



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 29-94

To adopt Amendment Number 244  
to the 1984 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. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number 244 to the 1984 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 244 to the 1984 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 February, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>[Signature]</i>
DATE 02/18/94

ORIGINAL

AMENDMENT NO. 244

TO THE

OFFICIAL PLAN

FOR THE

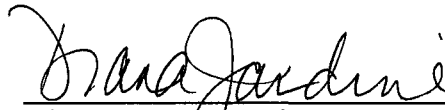
CITY OF BRAMPTON PLANNING AREA

**21 - 0 P. - 0031 - 244**

AMENDMENT NO. 244  
TO THE  
OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON

This Amendment No. 244 to the Official Plan for the City of Brampton, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-04-29



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



THE CORPORATION OF THE CITY OF BRAMPTON

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PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

Deputy Clerk  
City of Brampton

March 1 19 94

4/94

APPROVED
DATE

AMENDMENT NUMBER 244

to the 1984 Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 244  
TO THE 1984 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 the lands shown outlined on Schedule 'A' to this amendment from "Highway Commercial" to "Service Commercial". This amendment is intended to:

- permit the development of the lands for a bank and offices; and
- set out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are situated at the north-east corner of the intersection of Bovaird Drive and Professors Lake Parkway when extended. The lands have an area of approximately 0.5 hectares (1.25 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 244

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule SP 28(A), of Chapter 28, Part IV, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Highway Commercial" to "Service Commercial";
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 28, as set out in sub-section 7.2.7.28, Amendment Number 244 ; and
- (3) by adding to Chapter 28, Part IV, after policy 5.3.14, the following as policy 5.3.15:

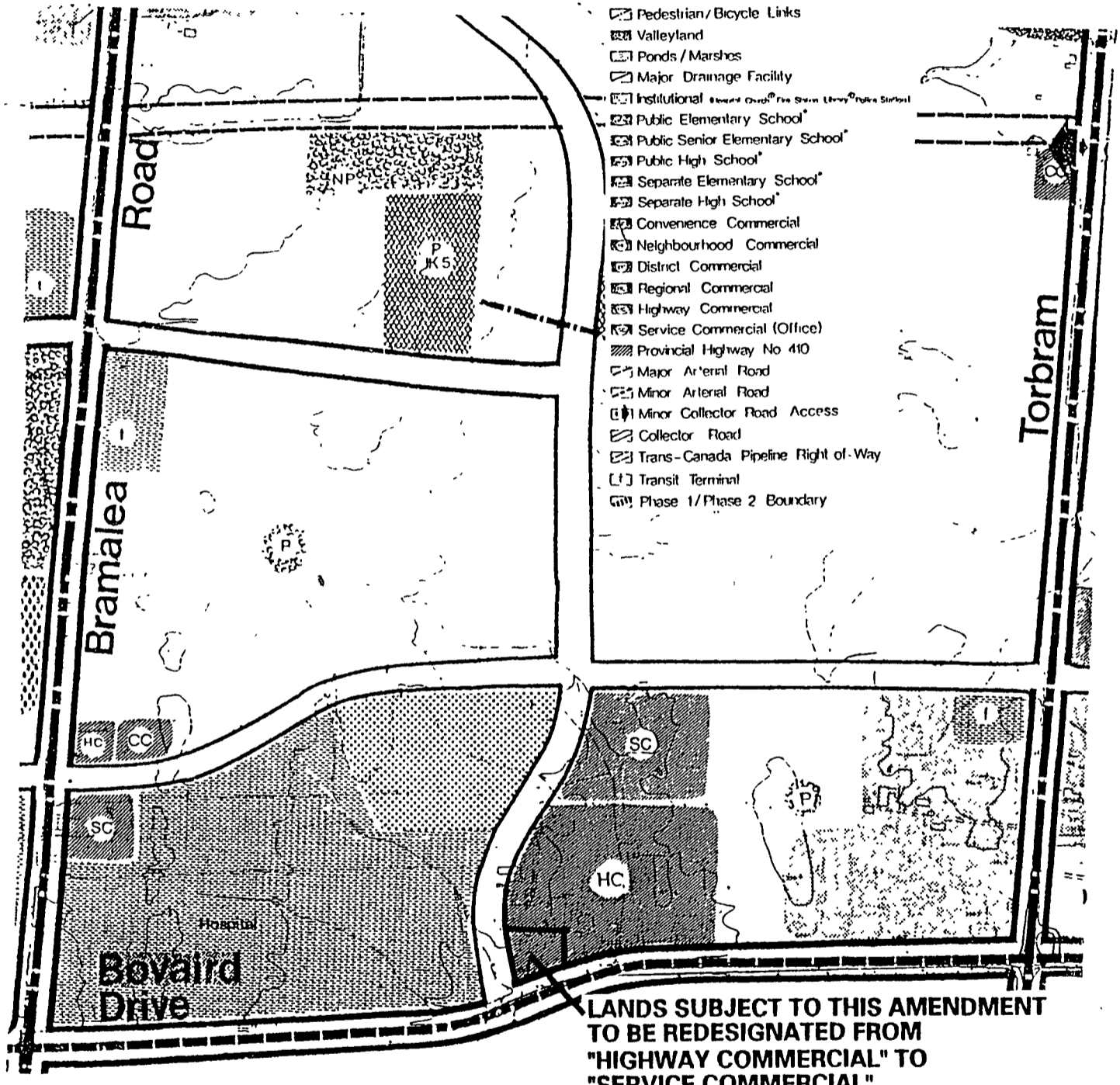
"5.3.15

The Service Commercial (Office) designation at the north-east corner of the intersection of Bovaird Drive and the extension of Professors Lake Parkway shall be used for a bank and offices."

Official Plan Amendment No. 149  
 Schedule A  
 SANDRINGHAM — WELLINGTON SECONDARY PLAN  
 Secondary Plan Area No. 28  
 Schedule SP 28(a)

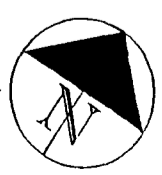
LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian/Bicycle Links
- Valleyland
- Ponds/Marshes
- Major Drainage Facility
- Institutional
- Public Elementary School
- Public Senior Elementary School
- Public High School
- Separate Elementary School
- Separate High School
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Regional Commercial
- Highway Commercial
- Service Commercial (Office)
- Provincial Highway No 410
- Major Arterial Road
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road
- Trans-Canada Pipeline Right-of-Way
- Transit Terminal
- Phase 1/Phase 2 Boundary



OFFICIAL PLAN AMENDMENT No. 244

Schedule A to By-law 29-94



CITY OF BRAMPTON  
 Planning and Development

Date: 1993 11 19      Drawn by: CJK  
 File no. C5E11.8      Map no. 29-7E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 244  
OF THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report to Planning Committee dated November 9, 1993, and a planning report to Planning Committee dated December 2, 1993 forwarding the notes of the Public Meeting held on December 1, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submission was received with respect to the proposed amendment:

Region of Peel ..... October 29, 1993



# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

November 9, 1993

RECEIVED  
CLERK'S DEPT

NOV 10 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

REG. No.:  
FILE No.: C5E11.8

RE: **LAFAYETTE INVESTMENTS INCORPORATED**  
Application to Amend the Official Plan & Zoning By-law  
Lot 11, Concession 5, E.H.S.  
North - East Corner of Bovaird Drive at Professor's Lake Parkway  
**Ward Number 10**  
Our File: C5E11.8

### 1.0 INTRODUCTION

This staff report examines a proposal to amend the official plan and zoning by-law to permit the development of the above noted 0.5 hectare (1.25 acre) property for service commercial development.

