



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 86-76

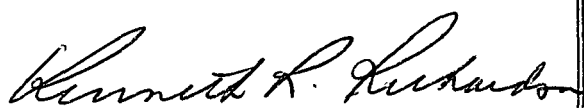
A By-law to amend the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

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. 74 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. 74 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 22nd day of March, 1976.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

PASSED March 22 1976

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# BY-LAW

No. 85-76

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 ORIGINAL

PL 2012-75 - 3

OPC-76-74

OFFICIAL PLAN  
of the former  
Township of Chinguacousy Planning Area  
Now Part of  
CITY OF BRAMPTON PLANNING AREA  
Amendment No. 74

MISC. PLAN NO. 475

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

July 19, 1976, 11:28 A.M.

Jane B. Selman

Deputy Land REGISTRAR OF ~~DEEDS~~, COUNTY OF PEEL

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Amendment No. 74

to the


Official Plan for the former  
Township of Chinguacousy Planning Area

This Amendment to the Official Plan of the former Township of Chinguacousy Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of Section 17 of the Planning Act, as follows:

1. Part C, Policy, page 2, is hereby modified by deleting the words "relating the requirements to those for lands in Noise Sensitivity Zone IV of that statement" in the second paragraph and by adding the words "of aircraft noise at Toronto International Airport (Malton)" following the word "subject" in the third line of that paragraph.

As thus modified, this Amendment is hereby approved pursuant to Section 17 of The Planning Act as Amendment No. 74 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

Date .. June 28/76 .....





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

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

AMENDMENT NO. 74

The attached map Schedule "A" and explanatory text, constituting Amendment No. 74 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. 86-76, 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 22nd day of March 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. 74 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.~~

~~Date \_\_\_\_\_~~



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

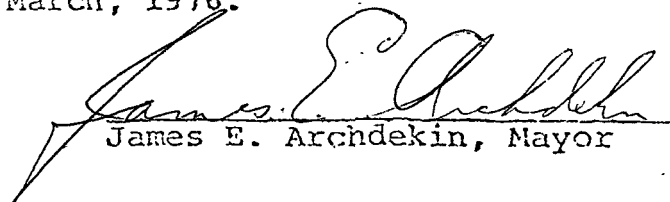
Number 86-76

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READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL this 22nd day of March, 1976.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

OFFICIAL PLAN  
of the former  
Township of Chinguacousy Planning Area  
now part of  
THE CITY OF BRAMPTON PLANNING AREA

The following text and attached map, Schedule 'A', constitute Amendment Number 74 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

A. Purpose

The purpose of this Amendment is to amend existing Official Plan policies for a parcel of land located in part of Lot 9, Concession 5, E.H.S. at the northwest corner of the intersection of Torbram Road and North Park Drive.

B. Background

Separate applications by Geroldine and Henrick Meyer and Mrs. L. Swetman owners of two abutting properties, to use the lands in question for the establishment of a neighborhood shopping centre have been rejected by the Brampton City Council at its meeting on October 21, 1974.

On February 17, 1975 City Planning Committee recommended that the City of Brampton support a joint venture by Swetman and Meyer to permit selected commercial uses on the subject property.

Subsequently, City Council at its meeting on August 25, 1975 recommended that a public meeting be held with regard to the proposal.



Amendment Number 51 to the Official Plan of the former Township of Chinguacousy designates the lands as Low Density Residential. Therefore an Official Plan Amendment will be required prior to the rezoning of the subject lands to permit a neighborhood shopping centre development thereon.

C. Policy

The parcel shown on Schedule 'A' shall be used only for the purpose of a neighborhood shopping plaza. For the intention of this Amendment, a commercial neighborhood plaza shall be defined as a convenience centre providing for the sale of such goods as food, drugs, and sundries and such personal services as dry cleaning, laundry and barbering for day to day living needs of the immediate neighborhood. Site Planning controls shall be required upon redevelopment of the designated uses to insure compatibility with adjacent land.

All development or redevelopment on the designated lands shall be on the basis of full urban servicing and shall adhere to the policy statement on the subject released to the public by the Minister of Municipal Affairs on October 9, 1969 ~~relating the requirements to those for lands in Noise Sensitivity Zone IV of that statement.~~

A road widening of 15 feet on the west side of Torbram Road and a 50 foot visibility triangle at the northwest corner of the intersection of Torbram Road and North Park Drive shall be imposed as a development condition on the subject parcel.

MODIFICATION

NO /  
UNDER SECTION 14(1) OF  
THE PLANNING ACT

The design of the commercial development shall be such as to reduce the adverse influence of noise, glare, and lights of traffic arising from commercial uses upon adjacent use area. Suitable screening and/or landscaping will be required when determined by Council. Advertising of an illuminating nature shall be located and designed as to avoid interference with traffic movement and the nearby residential use areas. Garbage and waste storage shall be located in such a way as to prevent unauthorized persons to gain access to the storage area.

D. Implementation

This Amendment is to be implemented as follows:

- a) by specific site plan zoning for the designated uses,  
and
- b) by agreement between the City and the developer.

