



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

39-76

Number _____

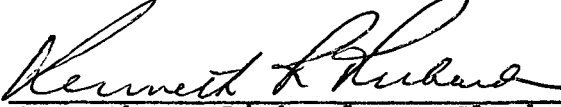
A By-law to amend the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970, Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Amendment No. 73 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the afore-mentioned Amendment No. 73 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 9th day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

PASSED February 9, 19 76



BY-LAW

No 39-76

A By-law to amend the Official Plan
of the former Township of Chinguacousy
Planning Area, now part of the City of
Brampton Planning Area.

DUPLICATE ORIGINALS

OPC-76-73

AMENDMENT NO. 73
TO THE
OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF CHINGUACOUSY
PLANNING AREA

464
REGISTERED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

May 3 1976... 254 P.M.
Katherine Bayliss

Deputy Registrar
Land
REGISTRY OF DEEDS, COUNTY OF PEEL

JUDITH E. HENDY
City Solicitor
City of Brampton
24 Queen St. East
Brampton, Ontario
L6V 1A4

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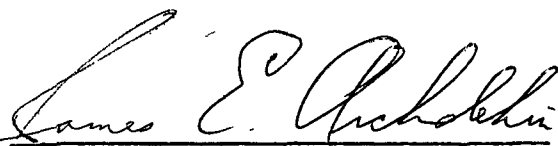
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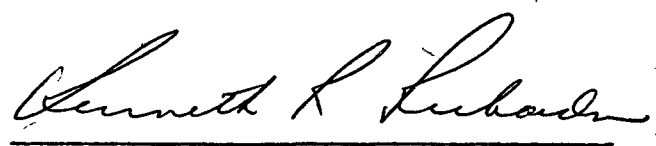
OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF CHINGUACOUSY PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NO. 73

The attached map Schedule 'A' and explanatory text, constituting Amendment No. 73 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton, by By-law No. 39-76, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973 and Sections 13, 14 and 17 of The Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 9th day of February 1976.



Mayor



Clerk

This amendment to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 73 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

Date April 9/76



G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

39-76

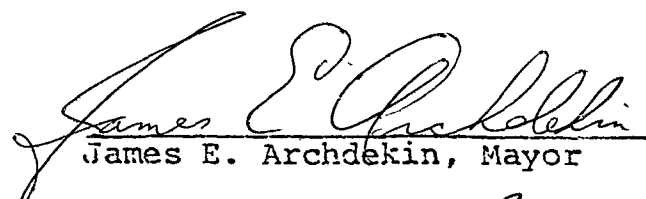
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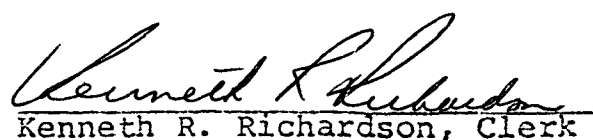
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 9th day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NO. 73
TO THE
OFFICIAL PLAN
OF THE
FORMER TOWNSHIP OF CHINGUACOUSY
PLANNING AREA

Part A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 73 to the Official Plan of the former Township of Chinguacousy Planning Area, hereafter referred to as Amendment Number 73 .

2.0 Relative Parts

Part B, only, of this Amendment constitutes Amendment Number 73 . Part A - Preamble and Part C - Appendix, are included only to provide background information for Part B, and should not themselves be construed as a statement of policy.

Part B, the operative portion of the Amendment, is organized into four sections, as follows;

Section 1.0 - Land Use

Section 2.0 - Development Principles

Section 3.0 - Interpretation

Section 4.0 - Implementation

3.0 Location

This amendment is concerned with an area of land located in the east half of Lot 11, Concession 1, West of Hurontario Street, now within the City of Brampton, Regional Municipality of Peel. The L-shaped parcel at the northwest corner of intersection between Highway Number 7 and 10, consisting of a total area of 63,717 square feet, has a frontage of 279 feet along Highway Number 7 and 155 feet along Highway Number 10.

4.0 Purpose

The purpose of this Amendment is to establish policies which will permit the redesignation of the subject property in order

cont'd....

that the existing commercial uses of restaurant, service station and motel will conform to the Official Plan. Further, the amendment will permit a second storey addition to the existing residence attached to the southern end of the motel. The amendment will outline appropriate development principles applicable to the subject lands to ensure the acceptable use and development of the area.

