



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 87-82

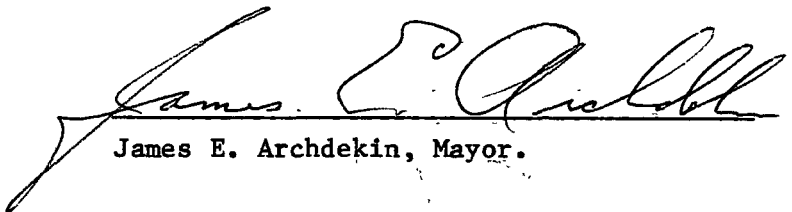
To adopt Amendment Number 98 to  
the Consolidated Official Plan of the  
City of Brampton Planning Area.

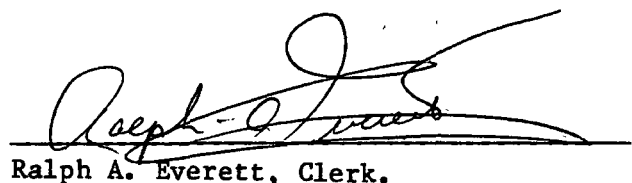
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 98 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 Municipal Affairs and Housing for approval of Amendment Number 98 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 10th day of May, 1982

  
James E. Archdekin, Mayor.

  
Ralph A. Everett, Clerk.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 87-82

To adopt Amendment Number 98 to  
the Consolidated Official Plan of the  
City of Brampton Planning Area.

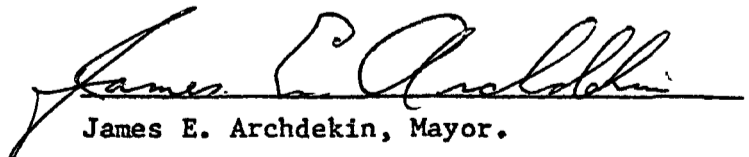
---

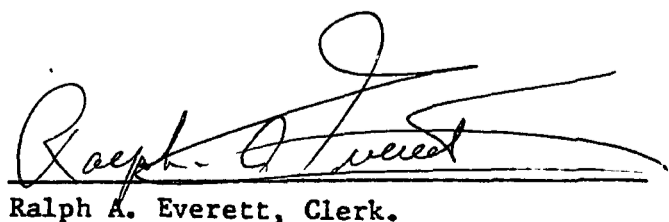
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 98 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 Municipal Affairs and Housing for approval of Amendment Number 98 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 10th day of May, 1982

  
James E. Archdekin, Mayor.

  
Ralph A. Everett, Clerk.

7.0 Discussion

Planning Staff has had extensive discussions with the applicant respecting the proposed development density, the limits to accessibility of the site, and the question of need for the proposed commercial use in this location.

Concerning the density of development, the applicant has revised his initial plan by reducing the building area and increasing the number of parking spaces such that on-site parking would comply with the latest City standards contained in By-law 25-79 as amended.

Accessibility of the site remains a problem, as direct access will not be permitted from Dixie Road, but must be obtained from North Park Drive only. Amplifying the access problem is the fact that as per Registered Plan M-403, there exists a road intersection on the south side of North Park Drive immediately west of the westerly boundary of the subject site (see attachment 2). Even if access to the subject property were to be located as far west as possible, such access would not lie directly opposite from the road intersection to the south, - thus traffic flow may be impeded. On the other hand, any access closer to the Dixie Road - North Park Drive intersection may interfere with the traffic flow and turning movements at that intersection.

Finally, staff's concerns respecting the proposed commercial use remains. Within close proximity of the subject parcel a total of four sites have been previously designated for commercial uses: i.e. a one-acre parcel across from the subject site on the south-west corner of Dixie Road and North Park Drive, plus two neighbourhood commercial centres on the north side of North Park Drive about half a mile east and west of Dixie Road, plus a convenience commercial site approximately half a mile south on Dixie Road and Williams Parkway (see attachment 3). In light of the

1. The purpose of this amendment is to redesignate certain lands within the City of Brampton Planning Area as shown on Schedule A to this amendment from CEMETERY to CONVENIENCE COMMERCIAL and to establish the appropriate development principles.
2. (a) Plate Number 19 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the chapter reference of the lands subject to this amendment, as shown on Schedule A to this amendment, from Chapter C34 to Chapter C62.  
  
