



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 72-81  
To adopt Amendment Number 69  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.


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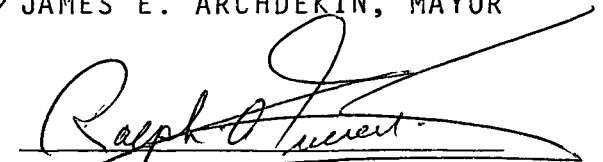
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 69 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 69 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 April 1981

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

DUPLICATE ORIGINAL

3

1982 MAR 25 AM 10 58

21-OP-0006-69

AMENDMENT NUMBER 69

to the Consolidated Official Plan  
of the City of Brampton  
Planning Area

PLAN NO. 652

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1982 Mar 25 AM 10:58

*Glenn J. Smuck*  
Asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 69  
to the  
Official Plan for the  
City of Brampton Planning Area

This amendment 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 modified under section 17 of the Planning Act, as follows:

1. Section 1, page 1, is hereby deleted in its entirety and replaced with the following:
  - "1. The purposes of this Amendment are to permit additional uses to be established on certain lands, as shown on Schedule A hereto attached, that are presently designated Agriculture, to redesignate these lands from Agriculture to Industrial and to establish appropriate development principles for the uses to be permitted."
2. Section 2, page 1, is hereby deleted in its entirety and replaced with the following:
  - "2.(a) Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the Chapter reference of the lands designated Industrial by this amendment, as shown on Schedule B to this Amendment, from Chapter D1 to Chapter D13.
  - (b) Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the lands subject to this Amendment, as shown on Schedules A and B of this Amendment from Agriculture to Industrial."
3. Schedule A is hereby deleted and replaced by the attached Schedule A.
4. Schedule B is hereby added after Schedule A.

As thus modified, this amendment is hereby approved under section 17 of the Planning Act, as Amendment No. 69 to the Official Plan of the City of Brampton Planning Area.

Date

*March 16/82*



**P. G. RIMMINGTON**  
Acting Executive Director  
Plans Administration Division



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

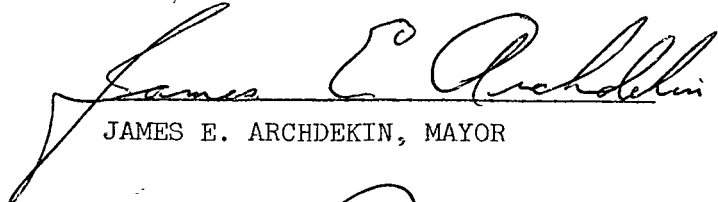
Number 72-81 69  
To adopt Amendment Number 69  
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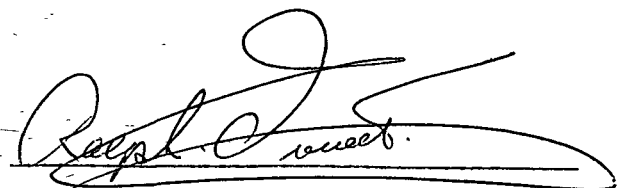
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 69 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 69 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 April 1981

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY OF BRAMPTON  
PLANNING AREA

- ~~1. The purposes of this Amendment is to permit additional uses to be established on certain lands, as shown on Schedule A hereto attached, that are presently designated Industrial, and to establish appropriate development principles for the uses to be permitted.~~  
MODIFICATION NO. 2 SECTION 14(1) OF THE PLANNING ACT
- ~~2. Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the chapter reference of the lands designated by this Amendment, as shown on Schedule A to this Amendment, from Chapter D1 to Chapter D13.~~  
MODIFICATION NO. 2 UNDER SECTION 14(1) OF THE PLANNING ACT
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by adding to Part C, Section D, the text set out below, as Chapter D13;

"Chapter D13

1.0 Purpose:

The purpose of this Chapter is to permit selected additional uses to be located on the subject property, presently partially developed as the location of a kitchen cabinet manufacturing establishment.

