



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 222-82

To adopt Amendment Number 6
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 6 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 6 to the Official Plan of the City of Brampton Planning Area.

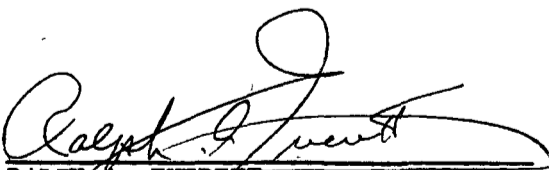
READ a FIRST, SECOND and THIRD TIME and Passed In Open Council

This 13th

day of October

1982.


ROBERT V. CALLAHAN - ACTING MAYOR


RALPH A. EVERETT - CLERK

ORIGINAL

21-OP-0031-6

-1

AMENDMENT NUMBER 6

to the Official Plan of the
City of Brampton Planning Area

A N D

AMENDMENT NUMBER 6A

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

Amendment No. 6A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 6 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 6 to the Official Plan for the City of
Brampton Planning Area and Amendment 6A to the
Consolidated Official Plan for the City of Brampton
Planning Area:

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

Date ... Jan. 20/89

D. P. McHugh

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

Amendment No. 6a
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 6 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, 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 No. 6a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 6 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 ..*Dec. 14/82*.....

David McHugh

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



THE CORPORATION OF THE CITY OF BRAMPTON

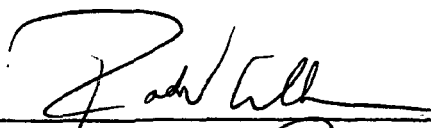
BY-LAW

Number 222-82
To adopt Amendment No. 6 to the
Official Plan of the City of
Brampton Planning Area and to
Adopt Amendment No. 6A to the
Consolidated Official Plan of the
City of Brampton Planning Area.

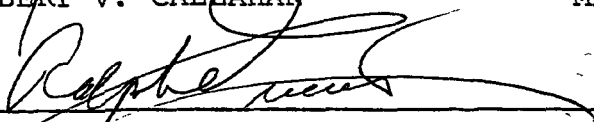
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby enacts as follows:

1. Amendment No. 6 to the Official Plan of the City of Brampton Planning Area and Amendment No. 6A 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. 6 to the Official Plan of the City of Brampton Planning Area and Amendment No. 6A 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 V. CALLAHAN 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 Highway Commercial to Service Commercial, and to provide a supplemental development principle for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the north side of Queen Street East, approximately 94 metres west of Rutherford Road, being part of Lot 6, Concession 2, E.H.S., (former Town of Brampton, County of Peel) in the City of Brampton.

3. Amendments and Policies Relative Thereto:

(1) The Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.9 and substituting therefor the following:

"Subsection B2.2 of Chapter B1 of Section B of Part C, and Chapter 35 of Section C of Part C and Plates Numbers 2 and 5, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 9, as amended by Amendment Number 42, and by Amendment Number 6A to the Consolidated Official Plan, are combined, and shall constitute the Madoc Secondary Plan."

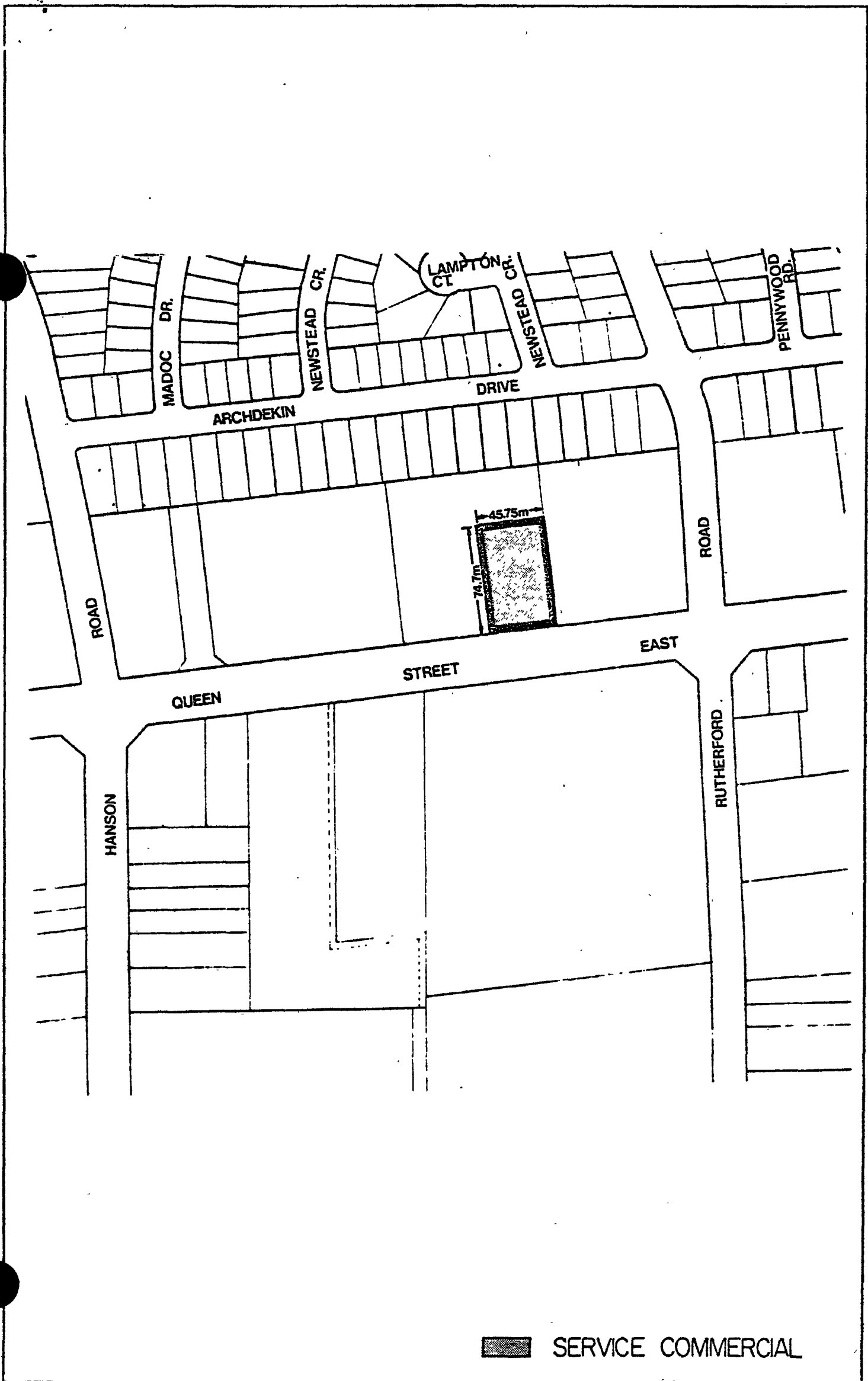
(2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Madoc Secondary Plan (being Subsection B2.2 of Chapter B1 of Section B of Part C, and Chapter 35 of Section C of Part C, and Plates Numbers 2 and 5, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 9, as amended by Official Plan Amendment Number 42) is hereby amended:

(a) by changing, on Plate Number 5, the land use designation of lands shown outlined on Schedule A attached hereto, from Highway Commercial to Service Commercial.

(b) by adding to Part C, Section B, Chapter B1, Subsection B2.2 Paragraph 4.0, the following:

"4.7 The Service Commercial designation of lands on the north side of Queen Street East, approximately 94 metres west of Rutherford Road, is intended to permit a bank with associated office space, with special attention paid to landscaping and other site planning features, to reinforce and improve this general area as a major functional and visual focus of the City."