(b) Plate Number 20 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 Schedule A to this amendment, from CEMETERY to CONVENIENCE COMMERCIAL.
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended by adding thereto, as Chapter C62, the text set out below:

"CHAPTER C62

1.0 Purpose

The purpose of this chapter is to permit certain lands designated as Convenience Commercial to be used for specific commercial purposes in accordance with the development principles as set out in this chapter.

2.0 Location

The lands subject to this chapter are located at the north-west corner of Dixie Road and North Park Drive, being part of Lot 9, Concession 3, East of Hurontario Street, formerly in the Township of Chinguacousy, now within the City of Brampton.

The parcel encompasses an area of 0.93 hectares with frontage along Dixie Road of 51.47 metres and a frontage along North Park Drive of 102.26 metres.

3.0 Definitions

Convenience Commercial means lands which are intended to be used for specific commercial purposes, namely, a small shopping centre consisting of a number of retail, service and office establishments serving the daily and essential needs of a population within the immediately adjacent area. Dwellings as an accessory use will not be permitted.

4.0 Development Principles

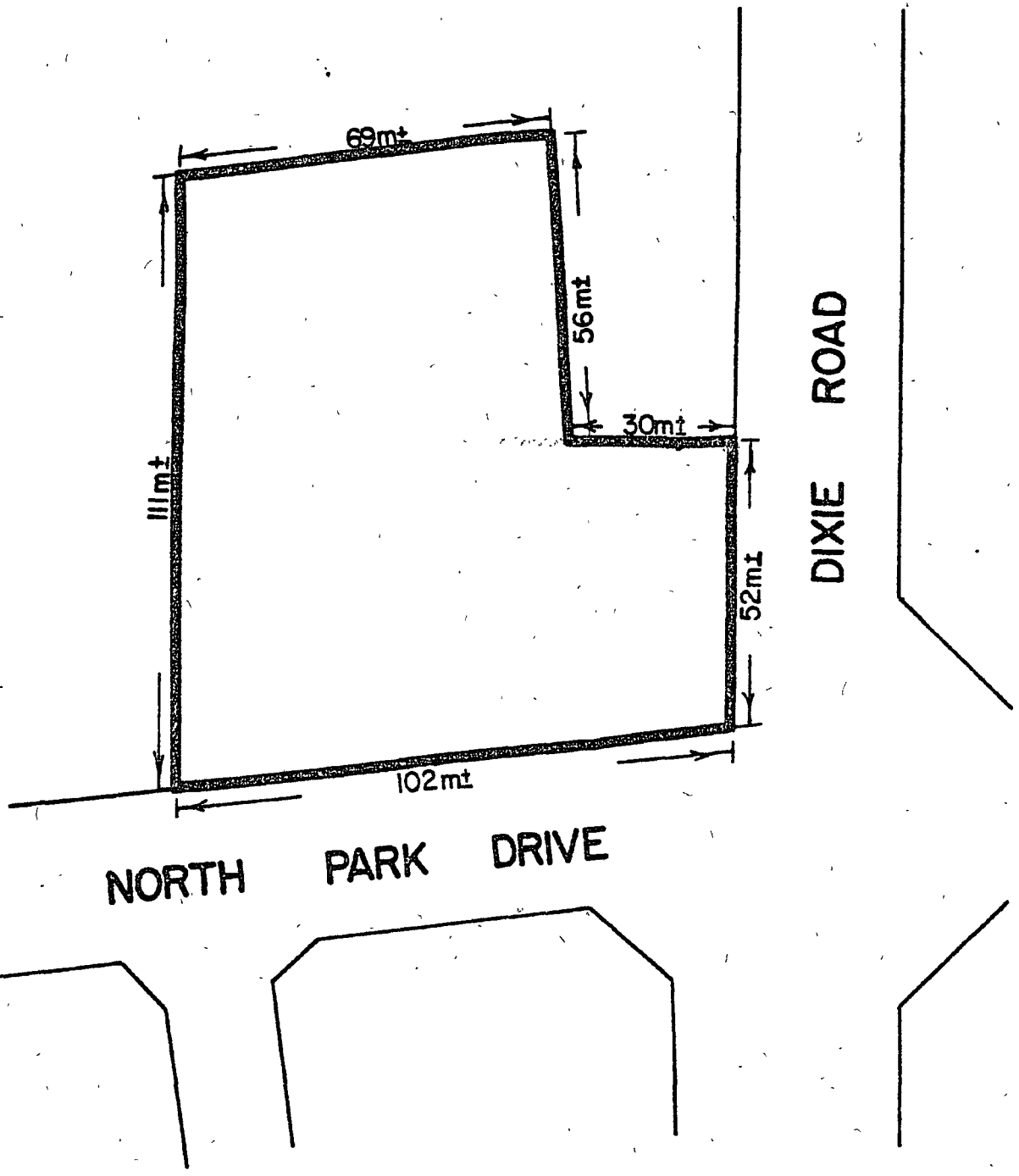
The lands designated Convenience Commercial by this chapter will be subject to the following development principles:

- 4.1 The design of buildings on the subject lands shall ensure compatibility with surrounding residences with respect to height, massing and visual appearance.
- 4.2 Provision shall be made for adequate landscaping, fencing, and buffering to minimize the adverse influence of development upon adjacent residential uses and to enhance the appearance of the subject lands.
- 4.3 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers and the design of parking facilities shall have regard to the convenience of customers and employees.
- 4.4 The location and design of access ramps shall be to the satisfaction of the road authority having jurisdiction.
- 4.5 Appropriate setback distances shall be imposed to permit the widening of Dixie Road as may be required by the road authority having jurisdiction.
- 4.6 The illumination of parking and ancillary areas and the illumination of signs shall be controlled to minimize visual intrusion and glare upon the abutting residences.
- 4.7 Activities and accessory facilities that are likely to generate noise or odour shall be located away from residences and shall be minimized by the provision of barrier walls and other appropriate architectural and design techniques.

5.0 Implementation

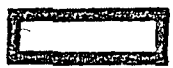
- 5.1 This chapter will be implemented by an appropriate amendment to the Restricted Area By-law to impose the appropriate zone classification and regulations in conformity with the development principles outlined in section 4.0.
- 5.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to section 40 of The Planning Act (R.S.O. 1980, c 379, as amended).





NORTH PARK DRIVE

DIXIE ROAD



*Lands subject to this amendment*

OFFICIAL PLAN AMENDMENT No. 98  
Schedule A



1:1200

**CITY OF BRAMPTON**  
Planning and Development

Date: 1982-01-05 Drawn by: J.M.S.  
File no. C3E9.1 Map no. 45-13G

Attached are copies of reports of the Director, Planning and Development Services dated August 4, 1981, September 1, 1981, October 16, 1981 and December 6, 1981 and a copy of the notes of a special meeting of the Planning Committee held on November 4, 1981 subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 800 feet of the subject site.

# INTER-OFFICE MEMORANDUM

*Sent to P.C.  
Aug. 7/81*

Office of the Commissioner of Planning and Development

1981 08 04

TO: The Chairmen and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and  
Restricted Area By-law  
Part Lot 9, Concession 3, E.H.S.  
L. BRÜZIO  
Our File: C3E9.1

1.0 Introduction:

An application has been filed to amend the Official Plan and Restricted Area By-law to permit a convenience shopping centre.

2.0 Property Location and Characteristics:

The approximately 0.93ha (2.31 acres) subject site is located in the north-west quadrant of the intersection of Dixie Road and North Park Drive, having a frontage of 51.47m (168.88 feet) on Dixie Road and a frontage of 102.26m (335.5 feet) on North Park Drive.

The subject lands which are vacant at present, abut an existing cemetery to the north-east and a draft-approved residential plan of subdivision to the north and west (Bramalea Limited - Residential 9).

To the south, across North Park Drive lands are being developed for low density residential purposes, with the exception of a one acre parcel at the south-west corner of the North Park Drive and Dixie Road intersection. The said one acre parcel is intended to be used for an automobile service station, although the by-law also permits other convenience commercial type uses.



To the west, across Dixie Road, lands are vacant but are slated for single family residential development (i.e. Block B, Plan M-76)

3.0 Background:

On February 15, 1977, the Regional Land Division Committee granted the severance of the subject lands from the north-easterly remainder (existing cemetery). At the time, the basis for the application appears to have been that the subject site was no longer required for cemetery purposes and intended to be developed as part of the comprehensive plan for Residential Neighbourhood Number 9 of Bramalea Limited.

4.0 Official Plan and Zoning Status:

The subject site is designated "Cemetery" by the Consolidated Official Plan and "Open Space - Cemetery" by the new Official Plan.

