



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 37-84

To adopt Amendment Number 29 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 29 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 29 to the Official Plan of the City of Brampton Planning Area and Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 6th day of February, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

1-20 377-

AMENDMENT NUMBER 29
TO THE OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA


AMENDMENT NUMBER 29 A
TO THE CONSOLIDATED OFFICIAL PLAN FOR
THE CITY OF BRAMPTON PLANNING AREA

21-0P 0031-029 -1

Amendment No. 29A
to the
Consolidated Official Plan for the
City of Brampton Planning Area
and
Amendment No. 29
to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act as Amendment No. 29A to the Consolidated Official Plan and Amendment No. 29 to the Official Plan for the Brampton Planning Area.

Date.. *July 25/84* ..



D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 37-84

To adopt Amendment Number 29 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 29 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 29 to the Official Plan of the City of Brampton Planning Area and Amendment Number 29 A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 6th day of February, 1984.

KENNETH G. WHILLANS, MAYOR

RALPH A. EVERETT, CLERK

AMENDMENT NUMBER 29
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 29 A
to the Consolidated Official Plan for
The City of Brampton Planning Area

1. Purpose:

The purpose of this amendment is to change the land use designation of the land shown on Schedule A to this amendment.

2. Location:

The lands subject to this amendment are located on the east side of Park Street, approximately 35 metres north of Queen Street, being part of Lot 6, Concession 1, West of Hurontario Street.

3. Amendment:

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

- (1) by deleting paragraph one of subsection 7.2.7.7 (Area 7: Brampton Central), and substituting therefor the following:

"Subsection B2.6 of Chapter B1, and Chapter B2 of Section B of Part C and Plate Number 10 of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendments Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96, 99 and Amendment Numbers 17A, 22A and 29 A, to the Consolidated Official Plan, are combined, and shall constitute the Brampton Central Secondary Plan."

- (2) by changing, on Schedule A to the Official Plan, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from RESIDENTIAL to INDUSTRIAL.

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

- (1) by changing, on Plate Number 10, the land use designation of the lands located on the east side of Park Street, approximately 35 metres north of Queen Street, as shown outlined on Schedule A to this amendment, from RESIDENTIAL to INDUSTRIAL.

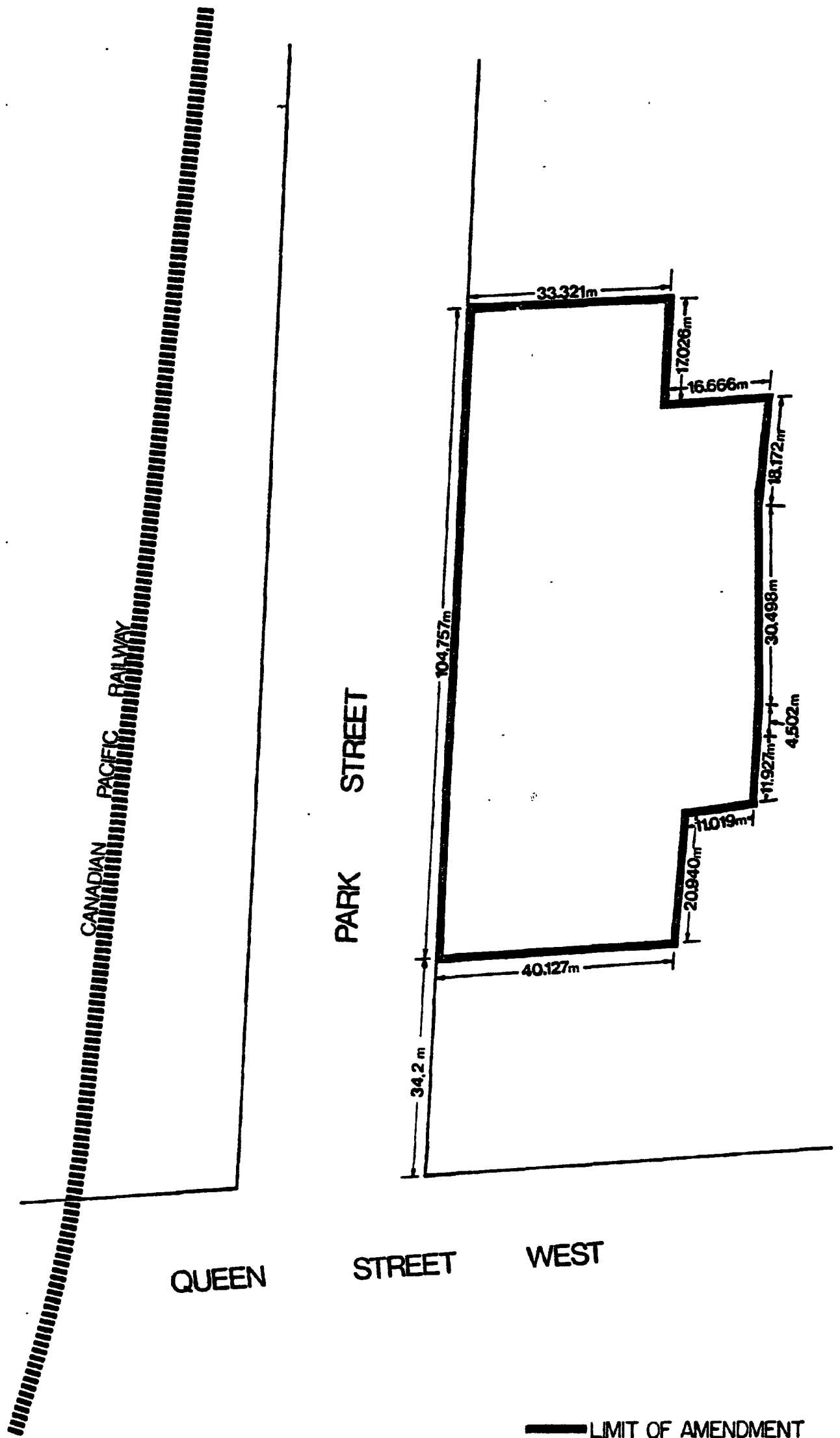
(2) by adding to Part C, Section B2.0, Subsection 2.6 of Chapter B1, the following as subsection 6.4:

