



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 54-76

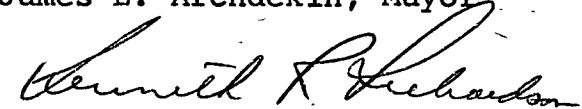
A By-law to amend the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970, Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 264 to the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing, for approval of the aforementioned Amendment No. 264 to the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 23rd day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk



BY-LAW

No. 54-76

A By-law to amend the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area (Mel Ostro)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 54-76

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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 23rd day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

DUPLICATE ORIGINAL

-3

OPC - 39 - 264

AMENDMENT NO. 264

TO THE

OFFICIAL PLAN

OF THE FORMER

TOWN OF MISSISSAUGA PLANNING AREA

MISC. PLAN NO. 467

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

May 12, 1976, 9:48 A.M.

Katherine Bayliss

Deputy Land REGISTRAR OF ~~DEEDS~~, COUNTY OF PEEL

JUDITH E. HENDY
City Solicitor
City of Brampton
24 Queen St. East
Brampton, Ontario
L6V 1A4

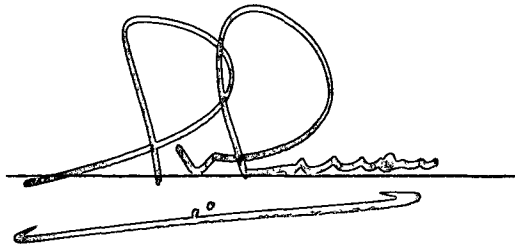
TABLE OF CONTENTS

PAGE

I	Certification
II	Adopting By-law
1	Part A - Preamble
3	Part B - The Amendment
3	Section 1 - Definitions
3	Section 2 - Land Use
	Schedule 'A'
3	Section 3 - Development Principles
4	Section 4 - Implementation
4	Section 5 - Interpretation
6	Part C - Appendix

This Amendment No. 264 to the Official Plan of the former Town of Mississauga Planning Area, which has been adopted by the Municipal Council of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 264 to the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area.

Date ... April 23/76

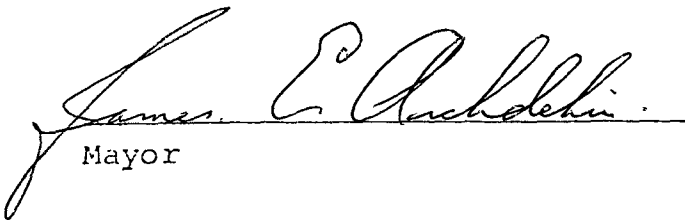
A handwritten signature in black ink, consisting of a large, stylized 'G' and 'M' followed by a horizontal line and a long, sweeping underline.

G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

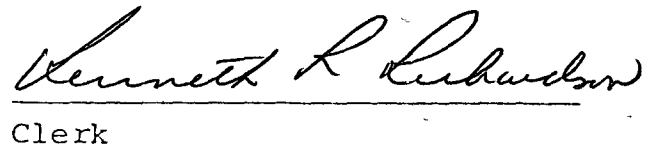
I
OFFICIAL PLAN
OF THE FORMER
TOWN OF MISSISSAUGA PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NO. 264

The attached map Schedule 'A' and explanatory text, constituting Amendment No. 264 to the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton, by By-law No. 54-76 , in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of The Planning Act, (R.S.O. 1970, Chapter 349 as amended) on the 23rd day of February 1976



Mayor



Clerk

~~This amendment to the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 264 to the Official Plan of the former Town of Mississauga Planning Area, now part of the City of Brampton Planning Area.~~

Date _____

AMENDMENT NUMBER 264

TO THE
OFFICIAL PLAN
OF THE FORMER

TOWN OF MISSISSAUGA PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 264 to the Official Plan of the former Town of Mississauga Planning Area, hereafter referred to as Amendment Number 264 .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 264 . Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in five sections, as follows:

Section 1.0 - Definitions

Section 2.0 - Land Use

Section 3.0 - Development Principles

Section 4.0 - Implementation

Section 5.0 - Interpretation

3.0 Location

This Amendment is concerned with land situated in part of Lot 15, Concession 5, E.H.S., lying at the southeast corner of the intersection of Steeles Avenue and Melanie Drive in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to redesignate from Industrial to Commercial a total of approximately 3.65 acres of land lying at the southeast corner of the intersection of Steeles Avenue and Melanie Drive.

