



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

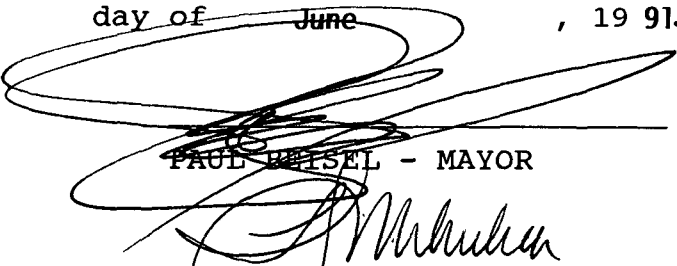
Number 134-91

To adopt Amendment Number 202  
to the Official Plan of the City  
of Brampton Planning Area

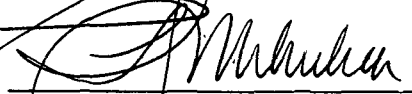
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 202 to the 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 for approval of Amendment Number 202 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of June, 19 91.



PAUL HESSEL - MAYOR



LEONARD J. MIKULICH -  
CITY CLERK

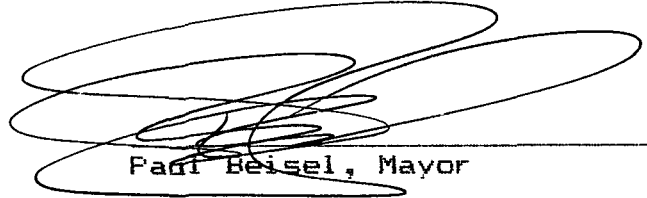
APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

WCC

DATE 6/1/91

04/91

READ a FIRST, SECOND, and THIRD TIME and PASSED in OPEN COUNCIL,  
this 22nd day of April, 1991.



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Paul Beisel, Mayor



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Leonard J. Mikulich, Clerk

DUPLICATE ORIGINAL

AMENDMENT NUMBER 202  
to the Official Plan of the  
City of Brampton Planning Area



*Leonard J. Mikulich*  
\_\_\_\_\_  
City Clerk  
City of Brampton  
JUL 12 1991

THE CORPORATION OF THE CITY OF BRAMPTON \_\_\_\_\_ 19

# BY-LAW

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*Paul Beisel*  
\_\_\_\_\_  
PAUL BEISEL - MAYOR

*Leonard J. Mikulich*  
\_\_\_\_\_  
LEONARD J. MIKULICH -  
CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
WCC  
DATE 7/12/91

AMENDMENT NUMBER 202  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment from 'Specialty Agricultural' to 'Commercial', and to outline appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment comprise an area of approximately 0.87 hectares (2.1 acres) and are located on the north side of Embleton Road approximately 100.2 metres (329 feet) west of Heritage Road, being part of Lot 6, Concession 6, West of Hurontario Street, in the former Township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto:

The Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule 'A', the land use designation of the lands shown outlined on Schedule A attached hereto from SPECIALTY AGRICULTURAL to COMMERCIAL - Site 45.
- (2) by adding, to Schedule F, the land use designation HIGHWAY and SERVICE COMMERCIAL on the lands shown outlined on Schedule A attached hereto.
- (3) by adding, to PART II, Chapter 2, Section 2.2, the following:

2.2.28 Site 45: (Part of Lot 6, Concession 6, W.H.S., geographic Township of Chinguacousy).

2.2.28.1 Definition

The property designated "Commercial" and identified by the number 45 on Schedule A shall be used for an agricultural market and agricultural theme shopping centre. Uses associated and accessory to this land use theme shall also be permitted. Permitted and accessory uses shall be specified in a site specific zoning by-law.

Policies

2.2.28.2 The development of the subject lands shall be in accordance with a rural commercial theme, shall maintain the rural and open space character of the area, and shall recognize the surrounding land uses. To achieve these objectives specific development standards shall be established dealing with matters such as landscaping and buffering, intensity of development and setbacks. Development of the lands shall also be subject to site plan control.

2.2.28.3 Development of the subject lands shall require storm water drainage to be contained on the property with no additional flow permitted to the drainage ditches to the south of Embleton Road.

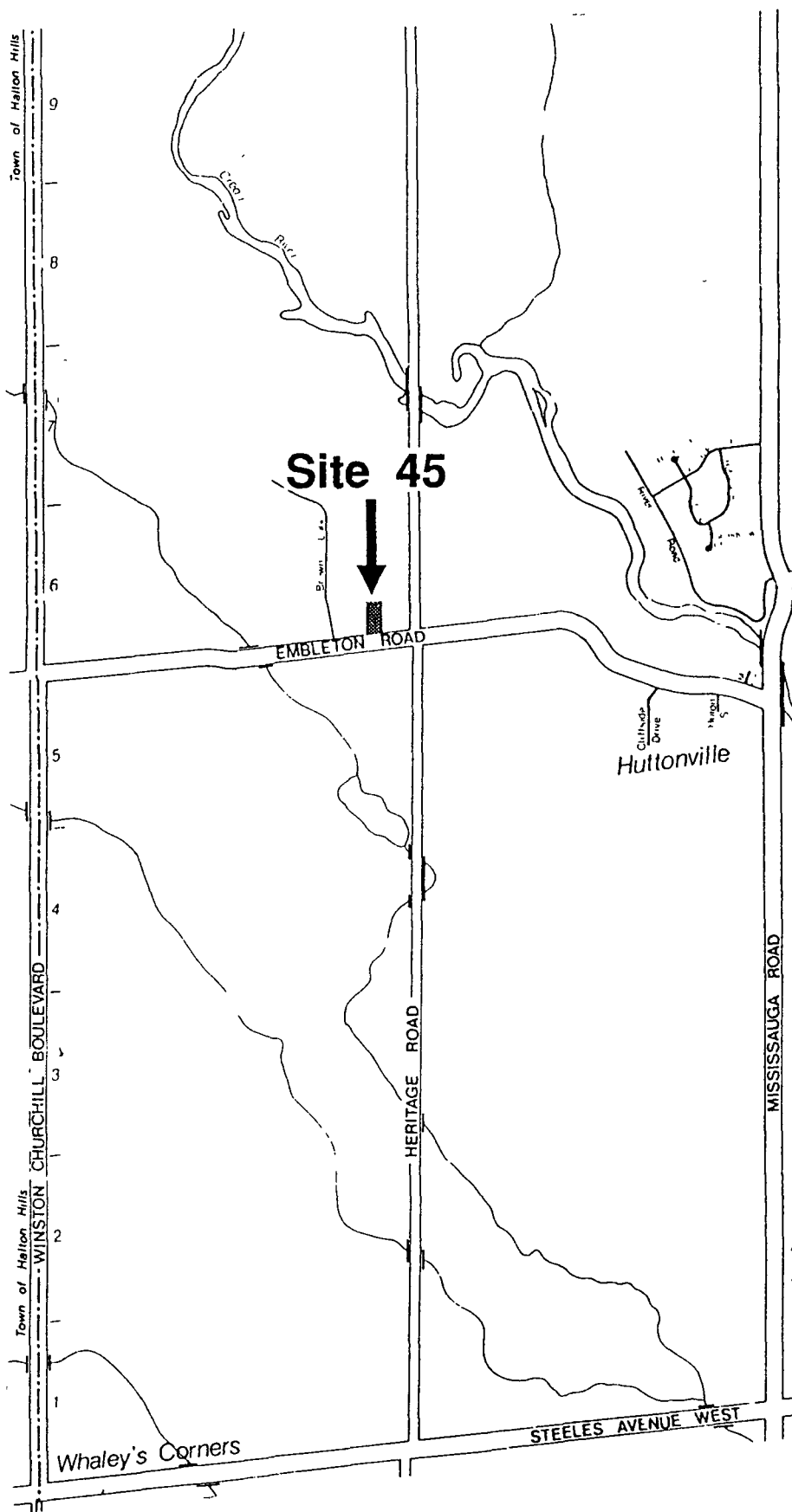
2.2.28.4 Adequate off-street parking spaces shall be provided in accordance with acceptable standards, to satisfy the requirements of employees and customers, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees.

2.2.28.5 All floodlighting and signage shall be designed to minimize glare on the abutting properties.

2.2.28.6 All garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials, shall be enclosed and screened from Embleton Road.

2.2.28.7 A minimum 18 metre wide landscaped buffer area shall be located abutting Embleton Road, except for one driveway facility and entranceway gate facility, to minimize adverse impacts upon abutting land uses.

2.2.29.8 The gross floor area for the commercial buildings on the property shall not exceed 1766 square metres.



 **LANDS SUBJECT TO THIS AMENDMENT**

OFFICIAL PLAN AMENDMENT No. 202



**CITY OF BRAMPTON**  
Planning and Development

Schedule A By-law 134-91

1:25000

Date: 1991 04 18  
File no. C6W6.4

Drawn by: CJK  
Map no. 37-146



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 202

Attached is a copy of a planning report dated January 12, 1991 as well as a report dated February 12, 1991 forwarding the notes of a Public Meeting held on February 6, 1991 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were received with respect to the subject official plan amendment and are attached:

Region of Peel.....May 17, 1990  
May 23, 1990  
May 28, 1990  
February 15, 1991

Credit Valley  
Conservation Authority.....May 29, 1990  
Ministry of Agriculture and Food.....October 2, 1990  
Richard Brown.....February 4, 1991\*  
R. Berti, M. Berti,  
B. Young, T. Young,  
F. Bovenberg and J. Bovenberg.....February 4, 1991\*  
Phillip Ransom.....February 6, 1991\*  
L.W. Sanderson.....February 4, 1991\*  
David and Geri Ferri.....Not Dated.....\*  
Dan O'Connell.....February 6, 1991\*  
Andrea Lesiuczok..... February 5, 1991\*  
Ralph Webates.....February 5, 1991\*  
Nick Scuralli.....Not Dated.....\*  
Patrick Barnett.....February 5, 1991\*  
Bonnie Barnett.....February 5, 1991\*  
H. Krogh.....February 1, 1991\*  
W. Adlam.....January 31, 1991\*  
Jim and Betsy Collins.....February 3, 1991\*  
W. Paul Laidlaw.....February 3, 1991\*  
Brenda Sewase.....February 5, 1991\*  
Chris Arthey.....February 2, 1991\*  
Ralph Webster.....February 5, 1991\*  
Patricia and Oliver E. Raine.....February 4, 1991\*  
Nigel Gues.....February 5, 1991\*  
S. Lesiuczok.....February 5, 1991\*  
G. Lesiuczok.....February 5, 1991\*  
Ive Nalen.....February 5, 1991\*

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 202

Al Laidlaw.....February 5, 1991\*  
R. Lulyclek.....February 5, 1991\*  
Warren Savage.....February 6, 1991\*  
Mary M. Derri.....February 6, 1991\*  
Nick Ferri.....February 6, 1991\*  
Nuh C. Ferri.....February 6, 1991\*  
James Cairnes.....February 6, 1991\*  
F.W. Kiest.....February 6, 1991\*  
Ellen Barnett.....Not Dated.....\*  
Rosalind Bailey.....Not Dated.....\*  
Alan Edwards.....February 2, 1991\*  
Helen and Jane Cordingly.....Not Dated.....\*  
Ray Ferri.....February 6, 1991\*  
Douglas Kingsbolt.....February 5, 1991\*  
C.W. McLaughlin.....Not Dated.....\*  
George Thomson.....February 18, 1991  
Frank Puiolotto.....February 17, 1991  
Denise Adams.....February 13, 1991  
Stephen Edward Wadell.....February 14, 1991  
John and Tonica Mahvic.....February 15, 1991  
Kathleen Ogini and Richard G. Marti.....February 15, 1991  
Margaret Storey.....February 17, 1991  
T. Storey.....February 17, 1991  
Jane and R. Van Luiuvic.....February 15, 1991  
Tom and Beryl Young.....February 15, 1991  
D. and Joanne M. Bovenberg.....February 15, 1991  
Fred Trigia.....February 15, 1991  
G. Hunnerran.....February 15, 1991  
Margaret Grainger.....February 15, 1191  
David Grainger.....February 15, 1991  
K. Kuyvenhoven.....February 15, 1991  
Vera Pennycook.....February 15, 1991  
Harry and Adelaide Clark.....February 15, 1991  
S. Heaney and R. Heaney.....February 15, 1991

\*Letter contained within the notes of the public meeting.

# INTER-OFFICE MEMORANDUM

E2

## Office of the Commissioner of Planning & Development

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January 12, 1991

To: The Chairman and Members of the Development Team

From: The Planning and Development Department

RE: **EXECUTIVE SUMMARY**  
Application to Amend the Official Plan  
and Zoning By-law  
East Half of Lot 6, Concession 6, W.H.S.  
(former Township of Chinguacousy)  
2548 Embleton Road  
Ward Number 6  
HODGINS MARKET  
Our file: **C6W6.4**

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The attached report reviews a proposal for an amendment to the Official Plan and zoning by-law to permit a 1.99 hectare (4.912 acre) parcel of land to be used for commercial development. The land is located on the north side of Embleton Road approximately 100.2 metres (329 feet) west of Heritage Road.

