



THE CORPORATION OF THE CITY OF BRAMPTON


# BY-LAW

Number 236-83  
to adopt Amendment Number 21 to  
the Official Plan of the City of  
Brampton Planning Area and to  
adopt Amendment Number 21A to  
the Consolidated Official Plan  
of the City of Brampton Planning  
Area. (Scott's Hospitality)

The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 21 to the Official Plan of the City of Brampton Planning Area and Amendment Number 21A to the Consolidated 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 21 to the Official Plan of the City of Brampton Planning Area and Amendment Number 21 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 15th day of August, 1983.

  
KENNETH G. WHILLANS MAYOR

  
RALPH A. EVERETT CLERK

236-83

ORIGINAL

# 21-OP-0031-021

-1

AMENDMENT NUMBER 21  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 21 A  
to the Consolidated Official Plan  
of the City of Brampton Planning Area

Amendment No. 21A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment 21 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 21 to the Official Plan for the City of  
Brampton Planning Area and Amendment 21A to the  
Consolidated Official Plan for the City of Brampton  
Planning Area:

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

Date Jan. 30/84.....

D. P. McHugh

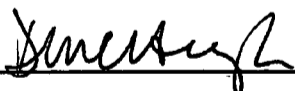
**D. P. McHUGH**  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing

Amendment No. 21A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 21 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 No. 21A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 21 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 ... Nov. 21/83 ...

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



THE CORPORATION OF THE CITY OF BRAMPTON

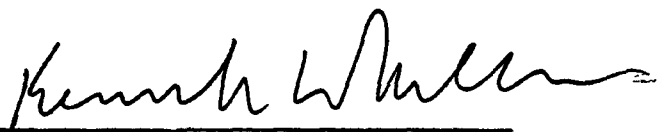
# BY-LAW

Number 236-83  
To adopt Amendment Number 21 to  
the Official Plan of the City of  
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2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 21 to the Official Plan of the City of Brampton Planning Area and Amendment Number 21A 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 15th day of August, 1983.

  
KENNETH G. WHILLANS MAYOR

  
RALPH A. EVERETT CLERK

AMENDMENT NUMBER 21 TO THE OFFICIAL PLAN

AND

AMENDMENT NUMBER 21 A TO THE CONSOLIDATED OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment.

2. Location:

The lands subject to this amendment are located on the north side of Sandalwood Parkway, approximately 209 metres east of Braidwood Lake Road, being part of Blocks G and I in Registered Plan M-105 (formerly part of Lot 14, Concession 1, E.H.S., geographic Township of Chinguacousy) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

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

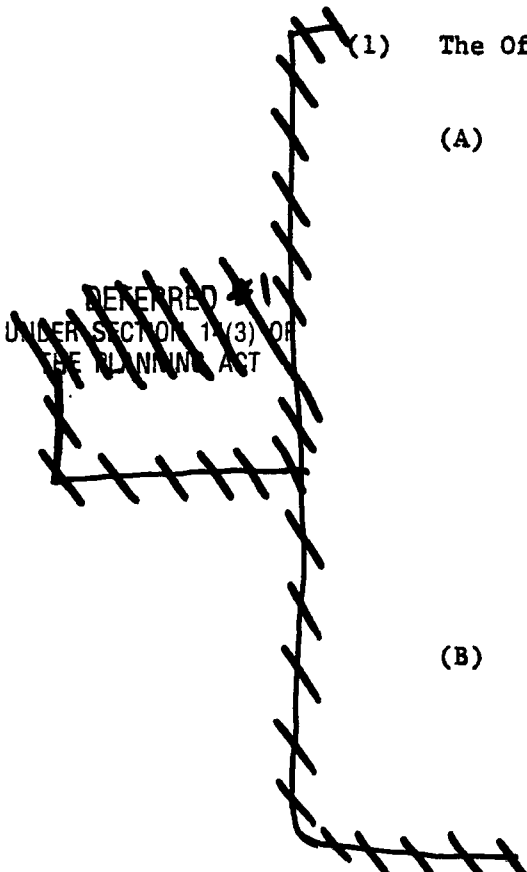
(A) by deleting subsection 7.2.7.3, and substituting therefor the following:

"Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76 and Amendment Number 21 A to the Consolidated Official Plan, are combined, and shall constitute the Heart Lake West Secondary Plan.", and

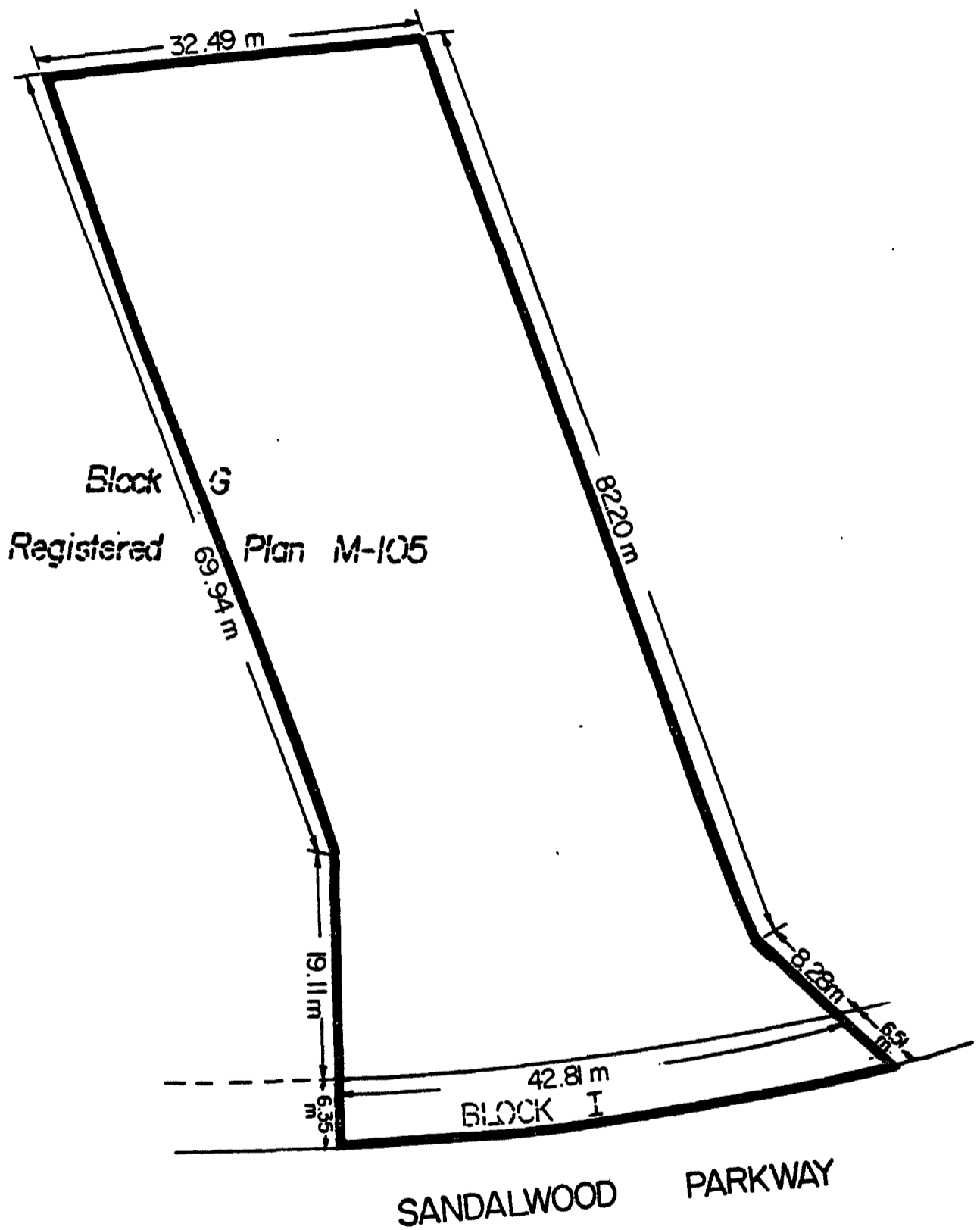
(B) by changing, on Schedule A to the Official Plan, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from RESIDENTIAL to COMMERCIAL.

