



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 119-82


To adopt Amendment Number 100 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

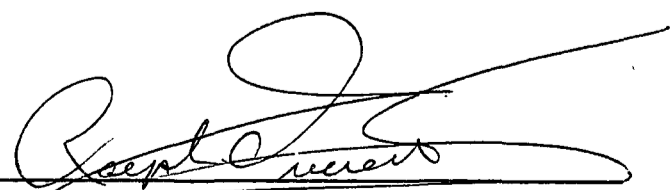
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 100 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 100 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 21st day of June, 1982


Peter Robertson - Acting Mayor


Ralph A. Everett, Clerk.

1983 FEB 11 PM 2 25

21-OP-0006-100

AMENDMENT NUMBER 100

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

MISC. PLAN NO. 693
LODGED IN THE RECORDS OFFICE
FOR THE CITY OF BRAMPTON
1983 Feb 11 P.M. 2:25
Gerie J. Amuck
Asst Deputy L.R.O.

Amendment No. 100
to the
Official Plan for the
City of Brampton Planning Area

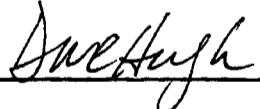
This Amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of section 17 of the Planning Act as follows:

1. Section 3(1), page 1, is hereby modified by the addition of the following at the end:

"As waste water treatment facilities will greatly influence the design and extent of future development, approval of the Ministry of the Environment and other applicable government bodies must be obtained before revised site plans, or building permits are approved or issued."

As thus modified this amendment is hereby approved pursuant to section 17 of the Planning Act, as Amendment No. 100 to the Official Plan for the City of Brampton Planning Area.

Date... *Feb. 4/83*



D. P. McHugh, Director
Plans Administrative Branch
Central & Southwest



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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 21st day of June, 1982


Peter Robertson - Acting Mayor


Ralph A. Everett, Clerk.

AMENDMENT NUMBER 100
TO THE CONSOLIDATED OFFICIAL
PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1. Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule A hereto attached from INDUSTRIAL to AGRICULTURAL.
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 land shown outlined on Schedule B hereto attached from Chapter C33 to Chapter C1.
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended:

- (1) by deleting Part C, Section C, Chapter C33, Subsection 2.2 and substituting therefore the following:

"The future development of the site shall not be permitted to proceed and no building permit shall be issued until a waste water treatment system appropriate for the planned development is approved by the applicable governmental authorities."

NO...../.....
MODIFICATION
UNDER SECTION 14(1) OF

- (2) by adding, after Part C, Section C, Chapter C33 Subsection 2.4, the following Subsection:

"2.5 Unless and until the site has municipal sanitary sewerage and water services, only low density industrial development shall be permitted and the vast majority of the lands shall remain open."

- (3) by deleting Part C, Section C, Chapter C33, Subsection 3.0 and substituting therefore the following:

"3.0 Implementation:

This chapter shall be implemented by appropriate restricted area by-laws and development agreements."

BACKGROUND MATERIAL

Attached are one copy each of the staff reports and a copy of the notes of the public meeting 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 land.

1979 03 08

To: Chairman and Members of Planning Committee

From: Planning Director

Re: Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 2, Conc. 6, W.H.S.
(Chinguacousy Township)
MAPLE LODGE FARMS LIMITED
Our File: C6W2.1

The notes of a public meeting held on Wednesday, March 7, 1979 are attached for the information of Planning Committee.

There was no objection to the application as such, However, there was reference to the past occurrences of odour and a desire that the facility of Maple Lodge Farms should be served by a piped water supply and sanitary sewer connection, for environmental protection purposes. Towards this end, it was suggested that provision should be made to accommodate servicing facilities whenever possible as part of the ultimate solution.

It is recommended that staff be directed to prepare for submission to City Council, amendments to the Official Plan and Restricted Area By-law and Development Agreement, and further the appropriate agencies be encouraged to make arrangements, when the opportunity arises, to provide a piped water supply and sanitary sewer system to Maple Lodge Farms as a planned programme.



