



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 45-84

To adopt Amendment Number 30
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, hereby ENACTS as follows:

1. Amendment Number 30 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 and Housing for approval of Amendment Number 30 to the Official Plan of the City of Brampton Planning Area.

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

This 20th day of February 1984.


KENNETH G. WHILLANS - MAYOR


RALPH A. EVERETT - CLERK



R 840194

Ontario Municipal Board

IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980,
c. 379),

- and -

IN THE MATTER OF an application
by the Corporation of the City
of Brampton for approval of its
Restricted Area By-law 56-83

- and -

IN THE MATTER OF Section 34 of
The Planning Act, 1983

- and -

IN THE MATTER OF appeals by John
W. Maletich on behalf of The
Metropolitan Toronto and Region
Conservation Authority, Robert
Lackey on behalf of R. Khana and D.
Mongia and Aleksander Antoniuk in
respect of Zoning By-law 46-84 of
the Corporation of the City of
Brampton

B E F O R E :

W.H.J. THOMPSON, Q.C.
Vice-Chairman

} Monday, the 27th day
} of August, 1984

THESE MATTERS having come on for public hearing;

THE BOARD ORDERS that By-law 56-83 is hereby approved;

AND THE BOARD FURTHER ORDERS that the appeals with respect
to By-law 46-84 are hereby dismissed.

SECRETARY

OF ... R 84-1 ...
... 382 ...
FEB 27 1985
[Signature]

DUPLICATE ORIGINAL

AMENDMENT NUMBER 30
to the Official Plan of the
City of Brampton Planning Area

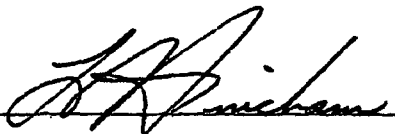
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21-0P 0031-030

Amendment No. 30
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 21 of the
Planning Act, R.S.O. 1983, as Amendment No. 30 to the
Official Plan for the City of Brampton Planning Area.

Date ... *April 30, 1984*



E. J. FINCHAM
Director
Plans Administration Branch
North and East
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 45-84

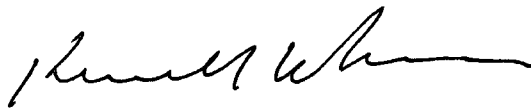
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RALPH A. EVERETT - CLERK

1. Purpose:

The purpose of this amendment is to change the land use designation of two parcels of land shown outlined on Schedule A to this amendment from Rural to Commercial, and to set out appropriate principles for the development of the subject lands.

2. Location:

The two parcels of land subject to this amendment are as follows:

1. one parcel is located at the north-east corner of Goreway Drive and Highway Number 7; and
2. the other parcel is located at the north-west corner of Number 15 Sideroad and Highway Number 50.

3. Amendment and Policies Relative Thereto:

The Official Plan of the City of Brampton Planning Area is amended:

- (a) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from RURAL to COMMERCIAL;
- (b) by designating, on Schedule F thereto, the lands shown outlined on Schedule A to this amendment as "HIGHWAY AND SERVICE COMMERCIAL";
- (c) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule B to this amendment, from RURAL to COMMERCIAL, and identifying it with the number "23";
- (d) by designating, on Schedule F thereto, the lands shown outlined on Schedule B to this amendment as SITE SPECIFIC DESIGNATION, and identifying it with the number "23";
- (e) by adding to PART II, CHAPTER 2, Section 2.2, the following:

"2.2.19 SITE 23 (Part of Lot 16, Concession 12, N.D.)

2.2.19.1 Definition

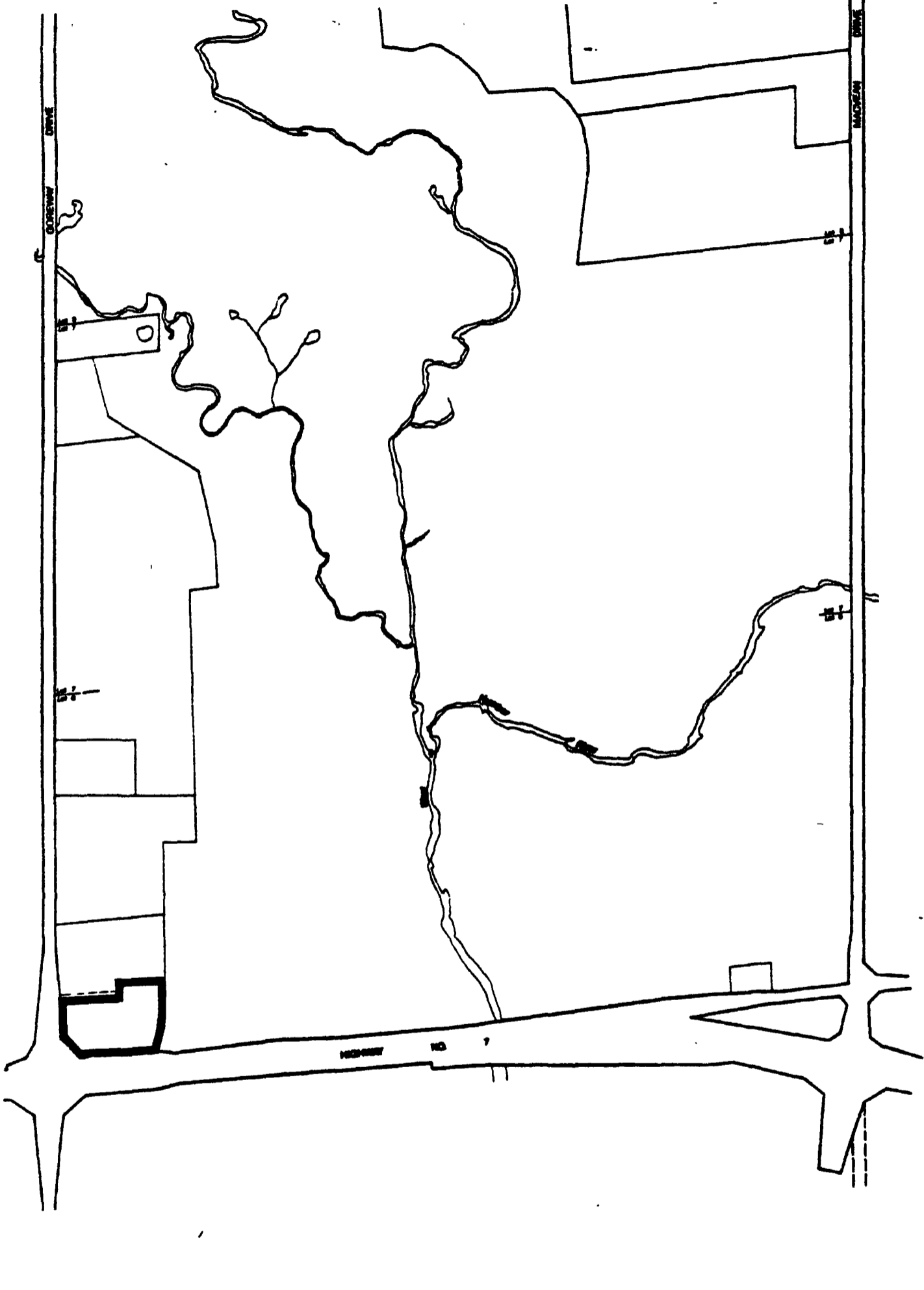
The property designated "Commercial" and identified by the number 23 on Schedule A may be used for limited office purposes in conjunction with a single-family dwelling.

