



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

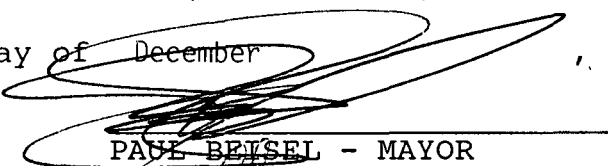
Number 267-90

To adopt Amendment Number 193
and Amendment Number 193 A
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 Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 193 and Amendment Number 193 A 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 for approval of Amendment Number 193 and Amendment Number 193 A to the Official Plan of the City of Brampton Planning Area.


READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of December, 1990.



PAUL BEYSEL - MAYOR


LEONARD J. MIKULICH - CLERK

19/90

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE

ORIGINAL

AMENDMENT NUMBER 193
AND
AMENDMENT NUMBER 193 A
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031 193

AMENDMENT NO. 193 and 193 A


TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

Amendment No. 193 and 193 A 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 Sections 17 and 21 of the Planning Act, 1983.

Date: 91-05-31



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 267-90

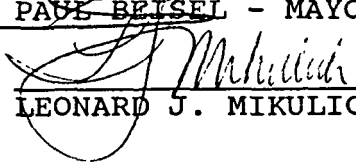
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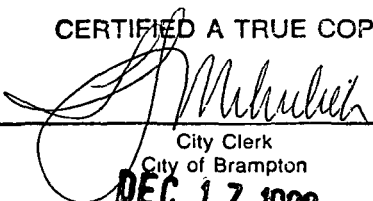

PAUL BEISEL - MAYOR


LEONARD J. MIKULICH - CLERK

19/90



CERTIFIED A TRUE COPY


City Clerk
City of Brampton
DEC 17 1990

AMENDMENT NUMBER 193
AND
AMENDMENT NUMBER 193 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of a site located in the Bovaird-Kennedy area. The site is being redesignated from Low and Medium Density Residential to Service Commercial in the Secondary Plan.

2.0 Location

The land subject to this amendment is shown on Schedule A to this amendment and is within the area known as the Bovaird-Kennedy Area, as shown on Plate 45, added to the Consolidated Official Plan by Amendment Number 76. More particularly, the lands are situated to the east of Kennedy Road North, on the north side of Notre Dame Avenue, in part of Lot 11, Concession, now in the City of Brampton and comprise Lots 1 to 5, both inclusive, Plan 43M-929.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number : 193

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

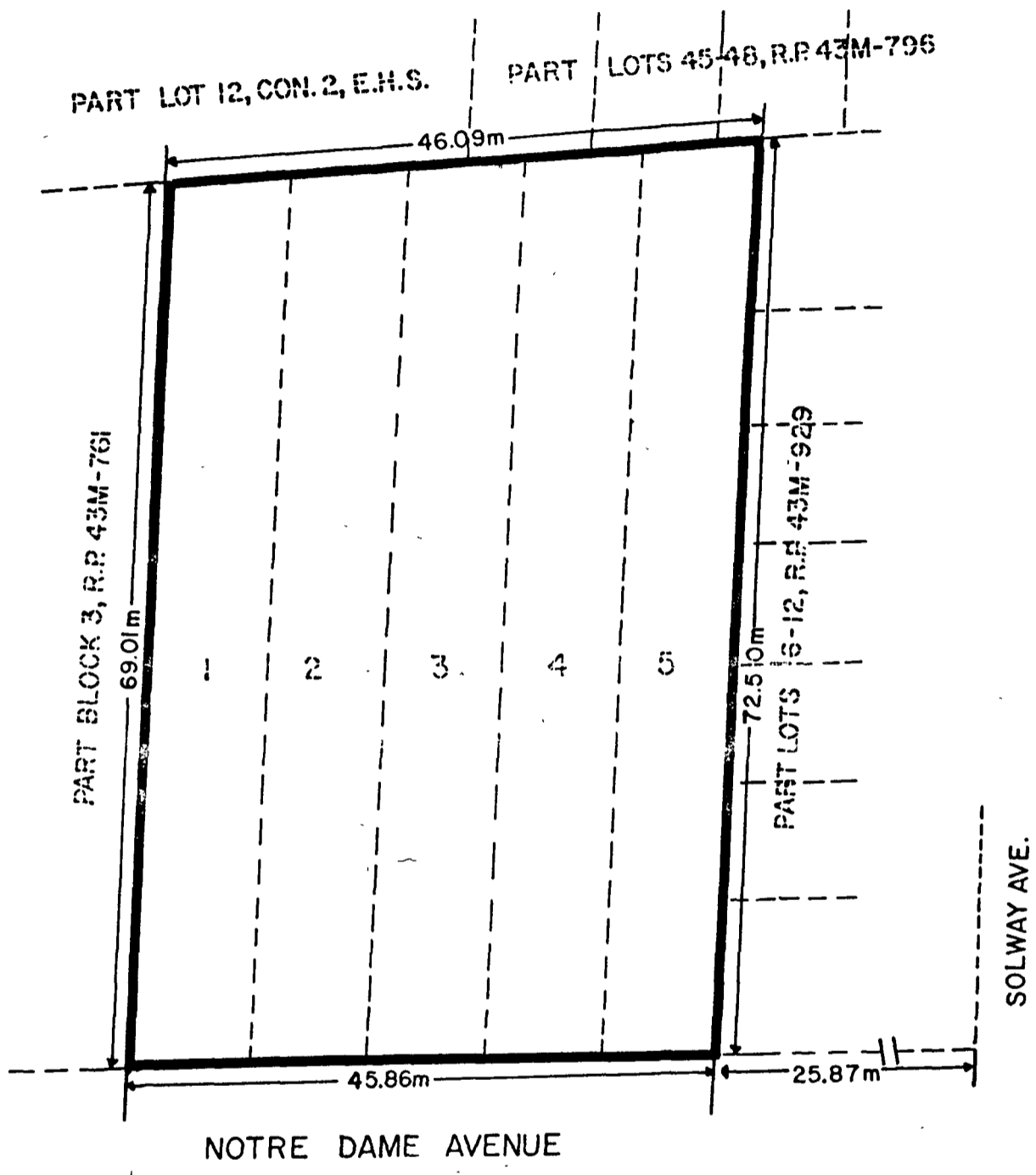
- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 4 set out in the first paragraph of section 7.2.7.4, Amendment Number 193 A;

