



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 257-80

To adopt Amendment Number 58
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 Planning Act, (R.S.O. Chapter 349 as amended) and The Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment Number 58 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 Housing for approval of Amendment Number 58 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 22nd day of September 19 80




JAMES E. ARCHDEKIN - MAYOR


RALPH A. EVERETT - CLERK

DUPLICATE ORIGINAL

21 - OP - 0006 - 58

-3

AMENDMENT NUMBER 58
TO THE
CONSOLIDATED OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

1981 APR 9 AM 11 19

MISC. PLAN NO. 605

LODGED IN THE METROPOLITAN OFFICE
FOR THE COUNTY OF PEEBLES

1981 APR 9 AM 11:19

M. Redgley
asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEBLES
Land Registrar

Amendment No. 58
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 58 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 modified under Section 17 of The Planning Act as follows:

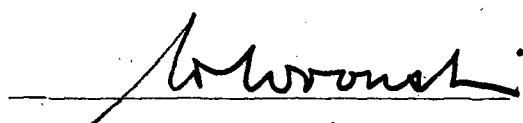
1. Section 3, Subsection (3), page 3 is modified by the addition of the following:

3.7.7 Prior to any development proceeding on the subject property, site and grading plans to the satisfaction of the Metropolitan Toronto and Region Conservation Authority shall be submitted to the Authority for approval.

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act as Amendment 58 to the Official Plan for the City of Brampton Planning Area.

Date

..... April 11/81


W. WRONSKI, Assistant Deputy Minister
Community Planning
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 257-80

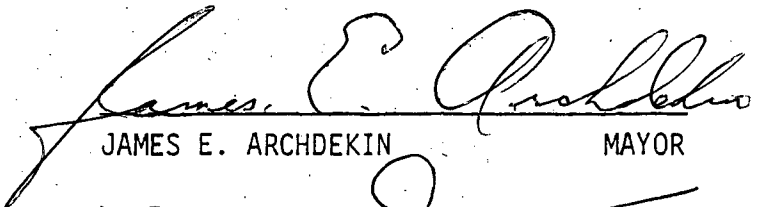
To adopt Amendment Number 58
to the Consolidated Official
Plan of the City of Brampton
Planning Area.

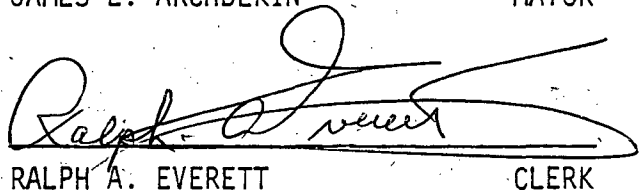
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. Chapter 349 as amended) and The Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

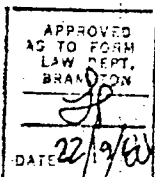
1. Amendment Number 58 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 58 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL

This 22nd day of September 19 80


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT CLERK



1. The purpose of this Amendment is to redesignate certain lands as shown on Schedule A to this amendment within the City of Brampton Planning Area from Industrial to Special Commercial Use Area, and to establish the appropriate Development Principles for the designated Use Area within the area of this amendment.
2. Schedule A to Official Plan Amendment Number 6 to the Consolidated Official Plan of the City of Brampton Planning Area is amended by changing the designation of the lands shown on Schedule A to this Official Plan Amendment as the amended area from Industrial to Special Commercial Use Area.
3. The Consolidated Official Plan of the City of Brampton Planning Area is amended:
 - (1) by adding to Section 1.0 - Definitions of Official Plan Amendment Number 6, as amended by Official Plan Amendment Number 31, the following, as paragraph 1.6:

"1.6 Special Commercial Use Area
shall mean land which is predominantly used for certain commercial uses designed to accommodate uses that would provide service to the industry and the community at large, similar to and in the same category as building materials and supplies stores, automobile parts accessories outlets and similar retail establishments dealing with non-food goods and services, laboratories and business and professional offices, banks or trust company savings offices, service stations and accessory uses."
 - (2) by adding to Section 2.0 - Land Use of Official Plan Amendment Number 6, as amended by Official Plan Amendment Number 31, the following, as paragraph 2.2:

"2.2 The land use classification of lands located at the northeast corner of the intersection of Highway Number 7 and Airport Road, is redesignated as 'Special Commercial Use Area' as shown on Schedule 'A' attached hereto."