By-law 861 as amended zones the subject parcel Agricultural Class A1 Zone.

5.0 Proposal:

The applicant is requesting amendments to the Official Plan and Restricted Area By-law to permit a convenience shopping centre comprised of a retail food market and retail shops with a combined total gross floor area of 1148.24m<sup>2</sup> (12,360 square feet) plus a dining room restaurant of 325.15m<sup>2</sup> (3,500 square feet).

In support of his proposal the applicant has submitted a site plan (see attachment 2) showing the proposed location of the convenience shopping centre in the westerly portion of the property and a total of 121 parking spaces. One point of access, 10.32m (34 feet) wide, is shown on North Park Drive, approximately 75m (246 feet) west of Dixie Road, together with a left turning/lane on North Park Drive.

A 32 foot road widening and 0.3m (1 foot) reserve along Dixie Road have been provided in accordance with the Region's request, as well as a 50 foot daylight triangle on the northwest corner of Dixie Road and North Park Drive.

The building is to be of a single storey height with orientation toward Dixie Road and North Park Drive. It is to be of a low profile construction with mansard or hip pitched roof to blend in with surrounding residential development. Exterior materials would include western cedar shingles and earth-tone brick. Landscaped areas are to be provided in the south and easterly portions of the site as amenities along the intersecting roadways. It is the applicant's intention to provide protective fencing to the specifications of the City where the subject site abuts residential development (i.e. to the west and north) and the existing cemetery (i.e. to the east).

Employee parking, loading spaces and garbage storage facilities are to be located at the rear of the building (i.e. to the west).

6.0 Comments from other Agencies and Department

The Region of Peel has advised that their Public Works Department has requested a 50 foot daylight triangle on the north-west corner of Dixie Road and North Park Drive, plus a 42 foot widening along Dixie Road in accordance with the Regional Road Width and Setbacks By-law. However, the Region has also pointed out that development proposals in the vicinity of the application have in the past been approved and registered on the terms of a 32 foot widening having been given to allow for a 130 foot right-of-way for Dixie Road. Therefore, the Region would not object to the applicant applying to the Committee of Adjustment to obtain relief from Regional By-law 29-80 to provide for a 32 foot widening instead of the 42 foot widening required by the By-law.

foregoing, staff has serious reservations regarding the long-term future viability and need for an additional commercial facility in this area.

Furthermore, there is the question of potential incompatibility between the commercial use and abutting residential lots to the north and west. As shown on attachment 2, a total of seven single family detached lots abut the subject site with the proposed building to be located 9.1m (30 feet) from the residential rear lot lines. The applicant has indicated that he wishes to mitigate any negative impacts by installing protective fencing where required by the City. It is noted however, that generally it is desirable to locate commercial uses only where the least number of residential lots are affected and where the buffer area between uses can be maximized.

Staff recognize that the subject parcel is no longer required for cemetery purposes. However, it is also recognized that the severance of the subject lands from the consolidated cemetery to the north was granted in the expectation of residential development. More specifically, Staff's comments to the Land Division Committee in February 1977 respecting the then proposed severance of the subject site from the consolidated cemetery were:

"The Planning Department is in agreement in principle with the release of these lands in order that they may be developed as part of the comprehensive plan for Residential Neighbourhood Number 9 of Bramalea."

In a subsequent application for severance to adjust lot lines in July 1979, the applicant stated in his application the proposed use of the subject site to be "urban residential" and that of the remaining lands as "cemetery." Consequently, it is staff's opinion, that development of the subject site be integrated with the draft approved adjacent residential development plan in a manner similar to that illustrated by staff on attachment 4 to this report. This

would require a minor extension of the internal road system of the draft approved adjacent plan of subdivision as well as minor changes to the lot configuration on that plan.

8.0 Recommendation:

It is recommended that Planning Committee recommend to Council that:

- (a) commercial development of the subject site not be approved;
- (b) residential development of the subject site as illustrated on attachment 4 to this report be endorsed in principle.
- (c) the applicant be advised to revise his application for amendment to the Official Plan and Restricted Area By-law in accordance with recommendation (b) above, and to submit to the Region of Peel an application for the respective residential plan of subdivision in order that City Council may deal with the details of conditions for draft approval in due course and in keeping with established procedure.
- (d) the Ministry of Housing be requested to amend the conditions for draft approval for the residential plan of subdivision abutting the subject site to the north and west in order to allow the easterly extension of the residential cul-de-sac (i.e. Northumberland Place) toward Dixie Road and the relotting required to accommodate the integration of residential development on the subject site with the said residential plan of subdivision.

