



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 85-87

To adopt Amendment Number 119 and Amendment Number 119 A to the Official Plan of the City of Brampton Planning Area.

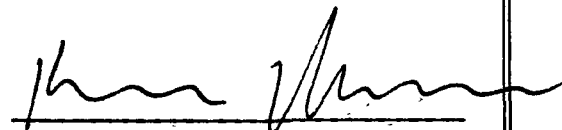
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 119 and Amendment Number 119 A to the 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 119 and Amendment Number 119 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 14th day of April, 1987.



  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

ORIGINAL

RL 119.8587

AMENDMENT NUMBER 119  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 119 A  
to the Consolidated Official Plan  
of the City of Brampton Planning Area

21-0P 0031-119

- 1

Amendment No. 119  
and Amendment No. 119A  
to the  
Official Plan for the  
City of Brampton  
Planning Area

Amendment No. 119 and No. 119A 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 under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 119 and No. 119A to the Official Plan for the City of Brampton Planning Area.

Date *May 25, 1987.*



L. J. FINCHAM  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 85-87

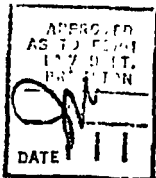
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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 14th day of April, 1987.



KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

\_\_\_\_\_  
 City Clerk  
 City of Brampton  
 April 23rd 19 87

\_\_\_\_\_  
 LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 119  
AND AMENDMENT NUMBER 119 A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use designation of a site located in the Bovaird-Kennedy area. The site is being redesignated from Highway Commercial to Service Commercial in the Secondary Plan.

2. Location

The land subject to this amendment is shown on Schedule A to this amendment and is within the area known as the Bovaird-Kennedy Area, as shown on Plate 45, added to the Consolidated Official Plan Amendment Number 76. More particularly, the lands are situated on the east side of Highway Number 10 north of Bovaird Drive, in part of Lot 11, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto

3.1 Amendment Number 119 :

(1) The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by adding, to the list of amendments pertaining to Secondary Plan Area Number 3 set out in the first paragraph of section 7.2.7.4, Amendment Number 119 A;

3.2 Amendment Number 119 :

(2) The document known as the Consolidated Official Plan for the City of Brampton Planning Area, as it relates to the Heart Lake West and Heart Lake East Secondary Plan (being Chapter C35 of Section C, and Plate Number 2 thereof, as amended), is hereby further amended.

