



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 286-79


A By-law to amend 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 39 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number 39 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 October 1979


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CITY CLERK

PASSED October 10th 19 79



BY-LAW

No. 286-79

A By-law to amend the Consolidated Official Plan of the City of Brampton Planning Area.

DUPLICATE ORIGINAL

OPC 0006-39

#3.

AMENDMENT NO. 39
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

... PLAN # 558 ...
RECORDED IN 1979 REGISTRY GUIDE
FOR THE COUNTY OF PEEBLES # 43
December 28, 1979 at 3:17 PM.
Vera Porter
REGISTRAR OF DEEDS, COUNTY OF PEEBLES
Land Registrar

DEC 28 11 3 17

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NUMBER 39

The attached Amendment Number 39 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brmapton by By-law No. 286-79, in accordance with Sections 13, 14 and 17 of The Planning Act (R.S.O. 1970, Chapter 349, as amended) on the 10th day of October, 1979.

Date: _____

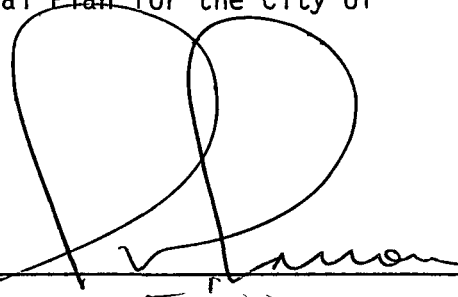

James E. Archdekin, Mayor


Ralph A. Everett, City Clerk



This amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 39 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date: Dec 13/79


G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing



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

This 10th day of October 1979

James E. Archdekin
 JAMES E. ARCHDEKIN, MAYOR

Ralph A. Everett
 RALPH A. EVERETT, CITY CLERK

AMENDMENT NUMBER 39
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 39 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 39 .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 39 . Part A - Preamble and Part C - Appendix are included only to provide background for Part B and should not themselves be construed as a statement of policy.

3.0 Location

This Amendment is concerned with land situated on part of Lot 5, Concession 1, W.H.S. in the City of Brampton, Regional Municipality of Peel, located at the southeast corner of the intersection of Queen Street West and McLaughlin Road South, the site comprises an area of about 2.46 hectares (6.08 acres).

4.0 Purpose

The purpose of this Amendment is to change the present designation of the land from Residential Low Density to Commercial for the northerly 1.55 hectares (3.82 acres) of the holding.

5.0 Background

The property is presently designated for Residential Low Density Use by the Consolidated Official Plan with a Highway Commercial symbol located on the northwest corner of the site. The Highway Commercial designation is reserved for an automobile service station use. An application was submitted to amend the Official Plan and Restricted Area By-law to permit a commercial plaza about 2694 square metres (29,000 square feet) use of the property.

Subsequent to a public meeting held on June 12th, 1979, City Council at its meeting on June 25th, 1979, directed staff to prepare amendment to the Official Plan and Restricted Area By-law.

PART B - THE AMENDMENT

1. Part C, Section B, Chapter B1, sub-section B2.4 hereby amended by deleting Clause 4.3 and replacing with the following:

"4.3 The Neighbourhood Commercial designation at the southeast corner of the intersection of Queen Street and McLaughlin Road South shall serve not only the residents of the adjacent neighbourhoods in this District but also neighbourhoods along McLaughlin Road in the West Planning District. The gross area of the development shall not exceed 2694 square metres (29000 square feet) and the area of the development shall not exceed 1.6 hectares (4.0 acres)."