AGREED:



L.W.H. Laine  
Director of Planning  
and Development.



F.R. Dalzell,  
Commissioner of Planning  
and Development.

LWHL/FY/kab

- Attachments: (1) Location Map  
(2) Proposed Site Plan  
(3) Location of Commercial Facilities in  
Proximity of Subject Site  
(4) Alternative Residential Development  
Pattern.

LAFLE ROAD

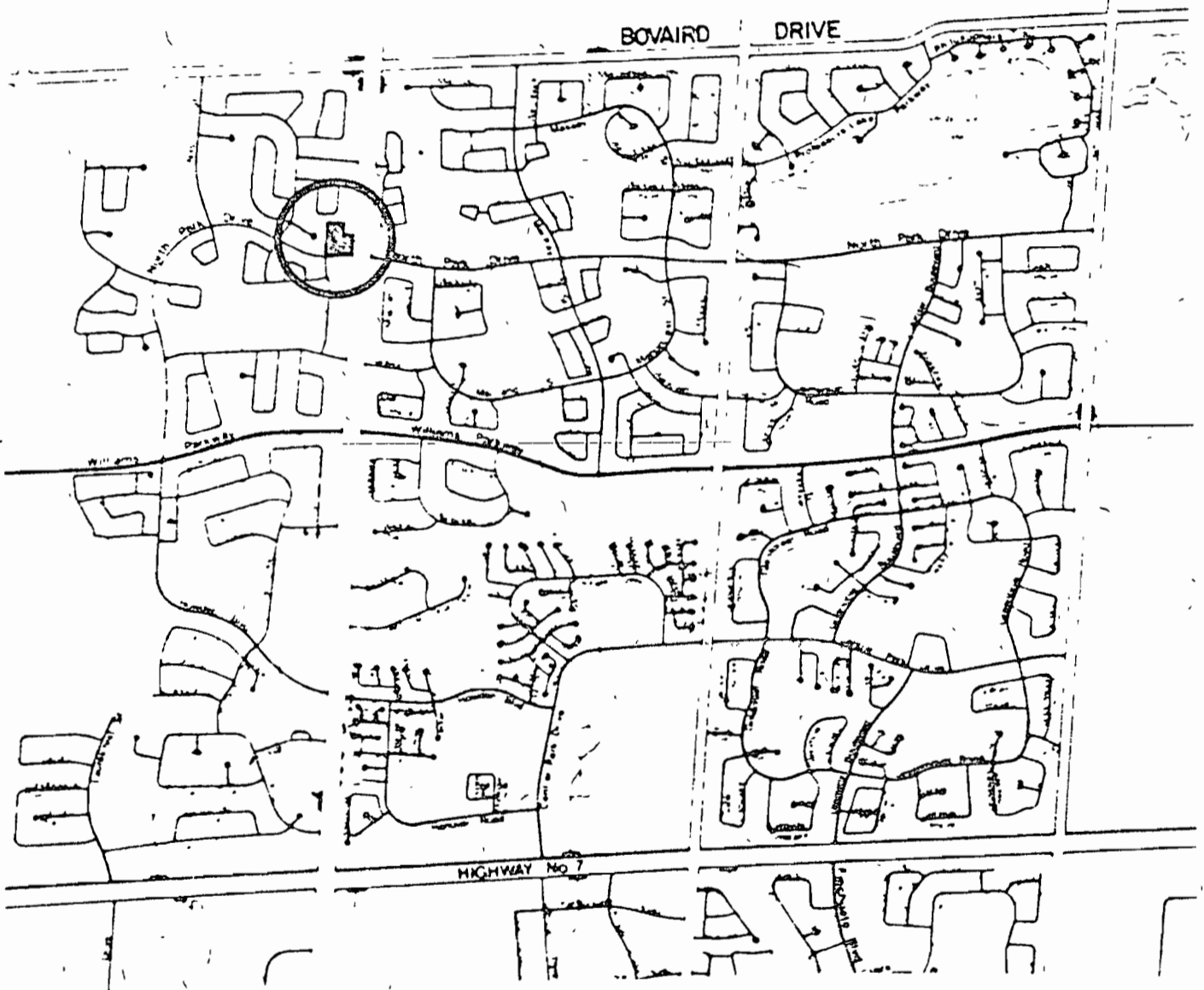
DIXIE ROAD

BRAMALEA ROAD

TOFFERIAN ROAD

BOVAIRD DRIVE

HIGHWAY No 7



Attachment 1  
**BRUZIO**  
 Location Map



**CITY OF BRAMPTON**  
 Planning and Development

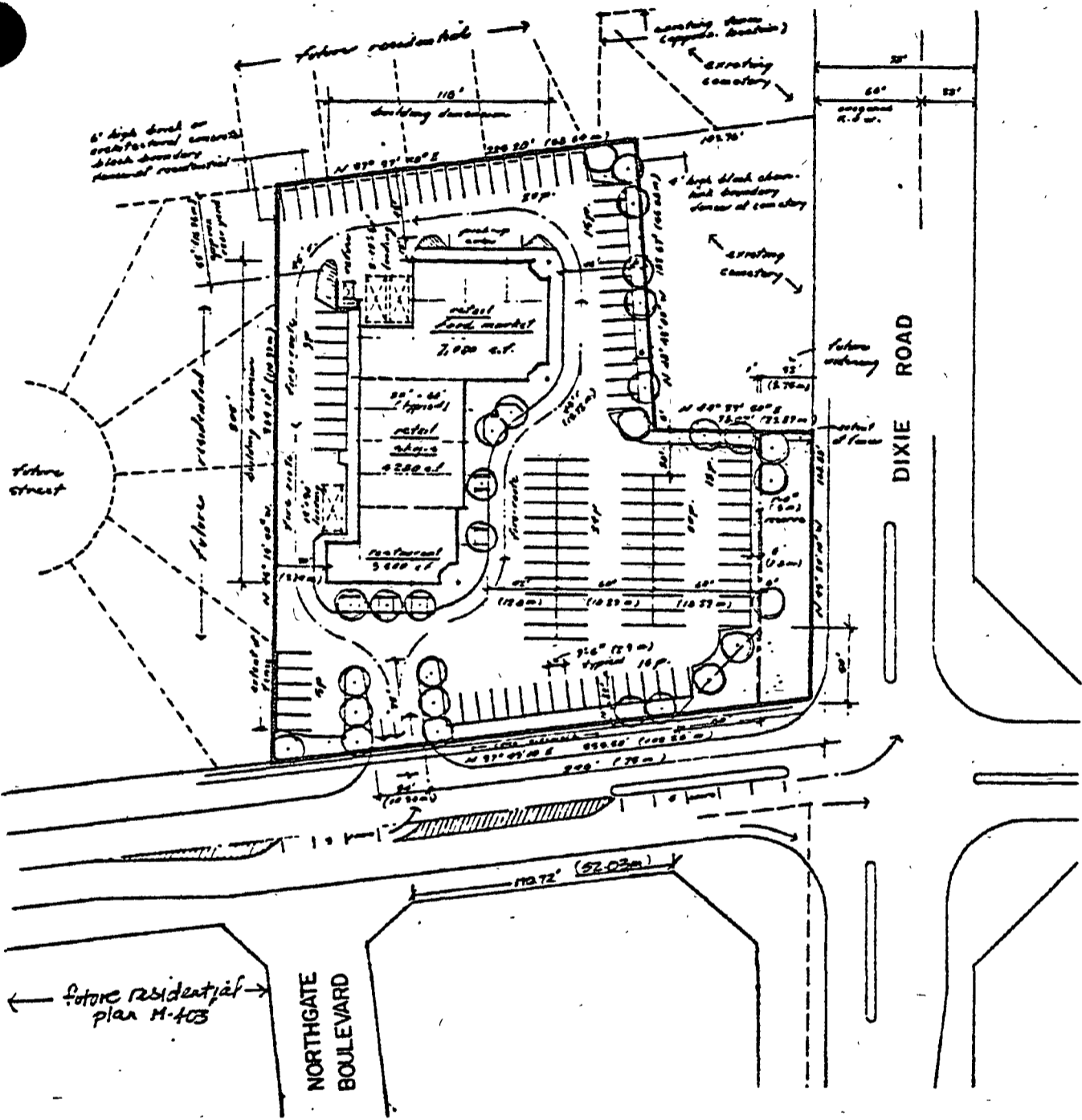
1:25000

Date: 81 07 16

Drawn by: J.M.S.

