



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

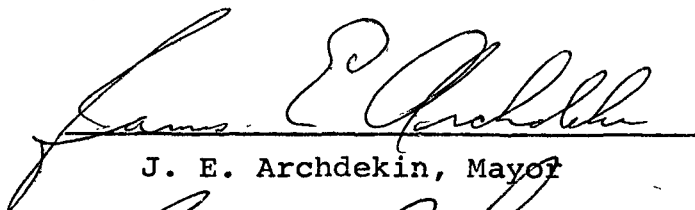
Number 41-77

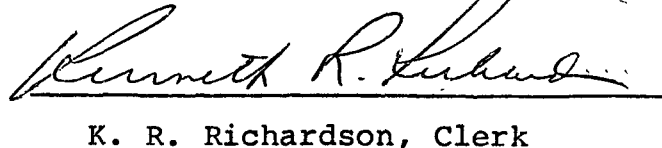
A By-law to amend the Official Plan
of the City of Brampton Planning
Area (Amendment No. 10 - Battista
and Ida Dametto

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

1. Official Plan Amendment Number 10 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 10 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME, and Passed in Open Council this 28th, day of February, 1977.


J. E. Archdekin, Mayor


K. R. Richardson, Clerk

DUPLICATE ORIGINAL

OPC 0006-10


-3

AMENDMENT NUMBER 10
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY
OF BRAMPTON OFFICIAL PLAN --

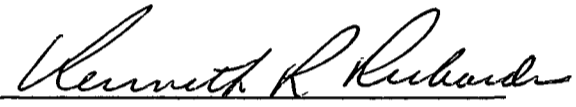
MISC. PLAN NO. 494
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL
1977 Aug 9 A.M. 10:58
Vera Fortes
REGISTRAR OF DEEDS. COUNTY OF PEEL

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NUMBER 10

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 10 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 41-77, 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 28th day of February 19 77.



Mayor



Clerk

~~This amendment to the Consolidated Official Plan 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 Number to the Consolidated Official Plan of the City of Brampton Planning Area.~~

~~_____
Date~~

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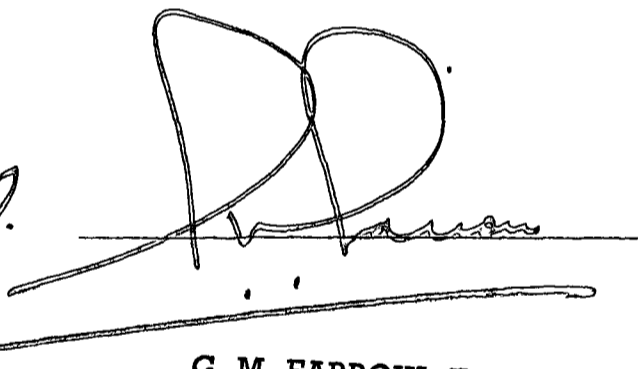
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This amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 10 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date

July 13/77



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

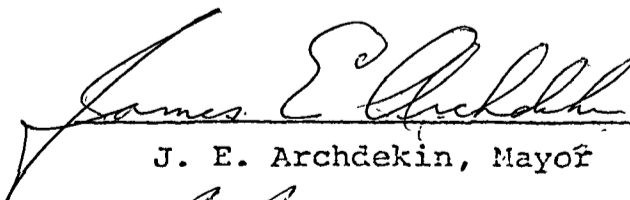
Number 41-77

A By-law to amend the Official Plan of the City of Brampton Planning Area (Amendment No. 10 - Battista and Ida Dametto)


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

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READ a FIRST, SECOND and THIRD TIME, and Passed in Open Council this 28th, day of February, 1977.



J. E. Archdekin, Mayor



K. R. Richardson, Clerk

AMENDMENT NUMBER 10
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 10 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 10.

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number 10. Part A - Preamble, and Part C - Appendix, are included only to provide background information for Part B, and shall 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 - Purpose & Property Location

Section 2.0 - Development Principles

Section 3.0 - Interpretation

Section 4.0 - Implementation

3.0 Background

The subject lands are presently designated for agricultural use under former Official Plan Amendment Number 2 of the former Township of Toronto Gore and zoned Agricultural (A) by By-law Number 825 as amended.

