



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 183-85

To adopt Amendment Number 61  
and Amendment Number 61 A 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 61 and Amendment Number 61 A to the Official Plan of the City of Brampton Planning Area are 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 61 and Amendment Number 61 A to the Official Plan of the City of Brampton Planning Area.

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

This 8th day of July, 1985.

KENNETH G. WHILLANS - MAYOR

L. J. MIKULICH - CLERK

ORIGINAL

*By Res 183-85*

AMENDMENT NUMBER 61

AND

AMENDMENT NUMBER 61 A TO

THE OFFICIAL PLAN

OF

THE CITY OF BRAMPTON


PLANNING AREA

21-0P 0031-061-1

Amendment No. 61A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 61 to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 61A to the Consolidated Official Plan and Amendment No. 61 to the Official Plan for the Brampton Planning Area.

Date . *Aug. 19, 1985* .....

  
L. J. FINCHAM  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

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This 8th                      day of              July    , 1985.

KENNETH G. WHILLANS - MAYOR

L. J. MIKULICH - CLERK

AMENDMENT NUMBER 61  
AND  
AMENDMENT NUMBER 61 A TO THE OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to permit the lands shown outlined on Schedule A to this amendment to be used for specific commercial purposes in addition to the Highway Commercial uses.

2. Location:

The lands subject to this amendment are located at the north-east corner of the intersection of Kennedy Road and Orenda Road, being parts of Lots 4 and 5, Registered Plan 518, comprising part of Lot 5, Concession 2, E.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 61

1. The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by deleting the subsection 7.2.7.18, and substituting therefor the following:

"Area 18: Brampton East Industrial

Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 18, as amended by Amendment Numbers 3, 8, 28, 35, 42, 62, 72, 73, 81 and Amendment Numbers 10A and 61 A, to the Consolidated Official Plan, are combined, and shall constitute the Brampton East Industrial Secondary Plan."