DEFERRED
UNDER SECTION 14(6) OF
THE PLANNING ACT



OFFICIAL PLAN AMENDMENT NO. 6 A
 Schedule A


 I: 3061

CITY OF BRAMPTON
 Planning and Development
 Date: 82. 09 13 Drawn by: J.K.
 File no. C2E6.11 Map no. 44-24D

BACKGROUND MATERIAL TO AMENDMENT NUMBER 6

Attached is a copy of a report of the Director, Planning and Development Services, dated July 16, 1982 and a copy of a report from the Director, Planning and Development Services, dated September 13, 1982 forwarding notes of a public meeting held on September 8, 1982.

INTER-OFFICE MEMORANDUM

*Sent to PC -
Aug. 3/82*

Office of the Commissioner of Planning & Development

1982 07 16

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the
Restricted Area Zoning By-law
Part of Lot 6, Concession 2, E.H.S.
JEFFREY-LYNCH LIMITED
310 Queen Street East
Ward No. 1
Our File: C2E6.11

1.0 BACKGROUND:

An application to amend the Restricted Area Zoning By-law has been filed with the City Clerk.

2.0 SITE DESCRIPTION:

The property is a rectangular shaped parcel having an area of 3417.5 square metres (36736.87 square feet) with a frontage of 45.726 metres (150 feet) on the north side of Queen Street East and an average depth of 74.7 metres (245.08 feet). The subject site consists of the southeast corner of the existing Jeffrey-Lynch automobile dealership located about 94 metres (305.12 feet) west of Rutherford Road.

The property is presently occupied by the small office of the used car sales operation of the automobile dealership, in approximately the centre of the site. The balance of the site is paved, except for a small grassed area along the frontage and the east property boundary, and is used for the parking and display of automobiles. Separating the subject site from the property to the east is a chain link fence, with barbed wire on top totalling approximately 2 metres

(6 feet) in height. Adjacent to this east property boundary is a gasoline pump. A number of flood light standards exist on the property.

Access to the subject site is obtained via the existing 9 metre (29 feet) wide easterly driveway of the automobile dealership. The central driveway of the automobile dealership presently is split between the subject site and the lands which will be retained as the automobile dealership.

Surrounding the site are the following uses:

- to the south, on the opposite side of Queen Street East, are a number of industrial uses,
- to the west, is the Jeffrey-Lynch automobile dealership and further west is the Colony automobile dealership,
- to the north, is a portion of the automobile dealership site, while further north are semi-detached dwellings fronting onto Archdekin Drive,
- to the east, is the Claude Frost automobile dealership.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject site as Highway Commercial. The new Official Plan designates the site Commercial and further defines this designation through Section 2.2 as Highway and Service Commercial. The proposed use does not fall within the definition of Highway Commercial uses contained in the Consolidated Official Plan.

By-law 25-79 zones the site Highway Commercial One (HCl). A zoning by-law amendment is necessary to permit the proposed bank on the subject site as the HCl zoning only permits a bank in conjunction with a service station.

4.0 PROPOSAL:

The applicant is proposing that the zoning by-law be amended to permit the construction of a free standing bank on a property to be severed from an existing automobile dealership. To accommodate the proposed bank, the existing structure and facilities on the site associated with the automobile dealership, are proposed to be removed.

The applicant has submitted a preliminary site plan (attached to this report) which illustrates the location and size of the proposed bank. The bank is proposed to have a total ground floor area of 460.5 square metres (4956.9 square feet) with a 180 square metres (1937.7 square feet) mezzanine. Provision has been made on the plan for a future expansion to the rear of the proposed bank by 188 square metres (2023.7 square feet) to the ground floor and 36 square metres (387.5 square feet) to the mezzanine level. With such a future expansion, the proposed bank would have a total floor area of 864 square metres (9300.3 square feet). A front yard setback of 11.4 metres (37.4 feet) is proposed with the area between the proposed bank and Queen Street East being devoted to walkways and landscaping. Similarly, a 3 metre (9.8 feet) landscape strip is proposed along the site's west property boundary and a 2 metre (6.6 feet) landscape strip along the east property boundary. A pedestrian walkway is proposed from the existing sidewalk on the north side of Queen Street East to the parking area to the rear of the proposed building.

The preliminary site plan illustrates a total of 57 parking spaces, the majority of which are located behind the proposed building. To separate the parking area from the parking and automobile storage areas of the surrounding automobile dealerships, a 1.5 metre (5 feet) high decorative concrete fence is proposed along the site's north property boundary, and along the west boundary abutting the parking area. The existing chain link fence along the east property boundary is proposed to be retained.

Access to the parking area is proposed via the existing 9 metre (29 feet) wide easterly access of the automobile dealership, tapering to a 6 metre (19.6 feet) driveway along the east side of the proposed building to serve the 12 parking spaces in this location and the balance of the 57 spaces to the rear of the building. The existing central driveway of the automobile dealership is proposed to be relocated to the west of the subject site.

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS:

Region of Peel has advised that they have no objections to the subject proposal and note that municipal services are available on Queen Street and that Regional Roads are not affected.

Buildings and By-law Enforcement have advised that the subject property is zoned HCl which requires a minimum front yard depth of 15 metres, and that an 11.4 metre depth of front yard has been proposed. They advise that a 11.4 metre setback should be a minimum in the zoning by-law and that the zoning by-law control the building envelope to that proposal by the applicant.

Fire Department has advised that they have no objections to the subject proposal.

Public Works Department has advised a 5 metre curb radius is required at the street and the proposed driveway, and suggest that no cars be parked closer than 15.24 metres from Queen Street East to facilitate ingress and egress to and from the parking lot.

6.0 DISCUSSION:

Staff are of the opinion that the proposed bank is service oriented in nature and as such is more in keeping with the Service Commercial designation of the Consolidated Official Plan rather than the Highway Commercial designation, which exists on the site. In view of this, an amendment to both the Official Plan and the Restricted Area Zoning By-law is required.

With respect to the proposed use, it is noted that the property is currently zoned HCl, which among other uses, permits a bank only in conjunction with a service station. The subject site is located in a Highway and Service Commercial designation in the new Official Plan and is identified as part of the Central Commercial Corridor of the City. It is the policy of the City, as contained in the new Official Plan, that the Central Commercial Corridor be developed and reinforced as the major retail and office commercial area for the City. The new Official Plan also outlines that in the development of private commercial uses in the Central Commercial Corridor, that consideration will be given to special landscaping and other site planning requirements to reinforce and improve this area as a major functional and visual focus for the City.

It is the opinion of staff that the use of the subject site for a free standing bank conforms with the intent of the new Official Plan and therefore is an acceptable use.

With respect to the preliminary site development plan it is noted that although the proposed bank will be a business oriented operation, parking has been provided for the proposal including the future expansion on the basis of the City's current standards (1 per 15 square metres of gross commercial floor area). In addition it is proposed that over 24 percent of the site, including the entire area between the building and Queen Street East, will be landscaped Open Space. While the preliminary site development plan reflects the City's policy to reinforce and improve the Central Commercial Corridor as the major functional and visual focus of the City, refinements to the plan will be necessary. This refinement involves the size and design of the proposed driveway, the design of the parking area, and the detailed treatment of the lands bordering the north, east and west property limits, which will be dealt with during the processing of the site development and landscape plans.