The permitted office purposes will be specified in the zoning by-law.

Policies

2.2.19.2 Vehicular access or egress to or from Highway Number 50 shall not be permitted.

2.2.19.3 The floor area of the office uses permitted on the property shall not exceed the floor area of the single-family dwelling."



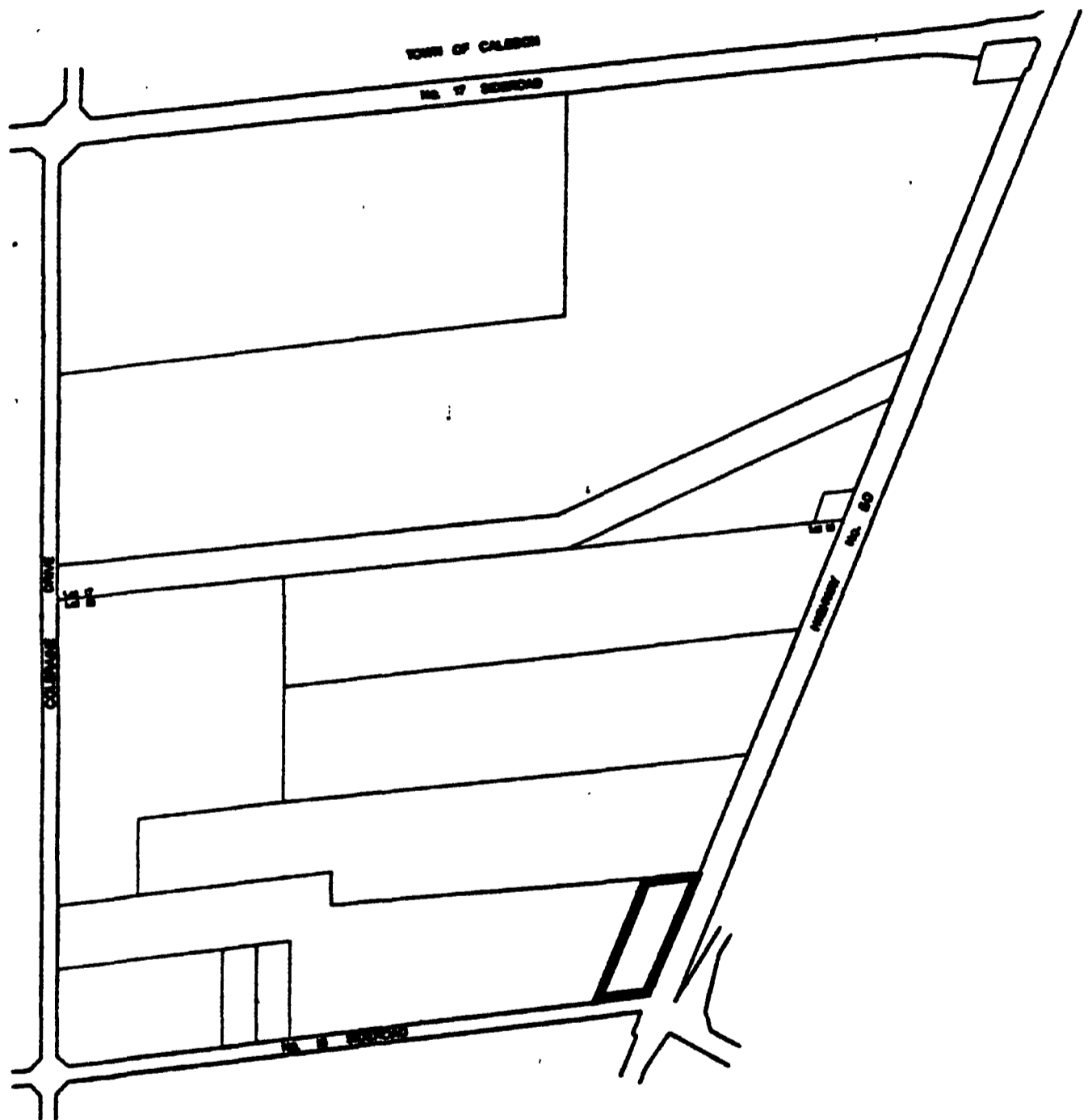
— Limit of Lands Affected

OFFICIAL PLAN AMENDMENT No. 36
 Schedule A



1:8000

CITY OF BRAMPTON
 Planning and Development
 Date: 83 10 25 Drawn by: R B
 File no. Map no. 50-1



OFFICIAL PLAN AMENDMENT No. 30
Schedule B



1:8000

CITY OF BRAMPTON
Planning and Development

Date: 83 10 25
File no.

Drawn by: RB
Map no. 18-1

Attached is a copy of a report of the Director of Planning Policy and Research, dated November 9, 1983, a copy of the notes of a public meeting held on January 12, 1984 and a notice of said meeting.

INTER-OFFICE MEMORANDUM

*Sent to PC.
Nov. 14/83*

Office of the Commissioner of Planning & Development

November 9, 1983

TO: The Chairman and Members of Planning Committee
FROM: J.A. Marshall, Director of Planning Policy and Research
RE: Zoning By-law 56-83,
The Toronto Gore Comprehensive Zoning By-law
Clerk's File: 19.26
Our File: T11

BACKGROUND:

At its meeting of August 15, 1983, Council adopted a number of Planning Committee recommendations to amend the Toronto Gore Comprehensive Zoning By-law. These recommendations were based on Planning Committee's consideration of a staff report that responded to a number of objections to the subject by-law.