(2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76) is hereby amended:

(A) by changing, on Plate Number 2, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from MEDIUM DENSITY RESIDENTIAL to LOCAL COMMERCIAL.



CAT 85/8/10



Part of Lot 14, Concession 1 E.H.S.

OFFICIAL PLAN AMENDMENT No. 21  
 OFFICIAL PLAN AMENDMENT No. 21 A  
 Schedule A



1:500

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83 07 19

Drawn by: RB

File no. C1E14.21

Map no. 25-27F

BACKGROUND MATERIAL TO AMENDMENT NUMBER 21 & 21A

Attached is a copy of a report of the Director, Planning and Development Services, dated June 2, 1983 and a copy of a report from the Director, Planning and Development Services, dated June 29, 1983 forwarding notes of a public meeting held on June 27, 1983.



C 8

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1983 06 02

**TO:** Chairman of the Development Team  
**FROM:** Planning and Development Department  
**RE:** Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part of Lot 14, Concession 1, E.H.S.  
Part of Block G, M-105  
Ward Number 2  
SCOTT'S HOSPITALITY INC.  
Our File: C1E14.21

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**1.0 INTRODUCTION:**

An application to amend the official plan and restricted area by-law has been filed with the City Clerk and referred to staff for a report and recommendation.

**2.0 PROPERTY DESCRIPTION:**

The subject lands are located in the west half of Lot 14, Concession 1, east of Hurontario Street in the former Township of Chinguacousy. The lands comprise the easterly portion of Block G, and a small portion of Block I in Registered Plan M-105. The site is irregular in shape, has an area of approximately 0.2938 hectares (0.726 acres) and a width of 42.8 metres (140.4 feet) adjacent to Block I, a City owned buffer strip extending along the Sandalwood Parkway frontage. The subject site includes a 7.6 metre (25 feet) wide portion of Block I which was purchased from the City to provide access to the property. The average depth of the site is approximately 90 metres (295 feet).

C8-2

The subject property is vacant at the present time and there are trees located on the rear portion of the site. The terrain is relatively flat, with the lands draining toward the valleylands of the Etobicoke Creek abutting the north and east boundaries of the site. The remainder of Block G abutting the west boundary of the site is presently subject to a draft plan of subdivision application (Our file C1E14.20; Region of Peel file 21T-83012B) which is proposed to be developed for single family residential lots. The south side of Sandalwood Parkway is occupied by a Fire Station and lands used for agricultural purposes.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject property as Medium Density Residential (maximum 12 units per net acre). The new Official Plan also designates the property Residential.

By-law 861, of the former Township of Chinguacousy, as specifically amended by By-law 319-73, zones the parcel Residential Multiple RMLAA(H) + C5A Commercial.

4.0 PROPOSAL:

The applicant is requesting an amendment to the Restricted Area (Zoning) By-law to change the zoning designation from Residential Multiple RMLAA(H) + C5A Commercial to C5A Commercial. The applicant is concerned about the dual zone category which applies to the subject site, and wishes to remove any ambiguity regarding the zoning status.

An amendment to the Official Plan is required in order that the amending zoning by-law will conform to the Official Plan.

5.0 COMMENTS AND DISCUSSION:

The applicant is proposing to develop the subject site as a convenience commercial plaza which shall include a Scott's Hospitality

Restaurant and have a maximum floor area of 464.5 square metres (5,000 square feet). A rezoning was not deemed necessary to permit the proposed commercial development because the C5A component of the zoning designation was to be applied to the subject site. Although the applicant has been advised that the proposed convenience commercial plaza would be permitted by the present zoning, the applicant desires the removal of the RMLAA(H) component of the dual zone category.

A development proposal for site plan approval has been processed with the site and landscape plans for the subject proposal approved and the site plan agreement executed (file SP82-28). The site plan shows Phase I having a Scott's Restaurant with a floor area of 134.7 square metres (1,450 square feet) and 20 parking spaces. The site plan also shows a concept plan for the ultimate development of the building to an area of 464.5 square metres (5,000 square feet) and additional parking as required.

