



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172-82

To adopt Amendment Number 3
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 Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 3 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 and Housing for approval of Amendment Number 3 to the Official Plan of the City of Brampton Planning Area.

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

this 16th day of August 1982.

K. WHILLANS - ACTING MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

21-OP-0031-3

AMENDMENT NUMBER 3
to the Official Plan of the
City of Brampton Planning Area

- 1



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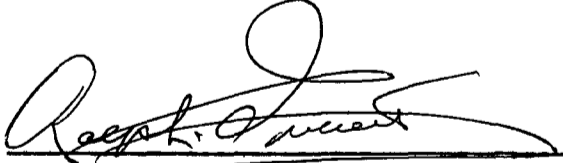
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KENNETH G. WHILLANS - ACTING MAYOR


RALPH A. EVERETT CLERK

AMENDMENT NUMBER THREE

TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1. The purpose of this amendment is to change the land use designation of lands shown on Schedule A hereto attached from Rural to Industrial, and to establish appropriate development principles for the uses to be permitted.
2. Schedule A of the Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the lands subject to this amendment, as shown on Schedule A to this amendment, from RURAL to INDUSTRIAL.
3. Schedule A of the Official Plan of the City of Brampton Planning Area is hereby amended by adding the section reference of the lands subject to this amendment as "18".
4. Section 2.3 of the Official Plan of the City of Brampton Planning Area is hereby further amended by adding thereto the text set out below, as section 2.3.11.

"2.3.11 SITE 18 (Concession 5, W.H.S., part of east half of Lot 11)

2.3.11.1 Definition and Policies

The lands designated Industrial and identified by the number 18 on Schedule A may be used for industrial and retail purposes subject to the following conditions:

- (i) the uses shall be located within an existing building, and the uses shall be restricted to the manufacturing and processing of farm-related products, such as the packaging and warehousing of peat moss, potting soil, bird food, grain, animal feed, seed fertilizer, manufacture of containers for plant propagation, the retail sale of farm-grown produce and farm-produced goods, and retail sale of used and antique articles from stalls in the form of a market within a limited floor area;
- (ii) the uses permitted shall be of a dry type, not using or requiring any water for cooling, manufacturing, processing or equipment washing, with use of water primarily to serve the domestic needs of employees and customers.