2. Part C, Section B, Chapter B1, sub-section B2.4 is hereby amended by deleting Clause 4.4 and replacing it with the following:

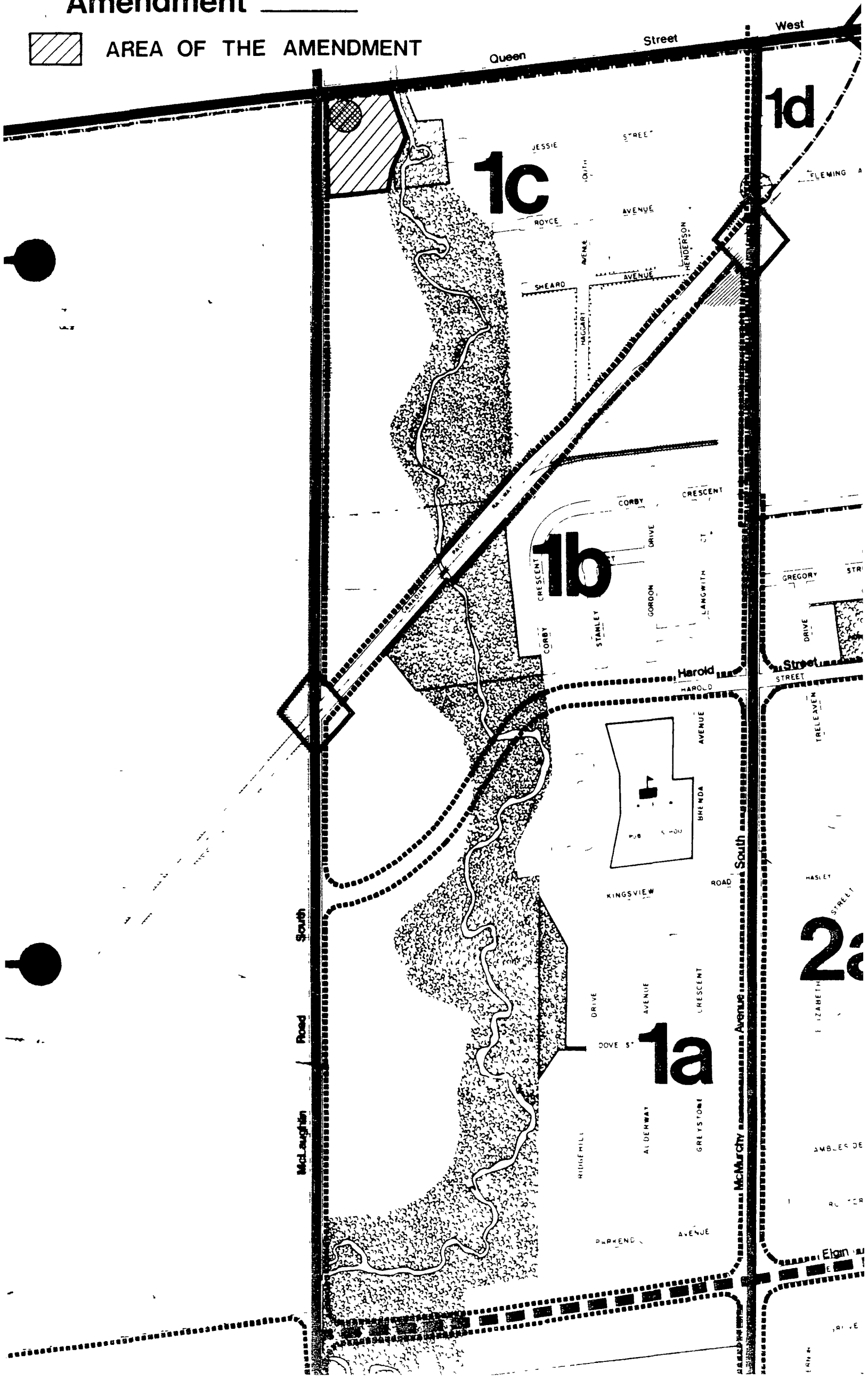
"4.4 The lands designated for Regional Commercial purposes at Main Street South and Steeles Avenue will also provide the principal community, neighbourhood commercial, as well as highway commercial services for the Planning District and nearby neighbourhoods."

3. Plates Number 3 and Number 7 of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to redesignate the lands outlined on Schedule A hereto attached to Neighbourhood Commercial.
4. Implementation and Interpretation

The provisions of the Consolidated Official Plan, as amended from time to time, with respect to implementation and interpretation shall apply to this amendment.

Schedule A Amendment

 AREA OF THE AMENDMENT



PART C - APPENDIX

1. Attached are a copy of staff report to Planning Committee and the report for public meeting with respect to the subject development.