The recommended amendments are as follows:

- the zoning by-law and the Official Plan is to be amended to permit Highway Commercial uses on two properties located at the north-east corner of Goreway Drive and Highway Number 7
- the zoning by-law and Official Plan are to be amended to permit a combined single-family dwelling and office uses of limited scale at the north-west corner of Number 15 Sideroad and Highway Number 50
- the front portion of a property on the east side of Airport Road north of Number 10 Sideroad is to be zoned in a special category to recognize an existing garden centre building and residence

- the zoning maps are to be amended to show floodplain zones consistent with the latest M.T.R.C.A. floodplain mapping
- the open space zone is to be amended to permit accessory uses
- Schedules B-1 and B-2 are to be revised in accordance with the latest Regional Roads and Setback Requirements

A number of staff-initiated amendments were also adopted and are included in the list below.

Staff have also been directed to investigate the use of holding zones in the rural settlement of Coleraine. Before holding zones can be implemented, an overall amendment to the Official Plan is required. This amendment is currently under preparation and will be before a public meeting on November 30, 1983. Upon approval of this amendment, staff will prepare a report on the possible use of holding by-laws in the Coleraine situation.

As a result of the application of the by-law and further staff review, a number of further amendments are proposed to the by-law to improve the wording and to introduce further provisions to more effectively regulate land use in the former Township of Toronto Gore. These amendments are as follows:

- introduce a definition of "Adult Entertainment Parlour" in order to clearly define this use. This use is excluded from the area covered by By-law 56-83 in that it is not set out as a permitted purpose in any zone
- revise definition of "Building Area" and introduce a new definition of "Accessory Building, Building Area" in order to more effectively regulate the size of accessory buildings
- revise the definition of "Lot Width" to reflect the most up to date definition used in other City by-laws

- reorganize the section dealing with accessory buildings to make it easier to follow and to apply
- introduce a height restriction of 2.4 metres for accessory building and garage doors
- introduce provisions to regulate home occupations that were inadvertently omitted from By-law 56-83
- the minimum ground floor area for main (residential) buildings was reduced from 185 square metres to 170 square metres for one storey buildings and from 140 square metres to 115 square metres for buildings having more than one storey in order to make these requirements more reasonable
- in the Rural Estate Holding Zone and the Agricultural-Section 520 Zone (Rural Estate Expansion Area), large accessory buildings on lots greater than 2 hectares (5 acres) in size may only be constructed of wood or metal. This prevents large brick or concrete structures from being constructed in these areas and possibly disrupting future subdivision patterns
- the front yard requirement in the Service Commercial Zone is increased from 5 metres to 15 metres since the latter standard is more appropriate for a rural area
- the permitted purposes in the Recreational Commercial Zone have been listed in more detail in order to more clearly define which exact uses may be established in this zone
- a "nursery" has been added as a permitted purpose in the Commercial Agricultural Zone (in addition to "garden centre sales establishment")
- in accordance with established site plan control practice, a provision has been added that prohibits fences in the front yards of Industrial Zones

- the minimum lot width (frontage) in the M1, M2, M3 and M4 zones has been increased from 24 metres to 30 metres to reflect current standards in this area
- on the basis of recent site plan control practice, the Minimum Landscaped Open Space in Industrial Zones has been reduced from 50% to 30%
- the minimum lot size for new lots in the Agricultural Zone has been increased from 4 hectares (10 acres) to 30 hectares (75 acres) to discourage large land severances. The severance of small lots in the Agricultural Zone in accordance with the City of Brampton and Region of Peel Severance Policy would require a concurrent rezoning to the Rural Estate Two Zone
- the requirements and restrictions relating to lot width and yard depth have been set out separately for lots less than 5 hectares (12.5 acres) and for lots greater than 5 hectares in the Agricultural Zone. The provisions relating to the larger lots are identical to those in the former Toronto Core Zoning By-law Number 825 and those for the smaller lots are identical to those in the RE2 Zone
- Accessory building requirements and restrictions in the Agricultural Zone have been set out separately for lots less than 2 hectares (5 acres) and for those greater than 2 hectares in accordance with existing by-laws

The various amendments approved by Council and recommended by staff are contained in the attached proposed zoning by-law. Also attached is an Official Plan Amendment that affects the properties at the north-east corner of Goreway Drive and Highway Number 7 and at the north-west corner of Number 15 Sideroad and Highway Number 50. This Official Plan Amendment is necessary in order that the zoning be changed in accordance with Council's direction. To comply with the requirements of the new Planning Act, it is proposed that the attached proposed amendments to By-law 56-83

and the Official Plan be the subject of a public meeting. Staff propose that this meeting be conducted as an open house at the Castlemore Public School.

RECOMMENDATIONS:

That the attached amendment to By-law 56-83 and the attached Official Plan Amendment be the subject of a public meeting.

CONCUR:

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

JAM/kab

John A. Marshall

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

PUBLIC MEETING

A Special Meeting of Planning Committee was held on January 12, 1984, in the Castlemore Public School Gymnasium/Auditorium with respect to Amendment to By-law 56-83, THE TORONTO GORE COMPREHENSIVE ZONING BY-LAW, and a related Official Plan Amendment.

An Open House was conducted from 5:00 p.m. to 8:00 p.m., at which staff answered individual questions on the by-law.

Copies of the proposed by-law and Official Plan Amendment were available at the meeting.

The Public Meeting commenced at 8:00 p.m.

Members Present: Alderman T. Plane, Chairman
Councillor P. Robertson
Alderman M. Anecchini

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
J. A. Marshall, Director of Planning Policy
and Research
P. Schwartzberg, Policy Planner
L. Pandey, Assistant City Solicitor

Approximately 140 members of the public were in attendance.

The Chairman enquired if notices had been sent and if newspaper advertisements had been placed.

Mr. Dalzell replied in the affirmative.

Mr. Marshall presented the details of the proposed by-law and related Official Plan Amendment.

Mrs. Ang, 60 Kenny Court, Wildfield, had the following questions and comments:

- . wanted an explanation of the new definition of Accessory Building, Building Area.
- . can zoning address the finishing of a house before people move in?
- . do wood accessory buildings have to be maintained?

