



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 34-88

To adopt Amendment Number 138  
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 138 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 138 to the Official Plan of the City of Brampton Planning Area.

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

this 8th day of February, 1988.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
*[Signature]*  
DATE: *[Signature]*

ORIGINAL

Bj-aw 34-88

AMENDMENT NUMBER 138  
to the Official Plan of the  
City of Brampton Planning Area

21-0P 0031-138-1

Amendment No. 138  
to the  
Official Plan for the  
City of Brampton  
Planning Area

Amendment No. 138 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. 138  
to the Official Plan for the Brampton Planning  
Area.

Date *June 19, 1988...*



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



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

this 8th day of February, 1988.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk  
City of Brampton

FEBRUARY 15<sup>th</sup> 19 88

AMENDMENT NUMBER 138  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON  
PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to expand the range of commercial uses to be permitted on land designated commercial located within an industrial area.

2.0 LOCATION

The lands subject to this amendment are located at the south-west corner of the intersection of Williams Parkway and Renault Boulevard. The lands are described as part of the west half of Lot 8, Concession 6, E.H.S., in the geographic Township of Chinguacousy.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO

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

- (1) by deleting the introductory paragraph of section 3.2.1 of Part IV, Chapter 13(a) and substituting therefor the following:

"Lands designated "Commercial" on Schedule SP13(a) are intended to be used for retail and service establishments designed to provide a direct service to industrial uses and their personnel, and for service commercial purposes comprising small scale retail, service and office uses serving other than industrial uses and their personnel."

BACKGROUND MATERIAL TO  
OFFICIAL PLAN AMENDMENT  
NUMBER 138

Attached is a copy of a planning report from the Director, Planning and Development Services Division, dated November 12, 1987, a copy of a report from the Director, Planning and Development Services Division, forwarding the notes of a public meeting held on December 2, 1987, and a copy of written submissions received.

39/87/8

The Regional Municipality of Peel

August 17, 1987

Chrysler Canada Ltd.

December 4, 1987

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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November 12, 1987

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 8, Concession 6, E.H.S.  
(Chinguacousy Township)  
Ward 11  
JIM DIAMONTOUROS  
Our File Number: C6E8.5

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1.0 Background

An application has been filed to amend the Official Plan and Zoning By-law to permit a wider range of commercial uses on property located at the south-west corner of Williams Parkway and Renault Boulevard.

2.0 Property Description

The vacant property has dimensions, excluded the visibility triangle, along Williams Parkway and Renault Boulevard of 116.36 metres (382.664 feet) and 127.228 metres (417.415 feet) respectively. The depth, measured parallel to Renault Boulevard is 142.033 metres (465.987 feet). The area of the site is 2.07 hectares (5.115 acres).

To the north on the north side of Williams Parkway is the Chrysler Company automobile assembly plant; on the east, to the east of Renault Boulevard is the City of Brampton Works yard, and to the south and west are vacant lands comprising part of Industrial 9 development.

### 3.0 Official Plan and Zoning Status

The property is designated by the Official Plan as Commercial on Schedule 'A', General Land Use Designations, and on Schedule 'F' Commercial as Highway and Service Commercial. The secondary plan designation, in Area Number 13, Bramalea North Industrial Secondary Plan, is Commercial.

The subject site is zoned by By-law 861, as amended, and as specifically amended by By-law 87-87, as Commercial Class 1 - Section 505 (C1-Section 505).

### 4.0 Proposal

The applicant has requested that the general category of personal service shops and the specific uses of produce outlet and convenience retail be permitted.

### 5.0 Comments

Comments have been received as follows:

Region of Peel, Public Works Department has noted that

- i) sanitary sewer available on Renault Boulevard;
- ii) water service available on Renault Boulevard and Williams Parkway;
- iii) regional roads not directly affected;



- iv) sewer frontage charges apply on Renault Boulevard, and
- v) water frontage charges apply on Renault Boulevard and Williams Parkway.

Planning Policy and Research Division have expressed the opinion that a produce outlet and a convenience retail store are inappropriate uses.

Community Services Department - Transit note that the bus shelter is to be located on the south side of Williams Parkway west of Renault Boulevard. The developer will be required to install a 12 foot by 25 foot bus stop pad and to pay a cash-in-lieu deposit of \$5,600 for a passenger shelter.

Fire advise that access is acceptable; the entire perimeter of Building A will have to be designated as a fire route in accordance with the (fire route) by-law; plan of internal and street hydrants will require approval, and no comment with respect to the rezoning application.

Community Design Section; Law Department; Development and Engineering Services Division; Parks and Recreation Division; and Zoning and By-law Enforcement Division have no comments.