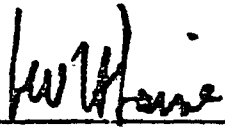
7.0 CONCLUSIONS:

In response to this application, it is recommended that a Public Meeting be held in accordance with City Council's procedures. Subject to the results of the public meeting, the following conditions should be imposed:

1. The applicant revise the application to include an amendment to the Official Plan and pay the necessary fee involved in such a revision.
2. The zoning by-law contain the following provisions:
 - a. that the site shall be used only for a bank, the maximum gross commercial floor area of which shall not exceed 864 square metres.
 - b. that the minimum front yard setback be 11.4 metres.
 - c. that the location of the bank shall be limited to the area indicated as the building envelope on the preliminary site development plan.
 - d. that parking be provided on the basis of 1 parking space for every 15 square metres of gross commercial floor area.
 - e. that the area between the structure and Queen Street East be developed and maintained as landscaped open space.
3. Development of the site shall be subject to site and landscape plan approval and site plan control agreement.
4. The site plan control agreement contain a provision that all garbage shall be stored within the building.

5. The site plan control agreement contains a provision that any floodlighting on the site will be directed away from the residential dwellings fronting on Archdekin Drive.

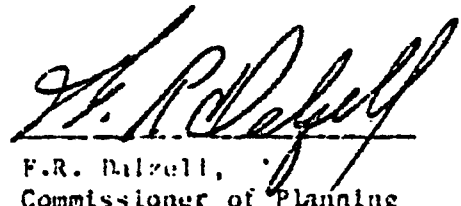
AGREED:



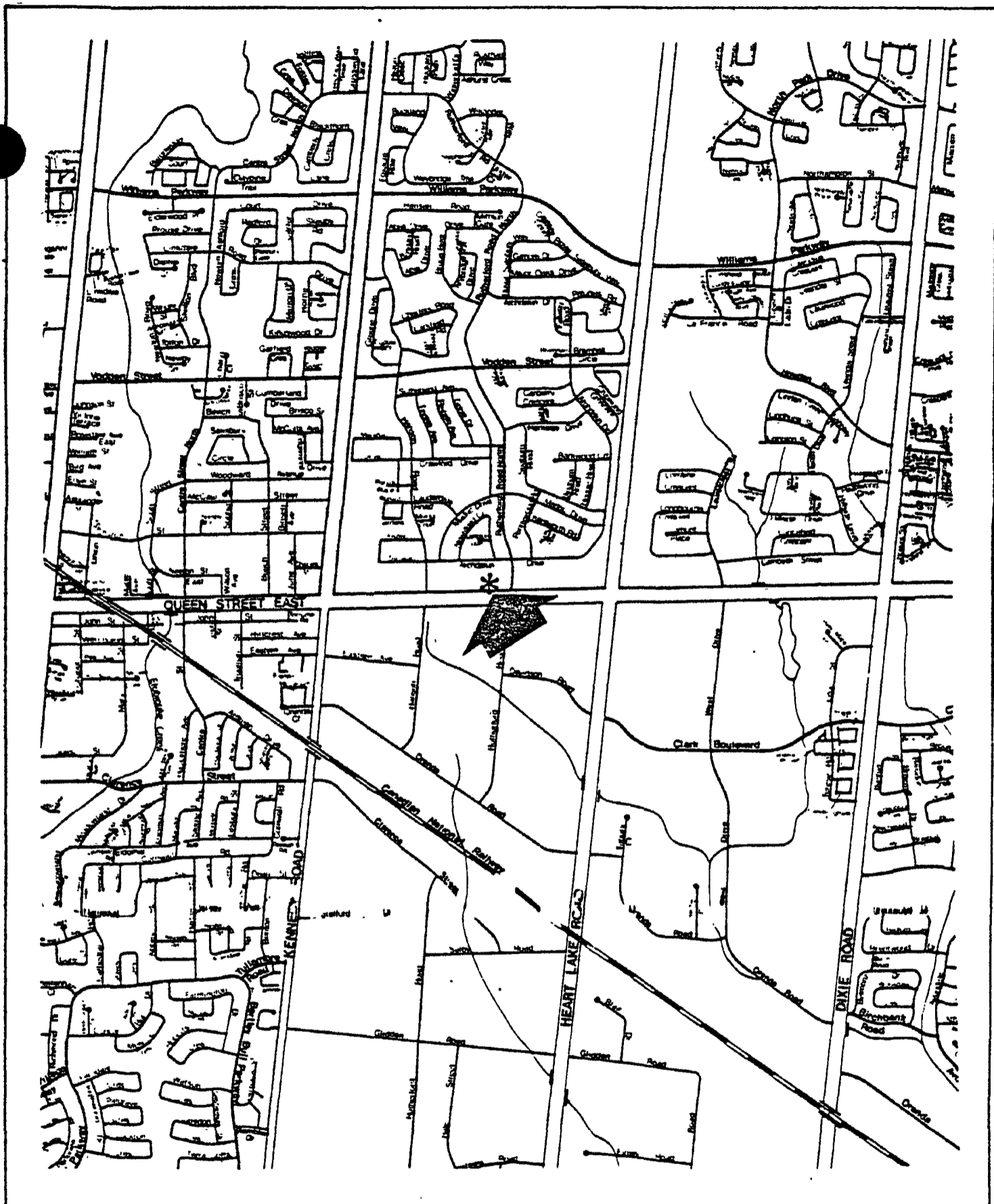
L.W.H. Laine,
Director, Planning and
Development Services.

LWHL/DR/kab

Attachment.

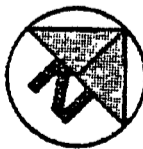


F.R. Bilzell,
Commissioner of Planning
and Development.



JEFFREY LYNCH LTD.

Location Map



1:25000

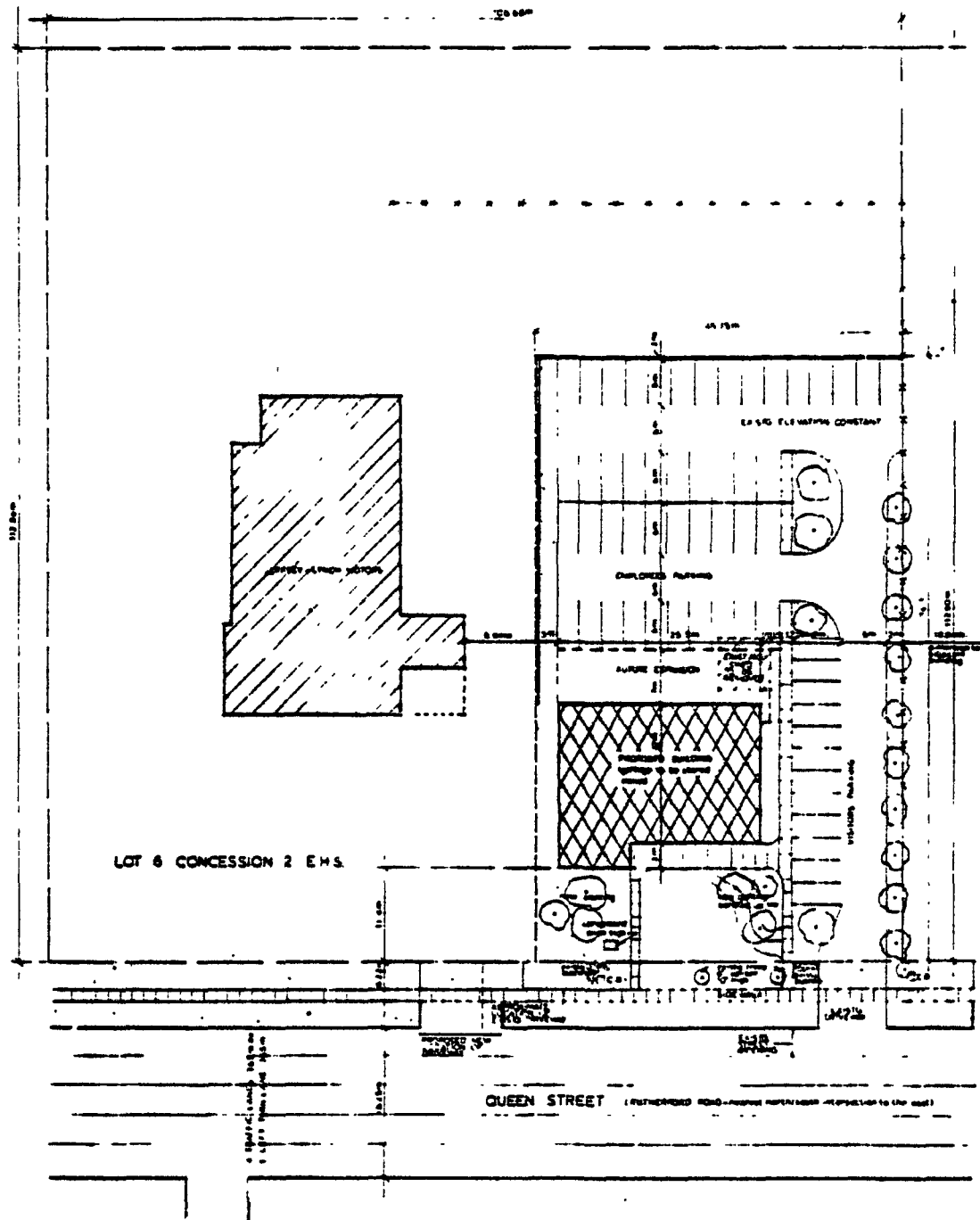
CITY OF BRAMPTON
 Planning and Development