5.0 Background

The subject lands are presently designated Industrial under the approved Official Plan Amendment Number 2 of the former Township of Chinguacousy and zoned Industrial (M1) by Restricted Area By-law Number 861 as amended. There presently exists, on the property, a service station, a restaurant and a motel with an attached residence. These residential and commercial uses were commenced in 1954 prior to the passing of Zoning By-law Number 861 as amended, this placing the motel, restaurant, service station and residence into a legal non-conforming category.

6.0 Effect

The effect of this Amendment will be to amend the Official Plan of the former Township of Chinguacousy Planning Area with the intent of permitting the established commercial use on the lands more particularly described on Schedule 'A' to conform to the By-law.

Part B - THE AMENDMENT

The whole of the document entitled Part B - The Amendment, which consists of the following text and map, Schedule 'A' constitutes Amendment Number 73 to the Official Plan of the former Township of Chinguacousy Planning Area. The Official Plan is hereby amended as follows:

1.0 Land Use

Notwithstanding the present industrial designation of the property located at the northwest corner of the intersection of Highway Numbers 7 and 10, constituting part of the east half of Lot 11, Concession 1, West of Hurontario Street, this property will be redesignated to commercial in order that the existing uses will conform to the Official Plan.

2.0 Development Principles

- 2.1 It is intended that the existing uses of the property be retained and further, that a second storey to the existing residence be permitted. It is further intended that, by means of landscaping, the controlled use of signs, and the general upkeep of the structures, the overall appearance of the site, will be both enhanced and maintained.
- 2.2 Commercial use of the property, including the operation of a service station, a restaurant and a motel, will be restricted to those existing structures presently used for the specific purposes; further, the residential use of the property will be restricted solely to the present area and proposed addition to the existing single family residence.

3.0 Implementation

Amendment Number 73 shall be implemented by an appropriate amendment to the Restricted Area By-law which will impose the appropriate zone classification and regulations in conformity with the aforementioned development principles. Further, this amendment will be implemented by a development agreement entered into between the developer and the City of Brampton.

4.0 Implementation

The provisions of the Official Plan as amended from time to time, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

Further, it is intended that this Amendment be recognized as an interim statement of policy in regards to the permitted use of these lands until such time as a comprehensive Official Plan Amendment is prepared, which will deal with concerns of the Township areas now located within the City of Brampton.

