

THE CORPORATION OF THE CITY OF BRAMPTON

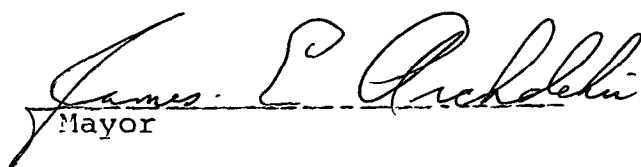
BY-LAW NUMBER 46-75

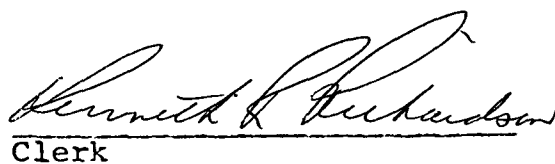
A By-law to amend the Official Plan of the former
Town of Brampton Planning Area.

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

1. Official Plan Amendment Number 68 to the Official Plan of the former Town 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 68 to the Official Plan of the former Town of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 24th day of March, 1975.


Mayor


Clerk

By-Law 46-75

ORIGINAL

W5053-1

AMENDMENT No. 68
TO THE
OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA

LODGED IN REGISTRY OFFICE - MAY 13, 1975
MISC. PLAN No. 441

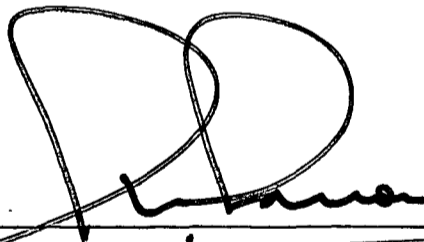
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This amendment to the Official Plan for the former Town of Brampton Planning Area, which has been recommended and adopted by the Council of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act as Amendment No. 68 to the Official Plan of the Former Town of Brampton Planning Area.

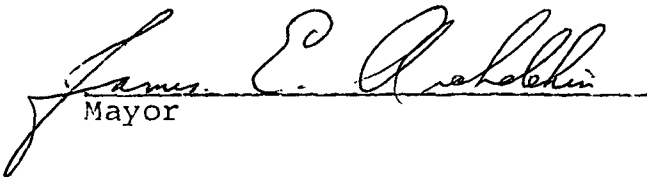
Date.....*April 28/75*.....



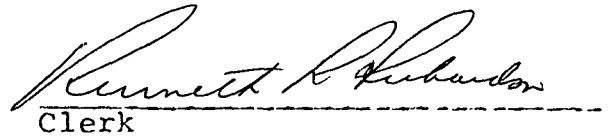
G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

AMENDMENT No. 68 TO THE OFFICIAL PLAN OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA

The attached map (Schedule 'A') and explanatory text shall constitute Official Plan Amendment Number 68 to the Official Plan of the former Town of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton 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 as amended) on the 24th day of March , 1975.



Mayor



Clerk

AMENDMENT NUMBER 68
TO THE OFFICIAL PLAN OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 68 to the Official Plan of the former Town of Brampton Planning Area, hereafter referred to as Amendment Number 68.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 68. Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in four sections, as follows:

Section 1.0 Definitions

Section 2.0 Land Use

Section 3.0 Development Principles

Section 4.0 Implementation

Section 5.0 Interpretation

3.0 Location

This Amendment is concerned with land situated in part of Lot 4, Concession 2, East of Hurontario Street, lying on the north side of Clarence Street in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to change the present designation of the lands from Industrial to Commercial and to establish principles for the use of part of a building for a retail furniture store and furniture warehouse including the use of adjacent lands for off-street parking purposes.

5.0 Basis

The City Council of Brampton referred an application by Degalo Developments Limited to amend the Official Plan and restricted area by-law to permit the establishment of a retailing and warehousing operation on a 4.163 acre parcel of land. The Planning Committee of the City of Brampton after considering the application and after the holding of an advertised public meeting recommended the change in land use and the preparation of the appropriate amendment to the Official Plan.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map (Schedule 'A' Land Use Plan) constitutes Amendment Number 68 to the Official Plan of the former Town of Brampton Planning Area.

