



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 336-86


To adopt Amendment Number 107
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:

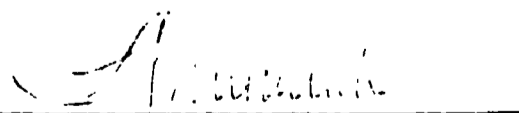
1. Amendment Number 107 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 107 to the Official Plan of the City of Brampton Planning Area.

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

this 15th day of December, 1986.

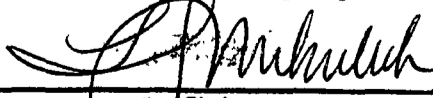


 KENNETH G. WHILLANS - MAYOR



 LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY



 City Clerk
 City of Brampton
 DEC 18 1986

AMENDMENT NUMBER 107
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to redesignate a residential property to accommodate the conversion of an existing single family detached dwelling to a beauty salon.

2. Location:

The lands subject to this amendment are located on the east side of Main Street North, approximately 40.23 metres (132 feet) north of William Street, described as part of Lots 119 and 120, Plan BR-24, in the City of Brampton. The subject property is known municipally as 256 Main Street North.

3. Amendment and Policies Relative Thereto:

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

- (1) by adding, to the legend of Schedule SP7(c) thereto, the following:

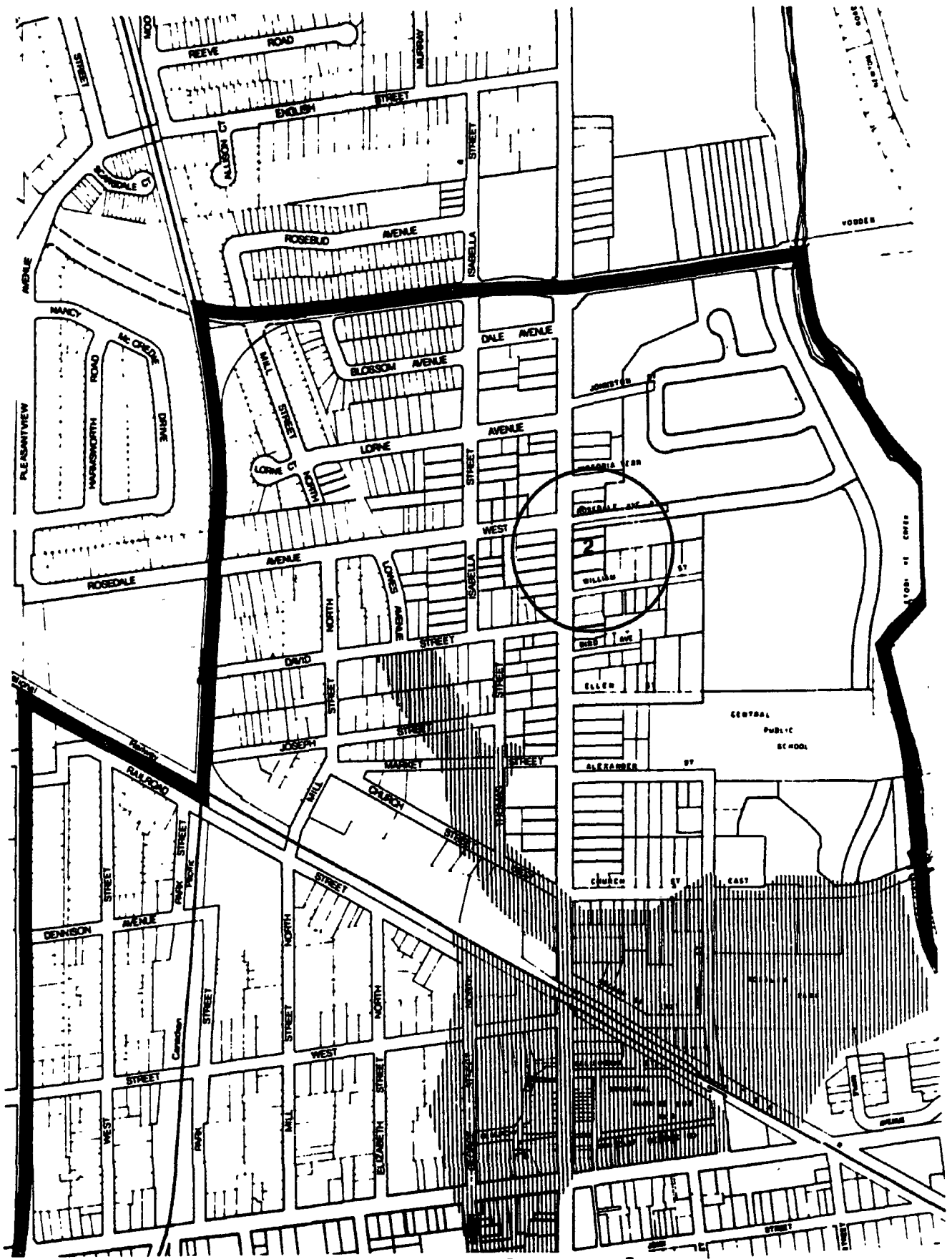
"Special Policy Area 2 (Refer to Policy 3.7.2)"

and an appropriate identification symbol for the new policy area, as shown on Schedule A to this amendment;

- (2) by identifying, on Schedule SP7(c) thereto, the lands shown outlined on Schedule A to this amendment as Special Policy Area 2; and





- (3) by adding, to section 3.7 of Chapter 7 of Part IV thereof, the following:

"3.7.2 The parcel shown as Special Policy Area 2 on Schedule SP7(c), comprising part of Lots 119 and 120 of plan BR-24 and known municipally as 256 Main Street North, may be used for low density residential purposes or for limited personal service shop purposes. Development of the property shall be in accordance with the criteria set out in Section 3.2.1.6 of this chapter."



Brampton Central Planning Area

**Special Policy Areas
Schedule SP7(c)**

-  Lands Subject to this Amendment
-  Central Planning Area Boundary
-  Special Policy Area 1 (Refer to Policy 3.7.1)
-  Special Policy Area 2 (Refer to Policy 3.7.2)

OFFICIAL PLAN AMENDMENT NO. 107

Schedule A 336-86



1:6500

CITY OF BRAMPTON
Planning and Development

Date: 86 11 25 Drawn by: K.L.
File no. CIE7.25 Map no. 43-66I

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 107

Attached is a copy of a planning report of the Director, Planning and Development Services Division, dated April 11, 1986, and a copy of a report from the Director, Planning and Development Services Division, forwarding notes of a public meeting held on May 7, 1986.

