



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 38-83

To adopt Amendment Number 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8 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, hereby ENACTS as follows:

1. Amendment Number 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8 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 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8A 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 seventh day of February, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

# 21-0P-0031-8

AMENDMENT NUMBER 8  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 8 A  
to the Consolidated Official Plan  
of the City of Brampton Planning Area

Amendment No. 8A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment 8 to the Official Plan  
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of the Planning Act, the further and final portions of Amendment 8 to the Official Plan for the City of Brampton Planning Area and Amendment 8A to the Consolidated Official Plan for the City of Brampton Planning Area:

1. Section 3(1), page 1, in its entirety.

Date ... Jan. 20/84 .....

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

Amendment No. 8a  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 8 to the Official Plan  
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of the Planning Act as Amendment No. 8a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 8 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 14(3) of the Planning Act:

1. Section 3(1), page 1, in its entirety.

Date ... April 8/83 ..... David McHugh

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 38-83

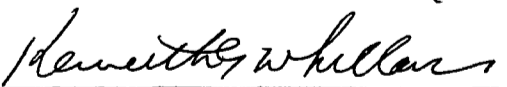
To adopt Amendment Number 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8 A to the Consolidated Official Plan of the City of Brampton Planning Area.

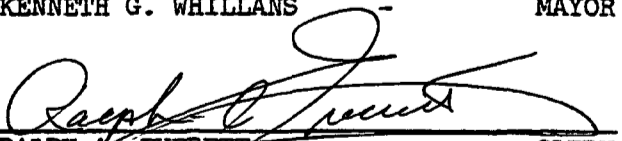
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8 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 8 to the Official Plan of the City of Brampton Planning Area and Amendment Number 8A 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 seventh day of February, 1983.

  
KENNETH G. WHILLANS - MAYOR

  
RALPH A. EVERETT - CLERK

AND

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A attached hereto, from Residential Medium Density to Residential Low Density and to permit an existing detached dwelling on the subject lands to be used for specific office purposes for a temporary period subject to Council approval and the preparation and approval of a site specific zoning by-law.

2. Location:

The lands subject to this amendment are located on the south side of Archibald Street, approximately 36 metres east of Murray Street, being part of Lot 8, Concession 1, W.H.S., (former Town of Brampton, County of Peel) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) The Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.6 and substituting therefor the following:

"Subsection B2.3 of Chapter B1 of Section B of Part C, and Chapter C35 of Section C of Part C and Plates Numbers 2 and 6, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 6, as amended by Amendment Numbers 42, 63, 66 and 88 and by Amendment Number 8 A to the Consolidated Official Plan, are combined, and shall constitute the Brampton West Secondary Plan."

