



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 94-86

To adopt Amendment Number 85  
and Amendment Number 85 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 Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 85 and Amendment Number 85 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 for approval of Amendment Number 85 and Amendment Number 85 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 28th day of April, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

*Bj hw 94 86*

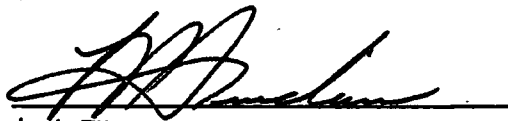
AMENDMENT NUMBER 85  
TO THE OFFICIAL PLAN OF THE  
THE CITY OF BRAMPTON PLANNING AREA  
and  
Amendment Number 85 A  
to the Official Plan of the  
City of Brampton Planning Area

**21- OP 0031-085**

Amendment No. 85  
to the Consolidated  
Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 85A 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. 85 to the Consolidated Official Plan and Amendment No. 85A to the Official Plan for the Brampton Planning Area.

Date *July 14, 1986*.....



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



THE CORPORATION OF THE CITY OF BRAMPTON

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this 28th day of April, 1986.

  
KENNETH G. WHILLANS MAYOR

  
LEONARD J. MIKULICH CLERK

AMENDMENT NUMBER 85 AND  
AMENDMENT NUMBER 85 A  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to recognize an existing greenhouse, a retail florist establishment and an attached single family dwelling on property designated Residential in the Official Plan. The amendment is necessary in that the policies for the Residential designation do not recognize commercial and agricultural uses.

2. Location:

The land subject to this amendment is located on the east side of Murray Street, approximately 28.2 metres south of Archibald Street, in part of the west half of Lot 8, Concession 1, W.H.S., of the geographic Township of Chinguacousy, has an area of 0.436 hectares and is outlined on Schedule A to these amendments.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 85 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 6 set out in the first paragraph of subsection 7.2.7.6, Amendment Number 85 A.

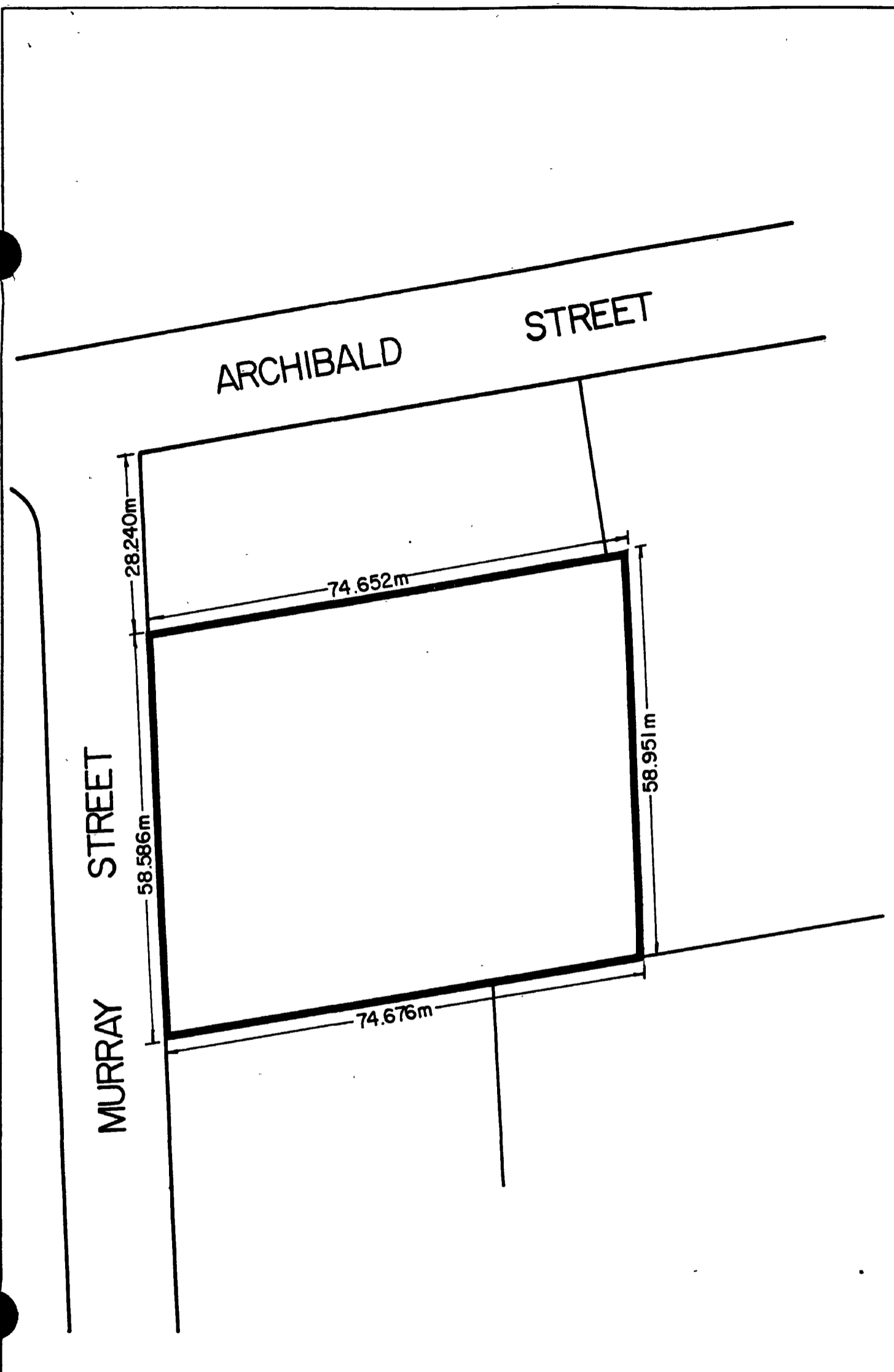
3.2 Amendment Number 85 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton West Secondary Plan (being Subsection 2.3 of Chapter B1 of Section B of Part C, and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 6 thereof, as amended), is hereby further amended:

