



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 42-83  
To adopt Amendment Number 10  
to the Official Plan of the City  
of Brampton Planning Area and  
Amendment Number 10 A to the  
Consolidated Official Plan of  
the City of Brampton Planning  
Area.

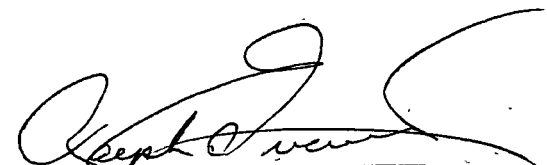
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 10 to the Official Plan of the City of Brampton Planning Area and Amendment Number 10 A to the Consolidated 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 10 to the Official Plan of the City of Brampton Planning Area and Amendment Number 10 A 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 seventh day of February 1983.

  
KENNETH G. WHILLANS - MAYOR

  
RALPH A. EVERETT - CLERK

ORIGINAL

# 21-0P-0031-10

AMENDMENT NUMBER 10  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 10 A  
to the Consolidated Official Plan  
of the City of Brampton Planning Area

-1

Amendment No. 10A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment 10 to the Official Plan  
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of  
the Planning Act, the further and final portions of  
Amendment 10 to the Official Plan for the City of  
Brampton Planning Area and Amendment 10A to the  
Consolidated Official Plan for the City of Brampton  
Planning Area:

1. Section 3(1), page 1, in its entirety.

Date ..... Jan. 20/84 ..... *D. P. McHugh*

D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing

Amendment No. 10a  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 10 to the Official Plan  
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and 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. 10a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment 10 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 14(3) of the Planning Act:

1. Section 3(1), page 1, in its entirety.

Date ... 83:04:13 .....

David McHugh

D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

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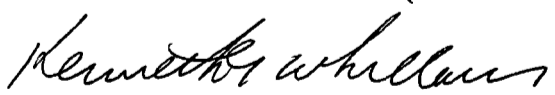
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

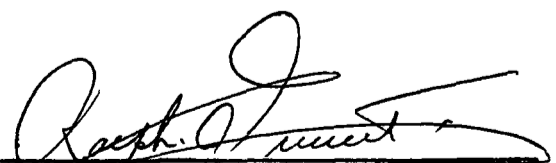
1. Amendment Number 10 to the Official Plan of the City of Brampton Planning Area and Amendment Number 10 A to the Consolidated Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 10 to the Official Plan of the City of Brampton Planning Area and Amendment Number 10 A 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 seventh day of February

1983.

  
KENNETH G. WHILLANS - MAYOR

  
RALPH A. EVERETT - CLERK

AND

1. Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A attached hereto from Industrial to Highway and Service Commercial.

2. Location:

The lands subject to this amendment are located on the south-west corner of Queen Street East and Rutherford Road, being part of Lot 5, Concession 2, E.H.S., (former Town of Brampton, County of Peel) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) The Official Plan of the City of Brampton Planning Area is hereby amended:

(A) by deleting the first paragraph of subsection 7.2.7.18 and substituting therefor the following:

"Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 18, as amended by Amendment Numbers 3, 8, 28, 35, 42, 62, 72, 73 and 81 to the Consolidated Official Plan and Amendment Number 10 A to the Consolidated Official Plan, are combined, and shall constitute the Brampton East Industrial Secondary Plan."

(B) by changing, on Schedule A, the land use designation of the lands shown outlined on Schedule A attached hereto from INDUSTRIAL to COMMERCIAL.

(C) by adding, on Schedule F, the land use designation of the lands shown outlined on Schedule A attached hereto as HIGHWAY and SERVICE COMMERCIAL.