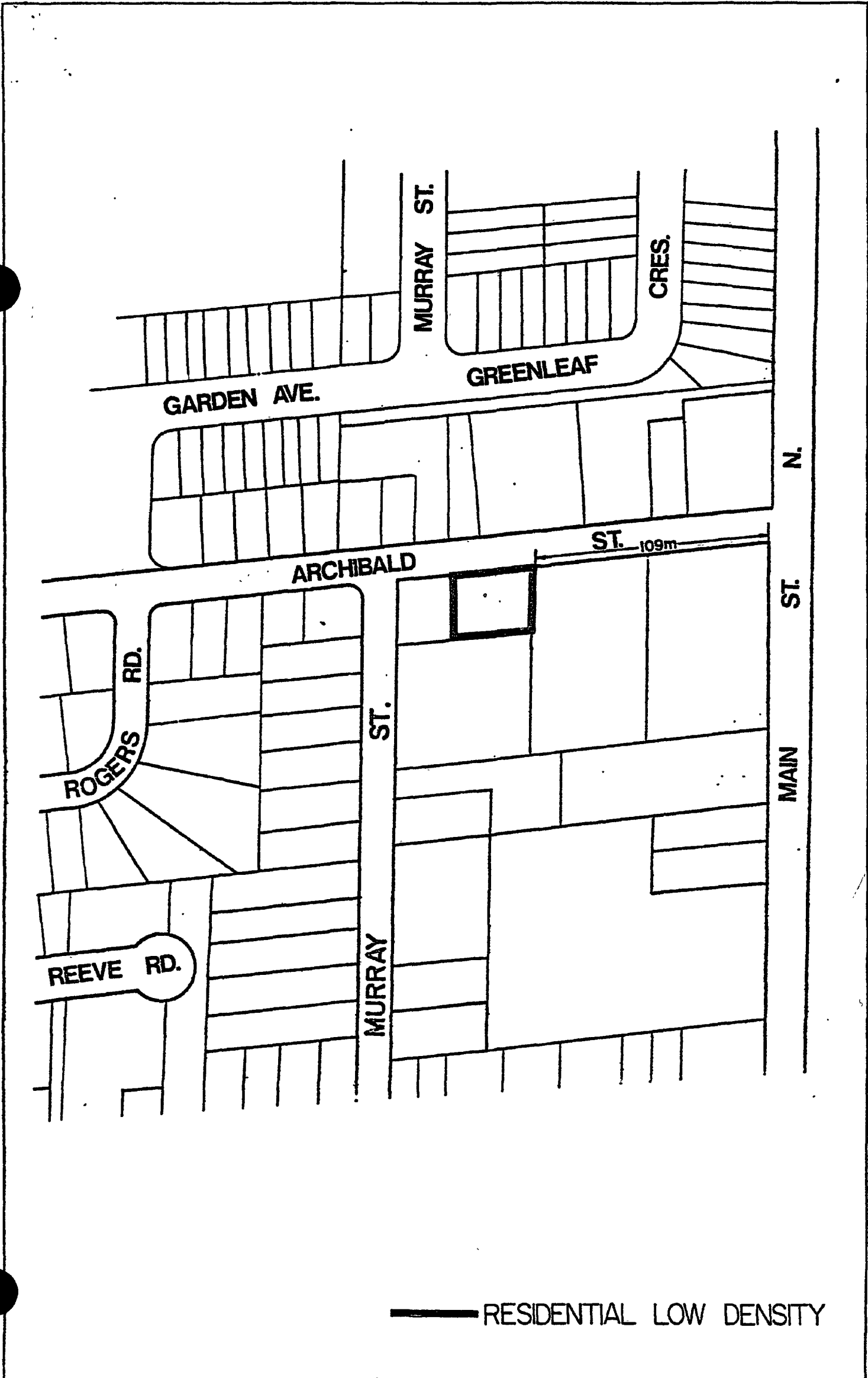
(2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton West Secondary Plan (being Subsection B2.3 of Chapter B1 of Section B of Part C, and Chapter C35 of Section C of Part C, and Plates Numbers 2 and 6, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 6, as amended by Official Plan Amendment Numbers 42, 63, 66 and 88 is hereby amended by:

(1) by changing, on Plate Number 6, the land use designation of lands shown outlined on Schedule A attached hereto, from Residential Medium Density to Residential Low Density.

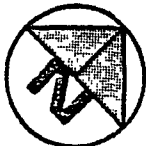
(2) by adding to Part C, Section B, Chapter B1, Subsection B2.3 Paragraph 3.0, the following:

~~DEFERRED  
UNDER SECTION 24(3) OF  
THE PLANNING ACT~~

"3.6 The Residential Low Density designation of the lands on the south side of Archibald Street, approximately 36 metres east of Murray Street, is intended to permit a detached dwelling, though, the use of a detached dwelling for specific office purposes for a temporary period shall not be prohibited, if permitted by the zoning by-law. Offices on the above basis should be considered on individual merit and be subject to the requirements and restrictions of a specific zoning by-law amendment."



OFFICIAL PLAN AMENDMENT NO. 8  
 OFFICIAL PLAN AMENDMENT NO. 8 A  
 Schedule A



1:2000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 82.10.18 Drawn by: J.K.  
 File no. CIW8.12 Map no. 42-59G



BACKGROUND MATERIAL TO AMENDMENT NUMBL 8 and 8A

Attached is a copy of a report of the Director, Planning and Development Services, dated Sept. 1, 1982, a copy of a report from the Director, Planning and Development Services, dated Oct. 13, 1982, forwarding notes of a public meeting held on Oct. 6, 1982, and a further report from the Director, Planning and Development Services, dated Oct. 22, 1982.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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1982 09 01

**TO:** Chairman of the Development Team

**FROM:** Planning and Development Department

**RE:** Application to Amend the Official Plan  
and the Restricted Area Zoning By-law  
Part of Lot 8, Concession 1, W.H.S.  
EMERSON MCKINNEY AND W.S. MARTIN  
17 Archibald Street  
Ward Number 5  
Our File: CLW8.12

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**1.0** BACKGROUND:

An application to amend the Official Plan and the Restricted Area Zoning By-law has been filed with the City Clerk.

**2.0** SITE DESCRIPTION:

The total property is a rectangular shaped parcel having an area of 0.1992 ha. (0.49 acres) with frontages of 69.63 metres (228.45 feet) on the south side of Archibald Street and 28.24 metres (92.65 feet) on Murray Street.