- (3) by adding to Section 3.0 - Development Principles of Official Plan Amendment Number 6, as amended by Official Plan Amendment Number 31, the following, as paragraph 3.7:

"3.7 Development Principles - Special Commercial Use Area

- 3.7.1. The special Commercial Use designation shown on Schedule 'A' attached hereto is intended to be schematic only. The exact limits of the Special Commercial Use Area shall be established at the time of development in a manner acceptable to the City. The area intended to be developed as Special Commercial Use Area shall comprise an area of approximately 6.0 hectares."
- 3.7.2 No direct vehicular access from either Highway Number 7 or Airport Road to the area designated Special Commercial Use Area shall be permitted.
- 3.7.3 Prior to any development proceeding within the area designated Special Commercial Use Area, Engineering Studies to the satisfaction of the City shall be submitted to indicate that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks and electric energy facilities) are adequate or that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 3.7.4 It shall be the policy of the municipality to ensure that adequate off-street parking and loading facilities are provided and that the design of the facilities will be in accordance with desirable traffic engineering standards. Further, the municipality shall ensure that the design and location of the facilities will be in such a manner as to reduce the adverse influence of noise, glare of lights, traffic hazards upon adjacent uses and on site uses as deemed necessary by Council.

3.7.5 It shall be the policy of the municipality to ensure that appropriate measures be taken to regulate the location, size and type of signs subject to the compliance of any other authority.

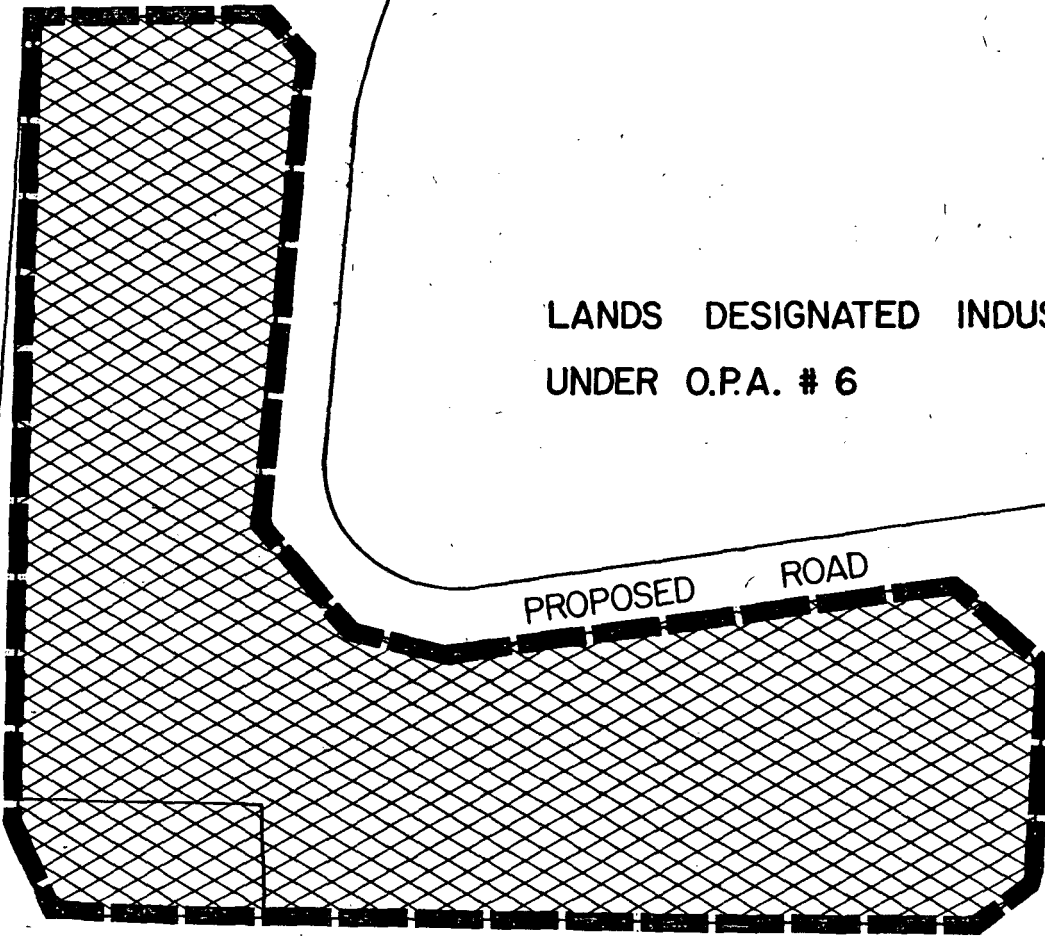
3.7.6 Council will require that the design of all development be of a high quality and be provided with adequate setbacks, landscaping and be regulated by site plan zoning by-laws, development control provisions and agreements as deemed necessary by Council. Further, the design of the development will be such to affect as little as possible traffic flow on existing and future adjacent roads."

