



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 258-84

To adopt Amendment Number 42  
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, 1983, hereby ENACTS as follows:

1. Amendment Number 42 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 42 to the 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 October, 1984.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS ACTING CLERK

ORIGINAL

21-0P 0031-042

AMENDMENT NUMBER 42  
to the Official Plan of the  
City of Brampton Planning Area

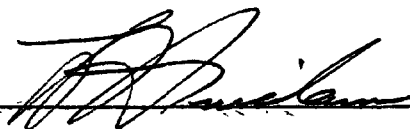
-1

**21-0P 0031-042**

Amendment No. 42  
to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Official Plan for the City of  
Brampton, which has been adopted by the Council of  
the Corporation of the City of Brampton, is hereby  
approved in accordance with Section 21 of the Planning Act  
R.S.O. 1983 as Amendment No. 42 to the Official Plan for  
the Brampton Planning Area.

Date .. *Dec. 7, 1984* .....



---

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 258-84

To adopt Amendment Number 42  
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, 1983, hereby ENACTS as follows:

1. Amendment Number 42 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 42 to the 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 October, 1984.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS ACTING CLERK

1. Purpose:

The purpose of this amendment is to permit the lands shown outlined on Schedule A to this amendment to be used for certain commercial purposes for a temporary period and to provide supplemental development principles for its specific commercial use.

2. Location:

The lands subject to this amendment are located on the south side of Mayfield Road, west of The Gore Road, being part of Lot 17, Concession 9, N.D., geographic Township of Toronto Gore, in the City of Brampton.

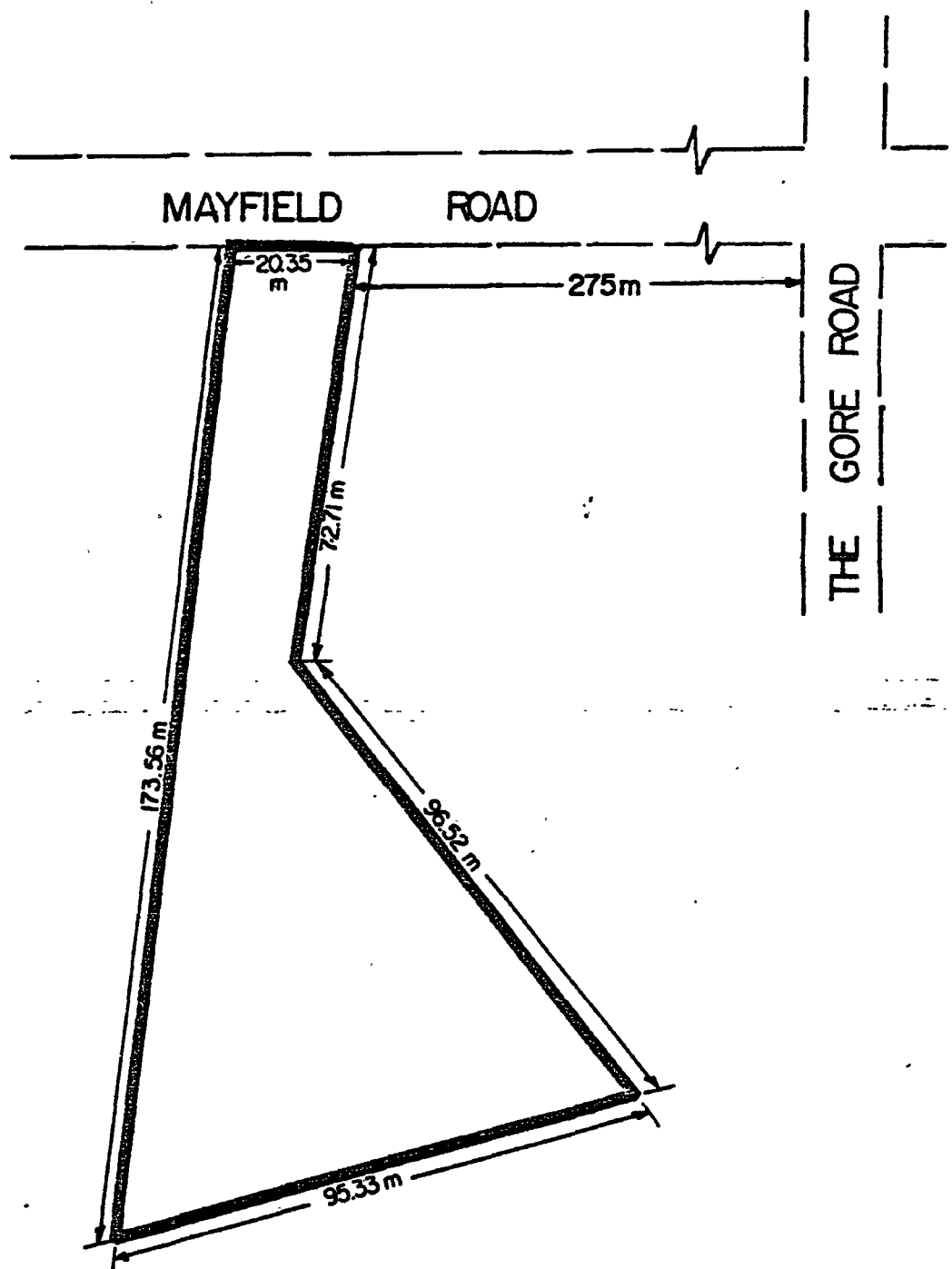
3. Amendment and Policies Relative Thereto:

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

(a) by adding the following paragraph, as subsection 2.1.2.3.3:

"The existing one-storey building on the south side of Mayfield Road, approximately 296 metres west of The Gore Road, and situated in the east half of Lot 17, Concession 9, N.D., may be used for limited office purposes until October 30, 1987, if permitted by a temporary zoning by-law, after which time, only the uses appropriate to and permitted in the Rural Settlement area will be permitted. The low density, low intensity form of development on the property is to be maintained through the prohibition of expansion of the building, judicious use of landscaping, and the prohibition of outside storage of equipment or materials associated with the commercial undertaking."

*J*  
8/1/88



OFFICIAL PLAN AMENDMENT No. 42

Schedule A



1:1000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 84 09 05 Drawn by: RB

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 42

Attached is a copy of a report of the Director, Planning and Development Services Division, dated 1984 06 30 and a copy of a report from the Director, Planning and Development Services Division, dated 1984 09 20, forwarding notes of a public meeting held on 1984 09 17.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

---

July 30, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 17, Concession 9, N.D.  
(former Township of Toronto Gore)  
Ward Number 10  
535284 ONTARIO LIMITED  
Our File: C9E17.1

---

### 1.0 Introduction

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

### 2.0 Property Description

The subject property is located on the south side of Number 17 Sideroad approximately 296 metres (972 feet) west of The Gore Road in part of Lot 17, Concession 9, N.D. The site is irregular in shape and consists of a rectangular area fronting on Number 17 Sideroad and a triangular shaped area connected to the south. The property has a frontage of 20.3 metres (66.76 feet) on Number 17 Sideroad, a depth of 173.6 metres (569.4 feet) on the westerly boundary, a width of 95.3 metres (312.8 feet) on the southerly boundary and a total area of 0.67 hectares (1.66 acres).

The property is currently occupied by a one-storey brick building situated on the southerly portion of the site. The building was formerly used for the purposes of a credit union office. A gravel



D-2-2

- 2 -

driveway extends from the entrance to Number 17 Sideroad to the existing building. There is no significant vegetation on the property except for a few maple trees and shrubs situated on the westerly boundary of the property.

The lands to the west and south of the subject property are used for agricultural purposes. The lands to the east are occupied by a single family dwelling and St. Patrick's School, a junior separate school. The lands on the north side of Number 17 Sideroad in the Town of Caledon are vacant and appear to be used for agricultural purposes.