"6.4 (a) The Industrial designation of the land located on the east side of Park Street approximately 35 metres north of Queen Street is intended to permit only a dairy products plant and accessory uses on the subject land.

(b) In recognition of the existing residential uses abutting the subject land, and in order to minimize potential conflicts between non-compatible use areas, the industrial development which is the subject of this section shall incorporate the following:

- (1) The provision of landscaping and screening;
- (2) Control of the location of signs and lighting facilities;
- (3) The regulation of the location of parking, loading and storage areas, and
- (4) The regulation of the maximum height of the industrial building and ancillary facilities."

JP
8/2/3



OFFICIAL PLAN AMENDMENT NO. 29

OFFICIAL PLAN AMENDMENT NO. 29A

Schedule A



1:790

CITY OF BRAMPTON
 Planning and Development

Date: 83.12.15

Drawn by: J.K.

File no. CIW6.28

Map no. 42-66C

BACKGROUND MATERIAL TO AMENDMENT NUMBER 29

AND AMENDMENT NUMBER 29 A

Attached are copies of reports dated 1983 09 14 and 1983 11 10, including the notes of a special meeting of the Planning Committee held on November 2, 1983, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 120 metres of the subject site.

CS

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 14, 1983

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application for Amendments to the
Official Plan and Restricted Area By-law
Part Lot 6, Concession 1, W.H.S.
4, 6 and 8 Park Street
FLOWERLEA DAIRY LIMITED
Ward Number 5
Our File: CLW6.28

1.0 BACKGROUND:

An application to amend the Official Plan and the Restricted Area By-law pertaining to the subject land was presented to City Council and referred to staff for a report and recommendation.

2.0 DESCRIPTION OF SITE:

The subject property is located on the east side of Park Street, approximately 35 metres (115 feet) north of Queen Street. It has a frontage of nearly 105 metres (340 feet) on Park Street and an area of 0.47 hectares (1.16 acres).

Located on the subject property is a detached dwelling and a dairy building occupying the northerly part of the land. The southerly, approximately 0.17 hectare (0.43 acre) parcel, previously occupied by a water tower, has been recently purchased by the company. The newly acquired parcel is currently vacant.

The part of the subject land occupied by buildings has paved area around the structures for parking and delivery purposes. The southerly part, where the water tower was previously located, is

sodded and has significant vegetation along the southerly and easterly property lines.