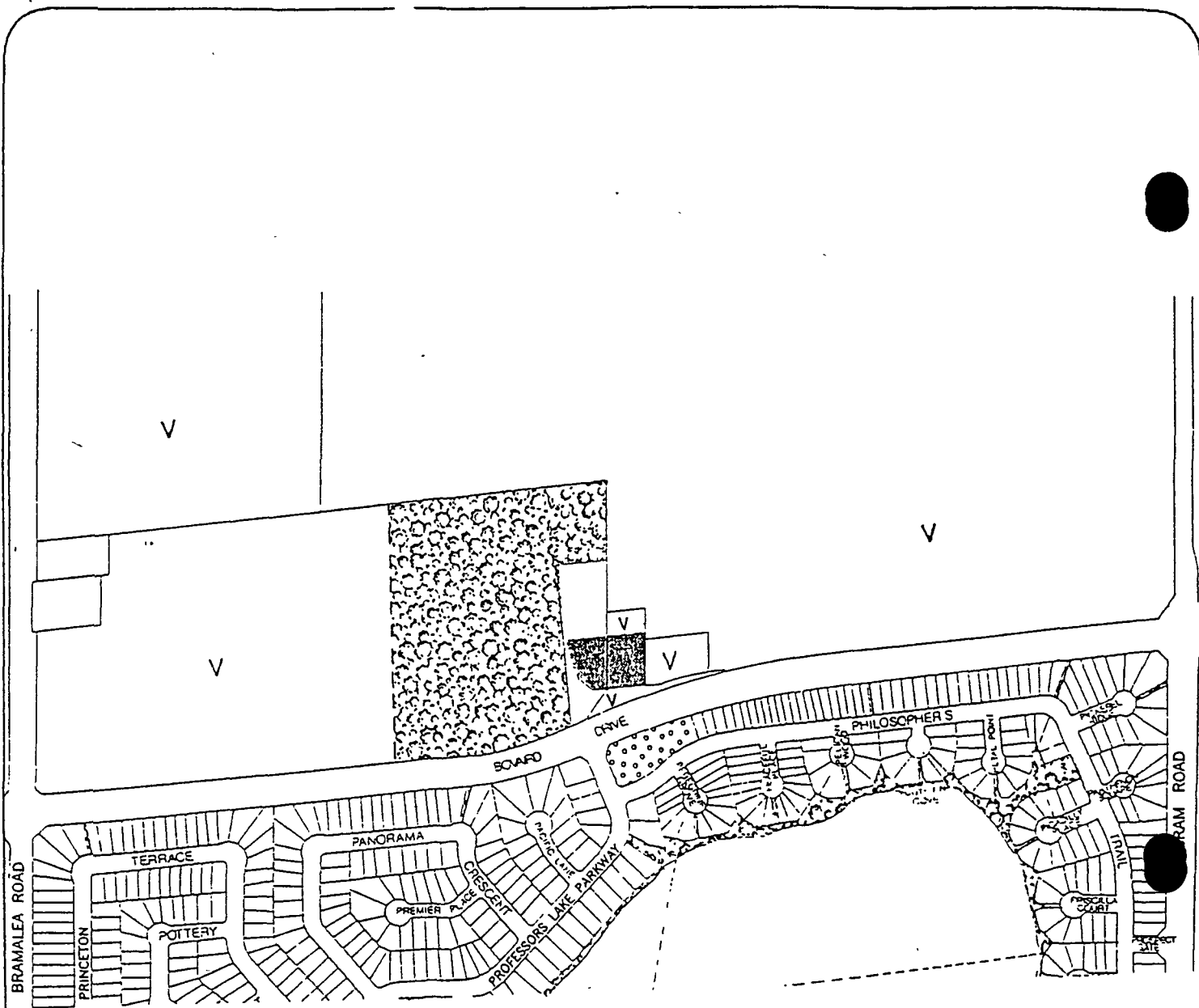
The application represents minor modifications to the type of commercial land use designations contemplated for the subject property in the applicable secondary plan and is therefore considered to be minor in nature. Therefore an abbreviated report format has been utilized, consisting of the following:

- Background Information, Proposal & Summary Impact Table;
- Development Analysis; and
- Conclusions and Recommendations.






### 2.0 BACKGROUND INFORMATION, PROPOSAL & SUMMARY IMPACT TABLE

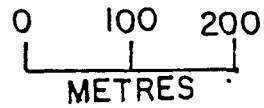
#### 2.1 BACKGROUND INFORMATION

A land division application to sever the subject property was received by the Region of Peel on May 18, 1993. The subject application to amend the official plan and zoning by-law was received by the Planning and Development Services Department on June 8, 1993. The applicant was notified that the subject application would not be circulated until:



**LEGEND**

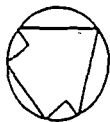
-  SUBJECT PROPERTY
-  SINGLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  VACANT



**CITY OF BRAMPTON**

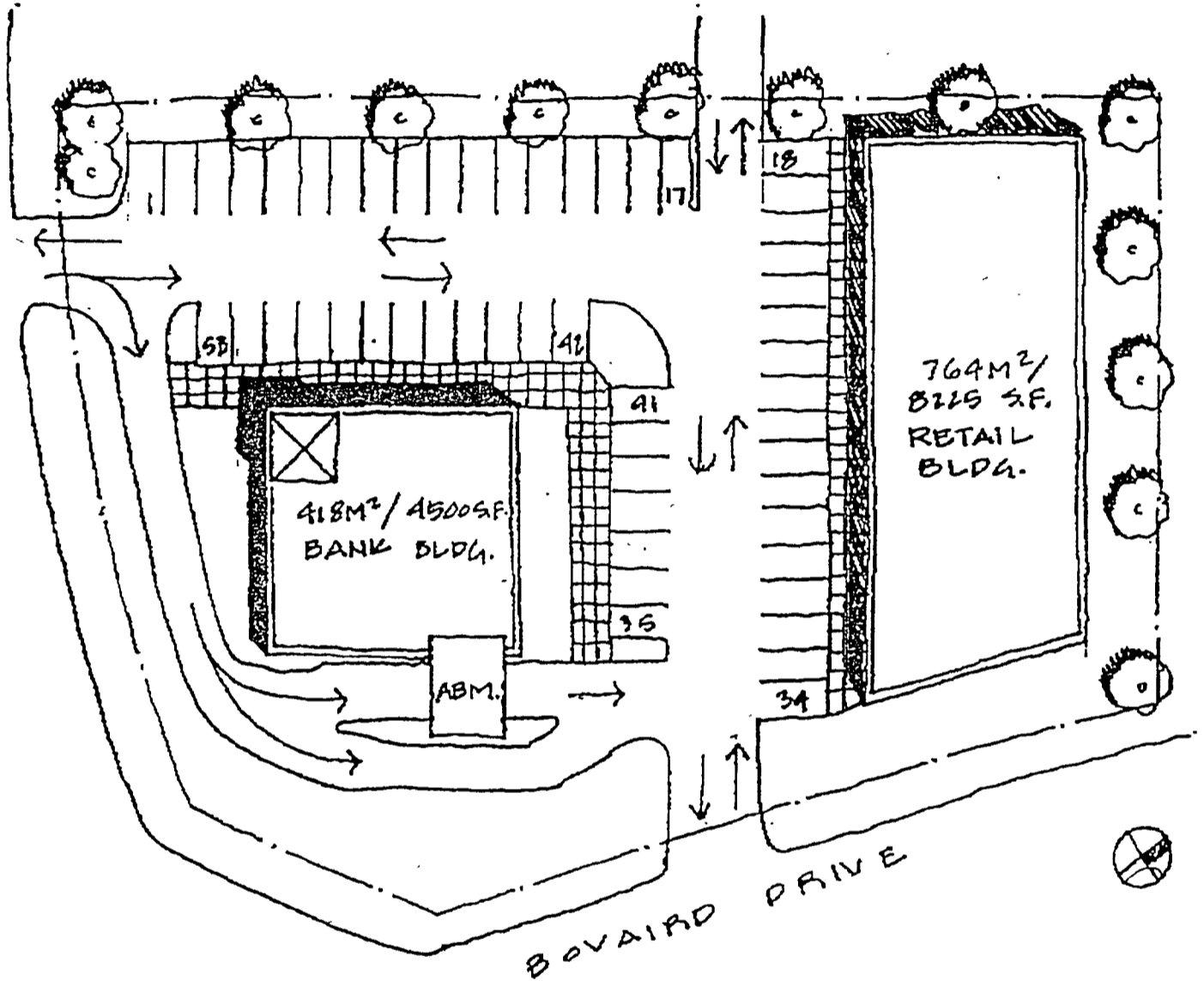
**LAND USE MAP**

Date: 1993 05 25      Drawn By: CJK  
 File no. CSE118      Map no. 29-7B



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 LAFAYETTE INVESTMENTS INC.

