



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 306-81


To adopt Amendment Number 88 to  
the Consolidated Official Plan of the  
City of Brampton Planning Area.

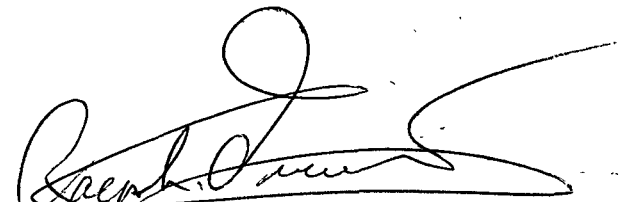
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 88 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 88 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 14th day of December, 1981

  
James E. Archdekin, Mayor.

  
Ralph A. Everett, Clerk.

PASSED December 14th 1981



# BY-LAW

No. 306-81

To adopt Amendment Number 88 to the  
Consolidated Official Plan for the  
City of Brampton Planning Area.  
(KINGSPPOINT DEVELOPMENTS LTD.)

DUPLICATE ORIGINAL

-3

## PLANNING AREA

1982 FEB 24 PM 3 15

Amendment No. 88  
to the  
Official Plan for the  
City of Brampton Planning Area

This amendment 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 the provisions of section 17  
to the Planning Act, as follows:

1. Section 3, is hereby modified by the addition  
in subsection 4.4 of the following:

"In addition, any kitchen exhausts associated  
with the restaurant facility must be approved  
by the Ministry of the Environment under  
section 8 of the Planning Act."

As thus modified, this amendment is hereby approved  
pursuant to section 17 of the Planning Act, as Amendment  
No. 88 to the Official Plan for the City of Brampton  
Planning Area.

Date

*February 10/82*

*P. G. Rimmington*

**P. G. RIMMINGTON**  
Acting Executive Director  
Plans Administration Division  
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 306-81

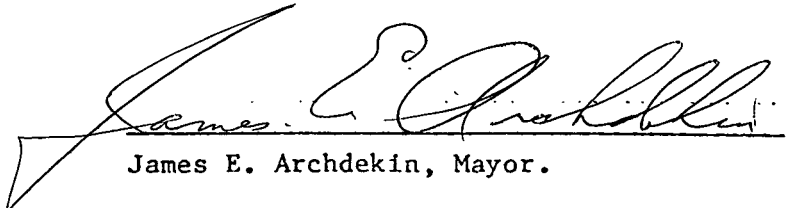
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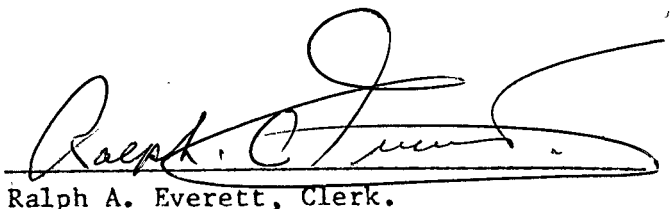
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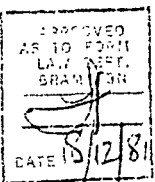
  
Ralph A. Everett, Clerk.

AMENDMENT NUMBER

1. The purpose of this amendment is to permit a specific site to be used for a dining room restaurant and a single family dwelling unit and to establish the appropriate development principles for the site.
2. Plate Number 6 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation for the area shown as subject to this agreement on Schedule A to this amendment from Residential Medium Density to Highway Commercial.
3. The Consolidated Official Plan of the City of Brampton Planning Area is further amended by adding the following clause to Part C, chapter B1, section B2.0, sub-section B2.3:

"4.4 Notwithstanding the Highway Commercial designation for the lands located on the west side of Main Street North at the north-east corner of the area of Neighbourhood 5, the site shall be used only for a dining room restaurant and a single family dwelling unit. The development of the site shall proceed on the basis of a renovation of the existing dwelling and the erection of a small one-storey addition to the rear of the dwelling. Further, the development shall be regulated by an appropriate zoning by-law and shall be subject to site plan control to ensure that the impact of the development to the adjacent residential areas will be minimized."

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



BACKGROUND MATERIAL TO

AMENDMENT NUMBER 88

Attached is a copy of the report of the Director of Planning and Development Services dated September 16, 1981 and a copy of the notes of a special meeting of the Planning Committee held on October 7, 1981, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject application.