Date: 82-07-06

Drawn by: J.M.S.

File no. C2E6.11

Map no. 44-24A



SUMMARY STATISTICS

NETS AVAILABLE	2479m ²
PROPOSED BUILDING AREA	1180m ²
OPENED FLOOR	1180m ²
TOTAL	3659m ²
EXPANDED BUILDING AREA	1180m ²
OPENED FLOOR	1180m ²
TOTAL	2360m ²

BUILDING COVERAGE RATIO	12%
PROPOSED BLDG	1180
EXPANDED BLDG	1180
LANDSCAPED AREA	270
PROPOSED BLDG	270
EXPANDED BLDG	270
USE	TABLE USE BARRING FACILITY

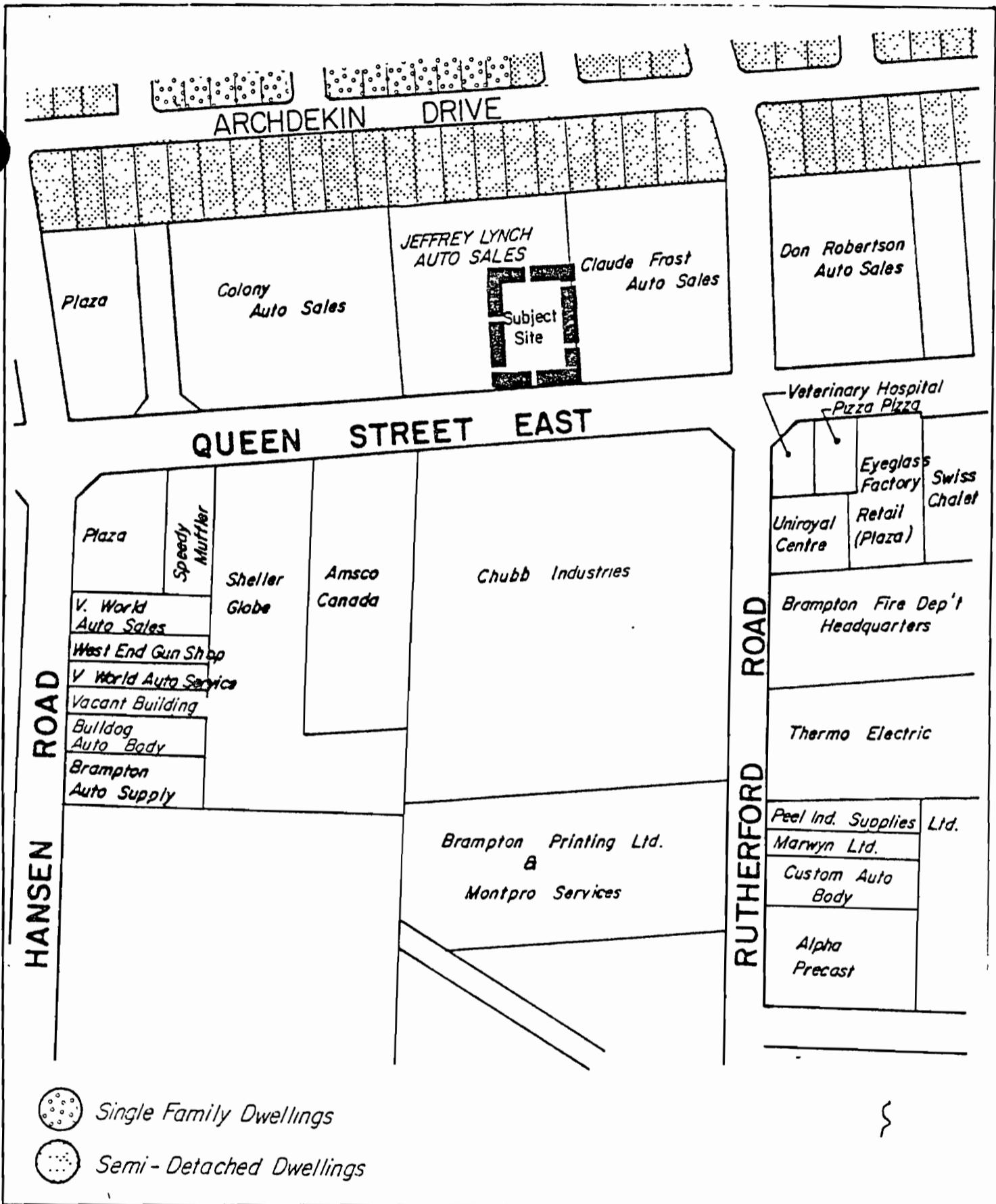
JEFFREY LYNCH LTD.
Site Plan



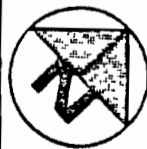
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CITY OF BRAMPTON
Planning and Development

Date: 82-07-06 Drawn by: J.M.S.
File no. C2E6.11 Map no. 44-24B



JEFFREY LYNCH LTD.
Land Use



1:3073

CITY OF BRAMPTON
Planning and Development

Date: 1982.07.02 Drawn by: J. M. D.
File no. C2E6 11 Map no. 44-24C

1982 09 13

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Restricted
Area Zoning By-law
Part of Lot 6, Concession 2, E.H.S.
JEFFREY-LYNCH LIMITED
310 Queen Street East - Ward 1
Our File: C2F6.11

The notes of the Public Meeting held on Wednesday, September 8, 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.

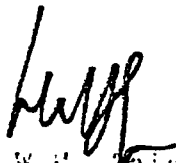
It is recommended that Planning Committee recommend to City Council that:

- 1) The notes of the Public Meeting be received;
- 2) The application be approved, subject to the conditions contained in the staff report dated July 19, 1982;
- 3) Staff be directed to prepare an amendment to the Official Plan and Restricted Area Zoning By-law for consideration of City Council.