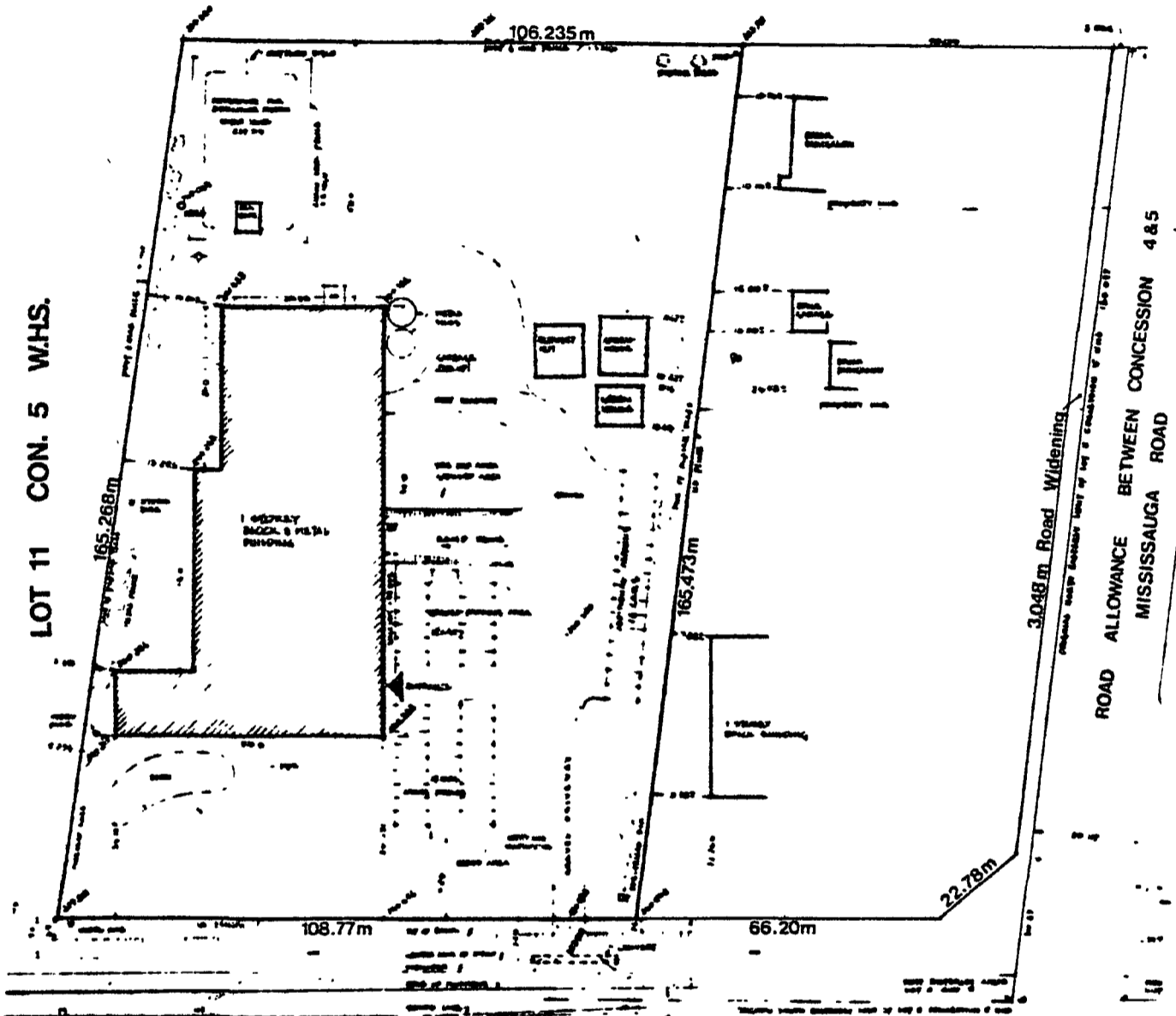
(iii) the use of the lands for the manufacturing and processing of farm-related products and for retail sales shall have due regard to abutting residences by:

- (a) the regulation of the number of storeys and siting of the building to minimize shadowing and visual intrusion, and
- (b) the requiring of illumination of parking, loading and ancillary areas to be directed away from the abutting residences.

(iv) off-street parking and loading/unloading facilities shall be provided and be designed in accordance with acceptable traffic engineering standards for the vehicles of employees and customers, and the number of such facilities provided shall reflect the type and size of uses to be permitted."

APPROVED BY FORM DEPT. AMPTON
DATE

LOT 11 CON. 5 W.H.S.



THE KINGS HIGHWAY No. 7

LOT 10 CON. 5 W.H.S

O.P. AMENDMENT No. 3
Schedule A



1:250

CITY OF BRAMPTON
Planning and Development

Date: 82 05 19 Drawn by: RB
File no. C5W11.1 Map no. 20-2C

BACKGROUND MATERIAL TO AMENDMENT NUMBER THREE

Attached is a copy of a report dated 1982 04 08 and a copy of notes of a Special Meeting of Planning Committee held on 1982 05 06 after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.

INTER-OFFICE MEMORANDUM

Page 15

Office of the Commissioner of Planning and Development

1982 04 08

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 11, Concession 5, W.H.S.
(Chinguacousy Township) - Ward 6
MAYTIME GARDENING PRODUCTS INCORPORATED
Our File: C5W11.1

1.0 BACKGROUND:

An application has been filed to amend the Official Plan and Restricted Area By-law to permit the use of an existing building for manufacturing purposes and retail sales of agricultural products.

2.0 PROPERTY CHARACTERISTICS:

The subject property is located on the north side of Highway Number 7, west of Mississauga Road and comprises an area of about 1.77 hectares (4.36 acres). The property has a frontage of 108.277 metres (355.24 feet) on Highway Number 7 and a depth along its westerly boundary of 166.268 metres (545.5 feet).