5.0 Basis

The Council of the City of Brampton referred an application by Mel Ostro to amend the Official Plan and Restricted Area By-law to permit the establishment of an automobile dealership and a lot for the sale of new cars and trucks and for the rental and leasing of same, as well as an automobile repair garage where automobile body repairs may be performed and an automobile equipment shop on a 3.65 acre parcel of land. The Planning Committee of the City of Brampton, after considering the application and after the holding of an advertised public meeting, recommended the change in land use and the preparation of the appropriate amendment to the Official Plan.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map (Schedule 'A' Land Use Plan) constitutes Amendment Number 264 to the Official Plan of the former Town of Mississauga Planning Area.

The Official Plan is hereby amended as follows:

1.0 Definitions

For purposes of this Amendment, the following definitions shall apply:

1.1 Commercial Area shall mean that the predominant use of the land is for commerce. The Commercial category includes stores and repair garages.

1.2 Gross Floor Area (G.F.A.) shall mean the area of all floors including any floor area used for building maintenance, communal facilities and storage purposes.

2.0 Land Use

2.1 The land use classification of lands shown as edged with a broken line on Schedule 'A' attached hereto shall be designated as Commercial.

3.0 Development Principles

3.1 Development will proceed only when City Council is satisfied that all necessary services and utilities (water, sanitary)

sewer, storm sewer, street lighting, traffic control, roads, sidewalks, and electric energy facilities) are adequate, and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.

3.2 Within the area which is the subject of this Amendment, only an automobile dealership and a lot for the sale of new cars and trucks and for the rental and leasing of same, as well as an automobile repair garage where automobile body repairs may be performed and an automobile equipment shop shall be permitted as a commercial use.

3.3. Where deemed necessary by City Council, landscaping will be provided as may be required.

3.4 To ensure that the development will be of a high quality the location of signs and advertising devices will be subject to control as to location, size and illumination.