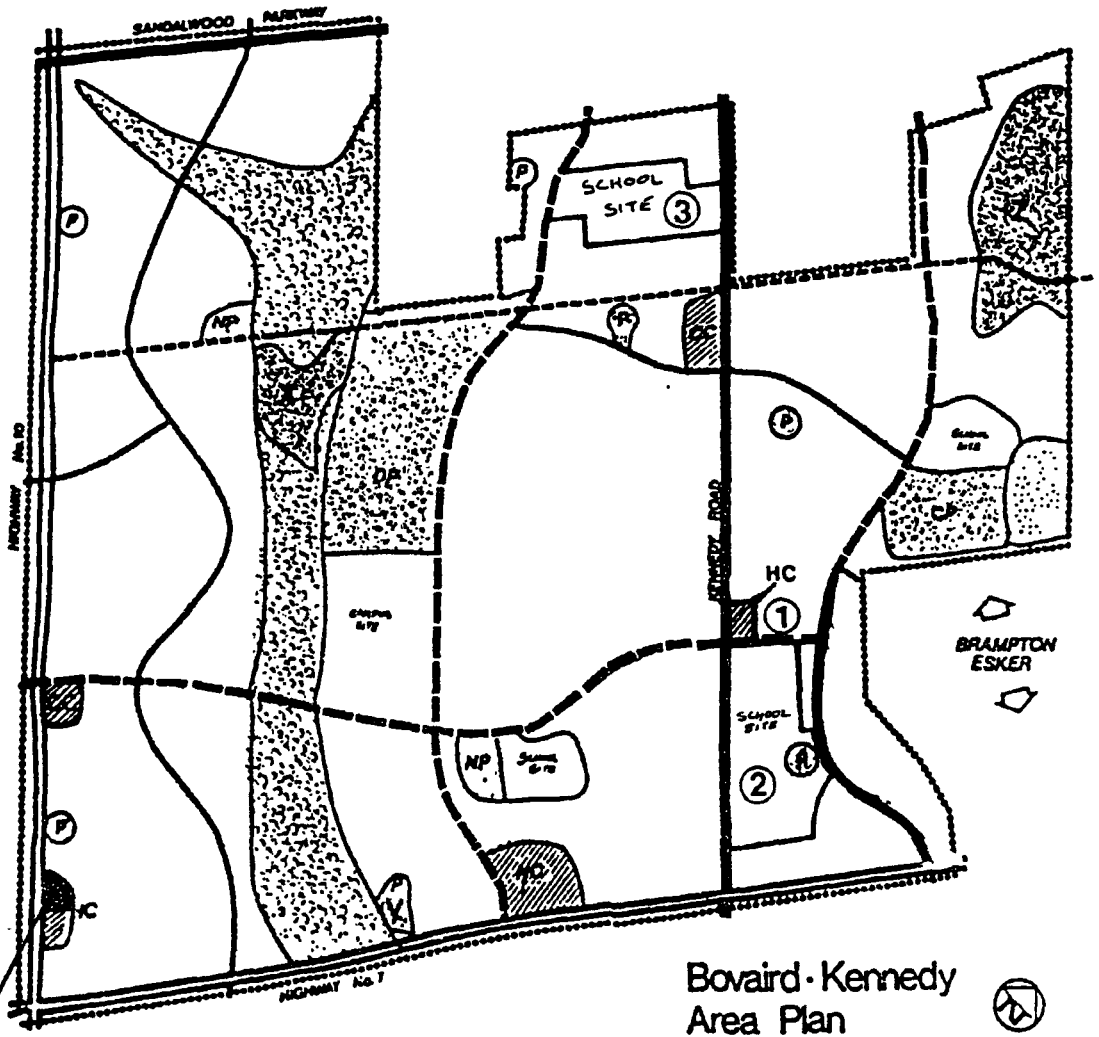
(a) by changing, on Plate 45 (being Schedule A to Amendment Number 76 to the Consolidated Official Plan), the land use designation of the land outlined on Schedule A to this amendment from HIGHWAY COMMERCIAL to SERVICE COMMERCIAL, and

(b) by adding the following to Chapter C53 of Part C, Section C, as policy 5.10:

"5.10 Service Commercial: Service Commercial uses include small scale retail, service and office uses which are moderately space-intensive and are moderate generators of vehicular traffic, such as personal services, convenience retail, restaurants and small offices."

(c) by adding the following to Chapter C53 of Part C, Section C, as policy 5.10.1:

"5.10.1 The land on the east side of Highway Number 10, approximately 168.5 metres north of Highway Number 7 that is designated Service Commercial, shall be developed in the form of a shopping plaza which may contain an eating facility; retail stores; offices (excluding offices of health care practitioners); personal service shops and dry cleaning and laundry distribution station."



Bovaird-Kennedy Area Plan

Land Subject To This Amendment

Official Plan Amendment No. 76  
SCHEDULE 'A'

Plate 45

- Bovaird-Kennedy area boundary
- Low & medium density residential
- Neighbourhood commercial
- Convenience commercial
- Highway commercial
- Public open space hazard lands
- Public open space woods
- Public open space gravel pit (Brampton Esker)
- Public open space district park
- Public open space community park
- Public open space neighbourhood park
- Public open space parkette
- Provincial highway
- Minor Arterial Road
- Collector Road
- Minor Collector Road
- Trans Canada Pipeline

OFFICIAL PLAN AMENDMENT No. 119



**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 04 06 Drawn by: C.R.E.  
File no. C2E11-10 Map no. 26-26K

Schedule A

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 119  
AND  
AMENDMENT NUMBER 119 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated January 14, 1987 and a copy of a report from the Director, Planning and Development Services Division, dated February 10, 1987 forwarding the notes of a public meeting held on February 4, 1987.

