



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 209-82
To adopt Amendment Number 7
to the Official Plan of the City
of Brampton Planning Area.

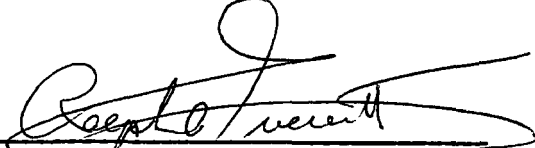
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 7 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 7 to the Official Plan of the City of Brampton Planning Area.

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

This 13th day of October, 1982.


ROBERT CALLAHAN - ACTING MAYOR


RALPH A. EVERETT - CLERK

ORIGINAL

21-0P-0031-7

- 1

AMENDMENT NUMBER 7
to the Official Plan for the
City of Brampton Planning Area

Amendment No. 7A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 7 to the Official Plan
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of the Planning Act, the further and final portions of Amendment 7 to the Official Plan for the City of Brampton Planning Area and Amendment 7A to the Consolidated Official Plan for the City of Brampton Planning Area:

1. Section 3(1), page 1, in its entirety.

Date *Jan. 20/84*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 7a
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 7 to the Official Plan
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment 7a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 7 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to section 14(3) of the Planning Act:

1. Section 3(1), page 1, in its entirety.

Date *JAW: 10/23*

D. P. McHugh

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



THE CORPORATION OF THE CITY OF BRAMPTON

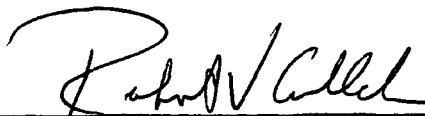
BY-LAW


Number 209-82
To adopt Amendment No. 7 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment No. 7A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

1. Amendment No. 7 to the Official Plan of the City of Brampton Planning Area and Amendment No. 7A to the Consolidated 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 No. 7 to the Official Plan of the City of Brampton Planning Area and Amendment No. 7A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council this 13th day of OCTOBER, 1982.


ROBERT CALLAHAN ACTING MAYOR


RALPH A. EVERETT CITY CLERK

AMENDMENT NUMBER 7

to the Official Plan of the
City of Brampton Planning Area

A N D

AMENDMENT NUMBER 7A

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

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A attached hereto from Industrial to Highway Commercial, and to provide guidelines for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the north side of Highway Number 7, approximately 125 metres east of Torbram Road, being part of Lot 6, Concession 6, E.H.S. (geographic Township of Chinguacousy, County of Peel) in the City of Brampton.

3. Details of the Amendments and Policies Relative Thereto:

(1) The Official Plan for the City of Brampton is hereby amended:

- (a) by changing, on Schedule "A" thereto, the land use designation of lands shown outlined on Schedule A to this amendment, from Industrial to Commercial;
- (b) by changing Schedule "F" to designate as Highway and Service Commercial the lands shown outlined on Schedule A to this amendment, and
- (c) by deleting subsection 7.2.7.13 and substituting therefor the following:

"7.2.7.13 Area 13: Bramalea North Industrial

Amendment Number 6 to the Consolidated Official Plan of the City of Brampton Planning Area, as it applies to Secondary Plan Area Number 13, Amendment Number 74 to the Consolidated Official Plan and Amendment Number 7A to the Consolidated Official Plan, are combined and shall constitute the Bramalea North Industrial Secondary Plan."

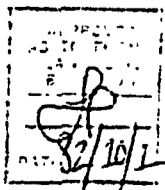
(2) The Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Number 6, as it relates to the Bramalea North Industrial Secondary Plan, is hereby amended:

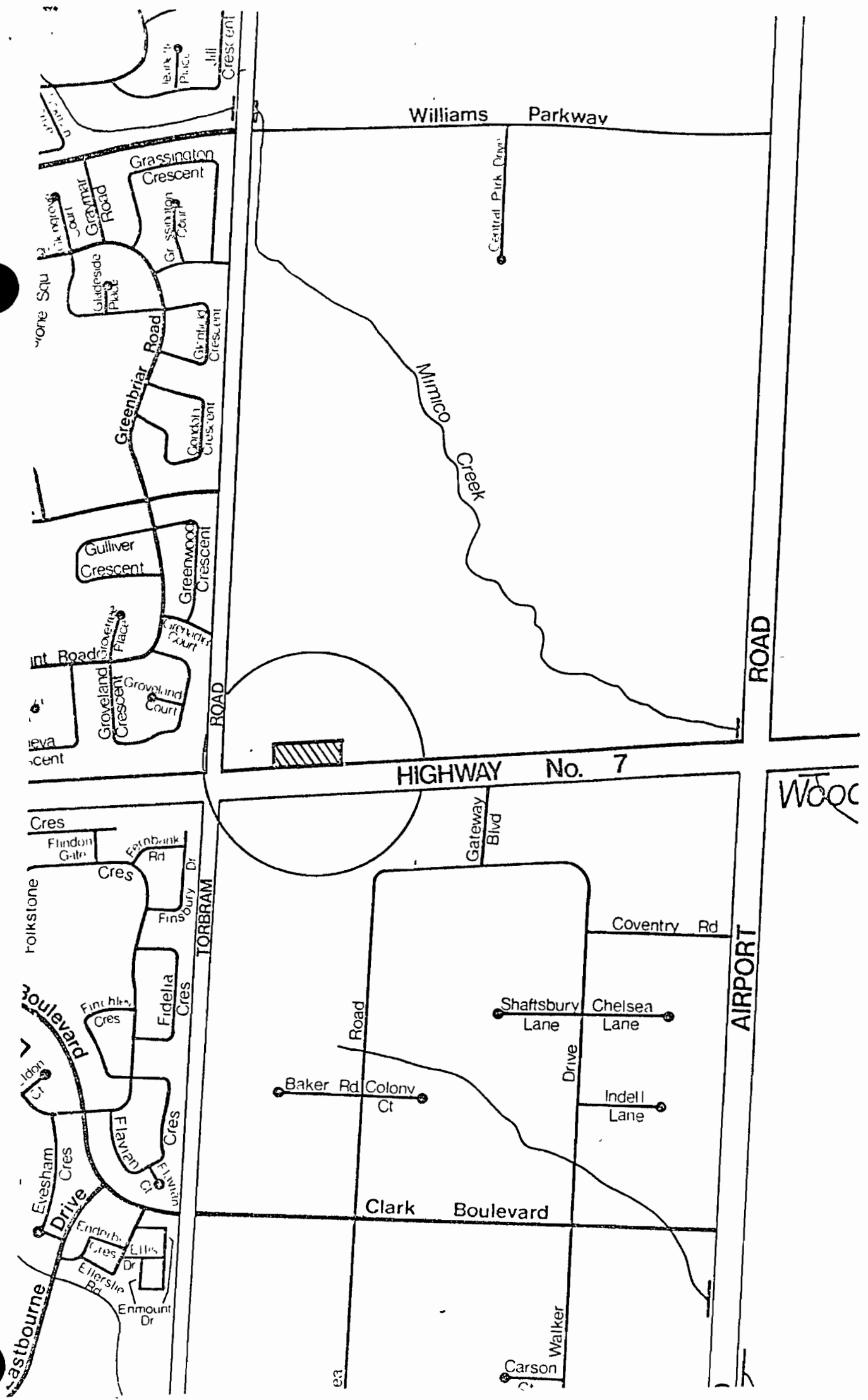
- (1) by changing on Schedule "A" to Amendment Number 6, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from INDUSTRIAL to COMMERCIAL;

DEFERRED
UNDER SECTION 4(3) OF
THE PLANNING ACT

- (2) by adding to section 3.3 (Development Principles - Commercial Use Area) of the Amendment Number 6, the following, as subsection 3.3.7:

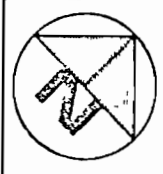
"3.3.7 The Commercial designation of lands located on the north side of Highway Number 7, approximately 125 metres east of Torbram Road, is intended to permit only a new and used car sales establishment, together with the related facilities."





 HIGHWAY COMMERCIAL

O.P. AMENDMENT Nos. 7 & 7A
Schedule A



1:900

CITY OF BRAMPTON
Planning and Development

Date: 82 09 24 Drawn by: RB
File no. CSEG 8 Map no. 48-GF



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 209-82
To adopt Amendment Number 7
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 7 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 7 to the Official Plan of the City of Brampton Planning Area.

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

This 13th day of October, 1982.


ROBERT CALLAHAN - ACTING MAYOR


RALPH A. EVERETT - CITY CLERK

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A attached hereto from Industrial to Highway Commercial, and to provide guidelines for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the north side of Highway Number 7, approximately 125 metres east of Torbram Road, being part of Lot 6, Concession 6, E.H.S. (geographic Township of Chinguacousy, County of Peel) in the City of Brampton.