AGREED

E. K. Daizell
Commissioner of Planning
and Development

LWIL/ec
attachment


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

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, September 8, 1952, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton. Outfitting commenced at 7:15 p.m., with respect to an application by JERRY LYNCH (IM111) to amend the Restricted Area Zoning By-Law to permit the following proposal: The property is presently occupied by a small office of the automobile dealership. The proposal is to demolish the office and construct a building on the site, which is to be used as a bank.

Members Present: Councillor D. Sutter - Chairman
Alderman L. Kee
Alderman K. Coutlee
Councillor W. Mitchell
Councillor P. Robertson
Alderman L. Plane
Alderman R. Miller
Alderman R. Crowley
Alderman L. Russell
Alderman R. Miller

Staff Present: E. R. Dalzell, Commissioner of Planning and Development
J. Robinson, Development Planner
D. Ross, Development Planner
L. 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.

There were no interested members of the public in attendance and the meeting adjourned at 7:47 p.m.

1983 JAN 5 PM 1 54

21-OP-0031-6(a)

AMENDMENT NUMBER 6

- 6

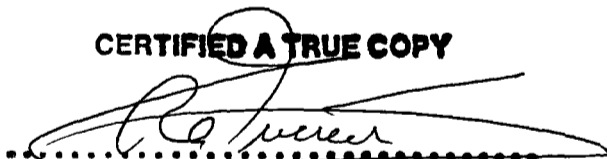
to the Official Plan of the
City of Brampton Planning Area

A N D

AMENDMENT NUMBER 6A

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

CERTIFIED A TRUE COPY


.....
City Clerk
City of Brampton
DEC 22 1982
..... 19



REG. PLAN NO. 683

LODGED IN THE REGISTRY OFFICE at 1.54 p.m Jan 5/83

~~FOR THE COUNTY OF YORK~~

Regional Municipality of Peel
K. Bayliss D.L.R.


FS.

Amendment No. 6a
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 6 to the Official Plan
for the City of Brampton Planning Area

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

Date *Dec 14/82*



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



THE CORPORATION OF THE CITY OF BRAMPTON

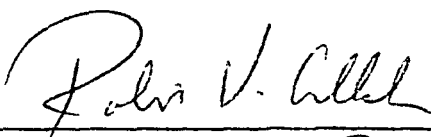
BY-LAW

Number 222-82
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Adopt Amendment No. 6A to the
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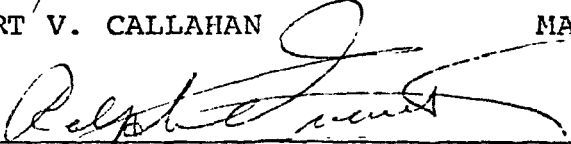
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Planning Area and Amendment No. 6A to the Consolidated
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application to the Minister of Municipal Affairs and
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Brampton Planning Area.

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



ROBERT V. CALLAHAN 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 Highway Commercial to Service Commercial, and to provide a supplemental development principle for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the north side of Queen Street East, approximately 94 metres west of Rutherford Road, being part of Lot 6, Concession 2, E.H.S., (former Town of Brampton, County of Peel) in the City of Brampton.

3. Amendments and Policies Relative Thereto:

(1) The Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.9 and substituting therefor the following:

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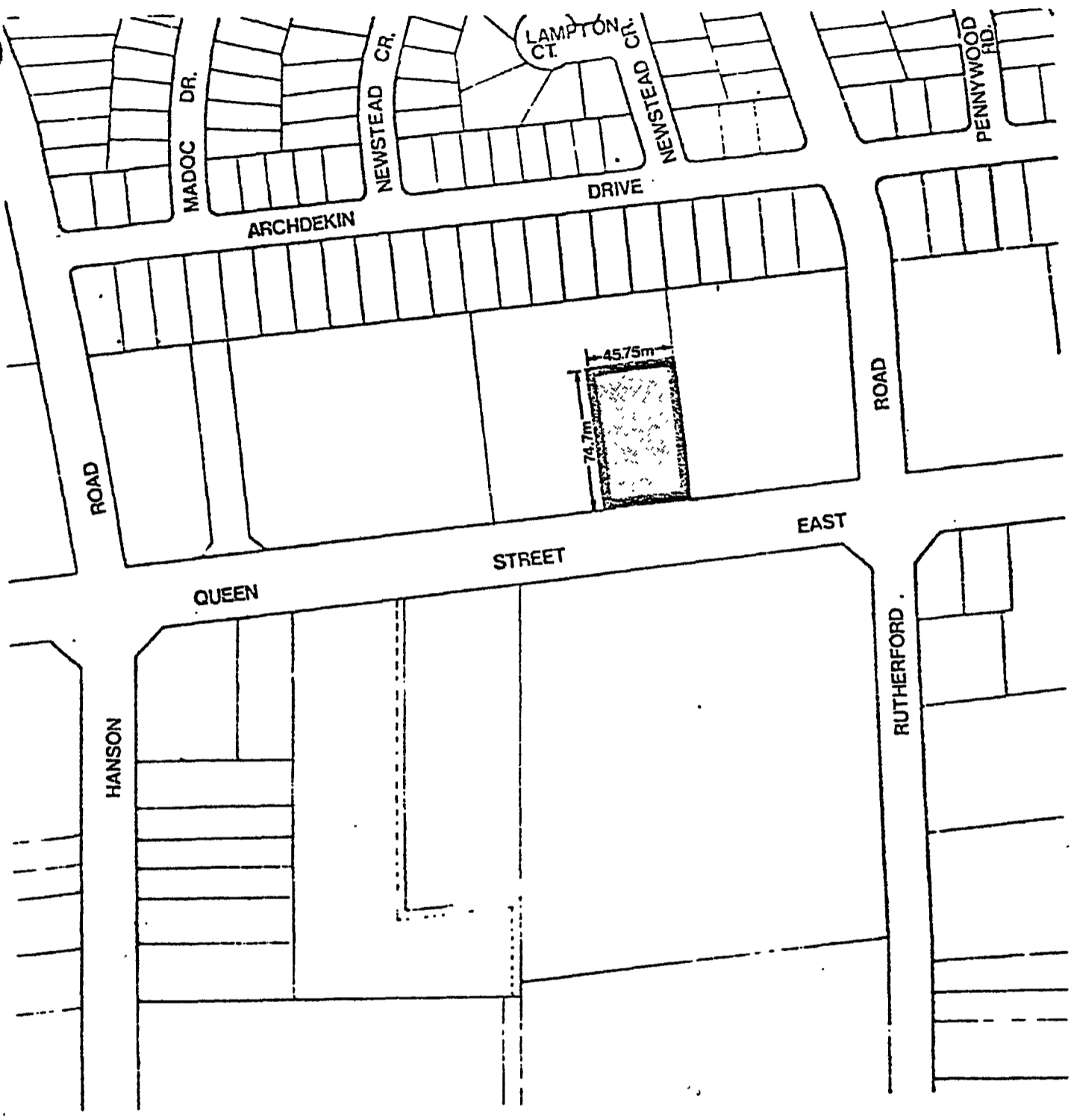
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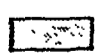
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DEFERRED #1
UNDER SECTION 11 (9) OF
THE PLANNING ACT



 SERVICE COMMERCIAL

OFFICIAL PLAN AMENDMENT NO. 6 A

Schedule A



I:306I

CITY OF BRAMPTON
Planning and Development

Date: 82.09.13 Drawn by: J.K.
File no. C2E6.11 Map no. 44-24D

BACKGROUND MATERIAL TO AMENDMENT NUMBER 6

Attached is a copy of a report of the Director, Planning and Development Services, dated July 16, 1982 and a copy of a report from the Director, Planning and Development Services, dated September 13, 1982 forwarding notes of a public meeting held on September 8, 1982.