The property is presently occupied by a combination 1 storey and 2 storey stucco detached house, in good condition, having a total floor area of approximately 167 square metres (1800 square feet). The house is currently being used for the offices of an office equipment and automobile leasing business. Approximately 6 parking spaces are provided in a gravel parking area to the east of the structure with access to this parking area being obtained via a 5.01 m. (16.44 feet) driveway along the property's easterly boundary. A

timber retaining wall, of approximately 0.6 metres (2 feet) in height exists along the westerly side of the parking area with pedestrian access from the parking area via steps and a concrete sidewalk to the front entrance of the building.

To the west of the existing structure is a concrete patio and a frame garage, with direct access to Archibald Street, while farther west is a former gravel parking compound, surrounded by a chain link fence, with access via a gate to Archibald Street.

Except for the aforementioned parking areas, the site is grassed and contains a variety of mature trees and shrubs, the most significant of which are along the property's Archibald Street frontage. In general the structure and the site are well maintained and have a residential appearance.

Surrounding the site are the following uses:

- to the east, truck and trailer leasing establishment (U-Haul)
- to the south, abutting the subject property is a greenhouse operation with retail sales, while further south are a number of detached dwellings, fronting on Murray Street
- to the west, on the opposite side of Murray Street, lands are developed for residential purposes, in the form of detached dwellings, as are lands to the north on the opposite side of Archibald Street.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject property as Residential Medium Density. The new Official Plan designates the subject property Residential, and further defines this designation through Section 7.2.7 as Residential Medium Density.

By-law 25-79 zones the site Residential Single-Family 'B' Zone (R1B) which limits the use of the property to single family detached dwellings.

4.0 PROPOSAL:

The applicant is proposing that the Official Plan and the Zoning by-law be amended for the easterly 33.65 metres (110.40 feet) of the property to permit the existing structure on the site to continue to be used for office purposes other than a real estate office or an office for a physician, dentist or drugless practitioner. The balance of the property, is proposed to be retained in the existing 'Residential' designation and 'R1B' zoning category and to be severed from the proposed commercial portion of the property at some date in the future.

The applicant has advised that since the property is currently being used for office purposes, namely an office of an office equipment and automobile leasing business, no physical changes to the building or the site are necessary. In this respect, the applicant has submitted a site development plan which illustrates the location of the existing structure on the site, existing parking for 6 vehicles, and the existing driveway. Concerning parking, the applicant has advised that regardless of the existing use of the property for the office of an automobile leasing business, no vehicles involved in this business will be stored or repaired on the property. The applicant also proposes to retain the existing landscaping and vegetation on the site.

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS:

Region of Peel: has advised they have no comments or objections to the subject application.

Public Works Department: has advised that they have no objection to the subject proposal from an engineering point of view, provided a proper site plan agreement is entered into. They also require 2.43 metres (3 feet) road widenings along the property's Archibald Street and Murray Street frontages and a 4.57 metres (15 feet) radius rounding at the intersection of Archibald Street and Murray Street.

6.0 DISCUSSION:

Considering the location of the existing detached house, in close proximity to a truck and trailer leasing operation, staff are of the opinion that the desirability of utilizing the structure for residential purposes consistent with the existing Official Plan and the Zoning By-law is somewhat questionable. The subject proposal, to amend the Official Plan and the Zoning By-law, for the easterly 33.65 metres (110.40 feet) of the property will provide the opportunity for a transition in land use from the truck and trailer leasing operation to the east and the predominantly residential area to the west. In view of this, staff have no objection in principle to the approval of the subject application provided that care is taken to ensure that a visual and functional harmony with the surrounding area is achieved.

With respect to this objective, it is noted that due to the low intensity nature of the proposed use and since no changes are proposed to the existing house or the existing vegetation and landscaping on the site, the residential character of the property will be retained visually. Similarly, the parking area is located between the house and the highway commercial use to the east, as far removed as possible from the residential area to the west. In addition, the timber retaining wall and mature vegetation on the site result in the parking site being well screened from the residential development to the north. As a result, the location of the parking area and the sensitive landscape treatment, which has been used, reinforces the residential appearance of the property consistent with the residential character of the area to the west and north. It should be noted that in order to further enhance the appearance of the property and as an interim measure until the westerly portion of the property is developed for residential purposes, the existing frame garage and the existing chain link fence should be removed and the existing gravel parking compound surrounded by the fence be topdressed and seeded.

If a residential appearance is to be retained it is also critical that the amount of signage be minimal and the design and type of sign reflect the residential character of the surrounding area. The present sign on the property currently reflects this criteria, however, it is necessary to impose a control over any future signage of the property over and above the City's present sign by-law to ensure that this objective is not negated.