12/86/1

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INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 11, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lots 119 and 120, Plan BR-24
256 Main Street North
Ward Number 5
M. & N. GAGLIARDI
Our File Number: C1E7.23

1.0 Introduction

An application to amend the Official Plan and Zoning By-law to permit a beauty salon in an existing single family dwelling has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Use

The subject property is located in part of Lot 7, Concession 1, E.H.S., and is described as part of Lots 119 and 120 in Plan BR-24. The property is more particularly described as Parts 3 and 4 of Reference Plan 43R-1632 and is known municipally as 256 Main Street North.

The subject property is located on the east side of Main Street North, approximately 40.23 metres (132.0 feet) north of William Street. The property has a frontage of 22.21 metres (72.9 feet) on Main Street North and a depth of 40.23 metres (132.0 feet). Total lot area is 809.7 square metres (8716.0 square feet).

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The property is currently occupied by a one-storey, red brick dwelling with a concrete block and aluminum clad addition on the rear wall. The gross floor area of this dwelling is 144 square metres (1550 square feet). There is a one car asphalt drive on the north side of the dwelling which is terminated by a 1.8 metre (5.9 foot) high wood privacy fence where the concrete block and aluminum clad addition meets the original dwelling structure. There is also a 1.8 metre (5.9 foot) high wood privacy fence defining the rear lot line of the subject property and part of the southeasterly side lot line. There are some significant trees on the subject site; of particular note is a good quality maple tree located in the front yard at the southwest corner of the dwelling.

The following land uses surround the subject site:

- to the north, on the southeast corner of Sproule Drive and Main Street North, is a home sales trailer,
- to the east, abutting the rear lot line of the subject property, is a single family detached dwelling,
- to the south, abutting the southeasterly side lot line of the subject property, is a single family detached dwelling which appears to be used as a rooming house, and
- to the west, on the west side of Main Street North, are single family detached dwellings.

3.0 Proposal

The applicant proposes to establish a beauty salon which would include beautician (cosmetic) and hairdressing services, within the existing single family detached dwelling known as 256 Main Street North. No external additions to the existing structure are required and the entire 144 square metres (1550 square feet) of building

C4-3

floor area will be devoted to the commercial use.

The attached site plan which was submitted in support of the application illustrates the following main elements:

1. building area as the existing structure on the site,
2. a 1.8 metre (5.9 foot) high brick wall on the rear lot line and southerly side lot line,
3. landscaping areas in the vicinity of the dwelling with an existing maple tree in the front yard to remain,
4. a 2.3 metre (7.5 foot) wide landscaping strip on the rear lot line and a 0.7 metre (2.3 foot) wide landscaping strip on the southerly side lot line,
5. an asphalt parking area defined by concrete curbs providing for 8 parking spaces, and
6. a one-way traffic circulation system with a 5.0 metre (16.5 foot) entrance driveway on the south side of the existing dwelling and an exit driveway (partially existing) located on the north side of the dwelling.

4.0 Official Plan and Zoning By-law Status

The subject parcel is designated as Residential on Schedule A (General Land Use Designations) to the Brampton Official Plan. It is also designated Residential - Low Density on Plate 10 to the Consolidated Official Plan (Brampton Central Planning District).

Although the secondary plan for the Brampton Central Planning District was readopted as part of the Brampton Official Plan in January of 1981, Council initiated the preparation of a new

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secondary plan for the Central District. In response to development pressures on Main Street North, Council directed staff in October of 1983 to prepare guidelines for the redevelopment of Main Street North for limited commercial uses in keeping with the residential character of the area.

Subsequent to Council's acceptance, with revisions, of a report entitled Land Use Guidelines - Main Street North between Church and Vodden Street, a concept plan was approved by Council in October, 1984. This concept plan would form the basis of a new secondary plan for the Brampton Central Secondary Plan Area. On June 24, 1985, City Council adopted Official Plan Amendment Number 58 as the new secondary plan for the Brampton Central Secondary Plan Area. Amendment Number 58 is presently awaiting Ministerial (Provincial) approval.

Official Plan Amendment Number 58 designates the subject property as Low Density Residential. The policies for Main Street North contained within the amendment recognize the conversion of dwellings for limited commercial purposes provided the low density residential appearance of the area is maintained and that any conversion meets certain development criteria. In the context of this application, Amendment Number 58 does recognize the establishment of personal service shops.

Comprehensive Zoning By-law 200-82, as amended, zones the subject property as Residential Single Family B (R1B) Zone. The zone category permits a single family detached dwelling and a home occupation, subject to certain site characteristics and development standards.

Considering the relationship of the subject proposal to the appropriate planning documents and the fact that Official Plan Amendment Number 58 has yet to be approved by the Minister of Municipal Affairs, amendments to both the Official Plan and Zoning

By-law are necessary to accommodate this proposal.

5.0 Circulation Comments

The Planning and Development Department conducted the customary circulation of the subject proposal to consolidate relevant City concerns. The following comments were received:

The Development and Engineering Services Division of the Public Works Department has advised that:

- a 3.0 metre road widening is required along Main Street North and a grading and drainage plan must be received and approved prior to the issuance of any permits.

The Zoning and By-law Enforcement Division of the Building Department has advised that:

- the applicant should consider the purchase of Block 9 of Plan M-527 which abuts the subject parcel. This Block has a width of 10.46 metres, a 0.3 metre reserve along Main Street North and frontage along Sproule Drive. It is used for the site of a sales trailer in conjunction with the subdivision development to the east.

The Community Design Section of the Planning and Development Department has advised that:

- landscape treatment will be required along Main Street.
- it is suggested that if a one-way system is to be used that the most southerly driveway be reduced to 12'/3.7m. in order to minimize its impact on the existing maple tree.
- there is presently an existing 6'/1.8m. wood screen fence in

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good condition along the east property line and along the south property line from a point opposite the rear of the stucco dwelling No. 250 to the east property line. It would seem that the existing fence would be sufficient and in keeping with other similar projects in this area as long as it is extended from the rear of dwelling No. 250 to Main Street.