The abutting lands to the north and east are occupied by low density residential dwellings. To the west, C.P.R. tracks run along the westerly side of Park Street.

The land is about 0.6 to 0.8 metres (2 to 3 feet) higher in elevation than the abutting lands to the east occupied by residential dwellings.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject property is designated Residential Low Density under the Consolidated Official Plan. The designation under the new Official Plan of the City of Brampton, as adopted by Council, is also Residential.

The existing zoning under By-law 200-82 of the City of Brampton is Residential (R2B).

4.0 PROPOSAL:

The current application is for amendments to the Official Plan and Restricted Area By-law to recognize the existing uses on the subject land and to permit an expansion in the future.

5.0 COMMENT:

This application for amendments to the Official Plan and Zoning By-law has been circulated to the Region and City's concerned departments. The following is a summary of their comments:

Region of Peel: Services are available on Park Street. Roads not directly affected.

Building and Zoning: No Comment.

Fire Department: No Comment.

Public Works: No objection.

None of the other departments have objected to the application nor made any comments.

6.0 DISCUSSION:

The existing use of the northerly part of the subject land for a dairy operation, having been established prior to the enactment of the Residential zone, has a legal non-conforming status. The applicant submits that the dairy operation on the site was established approximately 35 years ago. The existing residential use on the part of land is for the residence of the caretaker for the dairy establishment.

At the time of the adoption of the new Official Plan of the City and the passing of the former Town of Brampton Zoning By-law, it appears that no representations were made with respect to the recognition of the existing uses of the subject lands. It has been the practise of City Council to recognize long established uses within the new Official Plan and the Comprehensive Zoning By-law, Number 200-82, and to establish standards for acceptable expansion.

With respect to the current application, the applicant has advised that no building expansion is planned in the near future and that the newly acquired land to the south would be used for employee parking and for the parking of company trucks. At present, the approximately 40 employees of the company use a part of the C.P.R. land on the west side of Park Street for parking. This proposal is not likely to have a significant impact on the neighbouring residential uses.

Staff has no objection to the current application for amendments to the Official Plan and Restricted Area By-law provided that development of the land including the establishment of parking lot be subject to the approval of a site plan by the City. Any reduction of the existing landscaped area on the site would be subject to the submission of a Landscape Plan acceptable to the City.

Currently, a part of the rear yard is being used for outside storage of goods and no landscaping or screening exists between this industrial use and the abutting residential development. If this application is approved, it would be required that a landscaped buffer area be provided along the easterly property boundary and the outside storage of goods and materials would be prohibited.

With respect to the existing use of the land for a dairy establishment, the requested industrial zone provisions (M-1 of By-law 200-82) would allow expansion within the established standards, including a maximum building height of two (2) storeys.


The applicant would be required to execute a development agreement pertaining to the submission of Site Plans and Landscape Plans.

7.0 RECOMMENDATION:

It is recommended that Planning Committee recommend to Council that:

1. A public meeting be held to consider the application to amend the Official Plan and Restricted Area By-law.
2. Subject to matters raised at the public meeting, staff be directed to prepare amendments to the Official Plan, and the Restricted Area By-law and Development Agreement for consideration by Council.