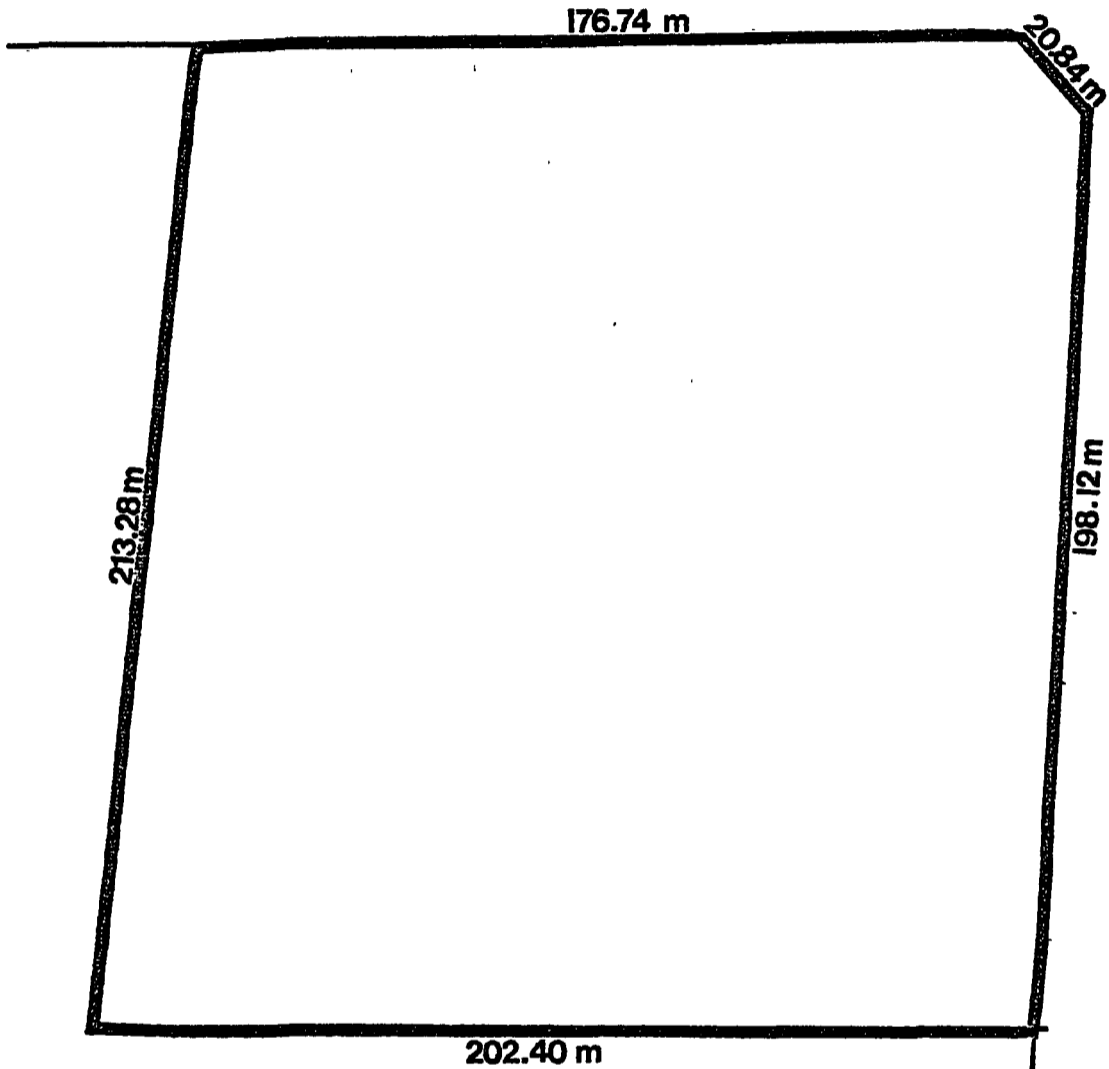
(2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 18, as amended by Official Plan Amendment Numbers 3, 8, 28, 35, 42, 62, 72, 73 and 81) is hereby amended:

DEFERRED #1  
UNDER SECTION 14(3) OF  
THE PLANNING ACT

(A) by changing, on Plate Number 9, the land use designation of the lands shown outlined on Schedule A attached hereto from INDUSTRIAL to HIGHWAY and SERVICE COMMERCIAL.

APPROVED  
BY THE BOARD OF SUPERVISORS  
ON 8/2/5

**QUEEN STREET EAST**



**RUTHERFORD ROAD**

OFFICIAL PLAN AMENDMENT No. 10  
OFFICIAL PLAN AMENDMENT No. 10 A  
Schedule A



1:1500

**CITY OF BRAMPTON**  
Planning and Development

Date: 82 10 01

Drawn by: RB

File no. C2E5.11

Map no. 61-27D



BACKGROUND MATERIAL TO AMENDMENT NUMBER 10 and 10A

Attached is a copy of a report from the Director, Planning and Development Services, dated July 16, 1982 and a copy of a report from the Director, Planning and Development Services, dated August 13, 1982, forwarding the notes of the public meeting held on September 8, 1982.