On the property is a principal building with a gross floor area of about 3114.56 square metres (33,526 square feet) and 3 small accessory buildings with a total floor area of 293 square metres (3,154 square feet).

The property is slightly elevated above Highway Number 7 particularly at the south-east corner, and slopes

...../2

towards the north and east with a gentle grade. A row of poplar trees occupies the site on the east and in several locations along the westerly boundary.

Abutting the site on the west and north is agricultural land. On the east are three residences and a retail outlet called the Apple Factory. On the south, on the opposite side of Highway Number 7 is agricultural land and a former farm residence at the south-west corner of the intersection of Mississauga Road and Highway Number 7.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The lands are presently designated by the Consolidated Official Plan of the City of Brampton Planning Area as Agricultural and are zoned Agricultural Class 1 (A1) by By-law 861 of the former Township of Chinguacousy.

4.0 PROPOSAL:

The applicant proposes to use an existing building for the manufacture of farm related products such as the packaging and warehousing of peat moss, potting soil, bird food, etc.; light manufacturing of plastic trays for mushroom potting, gardening, and plant propagation, and the retail sales, primarily during the weekend, of agricultural products such as jams, fruits, and recreational equipment such as play equipment, swings, toys, etc. The manufacture of farm related products occupies about 1124 square metres (12,100 square feet) of floor space, light manufacturing approximately 1143 square metres (12,300 square feet) and retail purposes about 845.4 square metres (9,100 square feet).

Parking facilities will be provided for 46 motor vehicles utilizing a gravel surfaced parking area.

No building addition is proposed.

5.0

COMMENTS:

The Regional Department of Public Works has advised that sanitary sewer and municipal water are not available.

The Ministry of Transportation and Communications has advised that building, land use and entrance permits must be obtained from the Ministry prior to construction.

The Credit Valley Conservation Authority has noted that a drainage channel runs in an east-west direction along the northerly boundary and the channel appears to experience seasonal flows. The Authority further notes that since the application proposes to allow the existing buildings and structures to remain with no further development proposed on the subject property, it has no objection to the approval of the proposed Official Plan and Zoning By-law Amendment. However, any future development on the property will require the prior written approval of the Authority because the property is subject to the Regulations of the Authority.

6.0

DISCUSSION:

The existing building has during the past years been enlarged several times to accommodate former manufacturing activities. A portion of the building is underutilized (vacant) which the applicant wishes to use for retail sales, primarily during weekends. The parking facilities would be enlarged and located near the retail entrance. In the immediate vicinity of the entrance would be 30 parking spaces with a further 16 spaces located nearby. It is not likely that a parking deficiency would arise because of the lack of space to locate additional parking facilities.

If the retail sales function is a weekend occurrence the necessity to provide an asphalt surface parking lot seems unrealistic. However, as minimum requirements the gravel driveway should be improved by providing a flatter grade and an asphalt surface and the parking lot provided some permanent type of car stop to prevent destruction of the landscaping.

Regardless of the amenity improvements that are required, the fundamental question of whether the new use(s) should be permitted has to be addressed. The principal reason for the introduction of the additional uses appears to be the existence of an under used building. There may be some logic to an argument that the manufacturing operations are agriculturally oriented and thus a rural location on a major highway is ideally suited. The disconcerting element of the proposal is the tendency of the scattered farm "commercial" uses to not only proliferate but also to expand without proper land use controls. Notwithstanding the rural location of the enterprise the principal source of customers will be from the nearby urban centres and this will be an urban service.

The proposed retail sales of toys as a category or example of recreational equipment sales is questionable. Perhaps, an appropriate class of recreational equipment sales that would be more suitable would comprise children outdoor play equipment. Recreational items or articles that might include snowmobiles, recreational trailer sales, sporting and athletic equipment does not appear to be appropriate for the locality.