3. Details of the Amendment and Policies Relative Thereto:

(1) The Official Plan for the City of Brampton is hereby amended:

(a) by changing, on Schedule "A" thereto, the land use designation of lands shown outlined on Schedule A to this amendment, from Industrial to Commercial;

(b) by changing Schedule "F" to designate as Highway and Service Commercial the lands shown outlined on Schedule A to this amendment, and

(c) by deleting subsection 7.2.7.13 and substituting therefor the following:

"7.2.7.13 Area 13: Bramalea North Industrial

Amendment Number 6 to the Consolidated Official Plan of the City of Brampton Planning Area, as it applies to Secondary Plan Area Number 13, Amendment Number 74 to the Consolidated Official Plan and Amendment Number 7 to this Official Plan, are combined and shall constitute the Bramalea North Industrial Secondary Plan."

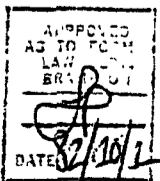
(2) The Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Number 6, as it relates to the Bramalea North Secondary Plan, is hereby amended:

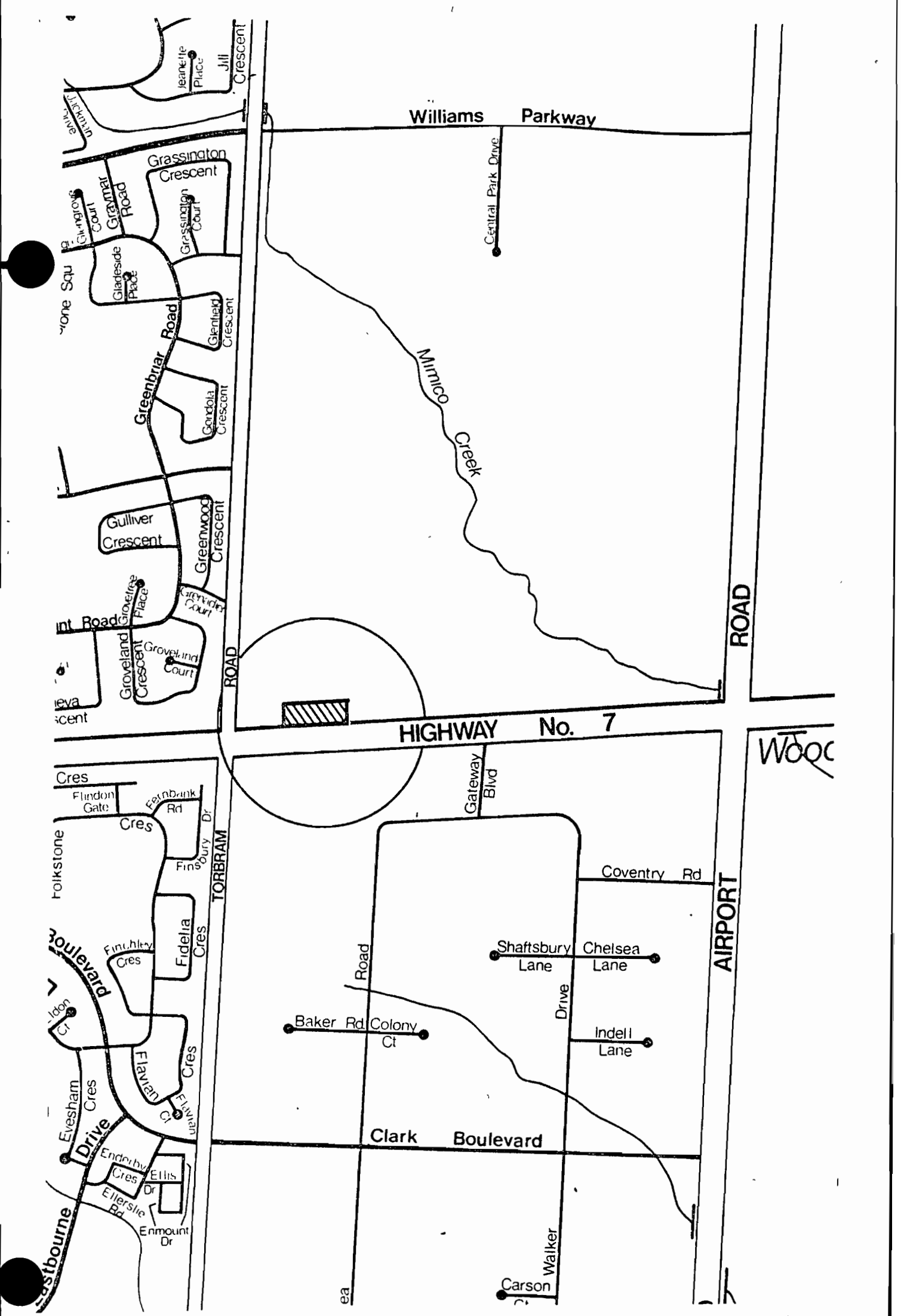
(1) by changing on Schedule "A" to Amendment Number 6, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from INDUSTRIAL to COMMERCIAL;