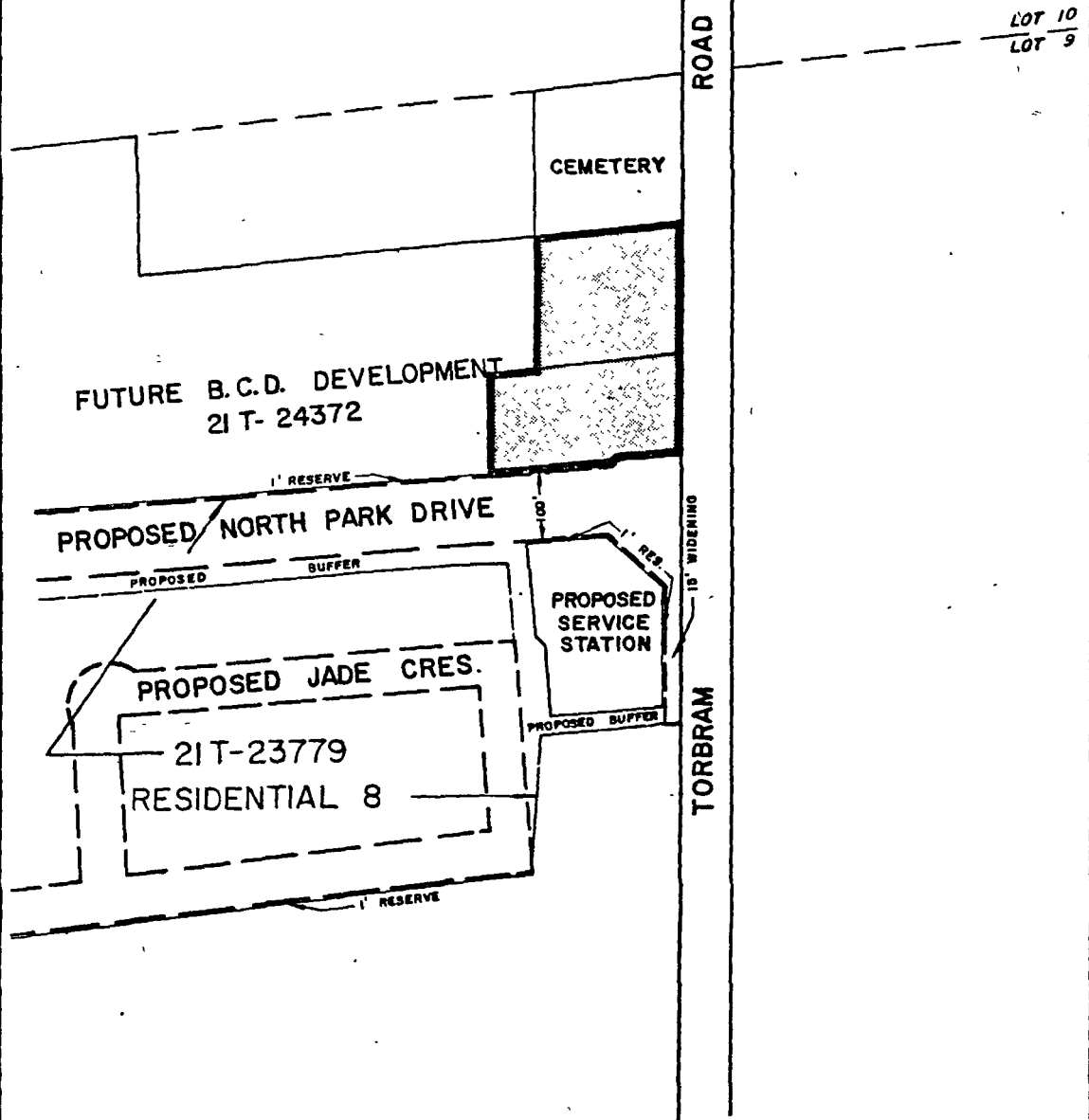
E. APPENDIX


Attached are reports of the Planning Director dated October 11, 1974; February 14, 1975 and August 15, 1975 and a copy of a summary of a Planning Committee Public Meeting held on September 9, 1975, subsequent to the publication of notices in the local newspapers and mailing of notices to assessed property owners within 400 feet of the proposed neighborhood shopping plaza. Also attached is a copy of the notice placed in the newspaper and mailed to assessed property owners.

CON. 5, E. H. S.

CON 6, E. H. S.

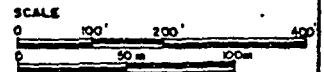
AMEX DEVELOPMENT LTD.  
21 T- 24555



 AREA OF AMENDMENT

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

Date: Oct. 24, 1975  
Drawn: m.o.



CITY OF BRAMPTON PLANNING DEPARTMENT

October 11th, 1974

To: Chairman and Members of the  
Planning Committee

From: Planning Director

Re: Applications to Amend the Official Plan  
and Zoning By-law  
Part of the East half, Lot 9, Concession 5 E.H.S.  
H. Meyer and G. Meyer - File: C5E9.3  
Mrs. L. Swetman - File: C5E9.1

Background: Separate applications have been filed on behalf of Geraldine Meyer and Hendrick Meyer and Mrs. L. Swetman owners of two abutting parcels of land located on the west side of Torbram Road slightly north of the projected extension of North Park Drive to amend the Official Plan and zoning by-law to permit the redevelopment of the applicants lands for commercial purposes.