- (1) by adding to Part C, Section B, Chapter B1, Subsection B2.3, Paragraph 3.0 thereof, the following:

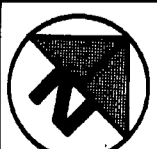
"3.5 The Residential designation of the land on the east side of Murray Street, 28.2 metres south of Archibald Street, known municipally as 20 Murray Street, is intended to recognize an existing greenhouse, a retail florist establishment and an attached single family dwelling. The implementation of this policy will be by a site specific zoning by-law amendment."

  
8/4/24



— LIMIT OF LAND SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT NO. 85  
 OFFICIAL PLAN AMENDMENT NO. 85 A  
 SCHEDULE A



1:716

**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 04 01 Drawn by: K.L.  
 File no. CIW8.14 Map no. 42-84C

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 85  
AND  
AMENDMENT 85 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated March 3, 1986, and a copy of a report from the Director, Planning and Development Services Division, forwarding notes of a public meeting held on April 9, 1986.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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March 3, 1986

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
20 Murray Street  
Part of Lot 8, Concession 1, W.H.S.  
Ward Number 5  
G.A. FENDLEY  
Our File Number: C1W8.14

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1.0 Background

An application has been filed to amend the Official Plan and zoning by-law to recognize the existing use of the property located on the east side of Murray Street, approximately 28 metres (93 feet) south of Archibald Street.

2.0 Property Characteristics

The property has a frontage of 58.586 metres (192.211 feet) on Murray Street, an average depth of 74.664 metres (244.96 feet) and comprises an area of 0.436 hectares (1.077 acres).

The site slopes from Murray Street towards the east with the maximum fall of about 6 metres (20 feet) occurring mainly in the easterly half of the site immediately to the rear of the buildings.

A portion of the front yard, in front of the dwelling not used for the parking lot, is grassed and has a large mature deciduous tree. The rear yard is landscaped with grass, coniferous trees, 10-12



deciduous trees and a cluster of 12 deciduous trees (mainly willow), several with multiple stems located in a low lying area in the southeast corner of the property.