### 3.0 Official Plan and Zoning Status

Schedule A of the Official Plan designates the subject property as Rural Estate. In addition, the subject property is located within the limits of the Wildfield Rural Settlement as delineated by Schedule "E" (9). The policies pertaining to Wildfield permit residential, convenience commercial and village crafts and home workshops subject to certain criteria related to the scale, intensity and character of new development.

By-law 56-83 zones the subject property as Service Commercial - Section 502 (SC-SEC. 502), a zone category which restricts the use of the property to a bank, trust company, or finance company.

### 4.0 Proposal

The applicant is requesting that the zoning by-law be amended to permit the use of the existing building for office purposes. The applicant currently operates a truck leasing and transport firm known as Flex-mor Industries on the north side of Number 17 Sideroad to the west of the subject property in the Town of Caledon. The truck storage and depot component of the operation is to remain at the Caledon property, whereas the offices serving the operation are

proposed to be accommodated on the subject property.

The site plan submitted in support of the subject application shows the existing one storey building with a floor area of 160 square metres (1,722 square feet), the existing gravel driveway, and a proposed parking area containing six parking spaces. The applicant has indicated that there will be no additions to the existing building.

#### 5.0 Comments

The City's Public Works and Building Department has no objections provided that the existing drainage is not disturbed as a result of the proposal.

The Office of the Fire Chief has no objection or comments concerning the application.

The Region of Peel Public Works Department has indicated that sanitary sewers are not available, municipal water is available on Number 17 Sideroad and a 2.76 metre road widening is required across the Number 17 Sideroad frontage.

The application was also circulated to the Town of Caledon, however, no comments have been received.

#### 6.0 Discussion

The subject property is located within the rural settlement area of Wildfield. The current zoning designation which pertains to the property was applied in recognition of the credit union office which previously occupied the existing building on the site. It would appear that the proposed office use is not significantly different from the presently permitted financial institution and that impacts on the abutting properties and adjacent community would not be any

D-2-4

greater. The parking requirements for offices and financial institutions are as follows:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Financial Institution	1 parking space for each 15 square metres of gross commercial floor area
Offices	1 parking space for each 31 square metres of gross commercial floor area

The lower parking standard for offices is indicative of the amount of traffic generated by offices, and it can therefore be concluded that there would be less traffic related to an office than a financial institution. In addition, the frequency of traffic movements related to an office would be lower because the use is not as destinational in nature as a bank.

The only concern related to the proposed office is that large trucks would enter the subject property and create undesirable environmental impacts. Staff are of the opinion that the negative impacts which would result if trucks were allowed on the subject property would be unacceptable. The erection of an overhead barricade structure at the entrance to the property would provide an effective barrier to trucks, however, fire trucks would also not be able to enter the property. It is therefore recommended that the zoning by-law prohibit the storage of vehicles on the subject property. In addition, the by-law should only allow driveway and parking areas in the locations shown on the proposed site plan and the remainder of the lot (with the exception of the building) will have to be

maintained as landscaped open space. If the driveway and parkings areas are restricted in size, there will not be sufficient space for large trucks to manoeuvre on the site. Staff also note that there is a drainage ditch along the frontage of the property on either side of the driveway which would make it difficult for long trucks to enter the site.

To further reduce the possibility of negative impacts affecting the surrounding properties, it is recommended that the applicant be required to provide landscaping adjacent to the parking area and the building. Screen planting should be provided to the east of the proposed parking area as well as the building to serve as a buffer between the proposed use and the abutting properties.

In view of the foregoing, staff are not opposed to the subject application. An adequate number of parking spaces are to be provided, there would be no adverse impacts on the abutting properties, and the additional landscaping would improve the property. Further, the implementing zoning by-law would not permit the expansion of the building, whereas the current zoning would allow the expansion of the permitted financial institution. No building permits will be issued for this proposal, therefore it is recommended that the applicant enter into an agreement to ensure that landscaping and other requirements will be met prior to passage of the zoning by-law.