# INTER-OFFICE MEMORANDUM

*Sent to P.C.  
July 30/82*

## Office of the Commissioner of Planning & Development

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1982 07 16

**TO:** Chairman of the Development Team

**FROM:** Planning and Development Department

**RE:** Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
263 Queen Street East  
Part of Lot 5, Concession 2, E.H.S.  
(former Township of Chinguacousy)  
Ward No. 3  
CHUBB INDUSTRIES LIMITED  
Our File: CZE5.11

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### 1.0 Introduction

An application to amend the Official Plan and Restricted Area (Zoning) By-law has been filed with the City Clerk.

### 2.0 Property Description

The subject property is a square shaped parcel that has an area of 3.86 hectares (9.55 acres), a frontage of approximately 177 metres (580.7 feet) on the south side of Queen Street East, and a depth of approximately 198.75 metres (652.07 feet) flanking the west side of Rutherford Road. The municipal address of the property is 263 Queen Street East.

The subject site is presently occupied by the Chubb Industries Limited factory and offices. The two-storey brick office building is situated adjacent to the Queen Street East frontage and is connected to the concrete block factory at the rear by an enclosed passageway.

The parking areas are located along the east and west sides of the property. The loading area is located along the west wall of the

factory. At present there are two accesses onto Queen Street East and two accesses onto Rutherford Road.

The southerly one-third of the site is an undeveloped open field. Vegetation on the site consists of a few trees to the south of the factory and a landscaped front yard along Queen Street East.

The surrounding land uses are as follows:

- Amsco (Canada) Limited occupies the abutting lands to the west;
- Brampton Printing Limited and Montpro Services occupy the building on the abutting lands to the south;
- the lands on the east side of Rutherford Road are occupied by the Brampton Veterinarian Hospital, a Uniroyal Tire Centre, the Brampton Fire Department Headquarters and Thermo Electric (consecutively from north to south);
- the lands on the north side of Queen Street East are occupied by Claude Frost Auto Sales, Jeffrey-Lynch Auto Sales, and Colony Auto Sales (consecutively from east to west).

### 3.0 Official Plan and Zoning Status

The Consolidated Official Plan and new Official Plan designate the subject property Industrial. In addition, Schedule "F" of the new Official Plan includes the subject site within the Central Commercial Corridor that extends along Queen Street East.

By-law 25-79, as amended, zones the property Industrial Two Zone - M2.

### 4.0 Proposal

The applicant is requesting a combined Commercial/Industrial Official Plan designation and a combined Industrial M2/General Commercial GC zoning to facilitate the sale of the property to be used for either type of use. The applicant has suggested that the dual zoning could continue until the future use of the property is established.

It appears that a definite development proposal will not be submitted for the subject property until after the property is sold.

5.0 Comments from other agencies and departments

Public Works Department

The Public Works Department indicated that they have no objection to land use changes on the property, but that the traffic impact cannot be determined until a specific development proposal is submitted. It is recommended that the most easterly driveway onto Queen Street be closed because of its proximity to Rutherford Road and that there be a detailed analysis of the traffic circulation system proposed in a future development application.

The Buildings and By-law Enforcement, Law, and Parks and Recreation Departments have no comments.

Region of Peel

The Region of Peel has no objection to the subject application. Their only comments are that municipal services are available on Queen Street and that Regional Roads are not directly affected.

6.0 Discussion

The subject application requesting a combined Industrial/Commercial Official Plan designation and zoning has not been supported with a development proposal. The flexible zoning controls desired by the applicant presumably would enhance the "saleability" of the subject site. The wide choice of options for the future development of this relatively large site would include: conversion of the existing factory to accommodate commercial (office or retail) uses; continuation of the industrial use of the site; complete redevelopment of the site for either mixed commercial/industrial, commercial, or industrial uses; severance of the site to create two or more parcels to be developed for commercial and/or industrial uses, etc. Thus, there are a considerable number of development alternatives for this site.