Office of the Commissioner of Planning and Development

1979 06 13

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

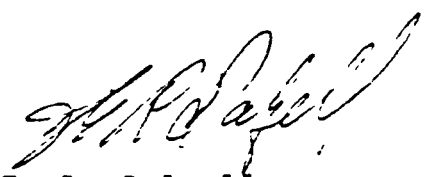
Re: Application to Amend Official
Plan and Restricted Area By-law
LAKE MANOR HOLDINGS
Part Lot 5, Conc. 1, W.H.S.
Our File: C1W5.6

Attached are the notes of the public meeting for the above noted application, which was held on June 12, 1979, in the Council Chambers.

Although there was an opposition raised at the meeting, the nature of the opposition should be considered as a separate land use issue of another property.

It is recommended that Planning Committee recommend to City Council that staff be directed to prepare appropriate amendments to the Official Plan and Restricted Area By-law, as well as Development Agreement for Council's consideration.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development

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

LWHL/WL
attached

Oct 11/79
JH849
PL 2 29-75

PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, JUNE 12, 1979, in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:50 p.m. with respect to an application by Lake Manor Holdings to Amend the Official Plan and Restricted Area (Zoning) By-law to enable the development of a commercial plaza on the northerly 1.55 hectares (3.82 acres) of the site.

Members Present: Mayor Archdekin, Chairman
Alderman F. Russell
Alderman R. Callahan

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

The applicants and approximately 38 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. Laine replied in the affirmative.

Mr. Lee 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. Zuker, representing the owner of 273-275 Queen Street West, raised questions regarding the City's intentions relative to lands on the entire south side of McMurchy, along Queen Street, and the isolation of commercial development in the residential area.

Staff explained that the By-law 25-79 outlines the intentions of the City, and that the By-law had been circulated.

Mr. Zuker opposed this application and indicated that his client's application to expand the repair garage on the property located about 250 feet east of the subject site was previously refused.

Mr. Lazzard, Queen Street West, stated that the lands to be retained for residential use should be in balance with the commercial establishments in the area.

There were no further comments and the meeting was adjourned at 8:00 p.m.

1979 05 09

TO: Chairman of the Development Team
FROM: Director, Planning and Development Services
RE: Application to Amend the Official Plan and
Restricted Area By-law
Lake Manor Holdings
Part Lot 5, Concession 1 W.H.S.
Our File: C1W5.6

1.0 BACKGROUND

An application to amend the Official Plan and Restricted Area By-law has been submitted for the purpose of developing part of the subject site for a commercial plaza.

In 1974, a draft plan of proposed subdivision (File Number 21T-25405) was submitted to the Ministry of Housing and was not recommended for approval due to the insufficient sanitary sewage capacity of this area.

2.0 SITE DESCRIPTION

The property has an area of 2.46 hectares (6.08 acres) with approximately 106 metres (347 feet) of frontage onto Queen Street West and approximately 210.5 metres (690.5 feet) onto McLaughlin Road South. The site is located at the southeast corner of the intersection of the two aforementioned streets as shown on the attached location map.

There are several existing residential dwellings located on the property. As shown on the attached land use map, Provincial Correction Centre is located to the west, the Fletchers Creek and City owned Jessie Street Park is to

the east, residential uses to the north and south, and an existing commercial plaza is located at the northwest corner of the intersection of Queen Street and McLaughlin Road.

The site is flat, appears to be well drained, and has several trees along the west bank of the Creek and the east side of McLaughlin Road South.

3.0 OFFICIAL PLAN AND ZONING STATUS

The majority of the property is designated for Residential Low Density use in the Official Plan whereas the northwest portion of the site is designated with a Highway Commercial symbol. It is stated in the Official Plan that this highway commercial designation is reserved for an automobile service station. Similarly, the property is zoned Residential Development (RD) and Highway Commercial (HCI) in By-law 25-79.

4.0 PROPOSAL

The applicant proposes to develop the northerly 1.55 hectares (3.82 acres) of this 2.46 hectares (6.08 acres) holding for a commercial plaza of about 2694 square metres (29,000 square feet) in size whereas the existing two residences on the south portion of the site are to be retained and the balance of the property will remain vacant.