- cont'd. -

- . indicated that she does not want adult entertainment parlours in the Toronto Gore area.

Staff explained the definition of the by-law regarding Accessory Building, Building Area; and indicated that the inclusion of the Adult Entertainment Parlour definition made it possible for the City to more clearly exclude these uses since the said use is not permitted in any zone.

Staff indicated that the occupancy of a new building is subject to Building Code standards, and that maintenance of buildings is dealt with under the Minimum Maintenance and Occupancy By-law.

Carl Lee, Airport Road expressed the following concerns regarding the proposed CA Section 527 Zoning on Airport Road for a garden centre sales establishment:

- . the property is currently being used by a fencing company (Brown & Oakes).
- . there are 8 foot high stacks of materials stored on the site.
- . firewood is being sold on the site.
- . does the garden centre sales establishment definition permit the sale of firewood, fencing and lumber?

After Mr. Marshall read the definition of garden centre sales establishment aloud, Mr. Lee expressed his objection to the commercial zoning because he considered the definition to be not sufficiently specific to exclude the use of the property for other undesirable purposes such as a fencing company.

Mr. Tony Castellano, Leonardo DaVinci Drive, requested and received an explanation of the maximum height provisions related to garage doors.

Mr. John Sproveri, McVean Drive, had the following question/comments:

- . empty lots in existing subdivisions should be sold before new areas are subdivided - could a time limit be put on as to when houses are constructed on lots?

- . expressed concern regarding the maintenance of vacant lots, e.g. weeds, grass, etc..

Mr. Pandy indicated that time limits cannot be imposed relating to construction of houses on lots; and indicated that maintenance of lots falls under the Minimum Maintenance and Occupancy By-law.

Laura Rubino, Tenth line, equired as to the inclusion of accessory uses in the Open Space Zone.

Mr. Marshall indicated that this was included to permit concession buildings in such areas as the Claireville Conservation Area.

There were no further questions or comments and the meeting adjourned at 9:05 p.m.

Written submissions (see attached) were made by the following:

1. 26 property owners (per Carl Lee), objecting to the proposed CA Section 527 Zone on the east side of Airport Road, north of No. 10 Sideroad.
2. Mr. & Mrs. John E. Raymond, R.R. #4, regarding the proposed CA Section 527 Zone.
3. Motorola Information Systems (formerly ESE Ltd.) per Leo F. Longo, relating to front yard requirements in Industrial Zones.
4. The Sorbara Group per Heather Ford, regarding Industrial parking requirements.

January 20, 1984.

Mrs. D. Sutter
Chairperson
Planning Committee
City of Brampton
150 Central Park Drive
BRAMPTON, Ont.
L6T 2T9

Attn: Planning & Development Dept.

Dear Madam:

RE: AMENDMENT TO BY-LAW 56-83.

We the residents of the Toronto Gore and adjacent area wish to put forth an objection with regards to the proposed amendment to the FRONT PORTION OF A PROPERTY ON THE EAST SIDE OF AIRPORT ROAD NORTH OF NUMBER 10 SIDE ROAD TO BE REZONED IN A SPECIAL CATEGORY TO RECOGNIZE A GARDEN CENTRE AND RESIDENCE (WEST HALF OF LOT 11, CONCESSION 7, N.D.), for the following reasons:

1. The property is in the centre of an area zoned residential and agricultural with the nearest residents only 200 feet away.
2. The noise factor from trucks and forklifts delivering gravel, railway ties, lumber for fencing, patio slabs, firewood and related supplies would be appreciable.
3. A Garden Centre operates long hours and not five but seven days per week. This will have very adverse effects on the residents of the surrounding area, as the site is exposed to several existing residents on the north, south and west.
4. The part of the property to be used for the Garden Centre has only approximately 150 feet frontage and therefore cannot be properly screened or bermed.
5. The area does not need another Garden Centre as it is already well served by seven Garden Centres within a radius of four miles of the property.
6. If granted, it will probably only encourage other property owners to apply for the same zoning, and it will be very difficult for the City of Brampton to refuse, thus defeating the very purpose of zoning.

In view of the present implications, we plead with you not to endorse this application, for the extended use of the above-mentioned property.

... 2

We would appreciate being kept informed of any actions contemplated or taken in regards to this matter.

Yours truly,

<u>Name</u>	<u>Signature</u>	<u>Lot Number</u>	<u>Address</u>
PAUL LEE	<i>[Signature]</i>	11	R.R. 4 Brampton L6T 3S1
ANN LEE	<i>[Signature]</i>	11	R.R. 4 Brampton L6T 3S1
William Smith	<i>[Signature]</i>	12	RR # Brampton
Lily Smith	<i>[Signature]</i>	"	L6T 3S1
E. Sherman	<i>[Signature]</i>	12	RR #4 Brampton L6T 3S1
M. Sherman	<i>[Signature]</i>	12	"
J. Sherman	<i>[Signature]</i>	12	"
A. Hubert	<i>[Signature]</i>	11	"
A. Godwell	<i>[Signature]</i>	11	"
J. S. Row	<i>[Signature]</i>	11 1/2	"
S. S. Row	<i>[Signature]</i>	11 1/2	"
E. Wood	<i>[Signature]</i>	13	R.R. # Brampton
Frank Denton	<i>[Signature]</i>	13	R.R. # Brampton
Marion Denton	<i>[Signature]</i>	13	RR # Brampton
Jody Martin	<i>[Signature]</i>	14	RR #4 Brampton
Lena Taylor	<i>[Signature]</i>		RR #4 Brampton
R. Lewis	<i>[Signature]</i>		"

<u>Name</u>	<u>Signature</u>	<u>Lot Number</u>	<u>Address</u>
David Gregory	<i>David Gregory</i>	12	RR. 4 Brampton
<i>[Signature]</i>	<i>[Signature]</i>	12.	"
<i>[Signature]</i>	<i>[Signature]</i>	11	R.R. 4 Brampton
John E. Fagerson	<i>John E. Fagerson</i>	11	R.R. 4 Brampton
Chris [Signature]	<i>Chris [Signature]</i>		
Robert Little	<i>Robert Little</i>	10 & 11	R.R. 4 Brampton
John [Signature]	<i>John [Signature]</i>	11	R.R. 4 Brampton
John [Signature]	<i>John [Signature]</i>	12	R.R. 4 Brampton
Gene [Signature]	<i>Gene [Signature]</i>	10	R.R. 4 Brampton

cc: Mr. K. Whillans, Mayor
 Mr. P. Robertson, Councillor
 Mrs. T. Piane, Alderman
 Mr. F. R. Dalzell, Commissioner
 → Mr. J. Marshall, Director of Planning Policy & Research

