



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39-85

To adopt Amendment Number 53
and Amendment Number 53 A 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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 53 and Amendment Number 53 A to the Official Plan of the City of Brampton Planning Area are 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 53 and Amendment Number 53 A to the Official Plan of the City of Brampton Planning Area.

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

This 11th day of February, 1985

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AMENDMENT NUMBER 53

and

AMENDMENT NUMBER 53 A

to the Official Plan of the
City of Brampton Planning Area


-1

21 OP 0031 053

Amendment No. 53A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 53 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 53A to the Consolidated Official Plan and Amendment No. 53 to the Official Plan for the Brampton Planning Area.

Date ...*April 30, 1985*....



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



THE CORPORATION OF THE CITY OF BRAMPTON

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

This 11th day of February, 1985


KENNETH G. WHILLANS - MAYOR


RALPH A. EVERETT - CLERK

AND

1. Purpose:

The purpose of this amendment is to change the land use designation of land shown outlined on Schedule A to this amendment, to permit the operation of a retail food store, and to establish appropriate principles for the redevelopment of land shown outlined on Schedule B to this amendment.

2. Location:

The lands subject to this amendment are located on the north side of Steeles Avenue, approximately 665 metres west of McLaughlin Road, being part of Lot 1, Concession 2, W.H.S., geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:3.1 Amendment Number 53 :

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

- (1) by deleting the first paragraph of subsection 7.2.7.15, and substituting therefor the following:

"Subsection 2.4 of Chapter B1 of Section B of Part C, and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Number 15, as amended by Amendment Number 18, and by Amendment Number 53 A, to the Consolidated Official Plan, are combined, and shall constitute the Fletchers West Secondary Plan."

- (2) by changing, on Schedule A thereto, the land use designation of land shown outlined on Schedule A to this amendment, from RESIDENTIAL to COMMERCIAL, and

- (3) by changing Schedule F thereto, to show the land outlined on Schedule A to this amendment as CONVENIENCE COMMERCIAL.

3.2 Amendment Number 53 A:

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

- (1) by changing, on Plate Number 1, the chapter reference of the land subject to this amendment, as shown on Schedule B to this amendment, from CHAPTER C1 to CHAPTER 74;

- (2) by changing, on Plate Number 2, the land use designations of the land subject to this amendment, as shown on Schedule B to this amendment, from AGRICULTURAL to RESIDENTIAL and COMMERCIAL;
- (3) by adding thereto, as Plate Number 74, Schedule C to this amendment, and
- (4) by adding the following text to the Consolidated Official Plan, as Chapter C74.

"CHAPTER C74

1.0 Purpose:

The purpose of this chapter is to explain the land use designations of land shown outlined on Plate Number 74.

2.0 Location:

The subject land is located in part of Lot 1, Concession 2, W.H.S., geographic Township of Chinguacousy, in the City of Brampton.

3.0 Development Principles:

3.1 The land shown on Plate Number 74 and designated Commercial shall be used only as a single retail establishment, selling primarily food and related goods, and shall be developed in accordance with the following principles:

3.1.1 Vehicular and pedestrian access shall only be from Steeles Avenue and not from an abutting or adjacent interior street.

3.1.2 No outside storage of goods or materials shall be permitted.

3.1.3 Provision shall be made to minimize the adverse impact upon abutting and adjacent residential uses, through landscaping and buffering and the erection of fences and walks.

Activities and facilities that are likely to have an adverse impact shall be located away from residences. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties.

3.1.4 Adequate off-street parking facilities shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers.

3.1.5 The location and design of access ramps shall be to the satisfaction of the road authority having jurisdiction.

3.1.6 The site and existing building shall be redeveloped within 3 years of the approval of the amendment adding this chapter to the Official Plan.

3.2 The land shown on Plate Number 74 and designated as Residential shall be used only for detached single unit dwellings, and shall be developed in accordance with the following principles:

3.2.1 Not more than 3 dwellings shall be permitted.

3.2.2 Vehicular and pedestrian access shall only be from an abutting interior street and not from Steeles Avenue.

However, until such time as access is provided from an interior street, access from Steeles Avenue shall be permitted only to an existing single detached dwelling unit.

3.2.3 In recognition of the adverse impact of traffic-noise from Steeles Avenue, redevelopment of the land shall incorporate appropriate noise attenuation facilities to provide an acceptable interior and external sound environment.

In this regard, noise attenuation features may include acoustic walls and building design features. Further, if a slight excess of noise may occur, appropriate warning clauses in purchase and sale agreements shall be required to warn prospective purchasers.

3.2.4 To minimize the impact of new residences upon abutting residential uses, appropriate rear front and side yard requirements will be imposed.

