



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

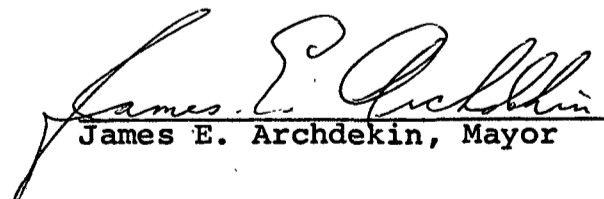
Number 159-76

A By-law to amend the Official Plan of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provision of the Planning Act, R.S.O. 1970, Chapter 349 as amended, and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 2 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 2 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 12th day of July, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

OPC-0006-2

AMENDMENT NUMBER 2
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

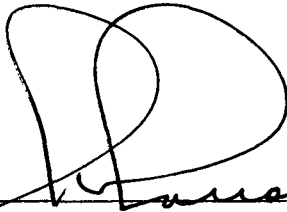
MISC PLAN NO. 481
LOGGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

Oct. 25, 1976 10:49 AM

Kathleen Rausler
REGISTRAR OF DEEDS, COUNTY OF PEEL
Deputy Land Registrar

This Amendment No. 2 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 2 to the Official Plan for the City of Brampton Planning Area.

Date Oct. 6/76




[Signature]

[Signature]


OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

AMENDMENT NUMBER 2

The attached explanatory text shall constitute Official Plan Amendment Number 2 to the Official Plan of the City of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act (R.S.O. 1970, Chapter 349 as amended) on the 12th day of July, 1976.



J. E. Archdekin, Mayor



K. R. Richardson, Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 159-76

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AMENDMENT NUMBER 2

TO THE

OFFICIAL PLAN OF THE

CITY OF BRAMPTON PLANNING AREA

Part A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 2 to the Official Plan of the City of Brampton, hereafter referred to as Amendment Number 2.

2.0 Relative Parts

Part B of this Amendment constitutes Amendment Number 2.

Part A - PREAMBLE and Part C - APPENDIX, are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in four sections:

Section 1.0 - Land Use

Section 2.0 - Development Principles

Section 3.0 - Implementation

Section 4.0 - Interpretation

3.0 Location

This Amendment concerns land located in part of Lot 13, Concession 12, Northern Division and, more particularly, the 6 acre parcel with 647.00 feet frontage on Highway Number 50, 647.04 feet frontage on Coleraine Drive

(12th Line East), a northern boundary of 537.56 feet, and a southern boundary of 302.77 feet as shown on the attached Schedule 'A'.

4.0 Purpose

The purpose of Amendment Number 2 is to amend the existing commercial designation of the subject property to an industrial designation to permit the existing structure to be used as a woodworking plant with the limited retail sales of finished wood products manufactured therein, and further, to prescribe appropriate development principles applicable to the subject lands which will ensure the acceptable use and development of the subject lands.

5.0 Background

Amendment Number 2 to the Official Plan of the former Township of Toronto Gore, approved by the Minister on March 4, 1960, designated the subject land for commercial use. Subsequently, the property was zoned for restricted Commercial use as defined by By-law Number 925, approved by the Ontario Municipal Board on June 20, 1969, which states that the subject lands;

"be detached from the classification 'A Agricultural and entered in the classification 'C' Commercial and shall be subject to the restrictions, that is to say:

- (a) The erection and maintenance of a building for the sale, rental, service and storage of boats and snowmobiles,

- trailers and kindred equipment;
- (b) The erection and maintenance of one single family dwelling unit when occupied by the proprietor or a person in his employ who is engaged in the business of the sale, rental, service and/or storage of the said equipment as specified in subsection 'a' of this section, and on said lands."

The business specified in By-law Number 925 has ceased operation since that time and the existing building is presently vacant.

There were no objections raised at the public meeting held on March 10, 1976 with regard to the proposed use of the subject property. A motion recommending that staff be instructed to prepare the necessary Official Plan Amendment was moved. The recommendation of Planning Committee was approved by City Council on March 22, 1976.