The parcel of land is located on the north-west side of Fifth Sideroad (Ebenezer Road) between Macvean Drive (9th Line East) and The Gore Road (10th Line East). A six year old single family residence is situated towards the north-east corner of the lot. The subject property, which is surrounded entirely by agricultural cropland, is not presently being implemented for agricultural purposes. Access to the residence is from Ebenezer Road by a private lane located along the eastern lot line. Ebenezer Road is gravel surfaced and not heavily travelled at this time.

A public meeting was held on July 3, 1975, at which time no objections were raised with regard to the proposed commercial use of the subject lands.

PART 'B' - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached map constitutes Amendment Number 10 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new chapter, Chapter D5, after Chapter D4.

1.0 Purpose and Property Location

1.1 The purpose of this Chapter is to permit certain lands located within the City of Brampton Planning Area and designated for Agricultural use to be developed for a reception hall in addition to the existing single family dwelling, and to establish principles for the development of the subject lands to ensure the acceptable use and development of the area.

1.2 The Amendment is concerned with an area of land being part of Lot 6, Concession 9, Northern Division, in the former Township of Toronto Gore, now within the City of Brampton, Regional Municipality of Peel. The rectangular shaped parcel encompasses an area of 3 acres, having a frontage of 264 feet along Ebenezer Road and an average depth of 495 feet and is outlined on Schedule 'A' attached hereto.

2.0 Land Use

2.1 Notwithstanding the present Agricultural designation of a 3 acre property situated on the north side of Ebenezer Road and which constitutes part of Lot 6, Concession 9, Northern Division, Toronto Gore shown on Schedule 'A' hereto attached, this property may be used for the location of a reception hall, as well as the existing single family residence, subject to the following development principles:

2.2 Plate No. 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by adding the symbol "D5" to said Plate Number 1 in accordance with Schedule 'A', hereto attached.

2.3 Schedule 'A' hereto attached and forming part of Amendment Number 10 to the Consolidated Official Plan of the City of Brampton shall be referred to as Plate Number 2A in said Consolidated Official Plan.

3.0 Development Principles

3.1 Commercial use of the property, will be restricted to the operation of the reception hall, which is to be located in the south-west portion of the property; further, residential use of the property will be restricted solely to the existing single family dwelling presently located in the north-east portion of the property.

3.2 In order to minimize the effect of the specific commercial activity upon the abutting residential and agricultural uses, appropriate screening, in the form of fencing, berming and planting will be provided on the perimeter of the lands to be developed for commercial purposes including a substantial landscaped front yard.

It is not intended that the development of the land for commercial purposes will contribute to further commercial development or to the premature conversion of agricultural lands for non-agricultural or related uses.

3.3 Though the hall and the dwelling are to be separated physically both by screening and separate driveways, a severance of the two uses will not be encouraged.

3.4 Off-street parking facilities will be provided on the site in the quantity appropriate to the use of a reception hall and the design of the off-street parking facilities will be in accordance with acceptable traffic engineering criteria.

3.5 Development will be permitted only when the following requirements are met:

- (a) the dedication to the City of Brampton of the appropriate road widening,
- (b) the approval of drainage facilities, grading plans, and driveway location by the City of Brampton Engineering Department, and
- (c) the approval by the Medical Officer of Health, of a private waste disposal system to be located on the site consistent with the capacity of the hall.

4.0 Implementation

4.1 Amendment Number 10 shall be implemented by amendment(s) to the restricted area by-law in such a manner as to impose the appropriate regulations in conformity with the aforementioned development principles, as above.

4.2 The Corporation of the City of Brampton may enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters, as deemed necessary by City Council.

5.0 Interpretation

5.1 The boundaries of the subject property as shown on Schedule 'A' hereto attached are general only and are not intended to define the exact limits of the said property. It is intended, therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making a formal amendment to the Official Plan. Other than such minor changes, it is intended that no area or district shall be created that does not conform with Schedule 'A'. All numerical figures on Schedule 'A' and Schedule 'B' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.

5.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment shall apply to this Amendment.

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. The uses of the properties in the vicinity of the subject lands are for agricultural purposes only.