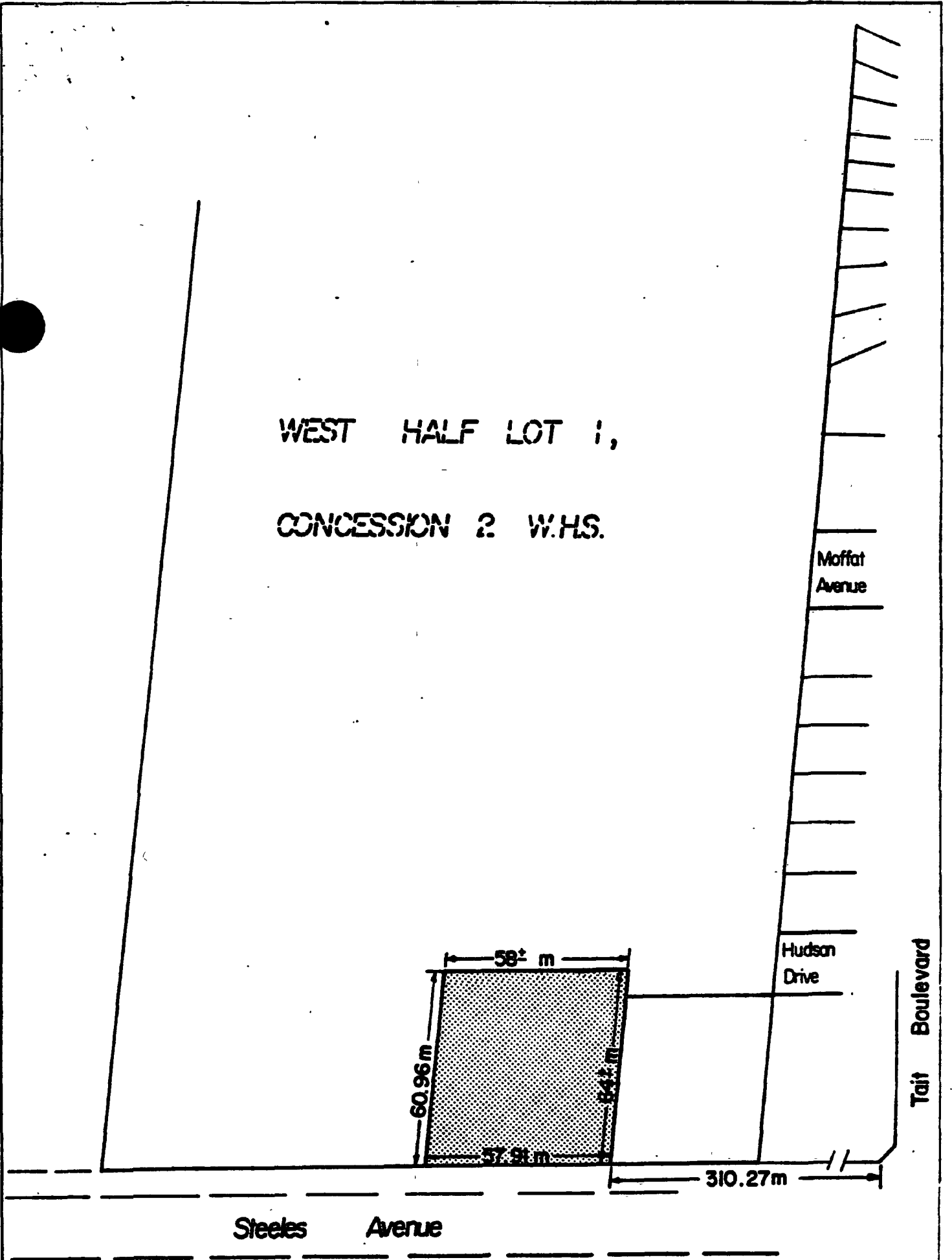
4.0 Implementation:

4.1 This chapter will be implemented by an appropriate amendment to the zoning by-law to impose the appropriate zone classifications and regulations in conformity with the development principles outlined in section 3.0.

4.2 The Corporation of The City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to section 40 of the Planning Act, 1983."

8/1/11

WEST HALF LOT 1,
CONCESSION 2 W.H.S.



SUBJECT PROPERTY
Redesignation from Residential to
Commercial (Schedule A) and Convenience Commercial (Schedule F)