Since the applicants lands are abutting, and since the nature of the uses proposed are similar it is felt that the two applications should be considered by the Planning Committee at the same time.

Proposal: H. and G. Meyer have proposed a neighbourhood commercial and service station use of their lands, whilst Mrs. L. Swetman has requested a C1 Commercial Zone (bank, business and professional offices, restaurant, motel, service station, retail commercial outlet).

Site Characteristics: The Meyer property has a frontage on Torbram Road of about 150 feet, a depth of some 275 feet and has an area of about 0.94 acres. The Swetman lands are slightly smaller with an area of about 0.91 acres, a frontage and depth of 206.04 and 192 feet respectively.

Both properties are presently occupied by residences and have located on them a small quantity of trees.

The Swetman property is bounded on the north by a cemetery.

Official Plan and Zoning: The lands are designated low density residential by Amendment No.51 to the Official Plan of the former Township of Chinguacousy and are zoned A1 Agricultural by By-law Number 861 as amended.


Analysis: Mr. H. Meyer has noted that their property is at the intersection of two proposed major arterial roads and that the proposed zoning of lands opposite and south of their property, at the south-west corner of the intersection of Torbram Road and the projected extension of North Park Drive is for a service station.

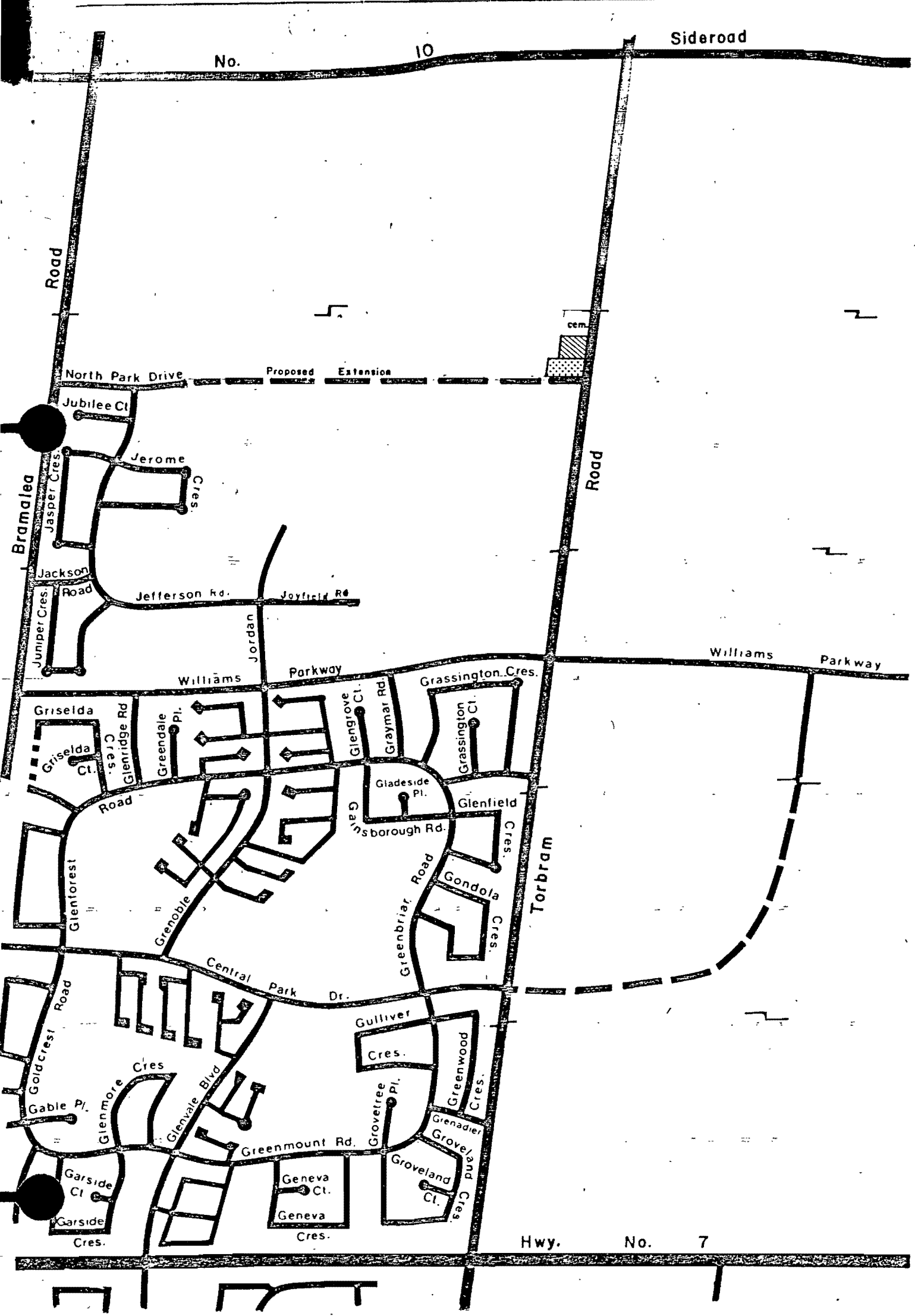
Mrs. Swetman notes that land to the south is under a commercial rezoning application, land to the east will be developed for industrial use in the future and as the last remaining parcel would not be very desirable for residential use.