# INTER-OFFICE MEMORANDUM

CH

Office of the Commissioner of Planning and Development

1981 09 16

TO: Chairman and Members of Development Team  
FROM: Planning and Development Department  
RE: Draft Plan of Subdivision and Applications  
to Amend the Official Plan and Restricted  
Area By-law  
KINGS POINT DEVELOPMENTS LIMITED  
Part Lot 8, Concession 1, W.H.S.  
Region of Peel File: 21T-78056B Revised  
Our Files: CIW8.8 and CIW8.9

## 1.0 Background

A draft plan for 16 small single family lots and several blocks for school and future development on a 1.37 hectare (3.39 acre) of land, which is the westerly point of a 3.47 hectare (8.58 acre) holding of the applicant, was draft approved with conditions by the Region of Peel on May 4, 1981.

The applicant's application to develop the easterly portion as a commercial development was refused by the City Council on March 16, 1981.

Recently, the applicant has submitted to the Region a revised draft plan as shown on the attached for the development of the entire holding and sent a letter to the City requesting the previous applications to amend the Official Plan and Restricted Area By-law for the easterly and westerly portions be combined.



## 2.0 Site Description

The site is located on the west side of Main Street North, north of Archibald Street. There are several dwellings on the southeast sector of the site. A large brick house is located at the northeast corner of the site and several vacant greenhouses occupy the westerly portion.

There are residential developments of Registered Plan M-344 and M-387 located to the north and west respectively. To the south are residential dwellings and a small plaza containing a convenience grocery store and a fruit market. There is a condominium townhouse complex located to the east, across Main Street.

## 3.0 Official Plan and Zoning Status

The site is designated Residential Medium Density use in the Consolidated Official Plan and the same designation is adopted by the new Official Plan which is adopted by City Council pending the approval of the Minister of Housing.

The property is zoned Residential Holding by By-law 25-79, as amended.

## 4.0 Proposal

The revised draft plan shows 52 single family lots with minimum lot width of 9.1 metres (29.85 feet). A 0.215 hectare (0.531 acre) block located at the northeast corner containing the existing two and half storey dwelling is proposed for a restaurant use.

A 0.288 hectare (0.712 acre) block at northwest sector will be added to the Block 53 of Registered Plan M-387 to be used as a site reserved for potential school purpose. Further, several blocks which do not have sufficient area and width for development are proposed to be retained for future development.

The applicant proposes to extend existing Murray Street and Garden Avenue to the site and provide a 17 metre (56 feet) wide crescent off the extended Murray Street. A 4.6 metre (15 feet) wide road widening with 0.3 metre (1 foot) reserve to control access is proposed along the site frontage of Main Street.

5.0

Comments

The general road pattern shown on the draft plan is satisfactory. With this subdivision, Murray Street right-of-way will be from Williams Parkway to English Street except the area between this subdivision and Archibald Street. Staff have considered the function of Murray Street and are of the opinion that Murray Street should be extended to Archibald Street in the near future. Therefore, the Public Works Department should be requested to undertake the project.

The Regional Public Works Department has advised that sanitary sewers are available on Garden Avenue and a 16 inch watermain will be required on Highway 10 from Archibald Street northerly to connect to the existing 16 inch main north of the site.

The applicant should provide a noise study for those lots adjacent to Main Street North. Block 55 should be merged with Block 55 of Registered Plan M-387.

Existing dwellings at the southeast sector of the site will be demolished. This should also be a condition of draft approval. The applicant shall obtain credit towards the payment of levies for the dwelling units demolished.

Privacy screen should be provided along the lot limit of Lot 52 that abuts the existing commercial northwest to the intersection of Archibald Street and Main Street North.

There is a 0.8 hectare (2 acre) site at south side of Vodden Street under the same management group. This site is located on part of Block 1, Registered Plan A-21 and was the subject of a severance application in 1979 (Land Division Committee file B9/79B). The applicant proposed to use this 2 acre site as park dedication.

The Fire Chief requested that a hydrant be placed at the turn of the proposed crescent, adjacent to Block 53, even though there will be no access from the crescent to Block 53.

If the proposal is to be accepted, there shall be two by-law amendments, one for the residential subdivision and the other for the commercial development which has to be subject to an Official Plan Amendment. We have received telephone comments indicating objections to the proposed restaurant. To preserve the flexibility of the development, Lots 38 and 39 of the draft plan should be reserved for the following purposes:

- 1) the commercial block may be residentially subdivided, if the commercial development is not to be approved; and,
- 2) additional land will be available for parking purposes of the commercial development if deemed necessary.