With respect to the conformity of the proposed office use with the Official Plan, staff note that although the current designation and policies permit convenience commercial and home craft uses, the Official Plan would have to be amended to permit an office on the subject property. However, it is noted that the proposal does conform with other Official Plan criteria relating to new development in Wildfield. More particularly, the Official Plan states that development should be low density and low intensity in nature to ensure compatibility with the existing community. Also, the plan indicates that new development should be limited to the construction

0-2-6

of a structure on a site where an existing structure is demolished. Since the proposed use will be accommodated in an existing structure and there will be no additions to the existing structure, the intent of the Official Plan will be met.

In conclusion, staff are not opposed to the subject proposal and recommend that subject to the results of a public meeting, the application be approved conditional upon the restriction of truck traffic on the property and provision of landscaping to screen the building and the parking area from the abutting properties.

#### 7.0 Conclusion

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


- A. A Public Meeting be held with respect to the proposed amendments to the Official Plan and Zoning By-law in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the application be approved subject to the following conditions:
  1. Prior to enactment of the amendments to the Official Plan and Zoning By-law, landscape plan approval shall be obtained and appropriate securities shall be deposited with the City to ensure implementation of the landscape plan.
  2. The site specific Zoning By-law shall contain the following requirements and restrictions:
    - (a) the site shall only be used for general offices;
    - (b) the maximum gross commercial floor area of the building shall be 160 square metres;

- (c) the landscaped areas and driveway and parking areas shall be provided and maintained in the locations identified on the by-law schedule;
  - (d) a minimum of 6 parking spaces shall be provided;
  - (e) all garbage and refuse containers shall be located within the building, and
  - (f) no outside storage or display of goods or vehicles shall be permitted.
3. Redevelopment of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- (a) all drainage of the site shall be totally self-contained and shall not adversely affect the drainage of abutting properties;
  - (b) a 2.76 metre road widening along the Number Seventeen Sideroad frontage of the property shall be conveyed to the Region of Peel, and
  - (c) the applicant shall agree by agreement that trucks related to the transportation business operated elsewhere will not occupy the subject property.
4. The landscape plan shall reflect the following:
- (a) the provision of a gravel parking area at the front of the building to accommodate 6 vehicles, and
  - (b) the provision of a screen landscaping on the easterly

0-2-8

side of the building and the parking area.