Official Plan Amendment No.51 establishes a "village" concept with each village having a central core including local commercial services and higher residential development. There appears to be no supportable planning reason to permit the commercial development of the Meyer and Swetman lands with access to Torbram Road thereby contributing to piecemeal strip development along Torbram Road. The intent of the Official Plan should be adhered to by controlling access to Torbram Road and by ensuring that when redevelopment of the Meyer and Swetman lands takes place access is provided by internal roads from the abutting lands.

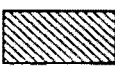

Recommendation: It is recommended that Planning Committee recommend to City Council that the applications of H. Meyer and G. Meyer and Mrs. L. Swetman to amend the Official Plan and Restricted Area By-law be refused.

LWHL/ds

  
L.W.H. Laine  
Planning Director

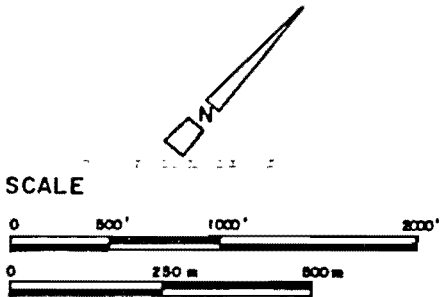


LEGEND

-  MRS. L. SWETMAN  
C5E9-5
-  H.&G. MEYER  
C5E9-3

DATE OCTOBER 10, 1974

DWN. BY f



September 11th, 1975

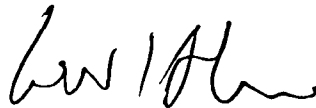
To: Chairman and Members of the Planning Committee

From: Planning Director

Re: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lot 9, Concession 5, E.H.S.  
Torbram Road and North Park Drive  
Swetman and Meyer  
Our File C5E9.3

The attached notes were recorded at a Public Meeting held on September 9th, 1975. No additional comments or inquiries have been recorded by the Planning Department.

It is recommended that Planning Committee recommend the preparation of the Official Plan amendment, draft restricted area by-law for presentation to City Council.



L.W.H. Laine

Planning Director

HJ/LWHL/pd

Attach.



Public Meeting

Lillian E. Swetman, Henrick Meyer and Geraldine Meyer

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 7:45 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 proposal 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.

Mr. M. Smith, Vice President of Bramalea Consolidated Corporation Limited addressed the Committee on behalf of Bramalea Consolidation stating that this facility was another erosion of the planning concept of the area, and that his firm was working with Amex Developments Ltd., owner

cont'd....

of lands to north, to develop the lands in the area in an intergraded fashion.

Mr. McIntyre, solicitor for the applicant, responded to the views of Mr. Smith and asserted that there is a role for his client's proposal.

There were no questions from the public.

The meeting adjourned at 8:30 p.m.

August 15th, 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 9, Concession 5, E.H.S.  
Torbram Road and North Park Drive  
Swetman and Meyer  
Our File C5E9.3

1.0 Background: At the February 17th, 1975 meeting of the Planning Committee a report of the Planning Department was reviewed and it was recommended that the Council of the City of Brampton support an application to amend the Official Plan and Restricted Area By-law to permit selected commercial uses on the subject property. The Council of the City of Brampton consequently adopted this recommendation at its meeting on February 24th, 1975.

Consequently, planning staff have had several discussions with the applicants' representatives to determine more precisely the nature of the proposed development. This has been carried out with some success and a preliminary site plan prepared

2.0 Proposal: It is proposed to construct a "neighborhood" shopping plaza on a site having a frontage on Torbram Road of about 356 feet and an average depth of some 233 feet with an area of about 1.85 acres. A flat-roofed two storey building with a length of about 240 feet and a width of some 50 feet will contain a gross floor area of approximately 21,540 square feet. Retail uses and service establishments will be located on the ground floor, (about 7,250 square feet of sales area) and primarily offices on the second floor (9,380 square feet). Public washrooms are proposed to be provided.

Off-street parking facilities will accomodate 124 vehicles which appears to be adequate for normal occupancy.

Access to the proposed commercial development would be limited to one combined exit and entrance on each of Torbram Road and North Park Drive.

A landscaped buffer strip of not less than 5 feet in width is designed to be located on the north, west and south border of

the property. In addition a fence is also proposed.

Consideration has been given to a possible pedestrian access from an "interior" direction, but the specific utility of this convenience will depend upon the street and pedestrian system to be developed for residential lands to the west and north-west.

The site plan provides for the dedication of widening of 15 feet on the west side of Torbram Road and for a 50 foot visibility triangle at the north-west corner of the intersection of Torbram Road and North Park Drive.