MODIFICATION

NO. 1
UNDER SECTION 14(1) OF
THE PLANNING ACT

LOT 6 CONCESSION 7 E.H.S.

AIRPORT ROAD



LANDS DESIGNATED INDUSTRIAL,
UNDER O.P.A. # 6

PROPOSED ROAD

LOT 6

HIGHWAY No. 7

LOT 5



SPECIAL COMMERCIAL USE AREA



AMENDMENT BOUNDARY

OFFICIAL PLAN AMENDMENT
No. 58
Schedule A



CITY OF BRAMPTON
Planning and Development

Date: 80 07 07

Drawn by: ck

File no. C7E6.4

Map no. 49-3G

O.P.A. 6

1:2400

Attached is a copy of the staff report to the Planning Committee dated 1979 09 12 with respect to the proposed redesignation of the lands covered by this Amendment.

Also attached are the notes of the Public Meeting held on October 4, 1979, to consider the proposed redesignation of the subject area. The Public Meeting was held subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed property owners in the vicinity of the affected areas. A copy of the staff report, subsequent to the public meeting, is also attached.

INTER OFFICE MEMORANDUM

82

Office of the Commissioner of Planning and Development

1979 09 12

TO: The Chairman of Development Team
FROM: Planning and Development Department
RE: Draft Plan of Proposed Subdivision,
Application for Amendments to Official
Plan and Restricted Area By-law
Part Lot 6, Concession 7, N.D.
CARHOLME INVESTMENTS LTD.
Region of Peel File: 21T-79023B
Our File: C7E6.4

1.0 Background

Application for amendments to the Consolidated Official Plan and Restricted Area By-law has been referred to staff by City Council for a report and recommendation. The Draft Plan of Proposed Subdivision as submitted to the Region of Peel has been referred to the City for comments. The Region of Peel has not circulated the Draft Plan to the concerned agencies, as the lands are not designated for the proposed use.

2.0 Description of Land

The subject property is located on the north side of Highway Number 7, approximately 88 metres (290 feet) east of Airport Road. The land comprises part of the west half of Lot 6, Concession 7, N.D. (Toronto Gore).

The property has a frontage of 250 metres (820 feet) on Highway Number 7 and a depth of approximately 263 metres (775 feet). The width of the property at the rear reduces to 167 metres (548 feet). The total area of the land is 4.85 hectares (12 acres).

.....2/

The subject land is presently lying vacant and has virtually no vegetation with the exception of a few hedge row trees. The land is relatively flat and is traversed diagonally by a drainage swale.

To the immediate east, the land is occupied by an existing commercial use, the Woodhill Motel. To the west and north the lands are lying vacant. The lands at the south-east corner of Highway Number 7 and Airport Road, owned by the Ministry of Transportation and Communications are reserved for the intersection improvement.

The Woodhill Motel and the lands further east fronting on Highway Number 7, have been acquired by Canadian National Railway in connection with the grade separation of the Highway Number 7 and the tracks of the Bramport Intermodal Terminal.