L.W.H. Laine
Planning Director

LWHL/ec
attached

Alderman Brown asked if the developer would provide the landscaping and was answered in the affirmative.

Alderman Kee pointed out that the main concern of the residents in the area was odour and environmental concerns, and that water and sewage facilities should be considered.

Councillor Robertson observed that cost of future sewer service to Maple Lodge Farms could be lessened by the installation of pipe connections under Highway 401 and 407 before construction of the roadway.

Mr. Ralph Miller expressed concern for environmental and odour factors involved and said that expansion might cause greater odour problems.

Alderman Brown asked what happened to the processed water.

Mr. May explained that they recycle it. Further, Mr. May explained the treatment process of the waste material noting that the odour is caused principally by the disposal of waste on the grassed fields.

The Developer advised that the operation of the protein plant would recycle waste reducing the extent of odours. Processing of the sludge into animal feed or fertilizer would be better than spreading it on the ground.

Mr. Miller asked if more lagoons would mean less odour, and was told by Mr. May that the idea of the waste processing plant was to obtain this result with no extra land required.

No further comments were forthcoming, and Councillor Robertson requested that any further comments be sent to the Planning Committee.

The meeting was adjourned at 9:00 p.m.

1979 02 05

CS

TO: Chairman of the Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
W $\frac{1}{2}$ Lot 2, Concession 6, W.H.S.
MAPLE LODGE FARMS LIMITED
Our File: C6W2.1

1.0 BACKGROUND:

The above noted application was submitted as the fulfilment of one of the conditions of the Committee of Adjustment approval for an addition to the existing industrial use in May 1977 (Committee File: A25/77). In June 1978, the applicant received another approval from Committee of Adjustment for an additional floor space of 4180 square metres (45,000 square feet) resulting in a total of approximately 7432 square meters (80,000 square feet) above the 5967 square meters (63,241 square feet) permitted by a site plan by-law.

2.0 SITE DESCRIPTION:

As shown on the attached location map, the property comprising an area of approximately 43.3 hectares (107 acres) is located about 610 meters (2000 feet) north of the intersection of Steeles Avenue and Winston Churchill Boulevard with 611.55 meters (2006.41 feet) frontage onto Winston Churchill Boulevard and 715.44 meters (2347.25 feet) in depth.

CS-2

- 2 -

2.0 SITE DESCRIPTION: (cont'd)

In addition to the existing structures for poultry and egg processing plant, there are two existing residential houses at southwest corner of the property. The intensive industrially used area is approximately 3.2 hectares (8 acres) located as shown on the attached site plan. There are about 8 houses located on the other side of Winston Churchill Boulevard in the Town of Halton Hills.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The property is designated for industrial use in the Official Plan Amendment Number 50 of the former Township of Chinguacousy which is now incorporated as Chapter C33 of the Consolidated Official Plan of the City. It is stated in the Official Plan that the property is to be used for a poultry and egg processing plant and that the designation is to be implemented by a site plan restricted area by-law and agreements.

The property is zoned M1 Industrial by Restricted Area By-law Number 861 as amended by By-law Number 877 as amended by By-law Number 217-72 which is a site plan By-law that regulates the location and size of structures. Under By-law Number 217-72 the total floor spaces of the industrial use shall not exceed 5875 square meters (63,241 square feet).

Since 1973 when the By-law was approved, the applicant has obtained several approvals from Committees of Adjustments of the former Township of Chinguacousy and City of Brampton for the following additions above the square footage permitted:

- in 1973 two applications (A7/73 and A36/73) were approved for a total addition of approximately 1858 square meters (20,000 square feet)

3.0

OFFICIAL PLAN AND ZONING STATUS: (cont'd)

- in 1977 an application (A25/77) was approved for the additional construction of 1393.5 square meters (15,000 square feet) for a blast freezer.
- in June 1978 an application (A34/78) was approved for additional 4180 square meters (45,000 square feet) floor area to the factory.

Conclusively, the applicant has received several approvals from Committees of Adjustment for more than double the original size of floor space permitted by the By-law regardless of the opposition by staff of the previous Township and the City.