Part B - THE AMENDMENT

The whole of the part of this document entitled Part B - THE AMENDMENT, which consists of the following text and the attached map, constitutes Amendment Number 2 to the Official Plan of the City of Brampton. The Official Plan is hereby amended as follows:

1.0 Land Use Plan

The Land Use classification for those lands outlined in red on Schedule 'A' attached hereto, is amended by deleting the Commercial Use designation and substituting an Industrial Use designation permitting a woodworking plant only with limited retail sales of the finished wood products manufactured on site.

2.0 Development Principles

The development of the lands shall be subject to the following principles:

- (a) The subject property shall be used for industrial and accessory purposes and shall be zoned appropriately to have the effect of permitting within an enclosed structure, the operation of a woodworking plant and limited retail sales of the finished wood products manufactured therein.
- (b) Access to the King's Highway Number 50 shall be prohibited and the one permitted access shall be from Coleraine Drive.
- (c) Development will proceed only when Council is satisfied that suitable arrangements have been

made with respect to an appropriate widening of Coleraine Drive and adequate drainage facilities.

- (d) Development will be subject to the provision of suitable screening in the form of fencing and planting acceptable to City Council.
- (e) Development shall be permitted only upon the approval of the provision of an adequate supply of potable water and the disposal of waste water.

3.0 Implementation

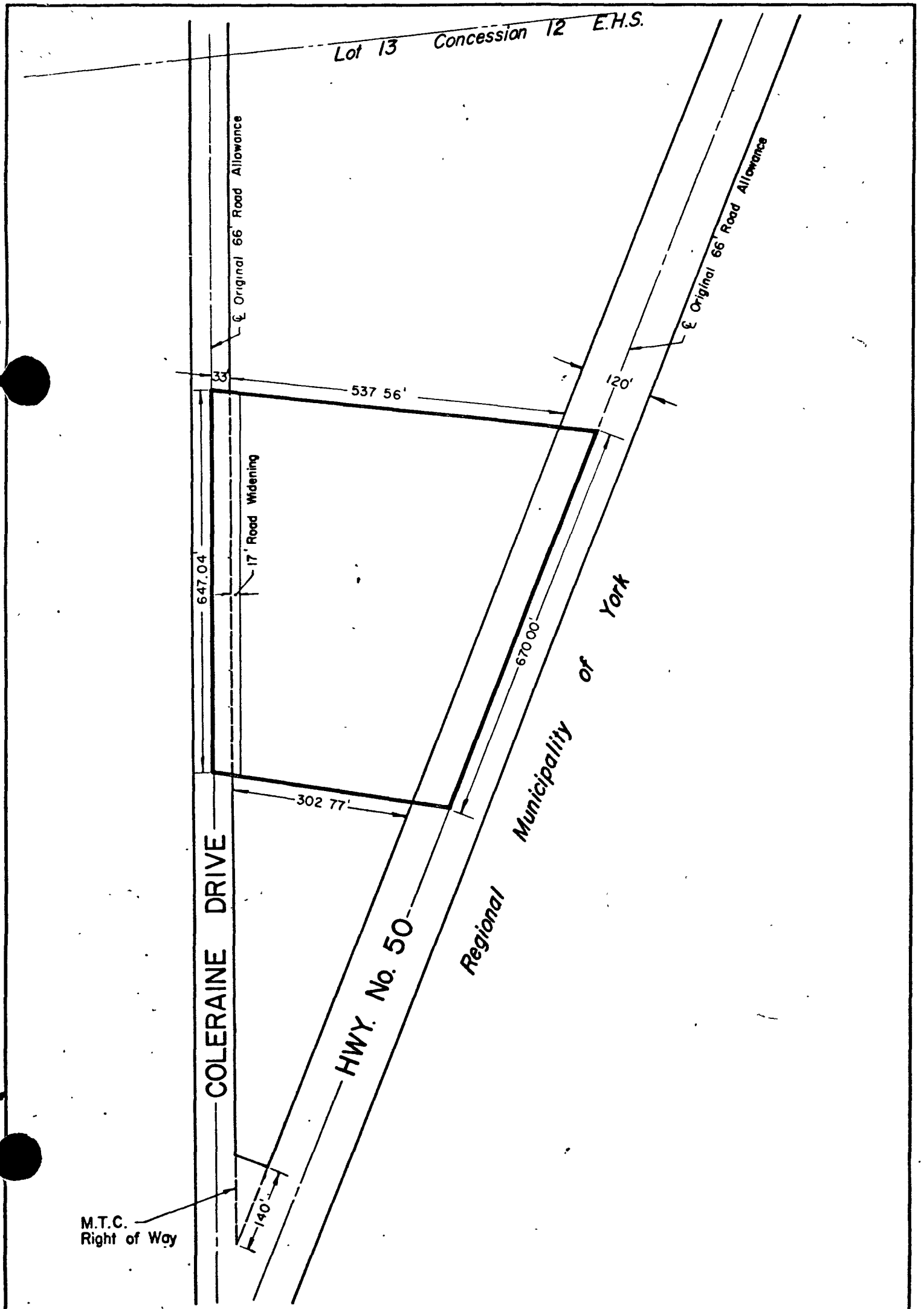
Amendment Number 2 shall be implemented by an appropriate amendment to the zoning By-law which will impose the appropriate zone classification and regulations in conformity with the development principles and development agreement, if necessary.