3.0 Official Plan and Zoning Status

The subject land is designated Industrial under Official Plan Amendment Number 6, as approved by the City Council. The designation under Consolidated Official Plan of the City of Brampton is Agricultural.

Existing zoning of the land is Agricultural under By-law 825 of the former Township of Toronto Gore.

4.0 Proposal

The Draft Plan of Subdivision proposal, as submitted to the Region of Peel provides for the creation of 7 lots ranging in areas from 0.405 hectare (1.00 acre) to 0.81 hectare (2.00 acres). The access to the proposed subdivision is proposed via a 26.20 metre (86 feet) wide public road running northerly from Highway Number 7 and along the easterly boundary of the applicant's property.

The application for amendments to the Official Plan and Restricted Area By-law requests Commercial designation and zoning of the subject lands to permit the erection of retail building supplies and automobile parts and accessories outlets, a service station and other commercial establishments. Specific plans for the development proposals have not yet been submitted by the applicant.

5.0 Comment

As indicated above, the subject lands are part of the lands designated Industrial under the Official Plan Amendment Number 6, as approved by Council. This amendment as modified, is awaiting approval by the Minister of Housing.

At the time of the processing of the modifications to the Official Plan Amendment Number 6, the owners of properties located on Highway Number 7 requested Council for the consideration of Commercial designation of their lands. A representation on behalf of Carholme Investment was also made to Council. City Council resolved not to modify the Official Plan Amendment Number 6 with respect to the land use re-designation. The representing property owners were advised to submit individual applications for the re-designation of their lands. An application by Delta Equities for the re-designation of lands located on the south side of Highway Number 7 between Airport Road and Canadian National Railway tracks was approved. Official Plan Amendment Number 31, with respect to the Delta Equities land, was adopted by Council and is presently under process of approval by the Ministry of Housing.

Subsequently, the applicants have applied for Official Plan and Zoning By-law Amendment and also submitted a Draft Plan of Subdivision.

As regards the re-designation of subject lands to Commercial, it is submitted that the Highway Number 7 and Airport Road intersection does serve as a major entrance to Brampton's urban area and certain type of commercial development at this location would complement its function as a gateway to the urban community. The staff is of the view that certain types of Commercial uses at the four corners of this intersection may be encouraged. It is assumed that a service commercial type of development at the Highway Number 7 and Airport Road intersection may act as complementary to the development of lands within the Amendment 6 industrial area.

As indicated above, the lands at the south-west and south-east corner are already designated Commercial.

In view of the above, staff supports the designation of the applicant's lands together with the other lands at the north-east corner of Highway Number 7 and Airport Road intersection for certain restricted types of commercial uses. The restricted commercial designation may permit the retail outlets for automobile parts and building supplies as requested by the applicants.

As to the extent of the commercial designation, it is advisable to limit the designation only to the lands approximately 310 metres (1000 feet) from the corner both on Highway Number 7 and Airport Road. It is also recommended that the depth of the Commercial designation be limited to one block depth only. The properties located on the northerly and easterly sides of the proposed public roads running parallel to Highway Number 7 and Airport Road should remain Industrial (see Map 2 attached).

It should be noted that Carholme Investment has requested re-designation of their entire site to commercial. Staff has discussed the matter of Commercial designation of only that part of the lands which abuts Highway Number 7 with the consultant of the applicant. The consultant has advised that the applicant is agreeable to the part designation of his land.

With respect to the vehicular access to the lands, it is advisable to prohibit any direct access to the proposed commercial area from Highway Number 7 and Airport Road. The road pattern as shown in the Official Plan Amendment Number 6, as modified, provides for a collector road running northerly from Highway Number 7 along the easterly boundary of the applicant's property. This road is proposed to be limited to right turns only when the cloverleaf type of road pattern is constructed at the grade separation of Highway Number 7 and Canadian National Railway Tracks and the median is placed on Highway Number 7. The local roads providing frontage to the proposed lots within the subdivision would be linked to the collector road system as shown in Amendment 6. The collector road proposed to run northerly from Highway Number 7 would be located partly on the applicant's lands and partly on the existing Woodhill Motel lands, presently owned by the C.N.R. The actual location of this road would be established at the time of the processing of the Draft Official Plan of Subdivision. However, the access to the applicant's lands would be limited to the proposed location of this collector road from Highway Number 7. See map attached.