The proposed commercial development, if it is to be approved, should not have an access from the residential road. A 0.3 metre (1 foot) reserve should be placed along the residential road frontage. On the other hand, direct access of the proposed restaurant to Main Street may interfere with the traffic flow of Main Street. If the commercial development is to be approved, devices for the control of traffic flow should be carefully studied. Alternatives are available such as right turns only or additional left turn storage lane.

The applicant has submitted a preliminary site plan for the restaurant development as shown on the attached. There will be a small addition to the northeast corner of the housing to be used as part of the kitchen facilities. The commercial development shall be subject to site plan approval in accordance with By-law 275-79. A site plan should be approved prior to the registration of the subdivision plan in general. We believe that masonry walls should be provided along all the lot boundaries except the block frontage on Highway 10 and the driveway in front of the existing building should be deleted. The owner may want to use the driveway as a customer drop-off area but an additional access on Highway 10 is not desirable. A covered walkway from the side of the building may be a better arrangement for drop-off purpose. The issue of garbage, sign, lighting, landscaping and odour should be considered at site plan stage. Further, the masonry wall adjacent to the internal road shall have a same setback as that of a residential house. The area between the masonry wall and the road right-of-way shall be landscaped by the owner and should be conveyed to the City to be maintained by the City.

The parking standard of By-law 25-79 as amended for dining room restaurant is one space per 4.6 square metres (49.5 square feet). The existing building is about 325 square metres (3500 square feet). Accordingly, 70 parking spaces are required under By-law 25-79 standard. However, a preliminary finding of a recent parking study done by the summer students indicates that the parking standards for dining room restaurant may be adequate at one space per 10 square metres. If this finding is to be accepted, the proposed 38 parking spaces may be adequate for this proposed restaurant.

#### 6.0

##### Recommendation

It is recommended that a public meeting be held. Further, it is recommended that the extension of Murray Street to Archibald Street

be endorsed and that the City take appropriate measures to implement.

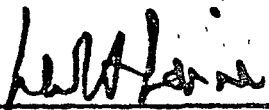
Subject to the result of the public meeting, it is recommended that the conditions of previous draft approval be replaced with the following:

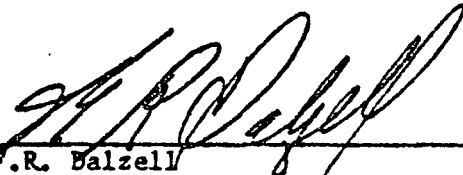
1. The draft approval applies to the revised draft plan, dated June 16, 1981, and as red-lined.
2. The plan be red-lined to provide a 0.3 metre reserve along the frontage of lots 38 and 39 and Block 53 abutting Street Number 1.
3. All 0.3 metre reserves shall be conveyed to the City.
4. The widening of Main Street North shall be conveyed to the City.
5. The owner shall support two amendments to the restricted area by-law one of which shall deal with the proposed commercial use.
6. The owner agree to convey to the City a site about 0.7819 hectares being Part 1, Reference Plan 43R-7190, as the park land for this subdivision.
7. The owner shall agree that no building permit for the residential development shall be issued until sanitary sewer service is available to the satisfaction of the Region.
8. The owner shall agree that lots 38 and 39 shall be reserved for future development pending the result of the commercial development.
9. A site plan for the proposed commercial development shall be approved by the City prior to the registration of the subdivision.
10. The owner shall agree that masonry walls shall be provided adjacent to the lot boundaries of the proposed commercial development except for the frontage on Highway Number 10.

11. The owner shall agree that the masonry wall adjacent to Street Number 1 shall have the same setback as that of residences and that the area between the masonry wall and the public road right-of-way shall be conveyed to the City.
12. The owner shall agree to provide a privacy screen on the south limit of Lot 52.
13. The owner shall agree that Block 55 shall be merged with Block 55 of Registered Plan M-387.
14. The owner shall agree that Blocks 56 and 57 shall be reserved for future development.
15. Prior to the final approval of the plan, the owner shall make arrangements satisfactory to the Peel Board of Education respecting the reservation of Block 54 for an addition to a reserved school site.
16. All streets shall be named to the satisfaction of the City.
17. The owner shall provide before execution of the subdivision agreement a noise study for lands abutting Main Street North with recommendations acceptable to the City indicating their method to be employed to lessen the noise impact.
18. The owner shall agree to convey all necessary easements, as may be required for the installation of utilities, municipal services and drainage as may be required to the appropriate agency or authority.
19. The owner agree to demolish the existing residences located at the south-east corner of the subject lands.
20. An agreement shall be entered into by the owner, the Region and the City concerning the installation of services, landscaping,

architectural, financial, engineering, and legal matters including the payment of Regional and City levies and other matters respecting development of these lands.