Because the applicant has not presented a development proposal and because there is such a wide range of possible development scenarios for the Chubb property, staff are of the opinion that it would be premature to rezone the site at this time. It is apparent that to rezone the property to a combined M2 Industrial and CC Commercial zone would in effect relinquish powers vested in the City to control the future development and/or redevelopment of the Chubb site. Further, it would be very unusual for the City to rezone a site for unspecified uses because the impacts of the unspecified uses cannot be determined.

It has been suggested that staff could recommend a short list of commercial and industrial uses which would be compatible within the site and with the surrounding uses. The range of uses would have to be rather limited in order to ensure that all of the uses are compatible with one another. Staff are of the opinion that due to the generality of the application, the conditions of the rezoning and site design criteria would be insufficient in detail to ensure that the interests of the City are secured.

In addition, it appears that it would be futile for the City to enact a zoning by-law permitting a few specific uses because upon sale of the site it may still become subject to another rezoning application.

In view of the above, staff are not in a position to recommend approval of the application to rezone the Chubb property. However, staff do recognize that there is a basis for considering other land uses for the site.

In accordance with Official Plan policies, most of the properties in the vicinity of the site that have frontage on Queen Street East are used for commercial purposes (with the exception of the Chubb and Amsco properties). Schedule F of the new Official Plan delineates a Central Commercial Corridor along Queen Street East between Main Street and Heart Lake Road which is to be developed and reinforced as

the major retail and office commercial area for the City of Brampton. The commercial properties located along the Queen Street Central Commercial Corridor are designated Highway and Service Commercial, which is defined by the Official Plan as being an area to be used predominantly for highway commercial, service commercial or industrial uses with a commercial component. Schedule F does not designate the Chubb site Service Commercial because it is presently used for industrial uses.

Staff are of the opinion that the policies of the new Official Plan should be applied to the Chubb site, and therefore conclude that the subject site should be redesignated from Industrial to Highway and Service Commercial. The site could then continue to be used for industrial purposes (existing uses or uses permitted under the present zoning) or be converted/redeveloped for commercial uses subject to a future application to amend the Restricted Area (Zoning) By-law and site plan control.

In summation, staff are not in a position to recommend that the Chubb property be rezoned; the rezoning would be premature because there is no specific development proposal. Staff do recommend that the Chubb site be redesignated to Commercial in the Official Plan.

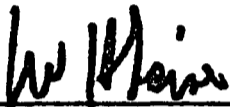
7.0 Conclusion

It is recommended that:

- A. A Public Meeting be held in accordance with City Council's procedures; and that

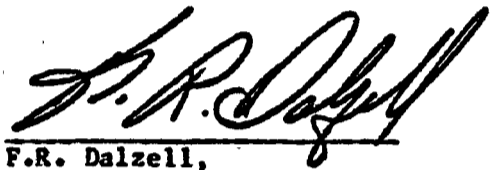
B. Subject to the results of the Public Meeting, staff be instructed to prepare an amendment to the Official Plan for the consideration of Council.

AGREED:

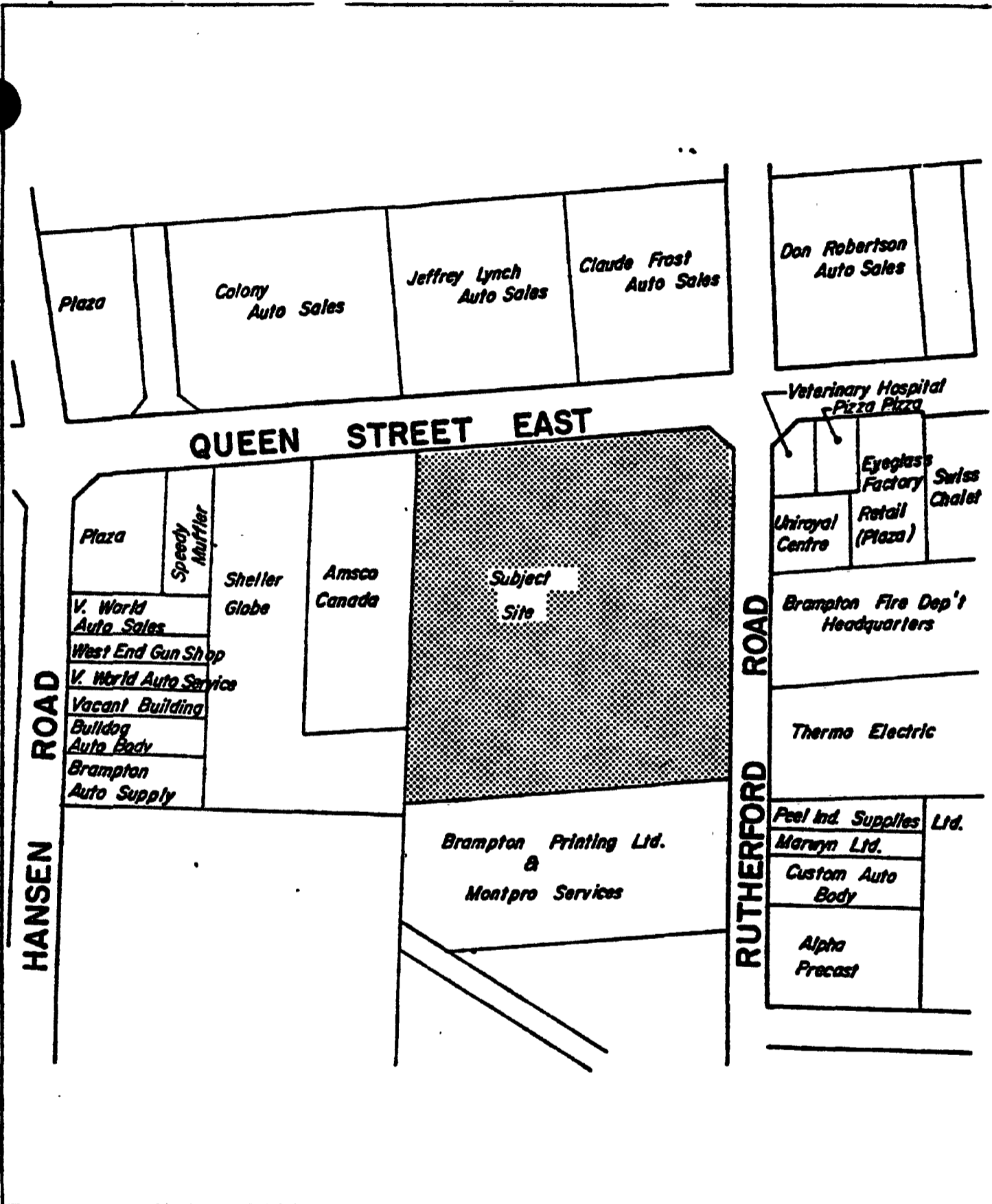


L.W.H. Laine,  
Director, Planning and  
Development Services.