3.2 Amendment Number A: 193

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West and Heart Lake East Secondary Plan (being Chapter C35 of Section C, and Plate Number 2 thereof, as amended), is hereby further amended:

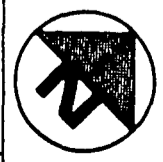
- (a) by changing, on Plate 45 (being Schedule A to Amendment Number 76 to the Consolidated Official Plan), the land use designation of the land outlined on Schedule A to this amendment from LOW AND MEDIUM DENSITY RESIDENTIAL to SERVICE COMMERCIAL, and
- (b) by adding the following to Chapter C53 of Part C, Section C, as SECTION 5.10.2:

"5.10.2 The land on the north side of Notre Dame Drive, approximately 48 metres east of Kennedy Road North, shall be developed for office purposes only and accessory purposes thereof. Medical purposes may occupy a portion of the office building provided adequate parking facilities are provided. The height of the office building and the architectural concept shall be similar to residential dwellings abutting and adjacent to the subject property."



— LANDS SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT NO. 193
 OFFICIAL PLAN AMENDMENT NO. 193 A



CITY OF BRAMPTON
 Planning and Development

Schedule A BY-LAW 267-90

1:500

Date: 1990 10 01 Drawn by: CJK
 File no. C2E11.6 Map no. 26-336

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 193
AND
AMENDMENT NUMBER 193 A

Attached are copies of reports from the Director, Planning and Development Services Division, dated June 12, 1990, as well as a copy of a report from the Director, Planning and Development Services Division, dated August 3, 1990, forwarding the notes of a public meeting held on July 4, 1990, after notification in a local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submission also relates to the formulation of this amendment, copy of which is attached.

The Regional Municipality of Peel.....July 14, 1989

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 12, 1990

TO: Chairman of Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part Lot 11, Concession 2, E.H.S.
(Chinguacousy Township)
Ward 2
KERBEL GROUP
Our File Number: C2E11.6

1.0 Background

An application to amend the Official Plan and zoning by-law for land located on the north side of Notre Dame Avenue has been referred to staff by City Council for a report in accordance with Council's procedures.

2.0 Property Characteristics

The subject property is legally described as Lots 1 to 5, Plan 43M-929. The property has a frontage of 45.855 metres (150.443 feet), an average depth of about 70.1 metres (229.99 feet) and comprises an area of 3215.6 square metres (0.795 acres).

The level vacant site is devoid of vegetation.

Abutting uses are as follows:

NORTH: residential development involving a large lot fronting onto Kennedy Road North and single family detached residences on the south side of Penrith Court within Plan 43M-796.

EAST: single family detached residences on the west side of Solway Avenue.

SOUTH: Notre Dame Avenue, and to the south of Notre Dame Avenue, Notre Dame Secondary School of The Dufferin-Peel Roman Catholic Separate School Board.

WEST: masonry wall of a gas bar facility situated at the north-east corner of the intersection of Kennedy Road North and Notre Dame Avenue.

3.0 Official Plan and Zoning By-law Status

The Official Plan designates the property - Residential on Schedule 'A' General Land Use Designations, and Low and Medium Density Residential, within the Heart Lake East Secondary Plan.

By-law 151-88 zones the property Residential Single Family D-Section 358 (R1D-Section 358).

4.0 Proposal

The applicant proposes to construct a 3 storey office building, with a height to the top of the roof ridge of about 15.8 metres (52 feet). The gross floor area of 1593.24 square metres (17150.05 square feet) will be served by 51 off-street parking spaces. An outdoor garbage enclosure will be situated to the north-west of the building approximately 11 metres (36 feet) south of the north property boundary. A 1.8 metre high wood acoustic quality fence will border the site on the north and east whilst the masonry wall erected for the gas bar facility will be on the west property limit.

5.0 Comments

The following agencies have indicated no comments:

Law Department; Community Services Department - Transit and Fire; Public Works and Building Department - Building Division, and Traffic Engineering Services Division.

Public Works and Building Department - Development and Engineering Services Division indicated that disposition of the undeveloped portion of the gas bar site to the west and particularly access to it should be addressed prior to proceeding with the application and a site plan agreement will be required addressing grading, drainage and access prior to the issuance of a building permit.

Planning and Development Department - Urban Design and Zoning Division note that there is no shortage of office provision for this area and if spot rezoning is permitted in various locations there should be no good quality office development constructed at strategic locations.

The Regional Municipality of Peel, Public Works Department has no objection, but it is noted that regional levies would apply.

Community Services Department - Parks and Recreation note the following:

- a) We do not believe additional commercial space is warranted to service the neighbourhood.
- b) In the event Commercial is considered, the applicant is to provide 6' high solid screen fencing around the east and north perimeter of the site area to City specifications in the same design as the fence on the west side adjacent to the gas bar.
- c) Due to the proximity to a residential area that the garbage disposal area be enclosed in the building.
- d) That the applicant prepare a landscape plan detailing hard and soft landscaping treatment.

6.0 Discussion

In response to the comment of the Development and Engineering Services Division regarding the disposition of the underdeveloped lands on the gas bar site, the applicant has advised that they are not aware of further development on the gas bar site and, in any event, site plan approval will be required by the City. With respect to access, the applicant has noted that the existing driveway to the gas bar can serve both the gas bar and any future uses on the site. The driveway to the proposed office site is located to the east side of the property, as far away as possible to avoid potential motor vehicle conflicts.

With respect to the question of the supply and demand of office space raised by the Urban Design and Zoning Division, the applicant has advised that the size of the project does not warrant a market study and further, the North Brampton area is not built out and the apparent demand at this time would not be indicative of office space demand at a mature state.

The applicant notes that the proposed office building is an appropriate land use in contrast to the permitted single family dwellings. The single family dwellings would be adjacent to the gas bar and opposite the busy entrances to Notre Dame Secondary School resulting in a less desirable

environment for dwellings than in other areas. The applicant contends that the office development would be an appropriate intermediate use between the gas bar site and single family residences to the north and east and would serve as a form of buffer between the two uses.