7.0

CONCLUSION:

The strongest argument for condoning the proposal is the fact that the building or available space now exists and it would seem prudent to put the structure and land to an economic use. It is not likely that the building will be removed in the near future.

The uses could be subject to control through an appropriate zoning by-law amendment to restrict industrial and retail uses to those acceptable to City Council. In particular, the type of recreational equipment sales should exclude toys, sporting goods and athletic equipment.

Site improvements such as fencing, additional landscaping and surfacing of parking and driveway facilities can be a requirement of a development agreement.

The proximity of the intersection of two major roads - Highway Number 7 and Mississauga Road - is both a factor in support of the further commercialization of the locality and a factor to deny the proposal because of potential traffic conflicts that may arise without the benefit of additional control facilities. Since neither the Ministry of Transportation and Communications nor the Region of Peel expressed concern from a traffic perspective it is concluded that use of the existing building for industrial and a limited quantity of retail sales is not objectionable.

Thus the considerations in support or in opposition to the application are almost equally balanced. Therefore, it is recommended that Planning committee recommend to City Council that:

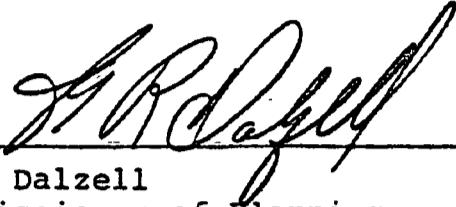
1. A Public Meeting be held in accordance with City Council's procedures;
2. Subject to the results of the Public Meeting the application be approved in principle; and
3. Staff prepare the appropriate official plan amendment, zoning by-law amendment and development agreement

for consideration of City Council.

AGREED:



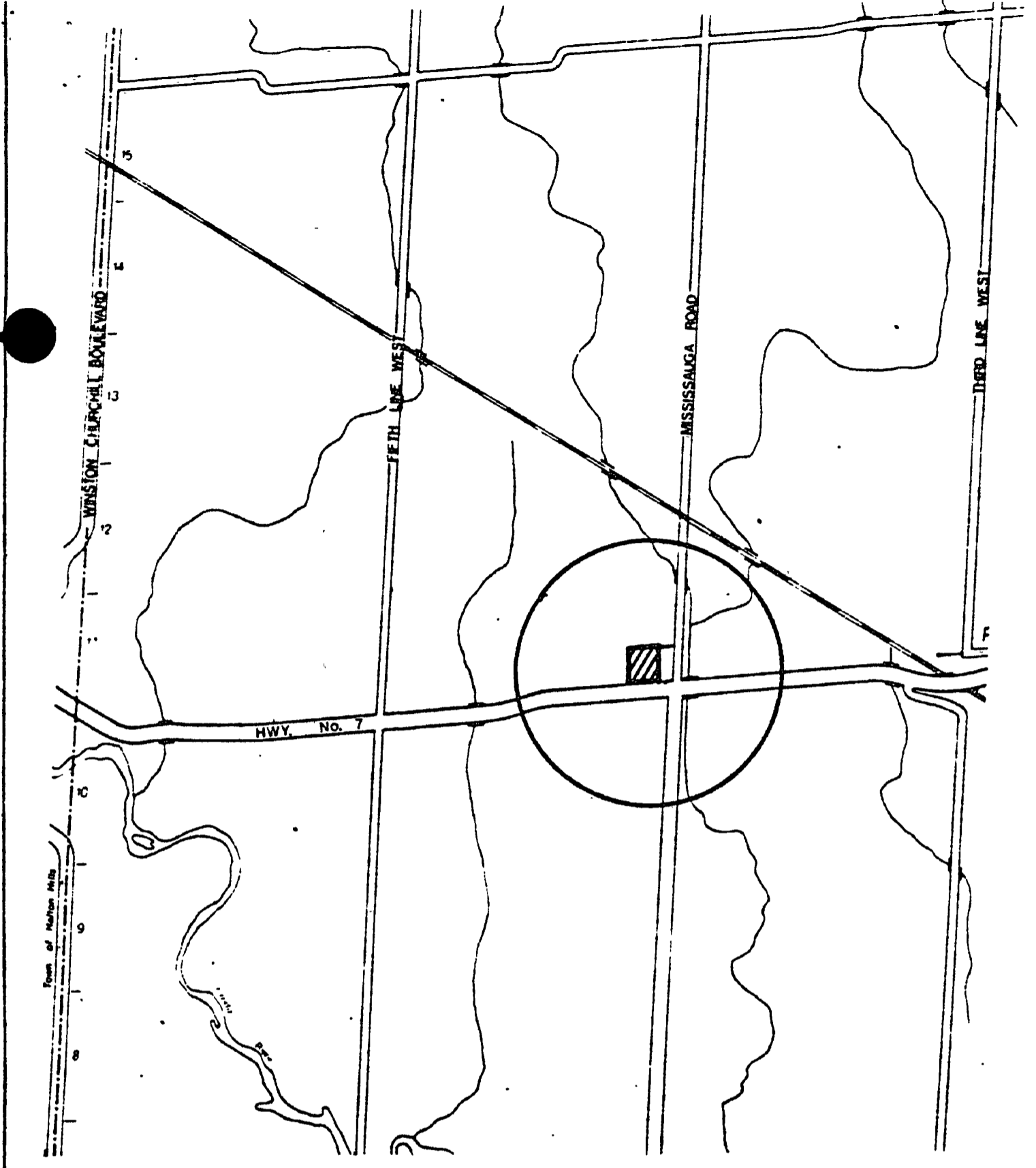
L.W.H. Laine
Director, Planning and
Development Services