4.0 Interpretation

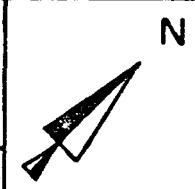
The Industrial Use Area applicable to this Amendment shall apply to those lands outlined on Schedule 'A' attached herewith.

Part C - APPENDIX

Attached, is a copy of a report of the Planning Director to the Planning Committee dated January 15, 1976 and the minutes of the public meeting held on March 10, 1976.



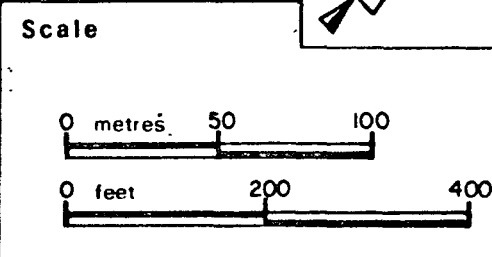
SCHEDULE 'A' O.P. AMENDMENT No. 2
To The Official Plan of
The CITY OF BRAMPTON



Drawn	ps
Date	Mar. 17, 1976
File No.	C12E13.1
Dwg. No.	A

Legend

	Area of Amendment
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CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

To: J. Galway
Senior Administrative Officer

Date: January 15, 1976

From: Planning Director

Re: Application to Amend the Official Plan and
Restricted Area By-law
Part of Lot 13, Concession 12, N.D.
(former Township of Toronto Gore)
J. and W. Charboneau
Our File C12E13.1

- 1.0 Introduction: An application has been submitted in the name of Joan and William Charboneau requesting that the Official Plan and Restricted Area By-law be amended to permit both commercial and industrial uses on the subject property.
- 2.0 Property Description: The subject property is located in Lot 13, Concession 12, Northern Division, in the former Township of Toronto Gore. The 6 acre parcel has identical frontages on both Coleraine Drive and Highway Number 50, each being 647.04 feet, and depths of 302.77 feet along the southern boundary and 537.56 feet along the northern boundary. The land itself is very flat and the only vegetation consists of a row of deciduous trees along the eastern boundary which appear to have been planted for the purpose of screening.

At present, there is a large vacant building once used for the sale, rental service and storage of boats and snowmobiles located at the northern limit of the property. The remainder of the northern half of the property is utilized for the parking of vehicles and outside storage. Access can be gained by both Coleraine Drive and Highway Number 50 at the northern corners of the lot. The southern half of the property is vacant at the present time.

