



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38-82

To adopt Amendment Number 92
to the Consolidated Official
Plan of the City of Brampton
Planning Area.

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

1. Amendment Number 92 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 92 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 22nd day of February 1982.


JAMES E. ARCHDEKIN - MAYOR


RALPH A. EVERETT - CLERK



1982 APR 13 PM 3 59

21-OP-0006-92

AMENDMENT NUMBER 92
TO THE
CONSOLIDATED OFFICIAL PLAN
FOR THE
CITY OF BRAMPTON PLANNING AREA

-3

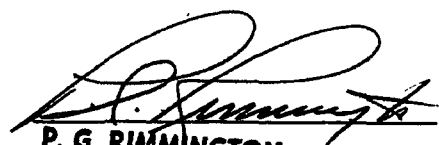
PLAN NO. 655
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL
1982 Apr 13 PM 3:59
Gerie J. Smith
Asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 92
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 92 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 92 to the Official Plan for the City of Brampton Planning Area.

Date

March 30/82


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

PASSED February 22nd 1982



BY-LAW

No. 38-82

To adopt Amendment Number 92 to the
Consolidated Official Plan of the City
of Brampton Planning Area.
(BRAMPTON HOTEL)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38-82

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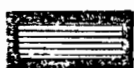
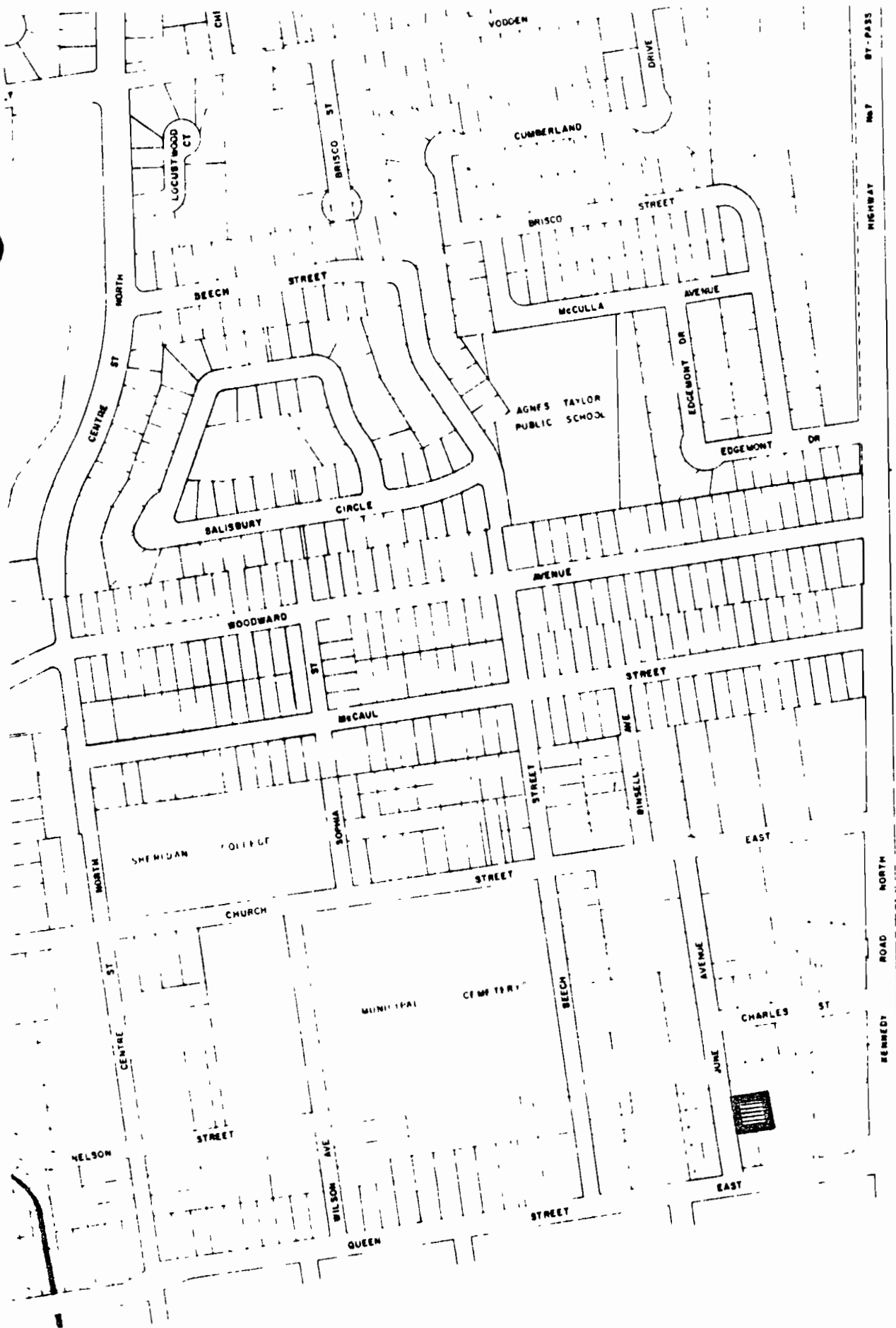