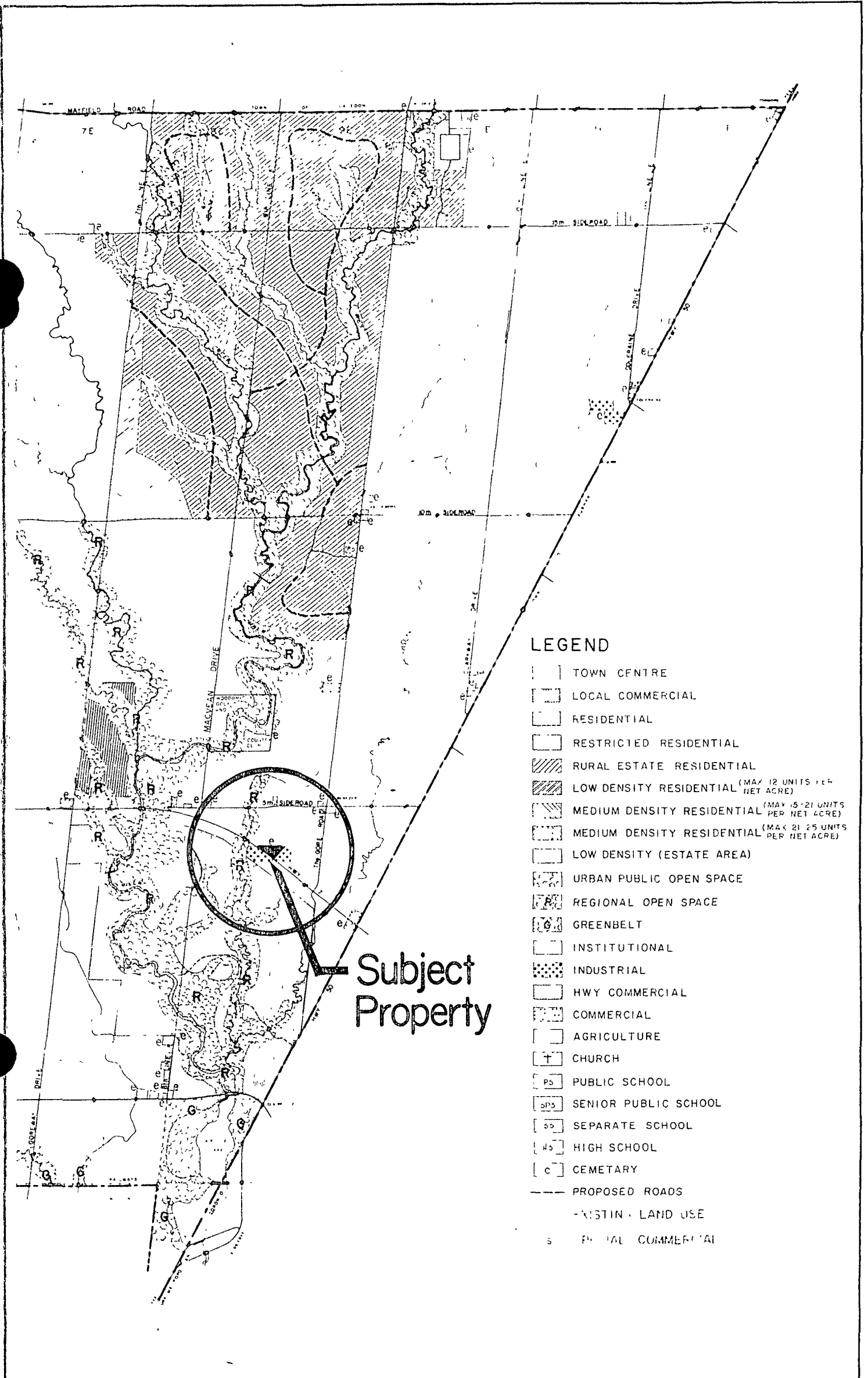
2.0 Location:

The lands affected by this Amendment comprise part of Lot 5, Concession 9, Northern Division, Township of Toronto Gore, now in the City of Brampton, located on the north side of Highway Number 7, approximately 534 metres west of The Gore Road intersection with Highway Number 7.

3.0 Development Principles:

- 3.1. In addition to the existing use of wood working kitchen cabinet manufacturing plant and other industrial uses, additional selected commercial uses including those that have outdoor sales area for new goods will be permitted. The type of commercial uses to be permitted, including those that are compatible with industry and the specific commercial uses, will be determined by an amendment to the restricted area by-law.