As shown on the attached site plan there are two accesses proposed, one from McLaughlin Road South and the other at Queen Street West which access will be restricted to right-in and right-out only.

There will be 160 parking spaces provided, equivalent

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to about 5.5 spaces per 93 square metres (1000 square feet) of gross floor area. Along the south and east limits of the development, 4 foot high chain link fence will be installed, 10 foot wide planting strip will be provided along the north, south, and west property boundary of the development and some planting will be provided along the east side of the site, adjacent to the bank of the Creek. In addition, a landscaped area about 12 metres (40 feet) by 12 metres (40 feet) in size is proposed in the middle of major parking area. Several trees adjacent to the bank of the Creek will be preserved. The garbage disposal area is to be located at the southeast corner of the site and will be fully enclosed. The service area will be located at the east side of the plaza.

5.0 COMMENTS

In reply to our circulation, the Regional Public Works Department has indicated that water supply is available whereas at the present time, sanitary sewer capacity for the development is not available. However, the Region budget includes extension of trunk services although this is not imminent. Further, the Region has required 8.23 metre (27 foot) road widening along Queen Street, the provision of the daylight corner, the provision of a continuous left turn lane on McLaughlin Road from Queen Street to the entrance, the review and approval of signs on the site.

The Public Works Department of the City requires a road widening of 5.18 metres (17 feet) along McLaughlin Road South, the provision of a left turn lane on Queen Street, and the reconstruction of side walks if required.

A portion of the land to the east shall be conveyed to the City for open space use.

The Credit River Conservation Authority has recommended approval of following concerns by the Authority, if the application is to be approved:

- a) top of bank line,
- b) the method to minimize erosion and siltation.
- c) the slop stability.
- d) engineering and drainage report.
- e) placing or removing fill, and
- f) erection of snow fence.

The applicant has had several submissions. The attached site plan is the latest revision which is considered acceptable from a design point of view, provided that the owner of the plaza shall look after the site cleaning of the vacant property to the south and other requirements of the Region, the Conservation Authority and the City are fulfilled. To prevent internal traffic jam adjacent to the Queen Street access, the tenants that will generate high traffic volumes such as beer store, fast food restaurant etc. shall be prohibited to be located adjacent to the access.

From a land use point of view, the site may best be developed for a service station and residential uses as designated in the Official Plan. Nevertheless, a servicing commercial plaza as proposed to provide the function of a convenient shopping centre servicing the residents along McLaughlin Road and the residential development adjacent may not jeopardize the commercial framework of this area. Further the proposal may need less sanitary sewer capacity than a residential development. In this area, the proposal may have some merits.

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6.0 RECOMMENDATION

It is recommended that a public meeting be held in accordance with Council's procedure. Subject to the result of the public meeting, it is recommended that the proposal be approved subject to the following conditions.

- 1) No building permit shall be issued until adequate sanitary sewer services are provided for the development.
- 2) The owner of the plaza shall look after the cleaning of the vacant residual area to the south of this development until that portion is developed.
- 3) The applicant agrees to convey road widenings, provide left turn lanes, and fulfill the requirements of Regional Public Works Department and the City Public Works Department.
- 4) The applicant shall fulfill the requirement of the Conservation Authority as outlined in the report.
- 5) The applicant agrees to convey part east portion of the lands to the City for open space uses.
- 6) The applicant shall agree that the uses to be located adjacent the Queen Street access shall be restricted to those that will not have high traffic generation.