- landscape treatment will be required along the east property line. Landscape treatment should also be provided along the south property line, however, unless a minimum 5'/1.5m. wide landscaped area can be provided, we will not be able to plant in this area.

The Region of Peel Public Works Department has advised that:

- sanitary and water services are available on Main Street North and Regional roads are not directly affected.

The following departments have no comments with respect to the proposal:

- Traffic Engineering Services Division of the Public Works Department,
- Law Department, and
- Community Services Department (Parks and Recreation, Transit and Fire).

6.0 Discussion

At their meeting of March 17, 1986, Planning Committee approved the following motion for the endorsement of City Council:

"That staff be directed to proceed with an amendment to the Main

C4-7

Street North Guidelines as contained in Official Plan Amendment Number 58 to delete personal service shops as an allowable use."

On March 24, 1986, City Council endorsed the above motion but directed staff to continue to process the subject application. This reprieve was given on the basis that the subject proposal was submitted to the Clerk some time ago and that it was the only current application for a personal service shop on Main Street North.

The policies of Amendment Number 58, as they pertain to Main Street North, permit residential and limited commercial uses, or a combination thereof, provided the low density residential appearance of the area is maintained and that certain development criteria are met. The development criteria applicable to the subject proposal are:

1. the low density residential character of the property is to be maintained through the careful renovation and maintenance of the existing building, the judicious use of landscaping, the control and limited use of signs and external lighting, and the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
2. permitted commercial purposes shall include office uses which are low traffic generators, such as law offices, offices for accountants, architects, landscape architects, planners, engineers, interior decorators or insurance brokers, artist studio or gallery, arts and crafts studio and personal service shops;
3. commercial floor space shall be restricted to an amount for which adequate on-site parking can be provided; and
4. residential or commercial parking shall be located in the rear

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yard only, and be appropriately screened and buffered from adjacent residential properties.

The proposed beauty salon is currently recognized by the applicable planning policies governing Main Street North and the applicants do not propose to alter the exterior of the existing building such that it would be to the detriment of the residential character of the existing structure. In light of these facts, staff support the subject application provided that the remaining development criteria contained with the Brampton Central Secondary Plan can be observed in the establishment of the proposed use.

Access to Main Street North from the subject property is proposed as 1, one-way entrance on the south side of the dwelling and 1, one-way exit on the north side of the dwelling. A portion of the exit driveway is an existing driveway currently in use by the occupants of the dwelling. The proposed access points to Main Street North and associated one-way traffic circulation for the property are appropriate and will not be detrimental to traffic patterns on Main Street North or within the site. To insure proper use of the driveways, adequate signage should be provided to inform motorists of the one-way circulation pattern.

Staff note that the entrance driveway is 5.0 metres (16.4 feet) in width and the exit driveway ranges from a 4.8 metre (15.76 foot) width at the rear corner of the dwelling to a 3.63 metre (11.92 foot) width at the front corner of the dwelling. The zoning by-law requirement for a one-way driveway is a minimum width of 3.0 metres (9.8 feet). Given that the Community Design Section suggests a wider landscaping strip along the southeasterly side lot line and there is no landscaping strip along the northwesterly side lot line, staff would recommend a reduction in the driveway widths. Such a revision would permit additional landscaping on both side lot lines and provide for a greater landscaping buffer beside the good quality maple tree in the front yard which is worthy of preservation. There

C4-9

are also existing trees and shrubs along the northwesterly side lot line which should have the benefit of a landscaping buffer strip. Therefore, the driveway widths as proposed should be reduced to a width of 3.0 to 3.7 metres (9.8 to 12.1 feet). This reduction in the driveway widths will also discourage parking on the driveways which are located in the side yards. As previously noted, the Main Street North guidelines specify that parking is to be provided in the rear yard only.

The subject proposal provides for 8 on-site parking spaces of the standard size (2.75 metres by 6.0 metres). This number is adequate for the use proposed given a standard of 1 space per 19 square metres of gross commercial floor area. Six of the spaces are located adjacent to the rear lot line and 2 spaces are located at the rear wall of the dwelling. All spaces are functional although 1 space which is situated in a diagonal relationship to the dwelling may be revised to a more perpendicular position to the dwelling and be less of an obstruction to vehicles entering the parking area.

The attached site plan indicates that a brick wall is to be constructed on the rear lot line and southeasterly side lot line. The existing 1.8 metre (5.9 foot) high wood privacy fence which is located along these lot lines is more in keeping with the character of Main Street North and should suffice. The Community Design Section notes in their comments that this fence should be slightly extended along the side lot line to a point closer to Main Street North.

In addition to the wood privacy fencing required above, staff are of the opinion that privacy fencing and landscaping is required on the northwesterly side lot line where abutting the sales trailer to the north. The rear yard of the subject property is visible from Sproule Drive and staff recommend that the rear yard parking area be screened from Sproule Drive. The 1.8 metre (5.9 foot) high wood privacy fence need only extend from the northerly rear lot corner to

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a point on the site lot line adjacent to the existing dwelling. With a curb-defined landscape strip provided on the northwesterly side lot line by the reduction of the exit driveway width, car movement on the site would not damage the wood fence.

Staff note that Block 9 of Plan M-527, which is currently occupied by a home sales trailer, is zoned Residential Holding (RH) in By-law 200-82. This block is only 10.46 metres (34.3 feet) in width and not really suitable as a developable corner lot in its own right. The subdivision agreement applicable to the subdivision plan (Kingspoint Development Limited - Region of Peel File: 21T-80019B, our File: C1E7.8) reads, in part, as follows:

"4.1 The Owner shall reserve Block 9 for future development to be developed only in conjunction with the redevelopment of the abutting lands to the south. The Owner further agrees that no building permit shall be applied for by the Owner nor issued by the City for Block 9 until such time as the abutting land to the south is redeveloped and a zoning by-law amendment satisfactory to the City is in force, a site plan for the proposed development of Block 9 and the adjacent land has been approved by the City, and a site plan agreement satisfactory to the City has been entered into."

As the subdivision agreement indicates Block 9 is to be developed in conjunction with the redevelopment of the parcel subject to this application (Lot 119, Plan BR-24). Staff do not consider this proposal as a full redevelopment of the subject property in that existing buildings are not being demolished and replaced. Rather, the subject application is a conversion of use.