Part C - APPENDICES

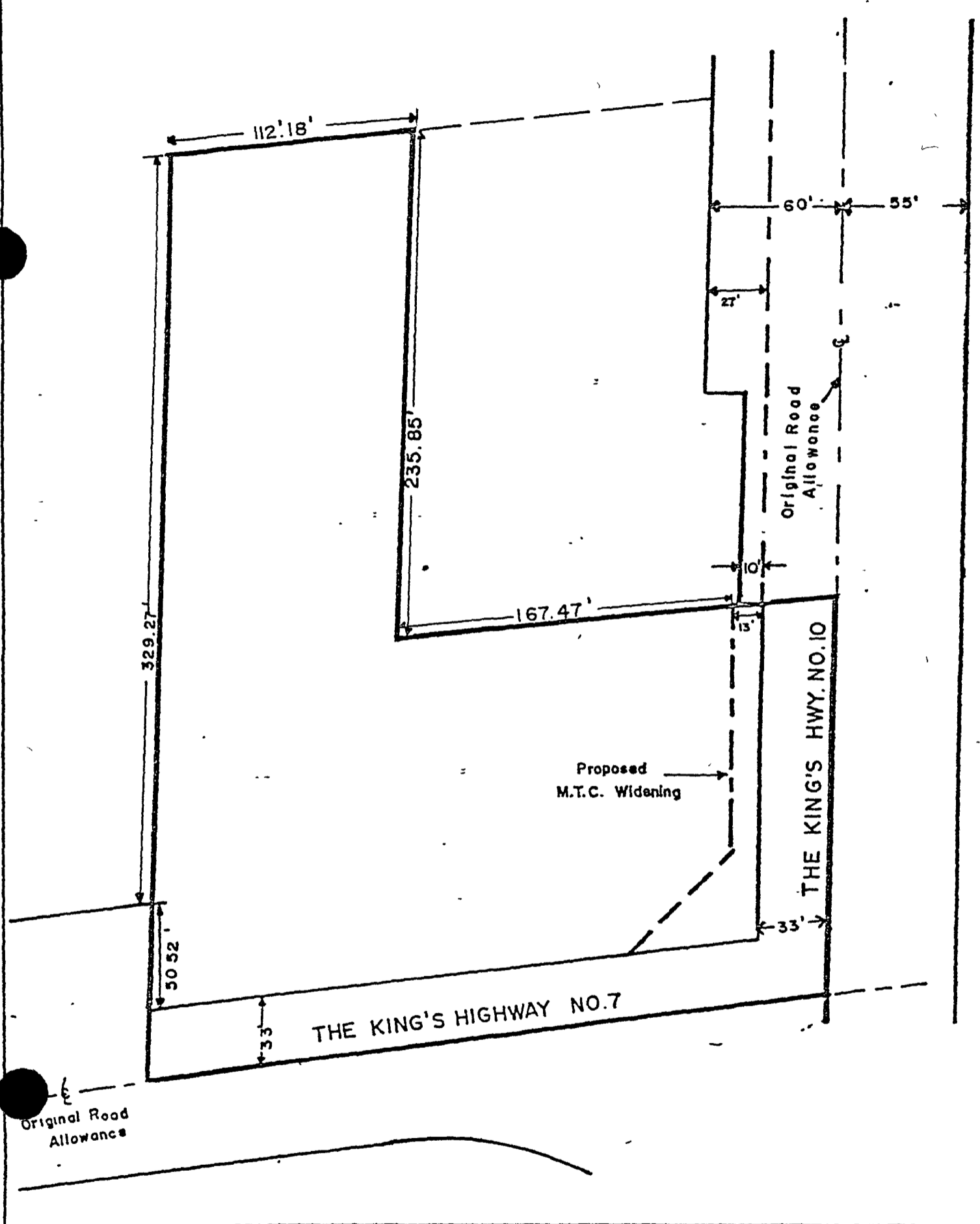
APPENDIX I - Land Use

1.0 Land Use: The location of the subject lands is indicated on Schedule 'A' of this Amendment.

APPENDIX II - Reports and Public Meetings

1.0 Reports: Copies of the Planning Department staff reports attached, form part of this appendix.

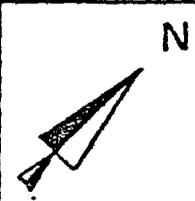
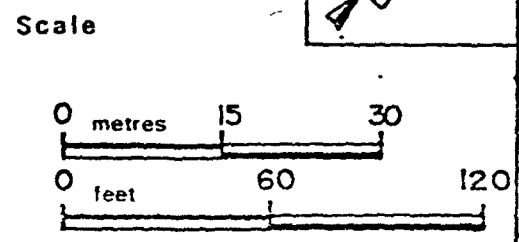
2.0 Public Meetings: Notices were sent to owners and occupants of record within 400 feet of the subject property advising of a Public Meeting which was held on Tuesday, September 9, 1975 in the Council Chambers of the City of Brampton. Notice was also placed in the local press. There were no objections recorded either by representation at the Public Meeting or by correspondance with respect to the proposal.



CITY OF BRAMPTON OFFICIAL PLAN
 AMENDMENT NO.
 SCHEDULE 'A'

Drawn	b.q.
Date	NOV. 20, 1975.
File No.	CIWII.4
Dwg. No.	A

Legend
 — Boundary of Amendment



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

July 28th, 1975

To: J. Galway
Senior Administrative Officer

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of The East Half of Lot 11, Concession 1, W.H.S.
(Former Township of Chinguacousy)
Romuald and Maria Bak
Our File C1W11.4

- 1.0 INTRODUCTION: An application has been submitted to amend the Official Plan and Restricted Area By-law to permit the legal non-conforming commercial operation to become conforming as well as to permit the extension of a residential use.
- 2.0 PROPERTY DESCRIPTION: The subject property is located in the southeast quarter of Lot 11, Concession 1, W.H.S. in the former Township of Chinguacousy, being at the northwest corner of the intersection between Highways 7 and 10. The L-shaped parcel, which consists of an area of 69,717 square feet has frontages of 279.85 feet along Highway 7 and 155.62 feet along Highway 10, and a depth of 462.65 feet along the western limit.