INTER-OFFICE MEMORANDUM

*Sent to PC
Aug. 31*

Office of the Commissioner of Planning & Development

1982 07 16

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the
Restricted Area Zoning By-law
Part of Lot 6, Concession 2, E.H.S.
JEFFREY-LYNCH LIMITED
310 Queen Street East
Ward No. 1
Our File: C2E6.11

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The property is a rectangular shaped parcel having an area of 3417.5 square metres (36786.87 square feet) with a frontage of 45.726 metres (150 feet) on the north side of Queen Street East and an average depth of 74.7 metres (245.08 feet). The subject site consists of the southeast corner of the existing Jeffrey-Lynch automobile dealership located about 94 metres (305.12 feet) west of Rutherford Road.

The property is presently occupied by the small office of the used car sales operation of the automobile dealership, in approximately the centre of the site. The balance of the site is paved, except for a small grassed area along the frontage and the east property boundary, and is used for the parking and display of automobiles. Separating the subject site from the property to the east is a chain link fence, with barbed wire on top totalling approximately 2 metres

(6 feet) in height. Adjacent to this east property boundary is a gasoline pump. A number of flood light standards exist on the property.

Access to the subject site is obtained via the existing 9 metre (29 feet) wide easterly driveway of the automobile dealership. The central driveway of the automobile dealership presently is split between the subject site and the lands which will be retained as the automobile dealership.

Surrounding the site are the following uses:

- to the south, on the opposite side of Queen Street East, are a number of industrial uses,
- to the west, is the Jeffrey-Lynch automobile dealership and further west is the Colony automobile dealership,
- to the north, is a portion of the automobile dealership site, while further north are semi-detached dwellings fronting onto Archdekin Drive,
- to the east, is the Claude Frost automobile dealership.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject site as Highway Commercial. The new Official Plan designates the site Commercial and further defines this designation through Section 2.2 as Highway and Service Commercial. The proposed use does not fall within the definition of Highway Commercial uses contained in the Consolidated Official Plan.

By-law 25-79 zones the site Highway Commercial One (HCO). A zoning by-law amendment is necessary to permit the proposed bank on the subject site as the HCO zoning only permits a bank in conjunction with a service station.

4.0 PROPOSAL:

The applicant is proposing that the zoning by-law be amended to permit the construction of a free standing bank on a property to be severed from an existing automobile dealership. To accommodate the proposed bank, the existing structure and facilities on the site associated with the automobile dealership, are proposed to be removed.

The applicant has submitted a preliminary site plan (attached to this report) which illustrates the location and size of the proposed bank. The bank is proposed to have a total ground floor area of 460.5 square metres (4956.9 square feet) with a 180 square metres (1937.7 square feet) mezzanine. Provision has been made on the plan for a future expansion to the rear of the proposed bank by 188 square metres (2023.7 square feet) to the ground floor and 36 square metres (387.5 square feet) to the mezzanine level. With such a future expansion, the proposed bank would have a total floor area of 864 square metres (9300.3 square feet). A front yard setback of 11.4 metres (37.4 feet) is proposed with the area between the proposed bank and Queen Street East being devoted to walkways and landscaping. Similarly, a 3 metre (9.8 feet) landscape strip is proposed along the site's west property boundary and a 2 metre (6.6 feet) landscape strip along the east property boundary. A pedestrian walkway is proposed from the existing sidewalk on the north side of Queen Street East to the parking area to the rear of the proposed building.

The preliminary site plan illustrates a total of 57 parking spaces, the majority of which are located behind the proposed building. To separate the parking area from the parking and automobile storage areas of the surrounding automobile dealerships, a 1.5 metre (5 feet) high decorative concrete fence is proposed along the site's north property boundary, and along the west boundary abutting the parking area. The existing chain link fence along the east property boundary is proposed to be retained.

Access to the parking area is proposed via the existing 9 metre (29 feet) wide easterly access of the automobile dealership, tapering to a 6 metre (19.6 feet) driveway along the east side of the proposed building to serve the 12 parking spaces in this location and the balance of the 57 spaces to the rear of the building. The existing central driveway of the automobile dealership is proposed to be relocated to the west of the subject site.

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS:

Region of Peel has advised that they have no objections to the subject proposal and note that municipal services are available on Queen Street and that Regional Roads are not affected.

Buildings and By-law Enforcement have advised that the subject property is zoned HCl which requires a minimum front yard depth of 15 metres, and that an 11.4 metre depth of front yard has been proposed. They advise that a 11.4 metre setback should be a minimum in the zoning by-law and that the zoning by-law control the building envelope to that proposal by the applicant.

Fire Department has advised that they have no objections to the subject proposal.

Public Works Department has advised a 5 metre curb radius is required at the street and the proposed driveway, and suggest that no cars be parked closer than 15.24 metres from Queen Street East to facilitate ingress and egress to and from the parking lot.

6.0 DISCUSSION:

Staff are of the opinion that the proposed bank is service oriented in nature and as such is more in keeping with the Service Commercial designation of the Consolidated Official Plan rather than the Highway Commercial designation, which exists on the site. In view of this, an amendment to both the Official Plan and the Restricted Area Zoning By-law is required.

With respect to the proposed use, it is noted that the property is currently zoned HCl, which among other uses, permits a bank only in conjunction with a service station. The subject site is located in a Highway and Service Commercial designation in the new Official Plan and is identified as part of the Central Commercial Corridor of the City. It is the policy of the City, as contained in the new Official Plan, that the Central Commercial Corridor be developed and reinforced as the major retail and office commercial area for the City. The new Official Plan also outlines that in the development of private commercial uses in the Central Commercial Corridor, that consideration will be given to special landscaping and other site-planning requirements to reinforce and improve this area as a major functional and visual focus for the City.

It is the opinion of staff that the use of the subject site for a free standing bank conforms with the intent of the new Official Plan and therefore is an acceptable use.

With respect to the preliminary site development plan it is noted that although the proposed bank will be a business oriented operation, parking has been provided for the proposal including the future expansion on the basis of the City's current standards (1 per 15 square metres of gross commercial floor area). In addition it is proposed that over 24 percent of the site, including the entire area between the building and Queen Street East, will be landscaped Open Space. While the preliminary site development plan reflects the City's policy to reinforce and improve the Central Commercial Corridor as the major functional and visual focus of the City, refinements to the plan will be necessary. This refinement involves the size and design of the proposed driveway, the design of the parking area, and the detailed treatment of the lands bordering the north, east and west property limits, which will be dealt with during the processing of the site development and landscape plans.

7.0 CONCLUSIONS:

In response to this application, it is recommended that a Public Meeting be held in accordance with City Council's procedures. Subject to the results of the public meeting, the following conditions should be imposed:

1. The applicant revise the application to include an amendment to the Official Plan and pay the necessary fee involved in such a revision.
2. The zoning by-law contain the following provisions:
 - a. that the site shall be used only for a bank, the maximum gross commercial floor area of which shall not exceed 864 square metres.
 - b. that the minimum front yard setback be 11.4 metres.
 - c. that the location of the bank shall be limited to the area indicated as the building envelope on the preliminary site development plan.
 - d. that parking be provided on the basis of 1 parking space for every 15 square metres of gross commercial floor area.
 - e. that the area between the structure and Owen Street East be developed and maintained as landscaped open space.
3. Development of the site shall be subject to site and landscape plan approval and site plan control agreement.
4. The site plan control agreement contain a provision that all garbage shall be stored within the building.

5. The site plan control agreement contains a provision that any floodlighting on the site will be directed away from the residential dwellings fronting on Archdekin Drive.