With respect to building height, the applicant notes that the existing adjacent dwellings are two storeys and the proposed three storey height of the proposed office building is not a substantial difference. Further it is contended that it will be difficult to visually perceive the difference in building height due to the distance separation between the residences and the office building.

A significant feature of the subject property is its average depth of 70.1 metres (229.99 feet) which is more than twice the depth of the conventional Residential Single Family D lots at 30 metres. At the time that the particular draft plan of proposed subdivision was processed (Dexfield Investments Limited, Region of Peel File Number 21T-79072B, our File C2E11.1) the applicant had sought support for a larger commercial site at the north-east corner of the intersection of the Kennedy Road North and future Notre Dame Avenue. Planning staff supported only a proposal for a gas bar, and recommended that the balance of the site be developed for residential lots. It is staff's understanding that the subdivider accepted the use of the subject lands for residential purposes, and the implementing zoning by-law amendment zoned the subject property and the abutting lands to the east for single family detached dwelling purposes. The property to the north had been zoned previously for single family detached dwelling purposes.

With respect to the relationship of Notre Dame Secondary School and the use of the subject land for low density residential purposes, it is acknowledged that various activities associated with a large busy educational facility will result in a higher level of noise, unusual assembly of persons on the street and localized traffic congestion. However, it is doubtful that the presence of the secondary school would seriously deter the sale of appropriate single family detached residences if suitable marketing procedures were employed. It should be noted that the developer also sold the school site and the less than perfect residential environment was well known at that time.

The office building height of three storeys, or approximately 15.8 metres (52 feet), is significant when compared to a two storey residence with a height of 9.1 metres (30 feet). Thus from the perspective of the abutting residences, the office building height together with the bulk of the building will impact adversely upon the residential amenity.

The argument that an office building on the subject land will provide an intermediate use between residences and the gas bar to the west and thus act as a buffer must make the assumption that the previous planning decision to permit a gas bar abutting residences was in error. However, if a buffer is required between the gas bar and the residences on Penrith Court and Solway Avenue, a more appropriate use would be residential purposes compatible with the gas bar, the secondary school and the existing single detached dwelling units, not a commercial use.

The Official Plan designation of Low and Medium Density Residential presents an opportunity for the applicant to design an innovative housing proposal that is compatible with the abutting and adjacent low density residential development of single family detached dwellings. Though the land use designation would permit 36 to 50 dwelling units per net hectare (15 to 20 dwelling units per net acre), it is neither necessary nor appropriate that the subject site with an area of approximately 0.32 hectares (0.8 acres) be developed with the maximum number of units of 11 to 16. It is likely that a small multiple family project of 8 or 9 dwelling units could be designed that is sensitive to and will respect the amenity of the existing low density residential development.

Arising from a detailed analysis of the concept site plan several changes would be required. Firstly, a garbage enclosure should not be permitted, all refuse should be contained within the building. If a garbage enclosure is necessary it should be located adjacent to the office building, further from the adjacent residences. Secondly, the ground level visual screen should consist of a masonry wall with a height above the elevation of the abutting residential lots of not less than 1.8 metres. Thirdly, the height of the office building is excessive and should be reduced to a height comparable to that of the adjacent dwellings. Fourthly, arising from a reduced office building height, and retaining the gross floor area of almost 1600 square metres, will enlarge the building area or footprint of the building from 531 square metres (5715.82 square feet) to about 797 square metres (8579.1


square feet). Expanding the building footprint from 16.5 per cent of the lot area to 24.8 per cent will require a reduction of the landscaped open space thereby impacting upon the abutting non-commercial uses.

The substitution of an office building in place of the planned low density residential dwellings in response to the presence of the planned uses of a gas bar and a secondary school because of their adverse impacts upon residential uses is not a suitable trade off. This position would suggest that to the north of the gas bar another office or non-residential use is desirable as a buffer to existing and future residences. By permitting an office building, in place of a residential development, enlarges the length of the residential/commercial boundary without the provision of significant redeeming factors for the existing and future residences.


7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and zoning by-law to permit a 3 storey office building with a gross floor area of 1593 square metres on the north side of Notre Dame Avenue be refused.