AGREED



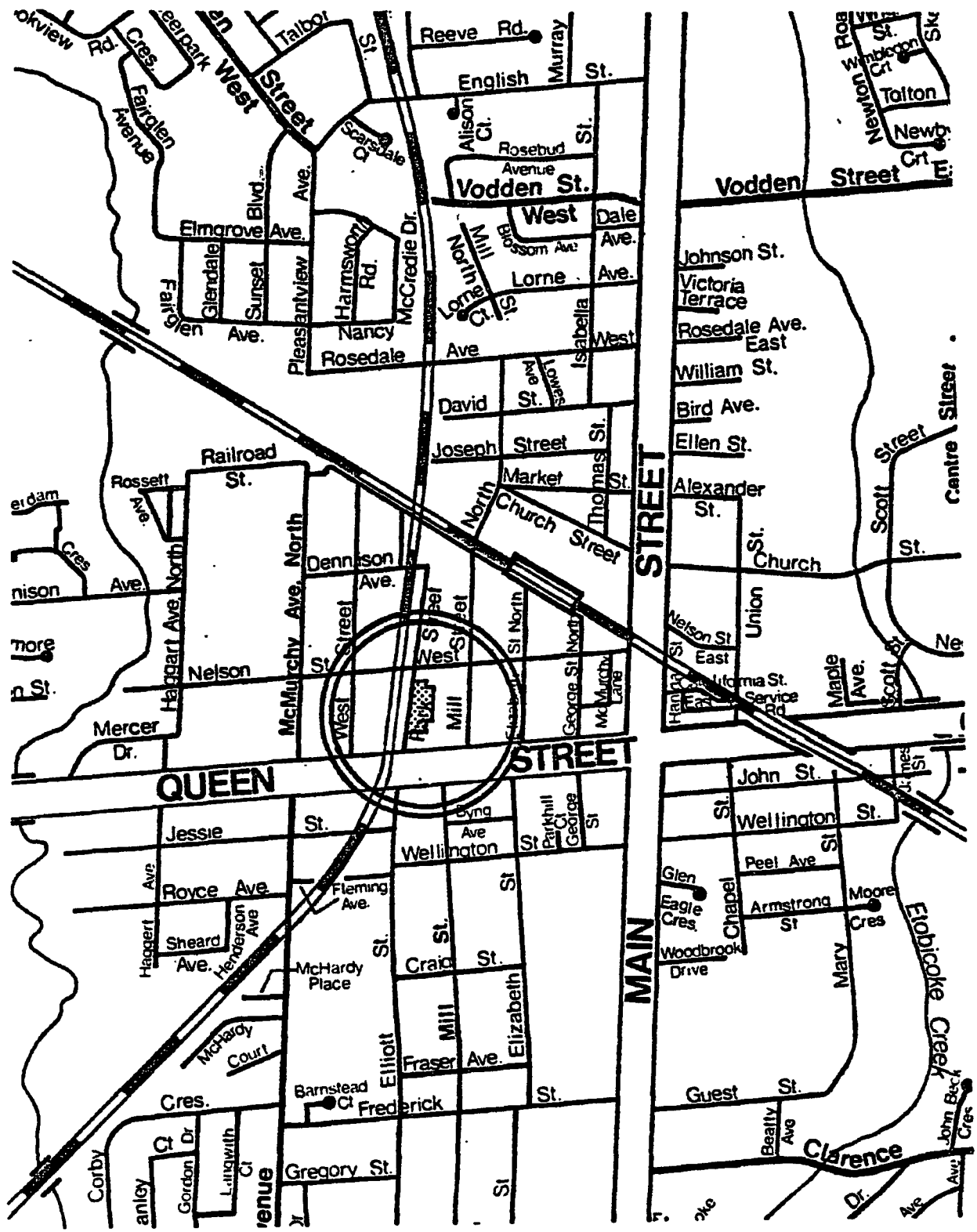
F.R. Dalzell,
Commissioner of Planning
and Development.