OPTION - A.  
(REVISED)



ROYAL BANK OF CANADA - BOVAIRD DR.  
 BRAMPTON - ONTARIO 03.08.09 SCALE 1:500  
 4,500 S.F. BANK & 8225 S.F. RETAIL BUILDING - 53 CAPS/51 PER.

CITY OF BRAMPTON

Date: 1993 05 21 Drawn By: CJK  
 File no. CSE11.8 Map no. 29-7A



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 LAFAYETTE INVESTMENTS INC.

- the Land Division Committee reviewed the severance application at the June 8, 1993 meeting;
- a concept site plan showing a building footprint, parking landscaping and site access was completed; and
- the application be amended to include an Official Plan Amendment.

At the June 8, 1993 Land Division Committee meeting, the committee deferred the application until November 23, 1993 in order that the following could be completed:

- the road alignment for the north south collector road was approved by the City of Brampton; and
- City Council approved the official plan and zoning by-law amendments.

The application has been amended to include the requisite official plan amendment. The road alignment of the north-south collector road has been approved by the Public Works and Building Department. A concept site plan has been submitted, and evaluated by staff. The applicant requests that the application to amend the official plan and zoning by-law be dealt with as soon as possible in order that the severance application can proceed.

## 2.2 PROPOSAL

The applicant proposes office development as follows:

- a one storey office (bank) building with a total gross floor area of 418 square metres (4,500 square feet);
- a one storey retail building with a total gross floor area of 764 square metres (8225 square feet);
- full turns access to the proposed north south collector road between Bramalea Road and Torbram Road, and right-in right-out to Bovaird Drive;
- 53 parking spaces; and,
- a bank with two automated teller drive through lanes.

The applicant proposes that the subject property be rezoned from Agricultural (A) to a site specific commercial zoning.

The property subject to this application has the following characteristics:

- is LOCATED at the north-east corner of the intersection of Bovaird Drive and Professors Lake Parkway;
- has an AREA of 0.5059 hectares (1.25 acres);
- has a FRONTAGE of 61 metres (200 feet); and
- an average DEPTH of 62 metres (203.4 feet).

The subject property has no significant slopes. Vegetation on the property consists of several mature trees. The property is currently vacant. The property is bounded by the following:

NORTH: vacant property subject to an application to amend the official plan and zoning by-law, and draft plan of proposed subdivision (Wellingdale Community Inc., Our File: C5E11.3, Region of Peel File: 21T-88055B);

SOUTH: Bovaird Drive, beyond which is commercial development in the form of a convenience commercial plaza, and single family detached dwelling units;

EAST: vacant property subject to an application to amend the official plan and zoning by-law, and draft plan of proposed subdivision (Wellingdale Community Inc., Our File: C5E11.3, Region of Peel File: 21T-88055B); and

WEST: property owned by the Chinguacousy Health Services Board leased by the City of Brampton for recreational use.

The subject property is:

- designated "Commercial" on Schedule "A", General Land Use Designations, in the 1984 Official Plan;
- designated "Highway and Service Commercial" on Schedule "F", Commercial, in the 1984 Official Plan;
- designated "Business Retail" on Schedule "A", General Land Use Designations, in the New Official Plan;
- designated "Highway Commercial" on Schedule "A", Secondary Plan Designations, in Official Plan Amendment #149, the Sandringham Wellington Secondary Plan;
- zoned Agricultural (A) by By-law 151-88.

The proposal conforms to the general provisions of both the 1984 and new official plans. However, an amendment to the applicable secondary plan (Sandringham-Wellington official plan amendment number 149) is required.

The proposal has been thoroughly analyzed, and the results of that analysis are summarized in Table One - Summary Impact Table, below.

TABLE ONE  
SUMMARY IMPACT TABLE

ISSUE	SUMMARY
<b>1984 Official Plan/ 1993 Official Plan/ Secondary Plan</b>	Conforms to the general provisions of the 1984 and new official plans; requires an amendment to the applicable secondary plan;
<b>Zoning By-law</b>	requires amendment from Agricultural (A) to a site specific service commercial zoning.
<b>Land Use</b>	there is sufficient basis to support this application from a land use policy perspective given that it: <ul style="list-style-type: none"><li>● fulfills the criteria contained in the Official Plan for service commercial sites; and</li><li>● is compatible with the proposed uses on abutting lands;</li></ul> <p>It is noted that the subject lands form part of a larger block designated for Highway Commercial development in the secondary plan. Accordingly, a comprehensive development plan is required to ensure the functionality of the entire site. On this basis staff are not prepared to support the retail component at this time, as the construction of this building may impede the proper development of the entire site.</p>
<b>Strategic Plan (1993)</b>	is consistent with the "Prosperous Economy" goal stream "encouraging desirable and sustainable economic growth ... for long term community prosperity";

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TABLE ONE - CONTINUED  
SUMMARY IMPACT TABLE

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ISSUE	SUMMARY
Site Design	matters such as fencing, landscaping, grading, and access can be adequately addressed by the appropriate conditions of approval and/or through the site plan approval process;
Financial Impact	provides positive financial impacts; and
OVERALL SUMMARY	<b>The subject proposal as revised to include only the service commercial (bank) component is supportable from a land use planning perspective, has merit with respect to the City's strategic planning goals and is recommended for approval.</b>

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### 3.0 DEVELOPMENT ANALYSIS

A complete circulation of this application has been undertaken and the comments received are attached as Appendix A to this report. Following a thorough evaluation of this proposal, and in consideration of the comments received, this application has been analyzed with respect to the following factors:

- Official Plan and other policy considerations;
- the implementing zoning by-law; and,
- site design.