Respectfully submitted,


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

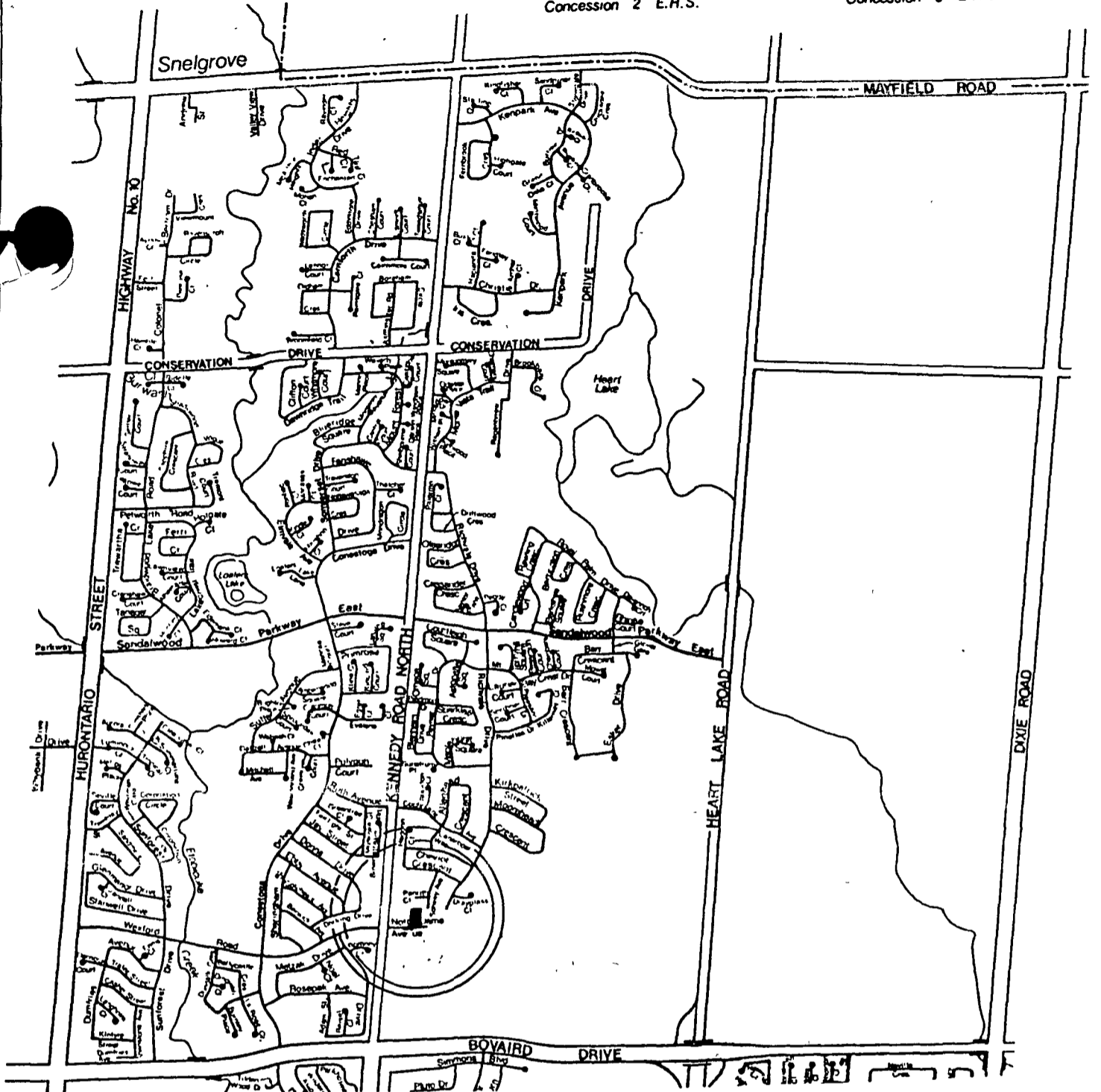
AGREED:


John A. Marshall, M.C.I.P.,
Commissioner, Planning and
Development

LWHLam/KerbelGroup

Concession 2 E.H.S.

Concession 3 E.H.S.