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

JS/LWHL/thk

C5-6



FLOWERLEA DAIRY

Location Map



1:2000

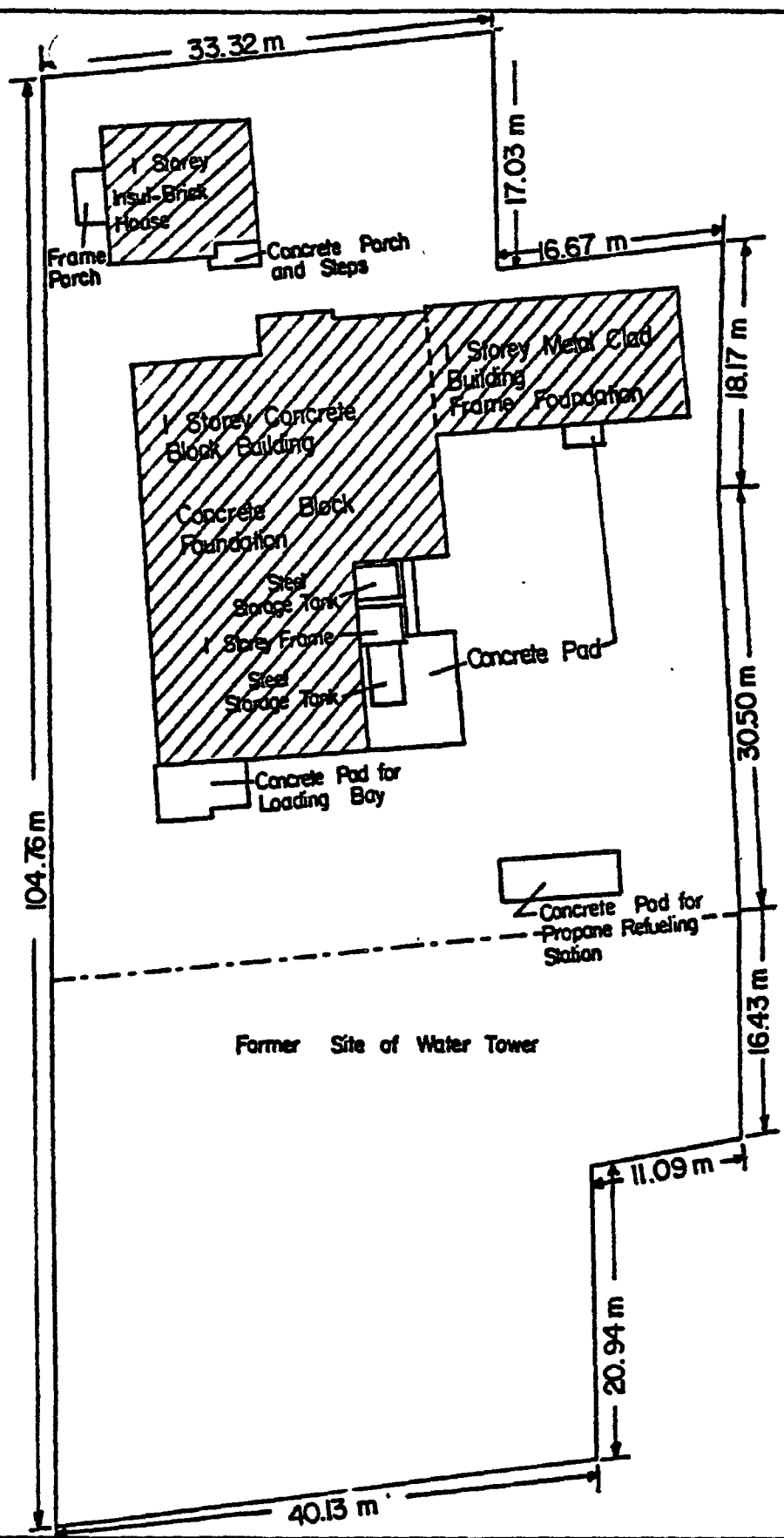
CITY OF BRAMPTON
Planning and Development

Date: 83 09 08 Drawn by: RB
File no. CIW6.28 Map no. 4266A

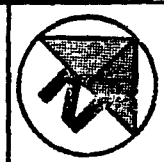
C5-7

STREET

PARK



FLOWERLEA DAIRY



CITY OF BRAMPTON
Planning and Development

Site Plan

1:480

Date: 83 09 08 Drawn by: RB
File no. C1W6.28 Map no. 42-668

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 10, 1983

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application for Amendments to the
Official Plan and Restricted Area By-law
Part Lot 6, Concession 1, W.H.S.
4, 6 and 8 Park Street
FLOWERLEA DAIRY LIMITED
Ward Number 5
Our File No: C1W6.28

The notes of the Public Meeting held on Wednesday, November 2, 1983, are attached for the consideration of Planning Committee. Notices were mailed to assessed owners of property within 120 metres of the subject property. In addition, notices were placed in the two local papers.

Also attached is a copy of a communication from Mr. W. Tellman, owner of property abutting the south boundary of the subject site. Mr. Tellman disagrees with the proposal to use the property acquired by the applicant for truck parking, and expresses the opinion that industrial use should be (re)located elsewhere. He notes a tax payment disparity between the abutting residences and the dairy. He further identifies his concerns as noise from truck operation, air pollution, hazardous fuel tank storage and residential property devaluation.

02-2

(2)

At the public meeting, the nearby residents reported on the unsatisfactory conditions of the present operation noting noise from the idling of trucks, the noisy compressor units on the refrigerated truck units, and the loud volume of the paging system as disruptive to the residential area. Further, the level of exterior lighting was indicated as a source of annoyance.