- 3.2 Vehicular access to Highway Number 7 shall be restricted to a single location acceptable to the Ministry of Transportation and Communications. The single location may be used to provide access to more than one use, but only as a common shared access.
- 3.3 Development of the subject lands shall be in accordance with drainage and grading plans approved by the Ministry of Transportation and Communications, the City of Brampton and the conservation authority having jurisdiction.
- 3.4 The design of the development shall provide for landscaping and the provision of an adequate setback to continue the general amenity of the subject lands.
- 3.5 No outside storage of production materials shall be permitted.
- 3.6 No development will be permitted until arrangements satisfactory to the Regional Municipality of Peel have been completed with respect to the provision of sewerage facilities either as part of a public system or by a private disposal system.
- 3.7 No development will be permitted until it is established that an adequate supply of potable water can be provided, either by a public or private system, for the uses to be established.
- 4.0 Implementation:
  - 4.1 This Chapter will be implemented by an appropriate amendment to the Restricted Area By-law to impose the appropriate zone classification and regulations in conformity with the development principles outlined in Section 3.0.
  - 4.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to Section 35(a) of The Planning Act.




**LEGEND**

- [ ] TOWN CENTRE
- [ ] LOCAL COMMERCIAL
- [ ] RESIDENTIAL
- [ ] RESTRICTED RESIDENTIAL
- [ ] RURAL ESTATE RESIDENTIAL
- [ ] LOW DENSITY RESIDENTIAL (MAX 12 UNITS PER NET ACRE)
- [ ] MEDIUM DENSITY RESIDENTIAL (MAX 15-21 UNITS PER NET ACRE)
- [ ] MEDIUM DENSITY RESIDENTIAL (MAX 21-25 UNITS PER NET ACRE)
- [ ] LOW DENSITY (ESTATE AREA)
- [ ] URBAN PUBLIC OPEN SPACE
- [ ] REGIONAL OPEN SPACE
- [ ] GREENBELT
- [ ] INSTITUTIONAL
- [ ] INDUSTRIAL
- [ ] HWY COMMERCIAL
- [ ] COMMERCIAL
- [ ] AGRICULTURE
- [ ] CHURCH
- [ P5 ] PUBLIC SCHOOL
- [ SP5 ] SENIOR PUBLIC SCHOOL
- [ SS ] SEPARATE SCHOOL
- [ HS ] HIGH SCHOOL
- [ C ] CEMETARY
- - - PROPOSED ROADS
- - - EXISTING LAND USE
- S - - - SPECIAL COMMERCIAL

**Subject Property**

**O.P. Amendment No. 69**  
 Schedule A  
 MODIFICATION NO. 3  
 UNDER SECTION 14(1) OF THE PLANNING ACT



**1:5000**

**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1982 03 03 Drawn by: *P.S.*  
 File no. C9E5. 1A Map no. 68-51

Toronto Gore

Concession 9, N.D.

Pt. Lot 5

257.67 m

152.08 m

MODIFICATION  
NO. 3  
UNDER SECTION 14(1) OF  
THE PLANNING ACT.