DEFERRED #/
UNDER SECTION 14(3) OF
THE PLANNING ACT

(2) by adding to section 3.3 (Development Principles - Commercial Use Area) of the Amendment Number 7, the following, as subsection 3.3.7:

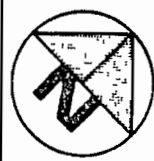
"3.3.7 The Commercial designation of lands located on the north side of Highway Number 7, approximately 125 metres east of Torbram Road, is intended to permit only a new and used car sales establishment, together with the related facilities."





 HIGHWAY COMMERCIAL

O.P. AMENDMENT No. 7
 Schedule A



1:900

CITY OF BRAMPTON
 Planning and Development

Date: 82 09 24 Drawn by: RB
 File no. 06E68 Map no. 48-6F

BACKGROUND MATERIAL TO AMENDMENT NUMBER 7

Attached is a copy of the staff report dated 1982 06 03 recommending approval of this application to amend the Official Plan and Zoning By-law and a copy of the report dated 1982 06 30, forwarding notes of a public meeting held on June 29, 1982.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1982 06 30

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Restricted
Area (Zoning) By-law and Official
Plan - Part of Lot 6, Concession 6,
E.H.S.
BRAMPTON TRAILER CENTRE & ENTERPRISES
LTD.
Our File: C6E6.8

The notes of the Public Meeting held on Tuesday, June 29, 1982, 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 comments or objections have been received.

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

- 1) The notes of the Public Meeting be received;
- 2) The applicant enter into a development agreement with the City to ensure fulfilment of the conditions imposed;
- 3) Staff be directed to prepare an amendment to the Official Plan and Restricted Area Zoning By-law for the consideration of City Council.

AGREED

F. R. Dalzell
F. R. Dalzell
Commissioner of Planning
and Development

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

LWHL/JS/cc
enclosure

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, June 29, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by Brampton Trailer Centre and Enterprises Limited (File: C6E0.8) to amend the Restricted Area (Zoning) By-law to permit the use of the existing building and the site for the sale of New and Used Automobiles together with the Repair and Service facilities and the sale of Automobile parts.

Members Present: Alderman H. Chadwick - Chairman
Alderman C. Gibson
Alderman F. Russell
Alderman R. Crowley
Alderman F. Kee
Councillor K. Whillans
Councillor N. Porteous
Alderman F. Carter
Alderman R. Miller

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

There were no interested members of the public in attendance. 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.

The meeting adjourned at 8:02 p.m..

INTER-OFFICE MEMORANDUM

*See 6/1/82
June 1*

Office of the Commissioner of Planning & Development

1982 06 03

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the
Restricted Area By-law
Part Lot 6, Conc. 6, E.H.S.
(former Township of Chinguacousy)
BRAMPTON TRAILER CENTER & ENTERPRISES LTD.
Our File: C6E6.8

1.0 BACKGROUND

An application to Amend the Restricted Area By-law Number 861, as amended by By-law Number 205-73 of the former Township of Chinguacousy, was received by Council and referred to staff for a report and recommendation.

2.0 SITE DESCRIPTION

The subject property is located on the north side of Highway Number 7, approximately 135 metres (450 feet) east of Torbram Road. It has a frontage of approximately 180 metres (590 feet) on Highway #7 and a depth of 64 metres (210 feet). The area of the subject land is 2.8 acres and it is presently occupied by two single storey and one 2 storey structure. The total building area is approximately 1115 square metres (12,000 square feet), out of which 185 square metres (2,000 square feet) is at the second floor level. The subject property is presently lying vacant.

The abutting lands to the west are occupied by a plaza containing various commercial uses. To the immediate east, the property is

occupied by a single family detached dwelling. To the north, the abutting vacant lands owned by Bramalea Limited are included in a Draft Plan of Subdivision for industrial development.