P. 4
Brampton, Ontario L6Y 1R1
January 18, 1984

Mr. John Marshall
Director of Planning Policy and Research
City of Brampton
150 Central Park Drive
Brampton, Ontario L6Y 2T9

Dear Mr. Marshall:

In reference to our recent conversation regarding the proposed amendment to the Toronto Gore Comprehensive Zoning By-law, specifically "the front portion of a property on the east side of Airport Road north of Number 10 Sideroad is to be zoned in a special category to recognize an existing garden centre building and residence," we would like to make the following points:

1. The amendment does not legitimize what is an illegal use. The property owner obtained a building permit for the commercial-use building on the property by representing it as a building used for the sale of foodstuffs and merchandise grown on the property. Under the previous Township regulations, farmers were permitted to erect small roadside buildings in which to sell produce raised on their farms and surplus to their needs. However, the building erected on this property is a large, permanent building not of the nature permitted for this use. As well, nothing has been grown on this property for this use, nor do we believe this was ever the intention.

We would like to add that previously, the owner erected a building for the manufacture and sale of cement blocks, and it took a court order by the then Reeve, Mel Robinson, to compel the owner to dismantle the building and desist from this business. Also the property owner on the adjacent property to the north also obtained a building permit for an accessory building for farm use which he turned into a TV business operation today. Court action on this illegal operation was interrupted by the amalgamation of Toronto Gore Township with the City of Brampton.

Page 2 to John E. Raymond

2. Because of our experience in the past, we feel that as property owner, if given the license to operate a so-called garden centre business will not be bound by a specific designation, but will be free to operate any commercial business or manufacturing he chooses.
3. Not only will it require persistent vigilance by adjoining property owners such as us to note what he is doing, but any infraction will have to be pursued in the courts for which we as taxpayers must pay.
4. We are not opposed to future development of this property from Number 10 Sideroad north to the 15th. As highway property, it will become more valuable and eventually developed in an orderly and comprehensive manner.
5. We have a further objection in that Airport Road in this specific area is only two lanes. With a business located here, there is bound to be traffic congestion just as there is now in the summer time when a vegetable grower parks his truck along the roadside on the west side of Airport Road and opposite to this property under discussion. We have had many accidents at Airport Road and the Number 10 Sideroad intersection. Traffic on Airport Road is increasing to the extent that much of the traffic it should be carrying is being routed on Gore Road, McVean Drive and Goreway Drive to Number 10 Sideroad, none of which except perhaps for Gore Road is surfaced to carry heavy traffic, nor is there traffic-light installation at the Airport Road and Number 10 Sideroad to direct such traffic. It is common for traffic on Number 10 Sideroad to be backed up from Airport Road east to our driveway, a $\frac{1}{2}$ mile distant from the intersection during rush-hour traffic.

We feel our objections are reasonable and trust that Council will postpone granting this license until such time as an orderly and comprehensive development of this area can take place.

Yours truly,

John and Hazel Raymond

(Mr. and Mrs. John E. Raymond)

1. 1. 4
Brampton, Ontario L6T 5G1
Feb. 8, 1984

Mr. Frederick Dalzell
Commissioner of Planning
City of Brampton
150 Central Park Drive
Brampton, Ontario L6M 2T2

Dear Mr. Dalzell:

Ref: Granting of license to operate a garden centre
in the building on the front portion of a
property on the east side of Airport Road, north
of Lumber Line Road

Enclosed is a copy of our letter to Mayor Millans and
Members of City Council regarding the above matter.

We trust that each member of the Planning Committee will
receive a copy of our letter to consider before the
meeting scheduled for February 13, 1984.

Yours truly,

John and Hazel Raymond

(John L. and Hazel G. Raymond)
Encl.

R. P. 4
Brampton, Ontario L6T 3L1
February 8, 1984

Mayor Whillans and Members of
Brampton City Council
Care of R. Everett, City Clerk
150 Central Park Drive
Brampton, Ontario L6T 2T9

Dear Mr. Whillans and Council:

Ref: Granting of license to operate a garden centre
in the building on the front portion of a
property on the east side of Airport Road,
north of Number 10 Sideroad

As adjacent property owners objecting to the granting of this license, below are our specific objections.

1. According to the agricultural zoning applying to this property, the only use for which a building permit could have been issued originally was for the sale of nursery stock grown upon the property. However, no nursery stock was ever grown upon this property.
2. On the contrary, during Mr. Russo's ownership of the property, a bulldozer removed the topsoil from that portion of the property to the east of Salt Creek for covering up illegally-dumped bricks and other construction refuse.
3. Alvin Jarberry, an experienced and competent farmer who has farmed much of the land in this area for many years, including our property, is unable to cultivate the property and it has been left to grow noxious weeds, a menace to adjacent properties and in contravention of Brampton's weed-control bylaw.
4. Our community is already well-served by the following garden centres:

Glen Echo, Imperial Garden Centre and Bramalea Fruit
and Garden Centre on Highway 7
Harold Oakley's and Litz Tree Farm on Gore Road
Bolton and Vannin Nurseries on the 17th Sideroad
Heart Lake Nurseries on Heart Lake Road
Humber Nurseries on Highway 50
Weall and Cullen and Fickett's on Highway 27
Ken Reeves in Woodbridge