The Official Plan is hereby amended as follows:

1.0 Definitions

For purposes of this Amendment the following definitions shall apply:

- 1.1 Commercial Area shall mean that the predominant use of the land is for commerce. The Commercial category includes offices and stores. This classification will not prevent some of the land being used for other than commercial purposes provided they do not prevent the areas from being used for commercial development.
- 1.2 Gross floor area (G.F.A.) shall mean the area of all floors including any floor area used for building maintenance, communal facilities and storage purposes.

2.0 Land Use

- 2.1 The land use classification of lands shown as edged with a red border on Schedule 'A' attached hereto shall be designated as Commercial. The Commercial Area designation shall apply only to a portion of an existing building, with the portion of the building to be used for the proposed use not to exceed a gross floor area of 32,000 square feet, and the abutting lands to the portion of the building to be used for off-street parking, loading and unloading, signs and landscape purposes. However, off-street parking facilities required or to be used in conjunction with the proposed use may occupy lands now designated as an Industrial Area without an amendment to the Official Plan.

3.0 Development Principles

- 3.1 Development will proceed only when City Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks, and electric energy facilities) are adequate, and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 3.2 Within the area which is the subject of this Amendment only a retail household furniture and furnishings store, furniture warehouse uses including off-street parking facilities shall be permitted as a commercial use.
- 3.3 Council shall determine the minimum number of off-street parking spaces that shall be provided to satisfy the expected requirements of customers and employees.
- The location of parking areas shall be arranged in recognition of the convenience of customers and employees of the proposed commercial use. Further, where deemed necessary by City Council, fencing, screening and landscaping will be provided as may be required.
- 3.4 To ensure that the development will be of a high quality the location of signs and advertising devices will be subject to control as to location, size and illumination.
- 3.5 In recognizing the importance of the abutting local road, namely Clarence Street, the location of access driveways shall be such to ensure that the traffic function of the street will not be affected unduly. To this end Council may require that turning movements at driveways be restricted.

4.0 Implementation

- 4.1 Amendment Number 68 will be implemented by an appropriate amendment to the restricted area by-law in such a form which will impose the appropriate zoning classification

and regulations in conformity with the development principles.

- 4.2 Council will enter into an agreement 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 Council.