A small scale map showing the location of the subject property, together with the existing uses is attached.

3.0 OFFICIAL PLAN AND ZONING STATUS

The land is designated Industrial, under the Consolidated Official Plan, as amended by Amendment Number 6. The designation under the new Official Plan is also Industrial.

By-law Number 861, as amended by By-law 205-73 of the former Township of Chinguacousy, zones the subject land as 'Commercial Special', permitting four apartments, a furniture warehouse and furniture wholesale - retail outlet.

4.0 PROPOSAL

The applicants proposal is to use the existing buildings and the site for the sale of New and Used Automobiles together with the Repair and Service facilities and sale of Automobile Parts. No additional buildings or structures are proposed for the requested uses. The existing facility for the four apartments located at the 2nd floor level of one of the structures is proposed to be replaced by offices for the Automobile Sales use.

A copy of the site plan showing the location of the buildings is attached.

5.0 COMMENTS

The proposal was circulated to the Region of Peel and the Ministry of Transportation and Communication. Following is a summary of their comments.

Region of Peel

Sewer

Water: Sanitary sewers and watermains are available on Highway No. 7.

No objections to the rezoning.

Roads: Regional roads not directly affected.

The Development Control Division notes that an amendment to the City of Brampton Consolidated Official Plan would appear to be required.

Ministry of Transportation and Communications

This Ministry has no objections to the use of the buildings for an Automobile Sales & Service Centre.

6.0

DISCUSSION

As indicated above, the subject property is designated Industrial under Official Plan Amendment Number 6, and in case this application is approved, an amendment to the Plan is required. The applicant did not apply for the amendment to the Official Plan. Staff has advised the applicant's agent that a request for Official Plan Amendment should be submitted to Council.

The existing zoning, as per By-law 205-73 of the former Township of Chinguacousy, permits only the previously existing use of the site for warehouse and sale of furniture together with the four apartments. The proposal to replace the permitted commercial use by an Automobile Sale and Service facility with direct frontage on Highway Number 7 is contrary to the policies of the Plan as established by Amendment #6.

The basic idea of commercial uses along Highway Number 7 is unacceptable from a planning view point. Commercial uses

encourage additional turning movements along the highway, thereby reducing the ability to function as a provincial highway. Commercial uses generally are considered appropriate only where access is available off a secondary road thereby confining turning movements to properly controlled intersections.

However, in the case of the subject property, the commercial use on this 2.8 acre parcel, was created some years ago and the use was recognized by the previously adopted Official Plan and Zoning By-law of the Township of Chinguacousy. Such a use in this location would be unlikely to be approved under the current policies of the City of Brampton Council.

However, taking into consideration the existing by-law and the possibility of the continuation of the presently permitted uses, the staff is not opposed to the current application provided that the existing buildings and the site are improved and additional landscaped areas are provided. The proposed use is not likely to affect adversely the existing development of lands within the area nor the proposed industrial development of lands to the north. The applicant has also indicated that the framed fruit stand structure located on the site would be removed and the exterior of the existing buildings would be improved. In this case, it is submitted that if this application is approved, the applicant submit a site plan including elevations of buildings for approval.

In addition to the above, the landscaping on the subject site should be improved. A minimum of 3 metre wide strip together with the boulevard area along Highway #7 would be required to be landscaped and landscaping plan would be subject to City's approval prior to the establishment of the proposed use.

With respect to the vehicular access to the subject land, it should be noted that, at present, there are three access points from Highway #7. It is desirable that the access points be

reduced to a maximum of two and the restrictions as to size, direction and design be in accordance with the City and the Ministry of Transportation and Communications standards. Additionally, staff recommends that access to the site be limited to right-in and right-out only and that the raised median located on Highway #7 be extended easterly to prohibit left turns. In order to achieve these objectives, the Ministry of Transportation and Communications, as the responsible agency, will have to be requested to impose these conditions.

The City should also retain the option for an additional access for this property to a local road in the industrial area behind this site, thereby allowing an alternative to direct access onto Highway Number 7. During the development process for the lands to the north, therefore, consideration should be given to providing such access for all properties with frontage on Highway Number 7.

Staff is prepared to recommend approval of this application because the likelihood of the subject property being developed for industrial purposes in accordance with the Official Plan Amendment Number 6 appears to be relatively slim.

Prior to the approval of this application, the applicant must submit a request for amendment to the Official Plan and a public meeting in accordance with the City Council's policy be held.