As mentioned above, the draft plan of subdivision as submitted by the applicant has not been circulated by the Region because the proposal is not in conformity with

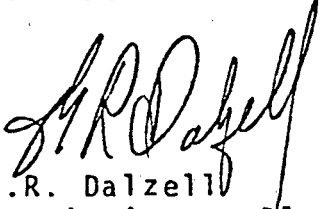
the existing Official Plan designation. It is therefore recommended that the question of the designation of the lands at this intersection, which includes other land in addition to the Carholme lands, be resolved prior to the further processing of the draft plan of subdivision and the request for zoning by-law amendment. It is also recommended that the Planning Committee hold a public meeting to consider the re-designation of this corner to Commercial before making a recommendation to Council.

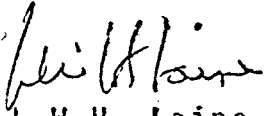
6.0 Recommendation

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

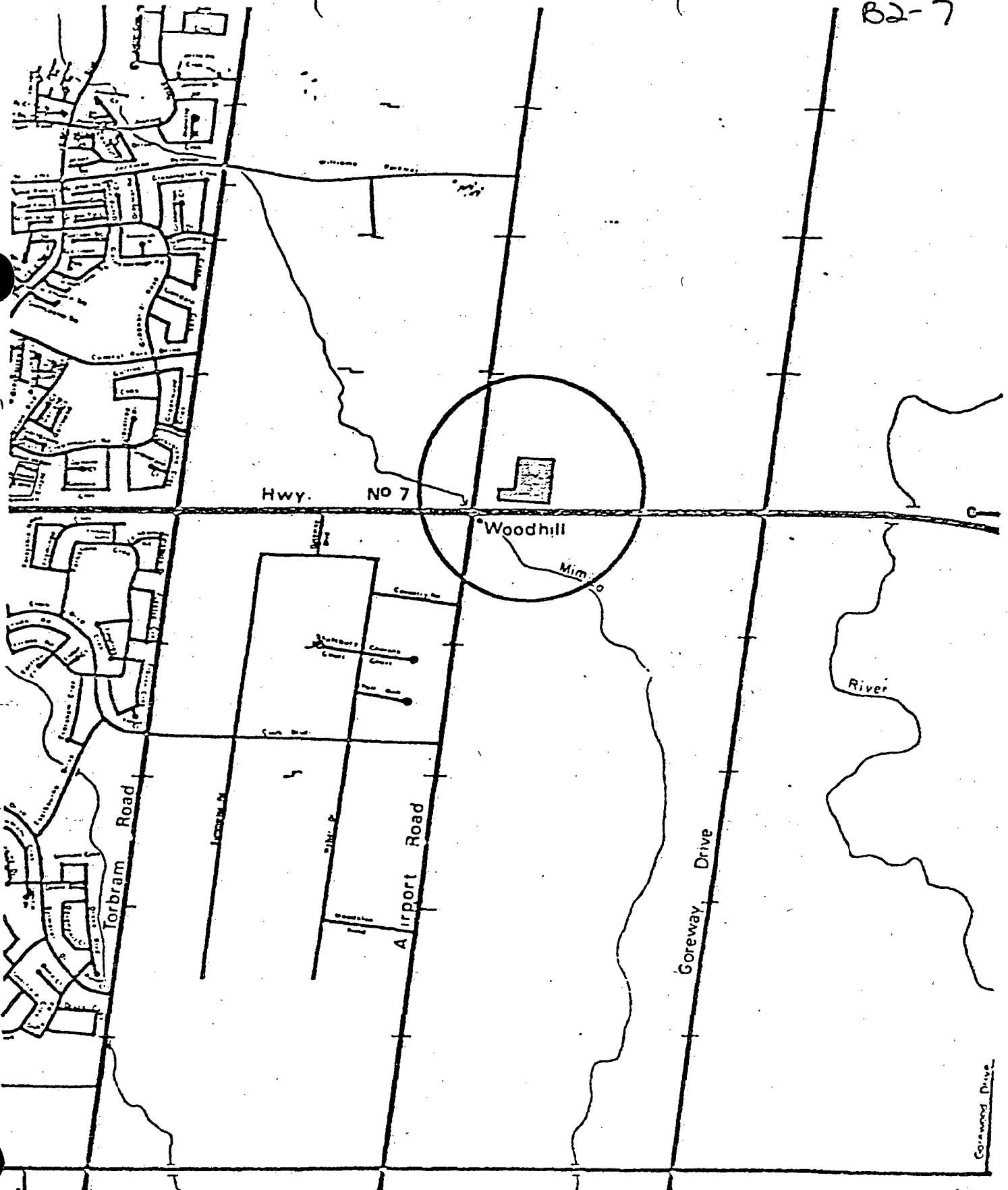
1. A public meeting to consider the re-designation of lands located at the north-east corner of Highway Number 7 and Airport Road be held.
2. Subject to matters raised at the public meeting, the staff be directed to prepare an Official Plan Amendment designating the lands at the north-east corner of the intersection of Highway Number 7 and Airport Road, as shown on the attached Map 2, to Commercial for presentation to Council.