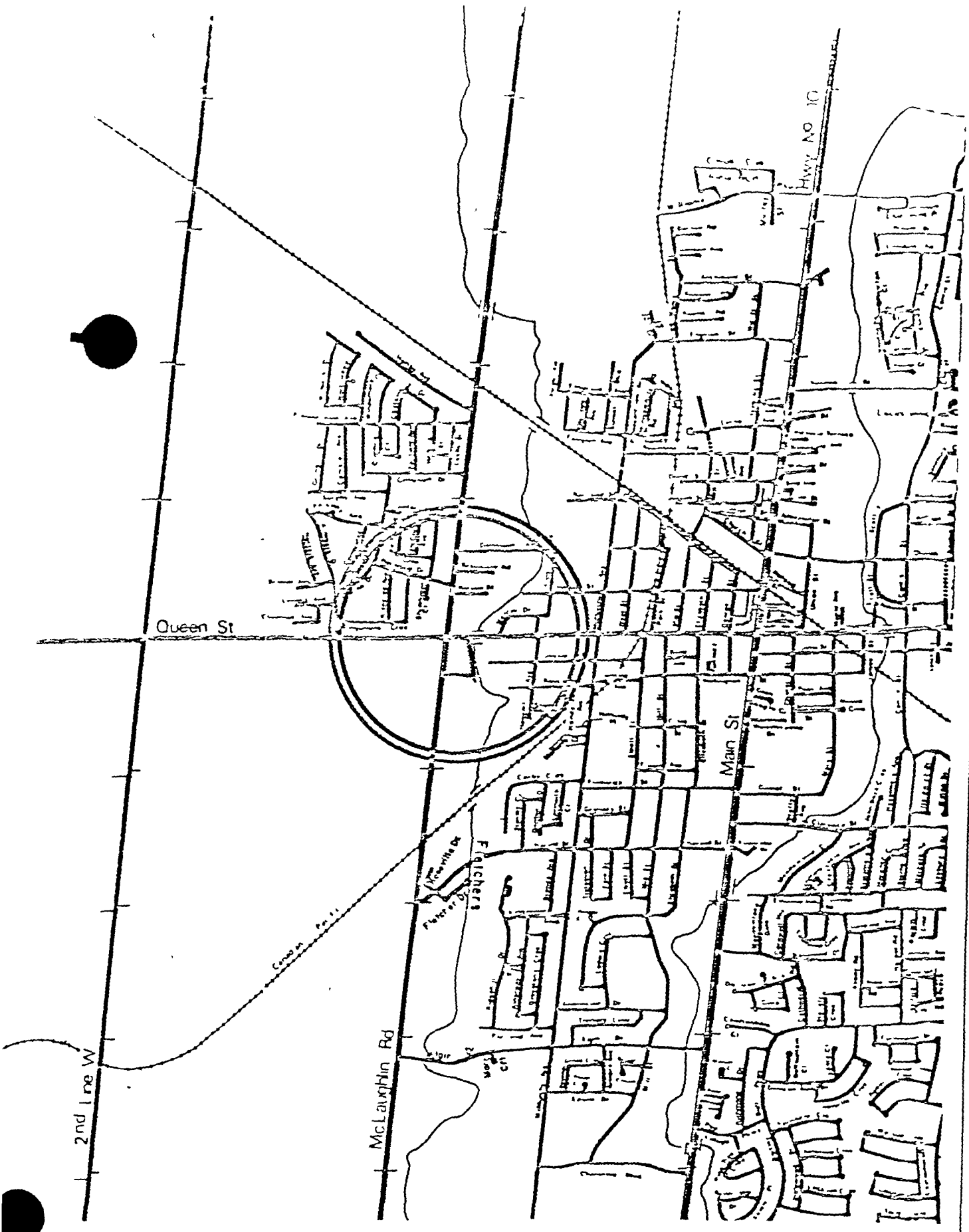
- 7) The applicant shall enter an agreement with the City for the development of this proposal.