KERBEL GROUP

Location Map



1:4000

CITY OF BRAMPTON

Planning and Development

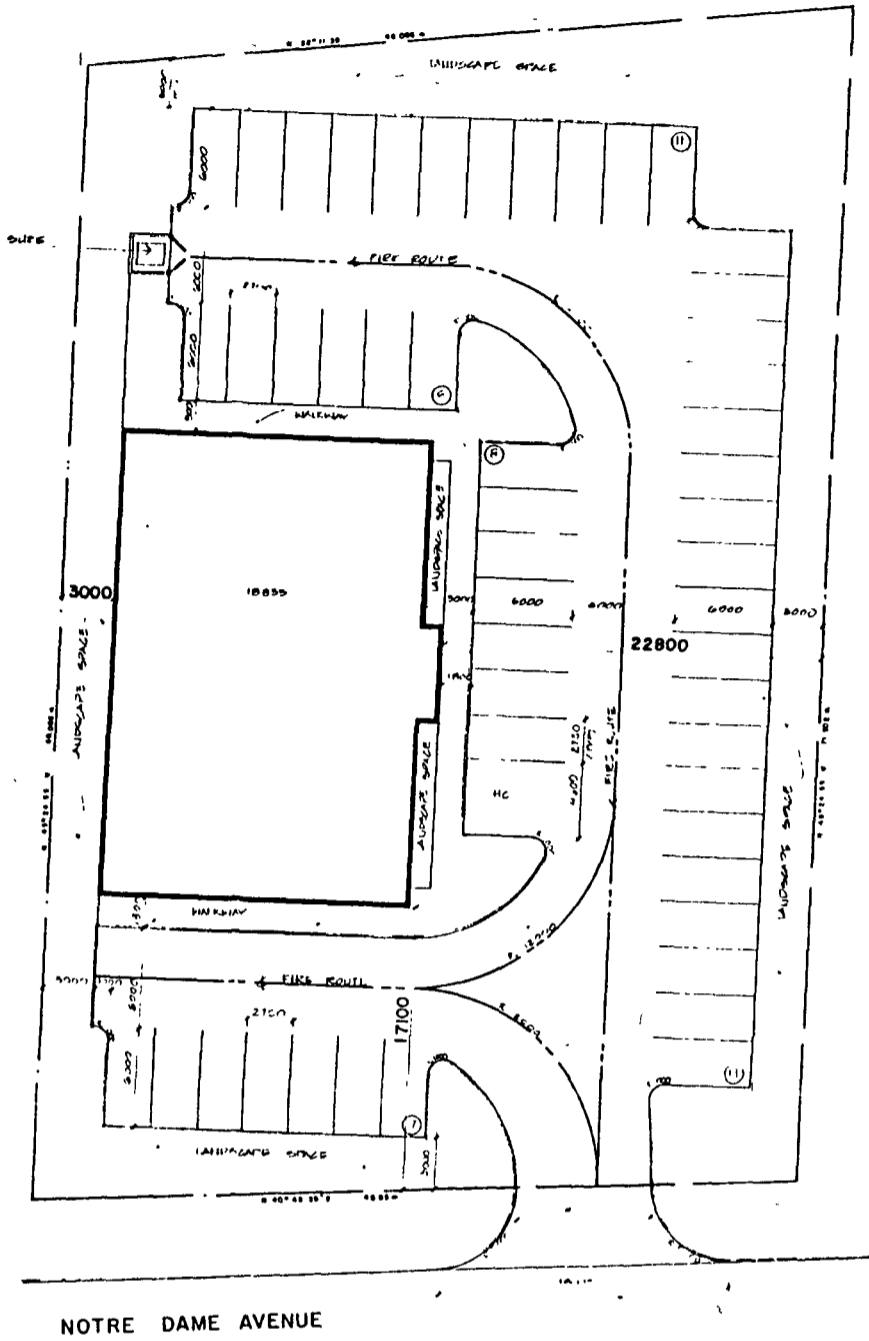
Date: 1989 07 11

Drawn by: CJK

File no. C2E11.6

Map no. 26-33A

E4-8



KERBEL GROUP

Concept Site Plan

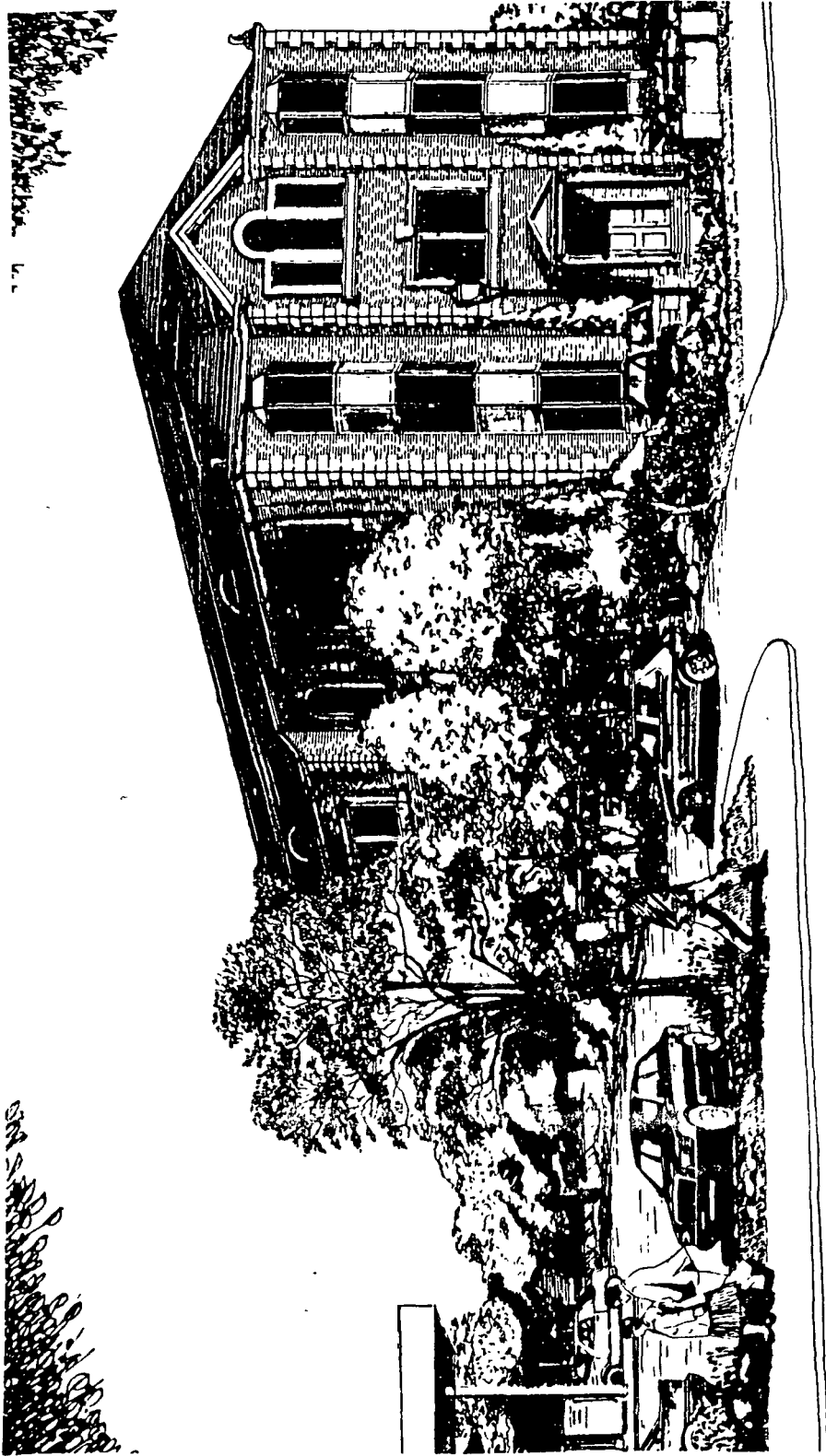


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CITY OF BRAMPTON
Planning and Development

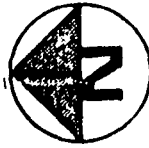
Date: 1989 07 11 Drawn by: CJK
File no. C2E11.6 Map no. 26-338

E4-9



KERBEL GROUP

Perspective: South-West



CITY OF BRAMPTON
Planning and Development

Date: 1990 05 17 Drawn by: CJK
File no. C2E11.6 Map no. 26-33C

INTER-OFFICE MEMORANDUM

F10

Office of the Commissioner of Planning & Development

August 3, 1990

To: Chairman and Members of Planning Committee
From: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part Lot 11, Concession 2, E.H.S.
(Chinguacousy Township)
Ward 2
KERBEL GROUP
Our file: C2E11.6

Notes of the Public Meeting held on Wednesday, July 4, 1990 are enclosed for the information of Planning Committee. Also attached, are copies of letters received from Mr. and Mrs. D. Silvestri, 6 Penrith Court, and Graham and Christine Sead, 10 Penrith Court.

Mrs. Gail Keyes, owner of the residential property abutting the north-west property line of the subject lands raised an objection to the proposal to have a 6 foot high masonry wall along the property line which would disrupt the open vista of her backyard and also obstruct the view from her picture window.

The attached garage of the Keyes' residence is less than 0.6 metres (2 feet) from the property boundary and extends parallel to the boundary for about 1.5 metres (5 feet). Adjacent to the boundary line and on the Keyes property, is a row of 5 trees, principally manitoba maples, which provide a limited degree of screening through low hanging branches. No fence exists along this property line and the existing trees would require some pruning to provide working space if a fence were constructed on the property line. The Keyes' rear yard area is slightly higher than the adjoining site of the proposed office building, though the elevation difference is not likely to be significant.