AGREED:

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

  
\_\_\_\_\_  
F.R. Balzell  
Commissioner of Planning  
and Development.

Attachment

LWHL/WL/ch

CH-9

C1W8.B and  
C1W8.9

BOX 6  
AND MULTIPLE DWELLINGS

REGISTERED PLAN  
M-367

M-159

3 MURRAY LINDEN STREET

[illegible]

ARDEM  
VE

LOT 27, PLAN GR-25

ENTERING SINGLE PLANS CHALLENGES

[illegible]

### KEY PLAN

Scale

SECTION 33, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON KEY PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. HOME

**SURVEYOR'S CERTIFICATE**

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED  
ARE CORRECTLY SHOWN IN ACCORDANCE WITH PLAN 43-4801.

DATE 17 JUNE, 1981  
DOWNSVIEW, ONTARIO

FRED SCHAEFFER  
ONTARIO LAND SURVEYOR

# OWNER'S CERTIFICATE

OWNER'S CERTIFICATE  
I AUTHORIZE FRED SCHAEFFER & ASSOCIATES LTD TO PREPARE AND SUBMIT  
THIS PRELIMINARY PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF PEEL FOR APPROVAL

**OWNER:**

OWNER:  
EDGEWIND CONSTRUCTION COMPANY LIMITED

GRAND MARQUE HOLDINGS INC.

KINGS POINT DEVELOPMENTS LIMITED

C/O  
O N CONSULTANTS LTD  
P.O. BOX 938  
TORONTO, ONTARIO

**SCHEDULE OF LAND USE**

**SCHEDULE OF LAND USE**  
TOTAL AREA OF LAND TO BE SUBDIVIDED : 3 471 HHA (8 977 ACRES)

TOTAL AREA OF LAND TO BE USED  
ALL LOTS FOR SINGLE FAMILY DWELLINGS

ALL LOTS FOR SINGLE FAMILY DWELLINGS

ALL LOTS FOR SALE  
LOTS 1102, 111020, AND 201022

(b) (7)(C), (b) (7)(D)

LOTS 3 TO 10 AND 21 TO 28

26 LOTS

94 1018

18 LOT 1

4 302 4 MA (1 1 40)