AGREED:

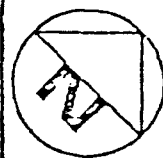

F.R. Dalzell
Commissioner, Planning
and Development.


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

JS/af
Encls.



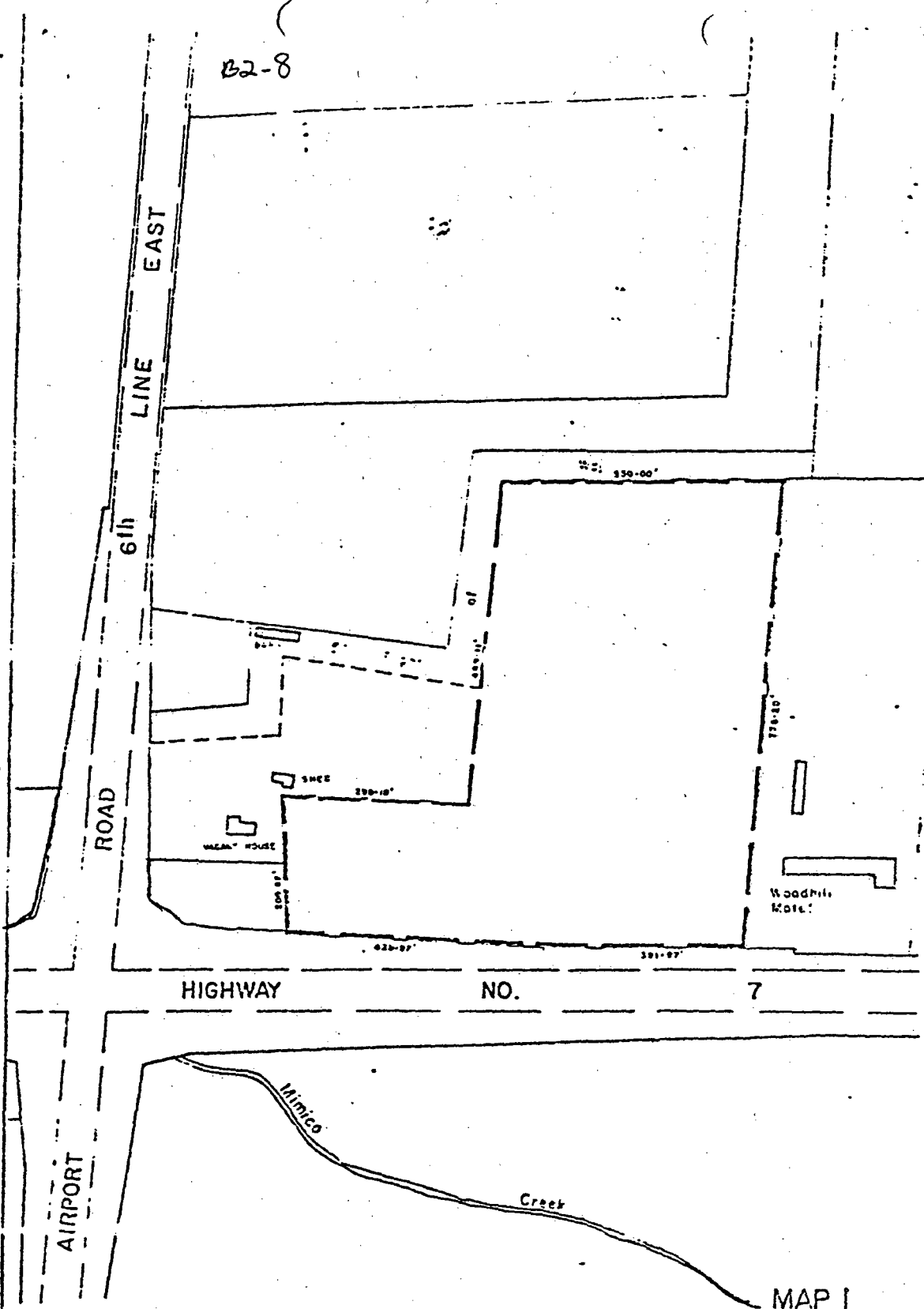
CARHOLME INVESTMENTS LTD.
Location Map



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