6/87/4



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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January 14, 1987

TO: The Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Zoning By-law  
Part of Lot 11, Concession 1, E.H.S.  
(former Township of Chinguacousy)  
Ward Number 2  
JOHN DINEVSKI  
Our File Number: C1E11.10

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1.0 INTRODUCTION

An application for amendment to the zoning by-law to permit additional uses in the commercial plaza under construction on the above noted property has been filed with the City Clerk and referred to staff for a report and recommendation.

2.0 PROPERTY DESCRIPTION

The subject property is located on the east side of Highway Number Ten approximately 168.5 metres (552.7 feet) north of Highway Number Seven. The site is situated immediately north of the Squire's Inn restaurant. The area of the property is 0.29 hectares (0.73 acres) and the frontage is 60.8 metres (199.5 feet) in length.

The property is occupied by a commercial plaza having a floor area of 603.8 square metres (6,499.5 square feet). Construction of the plaza is approaching completion. The plaza is being constructed in accordance with the site plan approved on April 16, 1986, under file number SP86-06.

The lands to the east of the property are occupied by recently constructed townhouses in Registered Plan 43M-608. The lands to the north are occupied by a City-owned park described as Block 327, Plan 43M-608. The Squire's Inn Restaurant is located to the south and various commercial and industrial operations, including Camper's World, are located on the west side of Highway Number Ten.

### 3.0 OFFICIAL PLAN AND ZONING STATUS

Schedule A to the Official Plan designates the property as Commercial. Schedule F to the Official Plan designates the property as Highway and Service Commercial. The Bovaird-Kennedy Secondary Plan, which is Amendment Number 76 to the Official Plan, designates the property as Highway Commercial.

By-law 861, as amended, and as specifically amended by By-law 211-85, zones the property as Commercial Class 2 - Section 450 (C2- Section 450). The uses currently permitted are a dining room restaurant, a standard restaurant, a fast-food restaurant, a take-out restaurant, a fruit and vegetable store, a motor vehicle parts and accessories store, a tool and equipment rental store and a bank or trust company.

### 4.0 PROPOSAL

The applicant is requesting that the zoning by-law be amended to permit additional types of commercial uses in the existing plaza. The additional uses proposed are offices (including real estate offices but not offices for health care practitioners), personal service shops, a dry cleaning and laundry distribution station and retail stores.

### 5.0 COMMENTS

The City departments and outside agencies to which the subject application was circulated had no comments.

6.0 DISCUSSION

The subject property is occupied by a commercial plaza which has been recently constructed. The plaza has a total floor area of 603.8 square metres and is to be divided into five units, the largest of which is 162.6 square metres in size and to be used for restaurant purposes in accordance with the present zoning. Unfortunately, the applicant has been unable to lease the four smaller units (110 square metres in size) within the plaza for uses permitted by the existing zoning.

Staff are not concerned about any further adverse impacts on the surrounding vicinity which may result from the additional proposed uses because in many respects, the uses are similar. There is sufficient on-site parking for the proposed uses, although it may be necessary to limit the size of certain uses to match the availability of parking.

The principal concern with this application is that the Official Plan designation is Highway Commercial, whereas the proposed uses are primarily convenience commercial in nature. The Official Plan contains definitions of both: convenience commercial is defined as consisting of one or more retail or service establishments planned and developed as a unit, and highway commercial uses are defined as uses requiring considerable exposure, catering primarily to persons coming to the premises by automobile rather than pedestrians.