Mayor Millans and City Council, Feb. 8, 1964

5. Brown and Cakes, the firm now leasing the building from the owners, 457076 Ont. Ltd., 24 Woodcrest Drive, Islington, Ontario M5A 4J2, is not operating a garden centre, but a wholly fencing business, including industrial fencing which requires the use of large trucks, tandems and fork-lifts as well as a large, properly-fenced and neat storage area. This use is not compatible with the present predominantly residential use, and the large residential area already zoned for the west side of Airport Road.
6. As a result of the use of this building by Brown and Cakes, there are empty vehicles and equipment, refuse lumber and other waste material strewn about the property, making it look ill-kempt and degrading neighboring properties.
7. Airport Road from Highway 7 northward is only a two-lane highway, and there is much traffic congestion in this area resulting in numerous accidents. An itinerant produce seller parks his vehicle on the west side of Airport Road in this area, and contrary to the City bylaw which requires roadside produce sales to have been raised on the adjacent property owner's property, has been selling fresh produce purchased elsewhere including growers outside Brampton. Brampton already provides a place for this type of produce-selling on the parking lot just off Main Street, south of Queen.
8. Mr. Lee, the property owner opposite to the proposed garden centre raises produce on his own attractive and tidy property and has complied with the law in obtaining the proper license to sell his produce at roadside, which is all this highway can handle at present.
9. We understand from our Alderman that the owners of the property between the proposed garden centre and 10 Sideroad adjacent to Airport Road are presently proposing changes for rezoning before the Ontario Municipal Board, and we think any changes in use should await decision by the Board on land use which will probably encompass a larger area with accompanying requirements for service roads, utilities, proper land-drainage protection since part of this property is flood-plain, and community and social considerations. A good example of proper planning is the industrial development containing the 153 building farther south on Airport Road with off-highway access, drainage and community considerations.

Mayor Whillans and City Council, Feb. 8, 1984

10. Since this property was first purchased by Camerina Investments in 1966, it has been a continuous problem for the community.

Rabbit raising was attempted although no one lived on the property to care for the animals. They were housed in a makeshift hutch with improper food trucked out from Toronto and consisting of food garbage which yielded an inevitable seige of rats, just as it did for a similar hog-raising operation on the property at the northwest corner of Airport Road and 10 Sideroad, which was shut down for health reasons.

A ramshackle building was then erected without a building permit. This was to be used as a cement block manufacturing business. It took a court order obtained by the Township Reeve to force dismantling of the building and ceasing of the business.

A farm accessory building erected on the property was burned to the ground.

A grass fire was started on a Sunday without a fire permit and with the flames fanned by the wind, threatened nearby homes.

A fire occurred in the house presently erected on the property.

A road crossing of Salt Creek for machinery was improperly constructed resulting in erosion and damage to the downstream creekbed and properties, and flooding upstream.

As mentioned, topsoil was removed by bulldozer operating on Sundays in a residential community with resulting noise disruption and leaving the land unuseable and weed infested.

A garden centre business has already been attempted and failed on the property. It is with good reason the community suspect that the owners/tenants may engage in some other illegal use, with the resulting costs of administrative and court action of enforcement of the bylaw borne by taxpayers, Westwood Tile and Drain being a previous such case.

In view of the above, we believe that no license should be granted for the illegal and unnecessary use of a garden centre, and trust that Council will postpone any further land-use applications until a plan for the larger area is conceived, which will be compatible with the social and community needs of the area and eventual development can provide for proper off-highway access, utilities and protection of property.

Yours truly,

John and Hazel Raymond
(John and Hazel Raymond)

cc John Marshall, Frederick Dalzell

Blake, Cassels & Graydon

Barristers, Solicitors, &

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Our Reference 20312/0293

January 9, 1984

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

Attention: Mr. John Marshall
Planning & Development Dept.

Dear Sirs:

Re: Toronto Gore Comprehensive
Zoning By-law 56-83
Lands Zoned M3 - Sec. 513

As you are aware, our firm represents Motorola Information Systems Limited (formerly ESE Limited). Our client owns lands located at the southeast corner of Airport Road and Williams Parkway. These lands, zoned M4 - Sec. 512, are subject to a requirement that the minimum front yard landscaped open space be no less than 50%. Our client constructed its facilities pursuant to that requirement and is most anxious that all other industrial developments in the vicinity also develop according to that standard.

It has recently come to our attention that lands neighbouring our client's site, and which are zoned M3 - Sec. 513, have no minimum front yard landscaped open space requirement at all! We assume that this omission was merely an oversight when the site specific provisions related to these lands were first formulated.

Our client is very proud of its industrial facilities and is most anxious that future facilities located in the area are developed to the same high planning standards.

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Blake, Cassels & Graydon

City of Brampton

- 2 -

January 9, 1984

Would you be good enough to consider inserting within your up-coming "housekeeping" amendment to the above-captioned by-law a provision which will require a minimum front yard landscaped open space of 50% for lands zoned M3 - Sec. 513? We believe there are strong planning grounds to support such a provision.

Acknowledgement of receipt of this request would be greatly appreciated. We would be most happy to discuss this request further with you at your convenience and we look forward to hearing from you.

Yours very truly,

Leo Longo

Leo F. Longo

LFL:dt

THE SORBARA GROUP

1674 EGLINTON AVENUE WEST, TORONTO, ONTARIO M6E 2H3

TELEPHONES (416) 783-6156
(416) 781-5566
TELEX 06-527112

January 12, 1984

Mr. R.A. Everett
City Clerk
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Re: Amendment to By-law 56-83
The Toronto Gore Comprehensive By-law

Dear Sir:

We are in receipt of the draft amendment to by-law 56-83 and your letter of December 2, 1983 outlining additional changes to the by-law.

San-Sor Enterprises Inc., one of the development companies within The Sorbara Group owns land in the Toronto Gore area. This property, of approximately 14 hectares, is located at the south west corner of Highway 7 and The Gore Road and has been granted approval by the City for industrial development. Thus we are keenly interested in the proposed amendment to by-law 56-83. Generally we are in support of the proposed amendment and I would like to take this opportunity to extend our compliments to those involved in producing the draft by-law. It is very thorough and easy to read and comprehend.

The only problem that we have with the by-law is the proposed parking requirements for industrial zones. On first reading of the draft by-law the parking space requirements appeared high which prompted a comparison of those established by other municipalities. Seven other surrounding municipalities were surveyed for their general industrial/manufacturing parking by-law provisions. For the purpose of comparing the parking requirements I have computed the parking requirements for a hypothetical manufacturing building of 1680 square metres with 10% of the gross floor area (168 square metres) devoted to office space. The parking requirements in Toronto Gore and the seven other municipalities are shown below:

MUNICIPALITY	PARKING SPACES REQUIRED
Proposed Toronto Gore By-law	40 Spaces
City of Brampton	40 Spaces

Town of Vaughan	26 Spaces
City of Mississauga	29 Spaces
City of Scarborough	18 Spaces
City of North York	40 Spaces
City of Etobicoke	18 Spaces
Town of Pickering	30 Spaces
Town of Oakville	22 Spaces

As can be observed, the parking requirements proposed in the new Gore by-law are very high. Gore and North York with the highest requirements are a full 16 spaces higher than the average of the other municipalities.