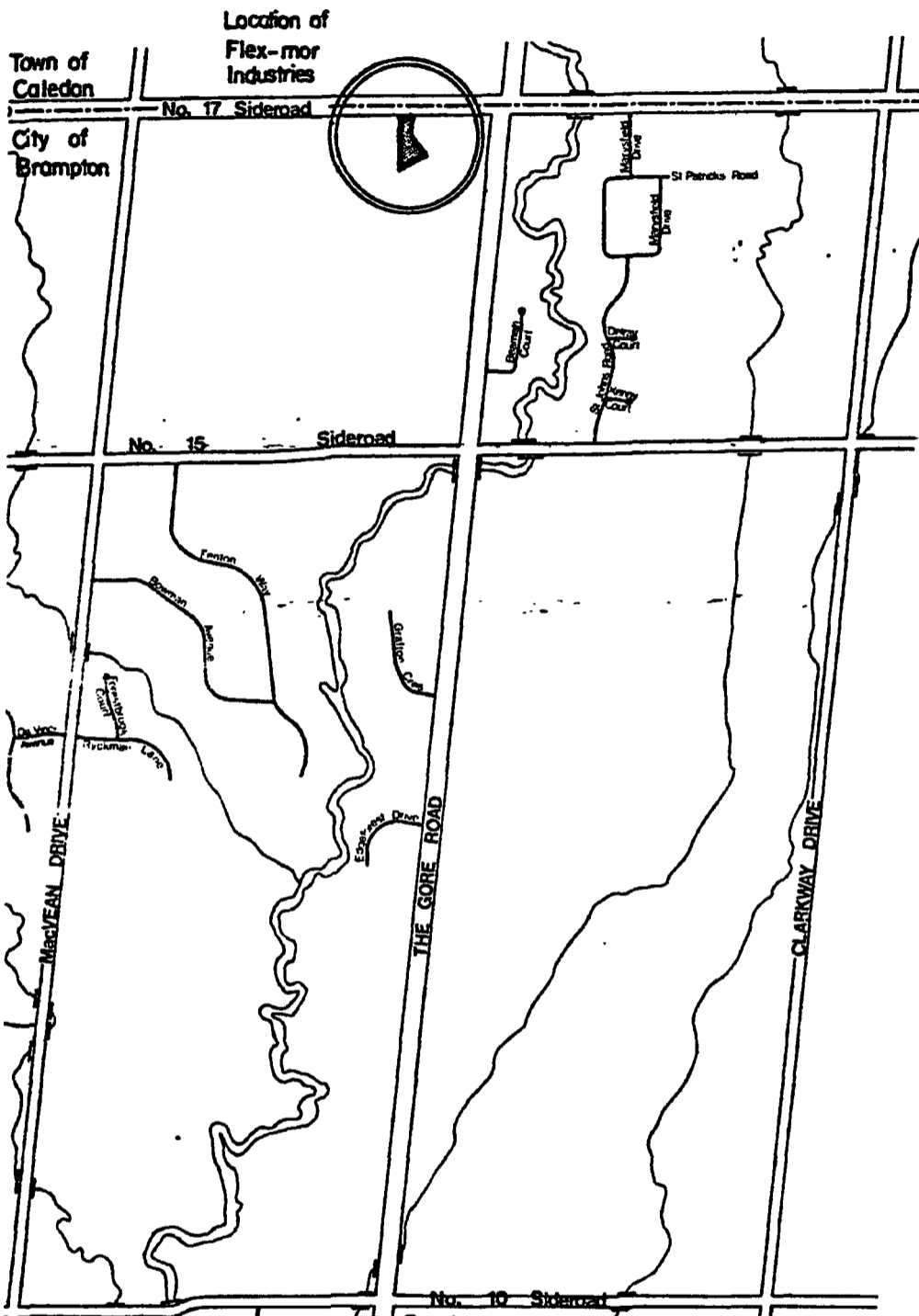
AGREED:

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

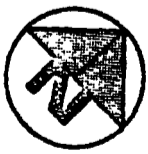
JMR/jb/9

0-2-9



35284 ONTARIO LIMITED

Location Map



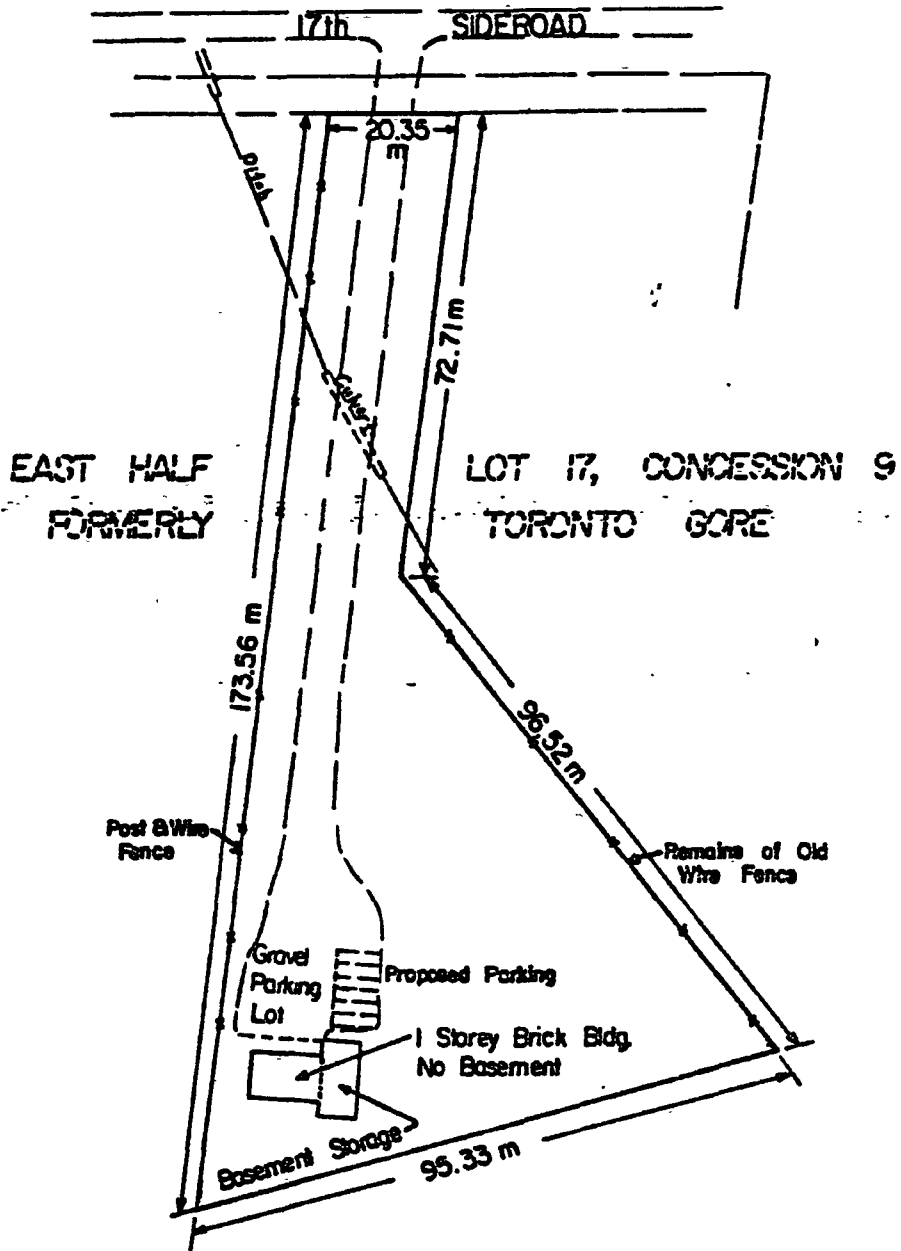
1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 84 07 23      Drawn by: RB  
File no. C9E17.1      Map no. 15-1A



0-2-10



535284 ONTARIO LIMITED

Site Plan



1:1200

**CITY OF BRAMPTON**  
Planning and Development

Date: 84 07 23 Drawn by: RB  
File no. C9E17.1 Map no. 15-1B

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1984 09 20

To: The Mayor and Members of City Council

From: Planning and Development Department

Re: Application to amend the Official Plan and  
Zoning By-law  
Part of Lot 17, Concession 9, N.D. (former Township of Toronto Gore) Ward 10  
535284 ONTARIO LIMITED  
Our File: C9E17.1

The notes of the Public Meeting held on Monday, September 17, 1984, are attached for the consideration of City Council.

No members of the public were present at the meeting and no letters of objection or comments have been received.

In view of the foregoing, it is recommended to City Council that:

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Official Plan and Zoning By-law be approved subject to the Council resolution of August 13, 1984, and
- 3) Staff be directed to prepare the appropriate Official Plan amendment, Zoning By-law and Development Agreement.

RECEIVED  
CLERK'S DEPT.


SEP 20 1984

8735


REG No.:  
FILE No.:

C9E17.1

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

LWHL/JMR/ec  
attachment

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

PUBLIC MEETING

---

A Special Meeting of Planning Committee was held on Monday, September 17th, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:02 p.m. with respect to an application by 535284 ONTARIO LIMITED (File: C9E17.1) to amend both the Official Plan and Zoning By-law to permit the use of the existing building for office purposes. This rezoning shall be for a temporary period of three years which may be extended for a further period by by-law. This would require a revision to the Official Plan policies pertaining to the subject property and also a rezoning to Service Commercial Special Section (SC - SEC).

Members Present: Councillor E. Mitchell - Vice-Chairman  
Alderman R. Crowley  
Councillor F. Russell

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

---

The Vice-Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:03 p.m.