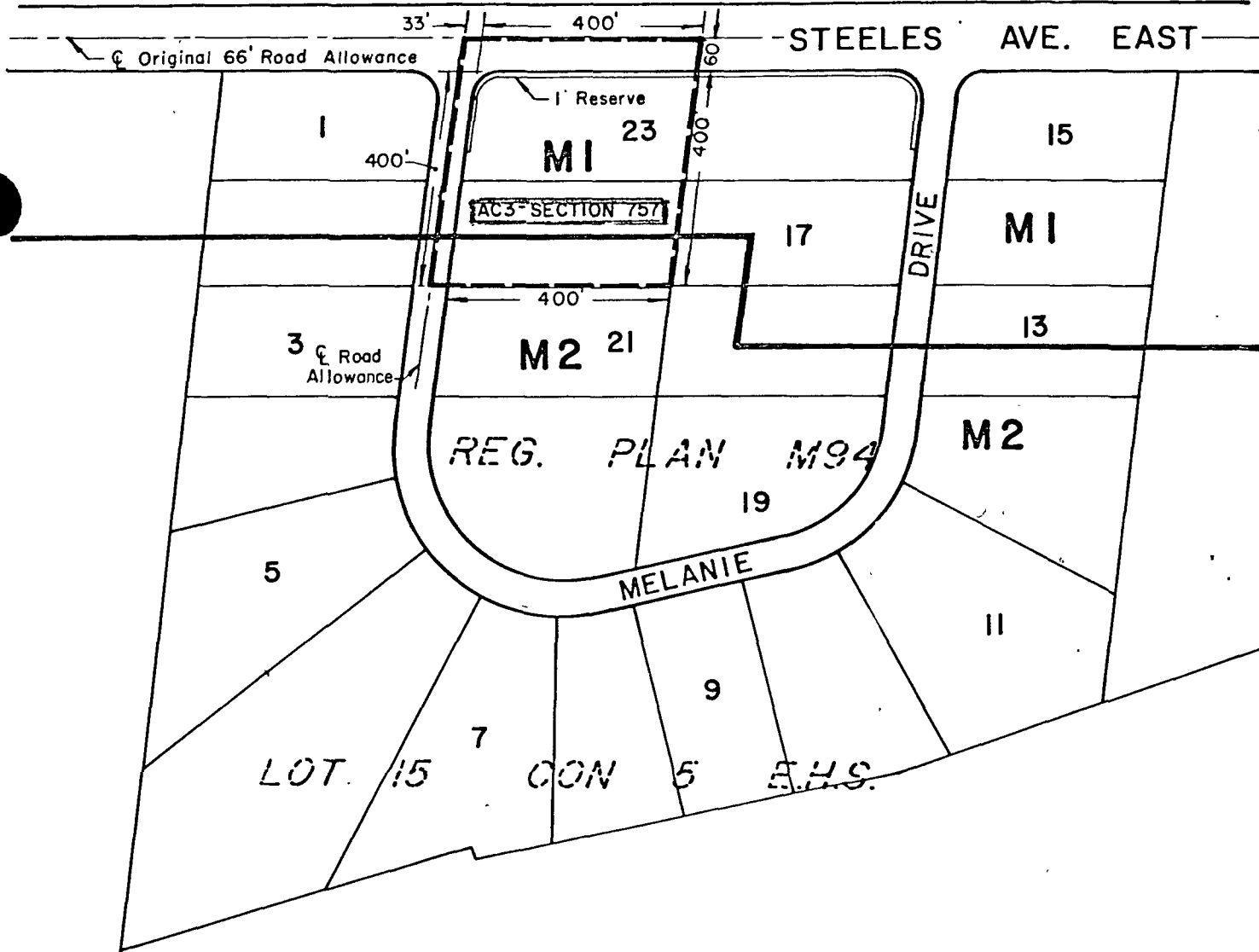
4.0 Implementation

4.1 Amendment Number 264 will be implemented by an appropriate amendment to the restricted area by-law in such a form which will impose the appropriate zoning classification and regulations in conformity with the development principles.

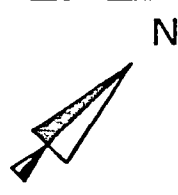
4.2 Council will enter into an agreement incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters, as deemed necessary by Council.

5.0 Interpretation

1 The provisions of the Official Plan, as amended from time



**CITY OF BRAMPTON O.P. AMENDMENT
SCHEDULE 'A'**
(Proposed Zoning Change From M1 and M2 To AC3)

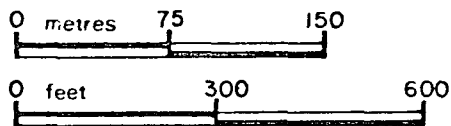


Drawn	ps
Date	Jan 20, 1976
File No.	T5E15.2
Dwg. No.	A

Legend

- AC3 Boundary- Section 757
- Zoning Boundary

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

to time with respect to the interpretation of policies
of this Amendment shall apply to this Amendment.

PART C - APPENDIX

1.0 Attached, is a copy of a report of the Planning Director dated November 14, 1975, and a copy of the minutes of a City Council meeting held on November 24th, 1975, subsequent to the mailing of notices to assessed owners within 400 feet of the 3.65 acre parcel.

To: J. Galway,
Senior Administrative Officer

Date: November 14, 1975

From: Planning Director

Re: Application to Amend the Official Plan and Zoning By-law
Lot 22 and 23, Registered Plan M-94 in part of Lot 15,
Concession 5, E.H.S.
(former Town of Mississauga)
Mel Ostro
Our File: T5E15.2

1.0 Introduction

An application has been filed to amend the Restricted Area By-law and the Official Plan to permit the establishment of an automobile showroom and lot for the sale of new cars and trucks and rentals of same an automobile repair garage and an automobile equipment shop.

2.0 Property Description

The subject land of the proposed amendments have a total area of 3.654 acres and consists of Lots 22 and 23, Registered Plan M-94, which is located in part of Lot 15, Concession 5, E.H.S in the former Town of Mississauga. The parcel has an approximate depth of 400 feet.