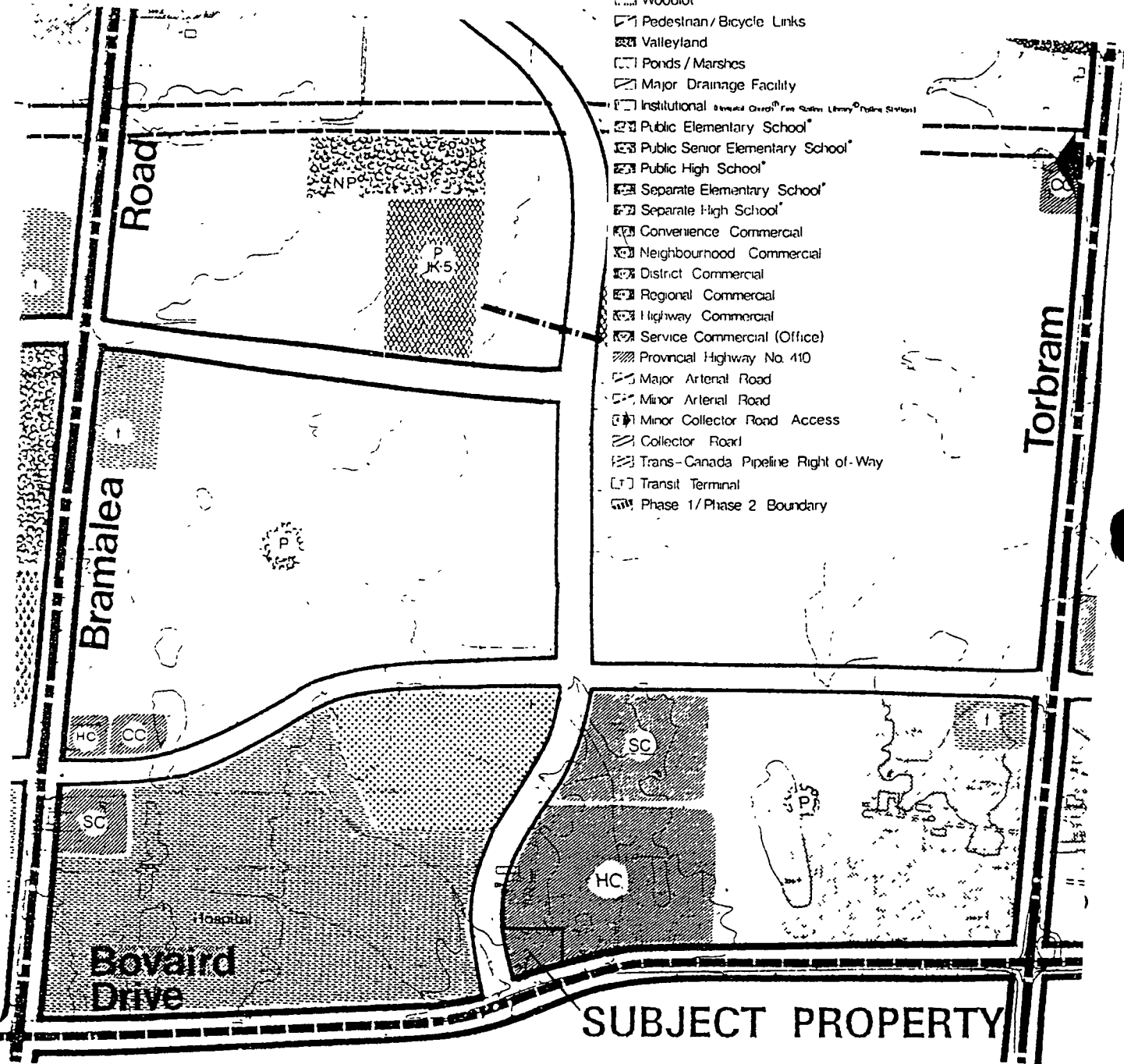
#### 3.1 Official Plan and Policy Considerations

The proposal conforms to the general provisions of both the 1984 and new official plans. As noted previously, the subject lands form part of a larger (ie. 20 acre) development site designated for highway commercial purposes. The Sandringham-Wellington Secondary Plan requires that this entire 8.1 hectare (20 acre) site at the north-east corner of Bovaird Drive and the north-south collector road be developed for highway commercial uses (refer to Map #1). To the north of this designation, a smaller service commercial (office) block has been designated.

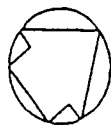
Official Plan Amendment No. 149  
 Schedule A  
 SANDRINGHAM — WELLINGTON SECONDARY PLAN  
 Secondary Plan Area No. 28

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian/Bicycle Links
- Valleyland
- Ponds/Marshes
- Major Drainage Facility
- Institutional (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School
- Public Senior Elementary School
- Public High School
- Separate Elementary School
- Separate High School
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Regional Commercial
- Highway Commercial
- Service Commercial (Office)
- Provincial Highway No. 410
- Major Arterial Road
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road
- Trans-Canada Pipeline Right-of-Way
- Transit Terminal
- Phase 1/Phase 2 Boundary



CITY OF BRAMPTON



MAP #1

Date: 1993 05 21 Drawn By: CJK  
 File no CSE11 8 Map no. 29-7A

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 LAFAYETTE INVESTMENTS INC.



The proposal requires the following amendments to the Sandringham-Wellington Secondary Plan:

- Schedule SP8(A), Secondary Plan Designations should be amended to redesignate the 0.5 hectare (1.25 acre) site from Highway Commercial to Service Commercial; and
- site specific commercial policies should be added to address the office and retail uses on the subject property, if the proposal is approved.

To conform with the intent of the secondary plan, the subject application must be evaluated relative to the development potential of the entire highway commercial site. In this regard, staff have met with landowners of the abutting lands (Metrus Developments) to review preliminary site plans. The site plan is in its formative stages and no formal application has been filed. Accordingly, there is a large degree of uncertainty as to how the entire site will develop. The key issues to be resolved for the entire site include:

- the range and scale of proposed land uses;
- proper and co-ordinated access from Bovaird Drive and the abutting north/south collector road;
- internal traffic circulation; and,
- co-ordinated urban design.

Staff propose that the approval of the office (bank) component would not prejudice the formulation of such a comprehensive development plan for the entire site given:

- its relatively small site area requirements;
- its positioning directly at the north-east corner of the north-south collector road and Bovaird Drive; and
- access for the bank use can easily be achieved from the alignment of the north-south collector road, pending the resolution of a co-ordinated access plan for the larger site.

However, the staff are not prepared to recommend approval of the retail component, in the absence of the comprehensive site plan. Approval of this component may impact on the development of the larger site including access to Bovaird Drive, internal traffic circulation, and co-ordinated urban design. Accordingly, consideration of the retail component should be deferred pending the finalization of the comprehensive development plan for the entire site.

### **3.2 Implementing Zoning By-law**

The applicant has requested that the permitted purposes, requirements and restriction of the "Service Commercial" zone apply to the development of the subject property (please refer to Appendix B). As noted previously, staff are at this time, prepared to support only the office (bank) component. It also appear that the inclusion of the retail component would over-intensify the subject property since parking and stacking requirements are not met. Accordingly, it is recommended that the implementing zoning by-law provide for only the office (bank) use. Additional retail uses may be incorporated in the implementing zoning by-law when an overall site plan is approved for the entire development proposal.

### **3.3 Site Design**

The applicant has submitted a concept site plan. The following concerns have been expressed about the site plan:

- the Region of Peel requires that the access to Bovaird Drive be deleted;
- the Urban Design and Zoning Division require that the site plan be amended to address the following:
  - parking in conformance with zoning by-law standards such that the 418 square metre (4,500 square foot) bank requires 28 parking spaces and the 764 square metre (8225 square foot) retail space requires 41 parking spaces for a total of 69 parking spaces (whereas only 53 have been proposed);
  - a 4.5 metre (14.7 foot) wide landscaped strip abutting the Bovaird Drive and north-south collector road right-of-way;
  - adequate stacking spaces for the drive-through bank will need to be shown; and
  - there are several major trees on the site and they may not be able to be saved, therefore the owner shall agree that larger caliper trees shall be provided for this site as a condition for the removal of the existing trees.
- the Public Works and Building Department require access to the site to be addressed comprehensively with abutting Highway Commercial lands to the north and east.

The alignment of the north-south collector road has been approved by the Public Works and Building Department and Chinguacousy Health Services Board. The Law Department notes that a key issue is providing legal access to the abutting lands to the east & north because the Region of Peel is not supporting access to

Bovaird Drive. The Department notes that the lands which are to comprise the north-south collector road will have to be gratuitously conveyed to the City with good and marketable title. A roadway will have to be built to subdivision standards on these lands, at least as far as the approved access for the severed lands.

Staff recommend that the applicant agree to indemnify the City, from and against, all claims arising out of the establishment of the north-south collector road as a public highway (in conformance with draft plan 21T-88055B) until such time as the City assumes the street as public highway.

The applicant shall agree to provide access (through the establishment of appropriate easements) to the abutting lands if required by the City of Brampton. This will ensure that the commercial parcels are developed comprehensively.

Detailed matters such as fencing, landscaping, grading, site layout, access locations, internal and external circulation, waste disposal, loading facilities and architectural matters can be adequately addressed by the appropriate conditions of approval and/or through the site plan approval process.

