLES**

3.1 **Development Principles – Generalized**

DEVELOPMENT PRINCIPLES - INDUSTRIAL USE AREA

3.2.13 The proposed collector road within “Special Policy Area 1”, will not be required while the lands within “Special Policy Area 1” are being used for the outdoor storage or motor vehicles. However, should the lands within “Special Policy Area 1” be developed for an alternative industrial use, other than for the outdoor storage or motor vehicles, and if traffic impact studies determines that the proposed collector road will be required to serve this development or adjacent developments, the City will require the owner to gratuitously convey the necessary road right-of-way to the City, and to construct this portion of the collector road to full municipal standards to the satisfaction of the City. To be designated Special Site Area 1

OP93-159

3.2.13 The lands municipally known as 30 Intermodal Drive may be used for a personal service shop use in conjunction with other permitted industrial uses, subject to a maximum gross floor area set out in the zoning by-law. To be designated Special Site Area 2

OP93-199

3.3 **DEVELOPMENT PRINCIPLES - COMMERCIAL USE AREA**

3.3.7 Notwithstanding the Highway Commercial designation of the property located on the north-east corner of Airport Road and Intermodal Drive, the property may be used for both Highway Commercial and Industrial purposes. The permitted Highway Commercial uses on this site shall be limited to a service station, a motor vehicle washing establishment, and a maximum of two restaurants. The maximum gross leasable floor area devoted to the restaurants shall be limited to approximately 511 square metres in total, with no individual restaurant exceeding a gross leasable floor area of approximately 279 square metres. The implementing zoning by-law shall also contain restrictions to limit the extent and nature of office and commercial development to protect the planned function of the Central Area, in accordance with policy 4.2.11 of the Official Plan. To be designated Special Site Area 23

OP93-104

3.3.8. Notwithstanding the Highway Commercial designation of the property

OP93-113

Appendix F

located on the northeast corner of Airport Road and Clark Boulevard, the property may be used for both industrial and office/commercial purposes subject to the following development restrictions:

- a) The following types of offices shall not be permitted:
 - i) medical, health care and dental practitioners;
 - ii) administrative offices of school boards and governments; and
 - iii) offices of accredited or licensed professionals such as accountants, financial advisors, insurance agents/brokers, landscape architects, lawyers, and real estate agents/brokers/appraisers;
- b) the maximum gross leasable floor area devoted to the sale of food in any retail establishment shall not exceed 930 square metres;
- c) the total maximum gross leasable floor area for small retail establishments (less than 1,860 square metres of gross leasable floor area) shall not exceed 15% of the total gross leasable floor area;
- d) a maximum of two restaurants shall be permitted with total maximum gross leasable floor area of 930 square metres; and
- e) any industrial uses shall be conducted within an enclosed building. To be designated Special Site Area 24"

3.3.9

OP93-201

~~The Highway Commercial uses permitted on the property located on the northeast corner of Goreway Drive and Intermodal Drive shall be limited to a service station and an ancillary convenience store, a motor vehicle washing establishment, and a maximum of two restaurants. The maximum gross leaseable floor area devoted to the restaurants shall be limited to 929 square metres in total, with no individual restaurant exceeding a gross leaseable floor area of 465 square metres. To be designated Highway Commercial~~

3.4

DEVELOPMENT PRINCIPLES - SPECIAL USE AREA

3.4.1

~~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 existing~~

3.5

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

4.0

~~**IMPLEMENTATION**~~

5.0

~~**INTERPRETATION**~~

5.2

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. This area has already been removed from the Parkway Belt~~

MOD 11