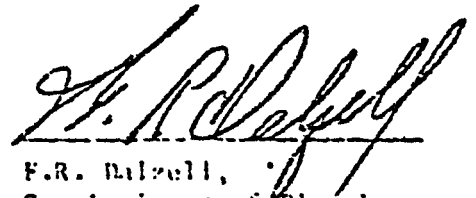
AGREED:



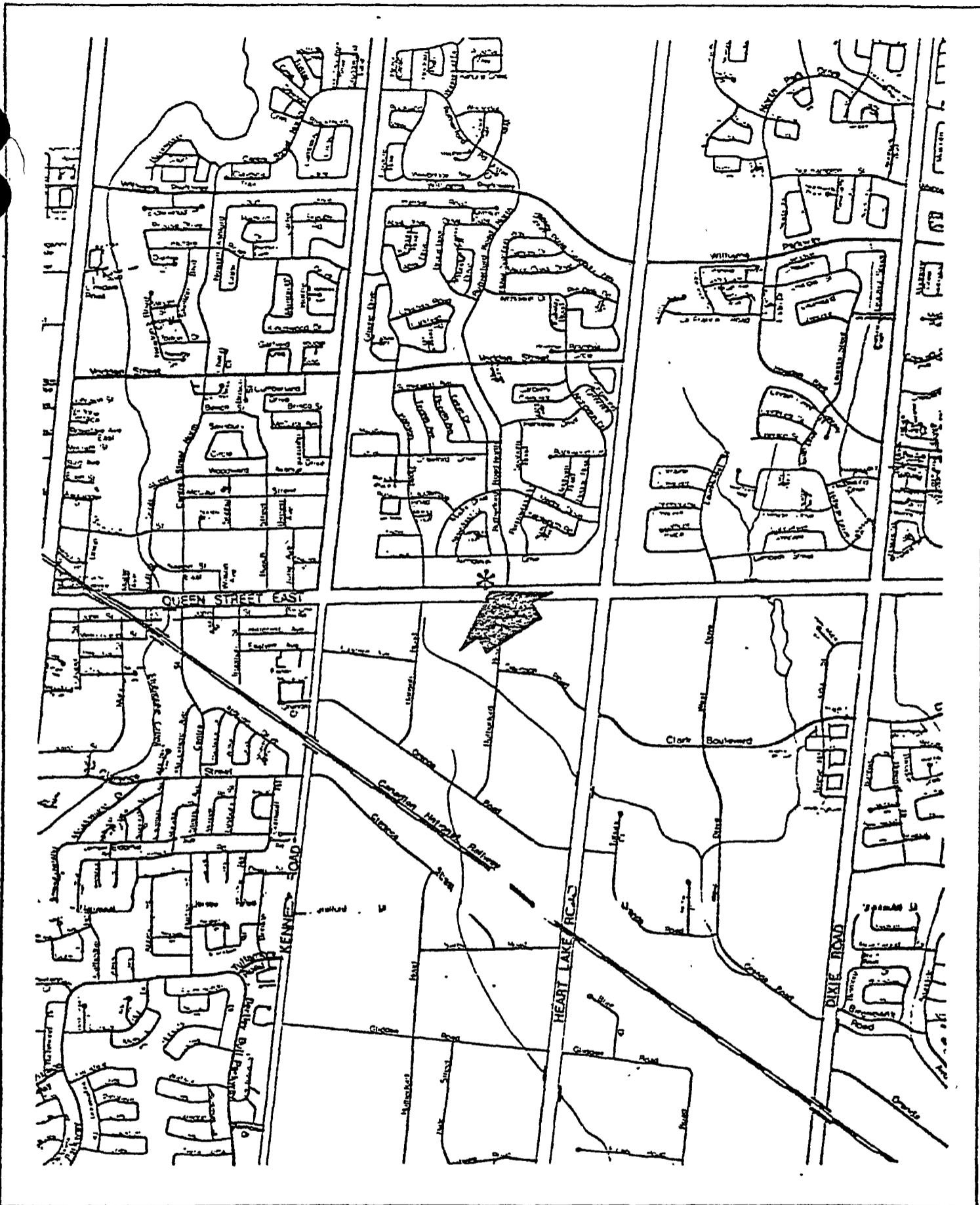
L.W.H. Laine,
Director, Planning and
Development Services.

LWHL/DR/kab

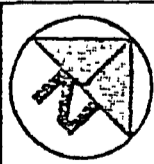
Attachment.



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



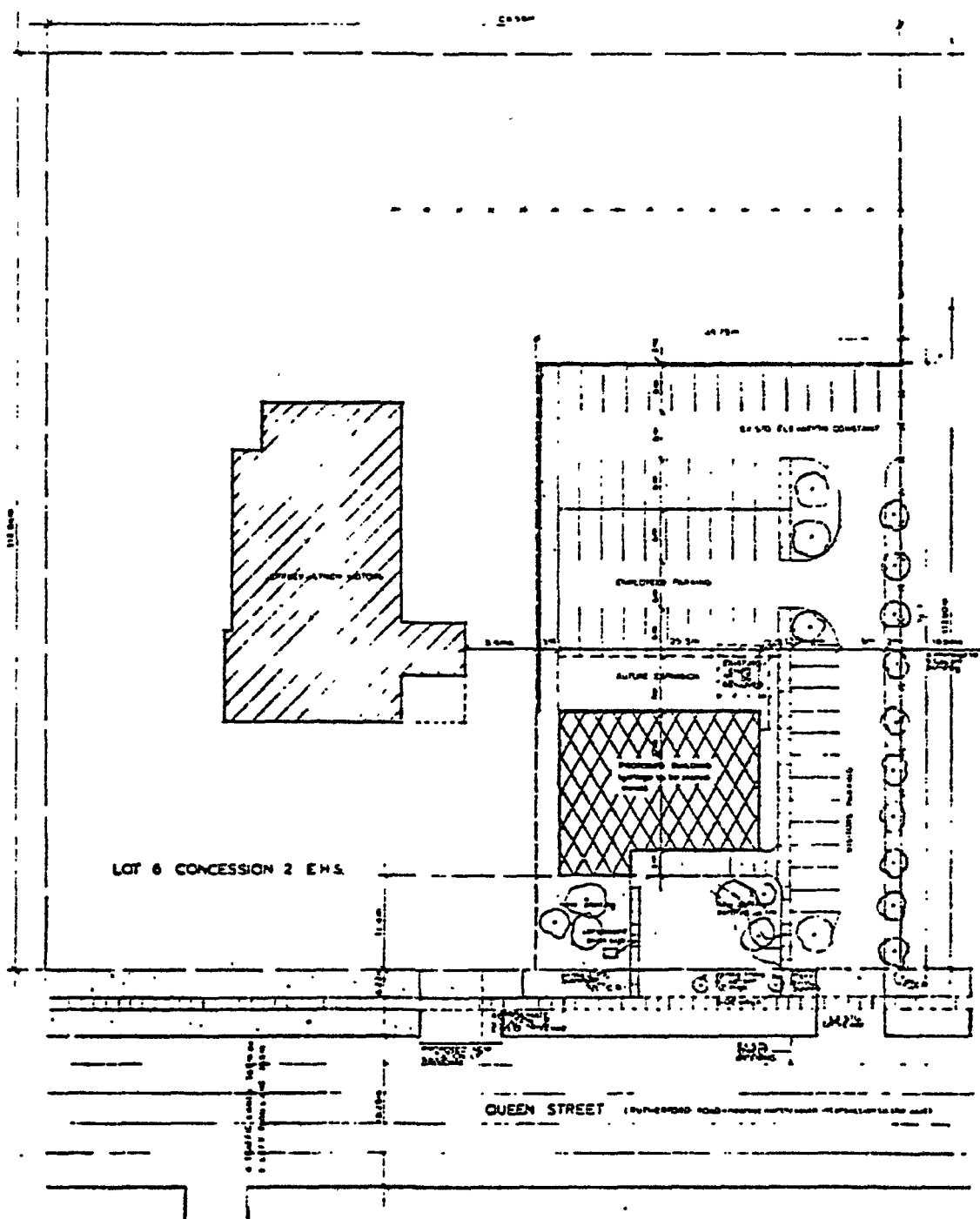
JEFFREY LYNCH LTD.
 Location Map



1:25000

CITY OF BRAMPTON
 Planning and Development

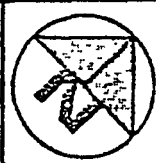
Date: 82-07-06 Drawn by: J.M.S.
 File no. C2E5.11 Map no. 44-24A