File no. C3E9 1

Map no. 45-13A



Attachment 2  
**BRUZIO**  
 Proposed Site Plan

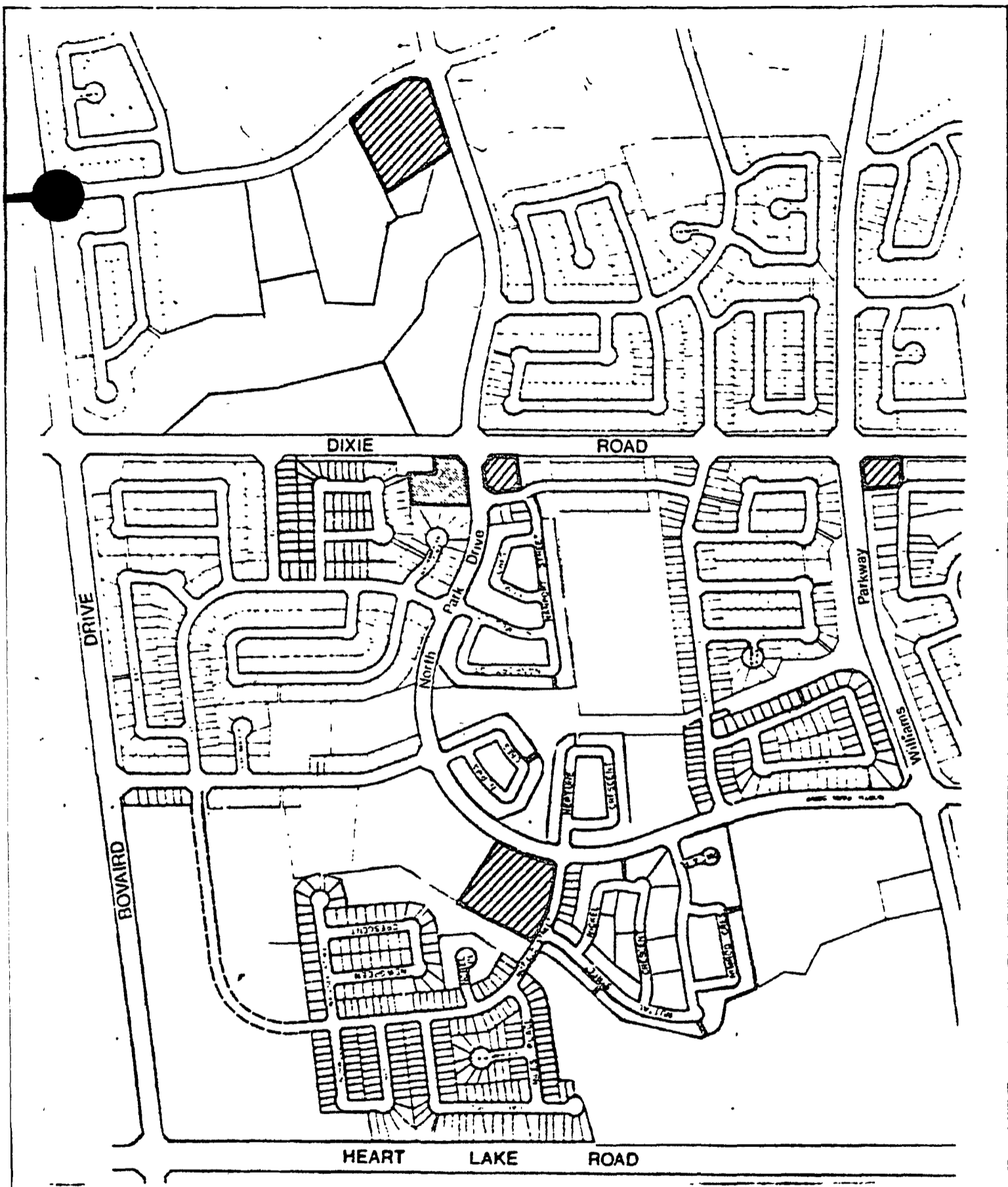


1:1200

**CITY OF BRAMPTON**  
 Planning and Development

Date: 07 16  
 File no. C3E91

Drawn by: J.H.S.  
 Map no. 45-138



Attachment 3

**BRUZIO**



Subject Property

Existing Commercial Sites



1:10000

**CITY OF BRAMPTON**  
 Planning and Development