JAMES E. ARCHDEKIN - MAYOR


RALPH A. EVERETT - CLERK

Amendment No. 92
to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 92 to the Official Plan for the City of Brampton Planning Area.

1. The purpose of this amendment is to redesignate the land use categories as they apply to two parcels of land within the City of Brampton Planning Area.
2. Plate Number 5 of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by changing the land use designation of the lands shown outlined on Schedule A hereto attached from RESIDENTIAL LOW DENSITY to HIGHWAY COMMERCIAL.



Area covered by this Amendment

O.P. Amendment No. 92
Schedule A



1:4800

CITY OF BRAMPTON
Planning and Development

Date: 82 02 17
File no B6.6

Drawn by: RB
Map no. 43-42 A

BACKGROUND MATERIAL TO AMENDMENT 92

Attached are copies of a report of the Director of Planning Policy and Research dated 1982 01 21 and a copy of the notes of a special meeting of the Planning Committee held on 1982 02 03 subsequent to the publishing of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

Mr. A. Widdis, 10 Charles Street, noted the use of rear yards of residential units and area streets for parking by patrons of the Brampton Hotel. He expressed concern relating to adequate parking for the proposed 6 storeys on the Hotel Brampton properties. He commented that the whole area should be zoned commercial, because the houses are being surrounded by commercial uses.

Mr. John Medved an owner of property on June St., indicated support for Mr. Widdis' comments.

The meeting was adjourned at 7:55 p.m.

The meeting was re-opened at 8:21 p.m.

Mr. J. McCreary, 12 Charles Street, expressed support for the remarks made earlier. He wanted to know if there were any plans to amend the Official Plan or Zoning By-law for the whole area.

It was noted that no other changes were contemplated at present, but if another application was submitted it would have to be considered.

Mr. Goy, 13 Charles Street, complained about the snow removal being inefficient, and inadequate fencing. He suggested a special study for the whole area instead of one development at a time. (Church Street/Queen Street, Charles Street/Kennedy Road).

There were no further questions or comments and the meeting adjourned at 8.26 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1982 01 21

TO: The Mayor and Members of Council

FROM: John A. Marshall
Director of Planning Policy and Research

RE: Proposed Amendment to the Consolidated Official
Plan and Zoning By-law 25-79, as amended
Properties at No. 6 and No. 8 June Avenue
(immediately north of the Brampton Hotel)
Our File: B6.6

BACKGROUND

The subject properties (see attached map) are two lots, each measuring 50 feet by 110 feet and occupied by a single-family dwelling, located on the east side of June Avenue, immediately north of the Brampton Hotel.