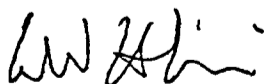
At present, there exists a 2-storey frame restaurant, a shed and gas pump islands in the southeast portion of the property, and a 13-unit motel, an office and adjoined living quarters with a 5 foot sideyard along the western lot line. A row of trees marks the western and northern lot lines and as well, a few trees dot the property. Access to the motel and restaurant can be obtained by entrances from both Highways 7 and 10.
- 3.0 OFFICIAL PLAN & ZONING STATUS: The property is designated Industrial by Official Plan Amendment Number 2 of the former Township of Chinguacousy and similarly, zoned Industrial (M1) by By-law 861, as amended by By-law 877, as amended. The abutting properties to the north, south and west are designated and zoned Industrial by the O.P.A. # 2 and By-law 861 as amended while the lands to the east across Highway 10 are designated residential by O.P.A. 52 but zoned agricultural.
- 4.0 PROPOSAL: It is proposed by the applicant that the property be rezoned from Industrial (M1) to Commercial (C1) in order that the restaurant; service station and motel might conform to the

By-law. It is also desired that permission be granted to allow an addition at the southern end of the motel units to provide larger living accommodations for the applicant's family.

An application to the City of Brampton Committee of Adjustment for a variance to permit the construction of larger living quarters was refused by the Ontario Municipal Board upon appeal by the applicant.

5.0 COMMENTS: The commercial and residential uses were commenced in 1954 prior to the passing of Zoning By-law 861, as amended, thus placing the motel, restaurant, service station and residence into a legal non-conforming category. Official Plan Amendment Number 2, which designated the area Industrial was passed in 1958 while the By-law zoning the property M1 was not approved until 1961. There would appear to be no serious objection to the rezoning as presented, that being the retention of the existing arrangement with the exception of the second-storey addition to the present living quarters. It should be noted that, although the Ministry of Transportation and Communications has proposed a considerable widening along the total length of the Highway 10 frontage, the application has been reviewed by the Ministry whereupon no objection was registered.

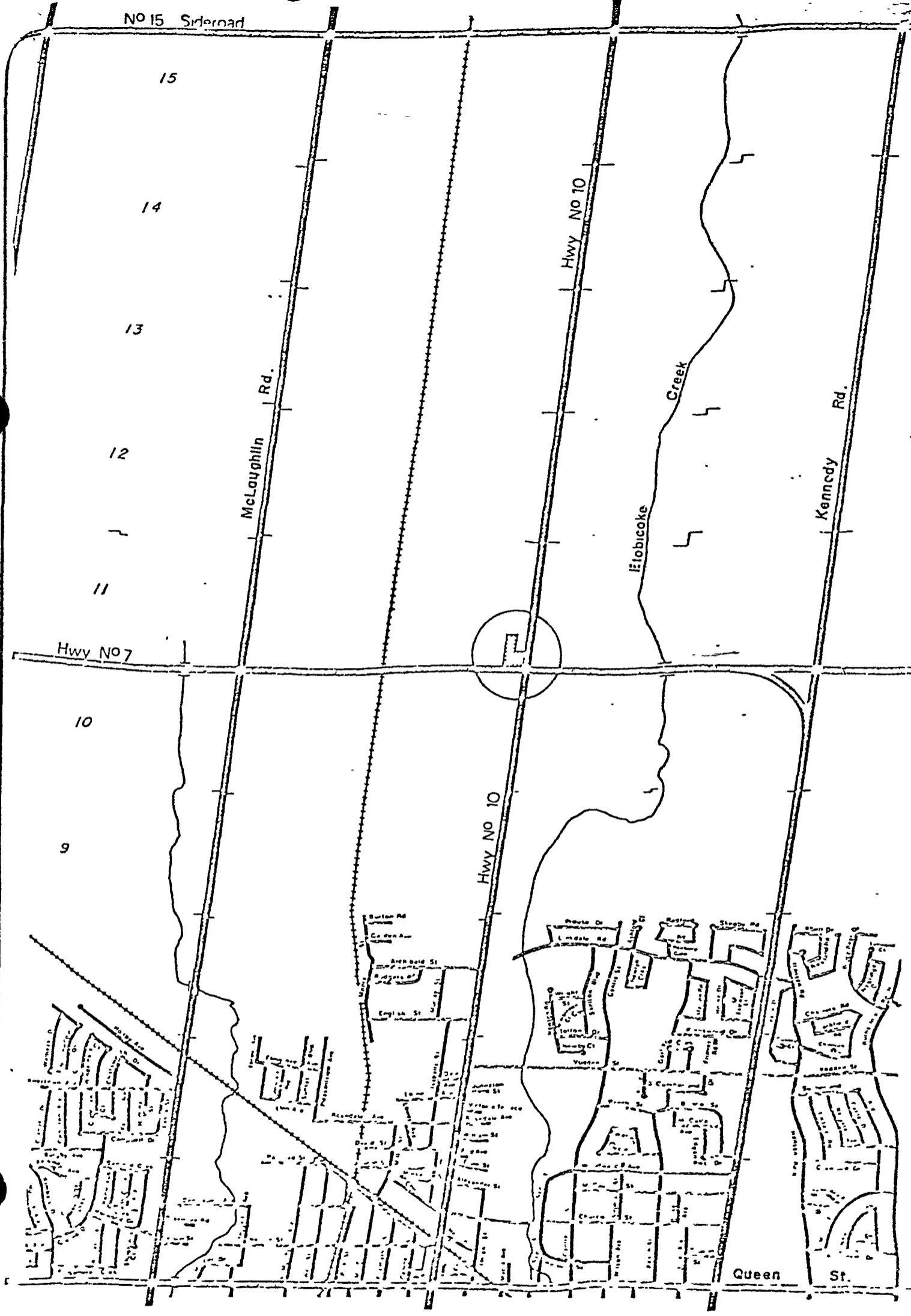
6.0 CONCLUSION: It is recommended therefore, that the application to amend both the Official Plan and Part Area By-law be approved, changing the land use designation from industrial to commercial and further, that permission be granted for a second-storey residential addition. Finally, it is recommended that a date be set for a Public Meeting.