#### **4.0 CONCLUSION AND RECOMMENDATION**

##### **4.1 Conclusion**

The subject proposal, as revised to include only the office (bank), is supportable from a land use planning perspective, has merit with respect to the City's strategic plan and is recommended for approval. Staff recommend that consideration be given to additional retail activities on the site, only after a comprehensive plan has been formulated the entire development site to the satisfaction of the City.

##### **4.2 Recommendation**

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

- A. A Public Meeting be held in accordance with City Council procedures; and,
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
  1. The site specific zoning by-law shall contain the following provisions:
    - (a) The subject lands shall only be used for the following purposes:

Commercial


- (1) an office; and,
- (2) a bank, trust company or financial institution.

Accessory

- (1) purposes accessory to the other permitted purposes.
- (b) shall be subject to the following requirements at restrictions.
  - (1) a landscaped strip with a minimum width of 4.5 metres shall be provided abutting Bovaird Drive and the north-south collector road.
  - (c) shall also be subject to all the requirements and restrictions of the Service Commercial (SC) Zone and all the general provisions of the zoning by-law which are not in conflict with those set out in section 1(b)(1).
- 2. Development of the site shall be subject to a development agreement, which shall contain the following provisions:
  - (a) Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation and cross-section drawings, a grading and drainage plan, an engineering and servicing plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
  - (b) The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.
  - (c) The applicant shall agree that no building permit shall be issued for the subject lands until the north-south collector road abutting the subject lands have been constructed with underground utilities, to City standards, to the satisfaction of the Commissioner of Public Works and Building.
  - (d) The applicant shall agree to provide access including the establishment of appropriate easements to the abutting lands to the north and east if required by the City of Brampton.

- (e) The applicant shall agree to indemnify the City, from and against, all claims arising out of the establishment of the north-south collector road as a public highway until such time as the City assumes the street on draft plan 21T-88055B as a public highway.
- (f) A 0.3 metre reserve shall be conveyed to the City along the entire north-south collector road frontage of the subject lands, except at the location of the approved driveway access.
- (g) A 0.3 metre reserve shall be conveyed to the Region of Peel along the entire Bovaird Drive frontage of the commercial site.
- (h) The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
- (i) The applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on abutting properties and streets.
- (j) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.
- (k) The owner shall agree that larger caliper trees shall be provided for this site as a condition for the removal of the existing trees.

Respectfully submitted,

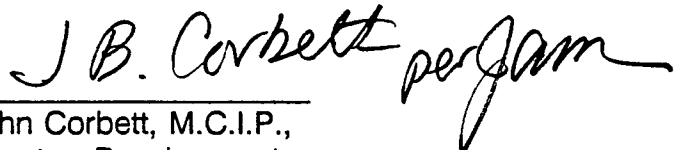


Al Rezoski, M.C.R.P., M.C.I.P.  
Development Planner

AGREED:



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



John Corbett, M.C.I.P.,  
Director, Development  
Services

AR/laf.rep

Appendix A

COMMENTS FROM INTERNAL DEPARTMENTS AND EXTERNAL AGENCIES

The following departments and agencies have no comments:

Community Services Department, Fire Department.

Treasury Services Department advise:

The proposal will result in additional non-residential assessment. Thereby the City's assessment ratio will be positively affected. The resulting tax and non-tax revenues should be sufficient to offset any added servicing costs thereby positively impacting the City's Operating Fund.

The Law Department advises:

I believe that a key issue will be providing legal access to the severed lands, especially if direct access to Bovaird Drive is to be either prohibited or restricted to right-in, right-out turning movements only.

In this regard, it will be necessary to do more than merely finalize the alignment of the abutting collector road to the satisfaction of the City, the Region and the Chinguacousy Health Services Board. The lands shown as Parts 3 and 4 on the draft reference plan will have to be gratuitously conveyed to the City with good and marketable title. A roadway will have to be built to subdivision standards on these lands, at least as far as the approved access for the severed lands.

It may be sufficient to provide temporary access through granting temporary easements over parts 3 and 4, provided the city is indemnified by the developer.

The alternative is to establish Parts 3 and 4 as a public highway, which again would require the developer to indemnify the City. This could be addressed in the subdivision agreement for draft plan 21T-88055B.

Public Works and Building Department, Development Engineering Services Division, advise:

1. The proposed driveway on Bovaird Drive is conditional upon Regional approval.
2. The proposed driveway on North/South road must be considered in the overall planning context for this corner. The proposed driveway may have to be temporary, and be deleted and replaced with one major driveway servicing all of this corner in the future.
3. We require a site plan/agreement addressing grading, drainage and access.

Public Works and Building Department, Traffic Engineering Services Division advise:

This Division has concerns with access to the subject block.

In order to properly assess the entrance proposal to the north/south collector road, an overall concept plan for the entire commercial block should be provided.

Also, comments from the Regional Municipality of Peel on the proposed right in/right out access to Bovaird Drive are essential for us to evaluate the options for the access to the north/south collector. Should the Region not permit an access to Bovaird Drive, this would have a substantial impact on the access scenario to the north/south collector.

We confirm our approval in principle of the centreline design radius of 190.0 m for the above noted roadway.

Final approval will be subject to the detailed review of a formal draft plan of subdivision submitted by the applicant to the Public Works Department.

The Regional Municipality of Peel, Planning Department advise:

The Public Works Department offer the following comments:

Municipal Water: Facilities are available in a 300 mm diameter water main north of Bovaird Drive at Professor's Lake Parkway.

Sanitary Sewer: Facilities are available in a 300 mm diameter sewer north of Bovaird Drive at Professor's Lake Parkway.

With respect to Regional roads, access to the subject lands from Bovaird Drive will not be permitted. The proposed access from Bovaird Drive must be deleted from the concept plan, and will only be considered in conjunction with the abutting Highway Commercial development block. Access and other design matters for the subject lands must be planned as an integrated entity, in accordance with the Secondary Plan policies for the Springdale area.

The Transportation Planning Division and the Peel Regional Police have also reviewed the proposal and have no comments to offer.

Planning and Development Department, Urban Design and Zoning Division advise:

1. It appears that the proposal does not meet the standard parking provisions of the Zoning By-law, i.e., one space per 15 square metres of the gross bank floor area and one space per 19 square metres of the gross retail floor area.
2. The applicant shall provide information and supporting documents with respect to the adequate stacking spaces for the proposed drive-through bank.

3. While we have no objection to the proposed land use, the concept site plan is not acceptable. The development will be subject to a site plan approval process. Therefore, the matters such as site layout, access locations, internal and external circulation, waste disposal and loading facilities, landscaping provisions, and architectural matters, etc. will be addressed at the site plan stage. Nevertheless, the setback and landscaping requirements along property limits should be established in the amending Zoning By-law.
  
4. There are several major trees on the site. Although those trees may not be able to be saved, they should be identified and the owner shall agree that larger caliper trees shall be provided for this site as a condition for the removal of the existing trees.



Appendix B  
Permitted Purposes, and Requirements and Restrictions for the Service Commercial Zone

SECTION 33.1 SERVICE COMMERCIAL ZONE - SC

33.1 The lands designated SC on Schedule A to this by-law:

Permitted Purposes

33.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;
- (9) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop; and
- (15) a tavern.

(b) Non-Commercial

- (1) a day nursery;
- (2) crisis care facilities subject to requirements and restrictions of section 30.6;
- (3) a religious institution including an associated place of public assembly; and,
- (4) purposes accessory to the other permitted purposes.