OFFICIAL PLAN AMENDMENT No. 53

OFFICIAL PLAN AMENDMENT No. 53A

Schedule A



1:1500

CITY OF BRAMPTON
Planning and Development

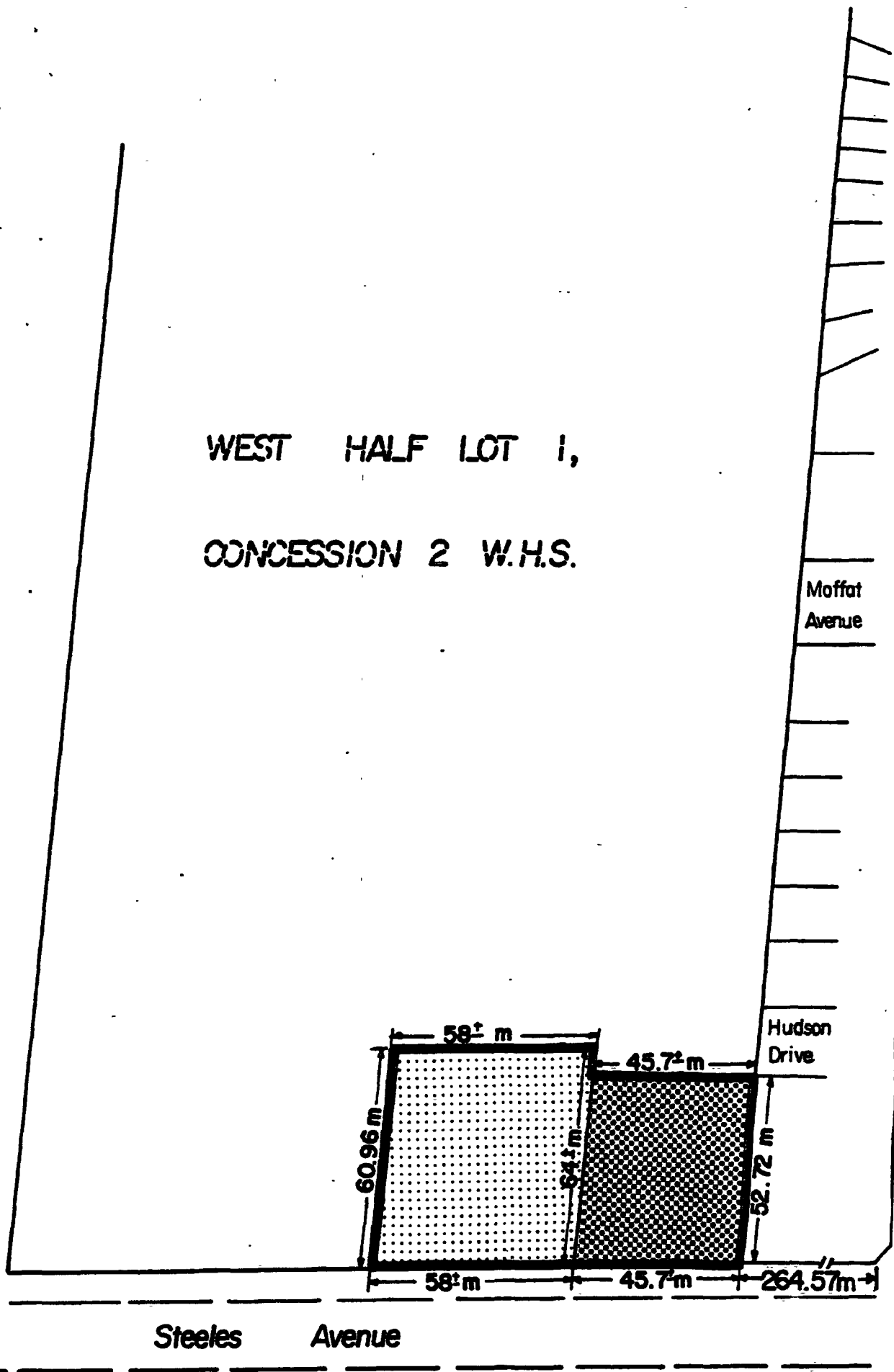
Date: 84 12 05




Drawn by: RB

File no. C2W1.7

Map no. 58-11E

WEST HALF LOT 1,
CONCESSION 2 W.H.S.



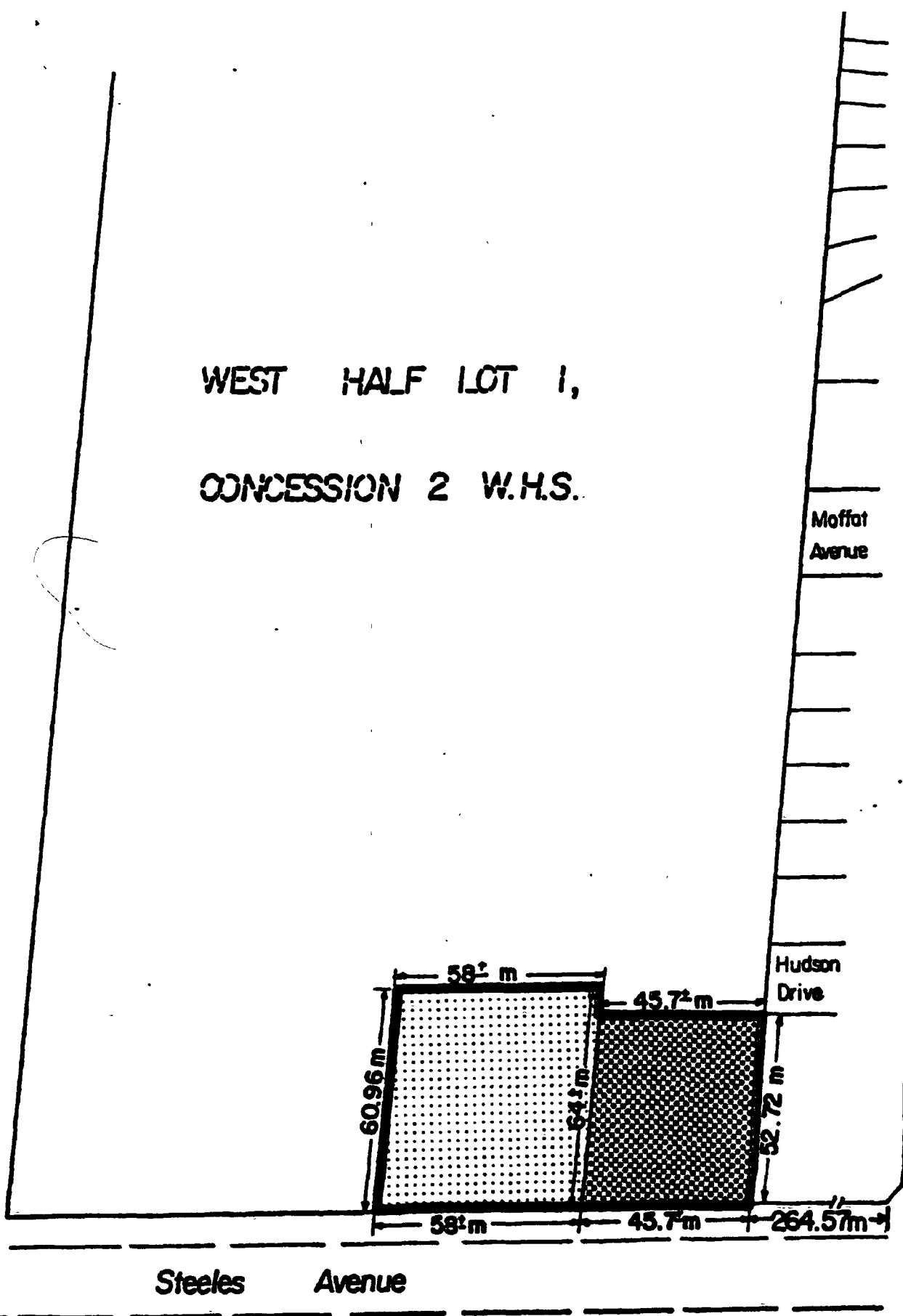
-  Land Subject to this Amendment
-  Redesignation from Agricultural to Commercial
-  Redesignation from Agricultural to Residential




OFFICIAL PLAN AMENDMENT No. 53
 OFFICIAL PLAN AMENDMENT No. 53A
 Schedule B



CITY OF BRAMPTON
 Planning and Development
 Date: 84 12 05 Drawn by: RB
 File no: C2W1.7 Map no: 58-110

WEST HALF LOT 1,
CONCESSION 2 W.H.S.