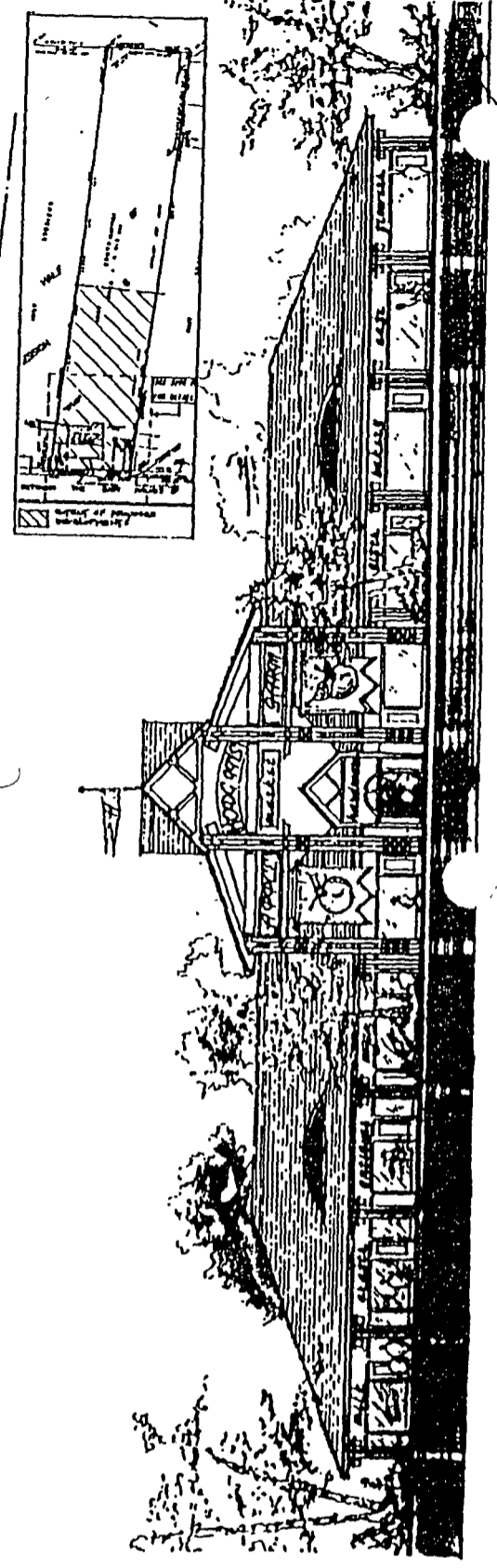
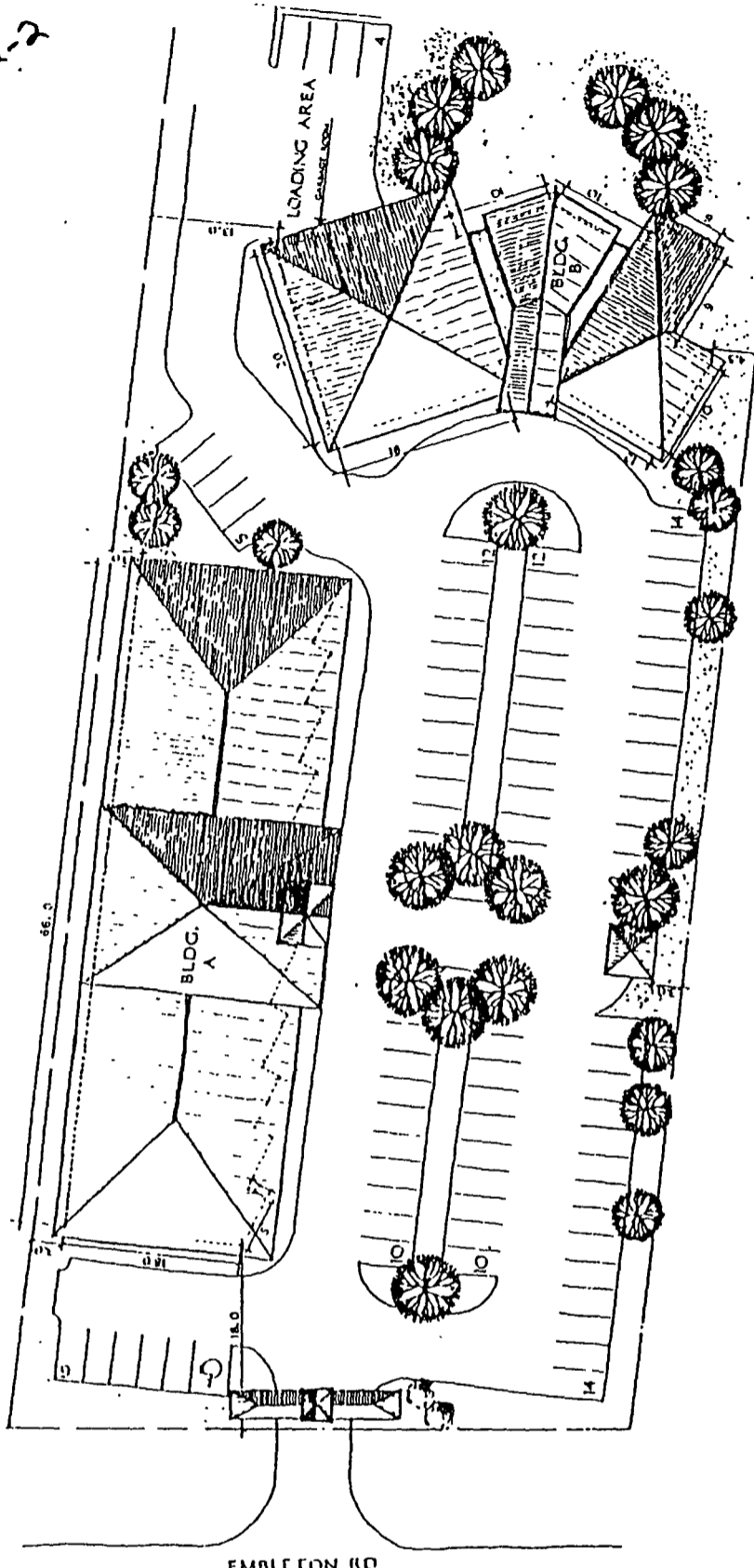
If approved, the proposal would result in the development of two commercial buildings with an agricultural market architectural theme, the first building being 1,250 square metres (13,455 square feet) in size and the second building being 750 square metres (8073.1 square feet) in size, and a total of 87 parking spaces.

In reviewing the proposal, staff noted that:

- the request to amend the Official Plan and Zoning By-law to permit service commercial contravenes several policies in the Official Plan and therefore cannot be supported; and
- the proposal does not conform to the policies of the Food Land Guidelines.

In view of the foregoing, the attached staff report recommends that the subject application be denied.

E2-2



HODGINS MARKET

CONCEPT SITE PLAN



1:690

CITY OF BRAMPTON  
Planning and Development

Date: 1990 04 30 Drawn by: K.M.H.  
File no. C6W6.4 Map no. 37-14E

# INTER-OFFICE MEMORANDUM

E2-3

## Office of the Commissioner of Planning & Development

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January 14, 1991

To: The Chairman and Members of the Development Team

From: The Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
East Half of Lot 6, Concession 6, W.H.S.  
(former Township of Chinguacousy)  
2548 Embleton Road  
Ward Number 6  
HODGINS MARKET  
Our File Number: C6.4

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### 1.0 INTRODUCTION

An application to amend the Official Plan and Zoning By-law to permit a fruit market and commercial development has been referred by City Council on April 9, 1990 to staff for a report and recommendation.

### 2.0 SITE DESCRIPTION

The subject property:

- is located on the north side of Embleton Road approximately 100.2 metres (329 feet) west of Heritage Road;
- has a 61.76 metre (202.62 foot) frontage on Embleton Road;
- has an average depth of 325.0 metres (1066.42 feet);
- the property is occupied by 99.5 square metre (1,071 square foot) one storey brick house and 442 square metre (4,757 square foot) one storey concrete block fruit market;
- has no significant slopes or drainage features; and
- has approximately 1.61 hectares (4 acres) of apple orchard at the rear of the site.

Ea-4

The existing market sells apples grown on the property, produce from other farms, baked goods, ice cream, convenience store type of merchandise and seasonal goods (i.e. Christmas Trees).

Surrounding Land Uses:

NORTH: Agricultural;

SOUTH: Embleton Road and, to the south of Embleton Road a nursery and single family residential - small holdings;

EAST: Agricultural and single family residential - small holdings; and

WEST: Agricultural.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

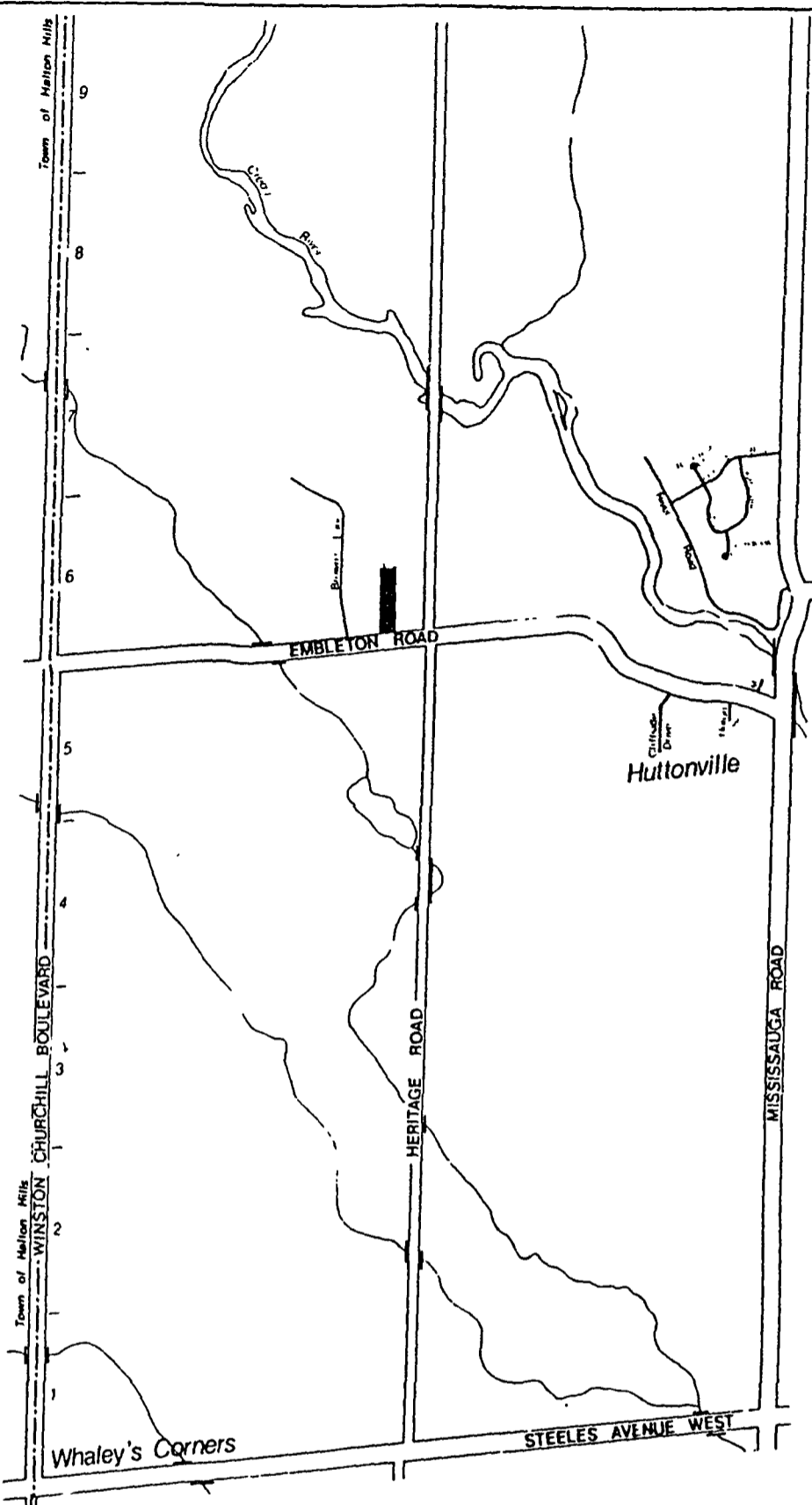
- "Specialty Agricultural", Official Plan, Schedule 'A', General Land Use Designations;
- "Agricultural", Zoning By-law 151-88, as amended.

4.0 PROPOSAL

The applicant requests an Official Plan Amendment and rezoning to recognize the existing commercial uses, make provision for a number of additional uses and permit the construction of the following:

- two commercial buildings with an agricultural market architectural theme, the first building being 1,250 square metres (13,455 square feet) in size and the second building being 750 square metres (8,073.1 square feet) in size;
- 87 surface level parking spaces;
- one 7.5 metre (24.6 foot) wide entrance from Embleton Road with a decorative entrance enclosure;
- landscaping consisting of the following:
  - 3 metre (9.8 foot) wide landscape strips along the side lot lines;
  - 3 - 5 metre (9.8 - 16.4 foot) wide landscaped strip along the front lot line;
  - 25 trees located primarily in parking lot landscaped islands; and

E2-5



HODGINS MARKET

Location Map



1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 04 31 Drawn by: CJK  
File no. C6W6.4 Map no. 37-14A