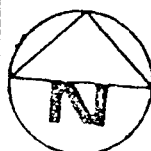
194.47 m

Highway

No. 7

52.97 m to  
South limit of  
Lot 5

OFFICIAL PLAN  
AMENDMENT No. 69  
Schedule A



1:1200

CITY OF BRAMPTON  
Planning and Development

Date: 81 03 13  
File no. C9E5.1A

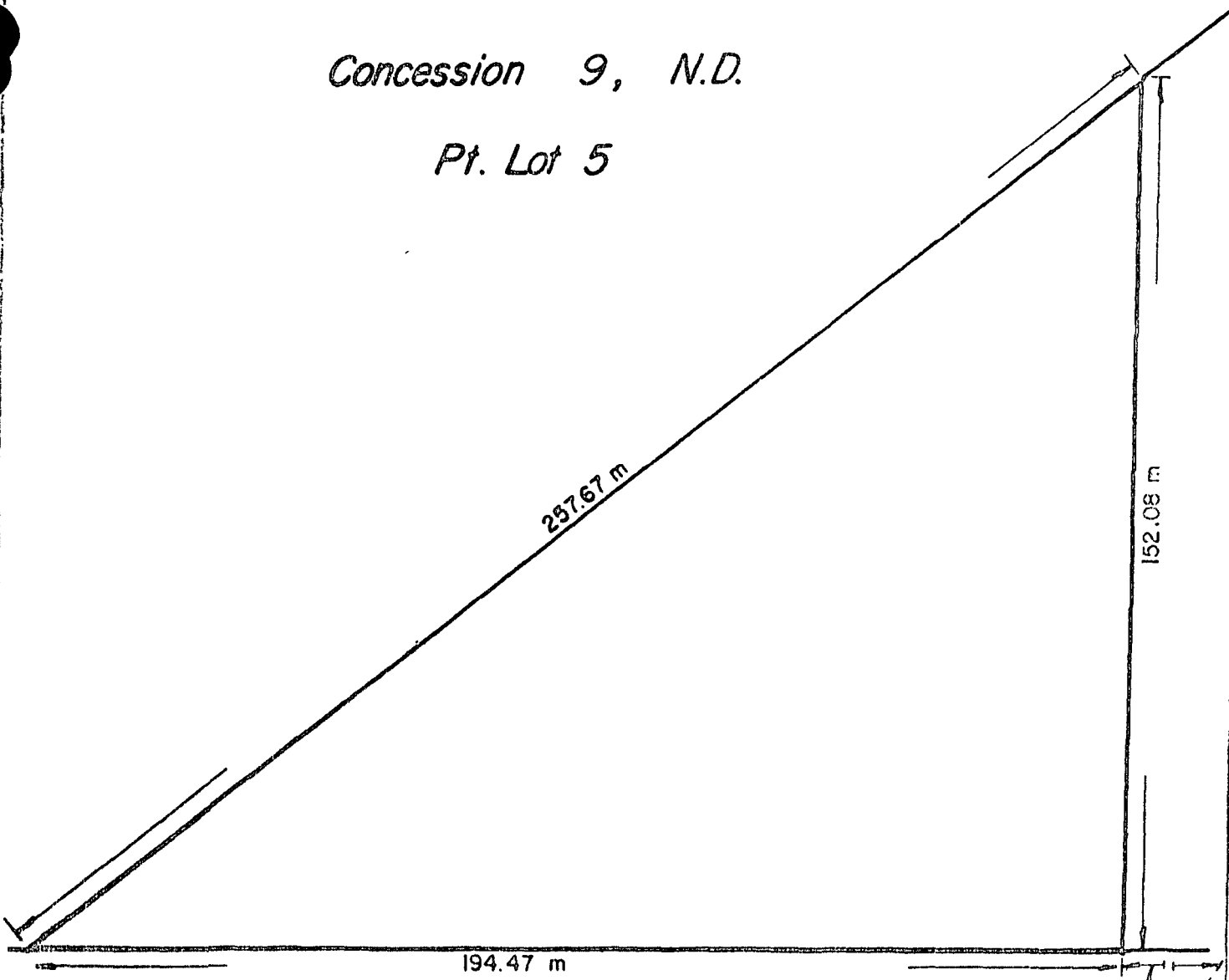
Drawn by: ps  
Map no. 68-E



Toronto Gore

Concession 9, N.D.

Pt. Lot 5



Highway

No. 7

52.97m to  
South limit of  
Lot 5

O.P. Amendment No. 69  
Schedule B

MODIFICATION  
NO. 4  
UNDER SECTION 14(1) OF  
THE PLANNING ACT



1:1200

CITY OF BRAMPTON  
Planning and Development

Date: 1982 03 03      Drawn by: ps  
File no. C9E5.1A      Map no. 68-5E

BACKGROUND MATERIAL TO AMENDMENT  
NUMBER 69

Attached are copies of Reports of the Planning Director dated March 7, 1979 and a copy of the notes of a special meeting of the Planning Committee held on April 5, 1979, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

1979 03 07

C4

TO: Chairman of the Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan and  
Restricted Area By-law  
Part Lot 5, Concession 9, N.D.  
(Township of Toronto Gore)  
MAGDOLNA BABIUK  
Our File C9E5.1A

1.0 Background

An application to amend the Official Plan and Restricted Area By-law of the former Township of Toronto Gore to permit the operation of a trailer sales and service establishment has been submitted.