6.0 Discussion

The current uses permitted by the zoning by-law within the existing interpretation of the Official Plan designation and policies are as follows:

- (1) a dining room restaurant;
- (2) a standard restaurant;
- (3) a fast food restaurant;

- (4) a take-out restaurant;
- (5) a fast food restaurant with drive-through facility;
- (6) a bank, trust company or financial institution;
- (7) a union hall;
- (8) a printing or copy establishment;
- (9) a mail or delivery courier service;
- (10) a personnel service office;
- (11) a mechanical or electrical engineering design office;
- (12) an industrial design studio;
- (13) an industrial photograph studio;
- (14) an establishment for the sales and service of industrial computers, and
- (15) purposes accessory to the other permitted purposes.

The permitted uses are intended to serve industry and their employees.

The definition of a personal service shop according to a recent comprehensive zoning by-law, By-law 139-84, is as follows:

"SERVICE SHOP, PERSONAL shall mean an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use."

This category is more appropriate in a shopping centre serving a residential community rather than be part of a commercial development in an industrial locality. It is also noted that the previous application filed in 1986, requested a personal service shop, which was refused.

The following definition of convenience store also occurs in By-law 139-84:

"CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres."

A produce outlet, which is not defined in any of the City of Brampton's comprehensive zoning by-laws, is concerned with the sale of agricultural products such as fruit, vegetables, flowers, poultry, fresh meat, etc. Presumably a produce outlet would sell principally non-grocery items. However, it is not difficult to perceive grocery and other goods occurring in a "produce outlet" as minor or incidental articles with a gradual increase in the number and variety of products to be sold at retail. Consequently with a favourable decision of the Committee of Adjustment; if necessary, a produce outlet, particularly with the inclusion of a convenience retail (store) as a permitted use, could become a fruit and vegetable market, a grocery store or even a supermarket.

It must be acknowledged that the majority of the industrial area tributary to the commercial designation has yet to be developed. Until the industrial market has expanded the need for commercial uses to provide a direct service, in close proximity, to industry and to their employees is likely to lag.

Since the requested additional uses do not conform to or support the intent of the Official Plan, an application to amend the Official Plan is necessary to amend the policies of the commercial designated land to allow the residentially oriented uses of personal service shops, produce outlet and convenience retail in the proposed commercial development. The closest residential area to the subject property is over 546 metres (1791 feet) to the west of Torbram Road. Along Torbram Road are plazas with personal service shops and convenience stores at or near Highway Number 7, Williams Parkway and North Park Drive. Therefore, the need for these types of establishments is not evident. A produce outlet, as a specific type of food store is not represented in the locality. However, as noted previously, this type of establishment should be located in relation to the residential community it is intended to serve, rather than in a more distant industrial area.

#### 6.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and Zoning By-law to permit, in the C1-Section 505 zone situated at the south-west corner of the intersection of Williams Drive and Renault Boulevard, personal service shops, produce outlet and convenience store, be refused.

AGREED:



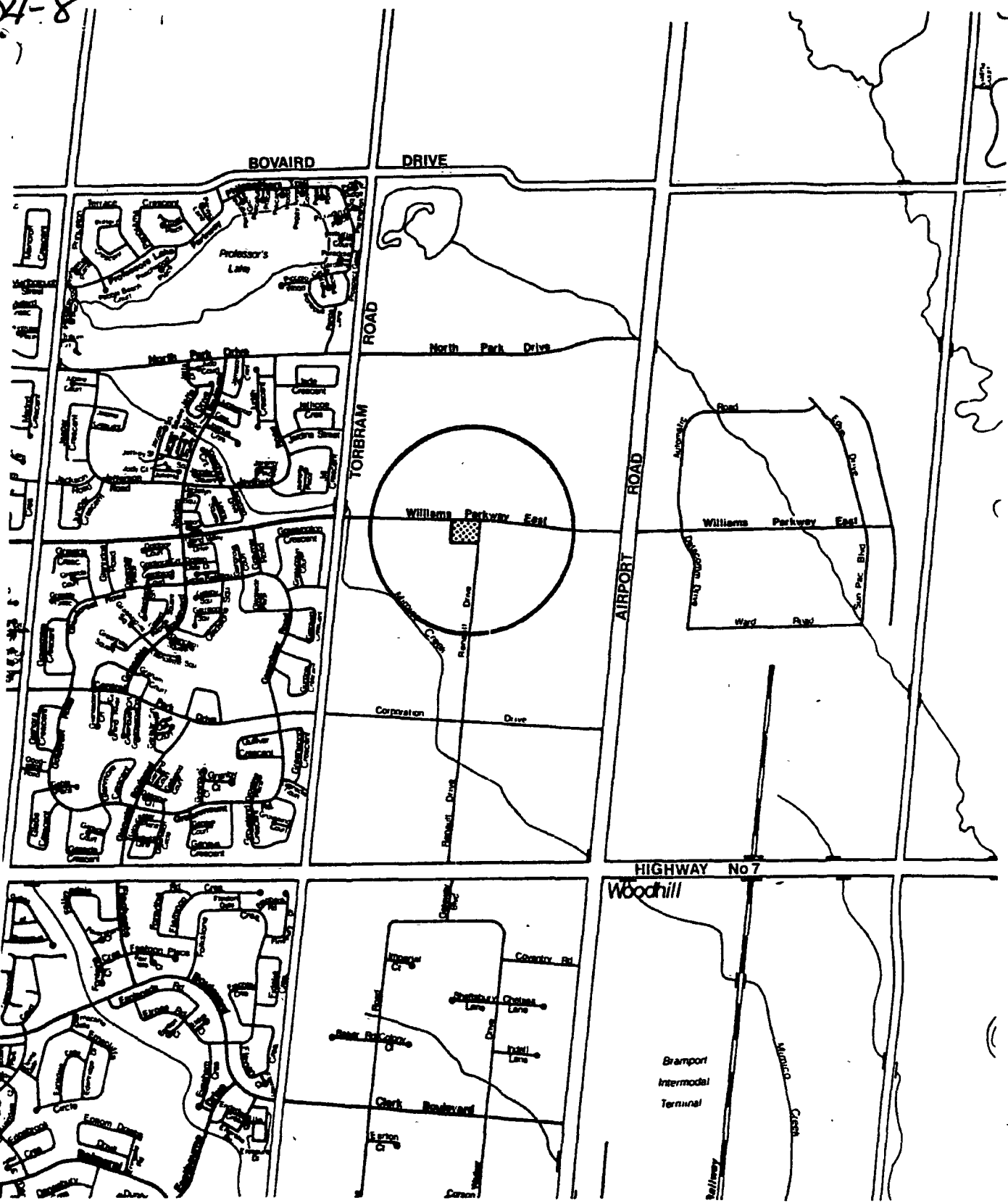
F.R. Dalzell, Commissioner  
Planning and Development

LL/am/21



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

48-8



JIM DIAMONTOUROS

Location Map



1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 08 05    Drawn by: C.R.E.  
File no. C6E8-5    Map no. 48-19A



D6

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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December 4, 1987

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 Lot 8, Concession 6, E.H.S.  
(Chinguacousy Township)  
Ward Number 11  
JIM DIAMONTOUROS  
Our File Number: C6E8.5

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Notes of the Public Meeting held on Wednesday, December 2, 1987, are attached for the information of Planning Committee.

A letter, copy attached, from Clare Riepma, P. Eng., was presented at the meeting.

Mr. Riepma, notes two items that he wishes to be dealt with. Firstly, he believes that the purpose of a 'produce outlet', requested by the applicant, was inadvertently omitted by the Committee. Secondly, Mr. Riepma desires that By-law 861, as specifically amended by By-law 87-87, include a parking standard that will require the provision of 1 parking space for each 19 square metres (of floor space) for a plaza exceeding 2000 square metres.

Staff believe that Planning Committee did not inadvertently omit a produce outlet. The staff report provided a definition of a convenience store which includes many of the products that may be sold at a 'produce outlet'.



D6-2

CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.

The staff report also presented a scenario where a supermarket might appear if a produce outlet and a convenience store were allowed as permitted purposes. It is recommended that a produce outlet not be a permitted purpose.

With respect to the request to amend the parking standards, which was not included in the application for amendment to the Official Plan and Zoning By-law, staff would have no serious objection if the proposed development were intended to be developed as a conventional neighbourhood shopping centre, with a supermarket, serving a residential locality. The site area of 2.07 hectares and the proposed gross floor area of 4172.0 square metres is within the corresponding criteria of a neighbourhood shopping centre:


Range of Gross Leasable Floor Area	2000-9000 m <sup>2</sup>
Site Area	1.6 - 3.2 hectares

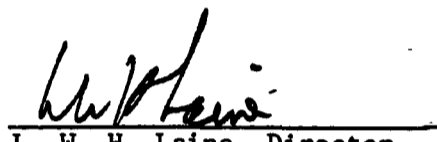
The proposed purpose of the commercial designation is to provide a location for a commercial development that will directly serve industrial uses and their personnel, and to include several other uses not related to the original principal purpose approved by City Council, upon recommendation of Planning Committee. The site plan concept submitted by the applicant includes a detached drive-through fast food restaurant, which is not traditionally part of a neighbourhood shopping centre building. The development control imposed by the zoning by-law is limited to the conventional requirements and restrictions and does not employ a site plan schedule, to encourage the applicant to develop the site in a manner different to that of a strip mall. It is recommended that the issue of parking, which has been raised only recently, be referred to staff for more careful review, after evaluating the range of uses to be approved by City Council and the unconventional site plan concept.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received;
- B) the additional uses as determined by City Council at its meeting of November 23, 1987 be reaffirmed;
- C) the parking standard be reviewed by staff in light of the permitted purposes, and site development and a report be presented to City Council, and
- D) staff be directed to present the appropriate documents to City Council.