Agricultural uses surround the property to both the west across Highway Number 50 in the Town of Vaughan. The lands immediately to the south are presently awaiting Ontario Municipal Board approval for a rezoning from Commercial to Restricted Residential in order to permit a single family dwelling on the triangular parcel. Finally, an abutting 4 acre parcel to the north was zoned for the commercial use of a lumber business by By-law Number 938 which was approved by the Ontario Municipal Board in early 1970, while the remainder of the land to the north remains in agricultural use.

3.0 Official Plan and Zoning Status: The subject property is presently designated Commercial by Official Plan Amendment Number 2 of the former Township of Toronto Gore. Similarly, the zoning is for restricted Commercial use as defined by By-law Number 925 approved June 20, 1969 by the Ontario Municipal Board, which states that the subject property;

"be detached from the classification "A" Agricultural and entered in the classification "C" Commercial and shall be subject to the restrictions and regulations as specified and the following further restrictions that is to say:

1. Notwithstanding the permitted uses and buildings set out in classification "C" Commercial none of the said uses and buildings shall be permitted other than
 - (a) The erection and maintenance of a building or buildings for the sale, rental service and storage of boats and snowmobiles, trailers and kindred equipment;
 - (b) The erection and maintenance of one

single family dwelling unit when occupied by the proprietor or a person in his employ who is engaged in the business of the sale, rental, service and/or storage of the said equipment as specified in sub-section "a" of this section, and on said lands."

4.0 Proposal: The applicant has proposed that the applicable By-law and Official Plan be amended to permit both industrial and commercial uses. Although no specific use had been determined at the time of submission, a list of possible uses were included with the application which included the following:

- (a) manufacturing or industrial undertakings which are not obnoxious
- (b) retail and wholesale sales and leasing outlets
- (c) service industries such as laundries, dairies, bakeries, cleaners and dryers, printers, etc. which are not obnoxious
- (d) truck terminal
- (e) storage yards
- (f) warehouse and storage facilities
- (g) stables
- (h) nursery
- (i) health club including recreational facilities
- (j) animal hospital, animal boarding or breeding establishment
- (k) establishment for the servicing and repair of motor vehicles and small machinery or equipment.

As the specific use is not yet known, a site plan showing such details as the parking facilities and landscaped open space is not available.

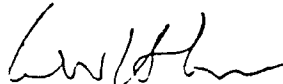
5.0 Comments: While the applicant is requesting both industrial and commercial classifications, this would appear to encompass a very broad spectrum of uses. Should a commercial use be selected, only a zoning by-law would be required as the Official Plan already permits such uses. However, an industrial proposal would require both an Official Plan and zoning by-law amendment. A light industrial classification including manufacturing, warehousing and inside storage of goods and materials would be acceptable, as opposed to any type of medium or heavy industry. Further, it is possible that limited retail and wholesale operations within the enclosed structure might also be allowed.

A 17 foot road widening will be required along Coleraine Drive and any widening along Highway Number 50 will be according to Ministry of Transportation and Communications. It will also be necessary to close the access from Highway Number 50 and utilize the Coleraine Drive access only. It is noted that there are no sanitary sewers or water service available in this area, which would be essential for many of the possible uses. Suitable screening acceptable to the City of Brampton Parks and Recreation Department will be required around the perimeter of the property and also, it should be ensured that the property will be maintained in a well kept state.

6.0 Analysis: Further to conversations with the applicant,

it is apparent that flexibility in the proposed zoning by-law would be preferred in order that a specific use may be determined sometime in the future at the owner's discretion. However, this type of application is difficult to process as the commercial and/or industrial categories are very broad with regard to defined uses their governing regulations. Without more knowledge respecting the intended use for this property, it would not be possible to assess its impact on the surrounding rural area. Also, consenting to a general by-law, and thus encouraging speculation on this property, would render any site plan control impossible.