Requirements and Restrictions

33.1.2 shall be subject to the following requirements and restrictions:

- |                                       |   |
|---------------------------------------|---|
| (a) Minimum Front Yard Depth:         | 5.0 metres.   |
| (b) Minimum Interior Side Yard Width: | 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 5.0 metres. |

- (c) Minimum Exterior Side Yard Width: 5.0 metres.
- (d) Minimum Rear Yard Depth: 6.0 metres, except that where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth shall be 9.0 metres.
- (e) Minimum Lot Width: 38.0 metres.
- (f) Maximum Building Height: 3 storeys.
- (g) Minimum Landscaped Open Space: (1) in the front yard, 60 percent of the required front yard depth, and  
(2) in an exterior side yard, 60 percent of the required exterior side yard.

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

December 2, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: **NOTES OF THE PUBLIC MEETING**  
**LAFAYETTE INVESTMENTS INCORPORATED**  
Application to Amend the Official Plan & Zoning By-law  
Lot 11, Concession 5, E.H.S.  
North - East Corner of Bovaird Drive at Professor's Lake Parkway  
**Ward Number 10**  
Our File: C5E11.8

The notes of the Public Meeting held on Wednesday December 2, 1993, are attached for the information of Planning Committee.

There were no interested members of the public in attendance, and staff have received no written submissions with respect to this application.

Accordingly it is recommended that:

- A) The notes of the Public Meeting be received;
- B) The application to amend the official plan and zoning by-law be approved subject to the conditions approved by City Council on November 22, 1993; and
- C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,

  
Al Rezoski, M.C.R.P., M.C.I.P.,  
Development Planner

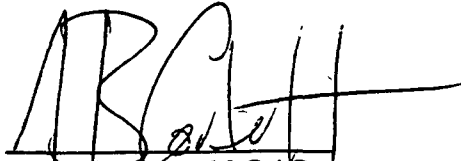
DEC 3 1993

REC NO: C5E11.8  
FILE NO:

AGREED:

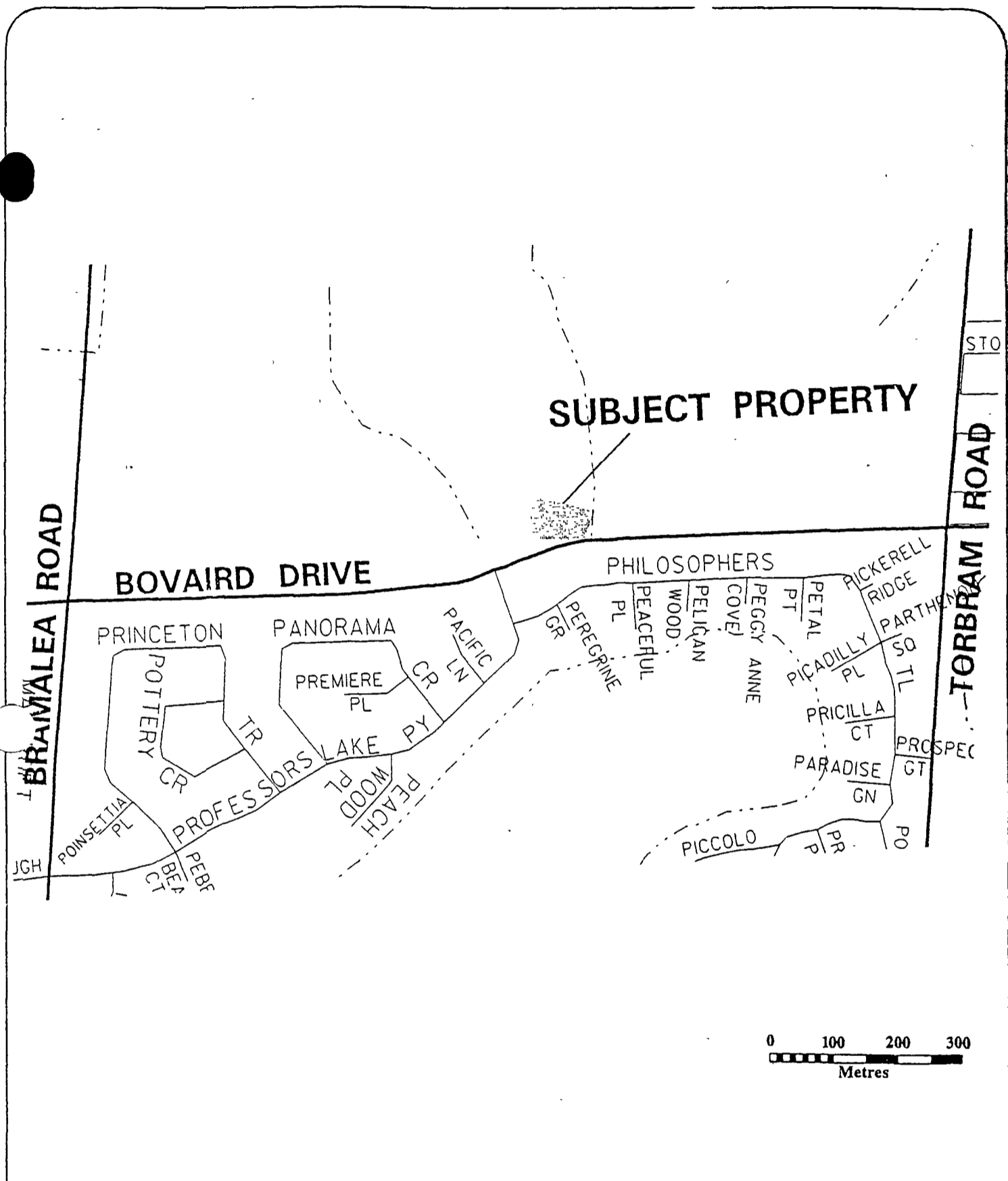


John A. Marshall, M.C.I.P.,  
Commissioner, Planning and Development



John Corbett, M.C.I.P.,  
Director, Development Services

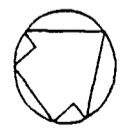
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**CITY OF BRAMPTON**