It should be noted that the size of the proposed site and the location of the existing structure will mean that a number of the current zoning requirements for office uses cannot be achieved. The proposed commercial site will be deficient in lot width by 11% and in side yard by as much as 75%. Although an adequate number of parking spaces, that is 6, are provided, it is noted that By-law 25-79 requires a minimum driveway width of 6 metres (19.68 feet) for two-way traffic flow. The existing driveway, however, is 5.01 metres (16.44 feet).

Staff recognize that in many cases with the conversion of a residential dwelling it is desirable to relax some of the current commercial zoning requirements in the interests of obtaining a development which in its appearance reflects the architectural character of the community in which it is contained. In the case of the subject proposal, staff are satisfied that with the retention of the existing structure, the parking arrangement, and the landscaping on the site, a harmonious interface between surrounding land uses have and will be achieved. In addition, staff are of the opinion that site development plan and landscape plan approval are not necessary in this instance. Should the structure be demolished however, any reconstruction will be subject to site development plan approval as per By-law 50-82.

With respect to the road widenings requested by the Public Works Department, it is noted that on September 24, 1979 when dealing with an appeal to a Land Division Committee decision involving the

subject lands, Council deleted a requirement for a 2.43 metre (8 feet) road widening along the south side of Archibald Street. In view of this previous decision of Council and the fact that Archibald Street has recently been reconstructed, it is the opinion of Planning staff that a road widening along Archibald Street may not be warranted.

7.0 CONCLUSION:

In response to this application, it is recommended that a Public Meeting be held in accordance with City Council's procedures. Subject to the results of the public meeting, the following conditions should be imposed:

1) The zoning by-law contain the following provisions:

- (a) that the site should only be used for offices other than those of a physician, dentist or drugless practitioner or a real estate office;
- (b) the total gross commercial floor area shall not exceed 170 square metres;
- (c) building envelopes, landscaped open space and parking be identified which are consistent with that which exists;
- (d) a minimum of 6 parking spaces be provided;
- (e) no vehicles involved in an automobile leasing business shall be stored or repaired on the site.

2) The applicant enter into an appropriate agreement with the City which contains the following provisions:

- (a) the existing garage be removed;
- (b) the existing chain link fence be removed;
- (c) the existing gravel parking compound be topdressed and seeded;
- (d) no flood lights will be installed on the site;
- (e) no signs shall be erected without the approval of the Commissioner of Planning as to the size, type and design.

(f) the existing trees and landscaping on the site will be preserved;

3) A 2.43 metre (8 feet) road widening along Murray Street and a 4.57 metre (15 feet) daylight radius at the intersection of Murray Street and Archibald Street be conveyed to the City.

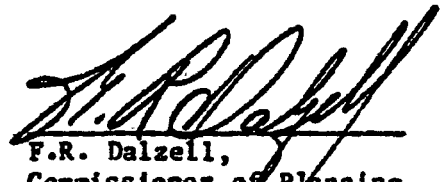
AGREED:



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

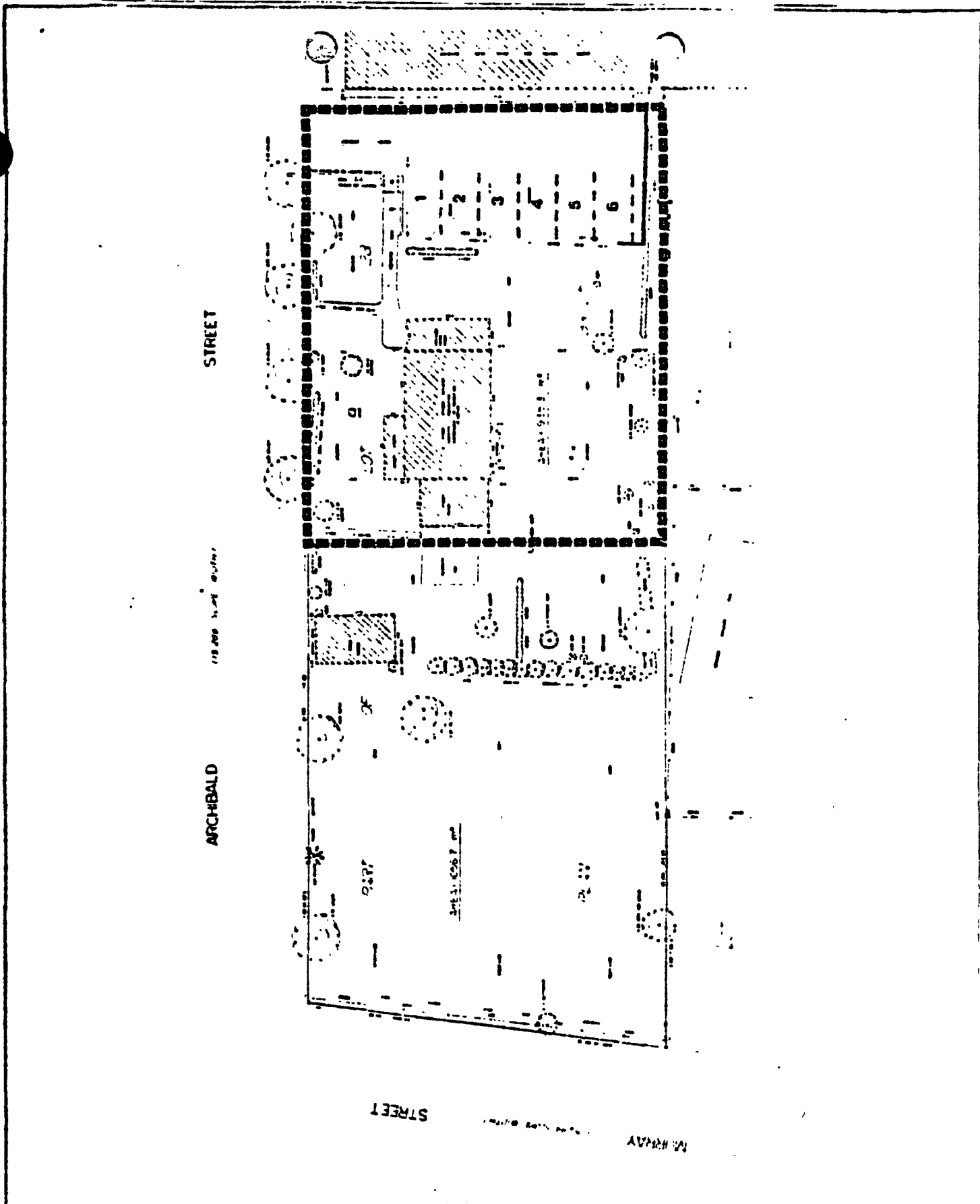
LWHL/DR/th

Attachment



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

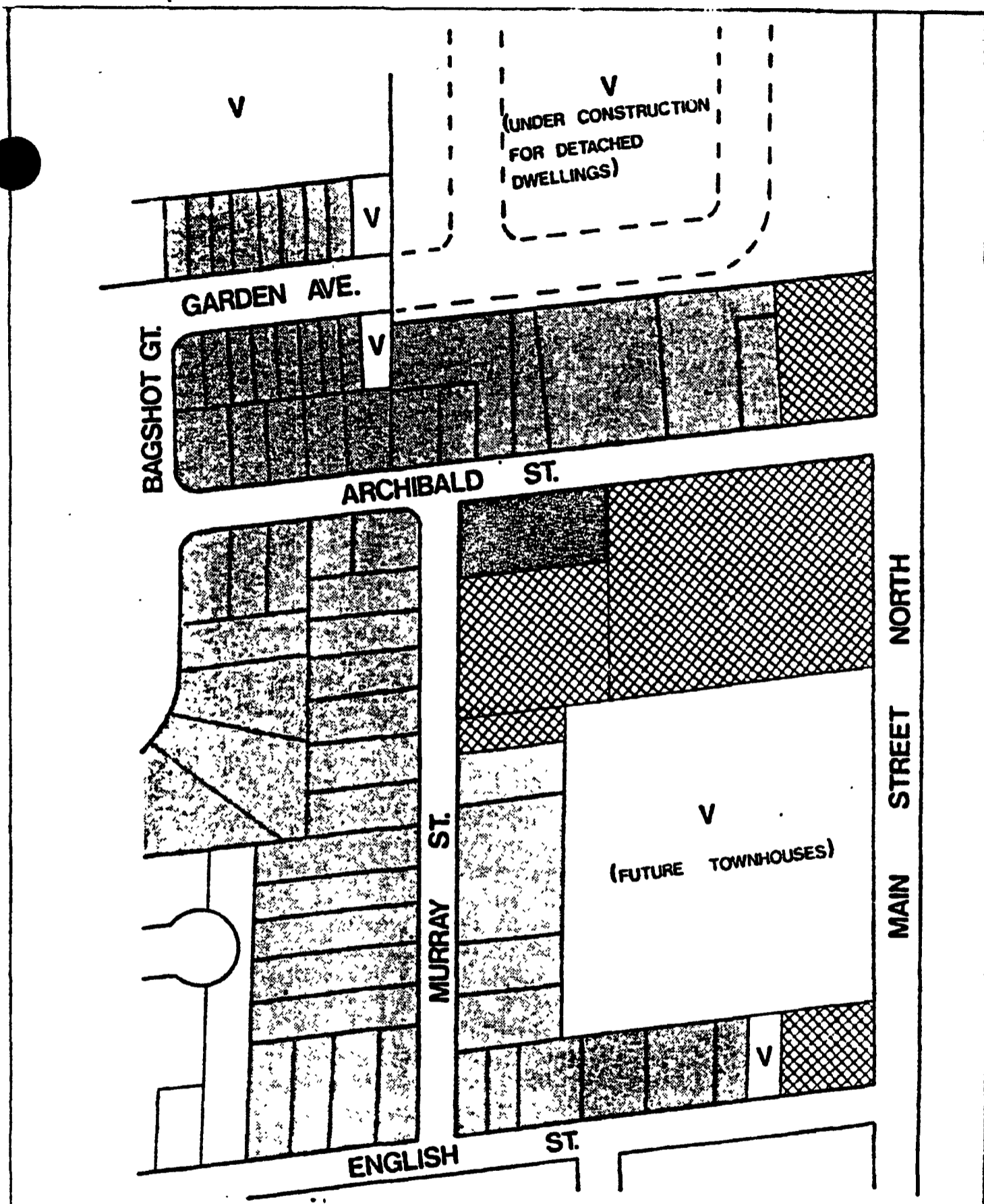




**EMERSON MCKINNEY & W. S. MARTIN**  
**Site Plan**  
 Property proposed to be rezoned ■■■■■■



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 82.08 30 Drawn by: J.K.  
 File no. CIW8.12 Map no. 42-59C