5.0 Interpretation

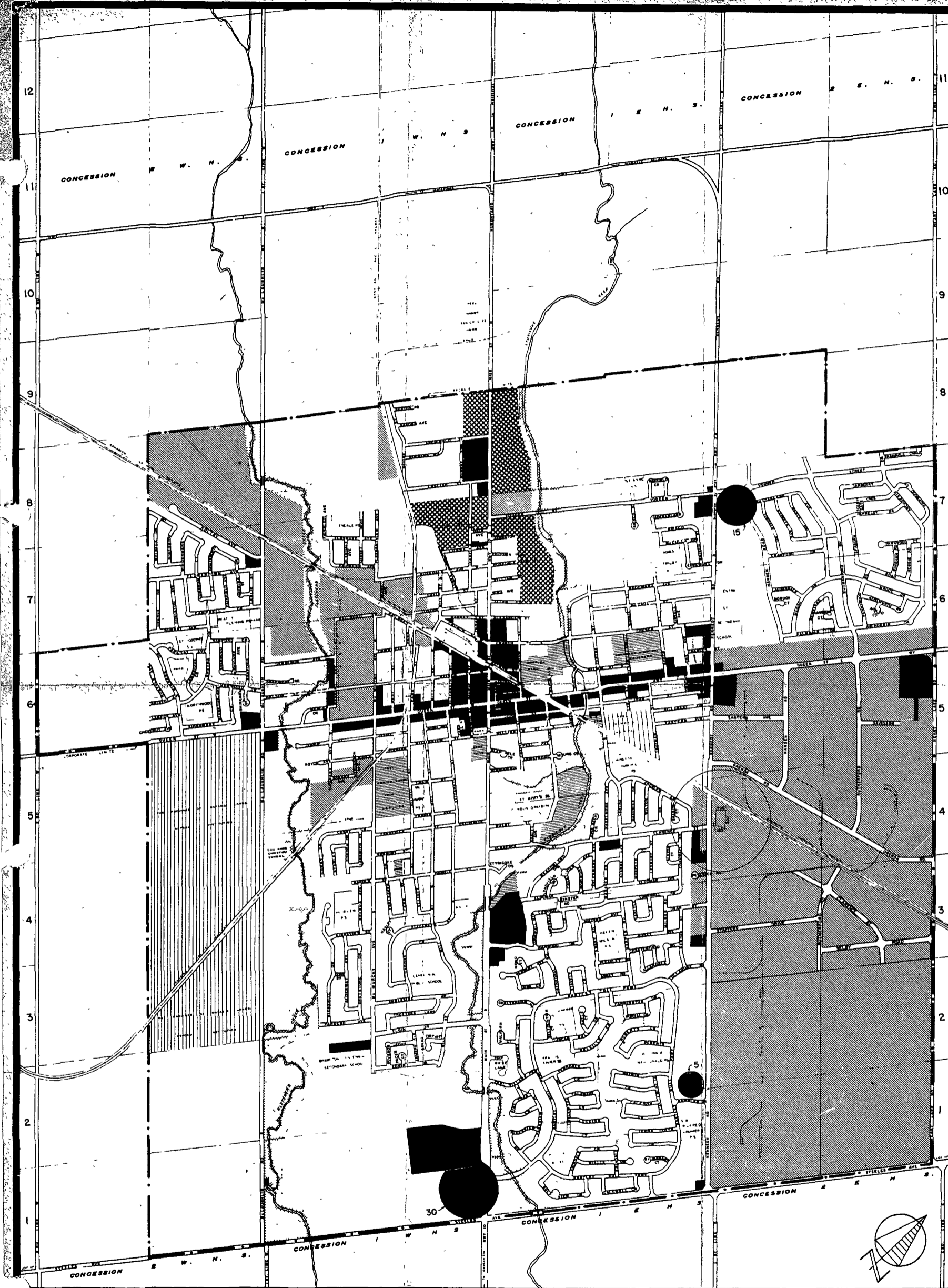
- 5.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' should not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, in so far 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 - APPENDIX

1.0 Attached are copies of reports of the Planning Director dated August 16th, 1974, and September 13th, 1974, and a copy of the minutes of a Planning Committee meeting held on October 7th, 1974, subsequent to the publishment of notices in the local newspapers and mailing of notices to assessed owners within 400 feet of the 4,163 acre parcel.



OFFICIAL PLAN OF THE BRAMPTON PLANNING AREA

INTERPRETATION OF THE PLAN

THE BOUNDARIES BETWEEN CLASSES OF LAND USE SHOWN ON THIS PLAN ARE GENERAL ONLY AND ARE NOT INTENDED TO DEFINE THE EXACT LIMITS OF EACH SUCH CLASS. IT IS INTENDED THEREFORE THAT MINOR ADJUSTMENTS MAY BE MADE TO THESE BOUNDARIES FOR THE PURPOSE OF ANY BY-LAW TO IMPLEMENT THIS PLAN WITHOUT THE NECESSITY OF MAKING FORMAL AMENDMENTS TO THE OFFICIAL PLAN OTHER THAN SUCH MINOR CHANGES. IT IS INTENDED THAT NO AREAS OR DISTRICTS SHALL BE CREATED THAT DO NOT CONFORM WITH THIS PLAN IN RESPECT OF LAND USE.

LEGEND

- | | | | |
|-----------------|--|---------------|--|
| RESIDENTIAL (R) | | OPEN SPACE | |
| COMMERCIAL (C) | | INSTITUTIONAL | |
| INDUSTRIAL (I) | | AGRICULTURAL | |
| GREENHOUSE | | | |

THIS MAP DESIGNATED SCHEDULE A TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 68

CITY OF BRAMPTON PLANNING DEPARTMENT

SCALE - 0 200 400 600 800 1000 1200
 DATE - 14/11/74
 PLAN No - FILE No
 DRAWN BY - JMK REVISED BY - CF