Staff expect that if the zoning by-law is amended to permit the proposed uses in addition to the presently permitted uses, the site will function as both a highway commercial and a convenience commercial centre. The centre will serve both the travelling public due to its location on Highway Number Ten and the adjacent neighbourhood due to its proximity. Because of the dual function the site will serve, it would be appropriate for the designation of the property to be Highway and Service Commercial. It will therefore be

C4-4

necessary to amend the Secondary Plan, but it will not be necessary to amend the Official Plan because Schedule F designates the property as Highway and Service Commercial.


In view of the foregoing, staff are of the opinion that approval of this application should be subject to an amendment to the Official Plan and payment of the appropriate application fee. Staff have no objections to the additional proposed uses, however, it is noted that the higher parking standards for the real estate offices should be included within the amending by-law to ensure the provision of sufficient on-site parking.

7.0 RECOMMENDATION

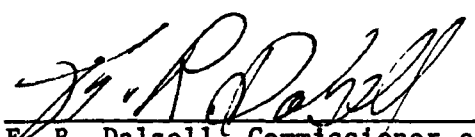
It is recommended that Planning Committee recommend to City Council that:

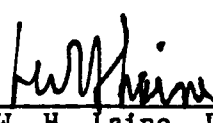
- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law. The zoning by-law shall contain the following provisions:
  - 1) to permit offices (including real estate offices but not offices for health care practitioners), personal service shops, a dry cleaning and laundry distribution station and retail stores in addition to the uses permitted by the present zoning, and
  - 2) the parking provisions applicable to the proposed uses.

Respectfully submitted,

  
Janice M. Robinson, M.C.I.P.  
Development Planner

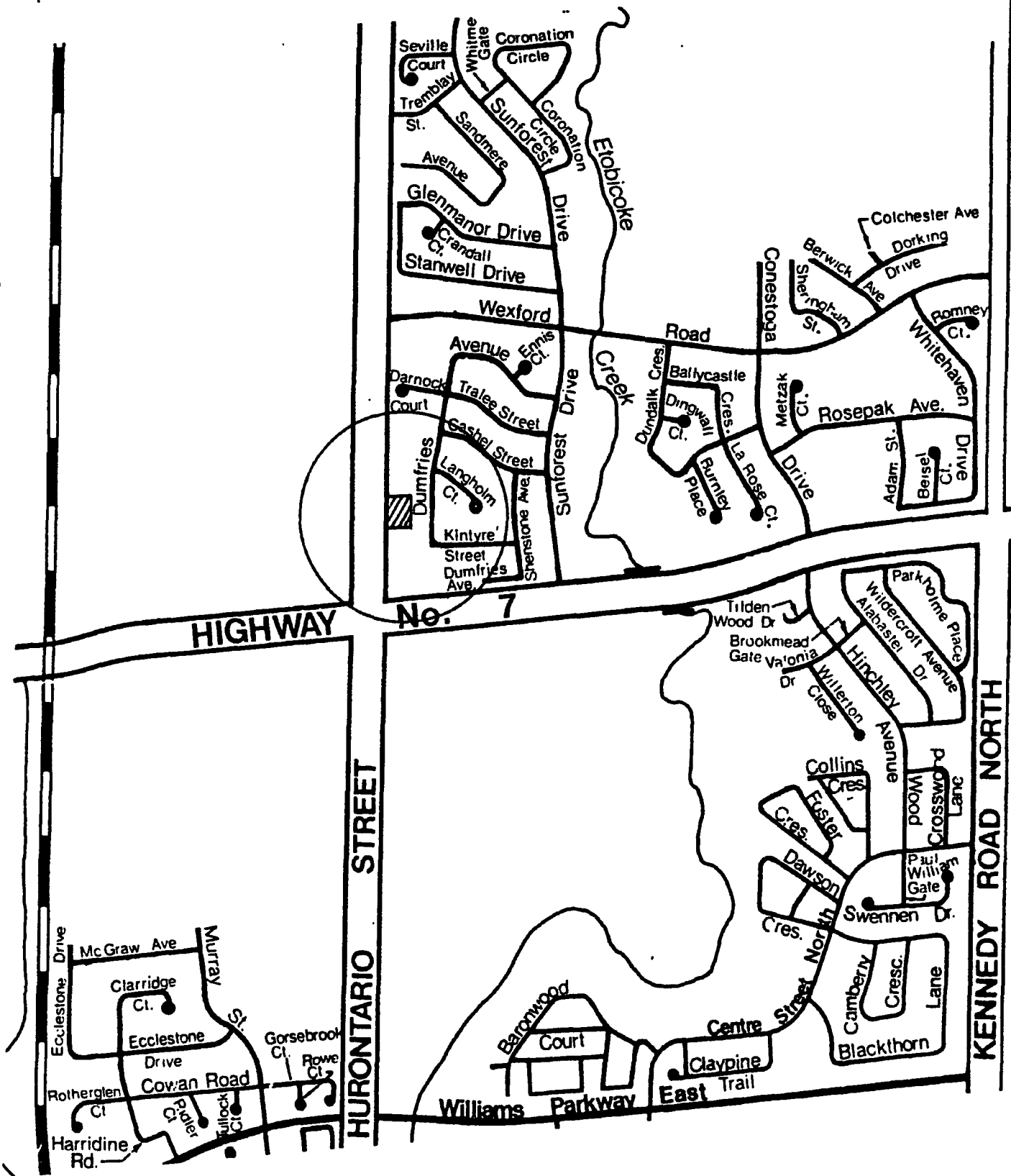
AGREED:

  
R. Dalzell, Commissioner of  
Planning and Development

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

JMR/hg/17

C4-6



JOHN DINEVSKI

Location Map

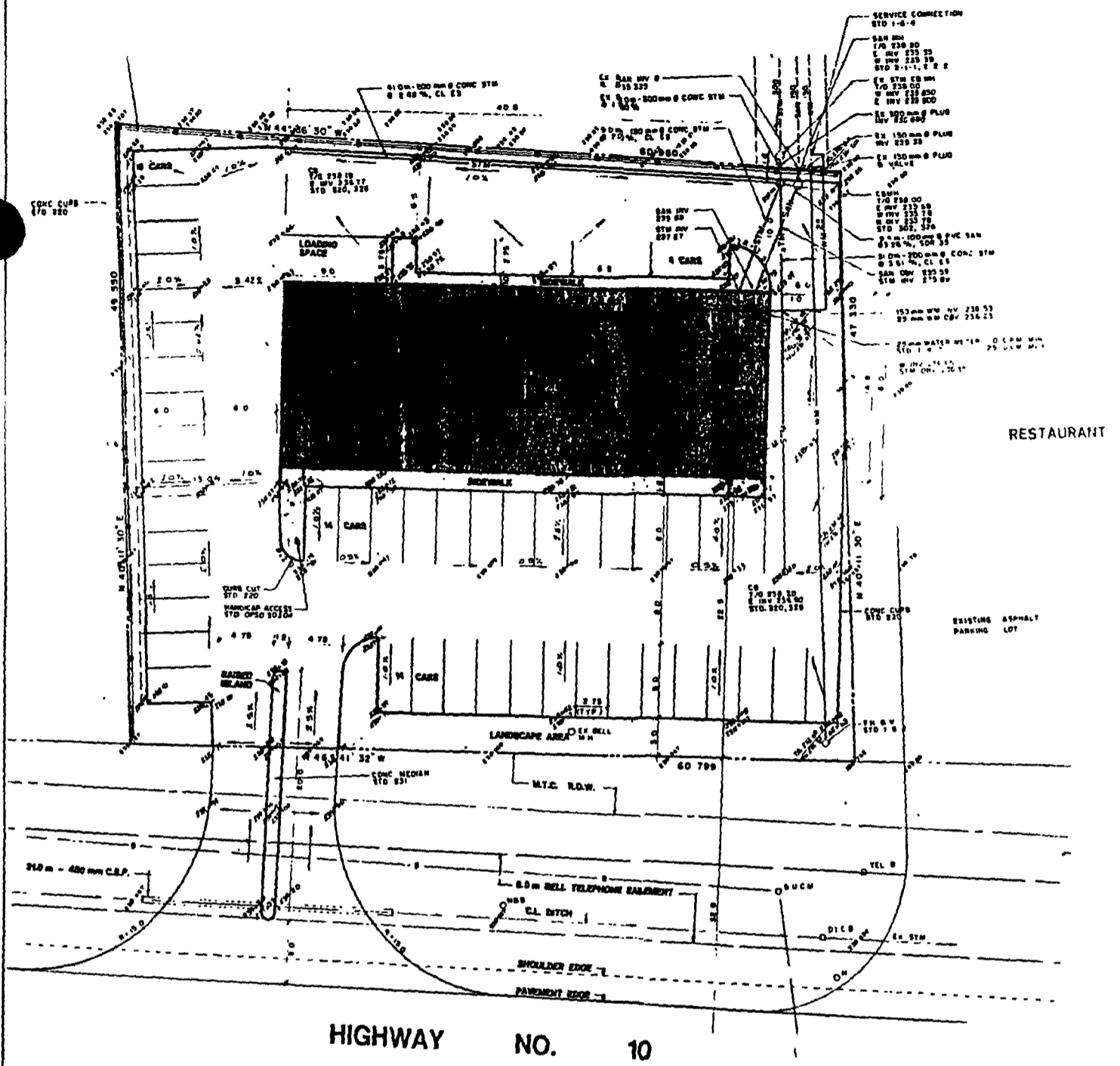


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**CITY OF BRAMPTON**  
Planning and Development

Date: 87 01 07 Drawn by: K.L.

File no. C1E11.10 Map no. 25-48A



RESTAURANT

EXISTING ASPHALT PARKING LOT

HIGHWAY NO. 10

JOHN DINEVSKI

Site Plan



1:488

CITY OF BRAMPTON  
Planning and Development

Date: 87 01 07 Drawn by: K.L.  
File no. CIE11.10 Map no. 25-488

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1987 02 10

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Zoning By-law  
Part of Lot 11, Concession 1, E.H.S.  
(former Township of Chinguacousy)  
Ward 2  
JOHN DINEVSKI  
Our File: C1E11.10

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The notes of the Public Meeting held on Wednesday, February 4, 1987, are attached for the information of Planning Committee. Two members of the public appeared at the meeting, enquiring about the amendment. Mr. Dalzell explained the difference between the application and the Highway Commercial Zoning, and there were no further questions or comments. No communications have been received with respect to this application.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council on January 26, 1987, and
- C) staff be directed to present appropriate documents for Council's consideration.

AGREED

*F. R. Dalzell*  
F. R. Dalzell,  
Commissioner of Planning  
and Development  
FRD/ec attachment

Respectfully submitted,

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



12-2

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, February 4, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:15 p.m., with respect to an application by JOHN DINEVSKI (File: C1E11.10 - Ward 2) to amend the Zoning By-law to permit additional types of commercial uses within the existing plaza.

Members Present: Alderman P. Palleschi - Chairman  
Alderman H. Chadwick  
Alderman A. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
J. Corbett, Policy Planner  
E. Coulson, Secretary

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Approximately two members of the public were in attendance. The Chairman enquired if notices to the property owners within 120 metres 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. Dalzell outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the public.

Mr. D. Kincaid, 12 Langholm Court, enquired about the reason for an amendment to the zoning by-law considering the subject site is in a commercial plaza.

Mr. Dalzell explained the Highway Commercial zoning designation and the amendment to include extra retail for community uses.

Mr. Kincaid enquired about access and adequate parking facilities. Mr. Dalzell responded that access would be off Highway #10 and outlined the parking arrangements and noise attenuation wall.

There were no further questions or comments and the meeting adjourned at 8:25 p.m.