3.0 Analysis: The preliminary site plan of the project has been based upon the possibility of having a grocery and dairy products store, a bank, sporting goods store, dry cleaning depot, restaurant, barber, and beauty shop together with general offices. The possible retail or service establishments that could have a "neighbourhood" orientation are not necessarily all included in the above list. Others that could be considered include variety store, sub-post office, drug store, bake shop and delicatessen. However, it is questionable that the proposed floor space to be devoted to office space, (8,240 square feet) which is almost equal in area of the retail and service outlets has a neighbourhood basis in the sense of a residential community. The traditionally recognized professions, doctor, dentist, lawyer need not to be represented by more than 1 or two individuals to perform an adequate neighbourhood type of service. Therefore, it is possible that the second storey office use is excessive as a component of selected commercial uses.

In order to gain access to North Park Drive an one foot reserve (Block I) and a narrow block of land (Block J) will have to be crossed.

Several matters pertaining to the architectural design of the building, method of garbage and waste storage, landscape treatment in recognition of the proximity of residential development could be considered further. However, sufficient

analysis have been carried out to date to justify the holding of a public meeting prior to the preparation of an official plan amendment.

4.0 Conclusion: It is recommended that Planning Committee set a location, date and time for a public meeting with regard to a proposal to amend the Official Plan and Restricted Area By-law to permit selected commercial uses on the applicants lands.