CITY OF BRAMPTON
Planning and Development

Date: 1979 08 07 Drawn by: S. J. L.
File no. C7E64 Map no. 49-3E



MAP I

Legend

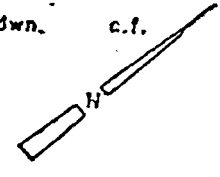
 BOUNDARY OF APPLICATION

APPLICANT

CARHOLME INVESTMENTS LTD.
C7E6-4

date AUG. 12, 1975

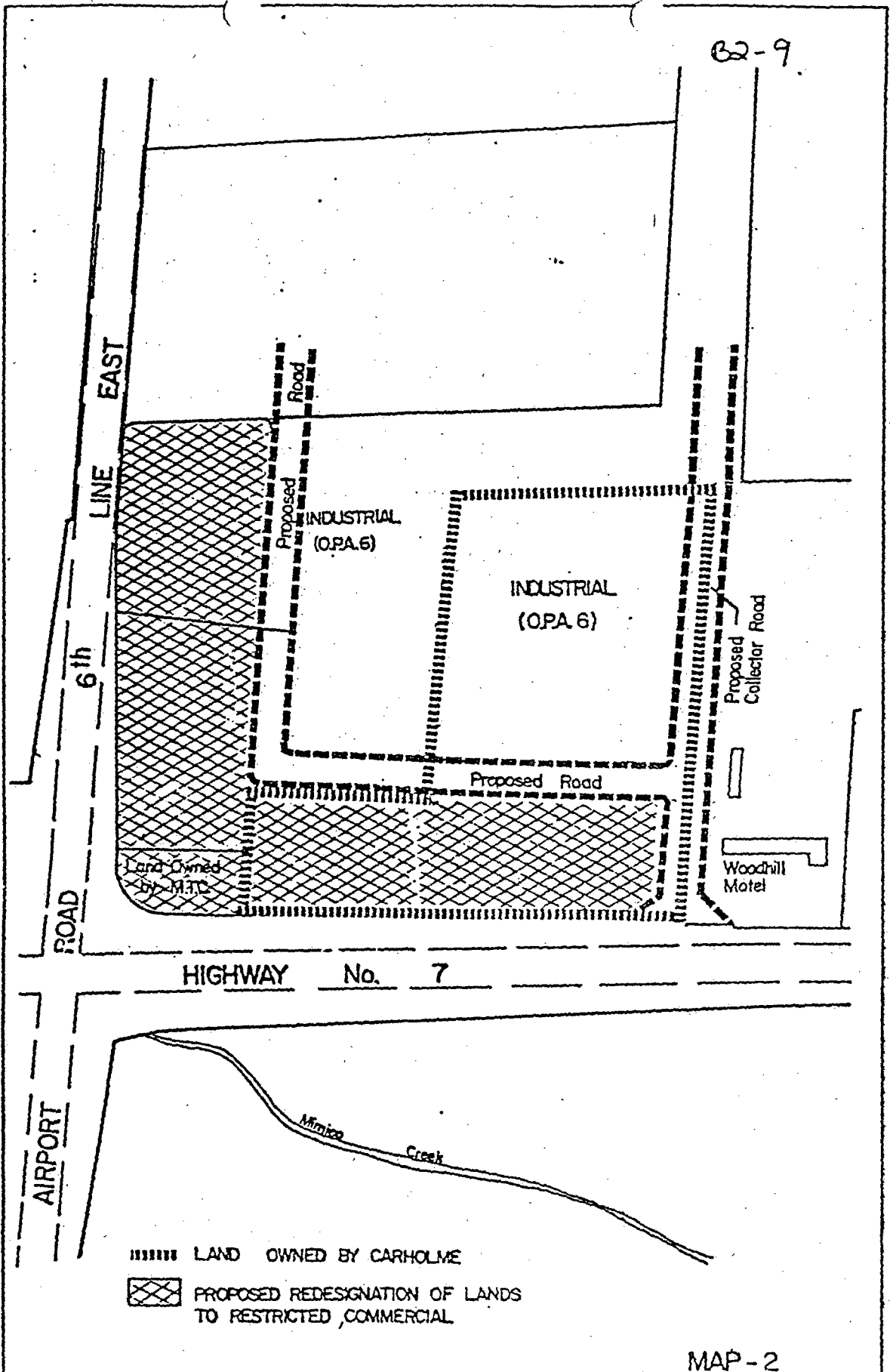
dwn. c.f.