7.0

RECOMMENDATION

It is recommended that Planning Committee recommend to Council that:

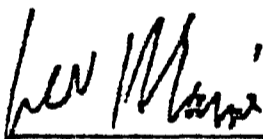
- A. a public meeting be held with respect to the subject proposal in accordance with Council's procedures.
- B. subject to the results of the public meeting, the application to amend the Official Plan and Restricted Area Zoning By-law

be approved subject to the following:

1. The Ministry of Transportation and Communications impose the following conditions:
 - (a) No more than two vehicular access points be permitted from Highway Number 7,
 - (b) access be restricted to right-in- and right-out only, and
 - (c) the raised median on Highway Number 7 be extended easterly to prohibit left turns.

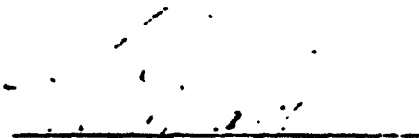
2. The applicant enter into an agreement with the City with respect to approval of landscaping plans, architectural control provisions, financial and other matters relevant to the proposed use of the subject site.

AGREED:

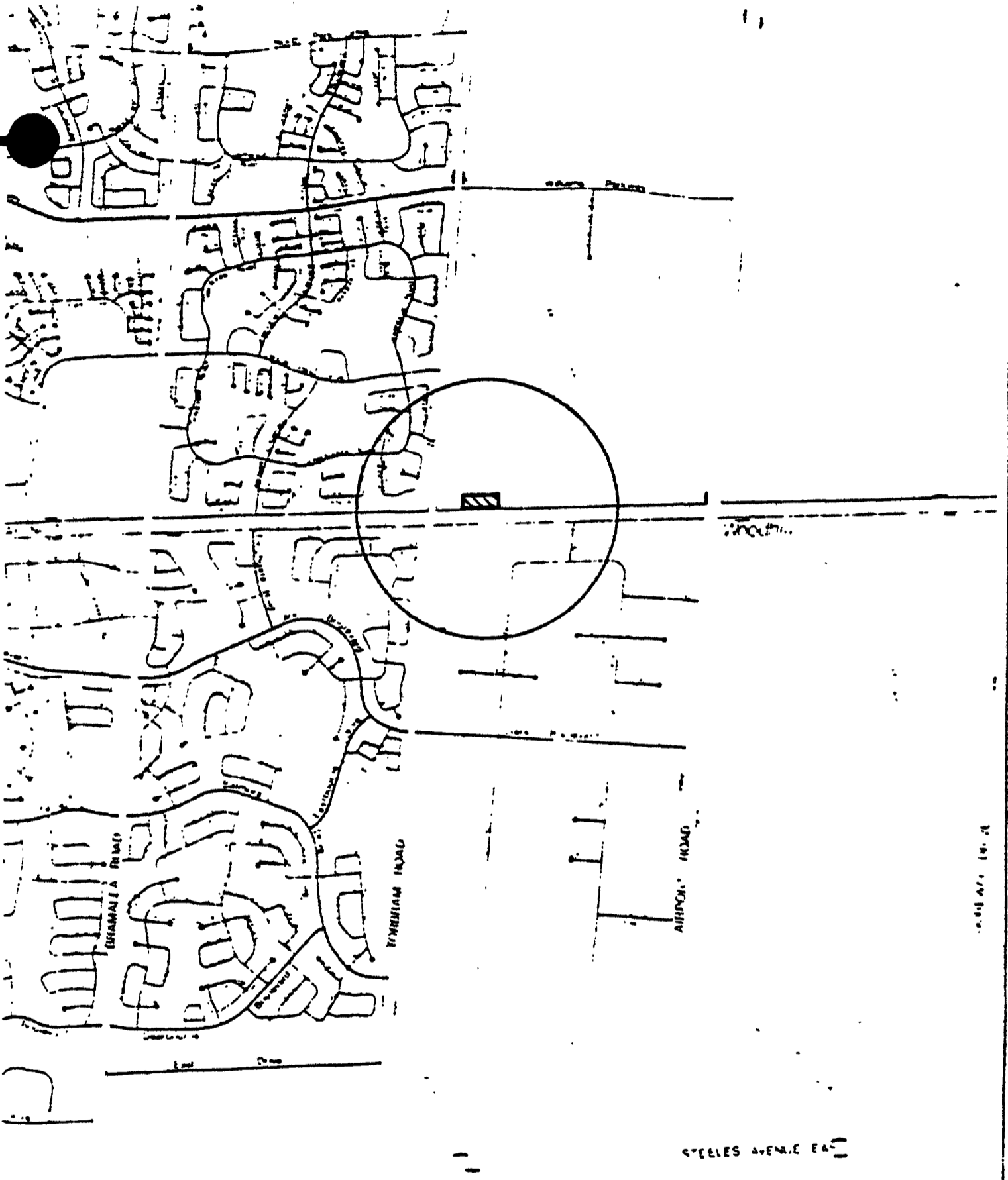


L.W.H. Laine,
Director, Planning and
Development Services.