The lots were zoned C (General Business) in Zoning By-law 1827 and GC (General Commercial) in the By-law 2356, both comprehensive zoning by-laws for the former Town of Brampton. Before being amended in December, 1980 to designate the properties "Residential Low Density", the Official Plan designated the properties as "Highway Commercial".

Both properties are owned by the owner of the Brampton Hotel, and the rear yards of the dwellings are used for parking related to the hotel.

COMMENTS

Through an error in drafting By-law 25-79, the new comprehensive zoning by-law for the former Town of Brampton area, the subject single-family lots

PUBLIC MEETING





Mr. Marshall outlined the intent of the amendment and explained the proposal. After the close of the presentation the Chairman invited questions and comments from the members of the public in

were zoned R1B (Residential Single-Family "B" Zone) and the Consolidated Official Plan changed from "Highway Commercial" to "Residential Low Density".

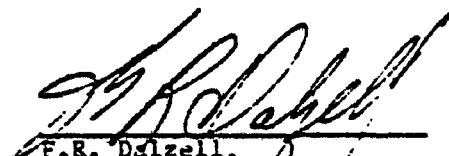
It is proposed to correct this error by immediately amending Zoning By-law 25-79 to zone the properties HCl (Highway Commercial One), and amending the Consolidated Official Plan to designate the properties "Highway Commercial". It is further proposed to amend the height restriction on the Brampton Hotel properties to 6 stories, in accordance with the previous zoning.

A public meeting will be required with respect to the proposed Official Plan Amendment.

RECOMMENDATION


1. That the proposed amendment of the Consolidated Official Plan from "Residential Low Density" to "Highway Commercial" and the Zoning By-law from "R1B" to "HCl", with respect to properties known as Nos. 6 and 8 June Avenue, be approved in principle, and
2. That a public meeting be held in accordance with Council procedures.

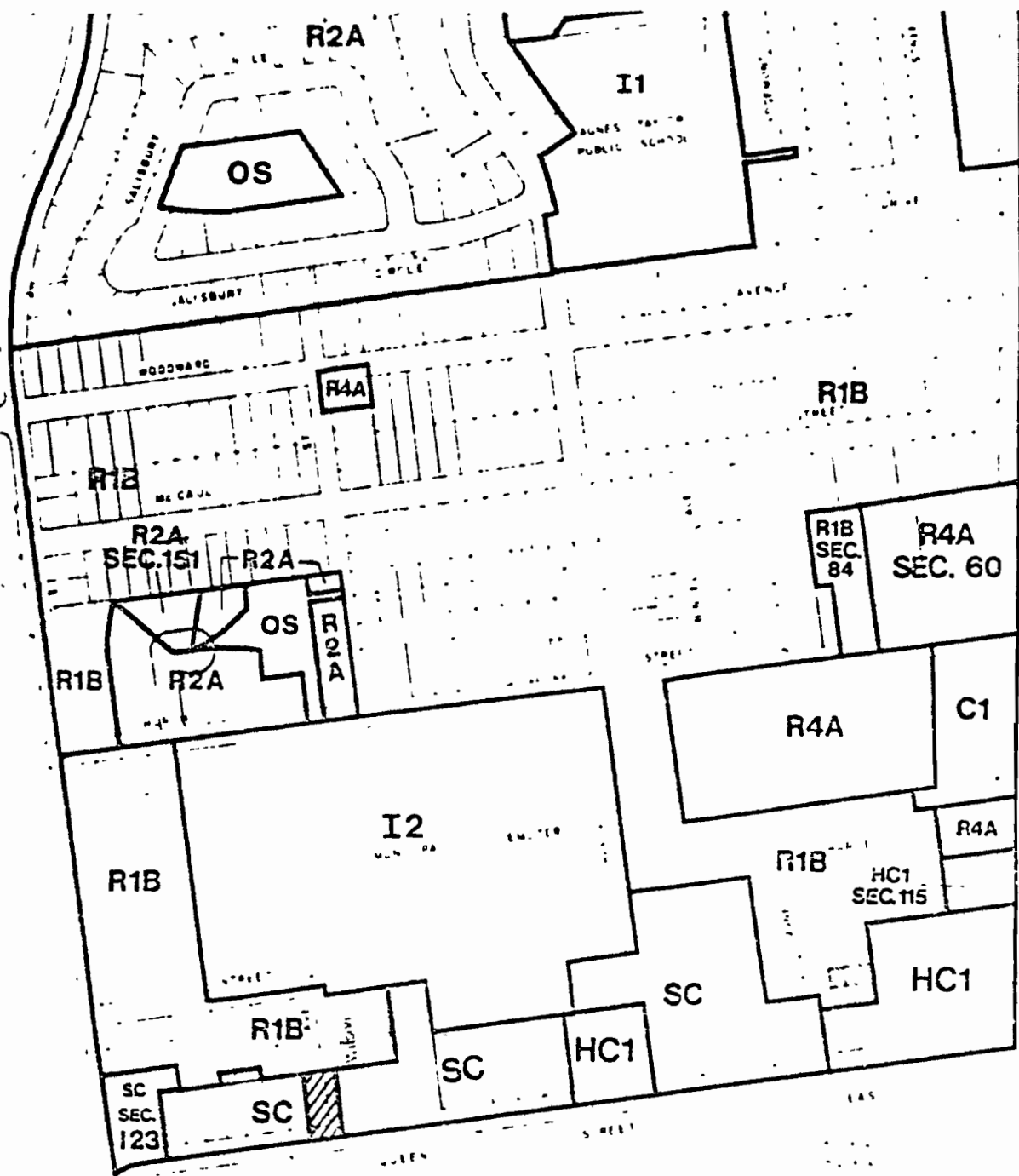
CONCUR:


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

JAM/FRD/kab

c.c. J. Galway


John A. Marshall, M.C.I.P.,
Director of Planning Policy
and Research.




☐ No.6 & No.8 June Avenue Properties

Schedule A Sheet 11
BY-LAW 25-79



CITY OF BRAMPTON

0 25 50m 100m 200m

 Lands Not Included
In This By-Law

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1982 02 08

To: The Chairman and Members of Planning Committee

From: John A. Marshall, Director of Planning Policy and
Research

Re: Proposed Amendment to the Consolidated
Official Plan and Zoning By-law 25-79
No. 6 and No. 8 June Avenue (Brampton Hotel)
Our File: B6.6

Attached are the notes of the public meeting of February 3, 1982, dealing with the proposal by staff to amend the Consolidated Official Plan and the Zoning By-law to designate the properties for Highway Commercial purposes. This is to correct an error in drafting Comprehensive Zoning By-law 25-70, whereby the previously held commercial rights on the property were inadvertently removed.

Residents in attendance expressed their concern regarding adequate parking for the Brampton Hotel. This issue would be addressed when any plans for expansion are submitted under the Site Plan Control By-law and the parking would be subject to the requirements and restrictions of By-law 25-70.

The opinion was also expressed that the entire June Avenue-Charles Street area should be the subject of a special study with consideration given to zoning the entire June Avenue-Charles Street area for commercial purposes. Such a study would have to be activated through direction of Council. However, the correction of the zoning error with respect to No. 6 and No. 8 June Avenue should be done expeditiously and not be subject to any further study.

- - cont'd. - -

RECOMMENDATION:

- 1) That with respect to the properties known as No. 6 and No. 8 June Avenue, the Consolidated Official Plan be amended from "Residential Low Density" to "Highway Commercial" and Zoning By-law 25-79, as amended, be amended from "R1B" to "HC1".
- 2) That By-law 25-79, as amended, be amended with respect to the Brampton Hotel property to permit a maximum building height of 6 stories.

John A. Marshall

John A. Marshall, M.C.I.P.
Director of Planning Policy
and Research

CONCUR:

F. R. Dalzell

F. R. Dalzell.
Commissioner of Planning
and Development

JAM/ec
attached