The applicant's agent has advised that the compressor mechanism will be inspected to ascertain whether corrective action can be taken to rectify the malfunctioning compressor units. In addition, it is intended that the parking arrangements of the trucks will be altered to increase the distance between the compressor units and the dwellings. It is also intended to lower and redirect the flood light standards to lessen the light spillage into the abutting residential properties. The applicant has indicated a willingness to erect a visual barrier (fence) along the interface boundary with the residences as an added provision.

It should be noted that noise reduction and continued enforcement of the reduction is not likely to be a significant factor because of the elevated source of the noise. However, a suitably designed and constructed visual screen could offer some psychological relief and would have the added benefits of screening some of the on-site activities of the dairy and also, would increase the level of residential rear yard privacy. Provision should be made to ensure that the fencing is extended as the dairy operation expands. It is acknowledged that the extent of the existing dairy operation may lessen the provision of extensive landscaping and the visual screen noted previously has greater relevancy.

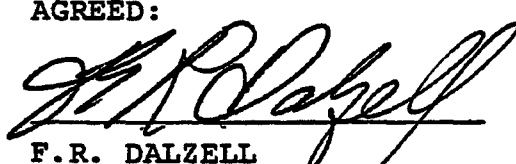

(3)

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

- (1) Notes of the Public Meeting be received;
- (2) Staff be directed to prepare for the consideration of City Council, a development agreement incorporating matters not included in the zoning by-law to minimize existing and future impacts upon the abutting residential properties, an Official Plan amendment and a zoning by-law amendment.

LWHL/del

AGREED:

	
_____ F.R. DALZELL Commissioner of Planning and Development	_____ L.W.H. LAINE Director of Planning and Development

Encl. (2)

02-4

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 2, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:47 p.m. with respect to an application by FLOWERLEA DAIRY LIMITED (File: C1W6.28) to amend both the Official Plan and the Restricted Area (Zoning) By-law to recognize the existing uses on the subject land and to permit future expansion. No expansion is presently proposed by the applicant except to use the site of the former water tower for parking purposes.

Members Present: Alderman H. Chadwick - Chairman
Alderman T. Plane
Alderman C. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Robinson, Development Planner
F. Yao, Policy Planner
J. Singh, Development Planner
E. Coulson, Secretary

Approximately 5 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mr. Singh outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- cont'd. -

Mr. N. Gates, 59 Nelson Street West, commented that 8 Park Street was not mentioned although it is a residence on the subject property. Also, he asked about proposed landscaping.

Mr. Singh responded that the existing residence is to be used for a caretaker which is allowed in industrial developments.

A complete landscaping plan for the whole site will have to be submitted. Some existing landscaping will be retained.

Ursula Ford, 17 Mill Street North, expressed concern about adding additional noise levels to the existing noise problem. She mentioned noise pollution from units installed on the top of trucks, the units running day and night.

The applicant commented that the aforementioned noise would be coming from refrigeration trucks which will be checked for noise levels.

Mr. V. Tellman, 9 Alexander Street, commented that the site should be zoned residential and objects to the proposal in a residential area.

Mr. R. Marshall, 25 Mill Street North, asked if there would be more vehicles parked in the area and the type of expansion being proposed.

The applicant responded that the subject site will be used for storage and maintenance operations.

Mr. Marshall voiced objection to addition to present noise level problems and the loud speaker particularly in summer, as well as the problem of the probability of additional lighting. He stated that the site should be zoned residential.

There were no further questions or comments and the meeting adjourned at 8:05 p.m.

02-6

HALTER TELLMAN
9 ALEXANDER ST.
BRAMPTON

Nov. 2/83

Rec.
Planning Meeting
Published
8/21/07

PROPERTY
148 QUEEN H.
BRAMPTON

Very interesting!

Flowerlea dairy new property, sold from Region direct to them, public property sold without any public knowledge.

Not public hearing. Dairy man thinks to bring more tracks in and fill new property with tracks. How he can do that?

Residential property zoned for residential with residential houses everywhere.

Tax dollar that dairy pays is very small to residents tax, what residents getting from dairy.

Rambling tracks early morning - late night
Air pollution, dangerous flammable fuel tanks. Residential properties and their owners live savings, losing value.

Do we not have industrial land - plenty - no any spot zoning in residential section
Keep Brampton beautiful. Put industry where industry belongs. Resident. Halter Telman