E2-6



LEGEND



SUBJECT PROPERTY



AGRICULTURAL



SINGLE FAMILY RESIDENTIAL - SMALL HOLDING

HODGINS MARKET

Land Use Map



1:4000

CITY OF BRAMPTON

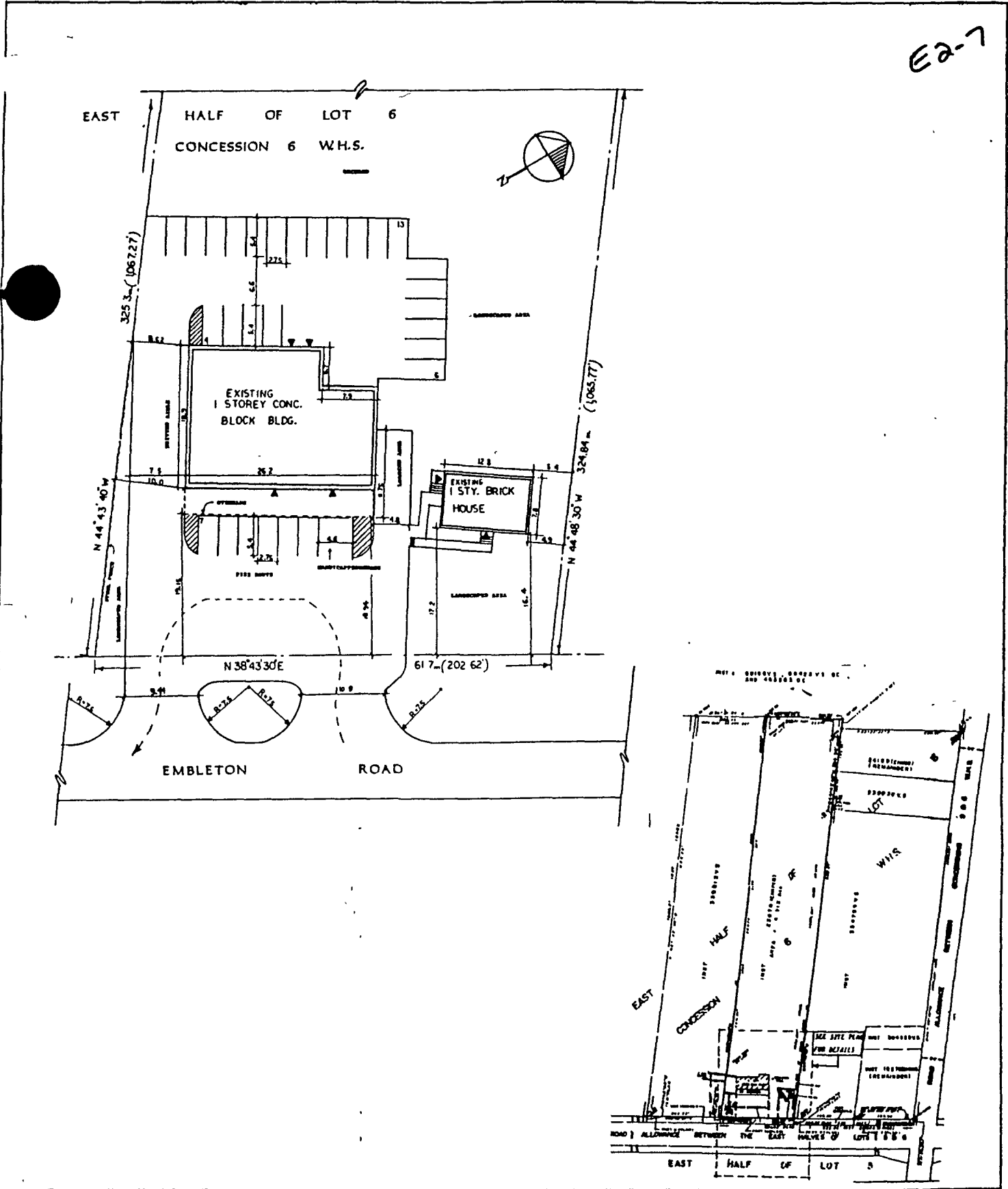
Planning and Developer

Date: 1990 04 31 Drawn by: CJK

File no. C6W6.4 Map no. 37-14B



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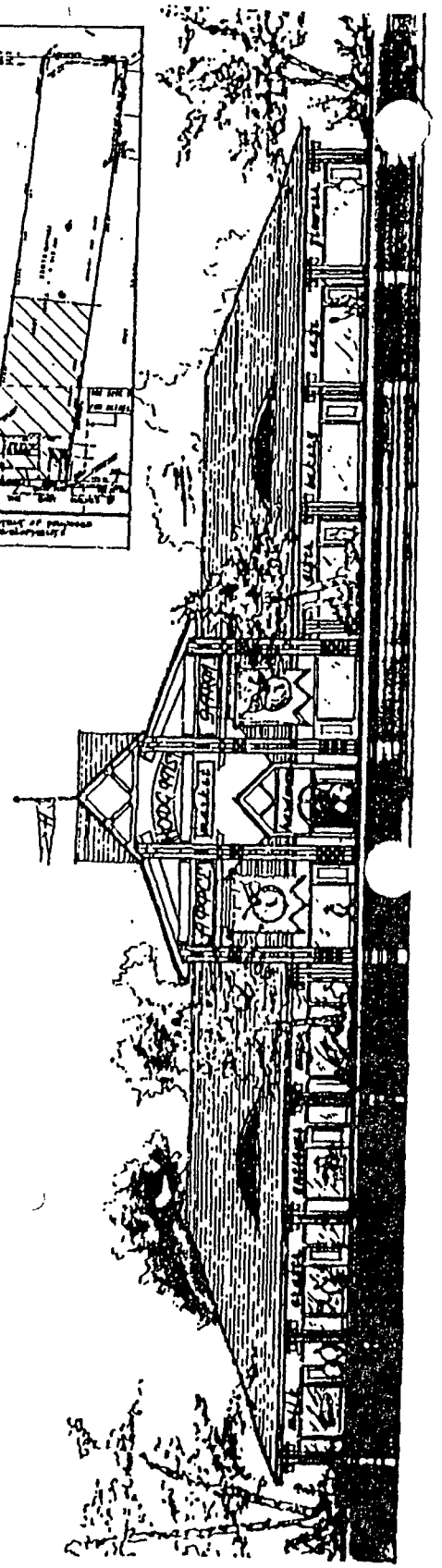
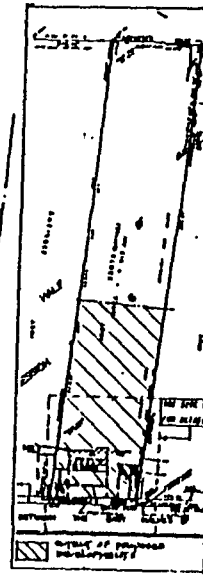
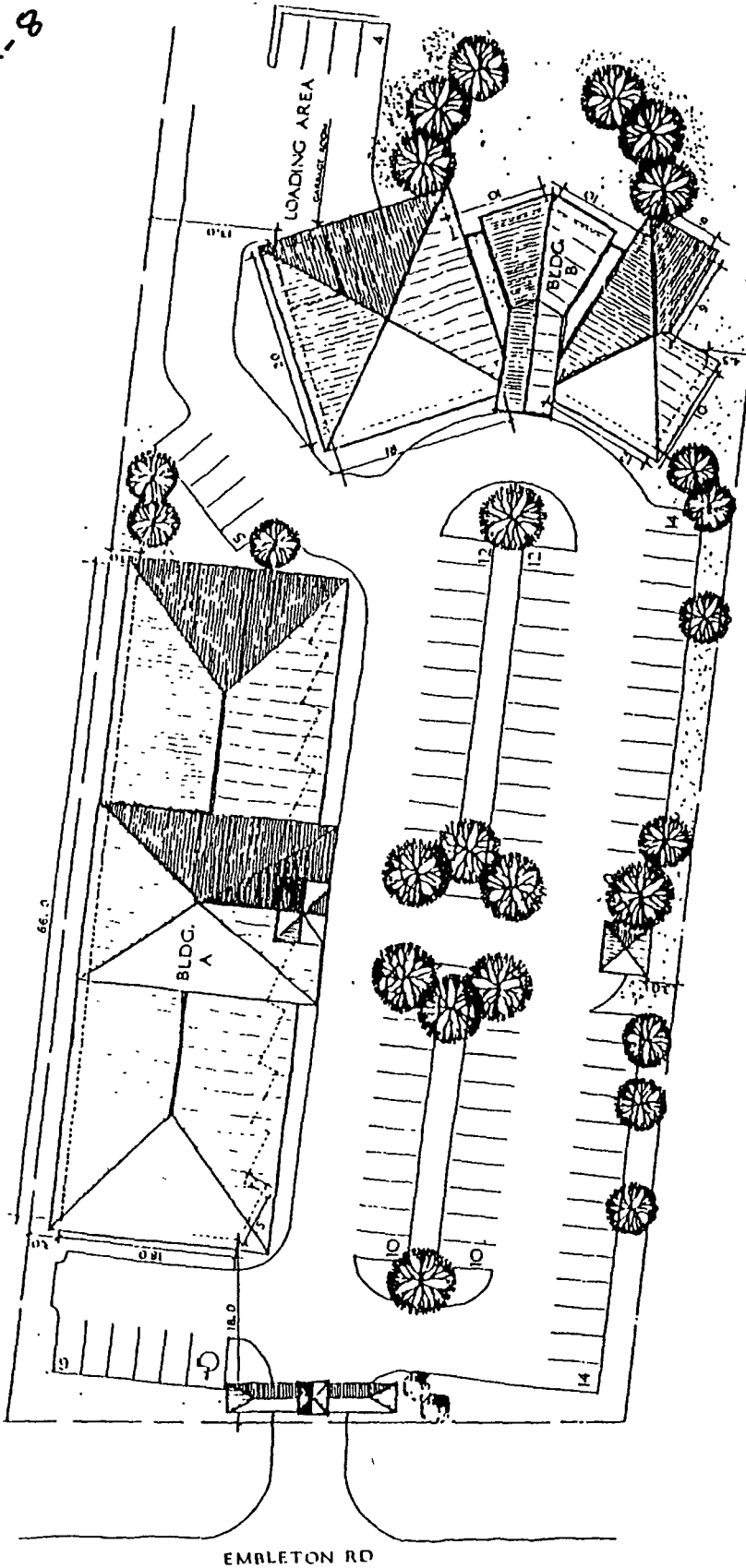


HODGINS MARKET  
 EXISTING DEVELOPMENT SITE PLAN



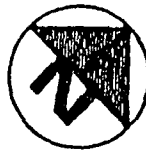
**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1990 04 30 Drawn by: K.M.H.  
 File no. C6W6.4 Map no. 37-14D

Ea-8



HODGINS MARKET

CONCEPT SITE PLAN



1:690

**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 04 30 Drawn by: K.M.H.  
File no. C6W6.4 Map no. 37-14 E

- approximately 3 acres of the 4 acre orchard would be maintained.

The existing single family dwelling and fruit market would be demolished to allow for the two new commercial buildings.

The applicant has indicated that the agricultural market architectural theme would be developed by the use of post and beam construction, cedar shakes, pitched roofs, decorative banners, non-commercial looking signage, and site entrance gateway.

The applicant proposes the following uses:

"animal hospital, kennel, building supplies/garden centre sales establishment, place of assembly, community club, banquet hall, restaurant (dining room, standard, fast food, take-out), supermarket, tavern, convenience store, open air market, custom workshop, parking lot, tool and equipment rental establishment, farm produce stand, dairy bar, gift shop, dwelling, retail establishment having no outside storage, purposes accessory to other permitted uses."

The applicant requests a Service Commercial (SC) zoning and Rural Commercial Official Plan designation.

#### 5.0 COMMENTS

The Law Department, Business Development Division; Community Services Department, Transit and Fire; and Public Works and Building Department, Buildings and By-law Enforcement Division have no comments.

External agency comments are listed in Appendix A.

The Planning and Development Department, Planning Policy and Research Division advise:

"Objective 2.8.3 of the Official Plan provides that only agricultural uses, uses compatible with agriculture, and uses directly related to agriculture and necessary in close proximity to agriculture should be located within areas having long term resource capabilities for agriculture. The subject lands are within an area designated Specialty Agricultural and as such have a long term capability for agriculture.

Despite the proposed "agricultural market theme" veneer, the proposed commercial use is not compatible with or directly related to agricultural uses and is

certainly not necessary in close proximity to agriculture. Commercial type uses at this location should be restricted to the sale of produce grown on the property as presently permitted by the Agricultural Use definition in the existing by-law.

Accordingly, the application should be denied."

The Planning and Development Department, Urban Design and Zoning Section advise:

- 1. The 3 metre (9.8 foot) side yard setback is very questionable. It is basically the loading and waste storage area of Building 'A'.
- 2. The proposal does not have sufficient front yard landscaping.
- 3. We question if this is the best location for this type of use.

Public Works and Building Department, Traffic Engineering Services advise:

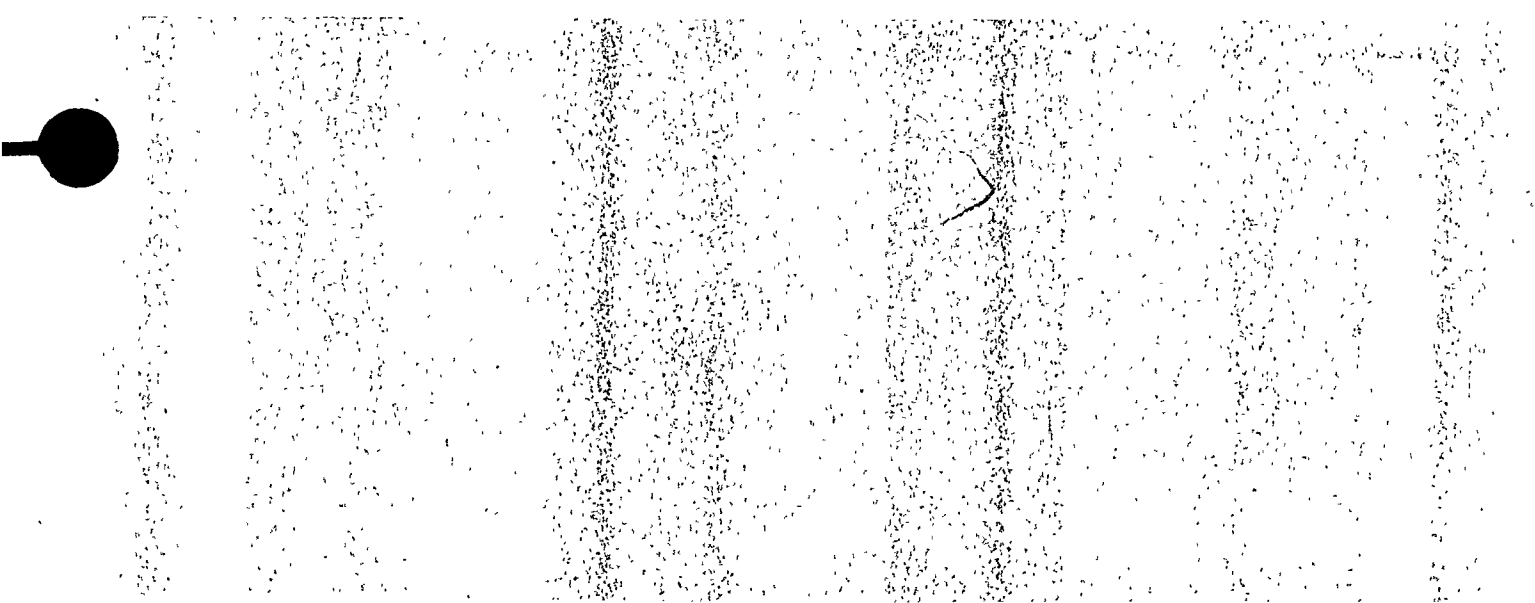
- 1. Prior to final site plan approval, a grading and drainage plan must be submitted for approval by the Public Works Department.
- 2. Comment must be obtained from the Region of Peel regarding any road widening on Embleton Road.

Community Services Department, Parks and Recreation advise:

- a) The department has no objection to the application.
- b) The use of the balance of the land holding needs to be identified to determine how it will integrate with the proposed uses. Only a partial plan was submitted as part of this application.
- c) The applicant is to prepare a landscape and fencing plan in accordance with the City's site plan criteria.
- d) The applicant is to provide 2% cash-in-lieu of parkland in accordance with the City's capital contribution policy.

6.0 DISCUSSION

The subject property is designated "Specialty Agricultural" in Schedule 'A', General Land Use Designations in the Official Plan. Commercial land uses are not included under



the definition of Specialty Agriculture in Section 2.8.1 of the Official Plan. Policy 2.8.3.10 of the Official Plan allows a limited number of commercial uses to be recognized, but not designated as such, and permitted to continue in the Specialty Agricultural designation if it was legal non-conforming on December 31, 1979. The proposed Rural-Commercial designation of the subject property would not be in conformance with this policy.

The subject property has a Class 1 soil capability for agricultural pursuits. Class 1 soils are the most productive for agricultural activities and have no significant limitations for the production of common field crops. The Official Plan contains several objectives which require good agricultural land to be preserved:

"2.8.3            OBJECTIVE: Within areas having long term resource capabilities for agriculture, only agricultural uses, uses compatible with agriculture, and uses directly related to agriculture and necessary in close proximity to agriculture.

2.8.3.3            Specific Objectives

- (1)            Preservation of good agricultural land, particularly agricultural lands identified by the Canada Land Inventory as having a Class 1 to Class 4 soil capabilities and non-agricultural pursuits.
- (2)            Prevention of conflicts between agricultural activities and non-agricultural activities.
- (3)            Preservation of the agricultural landscape."

Staff do not consider a 2,000 square metre (21,528.1 square foot) shopping centre to be compatible with the agricultural uses in the area. The proposed development would result in the elimination of 4301 square metres (46,297 square feet) of apple orchard. This reduction may result in agricultural activity on the property being less viable. The proposed commercial development does not have to be located in close proximity to the apple orchard which occupies the remainder of the property. The owner of the property has stated that the majority of the apples and other items sold at the existing market are obtained from other farms. The existing market contravenes the intent of Official Plan policies because most of the products sold are not directly related

to the agricultural use of the property.

Given the scale of the proposed commercial development, there is a high potential for conflicts between agriculture activities and non-agricultural activities. Embleton Road is a two lane Regional road which primarily serves the surrounding farms and single family residences. The considerable amount of traffic generated will result in conflicts with adjacent residential uses.

Planning Staff commend the applicant for proposing an agricultural market architectural theme, but consider a 2,000 square metre (21,528.1 square foot) retail development not to be in conformance with the agricultural landscape. The agricultural landscape consists of a nursery, greenhouse complex, several small farms and single family dwellings on large lots.