2.0 Property Location and Description

The site of the proposed commercial establishment is located in Lot 5, Concession 9, Northern Division Township of Toronto Gore on the north side of Highway Number 7 between Goreway Drive and The Gore Road. The property is triangular in shape with a frontage or base length of 194.47 metres (638.03 feet) along Highway Number 7, depth along the south property line of 152.08 metres (498.95 feet) and a length of 245.38 metres (805.04 feet) along the third property line. The area of the site is 1.48 hectares (3.65 acres).

A 2 storey concrete block and brick building with a ground floor area of 464.51 square metres (5000 square feet) used for the manufacture of kitchen cabinets and similar wood products occupies the westerly portion of the site. Water supply is provided by a well and local distribution system whilst domestic waste is treated by a septic tank and tile field disposal system.

Abutting the property to the north-west is a lumber company with extensive outside product storage and to the south-east is a concrete product manufacturing establishment also with extensive outside product storage. To the south on the opposite side of Highway Number 7 are a salvage yard,

...2/

2.0 Property Location and Description (cont'd)

contractor's and equipment storage operations with outside storage as a highly visible feature.

No significant physical features nor vegetation occur on the property that would inhibit development or require special conservation measures.

3.0 Official Plan and Zoning Status

The lands are designated Industrial by the Consolidated Official Plan of the City of Brampton Planning Area (Plate No.2). Policy statements regarding industrial development principles are limited as to their comprehensiveness (Chapter D.1). The Official Plan indicates that development will be controlled by the comprehensive zoning by-law. The present zoning of the subject property is I Industrial according to By-law Number 825 which permits manufacturing plant, warehouse or storage establishments; caretakers quarters for the above uses and accessory uses, buildings or structures.

4.0 Proposal

The applicant had originally requested an amendment to the Official Plan and zoning by-law to permit the establishment of a trailer sales and service outlet on a vacant portion of the subject lands. The proposed commercial operation would require the construction of a 464.5 square metre (5000 square feet) building to be used for showroom and servicing purposes, and an outdoor display area and parking (storage) area for vehicles.

Discussions with the applicant has brought forth a request, in the event that the intended use is terminated, that other uses compatible with the building and the locality be permitted. The additional uses requested by the applicant to be permitted within the proposed commercial zoning are: animal hospital; building supply and sales with no outside

4.0 Proposal (cont'd)

storage; caretaker dwelling unit; cold storage locker plant; custom workshop; fruit, vegetable and flower sales; furniture and appliance sales; garden, landscaping and nursery supply sales; small equipment rental with no outside storage; warehouse and self-storage warehouse.

Further, the applicant has requested that the site plan be amended to permit a side yard width of 20 feet rather than the 50 feet distance indicated on the submitted plan.

5.0 Comment

Upon circulation, we have been advised that the Regional Municipality of Peel Public Works Department has no objections or comments to offer and the Development Control staff has no observations. The Ministry of Transportation and Communications has indicated no objection providing the existing entrance location will be used for access and improved to a standard acceptable to the Ministry. No additional access will be granted.

The City of Brampton Public Works Department has advised that all drainage facilities and grading plans should be designed in accordance with the latest standards and be subject to the approval of the Department.

The Parks and Recreation Department has indicated the need of a landscaped area in the front yard, in line with the existing landscaped area, and the production of a landscape plan to be approved by the Department.

Because of the exposed nature of the subject property to the travelling public using Highway Number 7, the design and siting of the proposed building and use should be employed not to further damage, but to enhance the appearance of the highway approach to the urban area. Accordingly, the building should be well designed for construction with aesthetically pleasing materials, and the property landscaped

5.0 Comment (cont'd)

appropriately to enhance the siting of the building and the outdoor display of goods (trailers) to be sold. The number of signs and advertising devices should be kept to a minimum without the necessity of extraneous advertising banners typical of some used car sales lots.

The supplemented or additional uses requested by the applicant are acceptable.

The proposed development should be subject to a site plan agreement and zoning by-law.