(2) Amendment Number 61 A

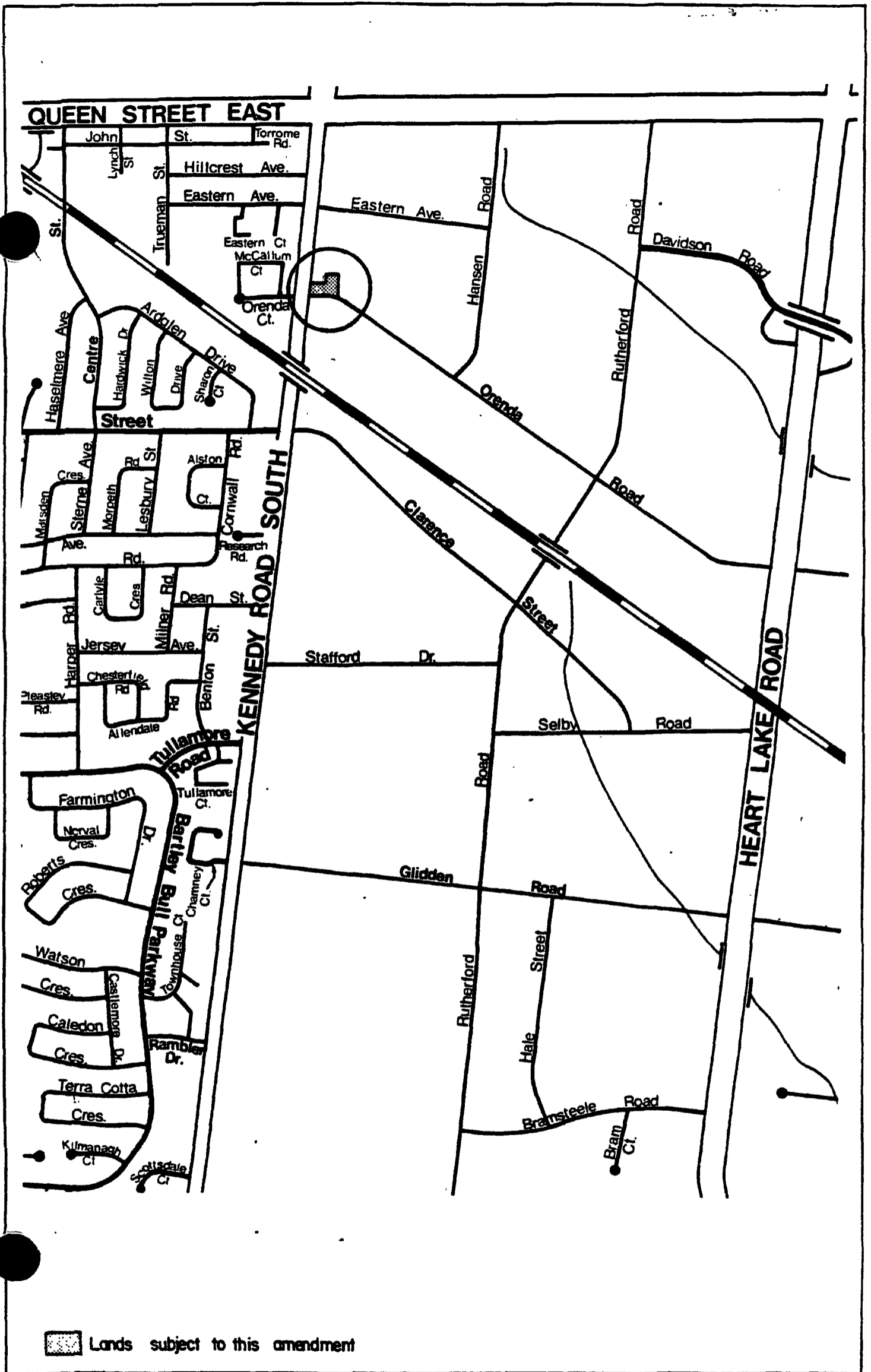
1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9, all of the Consolidated Official Plan of the City of Brampton Planning, as amended by Amendment Numbers 3, 8, 28, 35, 42, 62, 72, 73, 81 and by Amendment Numbers 10A and 61 A), is hereby amended:

(a) by adding to Subsection B2.5 of Part C, Section B, Chapter B1, the following:

"4.9 The existing structure and a limited-size addition to the structure on the land located at the north-east corner of the intersection of Kennedy Road and Orenda Road, being part of Lots 4 and 5 on Registered Plan 518, may be used for a bank, a trust company and certain restricted commercial offices, in addition to the uses permitted by the Highway Commercial designation. The construction of an addition shall have an exterior appearance that is compatible with the existing structure, will make judicious use of landscaping and controlled and limited use of signs, and shall have sufficient off-street parking for all commercial purposes.

Commercial floor space will be restricted to an amount for which on-site parking can be provided."

8/14



 Lands subject to this amendment

OFFICIAL PLAN AMENDMENT No. 61  
 OFFICIAL PLAN AMENDMENT No. 61 A  
 Schedule A

By-law 183-85



1:2000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 84 09 28

Drawn by: RB

File no. C2 E5.5

Map no. 61-32F

AMENDMENT NUMBER 61

AND

AMENDMENT NUMBER 61 A TO THE OFFICIAL PLAN

Attached is a copy of the staff reports dated May 10, 1984, May 16, 1984 and June 27, 1984 together with the notes of the Public Meeting held on June 26, 1984.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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May 10, 1984

**TO:** The Chairman of the Development Team  
**FROM:** Planning and Development Department  
**RE:** Application for Amendments to the Official Plan  
and the Restricted Area By-law  
Part of Lots 4 and 5, Plan 518  
30 Kennedy Road South  
551475 ONTARIO LIMITED  
Ward Number 3  
Our File: C2E5.15

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1.0 BACKGROUND:

The above mentioned application was received by Council and referred to staff for a report and recommendation.