The proposed commercial development does not conform to the goals and objectives of the Ministry of Agriculture and Food and the criteria and policies contained in the Food Land Guidelines. The guidelines represent provincial policies for agricultural areas that were adopted by the Cabinet in 1978. The Ministry has expressed concern that the intensification of the existing use goes beyond the uses listed in the Food Land Guidelines as activities related to agriculture that are necessary in proximity to farm operations. Food Land Guideline 4A.6 states:

"Activities directly related to agriculture and necessary in proximity to farm operations may include such facilities as livestock assembly points, grain drying, animal husbandry services, storage for fresh produce, custom machinery operators, and sprayers.

They do not include other services where proximity to farm operations is not critical. These should be located in a nearby hamlet or town, or on lands of limited resource capability."

This guideline would encourage a commercial development of this size to be located within the defined limits of Huttonville which is the closest rural settlement. These limits are shown on the attached Schedule E(1).

The proposal for commercial development contravenes Food Land Guidelines 3.3, 3.4, 3.6 and 3.7 which give high priority to maintaining agricultural operations in areas of specialty crops or Class 1 soils. In particular, Guideline 3.6 states:

"Specialty crop areas must be given a very high priority. Such areas are limited in extent, and the loss of part or all of them will affect the capability of the province to produce these crops. High-value specialty crops contribute significantly to the provincial economy, and the province does not wish to be dependent on other nations for these commodities."

Food Land Guidelines 3.13, 3.14 and 3.15 require that the justification for using high capability agricultural land for other uses must be fully documented. The applicant has not completed a market study which verifies the need for commercial development on Class 1 soil. Documentation of need for the land use should cover each of four basic issues: the necessity for the land use, the amount of land needed, the reasons for the choice of location and the consideration given to alternate locations.

Regarding the necessity for the commercial development, the Planning and Development Department would argue the following:

1. The site is well removed from the Urban Boundary and areas expected to experience significant population increases. There is not a potential market for a shopping centre with 2,000 square metres (21,528.1 square feet) in size.
2. The population of the agricultural area of Halton Hills to the west of the subject property is not expected to grow significantly in the immediate future.
3. There appears to be little demand for commercial purposes as indicated by the lack of commercial development within the defined limits of Huttonville.
4. There are many potential sites within the defined limits of Huttonville where commercial infilling could occur.
5. The subject property is not a logical extension of the Huttonville community because it is approximately 550 metres (1,804.4 feet) west of the defined limits of Huttonville. This intervening area is occupied by large lot farms, therefore an extension of the boundary would not be appropriate.

The Official Plan contains several policies which discourage development outside of rural settlements in agricultural areas. Objective 2.1.2.1 requires controlled expansion of Huttonville, Tullamore and Castlemore. Specifically, policy

E2-14

2.1.2.1 requires that development in Huttonville occur within the defined limits shown on the attached Schedule "E(1)". This policy is reinforced by policy 2.2.8.1 which encourages limited convenience commercial within the defined limits of Huttonville. As stated earlier, the subject property is far removed from boundary of Huttonville.

The applicant is proposing a shopping centre with 2,000 square metres (21,528.1 square feet) of retail space. The proposed development is large enough to be classified as "Neighbourhood Commercial" according to the definition in the Official Plan (as amended by Official Plan Amendment 157). The upper limit for convenience commercial and lower limit for neighbourhood commercial is 1,400 square metres (15,100 square feet). Policy 2.2.3.24 in the Official Plan requires shopping centre impact studies to be submitted with the development application:

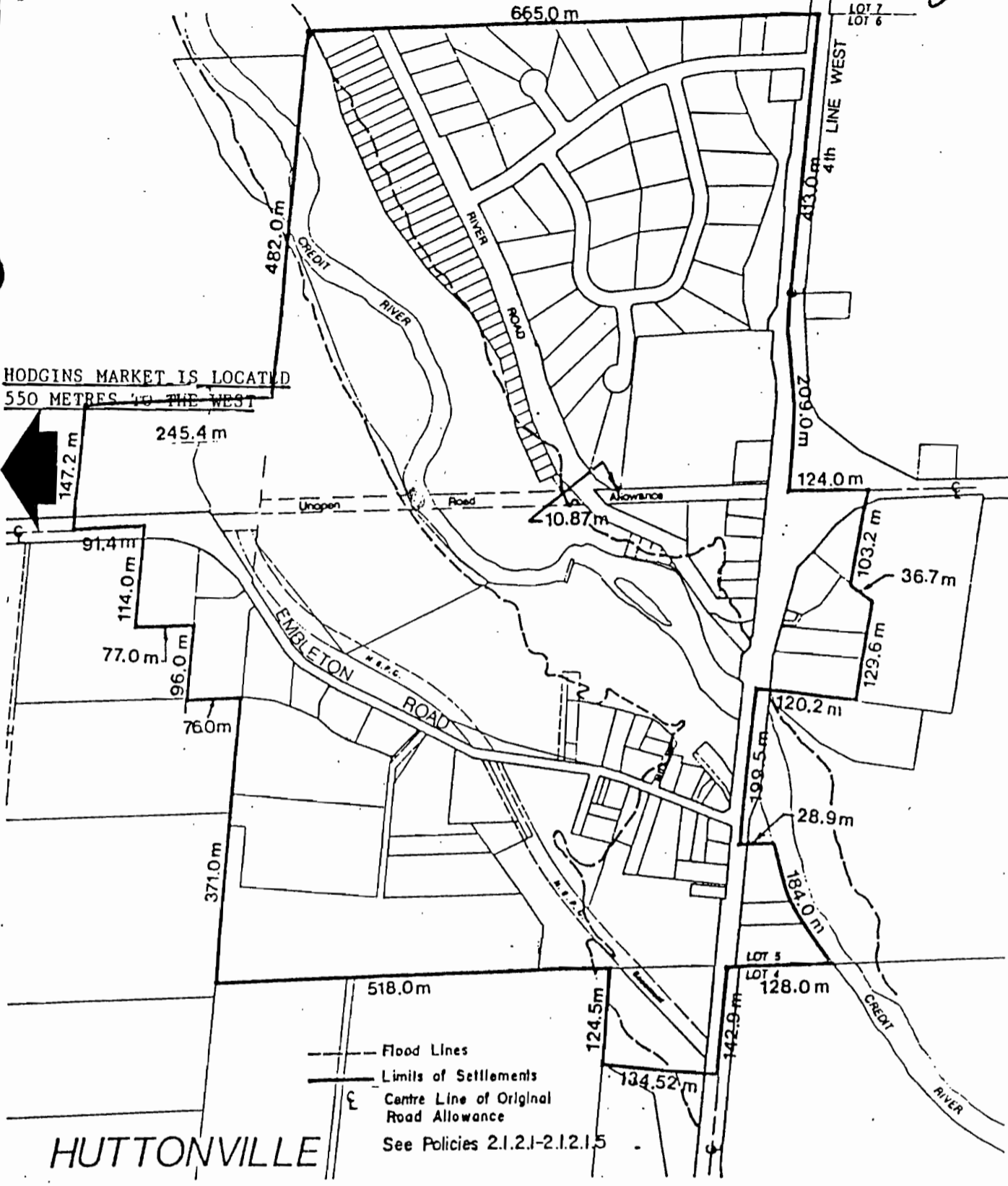
"Every application for the development of a Regional, District or Neighbourhood Commercial area shall contain supporting information indicating the economic, physical, and transportation impact of the proposed development. The economic impact studies must provide information regarding the market feasibility of the proposed centre and whether or not it will affect the viability of any existing nearby centres. All such studies shall be reviewed by the City and used as a basis for approval or refusal of a particular application."

The applicant has not submitted a market study to justify the proposed development.

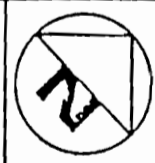
The applicant requests a Rural-Commercial designation in the Official Plan. The development as proposed would not conform to policies 2.7.2(i), (ii) and (iii). The proposed 2 large commercial buildings and parking lot for 87 automobiles would not maintain the open space character of the area by low density development. The proposed buildings are large and sited in such a way to make them visually intrusive on the Embleton Road streetscape. Secondly, policy (ii) requires natural features such as the orchard to be preserved. The proposed development would result in part of the orchard being cut down to facilitate a septic tank and tile bed to be located on the property. Lastly, the rural character of the area would not be preserved by the proposed landscaping, tree planting, berms, and screening. For example, the front yard of Building 'A' has no proposed trees and has only a 18.0 metre (59 foot) setback from the Embleton Road right-of-way. The applicant has not provided a berm or sufficient landscaping to buffer the parking area from Embleton Road or surrounding agricultural uses.



E2-15



SCHEDULE "E(1)"



CITY OF BRAMPTON

1:7000

Regarding the proposed commercial uses for the site, staff can only support a farm produce stand selling apples and a gift shop selling apple products. Only these uses would be directly related to the agricultural use of the property.

Staff have the following concerns about the site plan:

- side yard setback for Building 'A';
- site landscaping and fencing;
- site access;
- area for sewage disposal system;
- servicing for Building 'A'; and
- site plan for the remaining portion of the property.

The applicant is proposing a 3 metre (9.8 foot) wide west interior side yard for Building 'A'. The standard Service Commercial zoning employed for urban locations allows a 3 metre (9.8 foot) wide interior side yard but the requirement is increased to 5.0 metres (16.4 feet) where the property abuts a residential zone. The abutting property to the west is zoned agricultural but has a single family dwelling located approximately 12 metres (39.3 feet) from the Hodgins Market property. Given the large size of Building 'A' (1,250 square metres or 13,455 square feet) staff recommend that this building be set back at least 5 metres (16.4 feet) from the west interior side yard. A 5.0 metre (16.4 foot) side yard setback would help buffer the proposed commercial development from the single family dwelling and farm to the west, maintain the rural character of the area and increase the landscaped area on the property.

Staff note that the Ministry of Environment's guidelines require a distance separation of 30 meters between residential buildings and commercial buildings. The Ministry requires a visual separator designed to disrupt "sight lines" generally along the residential property line. These guidelines would suggest that 18 metre (59 foot) side yard setback would be more appropriate.

The proposed site landscaping is minimal and does little to maintain the open space character of the neighbourhood. Although the standard service commercial zoning category requires a 3 metre (9.8 foot) wide landscaped front yard which the applicant has provided, a 5.0 metre (16.4 foot) wide landscaped front yard would be more appropriate in this rural area. The site plan shows only grassed lawn in the front yard landscaped area which would make the entire parking lot fully visible. Staff require extensive front yard landscaping in the form of a berm, trees and bushes to buffer the proposed parking area from Embleton Road and to maintain the rural character of the area.

Fencing is also not shown on the site plan. Staff note that the 66 metre (216.5 foot) long rear wall of proposed Building 'A' would be fully visible from Embleton Road. Staff suggest that the applicant provide a pre-cast concrete wall along the side lot lines to buffer the rear of Building 'A' and parking areas from the surrounding properties.

Regarding site access, the Region of Peel requires that the applicant provide a 60 metre (196.8 foot) long right-turn slip off lane at the proposed access. Staff note that the proposed entranceway feature will require the approval of the Region of Peel.

The site plan does not show the area to be used for the private sewage disposal system. Staff note that the development of the 2 buildings, parking area and loading area will result in the elimination of 4301 square metres (46,297 square feet) of apple orchard. The construction of an expanded private sewage disposal system to service the development will result in a further reduction of the orchard area. As stated earlier, the elimination of orchards contravenes Food Land Guidelines and would result in agricultural activity on the property being less viable.

The site plan shows no garbage rooms or loading area for Building 'A'. The applicant has suggested that garbage rooms would be located within each commercial establishment and loading would be done at the front. Staff are concerned that trucks unloading in front of the building will impede traffic flow on the site. Staff recommend that a loading area be designated to the north of Building 'A' (similar to the arrangement shown for Building 'B').

The site plan does not indicate what is planned for the remainder of the property. Staff require that the remainder of the land be designated for agricultural (orchard) use and be shown on the site plan.

In summary, the proposed commercial development contravenes many policies contained in the Official Plan and Food Land Guidelines, and is not consistent and compatible with the surrounding agricultural land uses. Staff cannot support any expansion of commercial space on the subject property. Official Plan and Food Land Guidelines require a commercial development of this type to be located within the defined limits of the nearest rural settlement which is Huttonville.

E2-18

7.0 RECOMMENDATION

It is recommended that Planning Committee recommend to City Council that the subject application to amend the Official Plan and zoning by-law be refused.

Respectfully submitted,

*Allan Rezoski*

Allan Rezoski, A.I.C.P.  
Development Planner

AGREED:

*John A. Marshall*

John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

*L.W.H. Laine*

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

AR/hodgins

A P P E N D I X A

EXTERNAL AGENCY COMMENTS

The Region of Peel Health Department and Ministry of Environment have no comments.

The Credit Valley Conservation Authority advises:

"The subject site is located within the Levi Creek Watershed. The Authority has concerns regarding any potential erosion and sedimentation which may occur as a result of the proposed development.

Therefore, as a condition of site development, we would require that a drainage plan be submitted to the satisfaction of the City of Brampton and the Credit Valley Conservation Authority which outlines the conveyance of stormwater from the site to a receiving body, and any erosion and sedimentation measures to be employed during or after the construction period."

The Region of Peel Planning Department advise:

"While sanitary service is not available, municipal water is available on Embleton Road. In addition should this application receive favourable consideration, it will be necessary for the applicant to construct a 60 metre right-turn slip off lane at the proposed access. Application must be made to the Region's Operations Division for the installation of an entrance culvert. The payment of Regional Development levies will also be necessary."

The Ministry of Agriculture and Food advise:

"The purpose of the amendment is to permit a fruit market and a general commercial building to allow for a market with a general "agricultural" theme. The applicant considers the proposal to be one that is agricultural related even though the type of goods to be sold goes much beyond the selling of produce grown on the site.

The site in question is part of a Specialty Agriculture area where market gardening and orchards are the predominant use. There are several other small farm markets already in the area but all of these markets appear to be selling the produce from the site. In this case the applicant is not only proposing to expand to a commercial venture beyond the selling of his own produce,

E2-20

but is in fact going to need to remove a portion of his orchard to do so.

The intensification of the existing use would appear to go beyond the type of use listed in the Food Land Guidelines as activities related to agriculture that are necessary in proximity to farm operations. These include livestock assembly points, grain drying, storage for fresh produce and similar uses. Policy 4A.6 indicates that they do not include other services where proximity to farm operations is not critical. In addition, the policy does direct these uses to be located in nearby hamlets or towns, or on lands of limited resource capability.

This application does not appear to be one that must be in the agricultural area and therefore it does not conform to the policies of the Food Land Guidelines. It is recommended that markets such as this be encouraged to locate in the hamlets or urban areas. This Ministry does not support the approval of this by-law amendment."

MICHAEL

**GAGNON**

CONSULTING PLANNERS AND URBAN DESIGNERS LTD

E2-21

January 3, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

PN. 90.013.00


Attention: Mr. Len Mikulich

Re: Application for Amendment to the  
Zoning By-law and Official Plan  
Hodgins Market  
East Half of Lot 6, Conc. 6, W.H.S.  
City of Brampton File No. C6W6.4

Dear Mr. Mikulich:

We respectfully request on behalf of our client Mr. Keith Hodgins the opportunity to appear as a deputation on January 21, 1991 before the Planning Committee. We wish to present and discuss the above noted development proposal.