7.0 Conclusion: It is recommended that the application as submitted, not be endorsed and that the applicant be requested to present for staff review a limited range of uses for more thorough study.



L.W.H. Laine
 Planning Director

JC/LWHL/jn
 Att.

311-8

CON. 11 E.H.S.

CON. 12 H.S.

LOT 14

LOT 13

LOT 13

LOT 12

COLERAINE DRIVE

THE KING'S HWY. No. 50
The Regional Municipality of York

AGR

C

AGR

C

AGR

Application

J.W. CHARBONEAU

N

Drawn

ps

Date

Jan. 15, 1976

File No.

C12E13.1

Dwg. No.

A

Legend



Boundary of Application

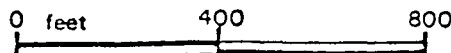
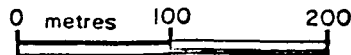
AGR

Agriculture

C

Commercial

Scale



CITY OF

BRAMPTON

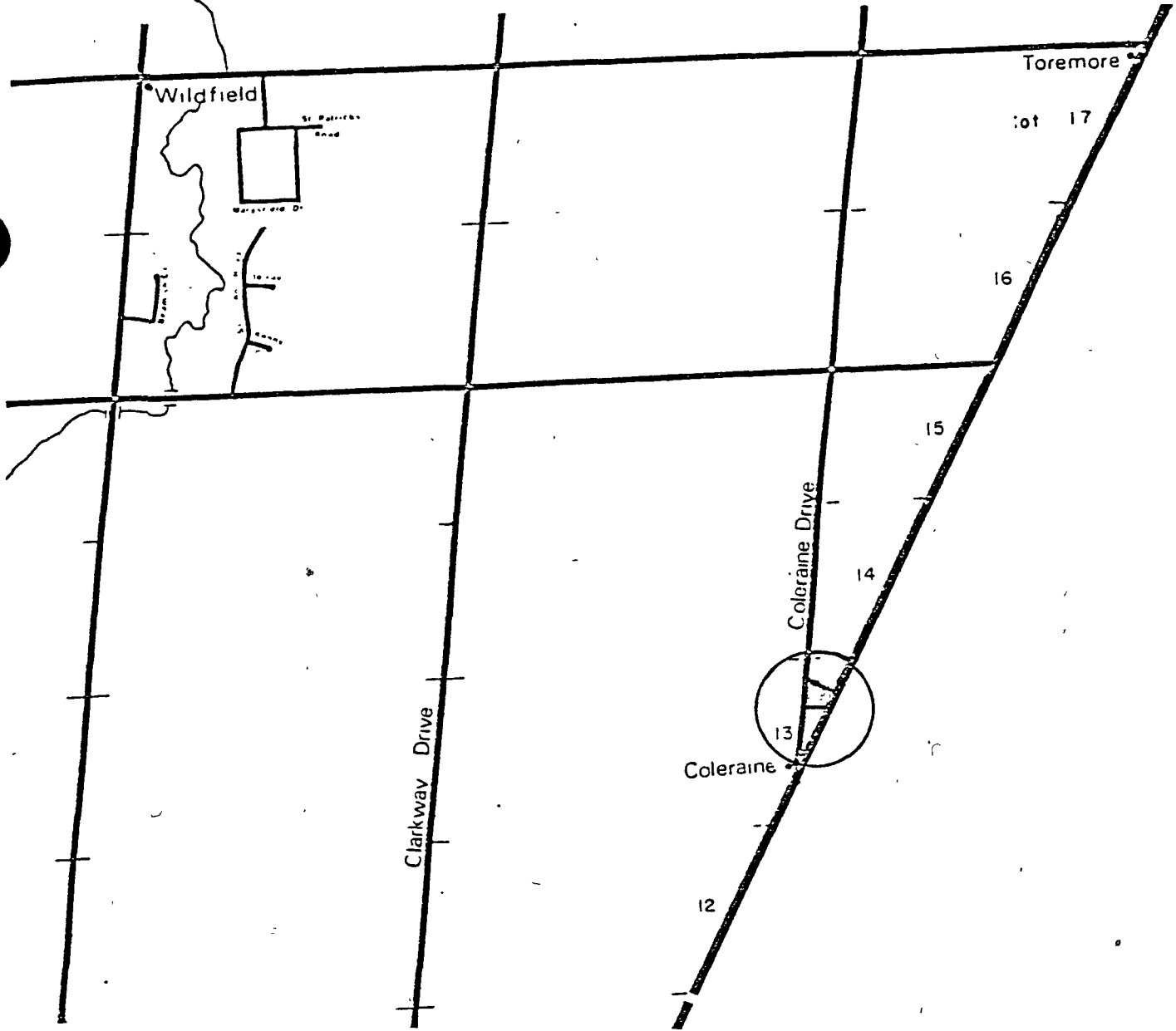
PLANNING
DEPARTMENT

B11-9

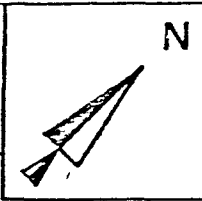
Concession 10, N. D.

Concession 11, N. D.

Concession 12, N. D.

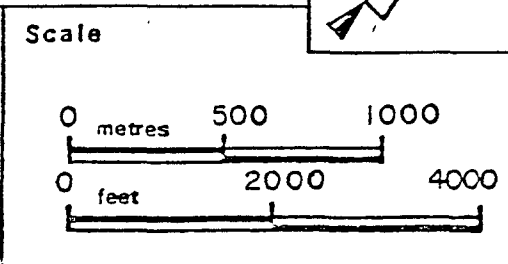


Application
JOAN & WILLIAM CHARBONEAU



Drawn	b.q.
Date	JAN. 12, 1976
File No.	C12E13.1
Dwg. No.	A

Legend
 □ AREA OF APPLICATION



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

B11-10

LOT 14
LOT 13

CONCESSIONS 11812 E.H.S.
580'

ROAD ALLOWANCE BETWEEN
647.04'

537.56'

THE KING'S HWY. NO. 50

REGIONAL MUNICIPALITY