APPENDIX II - REPORTS AND PUBLIC MEETINGS

1.0 Reports

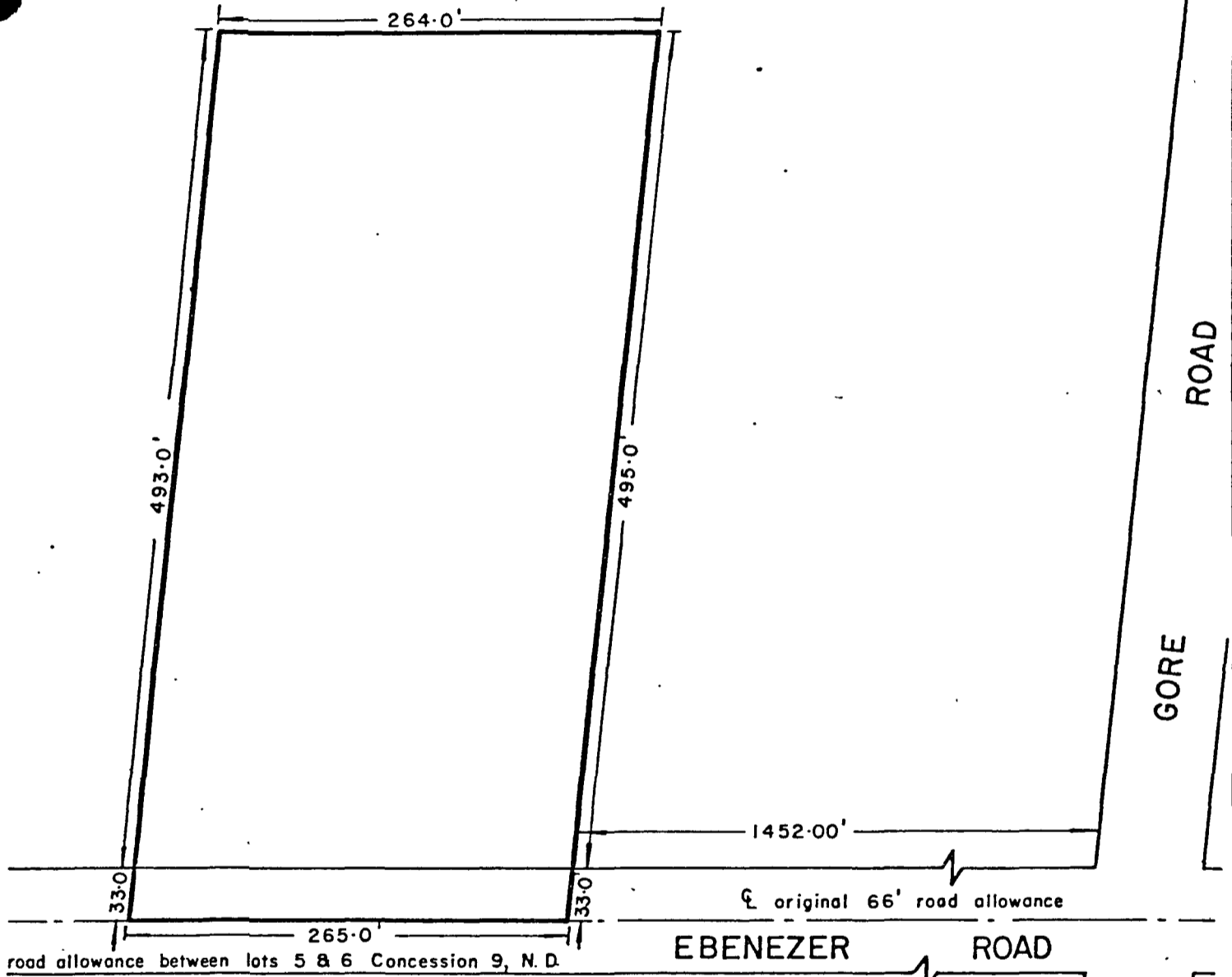
Copies of the Planning Department staff reports attached, form part of this appendix.

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 Thursday July 3, 1975 at Ebenezer Hall in the former Township of Toronto Gore. Notice was also placed in the local press. There were no representations made at the Public Meeting nor correspondence received in regard to the subject application.

A copy of notes of the Public Meeting are attached.

LOT 6 CONCESSION 9, N. D.



LOT 5 CONCESSION 9, N. D.

CITY OF BRAMPTON
AMENDMENT NO. 10
Schedule 'A'

date NOVEMBER 17, 1975

dwn. c.f.