Yours truly,



Michael Gagnon, B.E.S., M.C.I.P.  
Principal

c.c. K. Hodgins

Reg# 40  
C6W6.4

# INTER-OFFICE MEMORANDUM *PC- Feb 18*

## Office of the Commissioner of Planning & Development

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February 12, 1991

To: The Chairman and Members of the Development Team

From: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
East Half of Lot 6, Concession 6, W.H.S.  
(former Township of Chinguacousy)  
2548 Embleton Road  
Ward Number 6  
HODGINS MARKET  
Our file: C6W6.4

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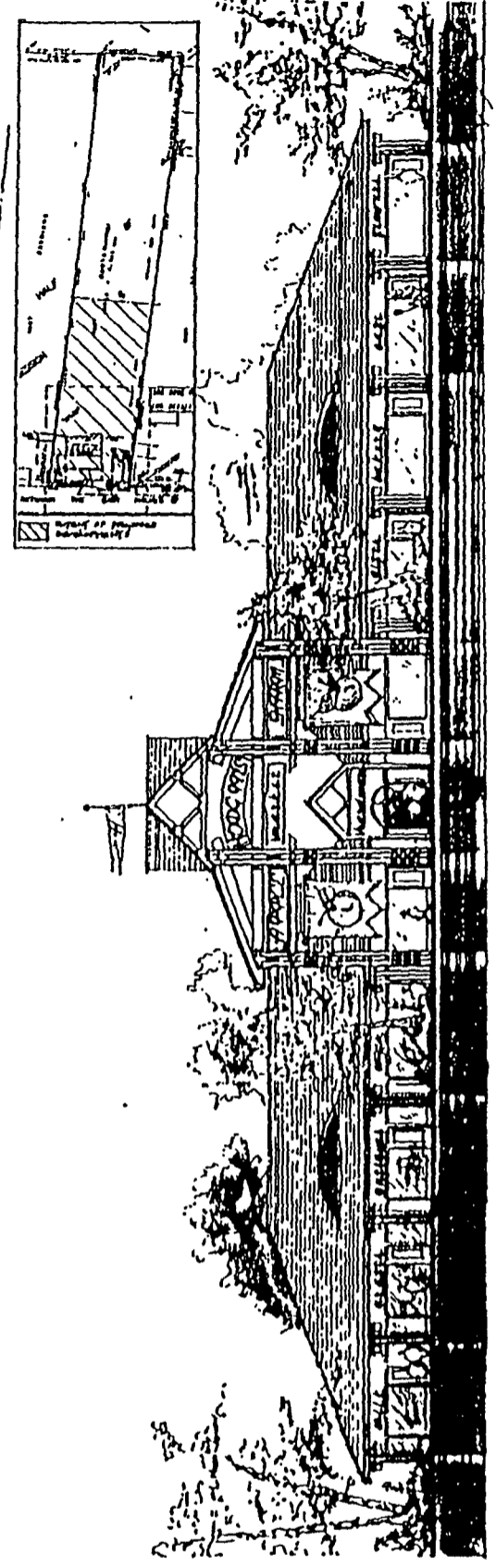
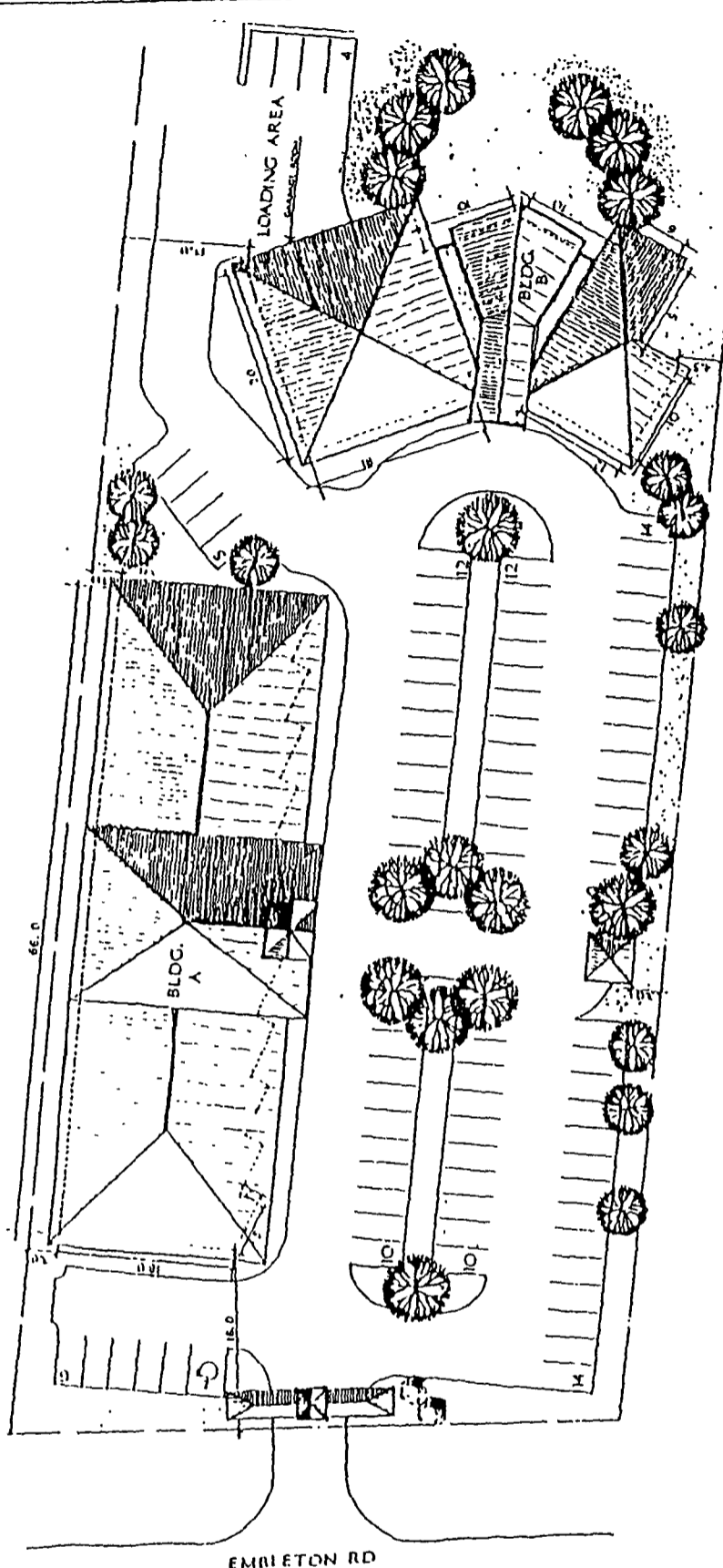
The notes of the Public Meeting held on Wednesday February 6, 1991 are attached for the information of Planning Committee.

Approximately 100 members of the public were present with respect to the application. Other than the applicant, three speakers spoke in favor of the development, if it was scaled down and some of the uses were eliminated. Approximately 12 speakers were opposed to the application. Three people called the Planning and Development Department to express opposition to the development.

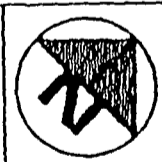
The letters and speakers supporting the application highlighted the following:

- the development would enhance the existing use and provide welcomed additional services;
- if the proposal was down-sized it would be acceptable;
- the existing market is thriving and therefore shows that there is a market for the development;
- the development would be low density (0.10 times coverage) and low intensity given the desired land uses;
- the market would expand the promotion and distribution of locally grown produce and garden products;
- the site plan will address requests for proper drainage, landscape areas and building setbacks;
- several service commercial uses which are not consistent with the rural commercial theme are not asked for; and
- it would be a quality development.





HODGINS MARKET  
 CONCEPT SITE PLAN



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1990 04 30 Drawn by: K.M.F.  
 File no. C6W6.4 Map no. 37-14

1:690

The letters and speakers not supporting the application highlighted the following:

- the scale of the development (21,000 square feet) is excessive and makes it not low density and intensity;
- the proposed uses are not compatible with the present market operation, are unnecessary and/or undesirable in the area, too close to dwelling units, contrary to businesses in the vicinity, and too close to the Huttonville Public School/Community Centre;
- increased noise and traffic would occur on Embleton Road which is a bicycle and walking route to school;
- illuminated signs would cause glare at night;
- a marketing study should be completed prior to further consideration by Planning Committee;
- drainage problems will be increased for landowners to the south;
- sewage and runoff debris may influence ground water supply;
- approval of this application may set a precedent for other agricultural properties in the area;
- many goods currently sold on the property are not agriculturally related;
- the development would have hours of business which are not compatible with surrounding businesses;
- development of this type should be located within the defined limits of Huttonville;
- the proposal does not conform to the policies of the Ministry of Agriculture and Food;
- the development would be located on soils which are the most productive in Canada; and
- the development would be out of character with the agricultural character of Huttonville.

Staff was directed by the Chairman of the Public Meeting to investigate drainage concerns in the area. Staff contacted the Region of Peel and spoke with Gerry Dolan, Operations Engineer and Don Kitely, Engineering and Construction Engineer. In 1982, an agreement was signed by the Region and eight landowners on the south side of Embleton Road in the vicinity of Hodgins Market. The agreement allowed the Region to reconstruct drainage ditches in the area. The actual agreement does not address increased flow from possible road widening or future development to the north.

Staff note that if approved, the development would be subject to site plan approval which includes submission of a drainage plan. The drainage plan would require that stormwater flow from the property not be increase from present levels. The site plan would be circulated to the Region of Peel and Conservation Authority for their comments.

Staff was directed to map the location of the land owners submitting letters of support. All of the letters came from property owners within a 2.0 kilometre radius of Hodgins market (the majority came from landowners on Embleton Road and Heritage Road).

In light of the information and opinions expressed at the public meeting, staff continue to recommend denial of the application. However, the maximum development that staff could support would be a rationalization/legalization of the existing uses within an expanded or redeveloped building.

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

- A. The notes of the Public Meeting be received;
- B. In light of City Council approval of the application, subject to a public meeting, on January 28, 1991, staff recommend that the amendment to the Official Plan and Zoning By-law be subject to the following conditions:
  1. The site specific zoning by-law shall contain the following provisions:
    - (a) the site shall be used only for the following purposes:
      - i) a dining room restaurant, fast food restaurant and take-out restaurant;
      - ii) a convenience store;
      - iii) a supermarket;
      - iv) an open air market;
      - v) a farm produce stand;
      - vi) a dairy bar;
      - vii) a gift shop;
      - viii) a bake shop;
      - ix) a retail establishment;
      - x) a garden centre;
      - xi) a custom workshop;

- xii) a tool and equipment rental;
  - xiii) an animal feed sales;
  - xiv) a parking lot;
  - xv) an orchard;
  - xvi) a single family residence; and
  - xvii) purposes accessory to the permitted purposes.
- b) all garbage and refuse containers shall be totally enclosed;
  - c) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
  - d) minimum front yard depth: 18.0 metres
  - e) minimum interior side yard width: 5.0 metres
  - f) minimum lot width: 61 metres
  - g) maximum building height: 2 storeys
  - h) minimum landscaped open space:
    - (i) in the front yard, 100 percent of the required front yard depth
    - (ii) in the interior side yard, 100 percent of the required interior side yard depth
  - i) outside storage shall be screened from view and shall be permitted only in the rear and side yards;
  - j) shall be subject to the requirements and restrictions relating to the Service Commercial (SC) zone all the general provisions of by-law 151-88 as amended, that are not in conflict with those set out above;
2. Development of this site shall be subject to a development agreement which shall contain the following:
- (a) prior to the issuance of a building permit, a site development plan, a landscape plan, fencing plan, elevation and cross section drawings, a grading and drainage plan, an engineering and servicing plan and a fire protection plan shall be approved

by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;

- (b) the applicant shall agree prior to the issuance of building permits, to pay City and Regional development levies in accordance with the City's and the Region's Capital Contribution Policy;
- (c) the applicant shall agree prior to the issuance of any building permits, to pay to the City 2% cash-in-lieu of parkland in accordance with City policy and the Planning Act, 1983;
- (d) the applicant shall agree to submit to the Planning and Development Department, Urban Design and Zoning Division a site plan for the entire property for their review;
- (e) the applicant shall agree that no building be located closer than 18 metres from the Embleton Road right-of-way;
- (f) the applicant shall agree to provide 100 percent front yard landscaping in the form of a berm, trees and bushes to buffer the parking area from Embleton Road and to maintain the rural character of the area;
- (g) the applicant shall agree that there be only one entrance from Embleton Road;
- (h) the applicant shall agree to construct a 60 metre right-turn slip off lane at the proposed access subject to the approval of the Regional Municipality of Peel;
- (i) the applicant shall agree to obtain the approval of the Regional Municipality of Peel for the decorative entrance enclosure;
- (j) the applicant shall agree to provide fencing of a design and material as part of the site plan review which fencing shall include a pre-cast concrete wall at a height approved by the Planning and Development Department, Urban Design and Zoning Division, along the interior side lot lines;
- (k) the applicant shall agree that all garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials, shall be enclosed and screened from Embleton Road;

- (l) the applicant shall agree to maintain the majority of the site in use as an orchard;
  - (m) the applicant shall agree that drainage be contained on the property and no additional flow to the drainage ditches to the south of Embleton Road shall occur; and
  - (n) the applicant shall agree that the drainage plan be approved by the City of Brampton, Region of Peel and Credit Valley Conservation Authority.
- C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,

Al Rezoski  
Al Rezoski, A.I.C.P.  
Development Planner

AGREED:

John A. Marshall  
John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

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

encl.

AR/Hodgins

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 6, 1991, in the Municipal Council Chambers, 150 Central Park Drive, Brampton, Ontario, commencing at 7:34 p.m. with respect to an application by HODGINS MARKET (File: C6W6.4 - Ward 6) to amend both the Official Plan and Zoning By-law to recognize the existing commercial uses and make provision for a number of additional uses and to permit the construction of two commercial buildings.

MEMBERS PRESENT: Alderman J. Hutton - Chairman  
Councillor F. Russell  
Councillor P. Robertson  
Alderman A. Gibson

STAFF PRESENT: J. A. Marshall, Commissioner of Planning  
and Development  
W. Winterhalt, Director, Planning Policy  
and Research  
A. Rezoski, Development Planner  
C. Logan, Development Planner  
K. Ash, Development Planner  
E. Coulson, Secretary

---

The Chairman inquired 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. Marshall replied in the affirmative.

Approximately 60 interested members of the public were present.

Mr. Rezoski outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. M. Gagnon, representative for the applicant, referred to the submission of 36 letters, signed by area residents who noted support for the application (see attached). Three letters noting opposition were also submitted at the meeting (see attached). He noted that he would respond to questions and comments.

J. Bovenburg, Embleton Road, inquired as to the number of letters of support that were signed by residents who received notices, as well as the number signed by abutting owners. A resident objected to limited notification of the meeting.

Mr. Gagnon noted that many letters were received from residents in the immediate area.

The audience was advised of notification procedures, in accordance with the Planning Act.