In light of the intent of the subdivision agreement applicable to Plan M-527, staff recommend that the applicant should attempt to consolidate Block 9 of Plan M-527 with his property. Therefore, the

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approval of this application will be conditional upon the applicant attempting to purchase Block 9 of Plan M-527. The negotiation for Block 9 with the owner, Mooreville Properties Inc. according to City assessment rolls, shall include a bona fide offer to purchase.

To further ensure that the development of the subject property is in keeping with the Main Street North development criteria contained in Amendment Number 58, appropriate conditions to approval should be imposed. In this regard, the approval of a site plan, a landscape plan, a grading and drainage plan, the deposit of appropriate securities and the execution of the development agreement should be carried out prior to the passage of the zoning by-law amendment.

7.0 Recommendation

That Planning Committee recommend to City Council that:

- A. a public meeting be held in accordance with City Council's procedures;
- B. subject to the results of the public meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
 - 1. The site specific by-law shall contain the following:
 - (a) the site shall only be used for either a single family detached residential dwelling or a beauty salon, but not both uses,
 - (b) a building envelope which is consistent with the existing structure shall be identified on the site plan schedule,

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- (c) landscape, parking and driveway areas shall be identified on the site plan schedule,
 - (d) the gross commercial floor area shall not exceed 144 square metres,
 - (e) a minimum of 8 parking spaces shall be provided,
 - (f) all garbage and refuse containers shall be located within the building, and
 - (g) no outside storage or display of goods or materials shall be permitted.
2. Prior to the enactment of the Official Plan and Zoning By-law Amendments, site plan approval, landscape plan approval and grading and drainage plan approval shall be obtained, as well as the deposit of the appropriate securities to ensure the implementation of these plans and the execution of the development agreement.
3. The site and landscape plans shall reflect the following:
- (a) the provision of a paved parking area to accommodate 8 parking spaces to the satisfaction of the City,
 - (b) the provision of paved entrance and exit driveways having a width of 3.0 to 3.7 metres,
 - (c) the provision of guards, curbs and/or car stops to protect the landscaped areas, trees, structures and fencing which may be susceptible to damage from vehicular traffic,
 - (d) the preservation of existing trees on the site, to the

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greatest possible extent, along with a satisfactory landscape area between the existing good quality maple tree located in the front yard and the entrance driveway,

- (e) the provision of a landscape area along the southeasterly side lot line having a minimum width of 1.5 metres,
 - (f) the provision of improving and extending the 1.8 metre high wood privacy fence along the rear lot line and southeasterly side lot line, to the satisfaction of the City,
 - (g) the provision of a 1.8 metre high wood privacy fence and landscape screen treatment where appropriate along the northwesterly side lot line, for a minimum distance extending from the rear lot corner to a point adjacent to the existing dwelling, with due regard to the preservation and integration of existing trees and vegetation, and
 - (h) the provision of on-site traffic control signage to the satisfaction of the City.
4. The applicant shall enter into a development agreement with the City whereby the applicant shall agree:
- (a) to convey to the City, a 3.0 metre road widening along Main Street North for the entire width of the property,
 - (b) that no flood lights shall be installed on the property and all exterior lighting shall be in keeping with the residential character of the area,

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- (c) that all existing trees on the property shall be preserved to the greatest possible extent,
- (d) that drainage of the property shall not adversely affect the drainage of abutting properties,
- (e) that all signs on the property, prior to erection, shall be approved by the Commissioner of Planning and Development in accordance with the sign standards endorsed by Council for Main Street North,
- (f) that any external alterations to the existing structure shall be subject to review by the Community Design Section of the Planning and Development Department to ensure that heritage considerations are accounted for, and
- (g) to enter into negotiations with the owner(s) of Block 9, Plan M-527 in an attempt to purchase and consolidate Block 9 with his own property. Such negotiations shall include a bona fide offer to purchase Block 9 of Plan 43M-527.

Respectfully submitted,



Carl Brawley
Development Planner

AGREED:

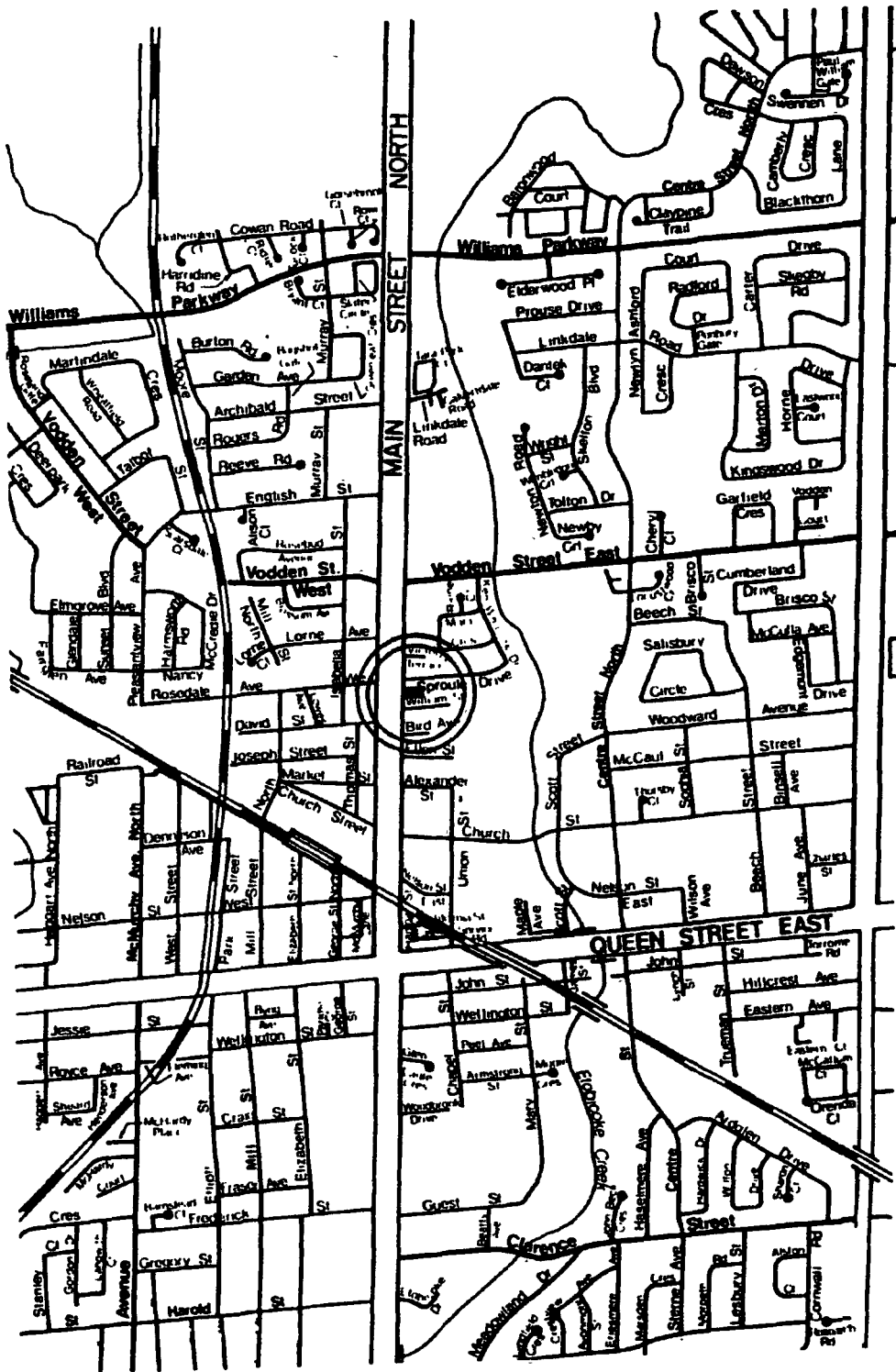


F. R. Dalzell
Commissioner of Planning and
Development



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

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M&N GAGLIARDI

Location Map

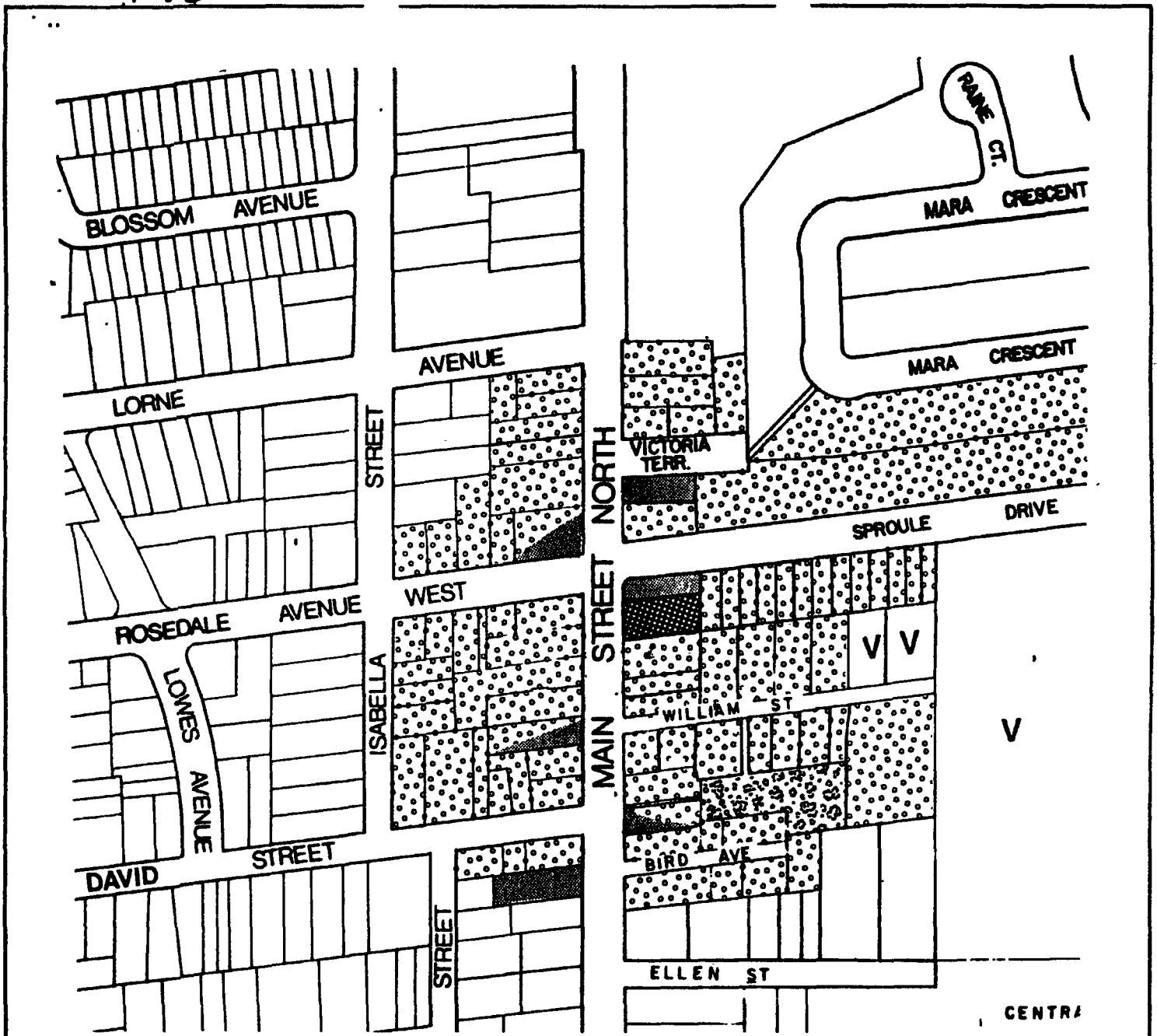






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CITY OF BRAMPTON
Planning and Development