L.W.H. Laine

Director of Planning
and Development Services

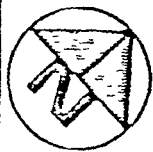
LWHL/WL/bt



KE MANOR HOLDINGS

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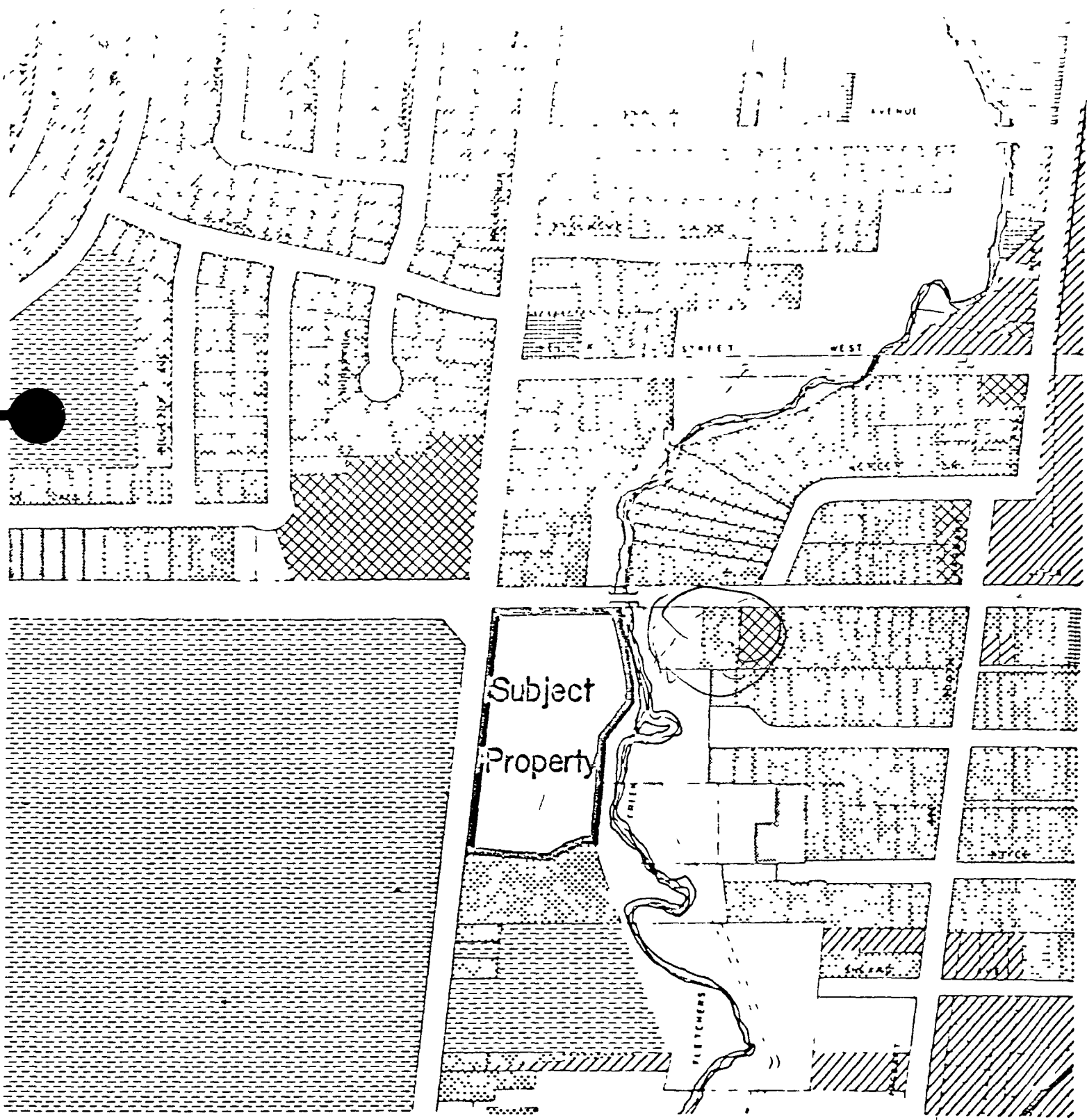
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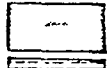

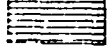



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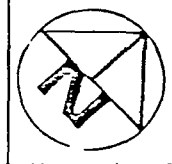
City of Brampton
Planning Department

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- | | | | | | |
|--|--------------------------|---|---------------|--|--------|
|  | Single Family Dwelling |  | Commercial |  | Vacant |
|  | Semi Detached Dwelling |  | Industrial | | |
|  | Multiple Family Dwelling |  | Institutional | | |

LAKE MANOR HOLDINGS



City of Brampton
Planning Department

1" = 400'

PASSED October 10th, 19 79



BY-LAW

No. 286-79

To amend the Consolidated Official
Plan of the City of Brampton Planning
Area.