F.R. Dalzell
Commissioner of Planning
and Development

LWHL/th

Attachments (2)



**MAYTIME GARDENING
PRODUCTS INCORPORATED**

Location Map

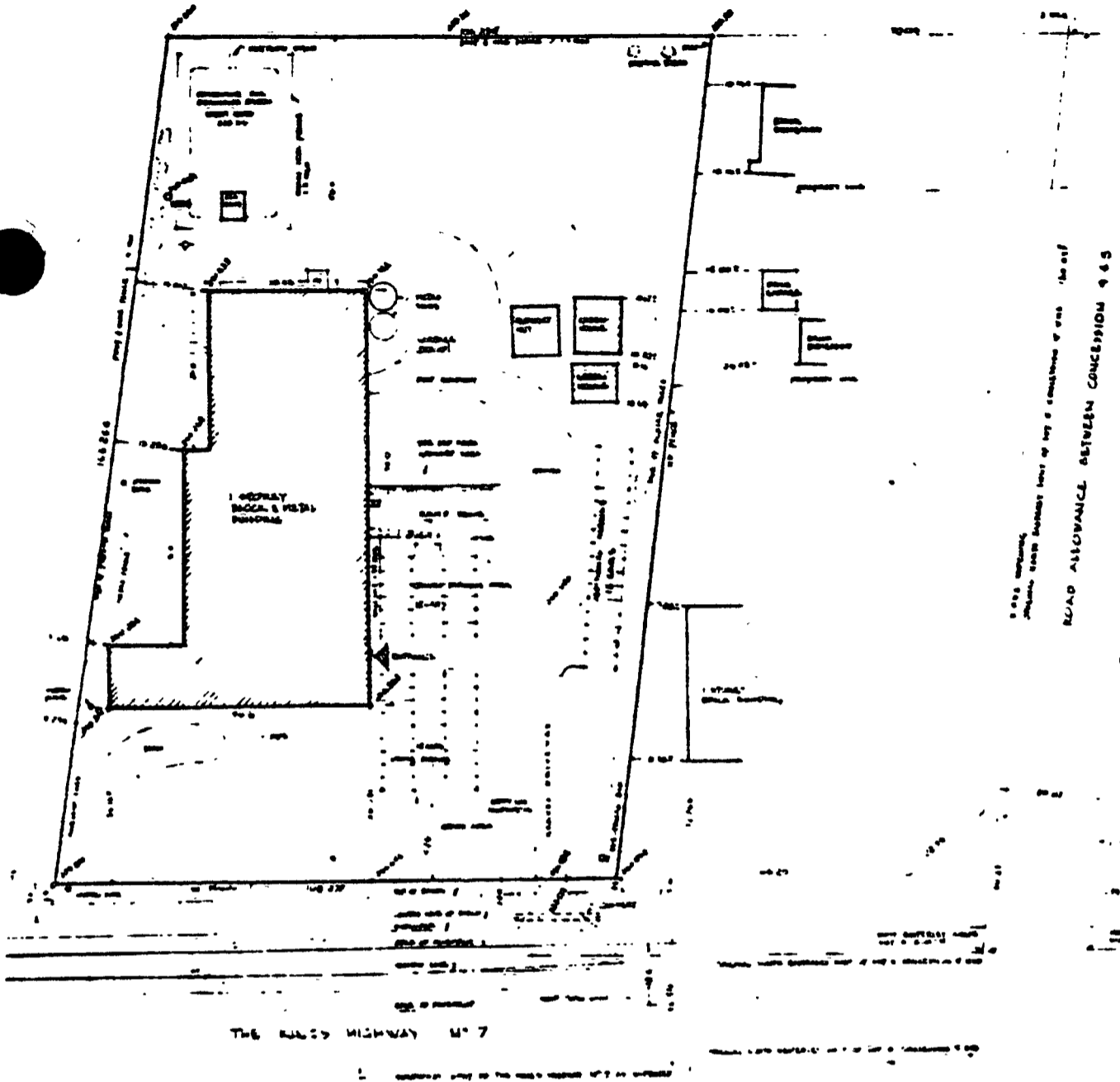


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CITY OF BRAMPTON
Planning and Development

Date: 82 04 14
File no. C5W11.1

Drawn by: RB
Map no. 20-2A



**MAYTIME GARDENING
PRODUCTS INCORPORATED**

Site Plan



1:1250

CITY OF BRAMPTON
Planning and Development

Date: 82 04 14

Drawn by: RB

File no. C5W111

Map no. 20-2B

INTER-OFFICE MEMORANDUM

*Sent to IC
May 13*

Office of the Commissioner of Planning & Development

1982 05 11

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 11, Concession 5, W.H.S.
(Chinguacousy Township) - Ward 6
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Our File: C5W11.1

Attached are the notes of the Public Meeting held on May 5th, 1982 with respect to the above noted application.

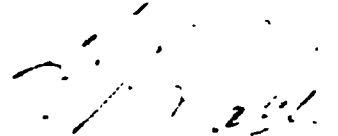
No members of the public appeared at the meeting and no letters of comments or objections have been received.

It is recommended that Planning Committee recommend to City Council that an appropriate development agreement be entered into by the applicant to ensure fulfilment of the development requirements, and that an Official Plan amendment and restricted area by-law be prepared for the consideration of City Council.



I.W.H. Laine,
Director, Planning and
Development Services

AGRFED



I. R. Dalzell,
Commissioner of Planning
and Development

IWH cc
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 5, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 10:06 p.m. with respect to an application by MAYTIME GARDENING (File: C5W11.1) to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the applicant to use the existing building for retail sales of agricultural products and recreational equipment. Parking facilities for 40 motor vehicles to be provided.

Members Present: Councillor D. Sutter - Chairman
Mayor J. Archdekin
Councillor N. Porteous
Alderman F. Carter
Alderman C. Gibson
Alderman H. Chadwick
Alderman F. Russell
Alderman I. Kee
Alderman R. Crowley
Councillor K. Whillans
Alderman R. Callahan
Alderman I. Piane

Staff Present: I. R. Dalzell, Commissioner of Planning and Development
I.W.H. Iainc, Director, Planning and Development Services
J. Robinson, Development Planner
D. Ross, Development Planner
J. Singh, Development Planner
E. Coulson, Secretary

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

- cont'd. -

There were no interested members of the public in attendance and the meeting adjourned at 10:07 p.m.