LWHL/JS/kab



F.R. Dalzell,
Commissioner of Planning
and Development.



BRAMPTON TRAILERS

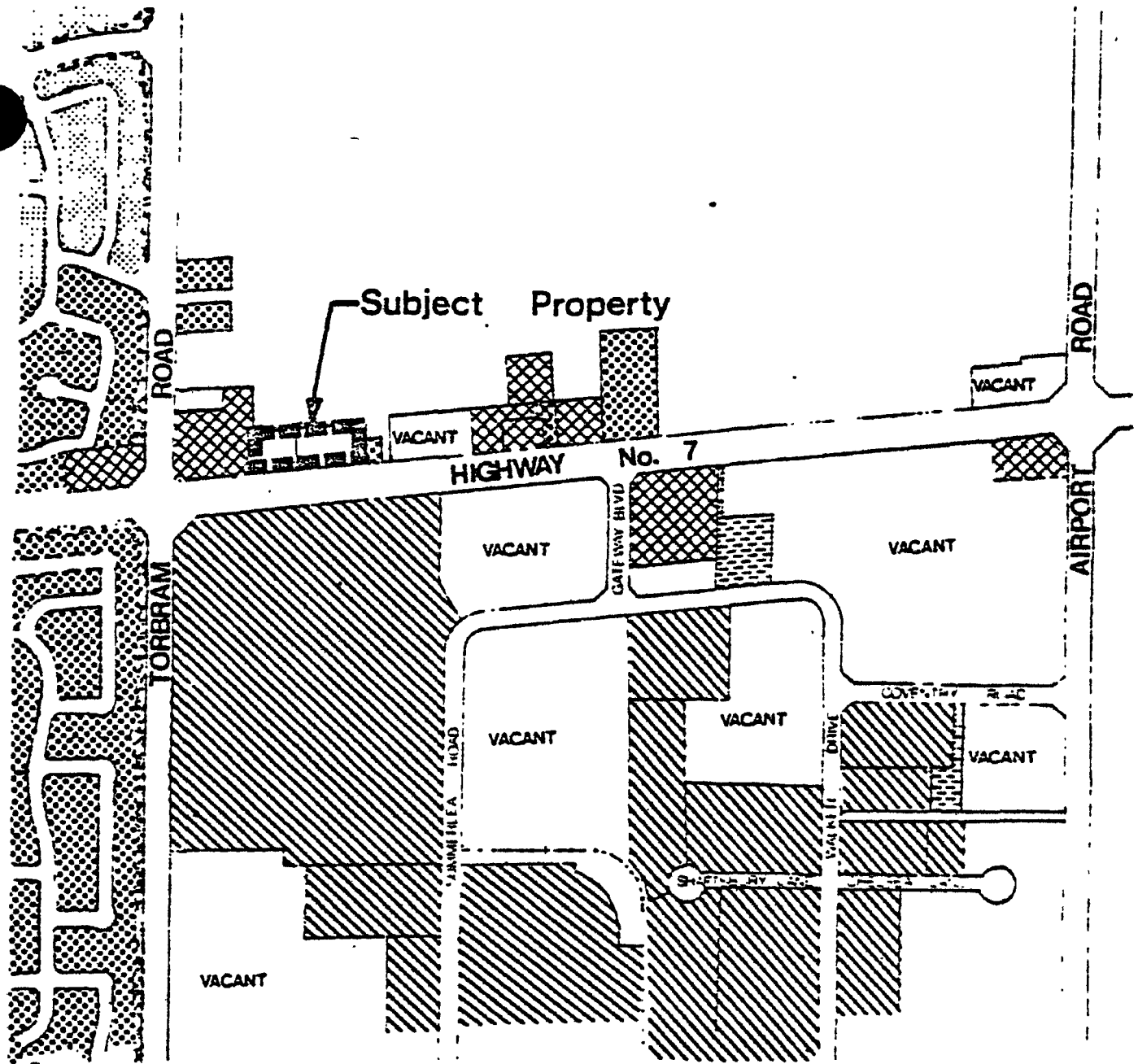
Location Map



1:25000

CITY OF BRAMPTON
 Planning and Development

Date: 82 06 04 Drawn by: RS
 File no. 06E6 8 Map no. 48-6A



Subject Property

HIGHWAY No. 7

ROAD

ROAD

AIRPORT

TORBRAM

BRAMBLE HILL

DRIVE

COVE DRIVE

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

Subject Property

Single Detached Dwelling

Semi Detached Dwelling

Commercial