Residents expressed concern relating to whether or not letters of support were from residents in the immediate area, to whom the proposal would be most relevant.

J. VanWissen, owner of property to the immediate south, advised that he is not opposed to change, however, he has environmental concerns relating to negative impact on the existing natural storm water runoff watercourse, which runs through his property, as well as, annual loss of workable land from soil erosion. (see attached agreement with the Region of Peel re: watercourse). He requested an Environmental Impact Study and a Storm Water Management Study, as well as, a hold put on approval of the proposal until assurance is given that the agreement stipulations will be adhered to. He commented that a shopping mall is inappropriate in this pleasant agricultural community, where the rich sandy loam provides the best growing conditions in the Province of Ontario.

It was noted that applications are circulated to the Region of Peel for comment on concerns.

Mrs. Brown, Embleton Road, voiced concern about the lack of information on negative impact of the proposed development, (i.e.) environment, economy, traffic and transportation, etc., on an agricultural community.



R. Miller, Embleton Road, said he would like to see retention of the unique area with a country atmosphere and preservation of agricultural land. He remarked on Hodgins Market service as a great asset to the community, however, he cannot support some of the proposed uses, (i.e.) Animal Hospital, Kennel, Building Supplies, Place of Assembly, Community Club, Banquet Hall and Tavern, due to duplication of services in the area, excessive noise levels, traffic impact and safety factors, etc. He said he could support a scaled down version, with aforementioned uses deleted and a country market community nature retained, and noted concern that the area residents do not understand uses implied by commercial zoning designation. He objected to the area of notification as being too limited and to the lack of information regarding the proposed uses in notices.

P. Ransom, Embleton Road, submitted a letter of objection on behalf of Thomas F. Ramsom and Family, listing questions and concerns in point form (see attached).

Helen Cordingley, Brown's Lane, objected to the waste of small parcels of land which are not permitted to be utilized for development.

R. Martin, Embleton Road, agreed with previous resident's objections to the proposed rezoning, in an area which was turned down for a dump site due to the valuable agricultural status.

Denice Adamson, on behalf of her parents, voiced concern about the development resulting in increased taxes in the area, and about development occurring on prime agricultural land.

A resident pointed out that golf courses and estate subdivisions are being developed on such land.

Mr. Ransom suggested that public meeting notices contain information similar to the presentation by Mr. Rezoski.

It was noted that notification states the general nature of the application, in accordance with the Planning Act, at the least expense to taxpayers. Also, the property is signed with the Planning Department telephone number, indicating further information is available.

T. Hoven asked why the Planning Committee had accepted the proposal when Planning staff had recommended refusal, and why a market assessment is not included in procedure.

He was informed that Planning Committee recommended a public meeting to obtain public input before discussion or making a decision on the proposal. Further procedures and opportunities for objection were outlined.

On request, Mr. Rezoski presented Planning staff's position from the staff report to Planning Committee.

B. Burton objected to denial of a severance on his parents property and noted concern relating to the proposed uses (i.e.) community centre - noise levels, garbage, etc.

M. Gagnon responded to comments as follows:

- . He explained the design for feasible storm water drainage, (i.e.) water pooled in sites and flow control for release at certain times; post-development flows are not to exceed pre-development.
- . The proposal is not a new commercial development: a market of 5,000 square feet has been established on the site for 25 years.
- . There is confidence that the market for increased service is there.
- . He listed the uses permitted under the existing agricultural zoning and advised that the applicant is prepared to eliminate the following uses from the proposal: kennel, animal hospital, building supplies, place of assembly, community club, banquet hall, and a tavern.
- . Sewage will be privately serviced; water conditions are acceptable by the Region of Peel, according to the staff report.
- . The proposal is for Service Commercial, not a shopping mall.
- . A right turn lane will be provided and the country nature retained.
- . The remaining proposed uses were listed.

The issue of parking on the shoulder of the road was discussed.

Mr. Bailey, Heritage Road, commented that a down scaled country market is understandable and desired; a large scale strip plaza is not. He asked why a rezoning is needed, and if the establishment would be all under one roof.

M. Gagnon responded that a traditional plaza is not being proposed. The structure arrangement was outlined and he noted that the design is controlled by a site specific by-law and the Architectural Control Committee, according to City requirements.

It was explained that the existing market is a legal non-conforming use, preventing expansion and that a rezoning is required for a Service Commercial zoning designation.

A resident inquired about a proposal for additional uses in the future.

Mr. Marshall advised that the subject proposal would be restricted to specific uses and any changes would require the same rezoning procedures.

F. Picolate noted concern relating to soil erosion and effective drainage management for the many gallons of rainwater runoff.

Concern was expressed about precedent setting, ownership of the business, rental of units, strip mall effect, deviation from a country market nature, soil erosion, loss of prime agricultural land, excessive noise levels, traffic and safety factors, and drainage problems.

Mr. Hodgins outlined his intentions of ownership and management, retention of the unique country atmosphere, (i.e.) home-baked goods, country market, and additional services compatible with the existing lifestyle in the community.

General debate between audience members, as well as, between Mr. Hodgins and audience members ensued.

There were no further questions or comments and the meeting adjourned at approximately 10:15 p.m.

# The Regional Municipality of Peel

July 8, 1982

Mr. and Mrs. John Vanwissen  
R. R. # 2  
Norval, Ontario.  
LOP 1K0

The undersigned hereby grant permission to the Regional Municipality of Peel to enter onto our lands for the purpose of cleaning an existing watercourse and further, to make minor alterations to the direction of flow of said watercourse.

The Region shall endeavour to have the work completed during the Fall of 1982 and reinstate any disturbed areas caused by the proposed work to as close as is reasonably possible to their original condition.

The cost of the proposed work is to be borne by the Regional Municipality of Peel.

Witness this thirteenth day of October 1982 in the presence  
of:

[Signature]  
Witness

[Signature]  
Mr. John Vanwissen

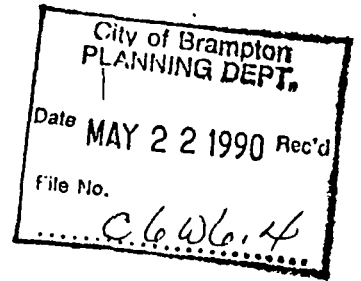
[Signature]  
Mrs. John Vanwissen

- 1) Volume of water not to be increased from present flow.
- 2) Ditch to be no wider than 8 feet at ground level, exactly on property line.
- 3) Pond to be filled completely, with top 12 inches to be topsoil, saved from other areas
- 4) Embleton Road not to be widened to 4-lane, unless storm sewers are installed.

The Regional Municipality of Peel

Planning Department

17 May 1990



City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Al Rezoski  
Development Planner

Re: Application for Rezoning  
Hodgins Market  
Your file: C6W6.4  
Our file: R426W9B

Dear Sir:

In reply to your letter dated April 30, 1990 concerning the above noted application, our Public Works Department has examined the proposal and advise that while sanitary service is not available, municipal water is available on Embleton Road. In addition should this application receive favourable consideration it will be necessary for the applicant to construct a 60 metre right - turn slip - off lane at the proposed access. Application must be made to the Region's Operations Division for the installation of an entrance culvert.

The proposal has also been forwarded to the Health Department whose comments will be forwarded to you when received. The payment of Regional Development levies will also be necessary.

We trust that this is of assistance.

Yours truly,

A handwritten signature in dark ink, appearing to read "D.R. Billet".

D.R. Billet  
Director of  
Planning Development

VZ/dh

A handwritten note in the bottom right corner of the page, consisting of the number "9405-22" with a long arrow pointing to the right.



MEMORANDUM

	ACTION	INFO	SEEN
COMMISSIONER			
ENV. DEV. CONTROL	✓		
TRANSITION			
PLANNER	✓		

To D.R. Billett  
Director, Development Control

Date: May 23, 1990

From Paul R. Callanan  
Supervisor, Environmental Health

Subject Application to Amend the  
Official Plan and Zoning By-law  
HODGINS MARKET  
Part Lot 6, Concession 6, WHS  
City of Brampton  
Your File: R42 6W9B

Staff have reviewed the proposed official plan amendment and rezoning which would permit expansion of the existing fruit market and commercial development and have no objection to the proposal from a private sewage disposal perspective.

*Callanan*  
PRC/np



May 28, 1990

City of Brampton  
Planning Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

City of Brampton PLANNING DEPT.	
Date	MAY 30 1990 Rec'd
File No.	C6W6.4

Attention: Mr. Al Rezoski  
Development Planner

Re: Official Plan Amendment &  
Rezoning Application  
Hodgins Market  
Your File: C6W6.4  
Our File: R42 6W9B  
City of Brampton

Dear Sir:

Further to our correspondence dated May 17, 1990, please be advised that the Regional Health Department has reviewed the proposal and has no objection, from a private sewage disposal perspective.

We trust that this information is of assistance.

Yours truly,

D. R. Billett  
Director of  
Development Control

JL:nb

900530



MEMORANDUM

	ACTION	INFO	SEEN
DIR. DEV. R. & TRANS. P.	✓		
DIR. PL. REV. & RSCH.			
SR. TRANS. ADVISOR			
COM. SECRETARY			
	✓		

Planning Dept. - RECEIVED

MONTH DAY YEAR

To: D. R. Billett  
Planning

Date: February 15, 1991  
02 20 91

From: W. L. Lising

Subject: Hodgins Fruit Market  
Embleton Road  
Lot 6, Concession 6, E.H.S.

File: D-06065N

Further to our memo of May 14, 1990, please advise Brampton that a storm drainage study is required for this site which shall address the existing and future requirements with respect to the development. The study shall meet with the approval of the Region and the Credit Valley Conservation Authority.

In addition, site and grading plans shall be submitted to the Region Public Works Department for approval.

W. L. Lising, P.Eng.  
Acting Director  
Engineering & Construction Division

  
DIK/hp





BY COURIER

City of Brampton PLANNING DEPT.	
Date	MAY 30 1990 Rec'd
File No.	C6W6.4

PHONE (416) 670-1615 FAX (416) 670-2210 1-800-668-5557

Our File #

May 29, 1990

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. Al Rezoski  
Development Planner

Dear Sir:

Re: Application to Amend Restricted Area Zoning and Official Plan  
E 1/2 Lot 6, Concession 6, W.H.S.  
2548 Embleton Road  
City of Brampton  
HODGINS MARKET  
City of Brampton's File No. C6W6.4  
Our File No. OZ/B/2/90

The subject site is located within the Levi Creek Watershed. The Authority has concerns regarding any potential erosion and sedimentation which may occur as a result of the proposed development.

Therefore, as a condition of site development, we would require that a drainage plan be submitted to the satisfaction of the City of Brampton and the Credit Valley Conservation Authority which outlines the conveyance of stormwater from the site to a receiving body, and any erosion and sedimentation measures to be employed during or after the construction period.

On this basis, we do not object to the subject application for an Official Plan and Zoning By-law Amendment, as our concerns as noted above can be addressed through the City's site plan review process.

Yours very truly,

Lisa Ainsworth  
Resource Planner

LA:d1

9005-30

...continued...

May 29, 1990

CARBON COPIES

cc: City of Brampton  
Attention: Mr. D.J. Van Beilen  
Director,  
Development and Engineering Services  
Attention: Mr. H.P. Hornblow  
Supervisor, Plans and Permits  
(BY COURIER)

Mr. Michael Gagnon  
10 Kingsbridge Garden Circle  
Suite 888  
Mississauga, Ontario  
L5R 3K6



Ontario

Ministry of  
Agriculture  
and Food

Ministère de  
l'Agriculture et  
de l'Alimentation

Legislative Buildings  
Queen's Park  
Toronto, Ontario

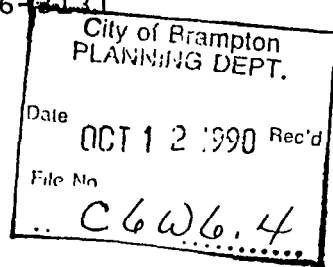
Hôtel du gouvernement  
Queen's Park  
Toronto (Ontario)

M7A 2B2

Land Use Planning Branch

(416) 326-2131

October 2, 1990



Al Rezoski, A.I.C.P.  
Development Planner  
City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Sir:

Re: Rezoning Application by Hodgins Market  
East Half Lot 6, Concession 6, W.H.S.  
Former Township of Chinguacousy  
File: C6W6.4

Staff of this Ministry have completed a review of the above noted proposal. Consideration has been given to the matter in terms of the goals and objectives of this Ministry and the criteria and policies contained in the Food Land Guidelines, and based on present knowledge offer the following comments.

The purpose of the amendment is to permit a fruit market and a general commercial building to allow for a market with a general "agricultural" theme. The applicant considers the proposal to be one that is agriculturally related even though the type of goods to be sold goes much beyond the selling of produce grown on the site.

The site in question is part of a Specialty Agriculture area where market gardening and orchards are the predominant use. There are several other small farm markets already in the area but all of these markets appear to be selling the produce from the site. In this case the applicant is not only proposing to expand to a commercial venture beyond the selling of his own produce, but is in fact going to need to remove a portion of his orchard to do so.

The intensification of the existing use would appear to go beyond the type of use listed in the Food Land Guidelines as activities related to agriculture that are necessary in proximity to farm operations. These include livestock assembly points, grain

901012

Ontario, there's no taste like home  
Un bon goût de chez nous



drying, storage for fresh produce and similar uses. Policy 4A.6 indicates that they do not include other services where proximity to farm operations is not critical. In addition, the policy does direct these uses to be located in nearby hamlets or towns, or on lands of limited resource capability.

This application does not appear to be one that must be in the agricultural area and therefore it does not conform to the policies of the Food Land Guidelines. It is recommended that markets such as this be encouraged to locate in the hamlets or urban areas. This Ministry does not support the approval of this by-law amendment.

Should you have any questions or wish to discuss this matter further, please contact this office or Heather Gariepy at 416-895-4519.

Yours truly,



Sharon Johnston  
District Manager

cc: Heather Gariepy, Land Use Specialist, Newmarket

February 4, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

ATTENTION: Chairman and Members of the Planning Committee

RE: HODGINS MARKET'S APPLICATION TO AMEND RESTRICTED AREA ZONING  
BY-LAW AND OFFICIAL PLAN. CITY FILE: C6W6.4

In comment to the above noted application, we have reviewed the proposal and formally submit our objection to this application, as we support the recommendation of the City of Brampton's Office of the Commissioner of Planning and Development dated January 12th, 1991 to the Chairman and Members of the Development Team for the following reasons.

The subject site originally operated as a secondary retail outlet for agricultural products that were grown on the property. The owners major source of distribution for these agricultural products was through the Ontario Food Terminal. Through the years this source of distribution has reversed to become a major supplier for the survival of the business. To further support the viability of the business the owner has diversified to include video and bakery sales.

The application is for a Service Commercial Zoning and Rural Commercial Official Plan designation which includes such uses as:

- place of assembly
- community club
- banquet hall
- restaurant (dining room, standard, fast food, take-out)
- Tavern
- Bank, Trust, Finance Company
- Offices
- Health Centre
- Day Nursery
- Crisis Care Facility

I note and quote from Mr. Michael Gagnon's communication:

"The project as proposed would be a quality development of a size and scale consistent with the historic role played by the market and the context within which it is located."