L.W.H. Laine

Planning Director

JC/LWHL/pd



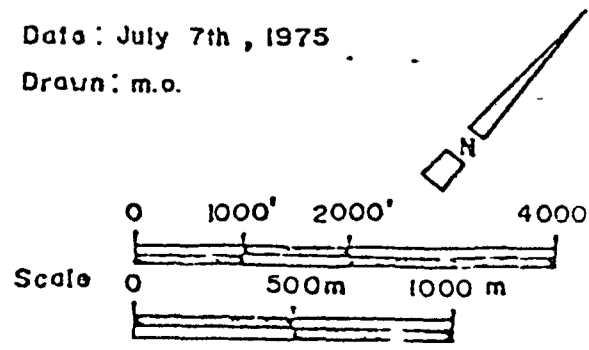
Legend AREA OF APPLICATION

Date: July 7th, 1975
 Drawn: m.o.

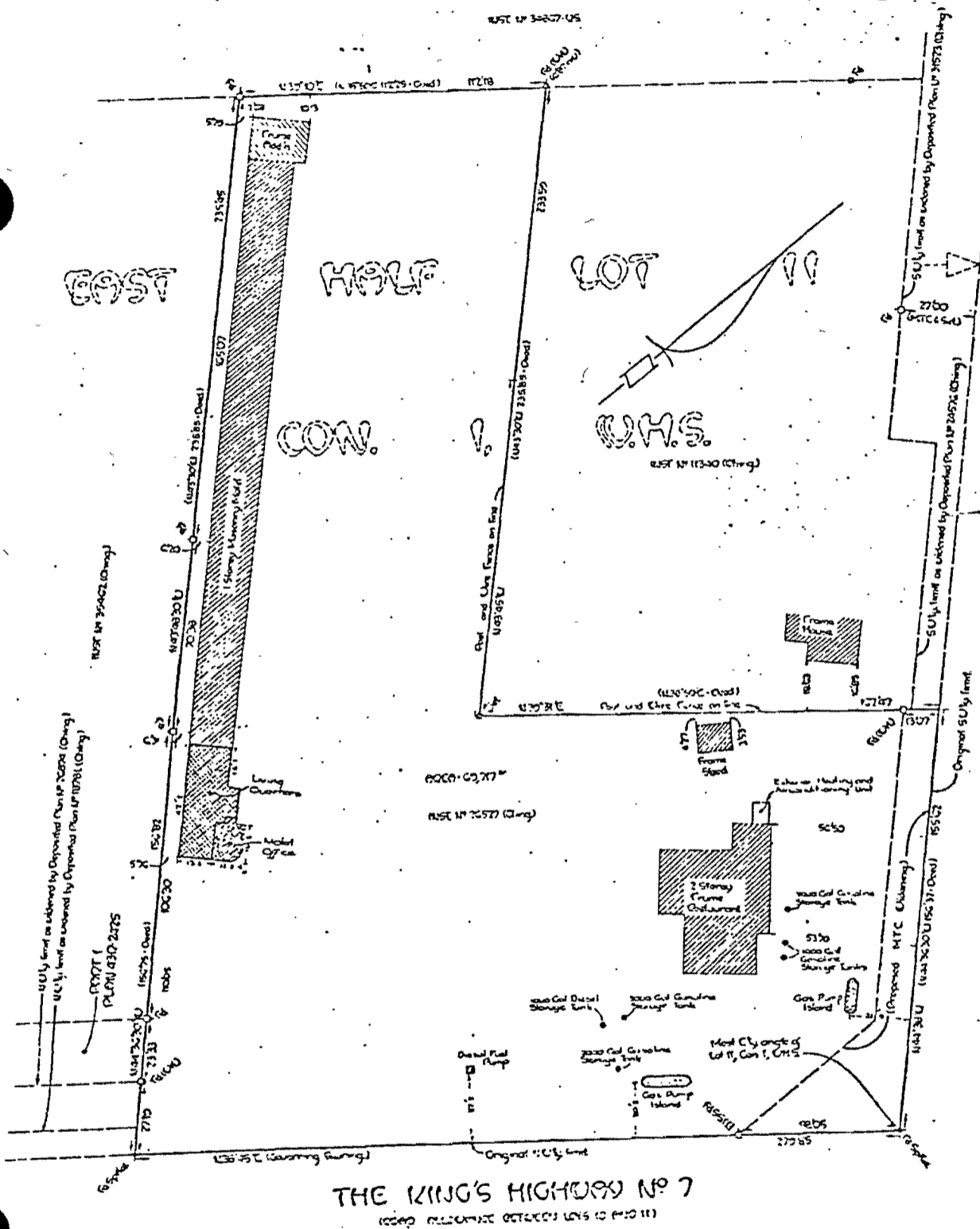
LOCATION PLAN

Application

**ROMUALD BAK
 MARIA BAK
 CIWII.4**



CITY OF BRAMPTON PLANNING DEPARTMENT



THE KING'S HIGHWAY No 10
 (10000 ALLOWANCE BETWEEN CONCESSIONS (W.H.S. AND 1. E.H.S.))

THE KING'S HIGHWAY No 7
 (10000 ALLOWANCE BETWEEN LOTS 10 AND 11)