CITY OF BRAMPTON PLANNING DEPARTMENT

June 13th., 1975

To: J. Galway,
Senior Administrative Officer

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law.
Part of Lot 6, Concession 9, N.D.
(Township of Toronto Gore)
Battista and Ida Dametto
Our File C9E6.2.

1.0 Introduction: An application to amend the Official Plan and Restricted Area By-law has been submitted in order to permit the construction of a reception hall on presently agricultural lands. At the February 24th., 1975 meeting of the Planning Committee, it was recommended that the item be referred back to staff for further study prior to an application for an amendment to the Official Plan and Restricted Area By-law. Since that time, more detailed plans have been submitted by the applicant and reviewed by staff.

2.0 Property Analysis: The subject property is located on the north side of Fifth Sideroad between Macvean Drive and the Gore Road in the former Township of Toronto Gore. The rectangular-shaped 3 acre parcel, has a frontage of 264 feet along Ebenezer Road and a depth of 495 feet, and is situated amide surrounding agricultural cropland.

The property, which is marked by post and wire fencing contains no unique natural features, being relatively flat and void of vegetation. A six year old single family dwelling is situated towards the northeast corner of lot and the driveway is along the eastern lot line. The access road, Ebenezer Road, is gravel surfaced and not heavily travelled at this time.

3.0 Official Plan and Zoning Status: The property is currently designated Agricultural by Amendment Number 2 to the Official Plan of the former Township of Toronto Gore and simularly, zoned A1 by By-law 825 as amended. It is proposed that the

Official Plan and Zoning By-law be amended to accommodate the commercial use and the existing residence.

4.0 Proposal: A proposal has been set forth to erect a reception hall which is intended to accommodate approximately 600 guests. The one-storey structure with dimensions of 125 feet by 98 feet would have a gross floor area of 12,000 square feet of which 6,750 square feet would constitute the main assembly area. Also included would be a kitchen, bar, dining room, washroom (5 men's, 4 women's), offices, cloak room and lobby. For this hall, approximately 110 off-street parking spaces would be provided which would be accessible from 2 driveways off Ebenezer Road.

The hall and the parking lot are to be separated from the surrounding agricultural land and the existing dwelling by a 6 foot chain-link fence. However, there is no intention to sever the 2 acres for the proposal hall from the total 3 acre parcel on which the house is presently situated. There is also no road widening as required by the Municipality included in the proposal.

5.0 Analysis: On review of this proposal, several concerns have been expressed which should be resolved prior to granting final approval. One of these concerns is the suitability of Ebenezer Road as an access route in view of its sub-standard condition. The increased traffic volume which will be generated as a result of the activities at the hall undoubtedly will have an adverse effect on the gravel road.

Another matter concerns the fact that the capacity of the proposed hall may be excessive for the two acre site which is intended to accommodate it, taking into consideration the space required for a private disposal sewage system and off-street parking. The capacity (size) of the hall will be related to the area required for sewage disposal, to parking needs and to protect the amenity of the existing residence. At present,

the 110 spaces to be provided are inadequate in consideration of the fact that 600 persons would require approximately 200 parking spaces, presuming an average of 3 persons per car.

The proposal calls for a six foot chain link fence to be erected around the site. However, it is suggested that the parking lot and hall be screened from the dwelling with an aesthetically appropriate wood fence or plantings and that a landscaped front yard be provided between Ebenezer Road and the parking lot.

The existing residence should be considered as part of the development proposal to avoid difficulties of complying with the existing restricted area by-law and should remain unsevered on the same parcel.

6.0 Conclusion: The proposal has been approved in principle by Planning Committee. It is recommended that a public meeting be held prior to the preparation of an Official Plan Amendment, Restricted Area By-law and Development Agreement and that the general development conditions be as follows:

1. A 17 foot road widening be dedicated to the Municipality.
2. The owner agree not to sever the hall from the house.
3. Appropriate screening be provided between the dwelling and the hall site and a landscaped front yard of not less than 50 feet be provided.
4. The off-street parking facilities be provided on the basis of one space for each 3 persons of hall capacity.
5. The drainage facilities, grading plans and driveway location be subject to the approval of the Engineering Department.
6. The applicant obtain tentative approval from the Medical Officer of Health for a private waste disposal system to be

located on the site consistent with the capacity of the hall
to be erected prior to the public meeting.