Both the site and landscape plan reflect the 10 metre (32.8 feet) setback from the rear lot line. The landscape plan requires a 1.2 metres (4 feet) chain link fence on the north and east property boundaries and a 1.8 metres (6 feet) masonry wall on the west property boundary. The site plan agreement requires that securities be provided by the developer prior to issuance of a building permit to ensure compliance with the landscaping requirements.

In view of the above, staff have no objections to the subject application. Since an amendment to the Official Plan is necessary in order that the zoning by-law amendment will conform to the Official Plan, a public meeting is necessary. It does not appear that any conditions of approval are required as a satisfactory agreement has already been entered into. Staff also note that the present owners (First City Dev. Corp.) have received approval of a severance application to create the subject parcel.

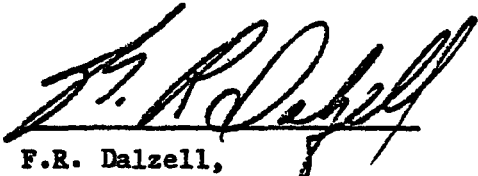
C8-4

6.0 RECOMMENDATION:

It is recommended that Planning Committee recommend to Council that:

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, the application to amend the Official Plan and Restricted Area (Zoning) By-law be approved.

AGREED:



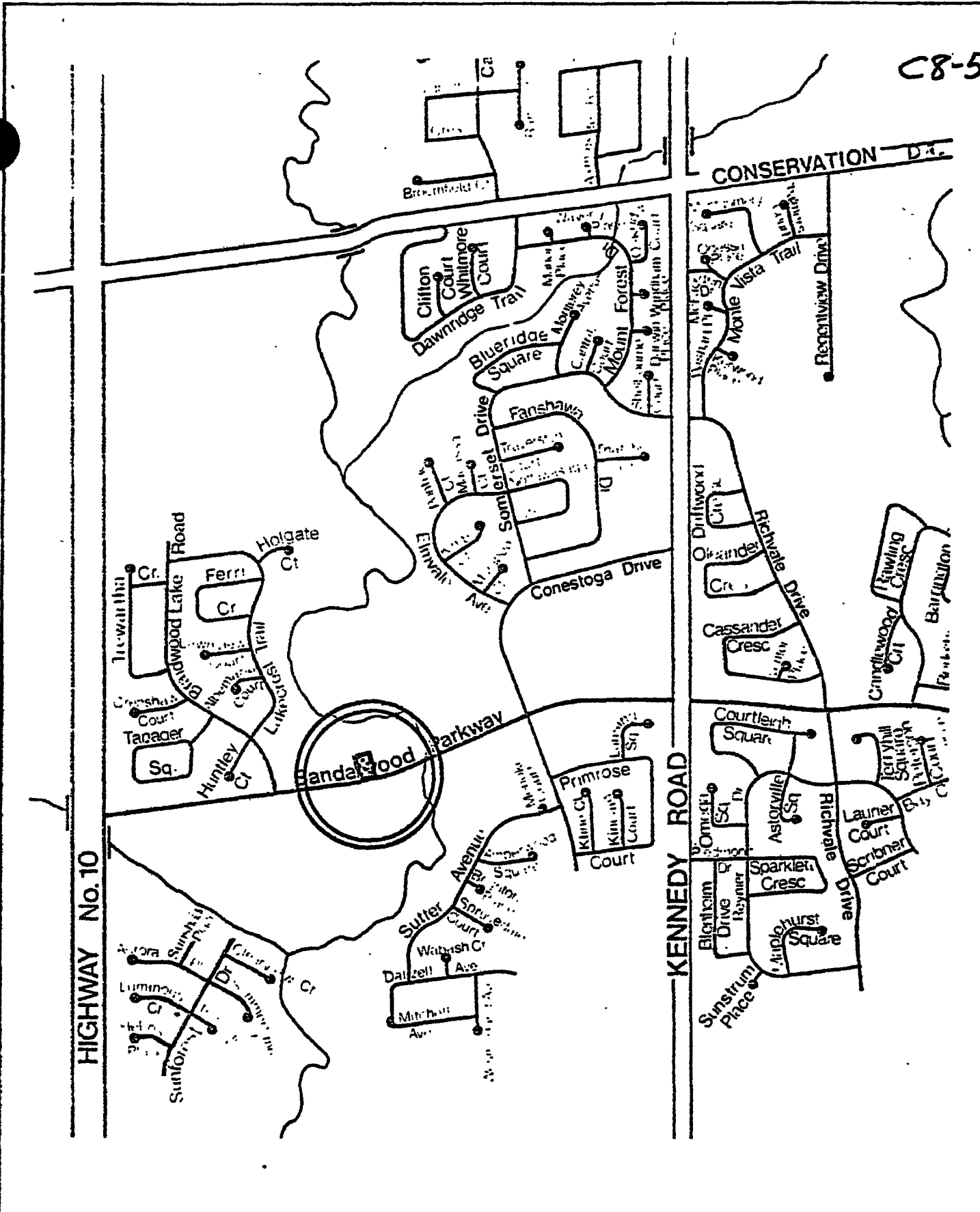
F.R. Dalzell,  
Commissioner of Planning  
and Development.