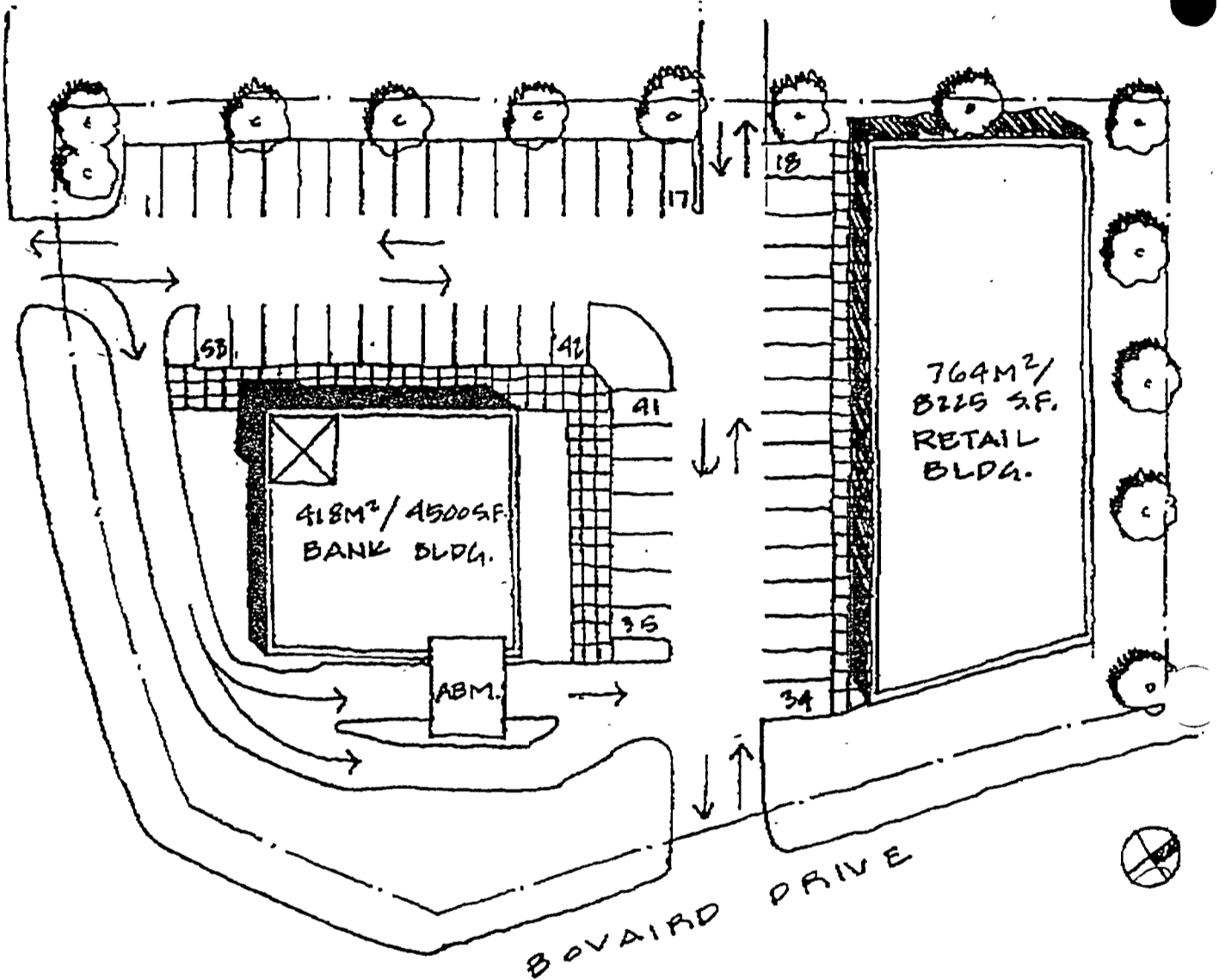
**LOCATION MAP**

Date: 1993 05 21      Drawn By: CJK  
 File no. CSE11.8      Map no. 29-7A



PLANNING AND DEVELOPMENT DEPARTMENT- STAFF REPORT  
 LAFAYETTE INVESTMENTS INC.

OPTION A  
(REVISED)



ROYAL BANK OF CANADA - BOVAIRD DR.  
 BRAMPTON - ONTARIO 03.08.09 SCALE 1:500  
 4,500 S.F. BANK & 8225 S.F. RETAIL BUILDING - 53 CARS/51 PER.

CITY OF BRAMPTON

Date: 1993 05 21 Drawn By: CJK  
 File no. C5E11.8 Map no. 29-7A



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 LAFAYETTE INVESTMENTS INC.

**PUBLIC MEETING**

A Special Meeting of Planning Committee was held on Wednesday, December 1, 1993 in the Municipal Council Chambers, 2 Wellington Street West, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by LAFAYETTE INVESTMENTS INC. (File - C5E11.8 - Ward 10 to amend the Official Plan and By-law to permit the subject property to be rezoned from Agricultural (A) to a site specific commercial zoning to permit office development.

Members Present: City Councillor D. McMullen - Chairman  
City Councillor L. Bissell  
City Councillor B. Hunter  
City Councillor G. Gibson

Staff Present: J. Corbett, Director, Development Services  
D. Ross, Manager, Development Services  
A. Rezoski - Development Planner  
E. Coulson, Secretary

---

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 newspaper.

Mr. Corbett replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:35 p.m.



City of Brampton  
PLANNING AND DEVELOPMENT DEPARTMENT

DATE NOV 02 1995 Rec'd

October 29, 1993 File No. CSE-11.8

The City of Brampton  
Planning and Development Department  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Mr. Al Rezoski  
Development Planner

DEVELOPMENT SERVICES	
J.P.C.	
D.P.	
D.K.A.	
D.N.G.	
D.C.L.	
D.S.N.	
D.M.L.P.	
D.A.R.	NOV - 2 1995 <i>AK</i>
D.R.V.	
D.F.E.	

Re: Application to Amend the Official Plan and Zoning Bylaw  
Lafayette Investments Incorporated  
Pt. Lot 11, Concession 5 EHS  
Your File: CSE11.8  
Our File: R42 5E34B  
City of Brampton

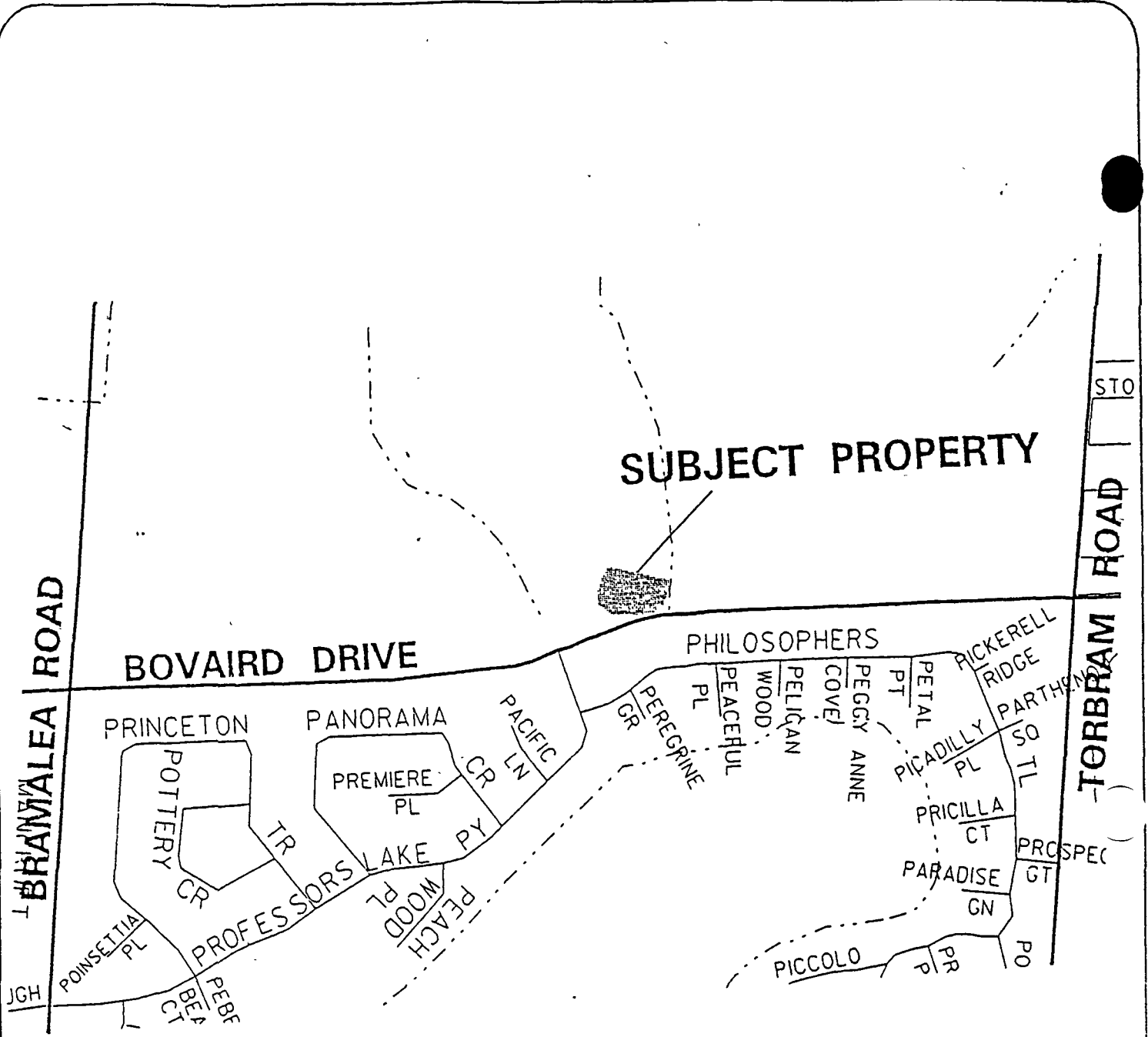
Dear Mr. Rezoski:

Further to your letter of October 5, 1993, please be advised that we have reviewed the proposal with our Public Works Department and offer the following comments:

- Municipal Water: Facilities are available in a 300 mm diameter water main north of Bovaird Drive at ~~future~~ Professor's Lake Parkway.
- Sanitary Sewer: Facilities are available in a 300 mm diameter sewer north of Bovaird Drive at ~~future~~ Professor's Lake Parkway.