The property is generally flat and is bound on the north by Steeles Avenue, on the west by Melanie Drive, on the south and east by vacant industrially zoned land.

3.0 Official Plan/Zoning Status

The subject lands are designated Industrial by the former Town of Mississauga Official Plan and are zoned Industrial M1 and M2 by By-law 5500 as amended.

The M1 zoning is applied to lands along the south side of Steeles Avenue for a depth of 300 feet which restricts

cont'd....

outside storage. The lands to the rear of the M1 zone are zoned as an Industrial M2 zone which permits any manufacturing or industrial undertaking.

4.0 Proposal

The applicant proposes an automobile commercial development including an automobile showroom and lot for the sale of new cars and trucks and the leasing for same, an automobile body repair garage and an automobile equipment shop.

The applicant has suggested a zoning designation of AC3 Automobile Commercial Zone with the inclusion of automobile body repairs and exclusion of used car sales.

5.0 Comments

The subject application is located in a 24 lot industrial subdivision recently registered as M-94. A one-foot reserve along Steeles Avenue restricts access to Melanie Drive.

The proposal to erect an automobile dealership on the lands in question was circulated to City departments requesting their comments on this application. Generally, the replies had no comments or objections to the proposal. However, the Director of Parks and Recreation indicated that a landscape plan ought to be submitted for approval.

The Planning Department has no objection to the proposed commercial development of the lands for the uses proposed, provided that:

- (a) site plan approval by Council is required;

cont'd....

- (b) the open storage area fronting onto Melanie Drive (Lot 22, Registered Plan Number M-94) is provided with a landscaped front yard of not less than thirty (30) feet; and
- (c) an agreement is entered into to ensure that landscaping is provided and maintained in accordance with an approved plan.

6.0 Conclusion

It is recommended that the application to amend the Official Plan and Restricted Area Zoning By-law to permit the establishment of an automobile dealership, an automobile body repair garage and an automobile equipment shop, be endorsed and that Planning Committee hold a public meeting prior to the preparation of amendments to the Official Plan and Restricted Area By-law of the former Town of Mississauga.