LWHL/JMR/kab



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

C8-5



SCOTT'S HOSPITALITY INC.



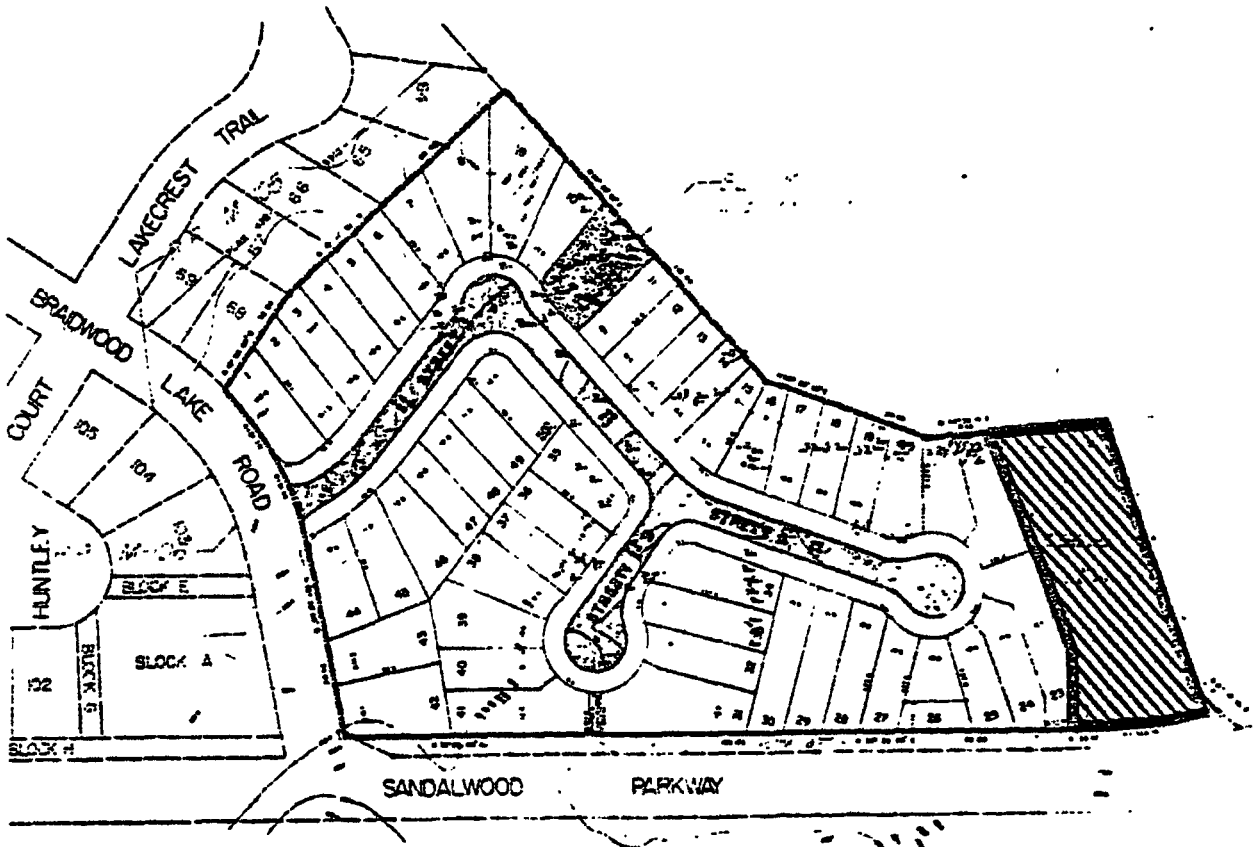
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CITY OF BRAMPTON  
Planning and Development