AGREED:

  
 F. R. Dalzell, Commissioner of  
 Planning and Development

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

Attachments (2)

LWHL/hg/15



# REINDERS

Received at the previous  
meeting 1987 12 02  
JRM

December 2, 1987

4365

City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. F. F. Dalzell  
Director of Planning

Dear Sir:

RE: J. Diamantouros  
Zoning Application

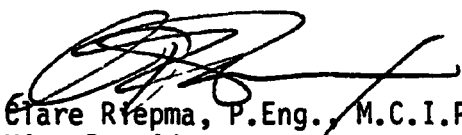
On reading the recommendation approved by City Council at its meeting of November 23, 1987 with respect to the above, I noticed that the produce outlet appears to have been inadvertently left off the list of uses for which we made application and for which, I believed, we had received approval from the Planning Committee. Please be advised that we will be requesting that a produce outlet be included in the list of permitted uses when the By-law is prepared.

In addition, we have raised the matter of parking with your staff. We are concerned that the By-law that presently applies to the property provides a set of parking standards that will be difficult to use when we are putting tenants into the building. As you will recall, we did not have time to adequately discuss this matter when the previous By-law was passed. Consequently, we would request the opportunity now to restructure the By-law to permit the parking requirement that is commonly used for plazas in excess of 2000 m<sup>2</sup> which requires one parking space per 19 m<sup>2</sup>.

I trust that this is sufficient for your present purposes. If I can be of any further assistance, please do not hesitate to contact me.

Yours truly,

F. J. REINDERS AND ASSOCIATES CANADA LIMITED

  
Clare Riepma, P.Eng., M.C.I.P., M.E.S.  
Vice President

CR/dr

**F.J. Reinders and Associates Canada Limited Architects, Consulting Engineers, Planners, and Project Managers**  
P.O. Box 278, (201 County Court Blvd., Suite 500) Brampton, Ont., Canada L6V 2L1  
(416) 457-1618 Telex 06-97830 Fax (416) 457-8852



August 17, 1987

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

City of Brampton PLANNING DEPT.	
Date	AUG 18 1987 Rec'd.
File No.	C6E8.5

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

Re: Application to amend the Official Plan  
and Zoning By-law  
Jim Diamontouros  
Pt. Lot 8, Con. 6 E.H.S. (Chinguacousy)  
City of Brampton  
Your File: C6E8.5  
Our File: R42 6E15B

Dear Sir:

In reply to your letter of August 4, 1987 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and offers the following comments:

Sanitary: Available on Renault Drive

Water: Available on Renault Drive and Williams Parkway

Roads: ~~No~~ directly affected

Sanitary frontage charges apply on Renault Drive

Water frontage charges apply on Renault Drive and Williams Parkway

We trust that this information is of assistance.

Yours truly,

D. R. Billett  
Director of  
Development Control

IAP:nb

470218



Chrysler Canada Ltd.

RECEIVED  
CITY OF BRAMPTON

DEC 10 1987

REG: 8132  
FILE NO: C6E8-5

noted + copy  
to F. Dajzski  
1987-12-08  
Mikulich

City of Brampton  
PLANNING DEPT.

Date DEC - 8 1987 Rec'd.

File No. C6E8.5

December 4, 1987

City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. L. G. Mikulich, Clerk

Reference: Proposed rezoning (File C6E8-5)

Dear Sirs:

We are in receipt of the Notice of Public Meeting that was to be held on Wednesday, December 2, 1987.

Unfortunately we did not receive notice in time to respond prior to the scheduled meeting but would like to take this opportunity to offer the following comments concerning the proposed Official Plan and By Law amendments:

We are opposed to the addition of:

- a) Liquor and Wine stores
- b) Brewers' Retail stores

to the list of permitted uses as set out in By Law 87-87 as we believe such additional uses are not compatible with the present adjacent industrial and commercial land utilization.

CHRYSLER CANADA LTD

M. Lutsch  
Plant Manager  
Bramalea Assembly Plant

b/jh  
12.12.87

ML/db

At Point Of Meeting