Date: 85 09 04 Drawn by: RB
File no. CI E7.23 Map no. 43-66A

CH-16



-  SUBJECT PROPERTY
-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE

 VACANT

M&N GAGLIARDI
LAND USE MAP

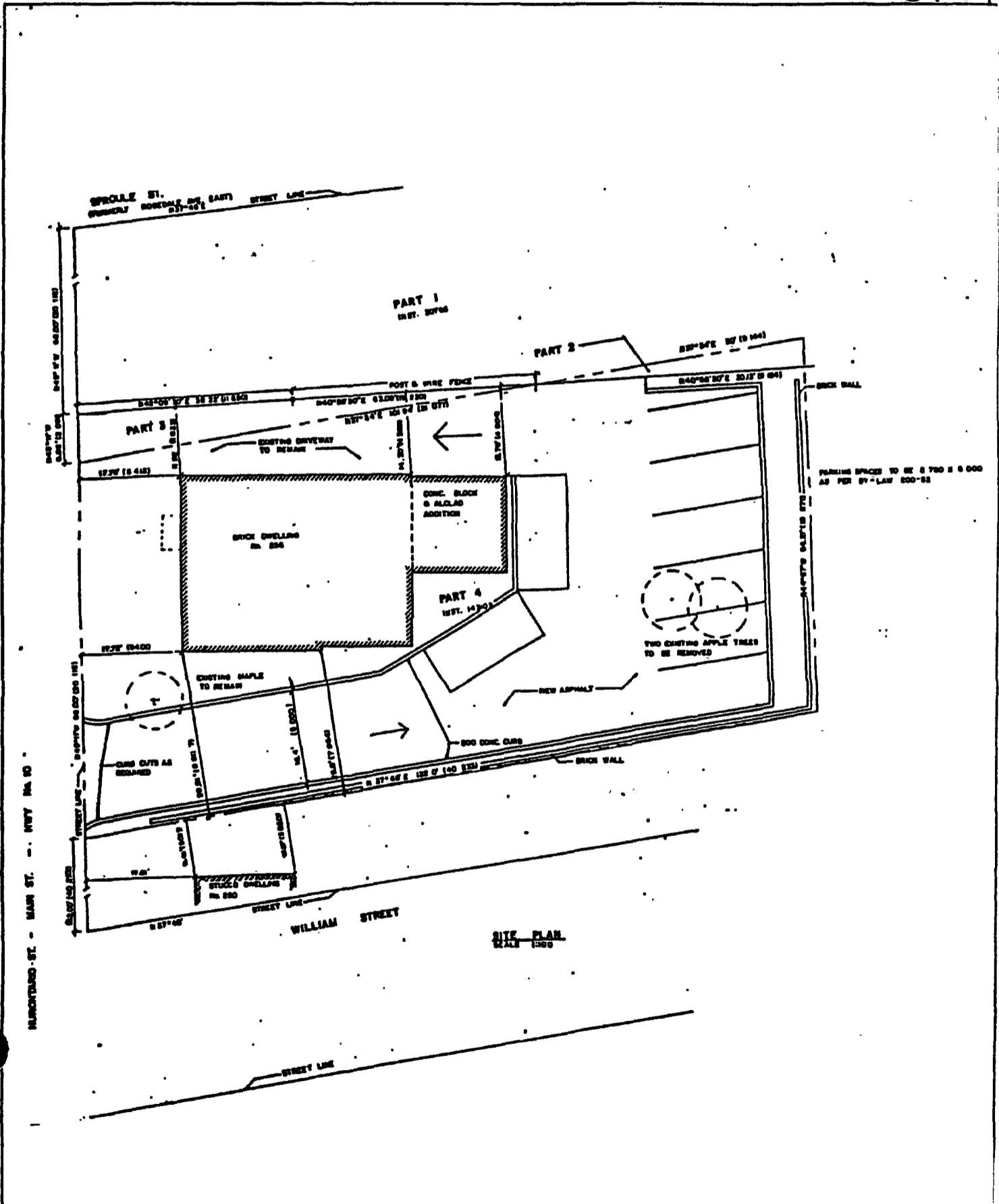


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CITY OF BRAMPTON
Planning and Development

Date: 85 09 16 Drawn by: K.L.
File no. CIE7.23 Map no. 43-66B

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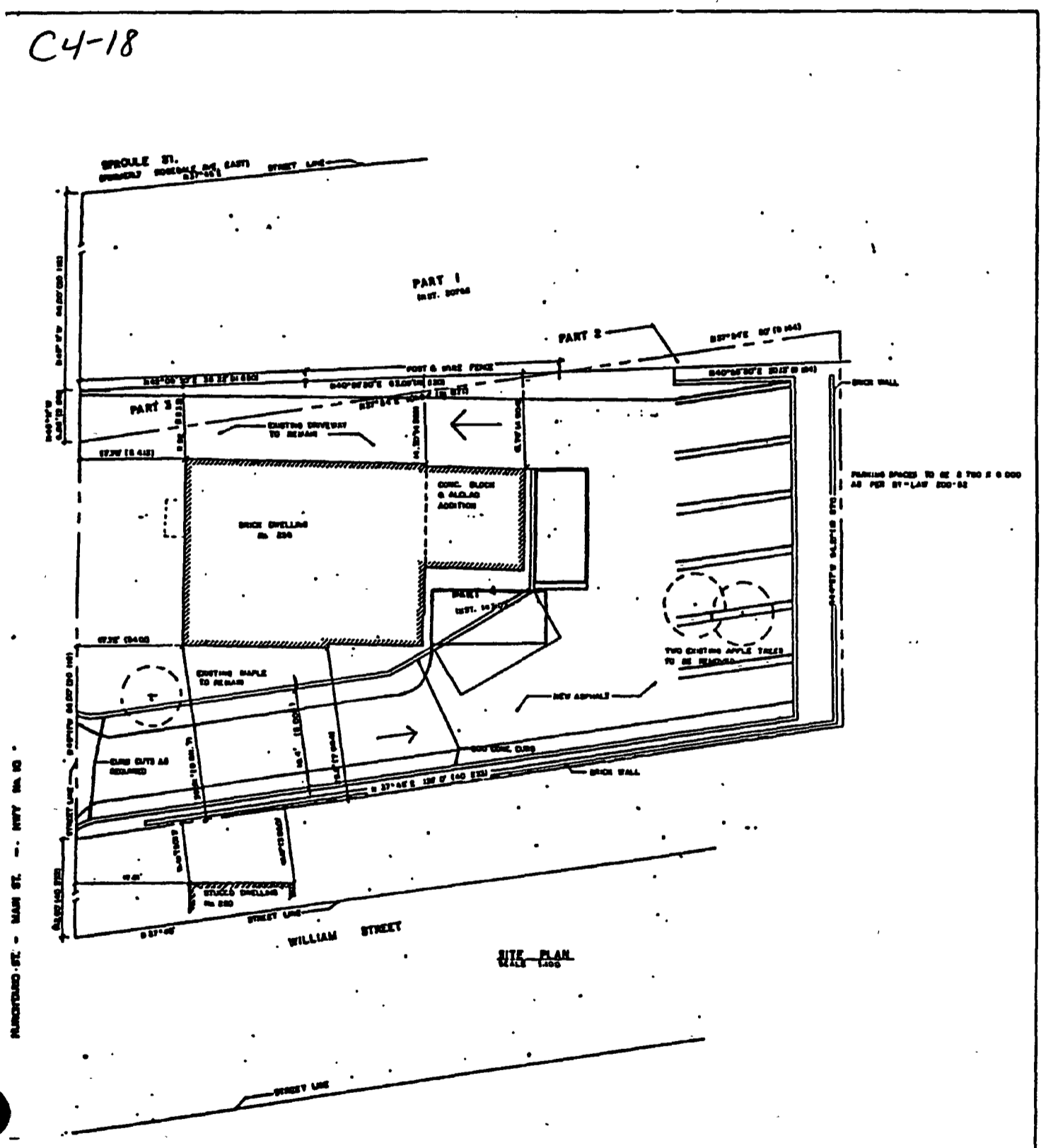