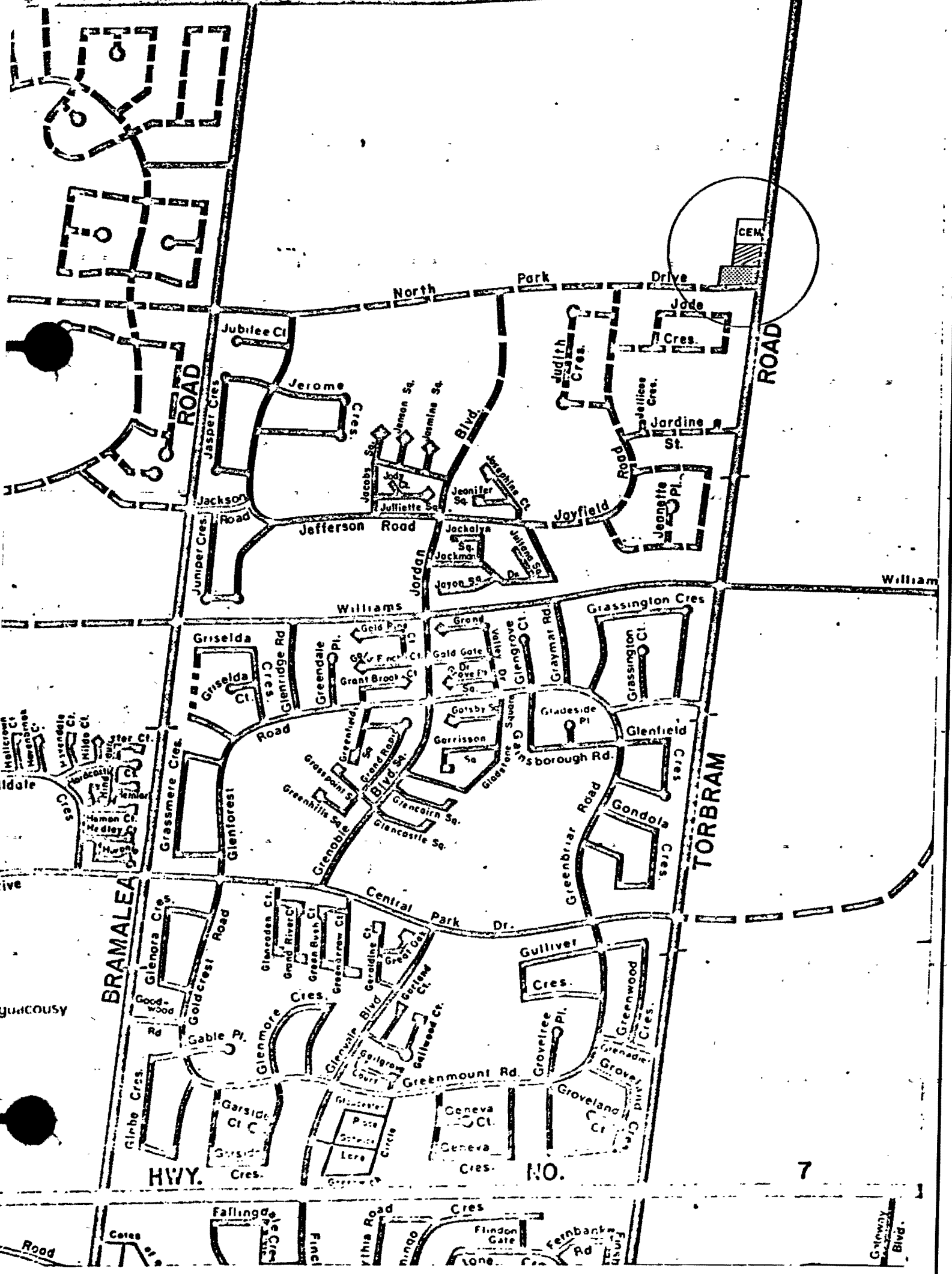




L.W.H. Laine

Planning Director

HJ/LWHL/pd

cc A.K. Macdonald

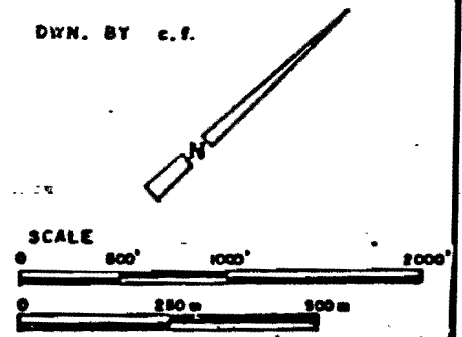


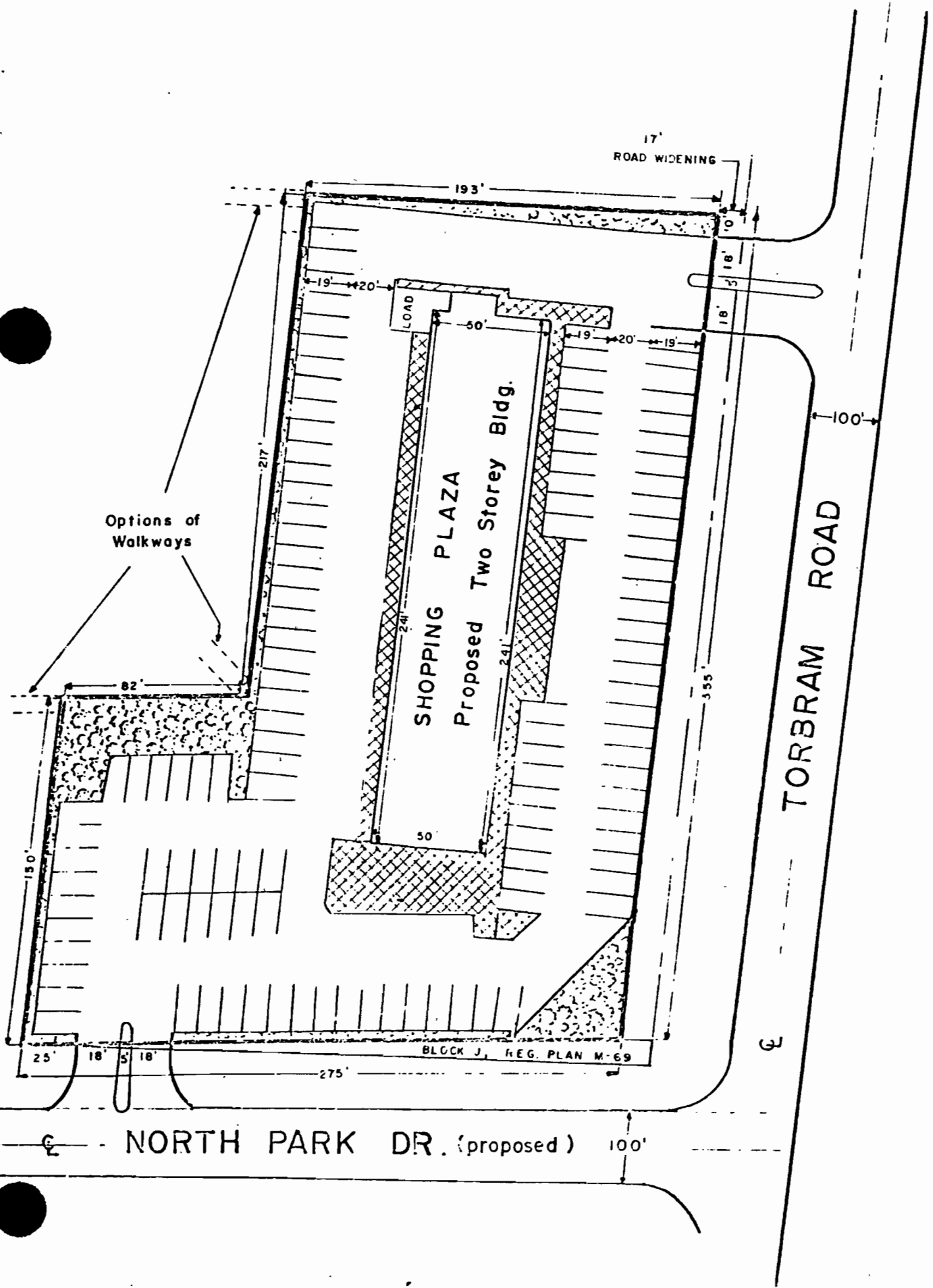
- LEGEND**
-  SWETMAN PROPERTY
  -  MEYER PROPERTY

DATE FEB. 13, 1974  
 DWN. BY c.f.