6.0 Conclusion


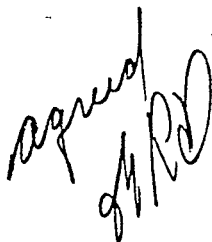
It is recommended that:

- (A) Planning Committee endorse the proposal in principle and that a public meeting be held in accordance with City Council's procedures regarding amendments to the Official Plan and restricted area by-law;
- (B) Subject to the results of the public meeting the proposal be subject to a site plan agreement and zoning by-law amendment to include the following requirements:
  - 1. Access to Highway Number 7 be limited to the existing access location and the necessary access improvements will be carried out by the applicant to the satisfaction of the Ministry of Transportation and Communications;
  - 2. The applicant provide drainage and grading plans to be approved by the Public Works Department and the Ministry of Transportation and Communications and agree to undertake the works as approved;

6.0 Conclusion (cont'd)

3. A landscape plan be submitted by the applicant for the approval of the City with the plan to indicate a landscaped area abutting the highway right-of-way equal in width to the building setback and the applicant agree to complete the works prior to occupancy of the building subject to seasonal limitations;
4. The external appearance of the building to be erected shall be subject to the approval of an Architectural Control Committee established in accordance with Council's procedures.
5. The restricted area by-law amendment include the following uses: animal hospital; building supply and sales with no outside storage; caretaker dwelling unit; cold storage locker plant; custom workshop; fruit, vegetable and flower sales; furniture and appliance sales; garden, landscaping and nursery supply sales; small equipment rental with no outside storage; trailer sales, accessories and service; warehouse and self-storage warehouse.
6. The width of the side yard be not less than 20 feet, and
7. The number and design of signs be subject to the approval of the Planning and Development and Building and By-law Enforcement Departments and the Ministry of Transportation and Communications.