M. and N. GAGLIARDI
 Site Plan (as submitted)



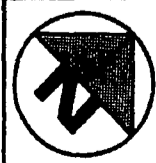
CITY OF BRAMPTON
 Planning and Development
 Date: 86 02 11 Drawn by: RB
 File no. CIE7.23 Map no. 43-66C

C4-18



M. and N. GAGLIARDI

Site Plan (recommended revisions)



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CITY OF BRAMPTON
Planning and Development

Date: 86 04 01 Drawn by: RB
File no. C1 E7.23 Map no. 43-66D

D4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 13, 1986

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lots 119 and 120, Plan BR-24
256 Main Street North
Ward Number 5
M. AND N. GAGLIARDI
Our File Number: CIE7.23

The notes of the Public Meeting held on May 7, 1986, are attached for the information of the Committee. Attached to the notes is a written submission by a local resident who appeared and spoke at the public meeting.

The Sproule Drive resident, although not objecting to the establishment of a beauty salon at 256 Main Street North, did express concern with respect to the following matters:

1. maintenance of the residential character of the area, and
2. additional traffic and parking problems generated by the proposed use, with particular concern for Sproule Drive.

With respect to item 1 above, it is noted that the concept behind the Main Street North Guidelines was to allow the conversion of residential dwellings between Church Street and Vodden Street for limited commercial purposes provided the residential appearance and character of the properties is maintained. The residential aspect of the subject property and the area will be respected by landscaping and fencing, the control of

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signs, and the fact that the existing dwelling will not be expanded. The only non-residential aspect of the proposed development will be the beauty salon customers entering and leaving the subject property via the one-way traffic circulation system.

With respect to item 2 above, staff are of the opinion that the subject proposal will have little or no effect on the existing traffic and parking situation on Sproule Drive. The proposal provides for 8 on-site parking spaces in compliance with by-law standards for a beauty salon. With respect to parking problems on Sproule Drive, which the resident indicated is largely due to residents of Sproule Drive themselves, it is noted that the majority of houses on Sproule Drive have an attached garage and that the by-law requires two parking spaces for a residential dwelling. Therefore, residents with two cars should have one car parked in the garage and one in the driveway when they are home. These are times when the beauty salon would not normally be open with the exception of Saturdays. With respect to traffic, Main Street North will carry most of the traffic generated by the proposed beauty salon.

Also attached is a letter from Mooreville Properties Inc. who owns the lands (Block 9, Plan 43M-527) abutting to the north of the property subject to this application. Block 9 is a 10.46 metre (34.3 foot) wide corner parcel which is zoned Residential Holding (RH). The subdivision agreement applicable to the subdivision plan (M-527) of which Block 9 forms part of, specifies that Block 9 is to be reserved for future development in conjunction with the redevelopment of abutting lands to the south. The letter from Mooreville Properties Inc. asks whether Block 9 will be dealt with at the same time and in the same manner as the Gagliardi application.

The planning report for the subject proposal recommended that the applicant attempt to consolidate Block 9 with his property and that this include a bona fide offer to purchase Block 9. Staff feel that this is the only justifiable approach to the situation. Mooreville Properties has not

submitted an application to rezone Block 9 and the Gagliardi proposal does not require Block 9 to establish in accordance with the Main Street North Guidelines. It would be unreasonable to require the applicant to purchase Block 9 on the basis of a subdivision agreement entered into by another party. The applicant only recently purchased 256 Main Street North on the open market and if Mooreville Properties was concerned with the disposition of Block 9, they should have purchased the subject property at that time.

It is recommended that Planning Committee recommend 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 conditions contained within the planning report dated April 11, 1986; and,
3. staff be directed to prepare the appropriate rezoning agreement and amendments to the Official Plan and Zoning By-law.

Respectfully submitted,



Carl Brawley
Development Planner

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development



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

CB/jp/5

P4-4

MOORVILLE PROPERTIES INC.

May 5th, 1986.

Mr. Leonard J. Mikulich, Clerk,
City of Brampton,
150 Central Park Drive,
BRAMPTON, Ontario.
L6T 2T9

C1E7.23

Dear Sir:

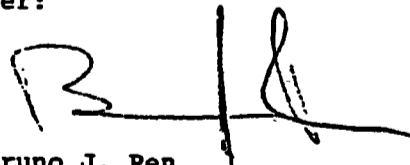
RE: Amendment Application File
C1E7.23 - Ward 5, M. & N. Gagliardi

Moorville Properties Inc. own the property immediately north of the above mentioned application on Main Street North. On June 6, 1983, we entered into a Subdivision Agreement with the City of Brampton, for Registered Plan 43M527.

Clause 4.1 of Schedule "D" in the said Agreement provided for the development of Block 9 in conjunction with the re-development of the abutting lands to the south. In the event the City approves the application of M. & N. Gagliardi (C1E7.23) will our Block 9 be dealt with at the same time and in the same manner? You can appreciate our concern in light of the fact our holding is now zoned "RH", and, it represents a sub-standard lot without any specific designation.