-  Land affected by Chapter C74
-  Commercial
-  Residential

OFFICIAL PLAN AMENDMENT No. 53
OFFICIAL PLAN AMENDMENT No. 53 A

Schedule C



1:1500

CITY OF BRAMPTON
Planning and Development

Date: 85 02 08 Drawn by: RB
File no. C2W1.7 Map no. 58-11E

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 53

AND

AMENDMENT NUMBER 53 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated 1984 05 08 and a copy of a report from the Director, Planning and Development Services Division, dated 1984 06 28, forwarding notes of a public meeting held on 1984 06 26.

C5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 8, 1984

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 1, Concession 2, W.H.S.
ANTHONY AND MARY SPOTO
Ward Number 4
Our File Number C2W1.7

1.0 Introduction

An application to amend the Official Plan and the Zoning By-law has been filed with the City Clerk. The lands subject to this application were also subject to recent Land Division Committee decisions, under files "B"10/84B and "B"11/84B, approving the severance of the subject land from the abutting property to the north and west and dividing the subject land into two separate properties. One of the conditions of the approval involved notification from the City that the necessary steps have been taken to comply with the zoning by-law and the use of the property is now in compliance with the zoning by-law.

This application to amend the Official Plan and the Zoning By-law has been submitted to request appropriate amendments in order that the existing house and the existing fruit market will conform to the Official Plan and comply with the Zoning By-law upon finalization of the aforementioned land severance applications.

2.0 Property Description

The subject property consists of two abutting parcels of land located on the north side of Steeles Avenue, approximately 270 metres (885

feet) west of Tait Boulevard. The first parcel has an area of 0.24 hectares (0.59 acres), a frontage of 45.72 metres (150 feet), a depth of 52.72 metres (173 feet) and is occupied by an existing detached single family dwelling. The second parcel, which is occupied by an existing fruit market, has an area of 0.35 hectares (0.86 acres), a frontage of 57.91 metres (190 feet) and a depth of 60.96 metres (200 feet).

The detached dwelling, which occupies the easterly portion of the subject land, is a single storey frame bungalow with an attached two car garage. Access is obtained via a double driveway to Steeles Avenue. A post and wire fence approximately 1.5 metres in height exists along the east and north boundaries of the site and vegetation consists of a number of trees and shrubs.

The existing fruit market, which occupies the westerly portion of the subject lands, consists of a 1 storey concrete block building, with a frame addition and attached lattice work. A small gravel parking area, accommodating approximately 15 vehicles, is located between the structures and Steeles Avenue, with access being obtained via two separate driveways to Steeles Avenue. To the west and to the rear of the structures, the site is being used for the storage of firewood and horticultural supplies. A post and wire fence, approximately 1.5 metres in height exists along the north boundary of the site.

Surrounding the site are the following uses:

- abutting land to the north and west are being used for agricultural purposes and are occupied by a small equipment shed. This abutting land was also subject to the aforementioned Land Division Committee applications and the applicant has advised they are being sold for future residential purposes in accordance with a plan of subdivision.
- farther west is a detached dwelling in conjunction with a horticultural and firewood sales operation.

- to the south on the opposite side of Steeles Avenue, lands are currently being used for agricultural purposes.
- to the east, lands are occupied by three detached dwellings fronting on the north side of Steeles Avenue. To the north of these three dwellings, lands are also developed for residential purposes, in the form of detached dwellings fronting on Hudson Drive, Farley Road and Sifton Place.

3.0 Official Plan and Zoning Status

The subject lands are designated in the Official Plan as Residential and are identified as part of New Development Area 12, an area for which a Secondary Plan is required prior to the approval of development applications. To date no Secondary Plan for New Development Area 12 has been completed.

By-law 861, as amended, zones the subject lands Agricultural Class 1 - A1.

4.0 Proposal

The applicant is proposing that the Official Plan and Zoning By-law be amended in order that the parcel of land occupied by the existing dwelling and the parcel of land occupied by the existing fruit market will conform to the Official Plan and would comply with the zoning by-law. Towards this, the applicant's solicitor has suggested that the existing fruit market be zoned Commercial Three - C3 and the existing residence be zoned Residential Extended - R2B.

5.0 Comment

The Regional Municipality of Peel, through their Planning and Public Works Departments, have advised that they have no comments or objections to offer.

The Commissioner of Community Services has advised that the department has no comments or concerns except to note that it may be appropriate to require landscaping on the site and boulevard tree

C5-4

- 4 -

planting along Steeles Avenue to improve the appearance of the property.

The Building Division has advised that it appears that the residential lot would conform to the lot width and area requirements of an Agricultural Class 1 zone of By-law 861 of the former Township of Chinguacousy. Further, with respect to the residence, it is noted that it may conform with the street setback distance of 32.004 metres (105 feet) and side yard width of 3.048 metres (10 feet), but these dimensions would have to be confirmed by a survey. The Division also suggests that zoning of the commercial site be Commercial C5A with the uses restricted to a fruit and vegetable or grocery outlet.

The Public Works Division and the Fire Department have no objections or comments.

6.0 Discussion

As noted previously, the subject land is located in New Development Area 12, which development area according to the Official Plan would be incorporated into a Secondary Plan, Area 15: Fletchers West Secondary Plan (section 7.26 and 7.2.7.15). The ideal time to consider the application would be within the framework of the preparation of that portion of the Secondary Plan comprising New Development Area 12. However, the subject properties are presently occupied by a commercial use and by a residence respectively and an application to amend the Official Plan and zoning by-law has been filed for disposition by Planning Committee and City Council.

The suggested zone classifications of Commercial Three (C3) and Residential Extended (R2B) from By-law 200-82 of the former Town of Brampton ought to receive closer examination. For example, the C3 zone uses are similar to those found in neighbourhood and community shopping centres such as Centennial Mall, Bramrose Mall, Clarence Plaza and Towers. The range of uses include supermarket, service shops, office, restaurants, amusement arcade, motor vehicle sales, etc. Since the site will directly abut residential uses, many of

the permitted uses in the C3 zone could be incompatible. The degree of incompatibility becomes more significant when the restrictions of the zone are considered. The required amount of landscaped open space at 8 percent is very low for the location and the absence of building height regulations for a C3 zone abutting a residential area is questionable.