These above uses are clearly non-compatible with the present market operation and completely contrary to present and past operations of all small businesses currently operating along Embleton Road. Each of these businesses currently produce and sell their individual products grown on their individual properties. Hodgins Markets relies on produce supplied, rather than grown on the property, and as such currently contravenes the intent of Official Plan policies, in addition to which the proposal requires part of the existing orchard to be cut down, contrary to policy which requires natural features, being the orchard to be preserved.

It is an engineering fact that these particular uses are high generators of vehicular traffic. Embleton Road is a typical rural two lane roadway, with no curb or sidewalk on either side (except between Huttonville Public School and Mississauga Road, being outside said site). Located on Embleton Road within a short walking distance from Hodgins market is Huttonville Public School, which acts as well as a Community Centre servicing local community needs. In addition Embleton Road is used as a major bicycle route for numerous cycling associations, outside in climate weather hundreds of cyclist's traverse this corridor on a daily basis (Mississauga Road through to Winston Churchill Boulevard). Should this application be approved, which would permit any or all said uses, will jeopardize overall public safety within this corridor between Mississauga Road and Winston Churchill Road.

In summary there is a high potential for conflicts between agricultural activities and non-agricultural activities. These said uses are high generators of vehicular traffic which will conflict with existing mosaic of the surrounding community, not to overlook the complete incompatibility of the hours of business, that would dramatically intensify through this proposal and ultimately be a disruptive force to predominate residential land use. Further the application does not contain supporting information indicating the economic, physical, and transportation impact to justify or support the proposed development.

In closing the proposed commercial development does not conform to the goals and objectives of the Ministry of Agriculture and Food and the criteria and policies contained in the Food Land Guidelines, and is not consistent and/or compatible with the surrounding land uses. As noted and supported within the Official Plan commercial developments of this type are discouraged outside of rural settlements in agricultural areas. For these very reasons we strongly oppose this application to amend the Official Plan and Zoning By-law and respectfully request Council do likewise.

Yours truly,

*Richard Brown*

Mr. Richard Brown & family  
R.R. #2  
NORVAL, ONT.  
L0P 1K0

Office of the Commissioner of  
Planning and Development.

Re- Rezoning of Hodgins Market.

I am writing to express our extreme disappointment with the proposed zoning changes. As citizens of a community we rely on zoning by-laws to protect the community from untoward intrusions.

The Planning and Development Department, after close study cited many, many reasons why the rezoning application should be rejected. The only reason for council to even consider approval of this scheme should be some overriding common good. The community generally will be seriously affected by the noise, traffic and eyesore of another urban structure in a rural setting. This venture may well generate more tourism, and a few more tax dollars but must every decision revolve around the dollar? Is this the "common good"?

In general we object to the rezoning for two broad reasons. First, the community relies on our zoning by-laws to protect us from serious intrusions such as this which can affect our life style. For example, a banquet hall means late night traffic and noise which the community shouldn't have to endure. The same might be said for dog kennels, taverns, and fast food outlets which hardly have a place in this agricultural community.

Secondly, this area is zoned as "special agricultural" and represents some of the finest land in all of Canada. This land is a rare jewel which must not be jeopardized. Its one of the few areas in all of Canada where produce can be grown competitively with the U.S. and other countries. As it is only a small portion of the produce sold at Hodgins is locally grown and this for only a few short months of the year. To be viable for the balance of the year produce, goods and services must be sold which are readily available at other city plazas.

As we become more environmentally aware we should be doing everything in our power to consider the future and not make short-sited decisions because we happen to be in an economic slow down.

While this rezoning may immediately effect only a few acres, from past experiences we know this could be the thin edge of the wedge which could well lead to the decimation of this precious, special area.

Please reject this zoning change.

Sincerely,

*R. Berti*

*M. Berti*

*B. Young*

*T. Young*

*of Poulter*

*Jim Boverberg*

February 6, 1991.

The Corporation of the City of Brampton,  
150 Central Park Drive,  
BRAMPTON, Ontario.  
L6T 2T9

Dear Members of the Planning Committee:

Re: Hodgins Market Application  
City File: C6W6.4

Thank you for this opportunity to address the Planning Committee on the above subject. In speaking on behalf of Thomas F. Ransom and family, I have listed in point form, concerns and questions which we feel must be taken into account in the decision process.

1. The proposal involves a size increase of 4.5 times the existing square footage, up to 21,528 ft<sup>2</sup>, and an increase in paved parked spaces from 7 to 87. We feel this scale of development, concentrated on the front 2.1 acres of the subject property is far from the "low density, low intensity" the applicant is seeking under Rural Commercial official plan designation.
2. The list of potential uses sought under service commercial zoning includes many which we feel are unnecessary and/or undesirable in our area, in close proximity to residential properties, and less than a half mile from the Huttonville Public School and Community Centre. e.g. Banquet hall, place of assembly, community club, restaurant, kennel, animal hospital, tavern. We also question the scale to which existing uses will be expanded.
3. Increased noise and traffic nuisance late into the night, seven days a week is unacceptable. Embleton road at peak periods is a steady stream of cars, few staying within the posted 60 km/hr limit. An increase in volume will worsen the situation. When coupled with a dramatic increase of vehicles coming and going from the Hodgins property, a real safety hazard seems inevitable.
4. All the proposed commercial establishments will no doubt have illuminated signs. Likely many of these will be left on 24 hours a day. This will cause much unwanted lighting and glare during the night. The existing illuminated sign is already a disturbance to us.



5. We feel the onus should be on Mr. Hodgins to provide a shopping centre impact study/market study to justify his proposal in accordance with policy 2.2.3.24 in the official plan. This should be prerequisite to any final approval. We feel our low density rural atmosphere is particularly sensitive to intensive commercial functions such as proposed.
6. No sewage line is available along Embleton Road. As many area residents still choose to use dug wells, and in fact those on Heritage Road north have no water service, we would want a guarantee that sewage and runoff debris from this large development would not adversely affect ground water quality.
7. The Ransom and VanWissen families currently allow storm-water runoff from north of Embleton Road to pass over our properties. If this is to increase as a result of the additional paved and roofed areas on Mr. Hodgins' property, we would have to insist the City of Brampton/Region of Peel, construct a storm water sewer to redirect this flow, and prevent more serious erosion from occurring.
8. If Mr. Hodgins is allowed to amend the official plan and recognize his legal non-conforming uses, will other area businesses of a similar nature be able to seek this status?
9. What guarantees do area residents have if Mr. Hodgins chooses to sell units in his strip-mall building in order to finance it? Will area resident's concerns regarding uses on site be respected?

The Ransom family feels this proposal is excessive and goes far beyond any historically mandated or currently tolerated uses, contrary to what Mr. Hodgins suggests. We agree with the City of Brampton Planning and Development Department and the Ontario Ministry of Food and Agriculture, when they conclude this particular application should be refused.

Yours truly,

*Phillip A Ransom*

Phillip Ransom,  
2573 Embleton Rd.,  
HUTTONVILLE, Ontario.

*L. W. Sanderson & Sons Ltd.*

RUBBISH REMOVAL  
RESIDENTIAL COMMERCIAL INDUSTRIAL  
2 YRD TO 40 YRD CONTAINERS

Feb. 4, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the above  
application. We feel that the proposed development would enhance  
the existing use, and provide welcome additional services.

Yours Truly  
*L. W. Sanderson*

L.W.Sanderson  
2910 Embleton Road  
Huttonville, Ontario

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T-2T9

Re: Application for Amendment to the Zoning By-Law and  
Official Plan by Mr and Mrs F. Hodgins/Hodgins Market.

File # C6W6.4

Dear Chairman and Members of the Planning Committee:

Thank-you for taking the time to carefully consider the above application for amendment to existing zoning laws. As a life long resident of this "special" area, I am constantly fearful as to what future planning may bring us. To have the opportunity to express ourselves regarding these plans makes me feel much more comfortable about our future and I would like to thank the Planning Committee a great deal for this opportunity.

With respect to Mr and Mrs F. Hodgins/Hodgins Market application, I and my family feel that the proposed plans we have seen, and examined, would be a terrific addition to the community's appeal and are behind this application for amendment 100%.

Thank-you once again.

Sincerely

*David and Geri Ferri*  
*Dave Ferri*

David and Geri Ferri  
8672 Heritage Road  
Norval, Ontario  
L0P-1J0

Feb 6-1990

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

*Don O'Connell*  
Name

*17th Rowal Ont*  
Address

*Lot 5, Concession 6*

*I think a small complex in the  
community would be a great asset.*

Feb. 5, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
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City of Brampton File No. C6W6.4

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additional services.

Yours Truly

Andreas Lemay  
Name

2696 Embleton Rd  
Address

Norval, Ont

LOP 1K0

Feb 5, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
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City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
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would enhance the existing use, and provide welcome  
additional services.

Yours Truly

Ralph White  
Name

RR # 2 Nowak  
Address

Lot 5 Con 6

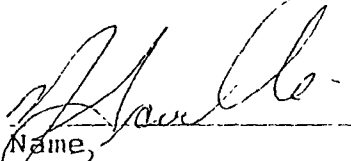
The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

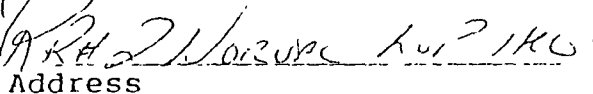
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above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly



Name



Address

LOT 5 CON 6.

LCB 5/91

NICK SCURALLI

Feb 05/94

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

Patrick Barnett  
Name

2670 Embleton Rd.  
Address

Huttonville Ont.



The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
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City of Brampton File No. C6W6.4

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additional services.

*Feb. 5/91*

Yours Truly

~~By~~ *Bonnie Barnett*  
Name

*2610 Embledon Rd.*  
Address *Huttonville*

Feb. 1 - 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
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City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
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additional services.

Yours Truly

H. KROGH  
*H. Krogh*

Name

*RR 2 Dorval*

Address

*LO P-1 KO*

*LOT 4 Con 5*

JAN 31 / 91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly  
W. ADLAM



Name

2062 EMBLETON RD.

Address

Feb 3/91.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed developement  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

Jim & Betsy Collins  
Name

R.R.#2 Nowal Ont L0P1K0  
Address

Feb 3/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

W. Paul Laidlaw  
Name

RR #2 Norval  
Address

Feb 5/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6 41

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
would enhance the existing use and provide welcome  
additional services.

Yours Truly

Bunda Anwar

Name

9497 Heritage Road

Address

Feb 2 / 91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
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East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
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additional services.

Yours Truly

CHRIS ARTHUR CHRIS ARTHUR  
Name

2765 Embury Hill Huttonville  
Address

Feb 5, 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
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East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

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additional services.

Yours Truly

Ralph White  
Name

RR # 2 Nowal.  
Address

Lot 5 Con 6



Feb-4/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
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East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

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additional services.

Yours Truly

*Patricia Rainie*  
*Oliver E. Rainie*

Name

*RR 2 Norval*

Address

*LOTS Con 6*

Feb 5, '91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
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City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
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additional services.

Yours Truly

Migel Gues  
Name

RR#2 WORLAL (9098 HERITAGE RD.)  
Address

Feb. 5/1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

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Yours Truly

S Yasinoglu  
Name

2696 EMBLETON ROAD.  
Address

NORVAL, ONT. L0P-1K0.

Feb 5/1991

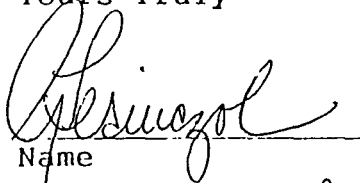
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Brampton, Ontario  
L6T 2T9

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City of Brampton File No. C6W6.4

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additional services.

Yours Truly



Name

2196 EURLINGTON ROAD.

Address

NORVAL, ONT. L0P-1K0

Feb 5 '11

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
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City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly,

*W. Walker*  
Name

*RR# 2 Annual*  
Address

*Lot-6*

*Con-6*

FEB 5 / 91

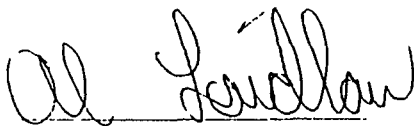
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150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

  
Name

8273 HERITAGE RD.  
Address

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
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Yours Truly

*Fair 5/91*

*Randy C. Allen*

Name

*RR#2 MORVIAL*

Address

*LOT 5 LOT 6*

Feb 6/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
City of Brampton File No. C6W6.4

Thank-you for the opportunity to express support for the  
above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

Warren Savage  
Name

R.F.#2 Norval 9497 Heritage Rd.  
Address



Feb. 06/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

Yours Truly

*Mary M. Ferri*  
Name  
*8799 Heritage Rd.*  
Address  
*Norval*

Feb. 6/96

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

Yours Truly

*Jack Jones*  
Name

*Lot 4 con 5*  
Address

Feb. 06/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Yours Truly

*Paul C. Fair*  
Name *8799 HERITAGE*  
*11412 Nowak*  
Address

Feb 6 1991

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

Yours Truly

Name

*James Cairnes*

Address

*8875 Heritage Rd*

Feb 6 - 91

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150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Yours Truly

  
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Name

  
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Address

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additional services.

Yours Truly

*Ellen Barnett*

Name

*Lot-6 Conc 6 City of Brampton*

Address

Postal Address -  
*Huttonville P.O. Ont*

*L.O.J-130*

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Yours Truly

*Christine Bailey*  
Name  
RR# 2 - Hazel, Ont.  
Address  
LCP1K0

Feb 2/91.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

*TO THE HUTTONVILLE AREA.*

Yours Truly

*Alan Edwards*

Name

*63 RIVER RD PO Box 58*

Address

*HUTTONVILLE*

*L0J-1B0*



The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Yours Truly

Alan J. Van Lordingly  
Name

Brampton Lane  
Address

Huttanville

*Feb 6/91*

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

Yours Truly

*Rafael*  
Name

*RR# 2 NORUAC*  
Address

*8605 Heritage*

*No FIND*

Feb 5/91

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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additional services.

Yours Truly

Douglas Kinghoff  
Name

RR#2 Nowal  
Address

Lot 6 Con 6 WHS

24 65 Heritage Road

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

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Official Plan  
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City of Brampton File No. C6W6.4

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above application. We feel that the proposed development  
would enhance the existing use, and provide welcome  
additional services.

Yours Truly

Ch. McLaughlin  
Name

RA2 Rowal  
Address

N.W. corner of Weston Blvd Hill  
& Embleton Road

RECEIVED  
CLERK'S DEPT.

FEB 18 1991

G No. 742  
E No. C6W6.4

Mr. George Thomson,  
2267 Embleton Road,  
Huttonville, Ontario.  
L0J 1B0  
(8) 792-7066

February 18, 1991

The Corporation of the City of Brampton,  
150 Central Park Drive,  
Brampton, Ontario.  
L6T 2T9

Attention: Chairman and Members of the Planning Committee

Dear Sirs:

Re: Hodkin's Market App.  
City File No. C6W6.4

I have reviewed this file and formally object to it.