LWHL/sn

L.W.H. Laine
L.W.H. Laine
Planning Director

C.C. A. K. Macdonald

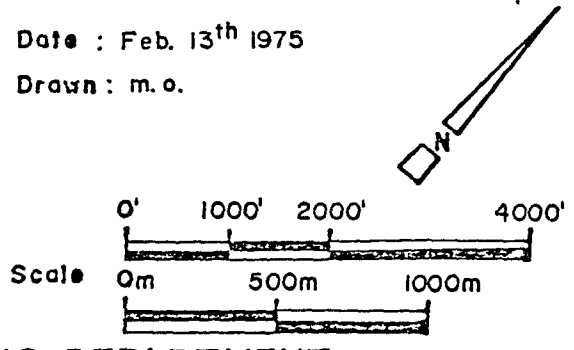
Noted
A. K. Macdonald
SAO



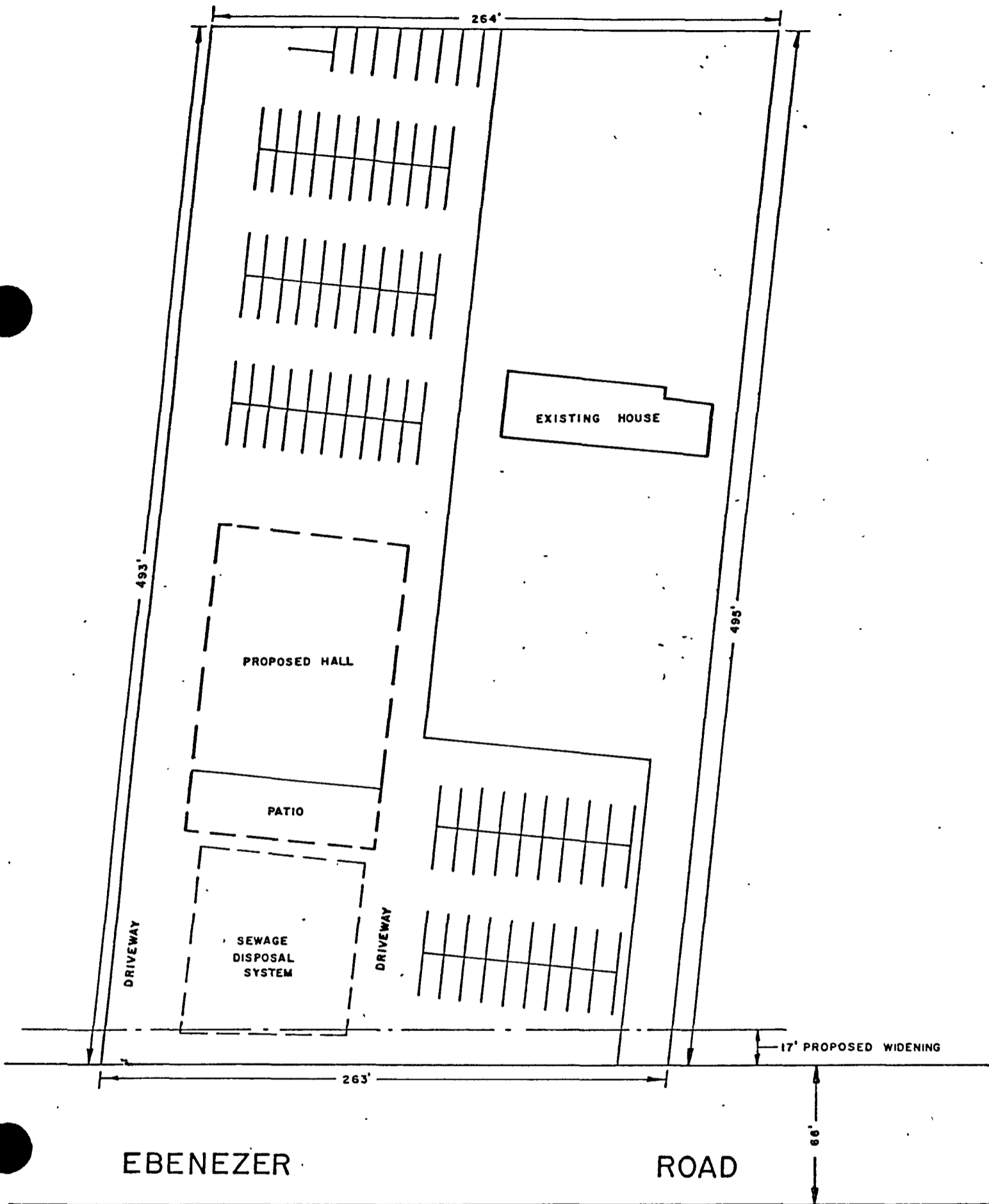
Legend  AREA OF APPLICATION

Date : Feb. 13th 1975
 Drawn : m. o.