scale 1" = 200'

CITY OF BRAMPTON PLANNING DEPARTMENT

62-9



CARHOLME INVESTMENTS LTD.



CITY OF BRAMPTON
Planning and Development

Date: 1979 08 07 Drawn by: J.K.L.
File no: C7E64 Map no: 49-3F

1:2400

49-3F

INTEK OFFICE MEMORANDUM

B12

Office of the Commissioner of Planning and Development

1979 10 08

To: The Chairman and Members of Planning Committee

From: Director, Planning and Development Services

Re: Application to Amend the
Consolidated Official Plan
and Amendment Number 6
Part of Lot 6, Conc. 7, N.D.
(Toronto Gore Township)
CARHOLME INVESTMENTS LIMITED
Our File: C7E6.4


The brief notes of the public meeting held on Thursday, October 4, 1979 are attached.


Dr. R.S. Khanna, owner of property abutting the west boundary of the subject lands, appeared at the public meeting to request for time to evaluate the impact of the proposed changes upon his property.

The Consultant for Carholme Investments Limited has been out of the Province and there has been insufficient opportunity to ascertain whether the concerns of Dr. Khanna can be identified and resolved.

It is recommended that Planning Committee defer the submission of a recommendation to City Council to the November meeting of the Committee.

AGREED


F. R. Dalzell
Commissioner of Planning
and Development


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

LWHL/ec
attached

PUBLIC MEETING

A Special Meeting of Planning Committee was held in the Municipal Council Chambers, 24 Queen Street East, Brampton, Ontario, on THURSDAY, OCTOBER 4th, 1979, commencing at 8:50 p.m. with respect to an application by Carholme Investments Limited to amend the Consolidated Official Plan and Official Plan Amendment Number 6 to allow a Commercial zone. The applicant's proposal is to erect a retail building supplies, an automobile parts and accessories outlet and other similar uses.

Members Present: Councillor D. Sutter - Chairman
Mayor Archdekin
Alderman B. Crowley
Alderman F. Russell
Alderman T. Piane
Alderman E. Coates
Alderman K. Coutlee

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

A representative and two members of the public were present.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

Mr. Singh outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- Cont'd. -

Mr. Bob Lackey introduced Dr. Khanna who asked for more time to have his consulting engineers look into the proposed designation and its affects on his lands.

It was suggested that a decision may be postponed at the Planning Committee Meeting on October 15th, if it is desired by Dr. Khanna

There were no further comments and the meeting was adjourned at 8:55 p.m.

PASSED September 22, 1980



BY-LAW

No. 257-80

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to the Consolidated Official
Plan of the City of Brampton
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