Legend AREA OF APPLICATION

Date July 3rd, 1975

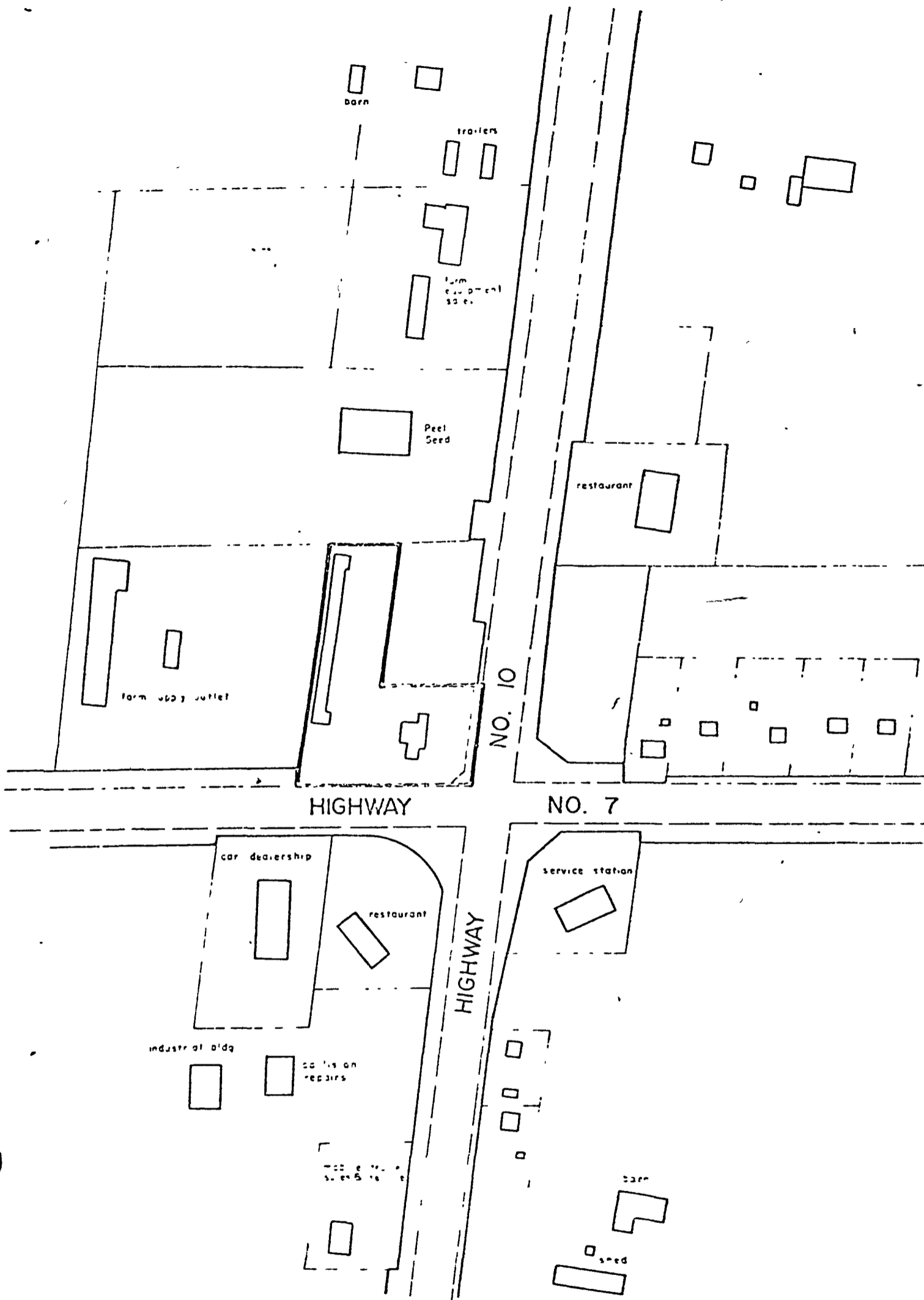
Drawn m.o.

Application:

ROMUALD BAK
 MARIA BAK
 CIWII.4

Scale 1" = 60'





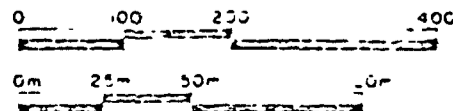
Legend AREA OF APPLICATION

Date July 31st, 1975

Drawn m o

Application

ROMUALD BAK
 MARIA BAK
 CIWII.4



September 10th, 1975 .

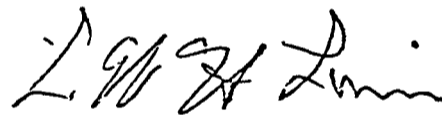
To: Chairman and Members of the Planning Committee

From: Planning Director

Re: Application to Amend the Official Plan and
Restricted Area By-law
Part of Lot 11, Concession 1, W.H.S.
(Former Township of Chinguacousy)
Romuald and Maria Bak
Our File C1W11.1

Attached is a brief report on the public meeting held in the City of Brampton Council Chambers on September 9th, 1975. There were no objections to the proposal.

It is recommended that Planning Committee recommend to Council that staff be authorized to prepare the Official Plan Amendment, draft restricted area by-law and development agreement.



L.W.H. Laine

Planning Director

JC/LWHL/pd
Attach.

Public Meeting

Romuald and Marie Bak

A Special Planning Committee meeting of the City of Brampton was held on September 9th.. 1975 in the Council Chamber, 24 Queen Street, East, Brampton. Ontario commencing at 7:30 p.m. to hear representation on a proposal to Amend the Restricted Area By-law and Official Plan.

Members Present:	F. R. Dalzell	Chairman
	J. E. Archdekin	Mayor
	Mrs. Dianne Sutter	Alderman
	R. F. Russell	Alderman
	E. Martin	Alderman
	W. J. Baillie	Alderman
	Mrs. Ellen Mitchell	Alderman
	C. F. Kline	Alderman

Approximately 25 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers.

The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed by-law and amendment change and to solicit their comments and questions.

The Chairman then asked the Planning Director to outline the proposed to the public and explain the intent of the applicant.

After the close of the Planning Director's presentation. the Chairman invited questions and comments from the members of the Public in attendance.

There were no questions from the public in attendance.

The meeting adjourned at 7:45 p.m.