LWHL/am



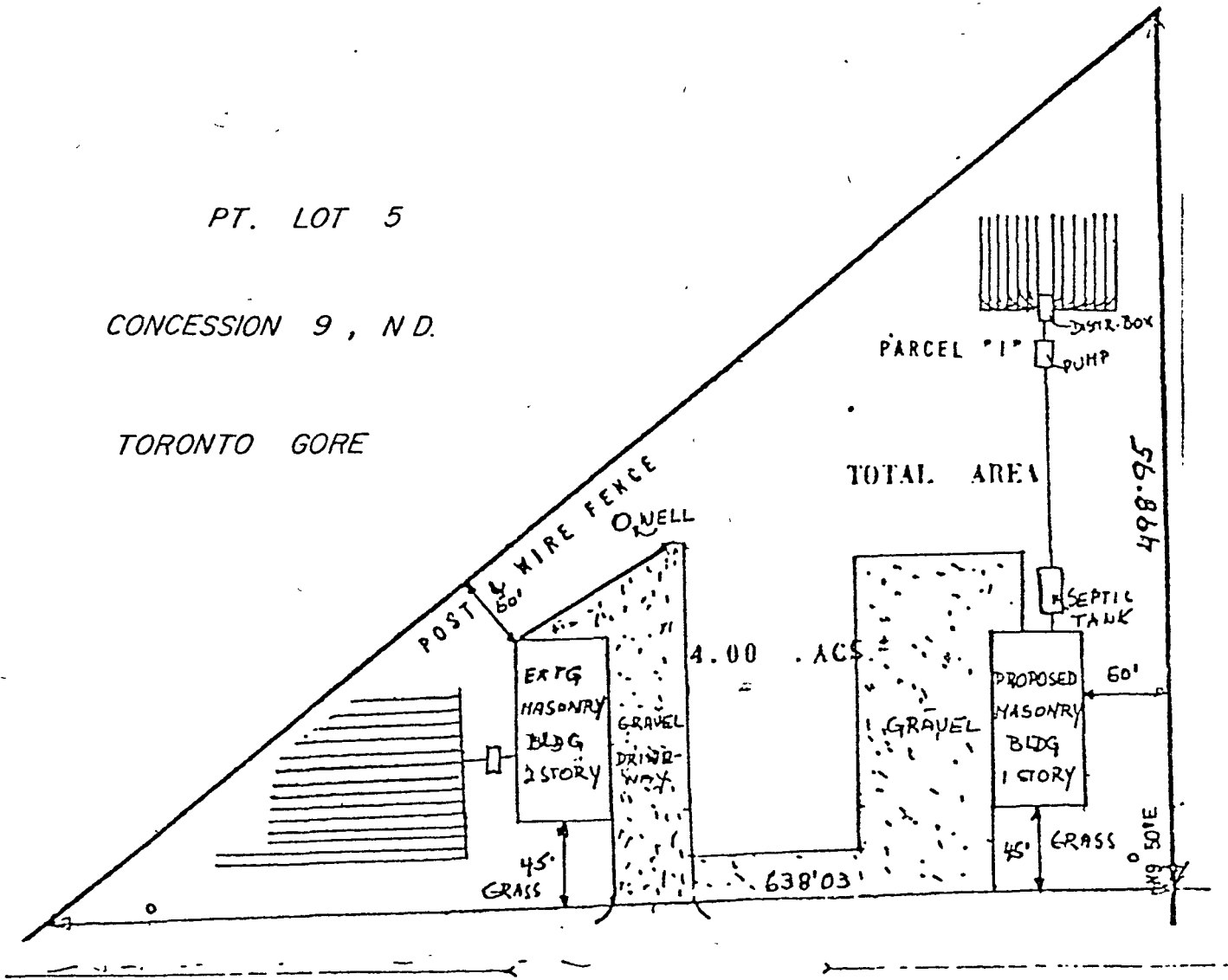
L.W.H. Laine,  
Planning Director

C4-6

PT. LOT 5

CONCESSION 9, N.D.

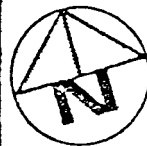
TORONTO GORE



NORTH LIMIT OF HIGHWAY NO. 7 AS SHOWN ON PLAN DATED 1931 BY DEPARTMENT OF HIGHWAYS

KING'S HIGHWAY NO. 7

MAGDOLNA BABUIK  
SITE PLAN



City of Brampton  
Planning Department



c4-7



MAGDOLNA BABUIK  
LOCATION MAP



City of Brampton  
Planning Department

INTER-OFFICE MEMORANDUM

B8

Office of the Commissioner of Planning and Development

1979 04 06

April 9/79.  
T 1549.

P23 250-78.

To: Chairman and Members of Planning Committee

From: Director Planning and Development Services

Re: Application to Amend the Official  
Plan and Restricted Area By-law  
Part of Lot 5, Conc. 9, N.D.  
(Township of Toronto Gore)  
M. BABIUK  
Our File: C9E5.1A

Attached are notes of a public meeting held on  
Thursday, April 5th, 1979, in the Council Chambers.

No objection to the proposal was raised at the  
public meeting.

It is recommended that Planning Committee recommend  
to City Council that staff be directed to prepare the  
Official Plan Amendment and Restricted Area By-law and  
Development Agreement for consideration of City Council.

AGREED:

*F. R. Dalzell*  
F. R. Dalzell  
Commissioner Planning  
and Development

LWHL/ec  
attached

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

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, APRIL 5, 1979, in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by Magdolna Babiuk to amend the Official Plan and Restricted Area By-law to permit on a vacant portion of the subject lands the establishment of a limited range of commercial outlets and accessory uses including trailer sales and service, building supply and sales with no outside storage, custom workshop, furniture and appliance sales, landscaping and nursery supply sales etc.

Members Present: Councillor D. Sutter, Chairman  
Alderman Terry Piane

Staff Present: F. R. Dalzell - Commissioner of Planning  
and Development  
L.W.H. Laine - Director Planning and  
Development Services  
E. Coulson - Secretary

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The applicant and two members of the public were present.

The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of the members of the public with respect to the proposal as submitted by the applicant.

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

Staff reported that notices were mailed to assessed owners of property and the notice appeared in the Daily Times, but due to an oversight on the part of the newspaper, the Guardian did not print the notice.

Mr. Laine stated that there were no inquiries or objections at the counter or by phone.

There were no questions or comments raised and the Chairman advised the public that any objections or support comments should be sent to the Commissioner of Planning and Development.

The meeting was adjourned at 7:45 p.m.