Date: 83 06 01      Drawn by: RB  
File no. CIE14.21      Map no. 25-27A

Location Map

C8-6



 Subject Property

SCOTT'S HOSPITALITY INC.

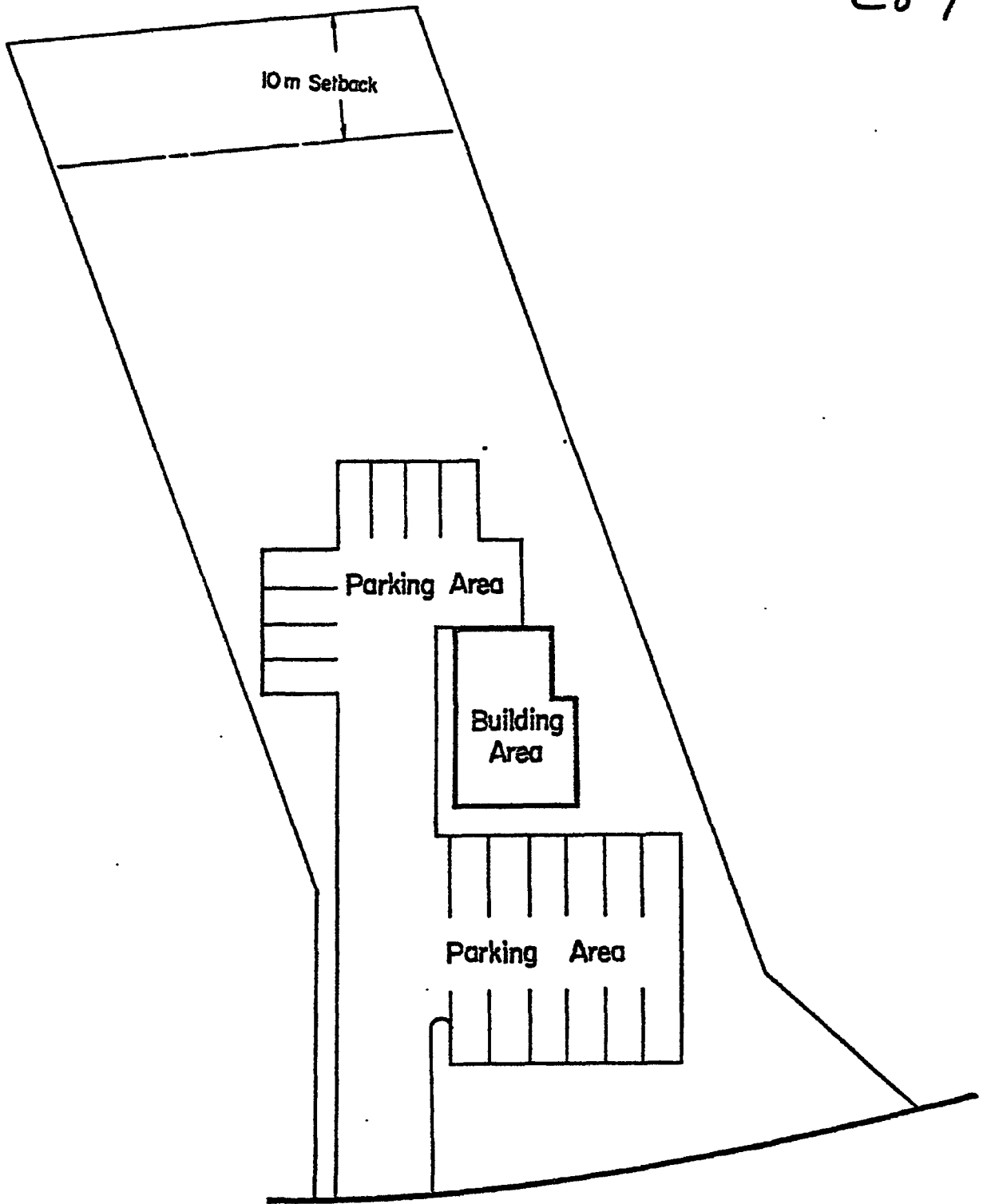


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CITY OF BRAMPTON  
Planning and Development