EMERSON MCKINNEY & W. S. MARTIN



CITY OF BRAMPTON  
Planning and Development

Land Use

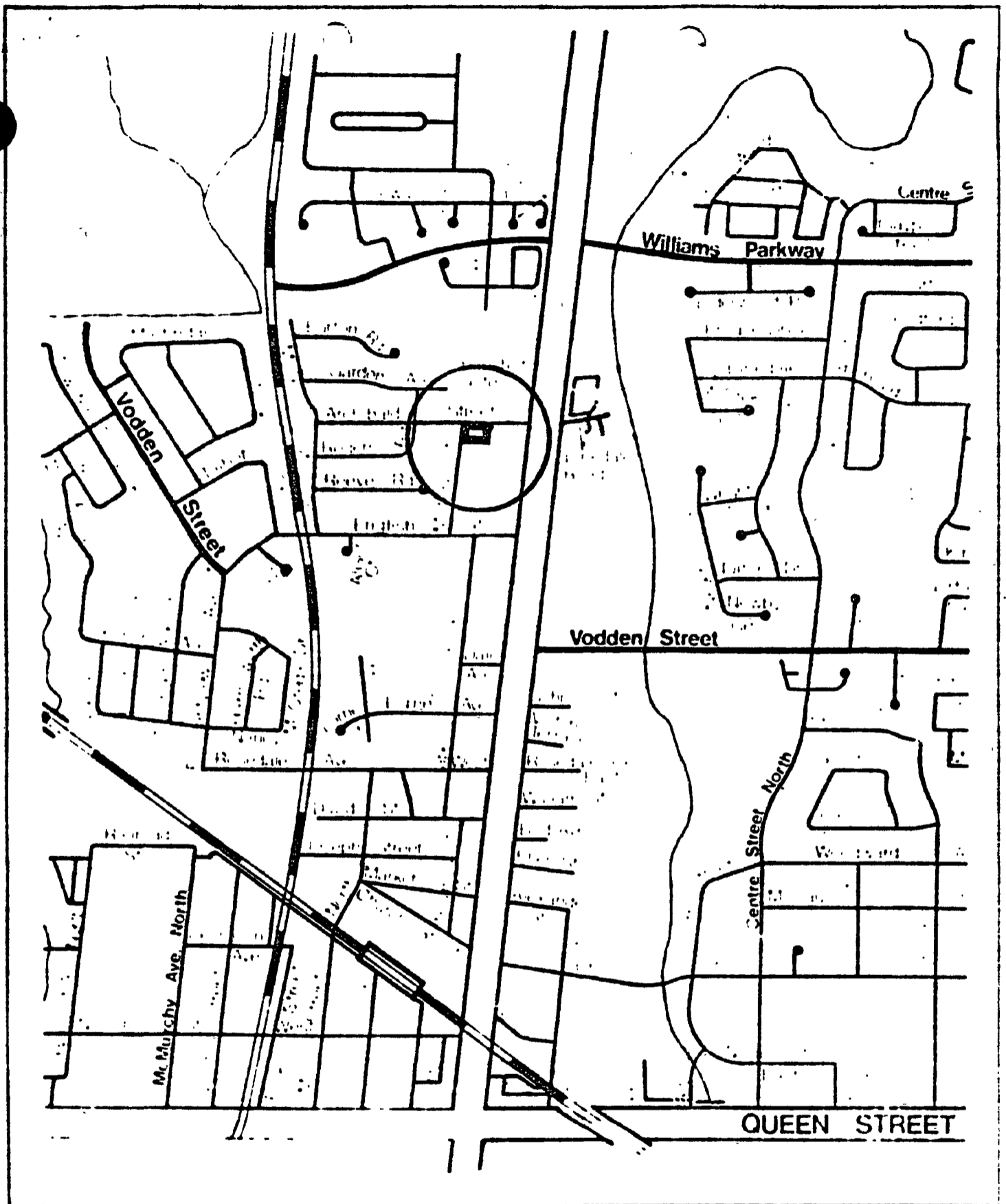
KEY SUBJECT PROPERTY  
RESIDENTIAL  
COMMERCIAL  
VACAI



1:2000

Date: 82.08.25 Drawn by: JK.

F. no. CIW8.12 Map no. 42-59B



EMERSON MCKINNEY & W. S. MARTIN  
 Location Map



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CITY OF BRAMPTON  
 Planning and Development

Date: 1982 08 09 Drawn by: C R E.  
 File no. CIW8-12 Map no. 42-59A

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1982 10 13

**To: The Chairman and Members of Planning Committee**

**From: Planning and Development Department**

**Re: Application to Amend the Official Plan  
and Restricted Area Zoning By-law  
Part of Lot 8, Concession 1, W.H.S.  
EMERSON MCKINNEY and W.S. MARTIN  
17 Archibald Street - Ward 5  
Our File: C1W8.12**

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The notes of the Public Meeting held on Wednesday, October 6, 1982, with respect to the above noted application are attached for the information of Planning Committee. Also attached, is a letter from Naomi and Adriaan Brusse, objecting to the subject proposal and enclosing a petition from an additional seventeen residents of the area, objecting to the proposal.

The major concerns of the public to the application to permit the use of the existing house on the property for general office purposes appear to be that the proposal would have a negative impact on the adjacent residential neighbourhood. It would lead to further applications for commercial uses, resulting in a number of the existing residential properties to the north, west and south being developed for commercial purposes. A point was raised that adequate office space exists in the Four Corners area for office commercial uses.

Although the public appeared to be satisfied with the appearance of the property and the office use which is currently occupying the existing house, a concern was raised that an alternative office use which would be permitted by the proposed zoning could result in a deterioration of the

- cont'd. -

existing situation. A suggestion was then made by the public that consideration should be given to limiting the use to that which currently exists and for a limited period of time. It was then agreed that staff would review such an arrangement with the applicant and the area residents.

Staff have subsequently met with the applicant to discuss the suggestion made at the public meeting. However, staff has not as yet had the opportunity to discuss this matter with the area residents.

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that:

- 1) the notes of the Public Meeting be received;
- 2) the application be deferred to enable staff to meet with the area residents and report back to Planning Committee.

AGREED

F. R. Dalzell,  
Commissioner of Planning  
and Development



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

LWHL/DR/ec  
attachments

**PUBLIC MEETING**

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A Special Meeting of Planning Committee was held on Wednesday, October 6th, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at p.m., with respect to an application by E. McKINNEY and W.S. MARTIN, File: C1W8.12, to Amend both the Official Plan and Restricted Area (Zoning) By-law for the easterly 33.65 metres (110.40 feet) of the site to permit the existing structure on the site to be used for office purposes other than that of a real estate office; or an office for a physician, dentist, or drugless practitioner.

**Members Present:** Councillor D. Sutter - Chairman  
Alderman F. Kee  
Alderman H. Chadwick  
Alderman F. Russell  
Alderman C. Gibson  
Alderman R. Callahan  
Councillor W. Mitchell

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

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Approximately 10 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. Ross 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. -

Mrs. Naomi Brusse, 23 Murray Street, presented a letter of objection to the proposal along with a petition signed by seventeen additional members of the public, asking that the property be designated residential. (see attached). She explained the time, effort and cost involved in renovating her house and the general improvement of the area over a period of time, but expressed concern that the subject site would deteriorate if zoned commercial. She noted that the subject property had been a source of concern for a long time and outlined the history of events connected to the property, relating to commercial use of a residential property. She wondered why the rezoning application was being presented now when the leasing business has been in operation for two years. Concern was expressed that the approval of this application would lead to widespread commercial zoning in the area. She noted the office space available in buildings where the zoning regulations were already met.