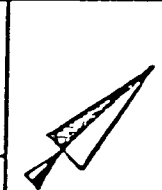

L.W.H. Laine
Planning Director

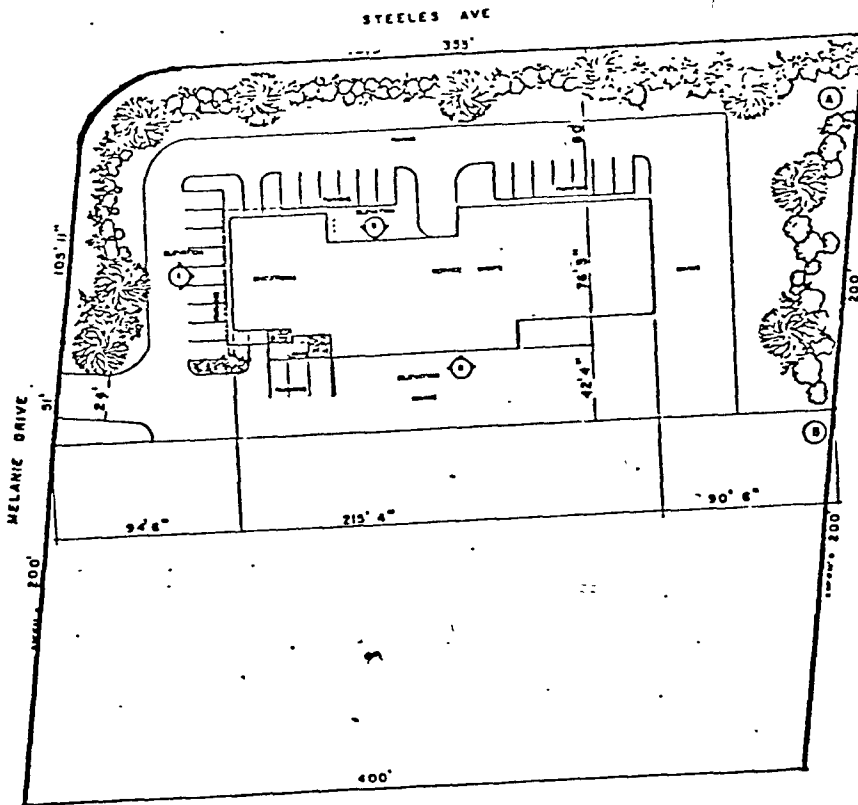
LWHL/jn

c.c. A.K. Macdonald

Noted
[Signature]
GHO



Application			Drawn by	b.q.
MEL OSTRO			Date	NOV. 7, 1973
			File No.	T5E15.5
			Dwg. No.	A
Legend	Scale	<p>CITY OF BRAMPTON PLANNING DEPARTMENT</p>		
 AREA OF APPLICATION	<p>0 metres 500 1000</p> <p>0 feet 2000 4000</p>			



Application

MEL OSTRO

N



Drawn

b. c.

Date

NOV. 5, 1975.

File No.

T5E15.5

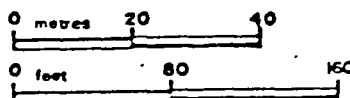
Dwg. No.

A

Legend

— BOUNDARY OF AUTOMOBILE DEALERSHIP (PROPOSED), LOTS 22 & 23
REG. PLAN M-94

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT



TUE 15.2

The Corporation Of The
City Of Brampton

OFFICE OF THE CLERK

December 10, 1975

Beatty, Bowyer, Greenslade & Hall
6 George Street South
Brampton, Ontario

Attention: J. M. Beatty

Dear Sir:

Re: Rezoning Application
Lot 22 & 23, Plan M-94
File PL3.109-75

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held November 24th, 1975:

"It is recommended that the application to amend the Official Plan and Restricted Area Zoning By-law to permit the establishment of an automobile dealership, an automobile body repair garage and an automobile equipment shop, be endorsed and that Planning Committee hold a public meeting on Tuesday, December 9th, 1975 at 7.30 p.m. prior to the preparation of amendments to the Official Plan and Restricted Area By-law of the former Town of Mississauga."

Yours very truly,

R. D. Tufts
Clerk's Assistant

RDT:le

cc: Mel Ostro
162 Shelburne Avenue
Toronto

L. W. H. Laine ✓
A. K. Macdonald

RECEIVED



The Corporation Of The
City Of Brampton

OFFICE OF THE PLANNING DIRECTOR

NOTICE OF PUBLIC MEETING

The Planning Committee of the City of Brampton will hold a public meeting with respect to three applications to amend the Official Plan and/or Restricted Area By-laws applied for by the following:

1. Armbrø Materials and Construction Limited
2. Degalo Developments Limited
3. Mel Ostro

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario on Tuesday, December 9, 1975. The applications will be considered in the order shown above, and will run consecutively. The hearing of the first application will commence at 7:30 p.m.

This notice has been sent to you as an assessed owner of property in the vicinity of, or a person who has stated an interest in the application of Mel Ostro.

A brief explanation of the application is:

The parcel of land is located in Lot 15, Concession 5, E.H.S. in the former Town of Mississauga and is more specifically known as Lots 22 and 23, Registered Plan M-94. The area of the subject property is about 3.654 acres adjacent to Steeles Avenue East with a frontage along Melanie Avenue of about 400 feet and a depth of about 400 feet.

The proposal is to permit the establishment of an automobile showroom and lot for the sale of new cars and trucks and for the rental of same, as well as an automobile repair garage and an automobile equipment shop.

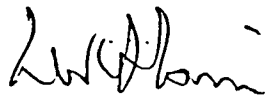
The Planning Committee is holding this public meeting for the information of the public and to obtain the views and opinions of residents in the vicinity of and of other interested parties. Any person, interested owner, resident or their solicitor

cont'd....

Wishing to make a submission to the Planning Committee with respect to the above is invited to do so at the aforesaid meeting.

If you are aware of any persons who may be interested in the proposal, you are invited on behalf of the Council to extend an invitation to them to attend the hearing if they so wish.

Yours very truly,



L.W.H. Laine
Planning Director
City of Brampton

WHL/jn