Date: 83 06 01    Drawn by: RB  
File no. C1E14.21    Map no. 25-27 B

C8-7



**Scott's Hospitality Inc.**  
PHASE I SITE PLAN



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**CITY OF BRAMPTON**  
Planning and Development

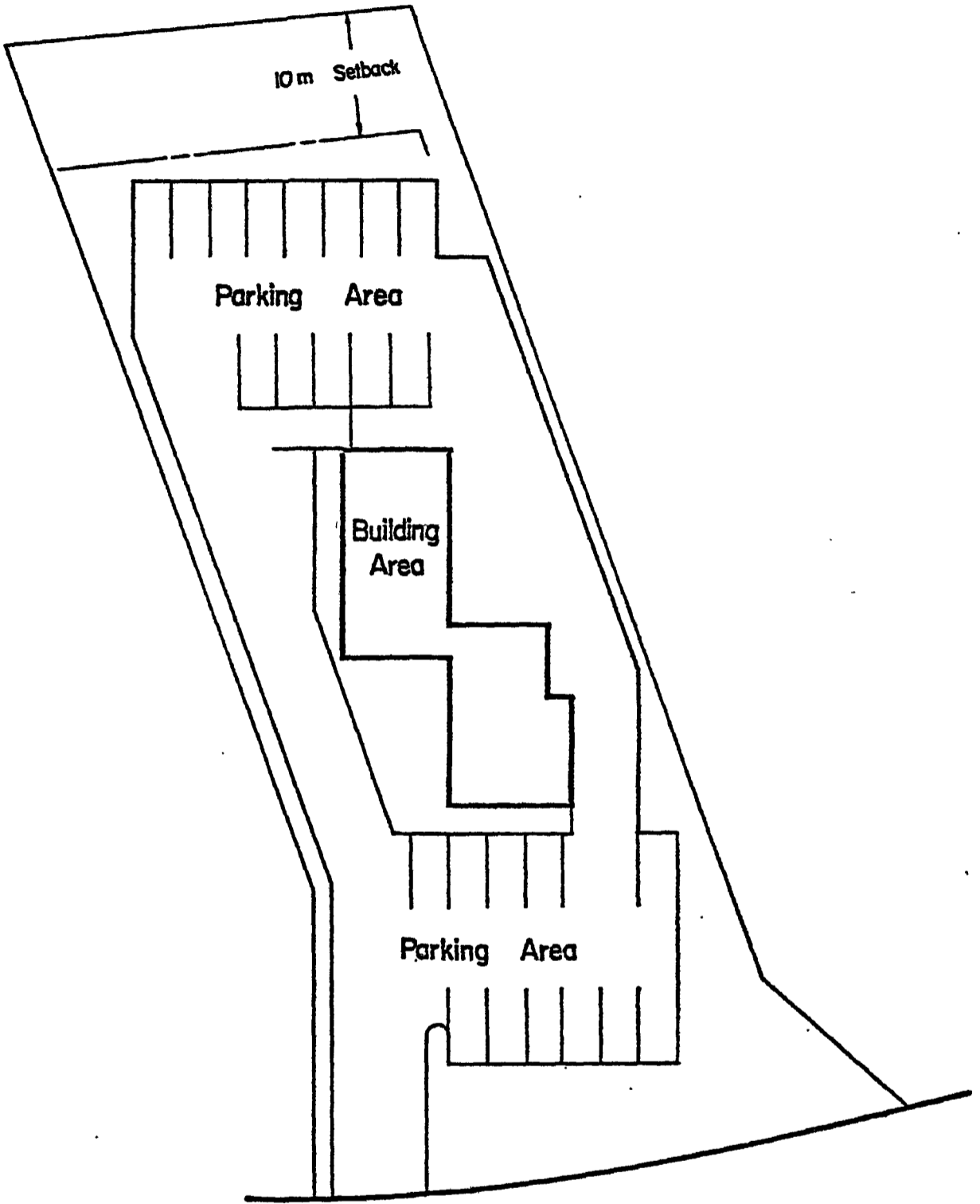
Date: 1983 06 02

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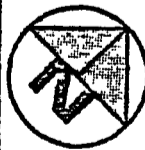
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Map no. 25-27 C

C8-8



Scott's Hospitality Inc.  
PHASE 2 SITE PLAN



1:500

CITY OF BRAMPTON  
Planning and Development

Date: 1983 06 02 Drawn by: P.S.  
File no. CIE14.21 Map no. 25-27D



# INTER-OFFICE MEMORANDUM

D3

Office of the Commissioner of Planning & Development

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1983 06 28

To: The Chairman and Members of Planning Committee  
From: Planning and Development Department

Re: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part of Lot 14, Concession 1, E.H.S.  
Part of Block G, Plan M-105 - Ward 2  
SCOTT'S HOSPITALITY INC.  
Our File: C1E14.21

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The notes of the Public Meeting held on Monday, June 27th, 1982, with respect to the above noted application are attached.

Several members of the public attended the meeting. Two members of the public asked questions about the proposal and received clarification of various matters including fencing, traffic and odour abatement.

No objections to the proposal were expressed.

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

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Official Plan and Restricted Area (Zoning) By-law to permit convenience commercial uses which include a Scott's Hospitality Restaurant be approved, and
- 3) Staff be directed to prepare the appropriate amendments to the Official Plan and the Zoning By-law.

- cont'd. -

D 3-2

- 2 -

AGREED



F. R. Dalzell,  
Commissioner of Planning  
and Development



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

LWHL/JMR/ec  
attachment

PUBLIC MEETING

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D3-3

A Special Meeting of Planning Committee was held on Monday, June 27th, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:46 p.m., with respect to an application by SCOTT'S HOSPITALITY INC. (File: C1E14.21) to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the applicant to develop the site as a convenience commercial plaza with a gross floor area of 464.5 square metres (5,000 square feet).