2.0 Description of Land

The subject land is located at the north-east corner of the intersection of Kennedy Road and Orenda Road, with a frontage of 47 metres (155 feet) on Kennedy Road and a flankage of 88 metres (290 feet) along Orenda Road. The area of the subject land is 0.53 hectares (1.30 acres). The property is presently occupied by a single storey structure containing a Restaurant and a Car Rental Agency. Part of the existing building is currently vacant.

Vehicular access to the subject land is obtained by way of a driveway from Orenda Road and Kennedy Road South. These driveways also provide access to the Canadian Tire's Automobile Repair Garage,

located immediately to the north, through right-of-ways, as provided under a mutual agreement between the owners.

Further north, the lands fronting onto Kennedy Road are occupied by numerous commercial establishments. To the south, the lands on the south side of Orenda Road are occupied by predominantly industrial uses. A map showing the location of the site is attached.

### 3.0 Official Plan and Zoning Status

The subject property is designated Commercial under the Official Plan of the City of Brampton Planning Area. Amendment Number 72 to the Consolidated Official Plan, which is included in the new Plan and forms part of the Secondary Plan for the area, designates the subject land, specifically, as Highway Commercial. The existing zoning, as per By-law 200-82 of the City of Brampton, is Highway Commercial One (HC1).

### 4.0 Proposal

The applicant requests permission to enlarge the existing commercial building by constructing a single storey addition with a floor area of approximately 500 square metres. The proposal is to use the existing vacant space and proposed leasable area for retail stores, a bank or a trust company and other commercial offices excluding medical or dental establishments. A total number of 96 parking spaces are proposed to be provided on the subject land.

A copy of the reduced Site Plan showing the existing building and the proposed addition is attached.

### 5.0 Comment

The subject application was circulated to the concerned departments within the City and the Region of Peel. Community Services Department notes that the minimal amount of landscaped area will

provide little snow storage area and therefore a high degree of landscaping should be provided on the space provided for that purpose. Building and Public Works Divisions, Fire Department and the Region of Peel have no objections.

6.0 Discussion

The subject property comprises the front yard of a former industrial use building located immediately north of the subject land. The use of this northerly parcel was altered to locate the Canadian Tire's Automobile Repair Garage with 26 service bays. A severance was granted creating the subject parcel which was developed for commercial purposes.

The current application, if approved, would increase the gross floor area of the building to approximately 1,180 square metres (12,700 square feet). Since the area of the subject site is 5,284 square metres (56,877 square feet), the commercial building area amounts to a coverage of 22.3%. Taking into consideration, that the general land use in the area is predominantly Commercial and Industrial, the coverage of land up to a maximum of 25% is acceptable.

With respect to parking, using the approved standards of By-law 200-82 and the amendment standard for restaurants approved by Council, the following would result:

for the Dining Room Restaurant (approx. 345 square metres)	
@ 1 space for each 9.6 square metres	36 spaces
for Offices (approx. 350 square metres)	
@ 1 space for each 31 square metres	12 spaces
for Retail Establishments (approx. 350 square metres)	
@ 1 space for each 19 square metres	<u>19 spaces</u>
TOTAL	67 spaces

C6-4

- 4 -

The parking requirements for other offices, such as real estate, and for banks and trust companies are higher than the above mentioned figures. However, the proposal to provide 96 parking spaces would satisfy any additional requirements of the by-law based on the proposed land uses.

It should be noted that use of the abutting land to the north for an Automobile Repair Garage utilizes a large amount of parking on the subject site. An adequate supply of parking facilities exist on the garage site for its use. Thus, if the application is approved, the arrangement and demarcation of parking for the various uses should be subject to the City's approval.

It should be noted that the majority of landscaping provision as shown on the site plan, is located along the south westerly corner along Kennedy Road and Orenda Road. A minimum of 20% of the area of the site, including a 3 metre wide strip along Kennedy Road and Orenda Road located within the subject land should be landscaped. A landscaping plan should be approved by the City of Brampton prior to the issuance of a building permit for the proposed extension.