Our tax dollars have helped finance an Official Plan for the area and also a City Planning Department. We trust that these monies have not been wasted and that the Official Plan regulations and the Planning Department report will be heeded.

It is self-evident from the Report that this application contravenes many aspects of the Official Plan, and to such a gross extent in some instances, that it is obviously not in the public interest.

I therefore urge you, as public trustees to reject it.

I would also like to re-enforce the point that the current use of this market is in contravention of the existing zoning.

Continued...../2

In addition to the formal objections raised by other residents, with which I fully concur, it is incumbent upon all of us to safeguard some of the rural character of Southern Ontario. The current provincial government made this item a cornerstone of their manifesto and were elected in part because we are all concerned with urban sprawl.

Apart from the economic reality of preserving fertile, arable land, we have an obligation to leave our children with some vestige of rural Brampton. It is also apparent that the residents of Huttonville are not fully aware of the magnitude of the proposed development. As such, public opposition will probably escalate considerably if a commercial development of this scale is imported into the community.

It is time that we placed more emphasis on Quality of Life, not Quantity. The Official Plan, The Planning Department Report, the Ministry of Agriculture and we, the residents, point in that direction.

As such I request that the Planning Committee follow the sign and reject this application as presently constituted.



George Thomson

F. Ink Puolotto  
16 Rwei Rd.,  
Huttonville, Ont  
Feb 17, 1991.

## Members of the Planning Committee

I take this opportunity as a resident of Ward 6 and as a member of the Ward 6 C.A.C. to outline my opposition to the Hodgins' Market proposal. My opposition is summed up in the following;

- (1) I oppose it, as many residents do, on the bases that this is the "thin edge of the wedge." That Council, in future, will not be able to deny applications of a similar nature if this one is approved.
- (2) It should be pointed out that the very reason that urbanites flock to the area and make local "rural" enterprises prosper is the fact that the area is unique, in that it has retained its rural flavour contrary to the Council policy of growth, growth and more growth. People come to the area precisely because we do not have unbridled commercialism. By allowing the Hodgins' proposal you will destroy the very reason why we are unique. The Council's retention of this

local merchants. If the proposal is allowed  
the slow but inevitable erosion of this  
unique area will begin.

Regards,

Michael



February 13, 1991.

8950 Heritage Road,  
Huttonville, Ontario.

Dear Mr. Hodgins,

RE: PROPOSAL FOR YOUR SITE DEVELOPMENT

The village of Huttonville is asking you to review the size of your site development proposal.

We are not against your dream of wanting to expand to a bigger & better market, snack bar and bakery. However; we do feel that your dream is too great for the type of area we want to maintain. We would like for you to have your dream but only expand on the facilities that you have at present.

I am a Mechanical Designer. I took it upon myself to inquire about the facilities that you would like to have on the site. I have done septic systems in the past and do have at hand info., as well as a company (Terraprobe) that has arrived at septic systems designs. In my investigation you need to submit a septic system design to the Ministry of Health; however they only handle up to a certain size of systems before they hand it over to the Ministry of Environment. It is a fair assumption that your system will handle approx. 6,000 gal. per day. The Ministry of environment will not allow you to exceed 10 mg/l of nitrates into the soil.

The biggest concern that we have is the majority of the people in the area are still on well water and that the quality of the water will be affected. We are concerned for the health of our children as well as for ourselves. We ask you to take your size of proposal into consideration and what might be the outcome of the quality of drinking water.

Thank You.

Denise Adams - Mechanical Designer - C.E.T.

CENTRAL REGION PROCEDURES FOR ASSESSING  
SUBDIVISION DEVELOPMENT PROPOSALS WHERE  
SUBSURFACE SEWAGE DISPOSAL IS CONTEMPLATED

INTRODUCTION

At present, there is no comprehensive Ministry policy in place for assessing subdivision development proposals where subsurface sewage disposal is contemplated.

The reasonable use concept as it relates to groundwater was originally developed to be used in the assessment of the acceptability of potential contamination from waste disposal sites. Notification of application of the principle to the assessment of subsurface sewage disposal systems was provided in mid 1987, via a notice to all Directors for Part VII of the Environmental Protection Act.

Consensus on the manner in which the reasonable use concept should be used in the land use planning program has not been reached.

The treated sewage discharged to the groundwater system by subsurface disposal systems has the potential to contain any of a very long list of contaminants. Nitrates, or compounds convertible to nitrates, are included. Because of the difficulty in attempting to evaluate the potential groundwater impacts of each and every one, and due to the persistent hydrochemical characteristics of nitrates in groundwater, nitrates, have been picked as the critical contaminant to be considered in the evaluation of the inputs predicted from subdivision proposals.

Nitrates are identified in the Ontario Drinking Water Objectives as a health-related parameter. The allowable concentration in drinking water is set out as 10 mg/L.

While Ministry policy is being developed, Central Region is following interim procedures as set out below that are aimed at preventing groundwater nitrate contamination in excess of the drinking water limit.

RESIDENTIAL DEVELOPMENT

MOE, during the initial evaluation of residential plans of subdivision on subsurface sewage disposal, calculates the predicted nitrate impact. The potential nitrate loading is assumed to be 40 grams per day per household (i.e., 1000 litres per day at 40 mg per litre), the available dilution water is estimated as the gross development area times an infiltration rate based on assumed soil characteristics, and the resulting groundwater nitrate concentration is calculated. In

the above loading is considered

- 4 -

INDUSTRIAL/COMMERCIAL DEVELOPMENT

It is Central Region's position that it is inappropriate to attempt to treat industrial process wastes via conventional subsurface sewage treatment and disposal systems.

Consequently, any draft approvals recommended will be done so with conditions stipulating that before final approval of the plan, MOE is to be notified that a by-law is in effect for the subject lands restricting industrial uses to those of a "dry" nature only. "Dry" industry requires the disposal of only the domestic wastes of employees. No industrial liquid wastes, wash or cooling water or process waste is allowed.

A hydrogeological report will be requested for industrial development prior to draft approval. The hydrogeologic assessment for these types of proposals is done differently from residential, due to the difficulty in assigning estimated sewage flows when the specifics of the land use are unknown.

The assessment is to establish the total allowable sewage volume generation from the entire development, on the basis of not creating off-site impacts resulting in groundwater impacts exceeding 10 mg/L nitrates, and with reference to all the hydrogeological considerations previously described.

The assessment report will then allocate to each proposed lot its share of that total, (based on the ratio of the lot size to the total development area.)

A condition of draft approval requiring the recommendations of the report to be implemented will be required. In addition, the report will be required to be a schedule to a registered portion of a development agreement under Section 50 of the Planning Act so that all future owners may be made aware of the servicing limitations.

Part VII Directors will be advised that approval of subsurface sewage disposal systems or any lot for flows greater than set out in the report shall not be allowed.

For all future industrial/commercial subsurface submissions, the above-noted assessment will be required before draft approval. Proposals currently on hand will be evaluated by staff, and if feasibility is apparent, will be recommended for draft approval, with conditions requiring the hydrogeologic assessment noted above. If the proposal appears not to be feasible, the proponent

MEMO TO: S.W.A.T.  
Kirk Johnson  
Teri Tworzyanski  
Renato Pasqualoni  
Andrew Kulin  
Elaine Mac Donald

FOR DISCUSSION  
PURPOSES  
ONLY

---

RE: MINISTRY OF ENVIRONMENT GUIDELINES  
REGARDING TILE FIELD SYSTEM DESIGN  
AND REASONABLE USE POLICY

---

The Ministry of Environment guidelines for tile field systems can be rather confusing at times. The following is a brief outline of how the guidelines apply to most tile field systems.

Firstly, the guidelines can be divided into two categories. The first is related to the hydraulic design of the tile field (that is, ensuring that the tile field can accommodate the loading of sewage without breaking out or failing in some other manner). The second is related to the maximum sewage flow which can be accommodated on a given site without causing contamination of the groundwater beyond the permissible limit.

The hydraulic design of the tile field is generally based on maximum flow values. These numbers can be found in the green book. In summary, most of the projects we deal with are residential developments with luxury or estate-type 4 bedroom homes. Most of the local health units (York Region, Peel Region and Halton Region) now assume a daily sewage flow of 3,000 lpd when calculating the length of tile field that is required.

The health units to the north (Simcoe County and the like) still utilize 2,000 lpd as a typical sewage flow for a four bedroom dwelling.

For industrial or commercial developments, the sewage flow can be obtained from the Ministry of Environment green book. The determination of sewage flow for these projects is often difficult since there may not be a precise sewage flow guideline found in the green book. In these cases it's best to have a short meeting so that we can discuss an appropriate sewage flow for the project. Again, the above sewage flows are used to design the size of the tile field system, and are based on maximum daily values.

In order to assess the impact of sewage disposal on groundwater quality, a slightly different approach is taken. The Ministry identifies nitrate as a critical contaminant with respect to groundwater contamination from tile field systems. For individual systems with flows of less than 4,500 lpd the maximum allowable concentration of nitrate in the groundwater is 10 mg/l. Currently, if the sewage flow is greater than 4,500 lpd, then the strict Reasonable Use Policy applies, and the maximum allowable concentration of nitrate is 25 percent of the difference between background and 10 mg/l (ie, about 2.5 mg/l). This would apply only for large institutional or commercial and industrial-type

- IN STORM WATER MANAGEMENT WHERE THESE THINGS CONSIDERED:
  - FOR THERE IS A LARGE AMOUNT OF SPRING RUN-OFF. WAS IT CONSIDERED THAT HAVING BUILDING & STORM WATER MANAGEMENT LANDSCAPING SO CLOSE TO THE ADJACENT PROPERTIES. INVOLVING WATER RETENTION FOR 5 YEAR & 100 YEARS STORM WATER MANAGEMENT BEING CONDUCTED IS MR. HODGKINS PREPARED TO ELEVATE SPRING WATER RUN -OFF TO ADJACENT PROPERTIES.
- ie: BURMS & SWALE ARE CONSTRUCTED TO RETAIN WATER IN WITHIN PROPERTY & CONTROLLED FLOW TO THE DITCH. WAS THERE ANY CONSIDERATION TO ADJACENT PROPERTIES THAT THEY WILL REQUIRE ADEQUATE RUN-OFF FOR THEIR PROPERTIES. WHERE BURMS & SWALES ARE ERECTED TO KEEP ADJACENT WATER RUN OFF FROM ENTERING HIS PROPERTY AND VISA VERSA.

WILL HE TAKE INTO CONSIDERATION THESE PEOPLE WILL SUFFER WATER PONDING ON THEIR PROPERTY AND THEREFORE WILL HAVE WATER DAMAGE AND WATER CONTAMINATION ON THEIR PROPERTY AS THE HEANEY'S HAVE ALL THESE YEARS.

February 14, 1991.

The Corporation of the City of Brampton,  
150 Central Park Drive,  
BRAMPTON, Ontario.  
L6T 2T9.

Dear Members of the Planning Committee:

Re: Hodgins Market Application  
CITY FILE: C6W6.4

Thankyou for this opportunity to address the Planning Committee on the above subject. Speaking on behalf of the Wadell family, long term residents of the Huttonville area, we are greatly disturbed by the Hodgins Market development proposal. We feel this sort of high intensity commercial development is contrary to the historical role the market has played as a small agricultural-related business. It will not fit into the neighborhood, and fact ruin the rural atmosphere of the Huttonville west area. <sup>in</sup>

We feel the scale of the proposal is unnecessary and question whether a market exists locally or otherwise for the planned uses. The impact on other local area businesses could be detrimental. As an example, one of the country markets located on HWY. 7 has to close during the winter months for lack of business. The so called "Tourist Trade" are currently attracted to Huttonville because of its rural character; a 21,500 ft<sup>2</sup> shopping mall is not in keeping with this character.

A big development like this will be fraught with related problems, such as increased traffic, noise, storm drainage, and sewage disposal. These problems will be accentuated by the lack of full services in the area (eg. water, sewage, storm water sewage). The City should provide full services BEFORE allowing large developments like this.

Finally we are greatly concerned with the potential precedent a rural commercial Official Plan amendment will have on the west Huttonville area. Mr. Hodgins should work within the traditional parameters of the area and come up with a proposal more suited in scale and function.

In conclusion, we are opposed to this application and feel you should reject it.

Yours Truly

*Stephen Edward Wadell*

Stephen Edward Wadell  
# 6 River Road,  
Huttonville, Ontario

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

Name: John & Tonica Muhvic

Address: 2938 Embleton Road  
Norval, Ontario L0P 1K0

*John & Tonica Muhvic*  
*T. Muhvic*

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

*Kathleen Ogino*

Name:

*Richard J. Marto*

Address:

*2913 Embleton Rd.*

*RR.2 Norwal Ont*

*LOP 1K0*

We feel that such a zoning change will  
be the beginning of the end for our  
special community.

*Richard J. Marto*



Feb. 17, 1991

The Corporation of the City of Brampton,  
150 Central Park Drive,  
Brampton, Ontario,  
L6T 2T9

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Thank you for the opportunity to express my support for  
the above application with the following exceptions:  
Kennel, animal hospital, building supplies, a place of  
assembly, community club, banquet hall, and a tavern.

I feel that these exceptions would not enhance the  
community and would detract from the rural nature of our  
local agricultural area.

Yours truly

*Margaret Storey*

Owner - L4, C6 Brown's Lane

Feb. 17, 1991

The Corporation of the City of Brampton,  
150 Central Park Drive,  
Brampton, Ontario,  
L6T 2T9

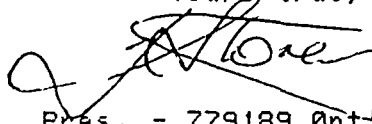
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local agricultural area.

Yours truly



Pres. - 779189 Ont. Ltd.,  
L3,C6 Brown's Lane

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

*Peter Van Leeuwen*

Name:

*Peter Van Leeuwen*

Address:

*9124 Heritage Rd.*

---

February 15, 1991.

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150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

Name: Tom & Beryl Young  
Address: 2637 Embleton Road  
R.R.#2, Norval

We already have to deal with water run-off coming from this area and we can only see this proposal as a further problem. It will also bring continuous excessive traffic. We would like this land to be continued to be used for special agricultural land.

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

Name: HILL TOP FLORISTS

Address: 2614 EMBLETON RD.

J. M. Bovenberg  
Janne M. Bovenberg

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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Yours Truly

Name: *Art Tugue*

Address: *43 EMM/BLLE SIDE DR*  
*TO R-1000*

February 15, 1991.

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150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

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City of Brampton File No. C6W6.4

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Yours Truly

Name: R. H. [unclear]

Address: 9006 [unclear]  
[unclear], Ont.

February 15, 1991.

The Corporation of the City of Brampton  
150 Central Park Drive  
Brampton, Ontario.  
L6T 2T9

Dear Chairman & Members of the Planning Committee:

Re: Application for Amendment to the Zoning By-law and  
Official Plan  
Hodgins Market  
East Half of Lot 6, Concession 6, W.H.S.  
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Yours Truly

Name: Margaret Grogan

Address: 21 Freeman Ave  
Toronto  
( Browns Lane )



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Yours Truly

Name: Wendy Granger

Address: 21 Tupper Ave

TORONTO, ONT

(Brown's Lane)