Members Present: Alderman M. Annecchini - Chairman  
Alderman F. Kee  
Alderman H. Chadwick  
Alderman C. Gibson  
Alderman R. Metzack

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

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There were two interested members of the public in attendance. The Chairman enquired if notices to the property owners within 400 feet of the site were sent and whether notification of the Public Meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mr. R. Barrett, 34 Royal Palm Drive, suggested masonry walls be constructed on all three sides where fencing is proposed. He sited potential problems with chain link fencing relating to children climbing and the proximity of Loafers Lake.

Mr. Dalzell commented that such walls would create an atmosphere in the parking lot akin to a fortress effect, allowing adverse social conditions.

Mr. Barrett voiced concern regarding odour emanating from the

- cont'd. -

D3-4

- 2 -

proposed business.

Mrs. Robinson noted odour prevention measures such as the rear 30 feet of property cannot be used for building purposes, all trees are to be retained and the use of (air scrubbers) as air conditioning measures. Also, it was noted that conditions would have to conform to the standards of the Buildings and By-law Enforcement Department.

Mr. Barrett asked that heavy (air scrubbers) be called for.

The representative for Scott's commented that in residential areas, charcoal filter systems were used.

Mr. Barrett asked if the service was take-out only, and was informed that he could be assured the service would be take-out only unless the municipality requested otherwise.

Mr. J. Whittie, 56 Candlewood Court expressed concern relating to the potential traffic problems on Sandalwood Parkway and the impediment of Fire Vehicles leaving the Fire Hall located to the south-east of the proposed site. He noted that Caterpillar of Canada and First City Development of lands to the west would substantially increase the traffic volume in the area.

Mrs. Robinson noted that the traffic situation had been looked into and that the Public Works Department would be monitoring the situation.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.