LWHL/JMR/kab



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



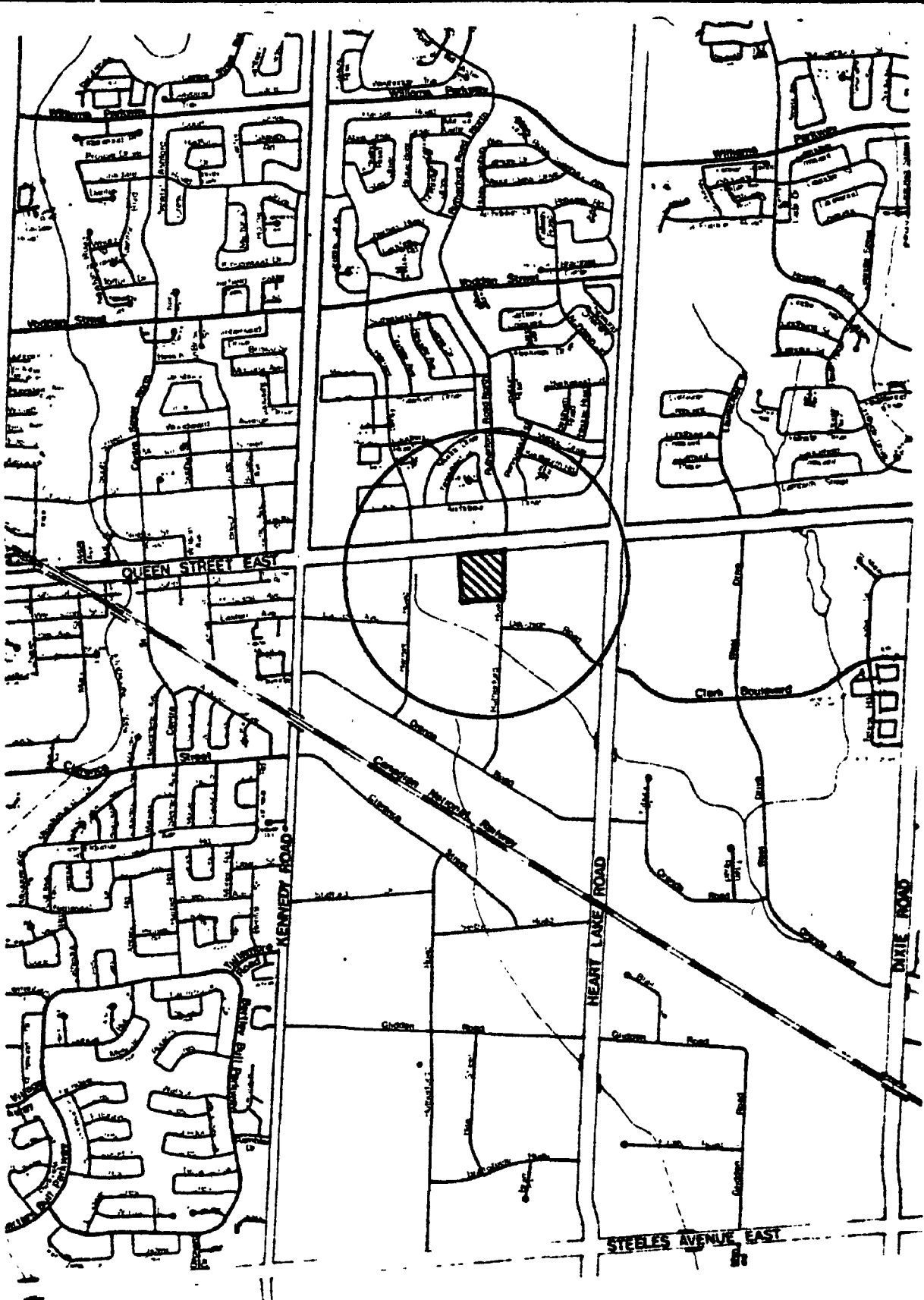
**CHUBB INDUSTRIES**  
*Land Use*



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1982-07-02 Drawn by: J. Yld.  
 File no. C2E5.11 Map no. 61-27C