Utilities

Industrial

Open Space

Agricultural & Vacant Lands

BRAMPTON TRAILERS



CITY OF BRAMPTON
Planning and Development

Land Use

1:800

Date: 82 06 07

Drawn by: RB

File no. CEE 6 8

Map no. 48-6C

Site Plan

BRAMPTON TRAILERS

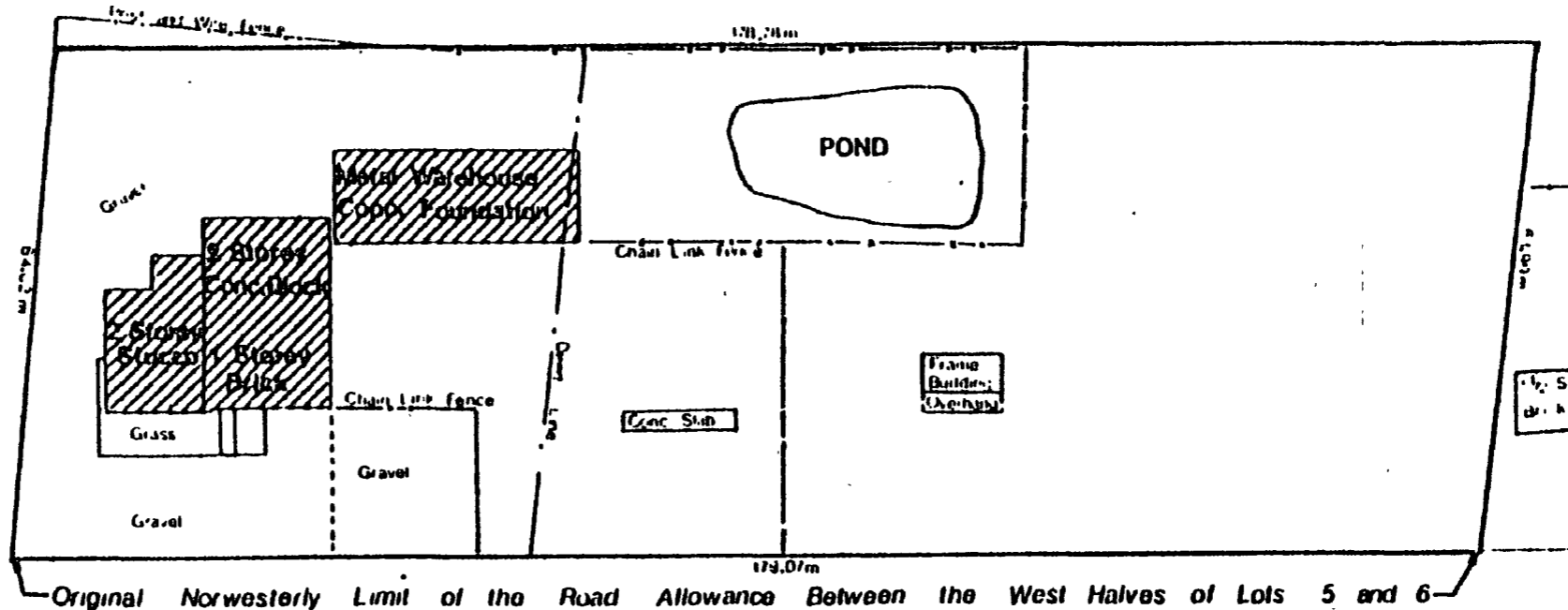
1:3000



Date: 82 06 04
File no. C666 8
Map no. 48-68

CITY OF BRAMPTON
Planning and Development

West Half of Lot 6



ROAD ALLOWANCE BETWEEN THE WEST HALVES OF LOTS 5 & 6

HIGHWAY No. 7

West Half of Lot 5