As to the applicant's request for amendments to the Official Plan and zoning by-law to permit Service Commercial type of uses, namely retail stores, a bank and commercial offices, staff is not prepared to support the location of all these uses on the subject lands. There is vacant commercial space for Service Commercial types of uses in the vicinity of the subject land. Additionally, the former plaza at the southeast corner of Kennedy Road and Queen Street is presently being enlarged to accommodate additional commercial uses permissible under existing Official Plan Designation and zoning.

However, taking into consideration that a part of the existing building is presently lying vacant, staff is prepared to recommend amendments to the Official Plan and Zoning By-law to allow a bank and certain types of commercial offices which are compatible in the area.


Retail Commercial uses on the subject site are not advisable at this location.

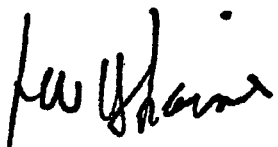
7.0 Recommendation

It is recommended that Planning Committee recommend to Council that:

1. A public meeting to consider the amendments to the Official Plan and zoning by-law be held,
2. Subject to matters raised at the public meeting that may affect this proposal, a bank or trust company and commercial offices, excluding medical or dental offices, be permitted, provided that:
  - a) the proposed gross commercial floor area does not exceed 25% of the site area;
  - b) a minimum of 20% of the site area, including 3 metre wide strips of land along Kennedy Road and Orenda Road, be landscaped, and
  - c) that a landscaped plan and a site plan showing parking etc. on the subject land and the lands to the north be subject to approval by the City.

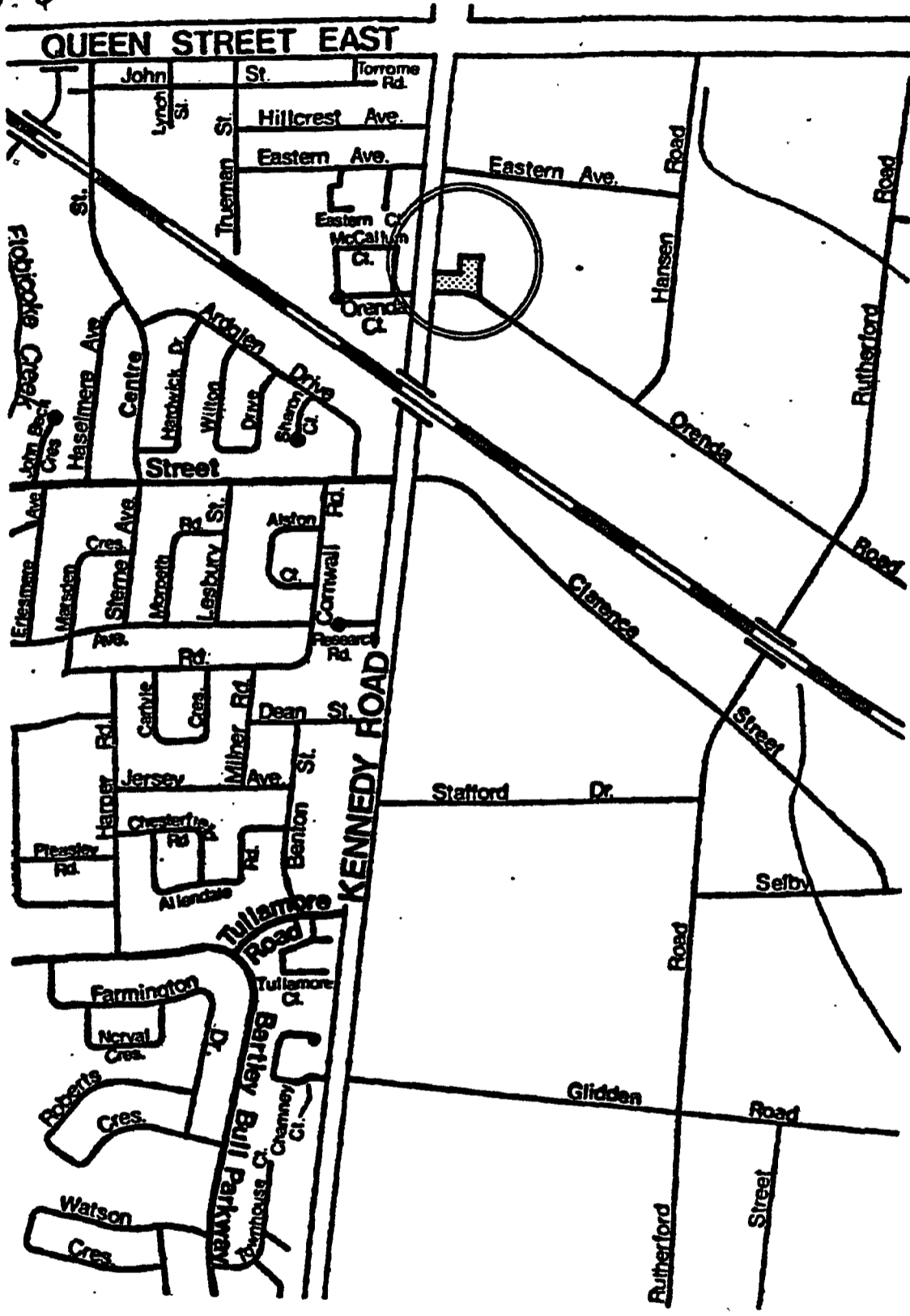
AGREED:

  
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F. R. Dalzell  
Commissioner of Planning and  
Development

  
\_\_\_\_\_  
L. W. H. Laine  
Director, Planning and  
Development Services Div.

JS/jb/3

C6-6



551475 ONTARIO LIMITED

Location Map

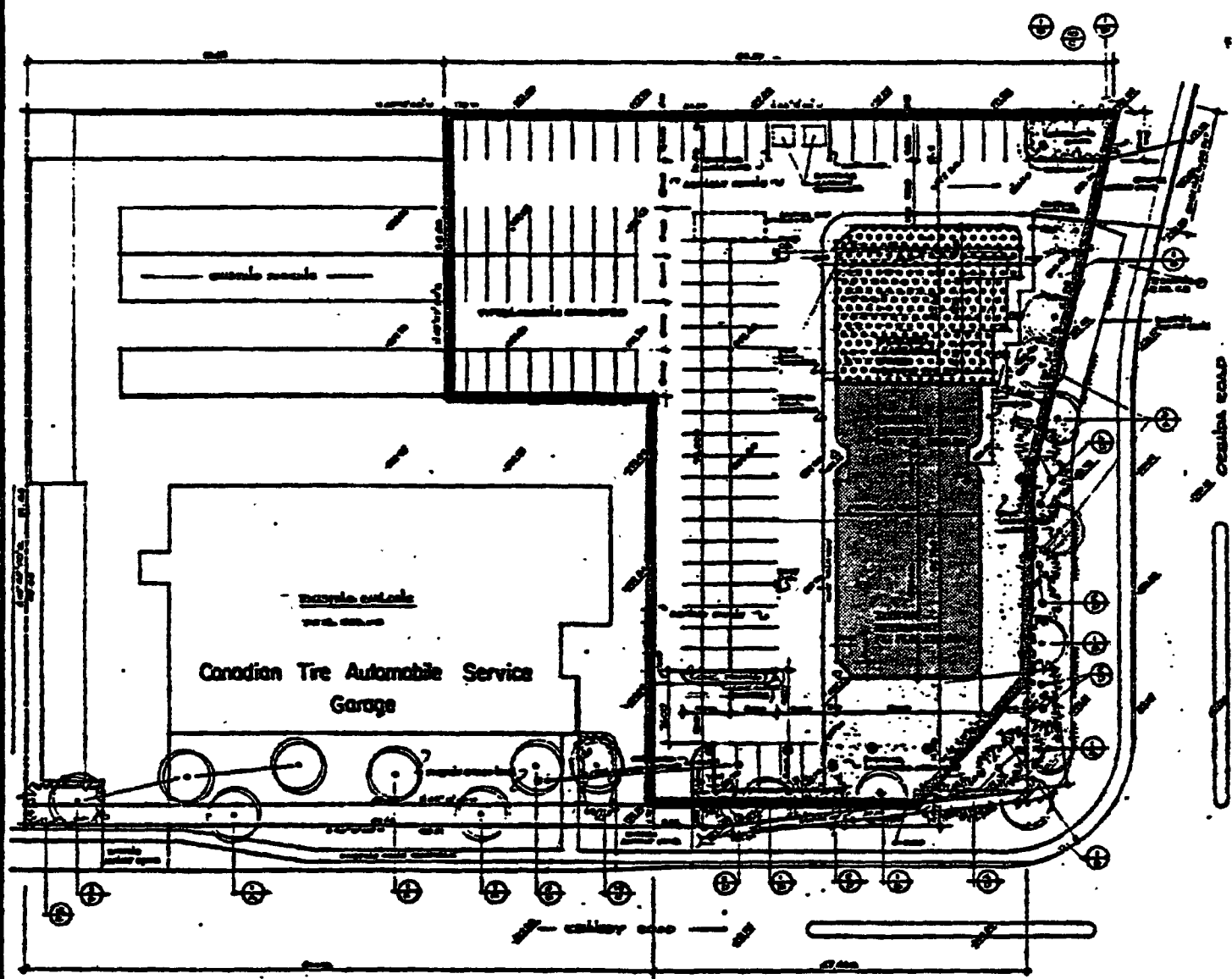


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CITY OF BRAMPTON  
Planning and Development

Date: 84 04 06 Drawn by: RB  
File no. C2E5.15 Map no. 61-32A

C6-7



LEGEND

-  Property Boundary
-  Existing Building
-  Proposed Building

55475 ONTARIO LIMITED

Site Plan



1:800

CITY OF BRAMPTON  
Planning and Development

Date: 84 04 06      Drawn by: RB  
 File no. C2E5.15      Map no. 61-32B

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1984 06 27

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application for Amendments to the Official  
Plan and the Restricted Area By-law  
Part of Lots 4 and 5, Plan 518 - Ward 3  
30 Kennedy Road South  
551475 ONTARIO LIMITED  
Our File: C2E5.15

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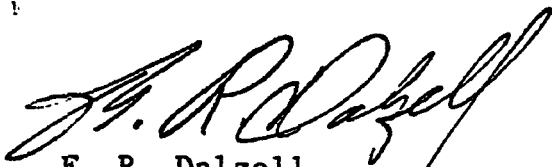
The notes of the Public Meeting held on Tuesday, June 26, 1984 with respect to the above noted application are attached for the information of Planning Committee.

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

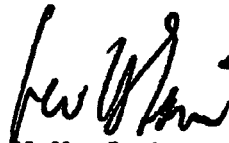
It is recommended that Planning Committee recommend to City Council that:

- 1) The notes of the Public Meeting be received, and
- 2) Staff be directed to prepare amendments to the Official Plan, the Restricted Area By-law and a Development Agreement for the consideration of City Council.

AGREED



F. R. Dalzell,  
Commissioner of Planning  
and Development



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

LWHL/js/ec  
attachment



07-2

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Tuesday, June 26, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central park Drive, Brampton, Ontario, commencing at 7:41 p.m. with respect to an application by 551475 ONTARIO LIMITED (File: ClW1.4 - Ward 3) to amend both the Official Plan and the Zoning By-law, to permit Service Commercial types of uses, and to enlarge the existing commercial building by approximately 500 square metres.

Members Present: Councillor D. Sutter - Chairman  
Councillor F. Russell  
Alderman H. Chadwick  
Alderman P. Beisel  
Councillor E. Mitchell  
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
L.W.H. Laine, Director, Planning and  
Development Services  
J. Singh, Development Planner  
E. Coulson, Secretary

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The Chairman enquired 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. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:42 p.m.