Application **BATTISTA & IDA DAMETTO**
C9E 6.2



CITY OF BRAMPTON PLANNING DEPARTMENT



LEGEND

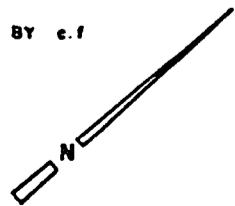
Site Plan

APPLICATION

BATTISTA & IDA DAMETTO
C9E6-2

DATE JUNE 13th 1975

DWN BY e.f



SCALE 1" = 60'

February 14th., 1975

To: J. Galway,
Senior Administrative Officer

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 6, Concession 9, N.D.
(Toronto Gore)
Battista and Ida Dametto
Our File C9E6.2

Background: An application has been submitted to amend the Official Plan and Restricted Area By-law of the former municipality of Toronto Gore to erect a hall for wedding reception parties and dancing on a 3 acre parcel.

Property Description: The property is located on the north side of Number 5 Side Road between Macvean Drive and The Gore Road with a frontage of 264 feet, a depth of 495 feet and comprises an area of about 3 acres.

A residence of about 6 years old occupies this "small holding".

Proposal: It is proposed to erect a hall to cater to wedding receptions and dances.

Planning Review: The site itself has no unique natural features. The access road is a gravel rural road not heavily used. For a commercial operation a location closer to a paved all-weather road (Highway Number 7 is about 3300 distant at its closer point at Macvean Drive west of the site) would assume to be a major factor. There may be insufficient ground water supply to handle a large economic project. Further, a commercial meeting hall would be out of character in the present agricultural setting with scattered residences.

Recommendation: It is recommended that Planning Committee not endorse the application for an amendment to the Official Plan and restricted area by-law to accommodate a commercial hall.

LWHL/sn

C.C. A.K. Macdonald

L.W.H. Laine
L.W.H. Laine
Planning Director

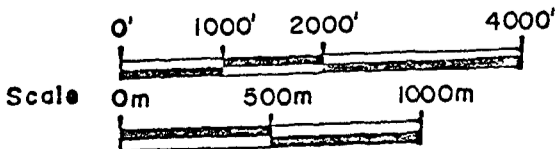
*Noted
Galway
SAC*



Legend  AREA OF APPLICATION

Date : Feb. 13th 1975
 Drawn : m. o.

Application **BATTISTA & IDA DAMETTO**
C9E 6.2



CITY OF BRAMPTON PLANNING DEPARTMENT

July 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 6, Concession 9 N.D.
(Toronto Gore)
Battista and Ida Dametto
Our File C9E6.2

Attached is a brief report on the public meeting held at Ebenezer Hall on July 3, 1975. No objections were noted.

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



L.W.H. Laine

Planning Director

LWHL/pd

PUBLIC MEETING

BATTISTA & IDA DAMETTO

PT. LOT 6, CON. 9, E.H.S.

A Special Planning Committee meeting of the City of Brampton was held on July 3rd., 1975, at Ebenezer Hall in Toronto Gore commencing at 7:45 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law.

Members Present were: F.R. Dalzell - Chairman
J.E. Archdekin - Mayor
M. Robinson - Councillor
K.G. Whillans - Councillor

101 114
Brampton, Ontario
City of Brampton
Office of Planning
7/3/75
JWH/EJH

Staff Present: L.W.H. Laine - Director of Planning

Three members of the public were present. The Chairman inquired if there were any persons present objecting to the proposal. There were no objections. The Chairman outlined the conditions of approval contained in the report of the Planning Director. It was noted that the Medical Officer of Health does not issue tentative approval but will deal with a specific proposal with conditions as necessary.

The meeting was adjourned at 7:50 p.m.