Objections to the proposed two storey office building were raised by three property owners on Penrith Court. The owners have noted that:

- they had confirmed that the future use of the adjacent property would be single family detached dwellings;
- additional commercial use will increase traffic level considerably;

- existing medical facilities within walking distance on Kennedy Road, at Heart Lake Town Centre and at Conestoga Plaza on Bovaird Drive are available to respond to local need;
- use of the subject land for open space (parkette) purposes would fulfill an immediate need, and
- a decision on the proposal should be deferred to allow future owners of unsold houses abutting the subject lands on the east, an opportunity to express their views.

City Council, at its meeting held on June 25, 1990, approved a Planning Committee recommendation to hold a Public Meeting on the basis of a two storey residential type office building with some medical uses. The applicant revised the original concept site plan:

- to retain the identical building footprint and the same number - 51 - of parking spaces;
- to delete the exterior garbage container enclosure with all waste refuse to be contained within the building;
- to provide a floor area of 1062 square metres, (11,431.65 square feet), including 325 square metres (3,498.39 square feet) for medical office purposes, and
- to provide a 1.8 metre high masonry screen wall on the north and east property lines.

A copy of the revised concept site plan and revised perspective drawing are attached for the information of Planning Committee.

The Planning staff report of June 12, 1990 considered by Planning Committee at its meeting held on June 18, 1990, did not recommend that the Official Plan and zoning by-law be amended, to permit the construction of a three storey residential style office building. A reduction in building height from three to two storeys, while lessening the visual impact of introducing a change of use in a planned residential development, does not retain the planned residential character of the locality. The planned 5 detached dwelling units sited on deep lots, approximately 70 metres (229 feet) in depth, will be replaced by a single large structure with extensive surface parking facilities. The traffic movement associated with the office building will exceed that associated with five dwellings, and while the majority of the traffic movements may be limited to Notre Dame Avenue, some non-local traffic movements could be expected on adjacent streets. More significantly will be the frequent intrusion of motor vehicles using the parking facilities where the rear yards of planned residences would have occurred. The masonry wall will screen only the low level perspective of adjoining residents.

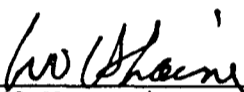
It is planning staff's recommendation that the application to amend the Official Plan and zoning by-law to permit a two storey residential style office building not be approved.

RECOMMENDATION

IT IS RECOMMENDED:

1. THAT Planning Committee recommend to City Council that the Notes of Public Meeting be received;
2. THAT Planning Committee, after considering the merits of the revised proposal, the concerns of the nearby residents and the planning issues, recommend to City Council
 - (A) refusal of the revised proposal, or
 - (B) approval of the revised proposed, subject to appropriate development conditions, and
3. IF recommendation 2(B) above is adopted, THAT Planning Committee recommend to City Council that staff prepare the appropriate development conditions for the consideration of City Council.

Respectfully submitted,



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

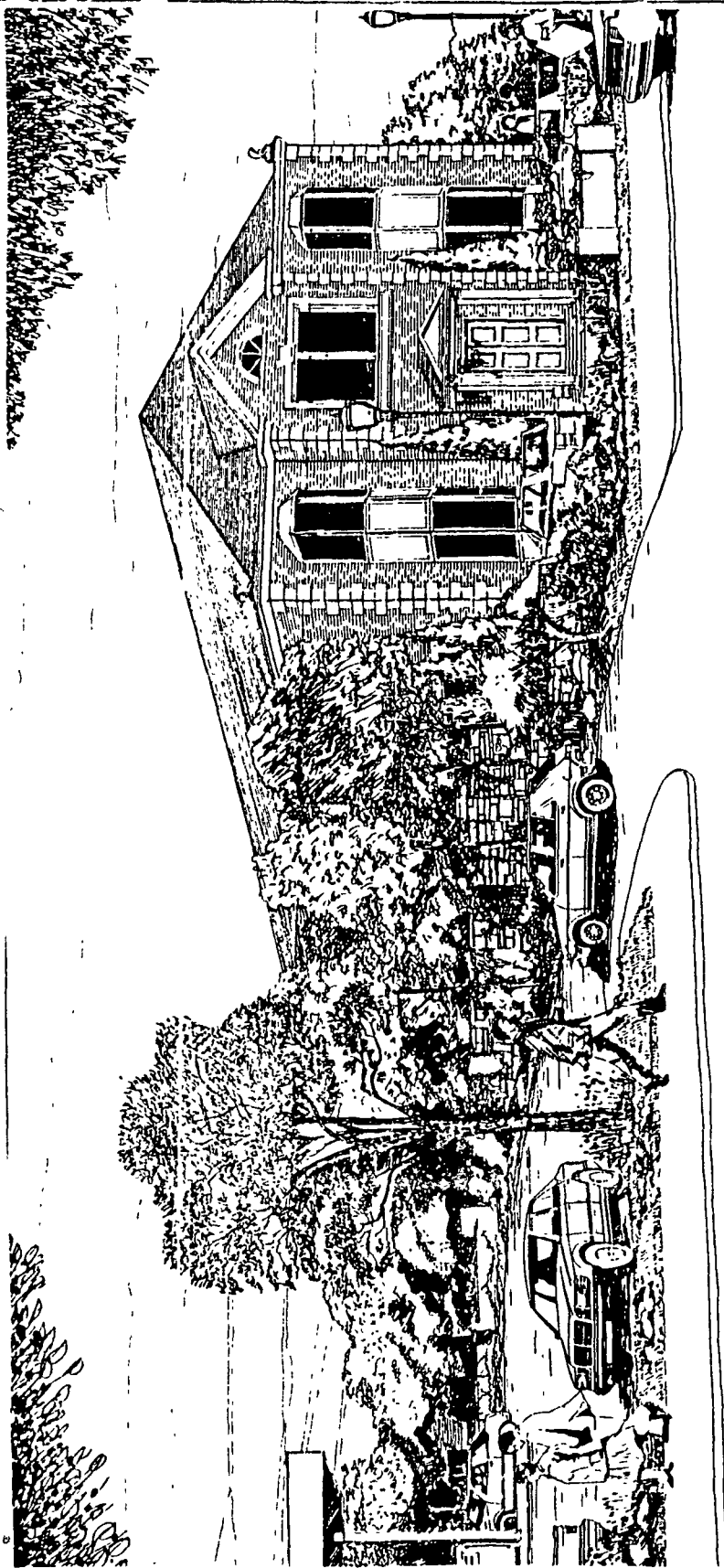
AGREED:



John A. Marshall, M.C.I.P.
Commissioner of Planning
and Development

attachments (6)

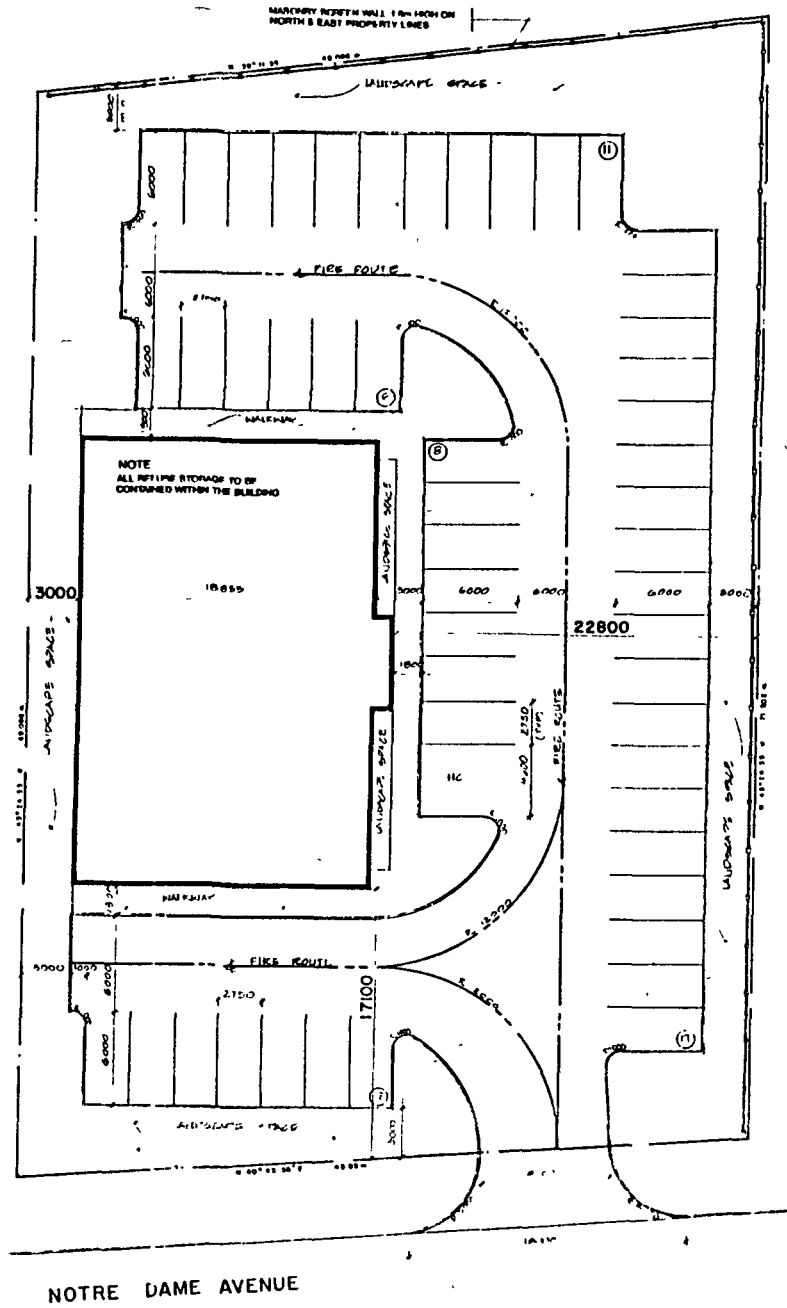
F10-4



KERBEL GROUP
TWO STOREY OFFICE BUILDING
Perspective: South-West

CITY OF BRAMPTON
Planning and Development

Date: 1990 06 29 Drawn by: K.M.H.
File no. C2E11.6 Map no. 26-33D



KERBEL GROUP

CONCEPT SITE PLAN - REVISED



1 : 500

CITY OF BRAMPTON
Planning and Development

Date: 1990 06 29 Drawn by: K.M.H.
File no. C2E11.6 Map no. 26-33E

F10-6

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 4, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m., with respect to an application by KERBEL GROUP (File: C2E11.6 - Ward 2) to amend both the Official Plan and the zoning by-law to permit the construction of a two storey building to be used for medical purposes.

Members Present: Councillor P. Robertson - Chairman
Alderman S. DiMarco
Alderman S. Fennell
Alderman A. Gibson
Alderman P. Palleschi
Councillor F. Russell
Alderman J. Sprovieri

Staff Present: J.A. Marshall, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Armstrong, Development Planner
K. Ash, Development Planner
C. Brawley, Policy Planner
J. Corbett, Policy Planner
A. Rezoski, Development Planner
H. Harwood, Secretary

Four interested members of the public were present.

The Chairman inquired 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. Marshall replied in the affirmative.

Mr. Laine outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mrs. Gail Keyes, Kennedy Rd. N., R.R.#2, objected to the building of a 6 foot wall, as it would block her view from the backyard

and the picture window.

Mr. P.J. McKenna, 8 Penrith Crt., opposed the proposed plan and suggested the land become a parkette as there is no parkland in the vicinity. Medical buildings are also within walking distance. Mr. McKenna submitted a copy of his letter that he read at the meeting.

Mr. Marshall submitted, to the Chairman, a letter received from Mr. Dominic Silvestri; who also opposed the application.

There were no further questions or comments and the meeting adjourned at 10:45 p.m.

Mr. & Mrs. P. J. McKenna
8 Penrith Crt.
Brampton, Ontario
L6Z 4E5
June 28, 1990

J.A. Marshall, M.C.I.P., O.P.P.I.
Commissioner of Planning and Development

Subject: KERBEL Group (File # : C2E11.6-Ward 2)
Concerning the amendment of official plan A zoning bylaw to
the subject property located in part of lot 11, concession 2,
E.H.S. which is situated on the north side of Notre Dame
Avenue.

Please accept this notice of opposition to the proposed
amendment of the above stated area. As homeowners
immediately behind the .79 acre lot and eight year members of
the Heart Lake community we would appreciate those concerned
to note the following reason for our opposition.