This heavy parking requirement, coupled with the requirement that 50% of the required side yards and rear yards and 30% of the required front yard be landscaped, creates a particularly burdensome situation. The example of a manufacturing building of 1680 square metres was chosen because it represents a commonly required size building, as well it represents 40% coverage on a one acre lot. One acre industrial lots are also very common and viable and 40% coverage represents only a moderate building coverage. As can be observed from the attached drawing it is virtually impossible to achieve the parking required on a one acre industrial lot built to 40% coverage. The landscaping requirement of 50% of the required side yard precludes parking in the side yard as the lot would have to be considerable wider at the expense of decreasing the length of the lot. The rear yard length is critical however, and must be maximized to allow for adequate trucking.

40% coverage is a relatively low coverage which will achieve a low density appearance especially with the standards established for landscaping. We feel, however, that with the proposed parking requirements 40% coverage is impossible. This creates the unfortunate situation that industrial lots in Gore are not competitive with those in neighbouring municipalities. This, of course, represents a hardship for the City of Brampton as well as the development industry. It is well documented and widely accepted that industrial development of a well established and not of an obnoxious nature provides many advantages which are felt outside of the immediate increase in employment and assessment generated for the City.

For these reasons we appeal to the City of Brampton to re-evaluate the parking standards proposed for industrial zones in the Toronto Gore area. As can be observed merely from the quick poll which was carried out by our office, the parking requirements proposed create a considerable burden.

Yours truly,

THE SORBARA GROUP

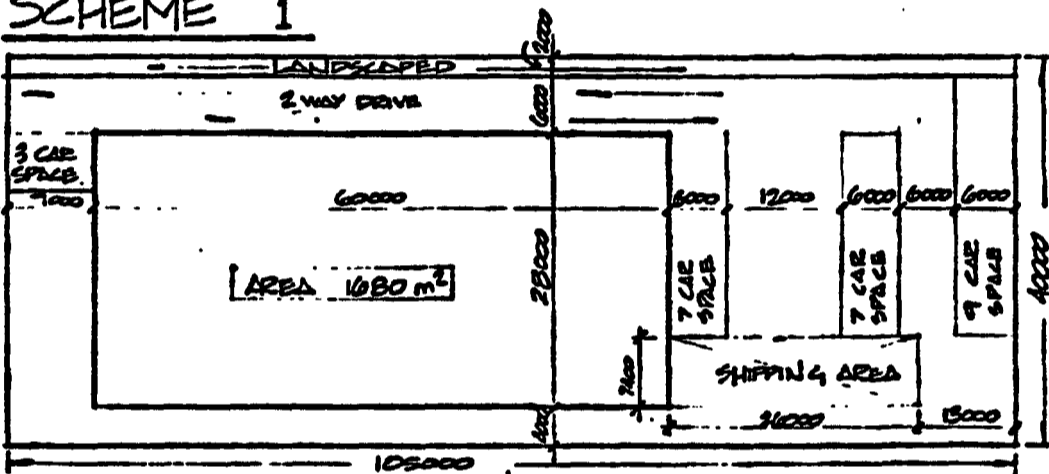
Heather Ford
Heather Ford
Planner

HF/sg

cc: Mr. John A. Marshall
City of Brampton Planning Dept.

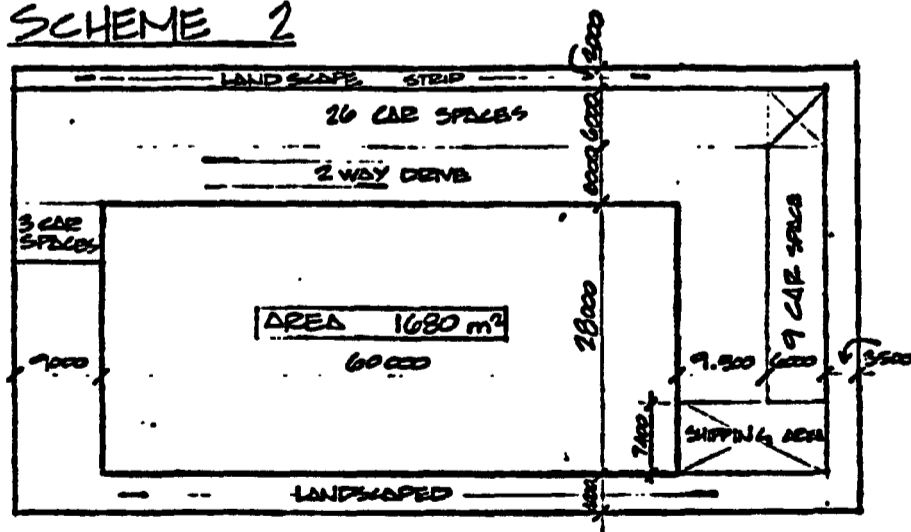
LOT AREA	1 ACRE - 4047 m ²
LOT COVERAGE	40%
BUILDING GFA	1680 m ²
OFFICE	168 m ²
PLANT	1512 m ²
PARKING REQ'S	6
OFFICE	34
PLANT	34
TOTAL	40

SCHEME 1



PARKING PROVIDED - 26 SPACES

SCHEME 2



PARKING PROVIDED - 38 SPACES

NOTE - REAR YARD NOT SUFFICIENT FOR TRUCKING

THE PLANNING ACT 1983

THE CORPORATION OF THE CITY OF BRAMPTON

NOTICE OF PUBLIC MEETING

AMENDMENT TO BY-LAW 56-83; THE TORONTO GORE COMPREHENSIVE ZONING BY-LAW

The Planning Committee of the Council of the City of Brampton will hold a public meeting/open house on THURSDAY, JANUARY 12th, 1984 for the purpose of obtaining public input on a proposed by-law to amend By-law 56-83, the Toronto Gore Comprehensive Zoning By-law. The approval of this amending by-law also requires a minor Official Plan Amendment that will also be discussed at the public meeting/open house. The meeting will be held in the gymnasium/auditorium of Castlemore Public School, The Gore Road, Brampton, Ontario, commencing at 5:00 p.m.