Mr. Distad, 8 Isabella Street, representative of the Brampton Villagers Ratepayers Association, noted that a letter of objection would be submitted. He agreed with the previous speaker and noted the approval of this application would set a precedent for commercial zoning and spot re-zoning in the area. Also, he noted that flood lights had been erected on the site in the past, and that there were deficiencies in the standards for commercial zoning.

It was noted that Mr. McKinney had been notified by the City that a rezoning application was required at this time.

Mr. McKinney explained the history of the commercial use of the property, noting that all operations were in compliance with the City regulations, and that he had never received a complaint from neighbours.

Mr. K. Allen, 34 Archibald Street, states that he had no objection to the proposal but was concerned about the future use of the property if Mr. McKinney sold the property.

Mr. D. Evans, 18 Archibald Street, voiced support for the proposal but also expressed concern relating to future uses of the property.

Mr. Brusse suggested that the property be zoned commercial for Mr. McKinney only and revert to residential if he sold the property.

There were complaints relating to the late notification of the public meeting.

It was decided that a meeting would be held with concerned parties to try to work out a solution that would satisfy the residents' concerns.

There were no further questions or comments.

The meeting adjourned at 9:30 p.m.



# INTER-OFFICE MEMORANDUM

*Sent to PC  
Nov. 19.*

Office of the Commissioner of Planning & Development

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1982 10 22

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan  
and Restricted Area Zoning By-law  
Part of Lot 8, Concession 1, W.H.S.  
EMERSON MCKINNEY and W.S. MARTIN  
17 Archibald Street - Ward 5  
Our File: C1W8.12

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On October 18, 1982, Planning Committee recommended to City Council that the notes of the Public Meeting held on Wednesday, October 6, 1982, with respect to the above noted application, be received and that the application be deferred to enable staff to meet with the area residents to review the possibility of limiting the proposed use to that which currently exists for a limited period of time.

Staff have subsequently met with the applicant and seven residents, including Mr. and Mrs. Brusse, who submitted the letter and petition of objection attached to the staff report of October 13, 1982. It was agreed by the applicant and the residents present that the subject proposal should not be rezoned to a commercial zoning category but should be zoned such that the existing use, namely an office of an office equipment leasing business and an office for an automobile leasing business can remain for an additional period of five years.

It was also agreed that the use of the property as per the existing zoning, namely a detached dwelling, would continue in effect and at the end of the five-year period, would be the only permitted use unless further action is

taken by the applicant.

Mrs. Brusse indicated that as all residents at the meeting were satisfied with this agreement reached with the applicant, she was convinced that those residents who could not attend the meeting but had signed the petition attached to her letter of October 6, 1982 objecting to the proposal, would also be satisfied.

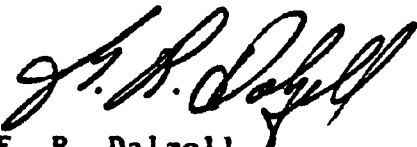
In view of the foregoing, it is recommended that Planning Committee recommend to City Council that:

- a) The application be approved, subject to the following conditions:
  - 1) The zoning by-law contain the following provisions:
    - a) The site shall only be used for a purpose permitted in the existing R1B zoning or an office for an equipment leasing business and an automobile leasing business;
    - b) The offices shall no longer be permitted on the site after December 31, 1987;
    - c) The total gross commercial floor area shall not exceed 170 square metres;
    - d) Building envelopes, landscaped open space and parking be identified which are consistent with that which exists;
    - e) A minimum of 6 parking spaces be provided;
    - f) No vehicles involved in an automobile leasing business shall be stored or repaired on the site.
  - 2) The applicant enter into an appropriate

agreement with the City which contains the following provisions:

- a) The existing garage be removed;
  - b) The existing chain link fence be removed;
  - c) The existing gravel parking compound be topdressed and seeded;
  - d) No flood lights will be installed on the site;
  - e) no signs shall be erected without the approval of the Commissioner of Planning as to the size, type and design;
  - f) The existing trees and landscaping on the site will be preserved.
- B) Staff be directed to prepare the appropriate agreement and amendments to the Official Plan and zoning by-law.

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

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

LWHL/DR/ec