Yours very truly,
MOORVILLE PROPERTIES INC.

Per:



Bruno J. Pen
Vice-President, Development

BJP/pa

c.c. City of Brampton Planning
& Development Dept.
McMillan, Binch (R. Elliott, Q.C.)

Carl.
86.05.05

D4-5

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 7, 1986 in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:46 p.m. with respect to an application by M & N GAGLIARDI (File: C1E7.23 - Ward 5) to amend both the Official Plan and the Zoning By-law to permit the establishment of a beauty salon within the existing single family dwelling situated upon the property.

Members Present: Alderman P. Beisel - Chairman
Alderman H. Chadwick
Alderman J. Shadrach
Alderman L. Bissell
Alderman T. Piane
Alderman P. Palleschi
Alderman S. DiMarco

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services Division
J. Robinson, Development Planner
C. Brawley, Development Planner
J. Corbett, Policy Planner
P. Schwartzberg, Policy Planner
E. Coulson, Secretary

The 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.

Approximately two members of the public were in attendance. Mr. Brawley outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

D4-6

- 2 -

Mr. C. Pieteron, 49 Sproule Drive, noted that he and his neighbours have no objection to the establishment of a beauty salon on the subject site, however, they requested that the residential character of the area be preserved. He expressed concern relating to increased traffic and the potential for additional parking problems in a presently congested area. (see attached)
There were no further questions or comments and the meeting adjourned at 7:50 p.m.

PRESENTATION: CITY COUNCIL

04-7

RE-ZONING OF PROPERTY ON SOUTH EAST CORNER OF MAIN AND SPROULE

Mr. Peterson
Casey Peterson
YOUR WORSHIP, MEMBERS OF COUNCIL; MY NAME IS CASEY PIETERSON.

I AM A PROPERTY OWNER AND RESIDE AT 49 SPROULE DRIVE. I AM ALSO A RELATIVELY NEW MEMBER OF THE VILLAGERS HAVING MOVED TO THAT ADDRESS JUNE OF LAST YEAR.

I AM AWARE OF THE PLANNING CURRENTLY UNDER WAY THAT MIGHT ALLOW FOR A HAIR SALON TO BE SITUATED ON THE SOUTH-EAST CORNER OF MAIN AND SPROULE DRIVE (THE STREET ON WHICH I RESIDE). I AM ALSO AWARE OF A SUGGESTION THAT MIGHT ALLOW FOR SOME PARKING ON THE SITE OR PROPERTY OF THIS HAIR SALON. ADDITIONALLY I AM AWARE OF A CONCERN AND DESIRE ON THE PART OF A GOOD NUMBER OF RESIDENTS IN MY COMMUNITY TO MAINTAIN ITS RESIDENTIAL CHARACTER; PARTICULARLY AS IT RELATES TO THAT SECTION OF MAIN STREET BOUNDED ON THE NORTH BY VODDEN AND ON THE SOUTH BY CENTER.

AS A RESIDENT WHO VERY MUCH SHARES IN THIS CONCERN AND DESIRE, I POLLED APPROXIMATELY 10 TO 12 RESIDENTS LIVING ON SPROULE JUST AROUND THE CORNER FROM THE PROPOSED HAIR SALON. THESE PEOPLE ARE MY NEIGHBOURS WHO WOULD BE IMMEDIATELY AFFECTED BY THE PROPOSAL.

I ASKED THEM IF THEY HAD ANY CONCERNS AND WHAT THEY WERE. UNANIMOUSLY THEY QUESTIONED THE NEED FOR SUCH A PROPOSAL AND WONDERED OUT LOUD WHY THIS PART OF MAIN STREET COULD NOT BE MORE PROTECTED. HAVING SAID THIS, AND TO BE FULLY HONEST, MOST RESIDENTS NEVERTHELESS ULTIMATELY DID NOT OPPOSE THE HAIR SALON.

THEY DID, HOWEVER, CONSISTANTLY EXPRESS DEEP AND UNEQUIVOCAL CONCERN ABOUT VEHICLE TRAFFIC AND PARKING PROBLEMS THAT SUCH A PROPOSAL WOULD GENERATE.

EXPLAINING TO THEM THAT AN ON SITE PARKING LOT ABLE TO ACCOMODATE UP TO POSSIBLY SEVEN VEHICLES DID NOT IN ANY WAY ALLEVIATE THEIR CONCERNS. IT WAS NOTED BY MANY RESIDENTS THAT PARKING IS ALREADY SEEN AS CONGESTED ~~ON SPROULE DRIVE~~, NO DOUBT DUE TO THE FACT THAT LOT SIZES ON SPROULE DRIVE ARE QUITE NARROW AND SO MANY AUTOMOBILES BELONGING TO LOCAL RESIDENTS CURRENTLY MAKE USE OF STREET PARKING.

TO CONCLUDE, I WOULD LIKE TO SAY THAT I AM ABLE TO SPEAK NOT ONLY FOR MYSELF BUT ALSO FOR MY NEIGHBOURS WHO WOULD EXPERIENCE IMMEDIATE IMPACT SHOULD THE CURRENT PROPOSAL BECOME A REALITY. I AM ASKING THAT YOUR CAREFUL CONSIDERATION AND GOOD JUDGEMENT BE FOCUSED ON THE ISSUE OF VEHICLE PARKING. NO ONE IS CONTESTING THE HAIR SALON ON THE CORNER OF MAIN AND SPROULE BUT ALL OF US ARE EXTREMELY CONCERNED ABOUT A SUBSTANTIAL PARKING PROBLEM AS A RESULT. THANK YOU FOR ALLOWING ME TO SPEAK.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 336-86


To adopt Amendment Number 107
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 107 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 107 to the Official Plan of the City of Brampton Planning Area.

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

this 15th day of December, 1986.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 336-56

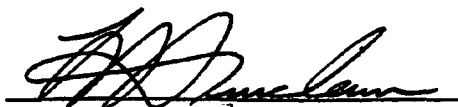
AMENDMENT NUMBER 107
to the Official Plan of the
City of Brampton Planning Area

21st OP 0031-107-1

Amendment No. 107
to the
Official Plan for the
City of Brampton

This Amendment No. 107 to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 107 to the Official Plan for the Brampton Planning Area.

Date ...*Feb. 4, 1987*...



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