4.0

PROPOSAL:

The applicant wishes to change the present restricted site plan zoning to general industrial zoning for a greater degree of flexibility in the operation of the poultry processing business.

3.0

COMMENT:

In July 1978, the applicant submitted a concept design for enlarging the waste treatment system to the Ministry of Environment for approval. Recently, the Ministry issued a Certificate of Approval to the applicant and indicated their satisfaction. With respect to the rezoning, the Ministry staff has verbally indicated concern of possible

CS-4

- 4 -

3.0

COMMENT (cont'd)

development in the areas adjacent to the lagoons. The Regional Public Works Department has requested the requirement of 8.23 meters (27 feet) road widening at Winston Churchill Boulevard and provided the following additional comments:

- 1) Subject to all other matters being satisfactory, an approval may be considered provided that the use of the lands so designated would be subject to the construction and operation of a private water pollution control facility, as may be required by the Ministry of the Environment.
- 2) Any by-law for the site should be of a site plan nature and limit the proposed operation to the extent that the Ministry of the Environment has approved their processes and Certificates of Approval have been issued for waste water treatment process.
- 3) The application to the Ministry of Environment by the applicant is such that the aeration tank facilities are designed to be constructed in two stages. Accordingly, the By-law should be similarly staged and approval be given only for such operations as may be accommodated in the plant which they propose to actually construct.

According to the applicant, it is difficult at the present time to indicate the ultimate size of the development or to provide a site plan. However, from a planning point of view, due to the

massive size of the property, a general industrial zoning category restricting the development only by setback and coverage is not practical. For example, a variation of one percentage coverage ratio means an increase or decrease of 4330 square metres (46610 square feet) of gross floor area. On the other hand, it is difficult to control the size and height of the development since development control under section 35(a) of the Planning Act has no jurisdiction over density. Therefore, it appears that the best mechanism to control the development of the site is to have an agreement with the developer so that no building permit will be issued without a site plan approval and without Ministry's approval of such application with respect to sewage treatment.

As to the concern regarding the development of areas adjacent to the lagoons, the properties adjacent to the north and west are not owned by the applicant and are zoned for agricultural use. Any development other than that permitted by the existing By-law will be the subject to amendment to Restricted Area By-Law and possibly to the Official Plan. According to the proposed new Official Plan, further development in this area is not recommended. The on-site development shall be subject to site plan review to ensure that no development is adjacent to the lagoons and adequate buffering and landscaping are provided. At present, the applicant should submit landscape plans for approval showing improvement of landscaping treatment such as front yard planting and planting along the boulevard

of Winston Churchill Boulevard in front of the factory.