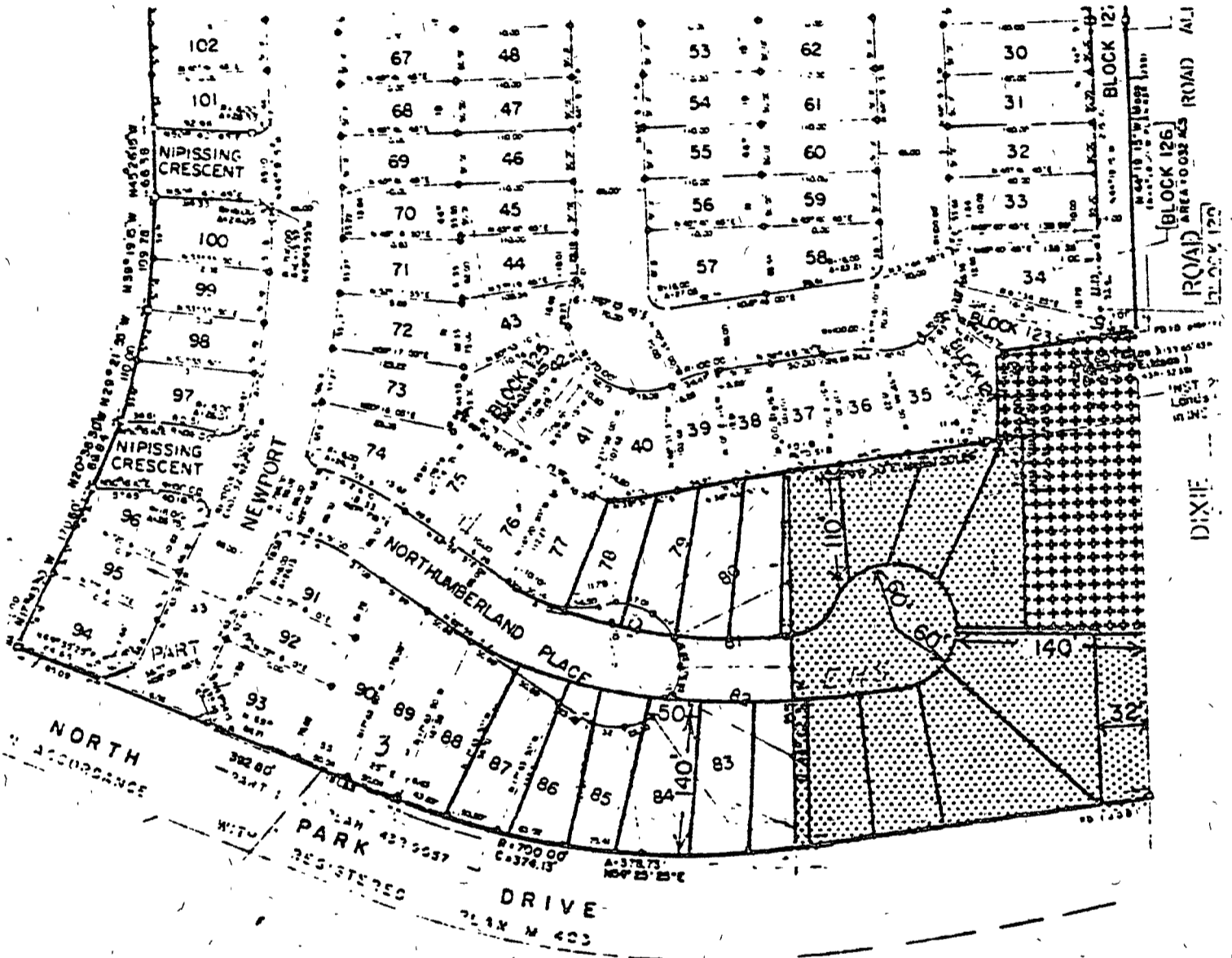
Date: 81 07 16


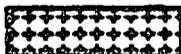
File no. C3E9.1

Drawn by: *J.M.S.*

Map no. 45-13C





-  Subject Property
-  Cemetery

Attachment 4  
**BRUZIO**



**CITY OF BRAMPTON**  
 Planning and Development

1:1820

Date: 81-08-05  
 File no. 07501

Drawn by J.A.S.  
 Map no. 45-130