According to the Official Plan, the existing commercial use as a non-conforming use, should be encouraged to relocate or redevelop so that the land may be used in conformity with the policies of the Official Plan and the provisions of the zoning by-law (section 7.11.1). However, Planning Committee may feel that it is desirable to zone the commercial site for its present use in order to avoid unnecessary hardships. To minimize the impact of the commercial use upon low density residential uses, the following requirements should be considered:

- i) a visual screen in the form of a masonry wall should be constructed along the property boundaries abutting or adjacent residential lands;
- ii) outdoor storage should be prohibited. A distinction should be made between outdoor storage and outdoor display areas;
- iii) a minimum of 20 percent of the site should be set aside for landscaped open space;
- iv) buildings should be restricted to a maximum height of 1 storey, and
- v) the permitted uses to be limited to a "fruit market".

The Residential Extended Zone - R2B permits single-family detached dwellings on 15 metres (49.2 feet) wide lots and a dwelling with no more than 4 dwelling units. Conceivably, with a further severance, a second 4 unit dwelling could be erected. The more appropriate

development patterns to be encouraged would be the redevelopment of the single-family dwelling property for single-family detached dwellings on reversed frontage lots. A subdivision proposal has been submitted for the abutting lands to the north by 495435 Ontario Limited that incorporates 9.1 metres (30 feet) wide lots adjacent to the subject property. This subdivision proposal has yet to be reviewed by staff, Planning Committee and City Council. Therefore, it could be presumptuous to assume that small lot residential development is acceptable abutting larger lot development comprising 15.24 metres (50 feet) wide lots.

The applicant has indicated a wish to have the existing residential property rezoned to permit up to 4 dwellings which would produce lots with an average width of about 11.43 metres (37.5 feet). Three lots with an average width of approximately 15.24 metres (50 feet) would be more in keeping with the adjacent lotting pattern. Thus a suitable zone class would be Residential Single-Family B - R1B.

As a requirement of the rezoning of the lands, a development agreement should be entered into to ensure in the event that the lands are redeveloped the following special requirements are included:

1. conveyance of a reserve along Steeles Avenue to the Region;
2. boulevard landscaping of Steeles Avenue and the interior street if necessary;
3. construction of sound attenuation barrier in an acceptable manner that is sympathetic to the presence of an abutting residence, and
4. acceptable design of dwelling units affected by 'flankage' noise attenuation barriers.

The usual considerations pertaining to financial, engineering, legal and lot landscaping matters would apply in accordance with Region and City requirements.

7.0 Conclusion

The application submitted on behalf of Anthony and Mary Spoto for commercial and urban residential development has been examined independently of a secondary plan. If it is the wish of Planning Committee that the existing commercial use, including outside storage of firewood, etc., ought to remain together with additional commercial uses, then appropriate direction should be given to staff with respect to the nature of the Official Plan and zoning by-law amendments. A staff suggestion has been advanced that would result in the continuation of the fruit market only, subject to supplemental development requirements to lessen the impact upon residential uses.

With respect to the residential rezoning application, staff has less concern provided that the redevelopment of the large parcel proceeds on the basis of full urban services, reverse frontage development, noise attenuation is provided and appropriate capital contributions to the Region and the City are forthcoming.

It is recommended that:

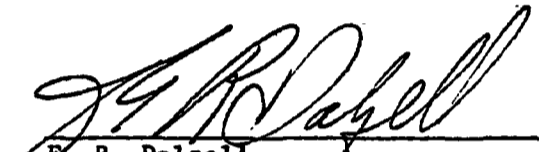
- A. Planning Committee determine the appropriateness of:
 - 1. amending the Official Plan and zoning by-law to permit commercial development on the 'fruit market' site, and give direction as to the type of commercial uses to be permitted, and
 - 2. amending the zoning by-law to permit 3 or 4 single-family dwellings on the residential site.

- B. Planning Committee, after having determined the type of commercial use to be permitted and the number of single-family

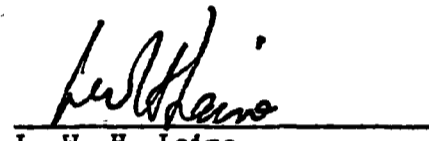
dwellings, recommend that a Public Meeting be held in accordance with City Council's procedures, and

- C. Subject to the results of the Public Meeting, Planning Committee recommend that the appropriate Official Plan amendment; zoning by-law amendment(s) and development agreement be prepared for consideration of City Council.

AGREED:



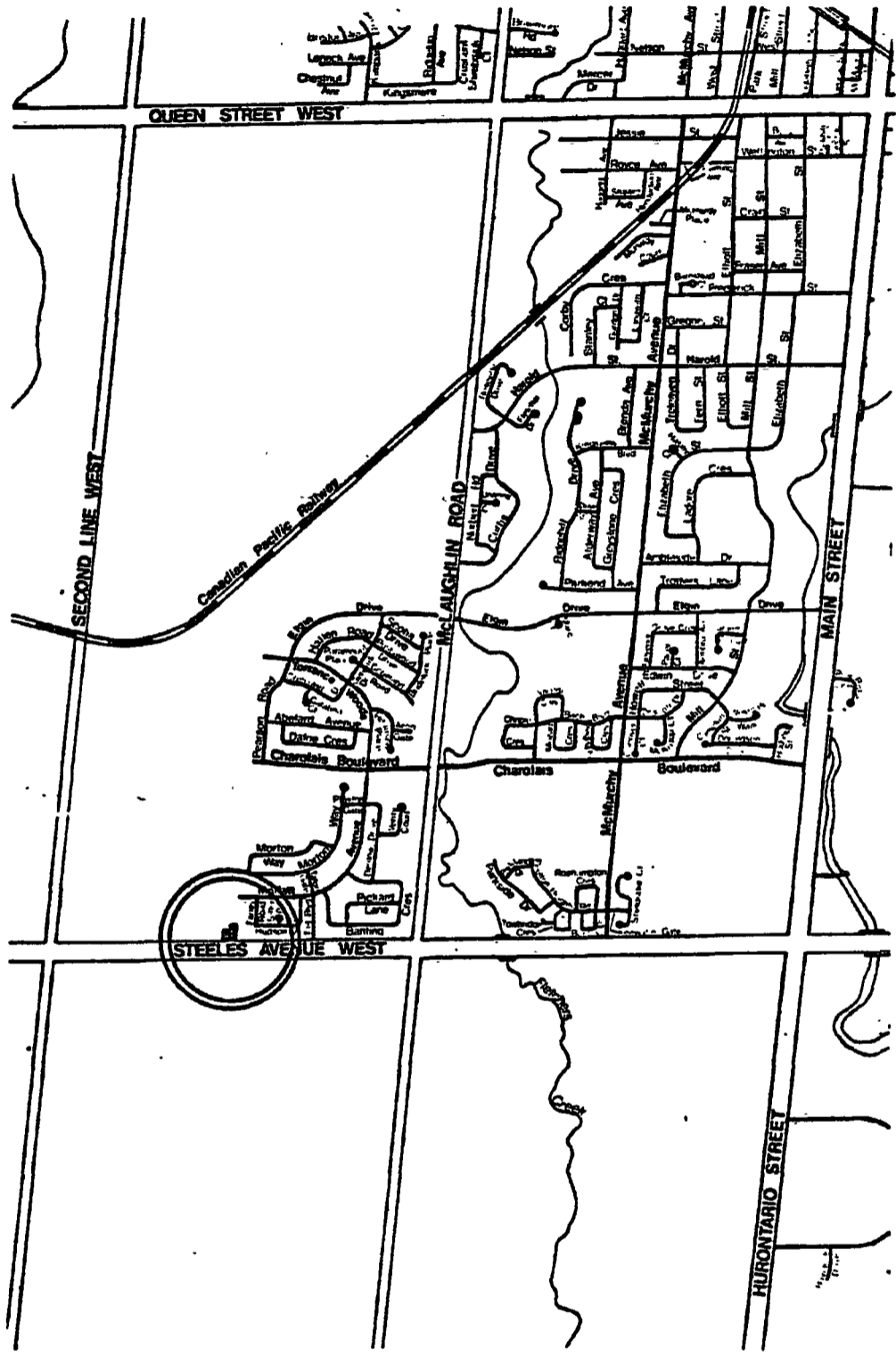
F. R. Dalzell
Commissioner of Planning
and Development



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

LWHL/thk/1

C5-9



ANTHONY & MARY ELLEN SPOTO



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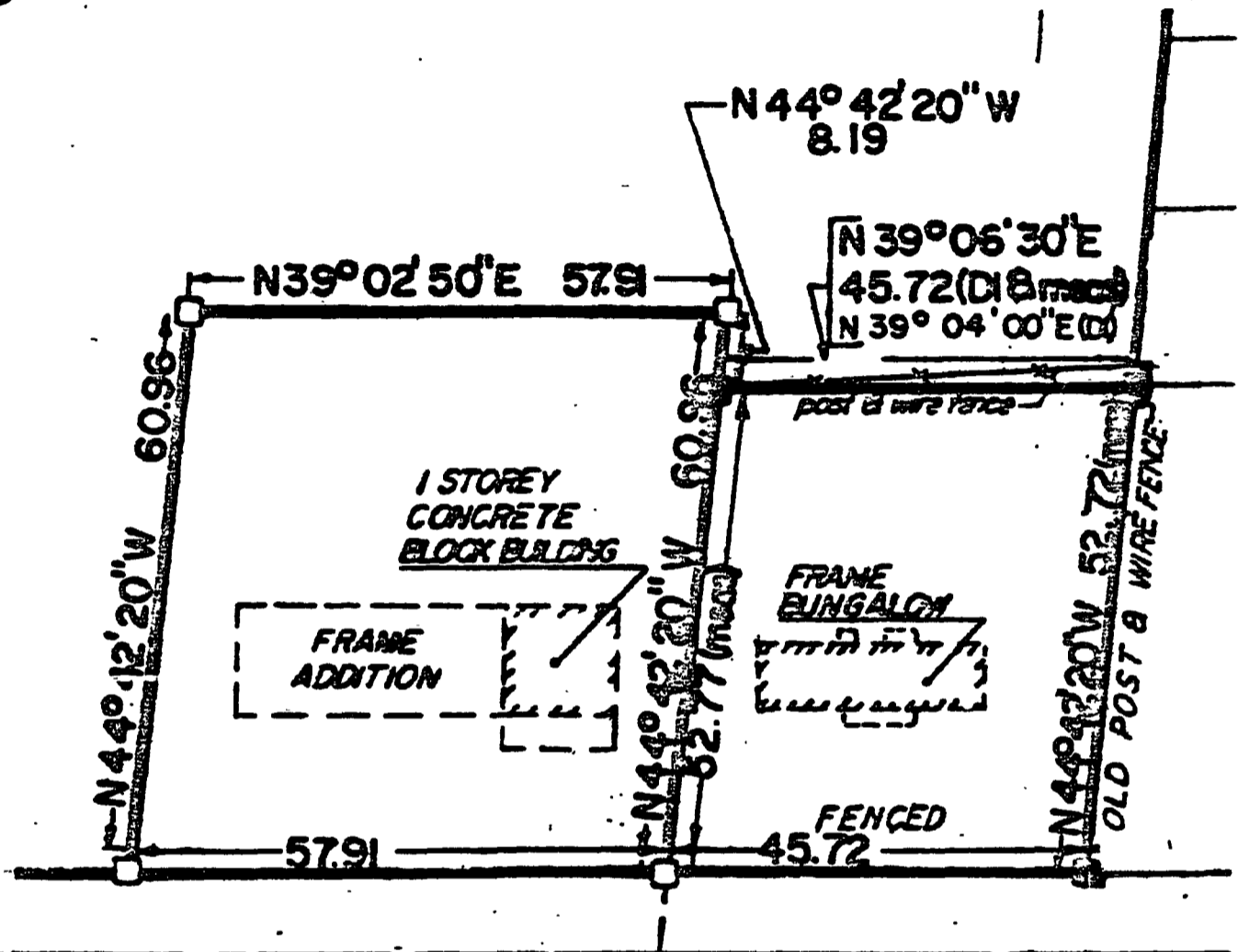
CITY OF BRAMPTON
Planning and Development