6.0

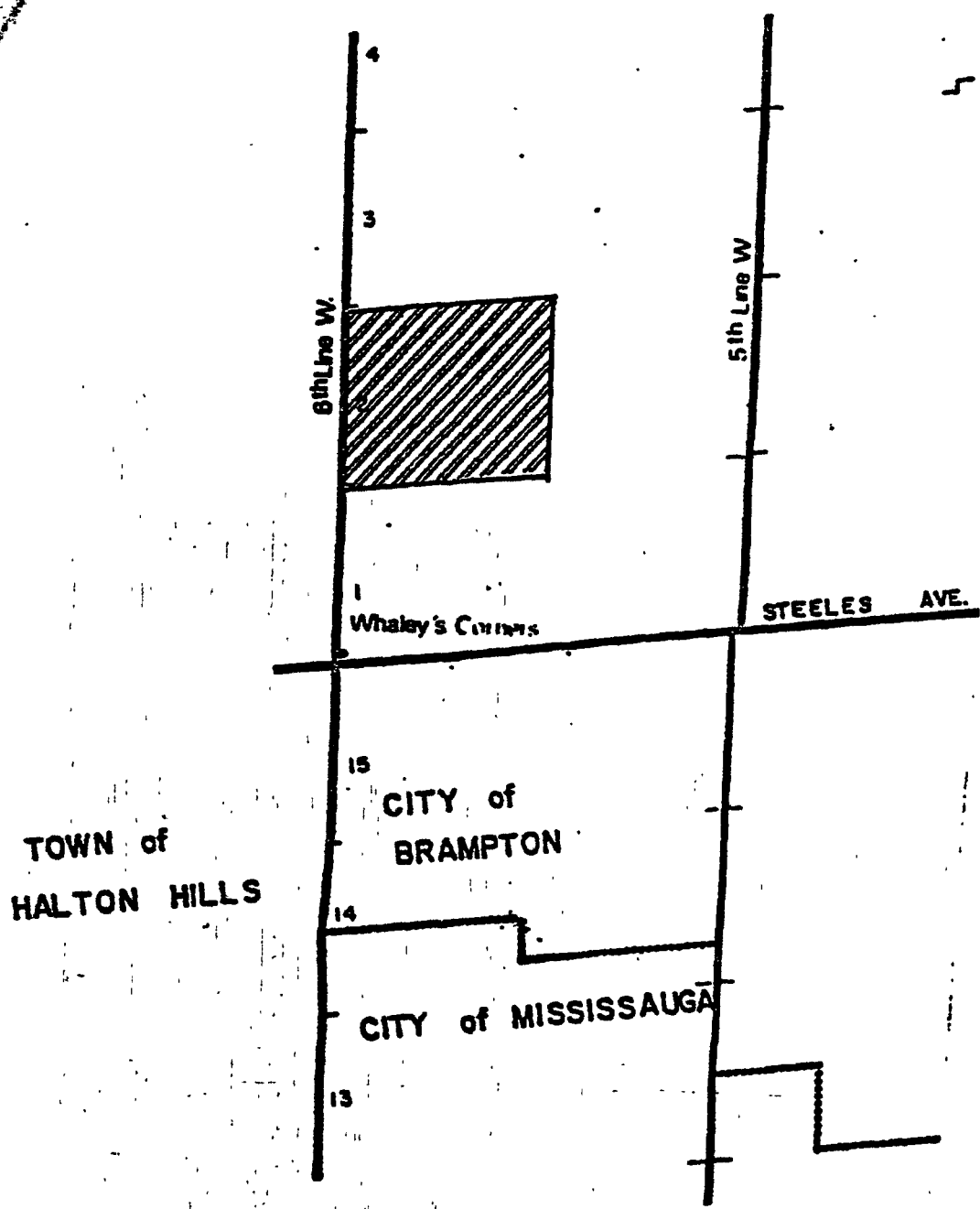
RECOMMENDATION:

It is recommended that a public meeting be held in accordance with City's procedure. Further, subject to the result of the public meeting it is recommended that the application be approved and staff be authorized to prepare a general by-law subject to the following conditions

1. Dedication of 8.23 meters (27 feet) road widening along the entire frontage of property to the Regional Municipality of Peel.
2. The applicant agrees to submit a landscape plan for approval including the improvement of front yard landscaping and planting along the boulevard area of Winston Churchill Boulevard in front of the factory.
3. The applicant agrees that no building permit will be issued unless and until such construction has received approval by Ministry of the Environment regarding waste treatment and environment issues.
4. The applicant agrees that the construction shall be subject to all development control matters of each building as set out in Section 35(a) of the Planning Act.