With respect to Regional roads, access to the subject lands from Bovaird Drive will not be permitted. The proposed access from Bovaird Drive must be deleted from the concept plan, and will only be considered in conjunction with the abutting Highway Commercial development block. Access and other design matters for the subject lands must be planned as an integrated entity, in accordance with the Secondary Plan policies for the Springdale area.





CITY OF BRAMPTON

LOCATION MAP

Date: 1993 05 21

Drawn By: CJK

File no. CSE11.8

Map no. 29-7A

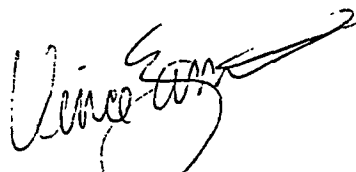


PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
LAFAYETTE INVESTMENTS INC.

- 2 -

The Transportation Planning Division and the Peel Regional Police have also reviewed the proposal and have no comments to offer. We trust that this information is of assistance.

Yours truly,

A handwritten signature in black ink, appearing to read "Vince Zammit", with a long, sweeping flourish extending to the right.

Vince Zammit  
Senior Planner  
Development Review

JL/gh

cc. P. Crockett, Public Works Department

**AMENDMENT NUMBER 244**  
to the 1984 Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 244  
TO THE 1984 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 the lands shown outlined on Schedule 'A' to this amendment from "Highway Commercial" to "Service Commercial". This amendment is intended to:

- permit the development of the lands for a bank and offices; and
- set out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are situated at the north-east corner of the intersection of Bovaird Drive and Professors Lake Parkway when extended. The lands have an area of approximately 0.5 hectares (1.25 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number ~~244~~

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule SP 28(A), of Chapter 28, Part IV, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Highway Commercial" to "Service Commercial";
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 28, as set out in sub-section 7.2.7.28, Amendment Number 244; and
- (3) by adding to Chapter 28, Part IV, after policy 5.3.14, the following as policy 5.3.15:

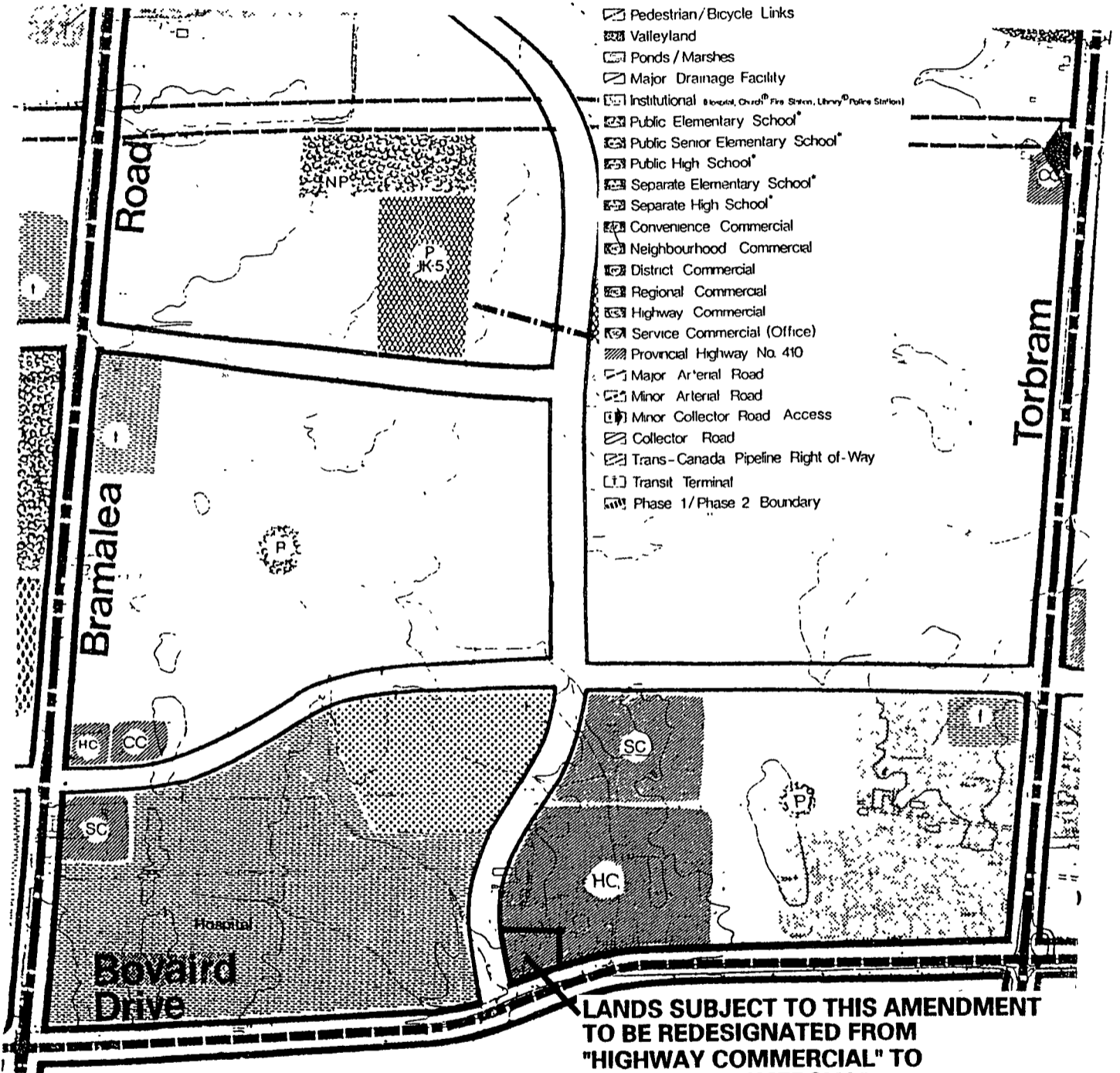
"5.3.15                                    The Service Commercial (Office) designation at the north-east corner of the intersection of Bovaird Drive and the extension of Professors Lake Parkway shall be used for a bank and offices."

Official Plan Amendment No. 149  
 Schedule A

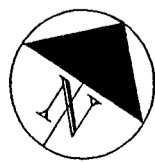
SANDRINGHAM — WELLINGTON SECONDARY PLAN  
 Secondary Plan Area No. 28  
 Schedule SP 28(a)

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian/Bicycle Links
- Valleyland
- Ponds / Marshes
- Major Drainage Facility
- Institutional (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School
- Public Senior Elementary School
- Public High School
- Separate Elementary School
- Separate High School
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Regional Commercial
- Highway Commercial
- Service Commercial (Office)
- Provincial Highway No. 410
- Major Arterial Road
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road
- Trans-Canada Pipeline Right-of-Way
- Transit Terminal
- Phase 1/Phase 2 Boundary



OFFICIAL PLAN AMENDMENT No. 244



**CITY OF BRAMPTON**  
 Planning and Development

Schedule A to By-law 29-94

Date: 1993 11 19

Drawn by: CJK

File no. C5E11.8

Map no. 29-7E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 244  
OF THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report to Planning Committee dated November 9, 1993, and a planning report to Planning Committee dated December 2, 1993 forwarding the notes of the Public Meeting held on December 1, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submission was received with respect to the proposed amendment:

Region of Peel . . . . . October 29, 1993