OF
YORK

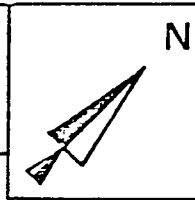
66'

302.77'

670'

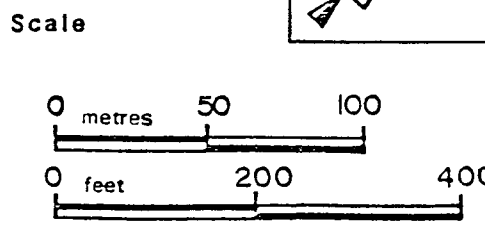
120'

Application
JOAN & WILLIAM CHARBONEAU



Drawn	b q.
Date	JAN. 12, 1976
File No.	C12E13.1
Dwg. No.	A

Legend
— BOUNDARY of APPLICATION



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

PUBLIC MEETING

J.W. CHARBONEAU
PART OF LOT 13, CONCESSION 12, N.D.

A special Planning Committee meeting of the City of Brampton was held on March 10, 1976 at the Queen's Square Building in Brampton commencing at 7:50 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law.

- | | | |
|-----------------------|---------------|-------------------|
| Members present were: | F.R. Dalzell | Chairman |
| | K.G. Whillans | Councillor |
| | M. Robinson | Alderman |
| | D. Sutter | Alderman |
| | W.J. Baillie | Alderman |
| | R.F. Russell | Alderman |
| | C.F. Kline | Alderman |
| Staff present were: | L.W.H. Laine | Planning Director |

Five members of the public were present.

The Planning Director briefly outlined the area of the proposal to the public and the Committee, and explained the intent of the application.

There were no comments or objections from the public and the meeting was adjourned at 7:55 p.m.