The open house will commence at 5:00 p.m. and staff members will be available to answer questions and receive written comments and objections.

A formal public meeting will be held at 8:00 p.m. to provide an opportunity for individuals to present their views verbally to Planning Committee.

Explanation of Proposed Amending By-law (and related Official Plan Amendment)

As a result of a number of objections to By-law 56-83, Council is proposing a number of changes to the By-law to resolve some of these objections. In addition, a number of changes have been proposed to the By-law 56-83 to improve the requirements and restrictions relating to a number of zones.

The recommended amendments are as follows:

- the zoning by-law and the Official Plan is to be amended to permit Highway Commercial uses on two properties located at the north-east corner of Goreway Drive and Highway Number 7;
- the zoning by-law and Official Plan are to be amended to permit a combined single-family dwelling and office uses of limited scale at the north-west corner of Number 15 Sideroad and Highway Number 50;
- the front portion of a property on the east side of Airport Road north of Number 10 Sideroad is to be zoned in a special category to recognize an existing garden centre building and residence (West Half of Lot 11, Concession 7, N.D.);
- the zoning of lands on the east side of The Gore Road, south of Highway Number 7 (West Half of Lot 3, Concession 10, N.D.) has been changed from RE2 to A;
- the zoning of lands located at the south-west corner of Number 17 Sideroad and Highway Number 50 has been changed from RE2 to A;
- the zoning maps are to be amended to show floodplain zones consistent with the latest M.T.R.C.A. floodplain mapping;
- the open space zone is to be amended to permit accessory uses;
- Schedules B-1 and B-2 are to be revised in accordance with the latest Regional Roads and Setback Requirements;
- introduce a definition of "Adult Entertainment Parlour" in order to clearly define this use. This use is excluded from the area covered by By-law 56-83 in that it is not set out as a permitted purpose in any zone;
- revise definition of "Building Area" and introduce a new definition of "Accessory Building, Building Area" in order to more effectively regulate the size of accessory buildings;
- revise the definition of "Lot Width" to reflect the most up to date definition used in other City by-laws;
- reorganize the section dealing with accessory buildings to make it easier to follow and to apply;
- introduce a height restriction of 2.4 metres for accessory building doors and garage doors;

- introduce provisions to regulate home occupations that were inadvertently omitted from By-law 56-83;
- the minimum ground floor area for main (residential) buildings was reduced from 185 square metres to 170 square metres for one storey buildings and from 140 square metres to 115 square metres for buildings having more than one storey in order to make these requirements more reasonable;
- in the Rural Estate Holding Zone and the Agricultural-Section 520 Zone (Rural Estate Expansion Area), large accessory buildings on lots greater than 2 hectares (5 acres) in size may only be constructed of wood or metal. This prevents large brick or concrete structures from being constructed in these areas and possibly disrupting future subdivision patterns;
- the front yard requirement in the Service Commercial Zone is increased from 5 metres to 15 metres since the latter standard is more appropriate for a rural area;
- the permitted purposes in the Recreational Commercial Zone have been listed in more detail in order to more clearly define which exact uses may be established in this zone;
- a "nursery" has been added as a permitted purpose in the Commercial Agricultural Zone (in addition to "garden centre sales establishment");
- in accordance with established site plan control practice, a provision has been added that prohibits fences in the front yards of Industrial Zones;
- the minimum lot width (frontage) in the M1, M2, M3 and M4 zones has been increased from 24 metres to 30 metres to reflect current standards in this area;
- on the basis of recent site plan control practice, the Minimum Landscaped Open Space for front yards in Industrial Zones has been reduced from 50% to 30%;
- the minimum lot size for new lots in the Agricultural Zone has been increased from 4 hectares (10 acres) to 30 hectares (75 acres) to discourage large land severances. The severance of small lots in the Agricultural Zone in accordance with the City of Brampton and Region of Peel Severance Policy is still permitted but would require a concurrent rezoning to the Rural Estate Two Zone;
- the requirements and restrictions relating to lot width and yard depth have been set out separately for lots less than 5 hectares (12.5 acres) and for lots greater than 5 hectares in the Agricultural Zone. The provisions relating to the larger lots are identical to those in the former Toronto Gore Zoning By-law Number 825 and those for the smaller lots are identical to those in the RE2 Zone, and
- Accessory building requirements and restrictions in the Agricultural Zone have been set out separately for lots less than 2 hectares (5 acres) and for those greater than 2 hectares in accordance with existing by-laws.

Copies of the proposed by-law and Official Plan Amendment are available at the Planning and Development Department, 150 Central Park Drive, Brampton, Ontario, between the hours of 9:00 a.m. and 4:00 p.m., and will be available at the public meeting/open house.

Any person may attend the public meeting and may make written or verbal representation either in support of, or in opposition to, any of the above noted items.

For further information contact:
MR. JOHN MARSHALL at 793-410, extension 251.

R.A. Everett
City Clerk
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9



R 840182

Ontario Municipal Board

**IN THE MATTER OF Section 34 of
The Planning Act, 1983**

- and -

**IN THE MATTER OF an appeal to
this Board by Alan Furbacher
and Irene Furbacher, in Trust,
on behalf of Correct Construction
Co. Ltd. in respect of Zoning
By-law 44-84 of the Corporation
of the City of Brampton**

B E F O R E :

D. S. COLBOURNE
Vice-Chairman

- and -

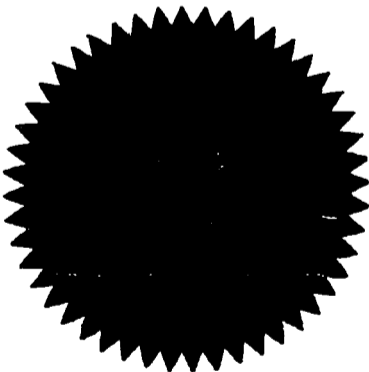
P. G. WILKES
Member

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**Tuesday, the 24th day
of April, 1984**

**IT APPEARING that an appeal has been filed by Alan Furbacher
and Irene Furbacher, in Trust, on behalf of Correct
Construction Co. Ltd. in respect of Zoning By-law 44-84;**

THE BOARD ORDERS that the said appeal is hereby dismissed.



SECRETARY

ENTERED
O. B. No. <i>R84-1</i>
Folio No. <i>97</i>
APR 25 1984
ACTING SECRETARY, CNT MUNICIPAL BOARD