Date: 84 08 23
File no: C2W1.7

Drawn by: RB
Map no. 58-11A

Location Map

C5-10



STEELES AVENUE

ANTHONY & MARY ELLEN SPOTO



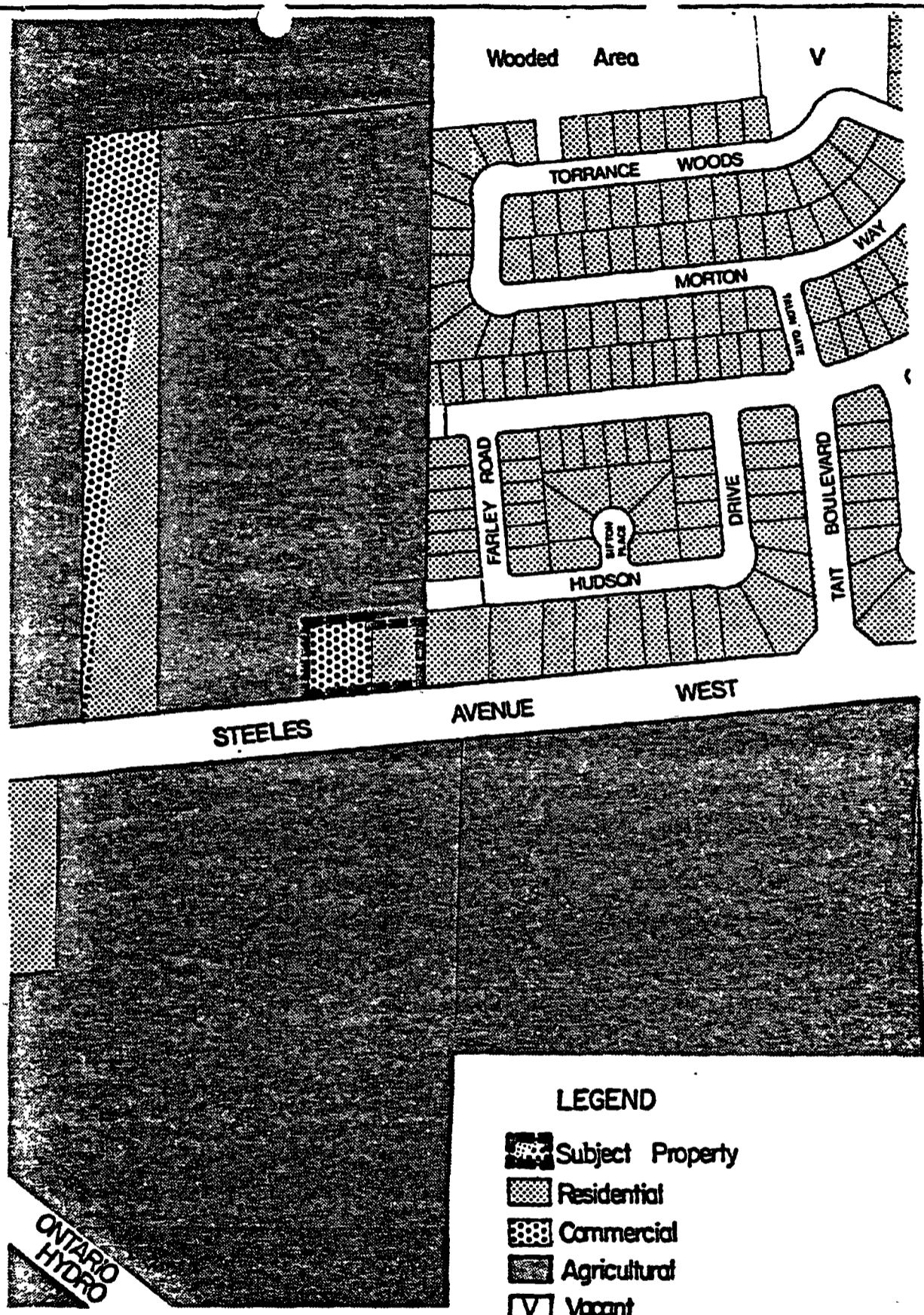
CITY OF BRAMPTON
Planning and Development

Sketch Site Plan






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Date: 84 03 30
File no. C2W1.7

Drawn by: R B
Map no. 58-11C



LEGEND

-  Subject Property
-  Residential
-  Commercial
-  Agricultural
-  Vacant

ANTHONY & MARY ELLEN SPOTO



CITY OF BRAMPTON
Planning and Development

Land Use Map

1:4000

Date: 84 03 22
File no. C2W1.7

Drawn by: RB
Map no. 58-11B

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1984 06 28

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 1, Conc. 2, W.H.S. - Ward 4
ANTHONY AND MARY SPOTO
Our File: C2W1.7

Attached for the information of Planning Committee are a copy of the notes of the Public Meeting held on Wednesday, June 20, 1984, and a copy of a letter from Mr. Harold Crellin, 736 Steeles Avenue West.