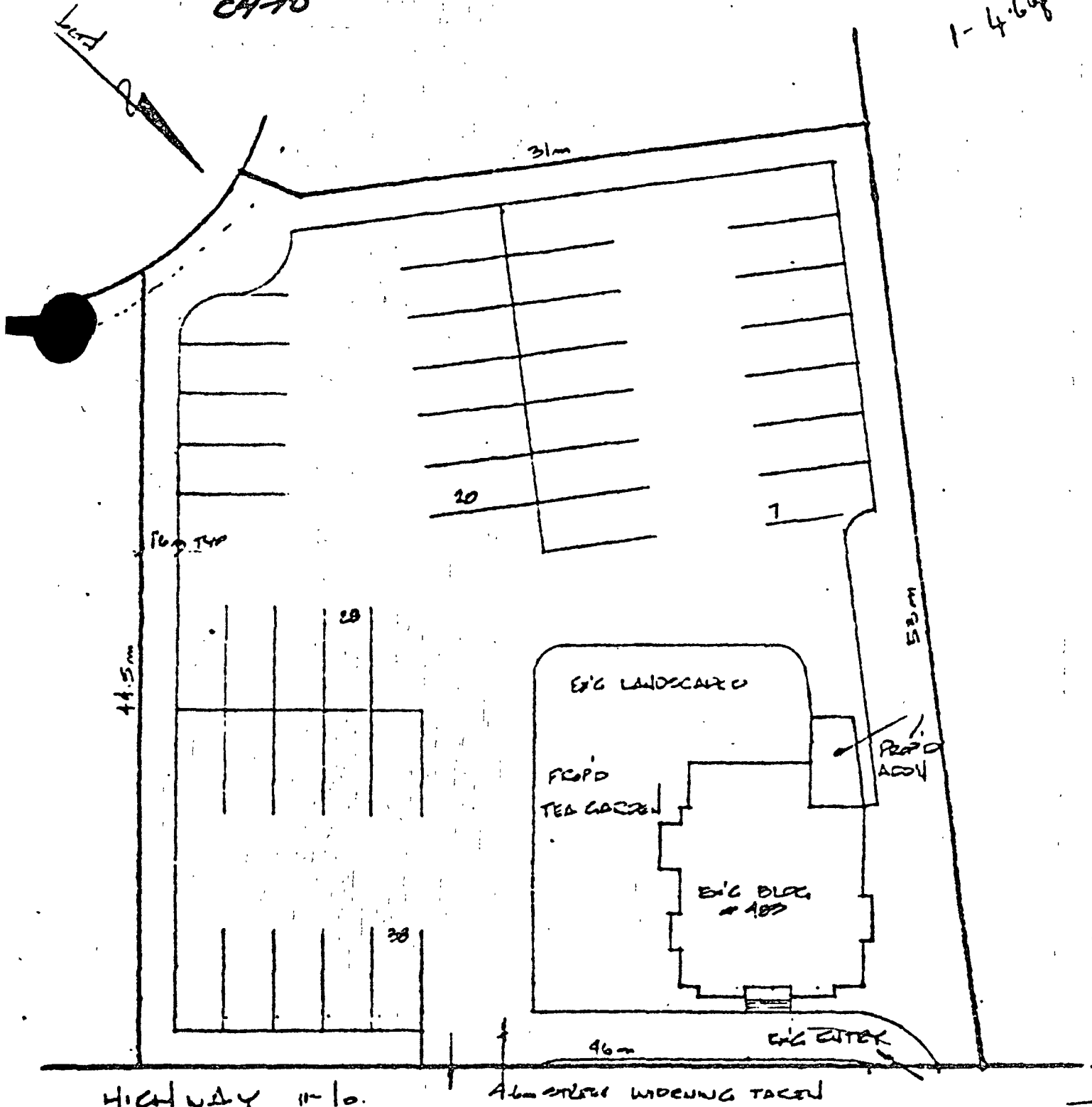
**9-000000000000000000**

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CH-10

1-4.60g. mm.



PROPOSED EXIST.  
STREET PLAN OF GROUND  
FOR LOT A PLAN BL-23

PROPOSED SITE PLAN BK 53.  
FOR RESTAURANT DEVELOPMENT.

LAND GRANTOR/ALCO 10/21/01 SCALE 1:300

# INTER-OFFICE MEMORANDUM

01

Office of the Commissioner of Planning and Development

1981 10 14

TO: The Chairman and Members of Planning Committee  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Restricted Area By-law  
KINGS POINT DEVELOPMENTS  
Part of Lot 8, Concession 1, W.H.S.  
Our Files: ClW8.8 and ClW8.9


Attached are the notes of the Public Meeting held on Wednesday October 7, 1981, with respect to the above noted application.

No objections were raised to the proposed rezoning for small lot single detached dwellings or to the proposal to convert an existing residence into a dining room restaurant.

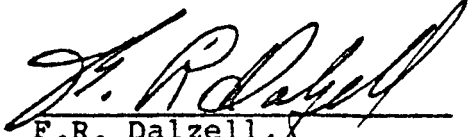
An adjacent occupant indicated a desire to see the parking lot layout.

It is recommended that Planning Committee recommend to City Council that staff be directed to proceed with the processing of the draft plan of proposed subdivision, that the Official Plan amendment, subdivision and development agreements and zoning by-law amendment be presented for the consideration of City Council.

AGREED:

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

LWHL/kab  
Encl. (1)

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

A Special Meeting of Planning Committee was held on Wednesday, October 7th, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by Kings Point Developments Limited to amend both the Official Plan and Restricted Area By-law to permit the subdivision of the property into 52 single family lots plus a 0.215 hectare (0.531 acre) block on the north-east corner (which contains a two and one half storey dwelling) for a restaurant use. (Our File: C1W8.8 & C1W8.9)

Members Present: Councillor D. Sutter - Chairman  
Alderman F. Kee  
Alderman H. Chadwick  
Alderman F. Andrews  
Alderman C. Gibson  
Councillor K. Whillans

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director of Planning and Development Division  
E. Coulson, Secretary

Approximately 2 members of the public and representatives of the applicant were present.

The Chairman enquired if notices to the property owners within 400 feet 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.

Mr. Laine 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. D. Moore, 27 Slater Circle - 459-4626, enquired about the type of restaurant being proposed.

Mr. Laine responded that it would be a sit-down type of restaurant not a fast food outlet.

Mr. J. Colbacchin, potential owner/operator of the proposed restaurant, explained that it would be a prestigious type, comparable to the more elegant kind, proposing to serve French cuisine.

Mr. Moore, requested to see the plan for the parking facilities and the capacity of the proposed restaurant.

Mr. Laine said that the plan would be available, although Mr. Colbacchin was reviewing the proposed parking layout.

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