When we purchased our single home dwelling it was to our
understanding according to official plans that there would be
residential to all sides of us.

Unlike other parts of Heart Lake there is no parkland
within walking distance with facilities for younger children
to play. This is a considerable sway in planning from the
past.

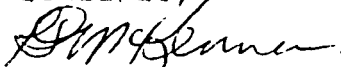
Although there is official plans to develop the quarry
on the corner of Bovaird Rd. and Kennedy into a recreation
centre, this will take some time. The generation of
preschoolers and junior schoolers shouldn't be neglected at
this time.

We do realize that the owners of the property will have
some difficulty putting houses on this parcel of land,
especially when you look at where the hydro services are
located. It also looks like there will be restrictions on
how many houses would be allowed to go on this property.
There may even be some difficulty in selling houses situated
by a gas station which is adjacent to this lot. There is a
medical building within walking distance on Kennedy Road,
within bus or driving distance at Heart Lake Town Centre,
which in fact have not been occupied to date, a walkin clinic
at the newer half of the same plaza, and a walkin clinic at
the Food City plaza on Bovaird. We have to ask ourselves
what is to become of a building which cannot rent to the
medical profession knowing the business minded people of
council would not let a developer suffer if this came to
pass?

This area could be developed in many ways, but it is clear that it will better serve the community as a parkland, not only for our young generation of today but for generations to come.

In conclusion please remember that the effects of our decision will be of a permanent nature to reflect on us for many years to come.

Sincerely



P. J. McKenna

F10-10

June 26, 1990

The Corporation of the City of Brampton,
Planning & Development Department
150 Central Park Drive,
Brampton, Ontario
L6T 2T9

Attn: J. A. Marshall
Commissioner of Planning & Development

Re: Registered Plan 43M-929
to amend Zoning By-law

Dear Sir:

We are writing to oppose the re Zoning of above registered plan.

I would like to make council aware that the Roman Catholic School Board, who is also within the affected area, should express their interest, and I question if they have been notified.

Also there are seven unsold homes backing onto said property, whose future owners, should have some say in this development.

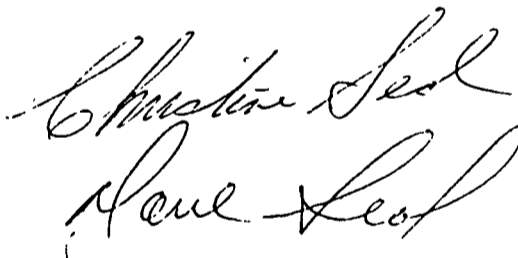
I submit for your consideration that a hold be put on the re-zoning, until such times as the economy is such that the above mentioned homes are purchased, and the proposal re-submitted.

Baring this as an immediate home owner, and if council passes the re-zoning, we request that a brick barrier be erected along the border line of said property, similar to the existing barrier which surrounds the Kango Gas bar bordering the property in question.

Another thought for council would be to re-Zone this small area as a parkette.

Yours truly,

Graham & Christine Seal
10 Penrith Court
Brampton, Ontario
L6Z 4E5
416-846-2015



City of Brampton
PLANNING DEPT.
Date: JUL 04 1990 Rec'd
File No. C2E11.6

F10-11

Mr. + Mrs. D. SILVESTRI
6 PENRITH CRT.
BRAMPTON, ONT.
L6Z 4E5.

J.A. MARSHAL, M.C.I.P., O.P.P.I.,
COMMISSIONER OF PLANNING AND DEVELOPMENT:

SUBJECT: KERBEL GROUP (FILE #: C2E11, 6-WARD 2) LOT 11,
CONCESSION 2

PLEASE ACCEPT THIS NOTICE OF OPPOSITION TO THE PROPOSED AMENDMENT OF THE ABOVE STATED AREA. AS HOME OWNERS IMMEDIATELY BEHIND THE .74 ACRE LOT. WE WOULD APPRECIATE THOSE CONCERNED TO NOTE THE FOLLOWING REASONS FOR OUR OPPOSITION:

1. WHEN I PURCHASED MY HOME ON LOT 47 I MADE IT A POINT TO CHECK OUT WHAT WAS TO BE BUILT BEHIND ME. I WENT TO THE PLANNING OFFICE AROUND APRIL 1988 TO CHECK IT OUT MYSELF. IT WAS STATED AS FUTURE SINGLE DWELLING HOMES RIGHT BEHIND MY PROPERTY LOT. OBVIOUSLY SOMEONE HAS NO CONCERN ABOUT THE SURROUNDING NEIGHBOURS IN TRYING TO CHANGE THE ORIGINAL PLANS.
2. THE TRAFFIC AROUND NOTRE DAME HIGH SCHOOL AND KENNEDY IS HORRENDOUS AROUND 7:30 TO 9:00 AM. WE DO NOT NEED MORE VEHICLES AROUND THAT AREA.
3. ALSO ~~THE~~ WE DO NOT NEED AN OFFICE COMPLEX, RIGHT BESIDE ANOTHER OVER PLACE.

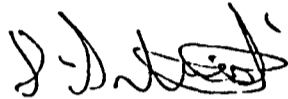
F10-12

COMMERCIAL BUILDING; BEING THE
GAS SERVICE STATION.

PLEASE ACCEPT THESE REASONS
FOR OPPOSING THE PROPOSED PLAN

YOURS TRULY

D. SILVESTRI





July 14, 1989

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. L. W. H. Laine, Director
Planning and Development Services

City of Brampton PLANNING DEPT.	
Date	JUL 18 1989 Rec'd.
File No.	C2E11.6

Re: Application to amend the Official Plan and
Zoning By-law
Kerbel Group
Pt. Lot 11, Concession 2, E.H.S. (Chinguacousy)
City of Brampton
Your File: C2E11.6
Our File: R42 2E46B

Dear Sir:

In reply to your letter of July 10, 1989 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and has no objection to offer.

Please note that the Region's Lot Levy Policy as per By-law No. 68.88 as further amended by By-law No. 96-88 would apply to this proposal.

We trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

IAP:nb

cc: L. Eason, Finance

*Topick
8907 18*