The principal concerns expressed by nearby property owners pertain to the adequacy of parking facilities for the retail food outlet, protection of the residential amenity and the unattractive condition of the existing commercial operation.

The information provided by the applicant is insufficient for staff to comment intelligently with a reasonable degree of certainty. Perhaps there is sufficient space between the existing commercial building and the right-of-way of Steeles Avenue to accommodate parking facilities, landscaped open space, on-site pedestrian facilities. More likely, space behind the commercial building will be required for loading areas, employee and overflow customer parking spaces, and an adequate width of side yard should be assured to accommodate a two-way driveway and a masonry wall.

With respect to the redevelopment of the residential site for 3 dwellings, which is of concern to the abutting property owner, Mr. Harold Crellin, it should be noted that the desirable location of public highway access is not from Steeles Avenue, but from an internal street, likely an extension of Hudson Drive. Presumably

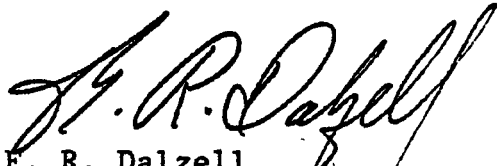
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the dwellings can be oriented towards the north and thus sited some distance from the Crellin's dwelling and side yard, with the purpose of minimizing the disruption of privacy. From the perspective of dwelling site planning, staff have concerns that the provision of noise attenuation facilities in relationship to lot grading, drainage and the abutting property to the east, have not been addressed to date.

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

- 1) The notes of the Public Meeting held on Wednesday, June 20, 1984 be received, and
- 2) The applicant provide detailed information to staff, prior to the submission of a development agreement, Official Plan and Zoning By-law amendments for the consideration of City Council.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/ec
attachments (2)

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 20, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central park Drive, Brampton, Ontario, commencing at 8:33 p.m., with respect to an application by ANTHONY AND MARY SPOTO (File: C2W1.7, Ward 4), to amend both the Official Plan and Zoning By-law to allow the operation of a retail food outlet on Parcel 2 and to amend the Zoning By-law to permit the construction of up to 3 dwellings on Parcel 1.

Members Present: Councillor E. Mitchell - Chairman
Alderman P. Beisel
Alderman H. Chadwick
Alderman C. Gibson declared a conflict of interest and left the Council Chambers.

Staff Present: L.W.H. Laine, Director, Planning and Development Services Division
E. Coulson, Secretary

Approximately 7 members of the public were in attendance.

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. Laine replied in the affirmative.

Mr. Laine 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.

Mr. Harold Crellin, 738 Steeles Avenue West, submitted a letter of objection to the proposal, noting that he has no objection to a retail food outlet on Parcel 2 but is opposed to expansion of the fruit market and particularly to expansion of the parking lot to the east. He voiced objection to the use of Parcel 1 for 3 homes, where 1 bungalow now exists due to the amount of land that

- cont'd. -

04-4

- 2 -

is available, the potential loss of privacy and preservation of the aesthetic character of the surrounding area.

Mr. Prouse, a representative for the applicant, commented that the application for a zoning amendment is for future potential development; there are no immediate plans and redevelopment is perhaps 2 or 3 years away.

Mr. Crellin voiced the opinion that the depth of the lot for the proposed housing may result in parking lot use for patrons of the fruit market as the existing parking lot appears to be too small. He said that any change in the zoning designation should be left for the future.

Mr. Paul Munsterman, Steeles Avenue West, expressed the view that the existing fruit market parking lot is too small; and while there is sufficient area on the property that could be used for this purpose, the only parking area provided is in front of the fruit market. Also, he commented that the parcel of land to be used for housing is too small for three houses; that the property should remain as is.

Jean Munsterman, expressed concern relating to screening provisions for the commercial area, removal of existing refuse and improvements to the aesthetics of the property.

Mr. Laine commented that a wall around three sides of the commercial area is intended to protect the amenities of future development.

There were no further questions or comments and the meeting adjourned at 9:00 p.m.

ALEXANDRA
STUDIO
PHOTOGRAPHERS

Harold Crellin

738 Steeles Avenue West, R.R. 2, Brampton, Ontario L6V 1A1 • 451-4997

D4-5

June 20/84

Corp. of City of Brampton
Planning & Dev. Dept.

re. Application by A & M Spoto
File c2w1.7 - ward 4

I am the owner of the property immediately to the east of the Spoto property.

My objections to the amending of both the official Plan and Zoning By-law are as follows

1. No objection to retail food out let on parcel 2.

I am opposed to any expansion of the fruit market and especially expansion of the parking lot to the east towards our property

2. Object firmly to use of parcel one for 3 homes to be built where one bungalow now stands. It should stay as it is.

04-6

ALEXANDRA
STUDIO
PHOTOGRAPHERS

Page 2.

738 Steeles Avenue West, R.R. 2, Brampton, Ontario L6V 1A1 • 451-4997

We have a beautifully treed 150' frontage lot with plenty of privacy between neighbours. All three lots, mine, Spotos on the west and Bottelos on the east are similar size. This is the way they were laid out when the houses were built 20 or so years ago and this is the prime reason we located here. That is space and privacy. I might add that we have spent many thousands of dollars on a large addition to the home as well as a beautiful cedar deck at rear of house. We often have our evening coffee under the trees near Spoto's lot line. We are over 50' from their garage. If 3 houses are built we will

DH-7

ALEXANDRA
STUDIO
PHOTOGRAPHERS

738 Steeles Avenue West, R.R. 2, Brampton, Ontario L6V 1A1 • 451-4997

probably be 5 feet from a house
Our property is Zoned agricultura
and it is like being in the countr
That is the way we would like
it to remain.

With the fruit market being
zoned commercial, we need this
residence next door to remain
as it is, to give us a buffer
between our house and the
bustling fruit market.

Greed by the owners to maximize
his profits on the property
should not be done at the
expense of the neighbours.

In closing I say, give us some
space

Sincerely

H. Cull