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**CHUBB INDUSTRIES**

**Location Map**

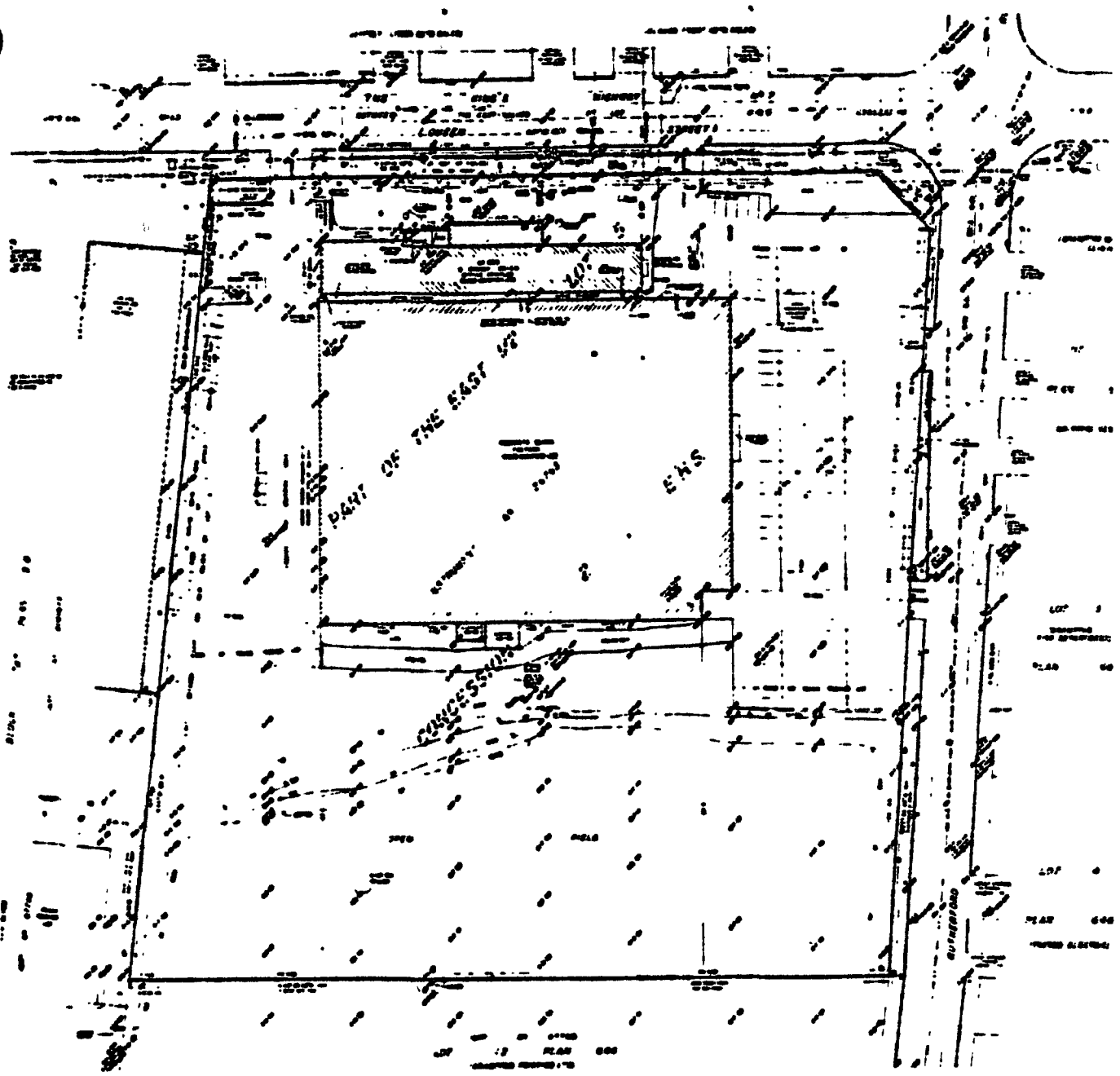


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**CITY OF BRAMPTON**  
**Planning and Development**

Date: 82 06 25  
 File no. C2E5.11

Drawn by: RB  
 Map no. 61-27B



CHUBB INDUSTRIES

Site Plan



1:1600

CITY OF BRAMPTON  
Planning and Development

Date: 82 06 24

Drawn by: RB

: no. C2E5.11

Map no. 61-27 A

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1982 09 13

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
263 Queen Street East  
Part of Lot 5, Concession 2, E.H.S.  
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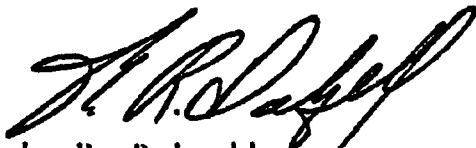
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The notes of the public meeting held on Wednesday, September 8, 1982, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no letters of comments or objections have been received.

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

- 1) The notes of the Public Meeting be received;
- 2) Staff be directed to prepare an appropriate amendment to the Official Plan for the consideration of City Council.



F. R. Dalzell,  
Commissioner of Planning  
and Development

LWHL/JR/ec  
attachment



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

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, September 8, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by CHUBB INDUSTRIES LIMITED to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the following proposal: The subject site is presently occupied by the Chubb Industries Limited factory and offices. The applicant is requesting a combined "Commercial Industrial" Official Plan designation and a combined Industrial (M2) General Commercial (GC) zoning.

Members Present: Councillor D. Sutter - Chairman  
Alderman F. Kee,  
Alderman K. Coutlee  
Councillor W. Mitchell  
Councillor P. Robertson  
Alderman T. Piane  
Alderman R. Miller  
Alderman R. Crowley  
Alderman F. Russell  
Alderman R. Miller

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
J. Robinson, Development Planner  
D. Ross, Development Planner  
E. Coulson, Secretary

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There were no interested members of the public in attendance.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

The meeting adjourned at 7:30 p.m.