SUMMARY STATISTICS	
NONA USE AREA	3,077 m ²
COMMERCIAL/INDUSTRIAL AREA	1,000 m ²
USE TOTAL	4,077 m ²
RESIDENTIAL/RECREATION AREA	1,100 m ²
USE TOTAL	5,177 m ²

NONA CONCESSION AREA	1,000 m ²
EXPANDED BLDG	1,000 m ²
EXPANDED BLDG	1,000 m ²
USE TOTAL	3,000 m ²
USE	WHOLE USE BUILDING FACILITY

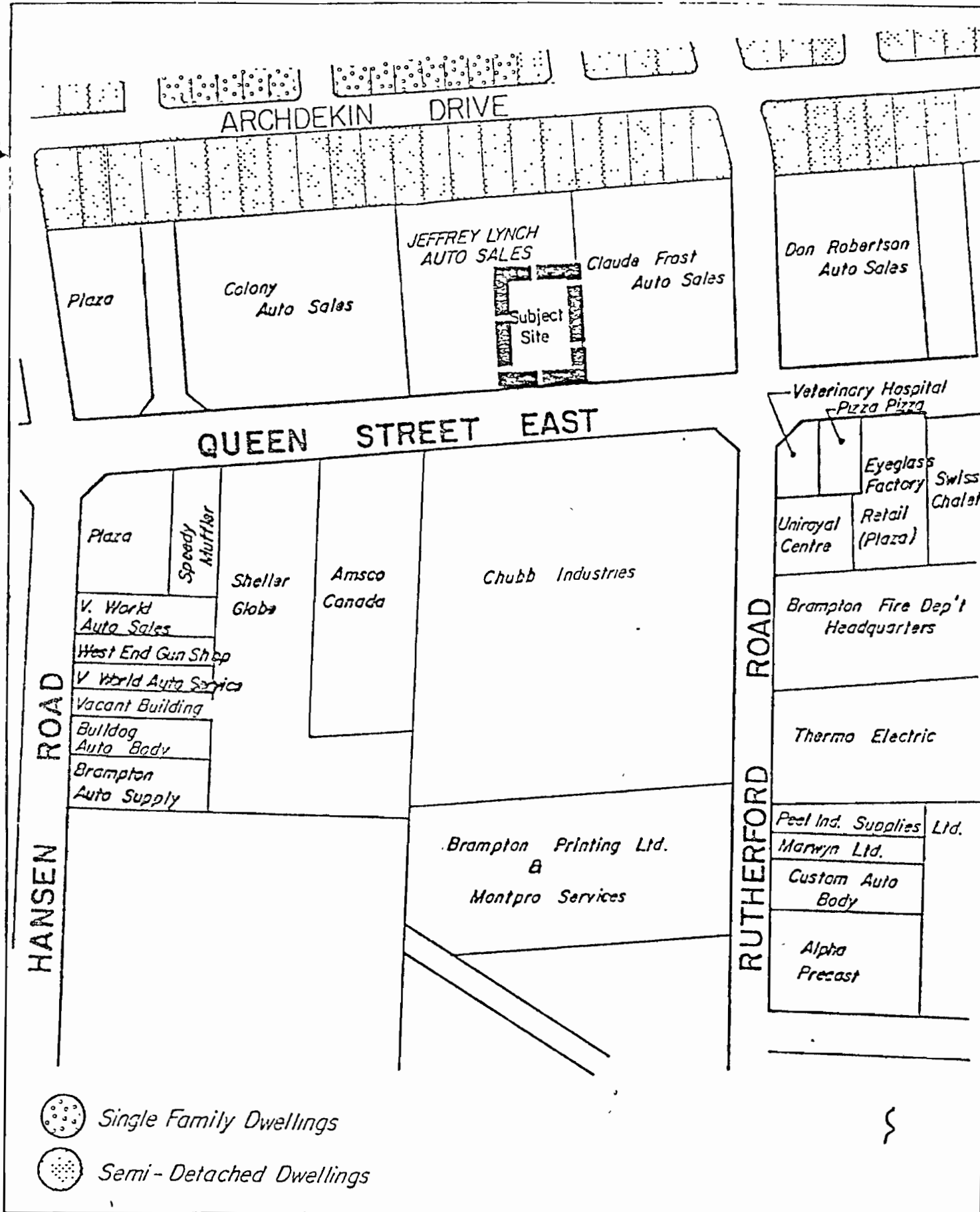
JEFFREY LYNCH LTD.
Site Plan



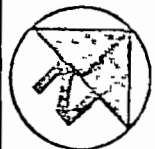
1:830

CITY OF BRAMPTON
Planning and Development

Date: 82-07-06 Drawn by: J.M.L.
File no. C2E5.11 Map no. 44-24B



JEFFREY LYNCH LTD.
Land Use



1:3073

CITY OF BRAMPTON
Planning and Development

Date: 1982-07-02 Drawn by: *[Signature]*
File no. C2E611 Map no. 44-2-C

1982 09 13

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Restricted
Area Zoning By-law
Part of Lot 6, Concession 2, E.H.S.
JEFFREY-LYNCH LIMITED
310 Queen Street East - Ward 1
Our File: C2F6.11

The notes of the Public Meeting held on Wednesday, September 8, 1982, with respect to the above noted application are attached for the information of Planning Committee.

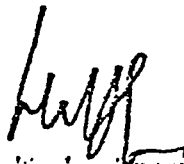
No members of the public appeared at the meeting and no letters of comments or objections have been received.

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

- 1) The notes of the Public Meeting be received;
- 2) The application be approved, subject to the conditions contained in the staff report dated July 19, 1982;
- 3) Staff be directed to prepare an amendment to the Official Plan and Restricted Area Zoning By-law for consideration of City Council.

AGREED

E. W. Daizell
Commissioner of Planning
and Development
LWHL/ec
attachment


L.W.D. Farrow,
Director, Planning and
Development Services

PUBLIC MEETING.

A Special Meeting of Planning Committee was held on Wednesday, September 8, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:47 p.m., with respect to an application by HENRY FUSHER LIMITED to amend the Restricted Area (Zoning) By-Law to permit the following proposal: The property is presently occupied by a small office of the automobile dealership. The proposal is to demolish the office and construct a building on the site, which is to be used as a bank.

Members Present: Councillor D. SUTTER, Chairman
Alderman L. Kee
Alderman K. Coutlee
Councillor W. Mitchell
Councillor P. Robertson
Alderman L. Piane
Alderman R. Miller
Alderman R. Crowley
Alderman L. Russell
Alderman R. Miller

Staff Present: L. R. Dalzell, Commissioner of Planning
and Development
J. Robinson, Development Planner
D. Ross, Development Planner
L. 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.

There were no interested members of the public in attendance and the meeting adjourned at 7:47 p.m.