**APPLICATIONS**

MRS. L. SWETMAN C5E9-1  
 H. & G. MEYER C5E9-3





Legend ——— AREA OF APPLICATION

▨ Pedestrian Area

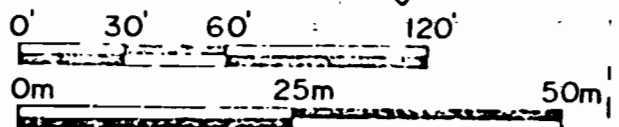
▨ Landscaped Area

Application:

**SWETMAN & MEYER**  
**C5E9.3**

Date July 31st, 1975

Drawn: mo



CON. 5, E. H. S.

CON 6, E. H. S.

AMEX DEVELOPMENT LTD.  
21 T- 24555

LOT 10  
LOT 9

ROAD

CEMETERY

FUTURE B.C.D. DEVELOPMENT  
21 T- 24372

1' RESERVE

PROPOSED NORTH PARK DRIVE

PROPOSED

BUFFER

8

PROPOSED SERVICE STATION

1' RES

15' WIDENING

PROPOSED JADE CRES.

21T-23779

RESIDENTIAL 8

PROPOSED BUFFER

TORBRAM

1' RESERVE

LEGEND



SWETMAN PROPERTY



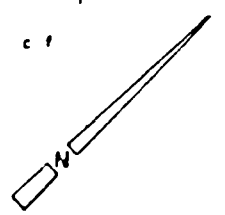
MEYER PROPERTY

APPLICATIONS

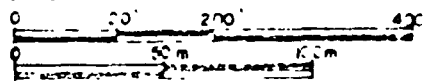
MRS. L. SWETMAN C5E9-1  
H. & G. MEYER C5E9-3

DATE FEB 13, 1974

DWN BY C.F.



SCALE





February 14th, 1975

To: J. Galway  
Senior Administrative Officer

From: The Director of Planning

Re: Application to Amend the Official Plan  
and Restricted Area By-law,  
Part of Lot 9, Concession 5, E.H.S.  
Torbram Road  
H and G Meyer and L.E. Swetman  
Our Files: C5E9.3 and C5E9.5

Background: Previously two individual applications filed on behalf of Geraldine Meyer and Henrick Meyer and Mrs. L. Swetman owners of two abutting parcels of land located on the west side of Torbram Road to amend the Official Plan and restricted area by-law to permit the redevelopment of their lands for commercial purposes were refused by the Planning Committee. However, the Committee suggested that a joint or integrated proposal be investigated by the applicants and planning staff.

Proposal: The owners have indicated their willingness to cooperate in a "joint" venture approach in an attempt to produce an integrated project. No specific design or site plan has been proposed or suggested at this time. It has been suggested by the owners that the types of uses that might find the site attractive include restaurant, bank, business and professional offices, drug store, medical buildings, and the broad category of retail commercial outlet.

Planning Review: The analysis carried out for the earlier planning report remains substantially valid. The major difference is, the prospect of an integrated development proposal are now greater if an agreement and appropriate by-law(s) are executed and approved.

The "village" concept as described within Amendment Number 51 indicates a commercial area about 2,000 feet west of the present applications on the north side of projected North Park Drive.

This commercial area is better located as the site for commercial uses providing for the daily needs of the local population. However, if the owner of this site is unwilling or unable to provide reasonable facilities for the local population other arrangements should be sought.

This point in time has not been reached.

Recommendation: It is recommended that Planning Committee recommend that Council refuse to amend the Official Plan and restricted area by-law to permit commercial uses to be erected on the subject lands.