L.W.H. Laine,
Planning Director

LWHL/WML/np

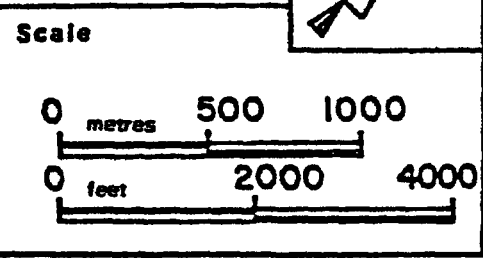


Application
MAPLE LODGE FARMS



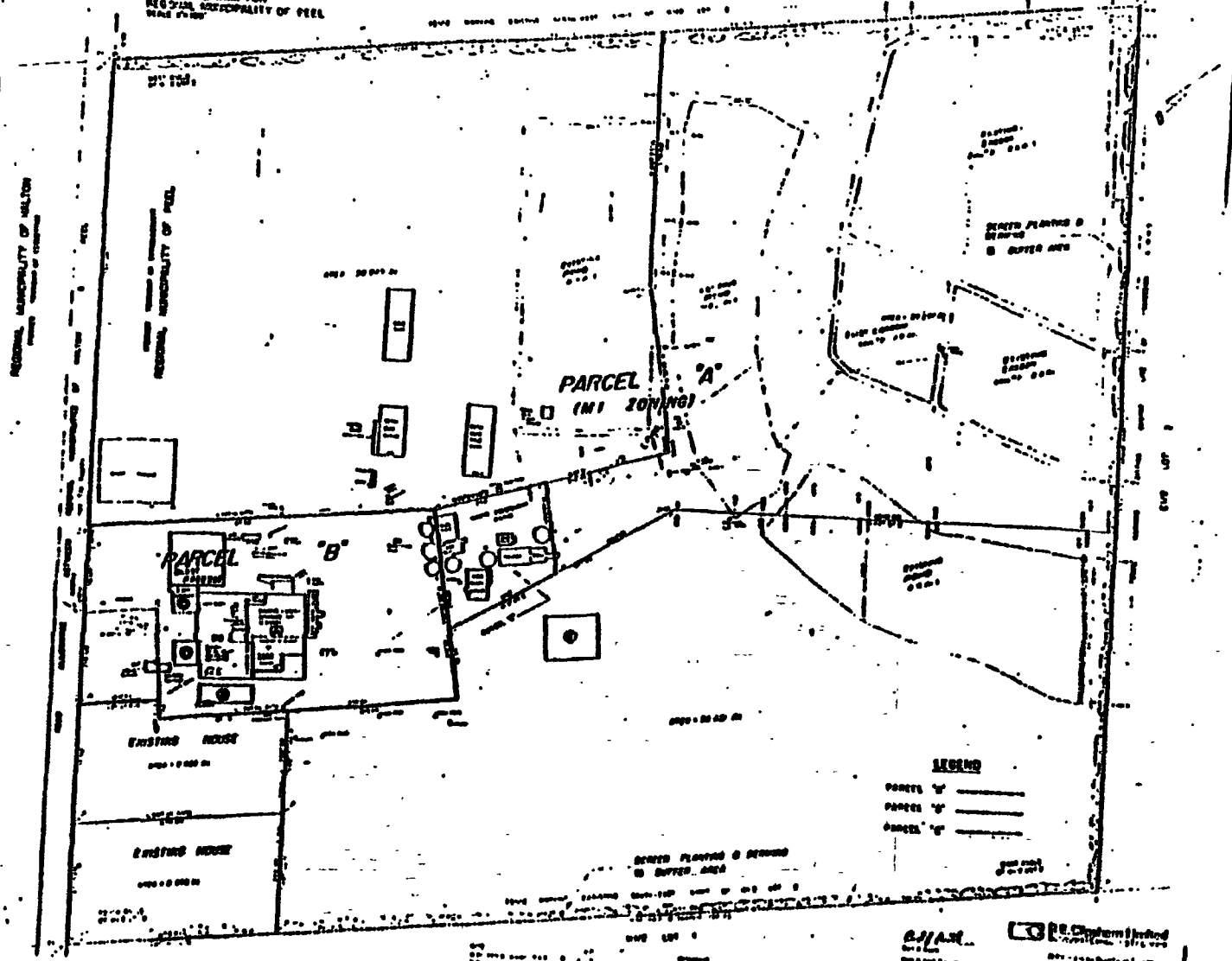
Drawn	b. k.
Date	Oct. 25, 1977
File No.	C6W2.1
Dwg. No.	A

Legend
LOCATION MAP



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

PLANS OF SURVEY OF
WEST HALF OF LOT 2, CON. 6 W.H.S.
CITY OF BRAMPTON
REG. MUNICIPALITY OF P.E.E.L.



LEGEND
Parcel 'A'
Parcel 'B'
Parcel 'C'

PLAN
CITY OF BRAMPTON
REG. MUNICIPALITY OF P.E.E.L.