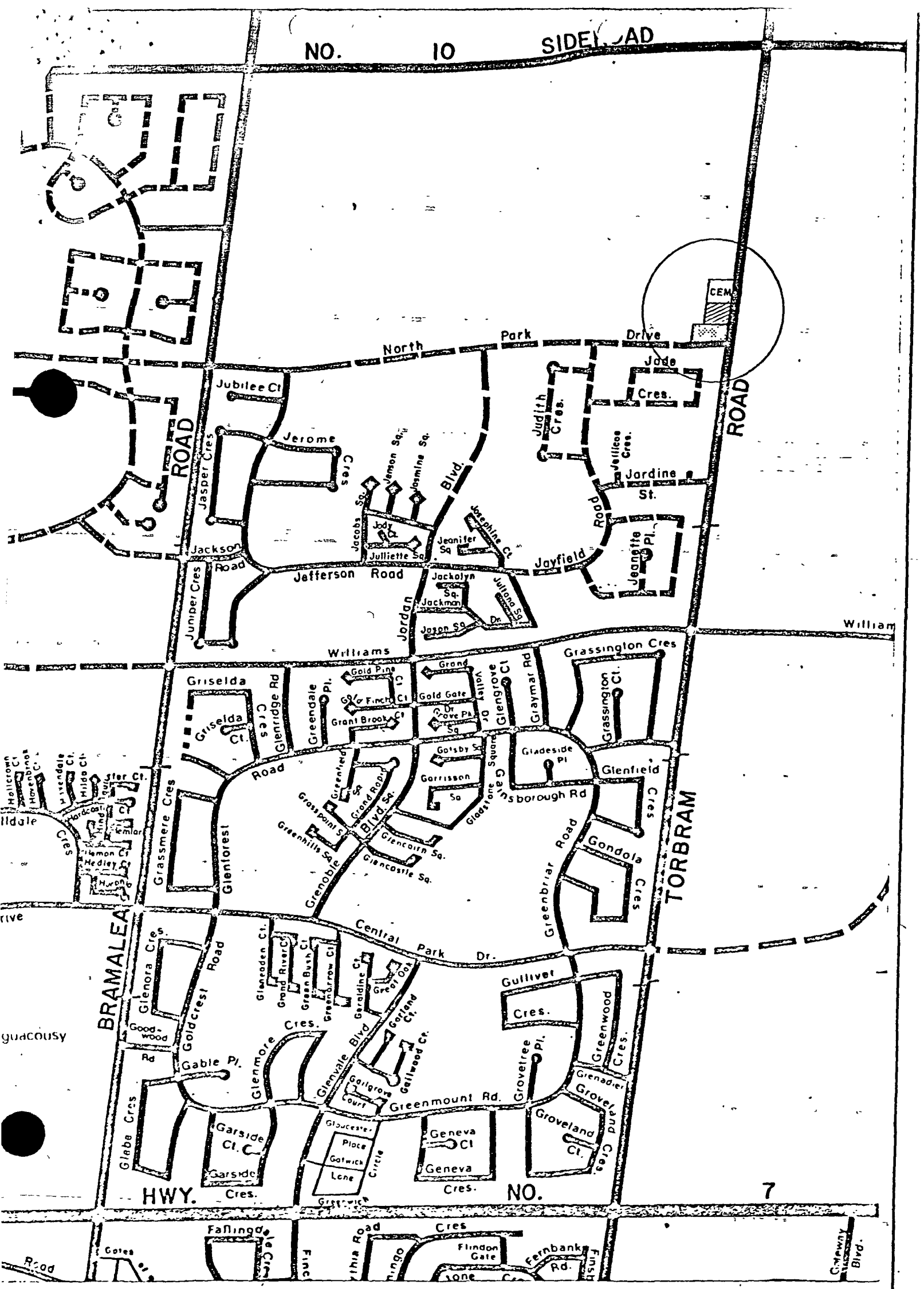
LWHL/dms

attachment


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


c:c A.K. Macdonald

*Noted*  
*Approved*  
*SAH*

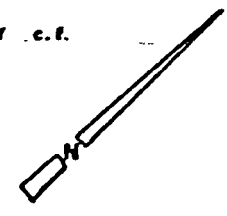


**LEGEND**

 SWETMAN PROPERTY

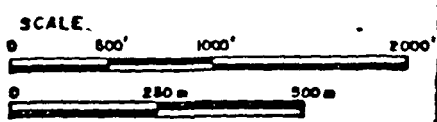
 MEYER PROPERTY

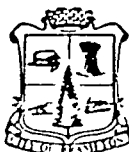
DATE FEB. 13, 1974  
DWN. BY .c.f.



**APPLICATIONS**

MRS. L. SWETMAN C5E9-1  
H. & G. MEYER C5E9-3





The Corporation Of The  
**City Of Brampton**

OFFICE OF THE PLANNING DIRECTOR

## NOTICE OF PUBLIC MEETING

The Planning Committee of the City of Brampton will hold a public meeting with respect to four applications to amend the Official Plan and/or Restricted Area By-laws applied for by the following:

1. Romuald and Maria Bak
2. Lillian E. Swetman, Henrick Meyer and Geraldine Meyer
3. Emil Enterprises (Brampton) Incorporated
4. Wylie Construction Limited

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario on Tuesday September 9th, 1975. The applications will be considered in the order shown above, the first one commencing at 7:30 p.m. and the others to follow consecutively.

This notice has been sent to you as an assessed owner of property in the vicinity of the lands affected by the application of Lillian E. Swetman, Henrick Meyer and Geraldine Meyer.

Brief details of the application are:

The parcel of land is located in Lot 9, Concession 5, E.H.S. on the north-westerly corner of the intersection of Torbram Road and the proposed North Park Drive. The parcel has an area of about 1.85 acres with a frontage on Torbram Road of about 356 feet and an average depth of some 233 feet.

The proposal is to amend the Official Plan and Restricted Area By-law to allow the building of a "neighbourhood" shopping plaza. The two storey building to be about 240 feet in length with a width of some 50 feet and a gross floor area of about 21,540 square feet. Access to the plaza will be from both Torbram Road and North Park Drive with parking facilities to accommodate approximately 124 vehicles.

The Planning Committee is holding this public meeting for the information of the public and to obtain the views and opinions of residents in the vicinity and of other interested parties. Any person, interested owner, resident or their solicitor wishing to make a submission to the Planning Committee with respect to the above is invited to do so at the aforesaid meeting.

If you are aware of any persons who may be interested in the proposal, you are invited on behalf of the Council to extend an invitation to them to attend the hearing if they so wish.

Yours very truly

A handwritten signature in dark ink, appearing to read 'L.W.H. Laine'.

L.W.H. Laine  
Planning Director  
City of Brampton

LWHL/pd