The property is presently occupied by metal frame and glass greenhouses with an attached brick and stucco retail facility (flowershop) with an aggregate gross floor area of about 1158 square metres (12,465 square feet). A one and one-half storey stucco and frame dwelling is attached to the greenhouses. An inground swimming pool, enclosed by a board and chain link fence is situated to the north of the dwelling.

An asphalt surface parking area is located north of the greenhouse with provision to accommodate 5 automobiles parked on a 60 degree angle.

The greenhouse and related retail sales area is situated to the east of Murray Street by 0.54 metres (1.77 feet) at the northwest corner and 0.63 metres (2.07 feet) at the southwest corner.

Murray Street has a slope width of 15.289 metres (50.16 feet) abutting the subject site.

Abutting the property to the north are a parking lot, situated at the southeast corner of the intersection of Murray Street and Archibald Street, and a residence converted to an office. The office use, permitted by By-law 200-82, as amended by By-law 39-83, is to cease on December 31, 1987. To the east, is a motor vehicle rental/leasing establishment with outside storage of vehicles. To the southeast a motor vehicle dealership is being constructed, whilst to the south is a detached dwelling. On the west side of Murray Street are detached single-family dwellings.

3.0 Official Plan and Zoning By-law Status

The subject property is designated on Schedule "A", General Land Use Designations, as Residential and is designated in the Brampton West Secondary Plan as Residential Medium Density (Plate No. 6, Consolidated Official Plan).

By-law 200-82 classifies the property as Residential Single Family B(R1B) which permits single-family detached dwellings, home occupations and accessory purposes.

4.0 Proposal

The applicant wishes to have the zoning by-law amended to recognize a business operation that has occupied the subject property since 1919.

5.0 Comments

The Regional Planning and Public Works Departments have reviewed the application and have no objections or comments to offer.

The Public Works Division and Building Division of the City Public Works and Building Department; Fire and Parks and Recreation have no comments or concerns to record.

6.0 Comments

The subject property has been used for 60 to 65 years for a residence, greenhouses and retail outlet for the sale of flowers and related articles. Notwithstanding the Residential Medium Density designation, the applicant has no desire to redevelop the property for medium density residential purposes, and wishes to have the present uses permitted as conforming uses.

The locality has developed over the years with the greenhouse and retail facilities as part of the residential community. Recently the facilities on Murray Street have been improved including a new pavement surface and a sidewalk on the west side. Properties on either side of Murray Street mainly are occupied by residential dwellings and in the vicinity of the subject property are principally detached dwellings. While the existing enterprise is strongly oriented towards commercial, it is felt that the long term future of property on the east side of Murray Street is residential and that the Official Plan designation of the subject property should be indicative of this rather than commercial. However, to recognize the existing uses on the applicant's property, a special designation will be used that will incorporate a residential, retail and an intensive agricultural use of greenhouses.

With respect to implementing the Official Plan designation through a zoning by-law amendment, several problems are encountered. Firstly, the existing greenhouse is located in close proximity to the front line and a front yard depth comparable to the existing residences would not be possible. Secondly, the number of off-street parking spaces that can be provided, in a logical manner, consistent with usual by-law standards, is restricted. Employing residential, retail and warehouse parking standards, about 24 to 26 parking spaces would be required. However, experience has demonstrated that this number would be very excessive. The employment that is generated by the establishment is satisfied largely by persons resident on the property. The requirement for customers is responded to by the provision of parking facilities abutting the retail facility and by street parking. Therefore, it is recommended that the zoning by-law amendment contain a site plan schedule identifying the location of the principal uses - greenhouse, retail outlets, dwelling and parking facilities.


7.0 Conclusion

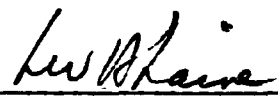
Planning staff are satisfied that a special Official Plan designation and zoning by-law amendment will not seriously compromise the existing situation.

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

- A. a Public Meeting be held in accordance with City Council's procedures, and
- B. subject to the results of the Public Meeting, staff be directed to prepare the appropriate Official Plan and zoning by-law amendments for City Council consideration.

AGREED:

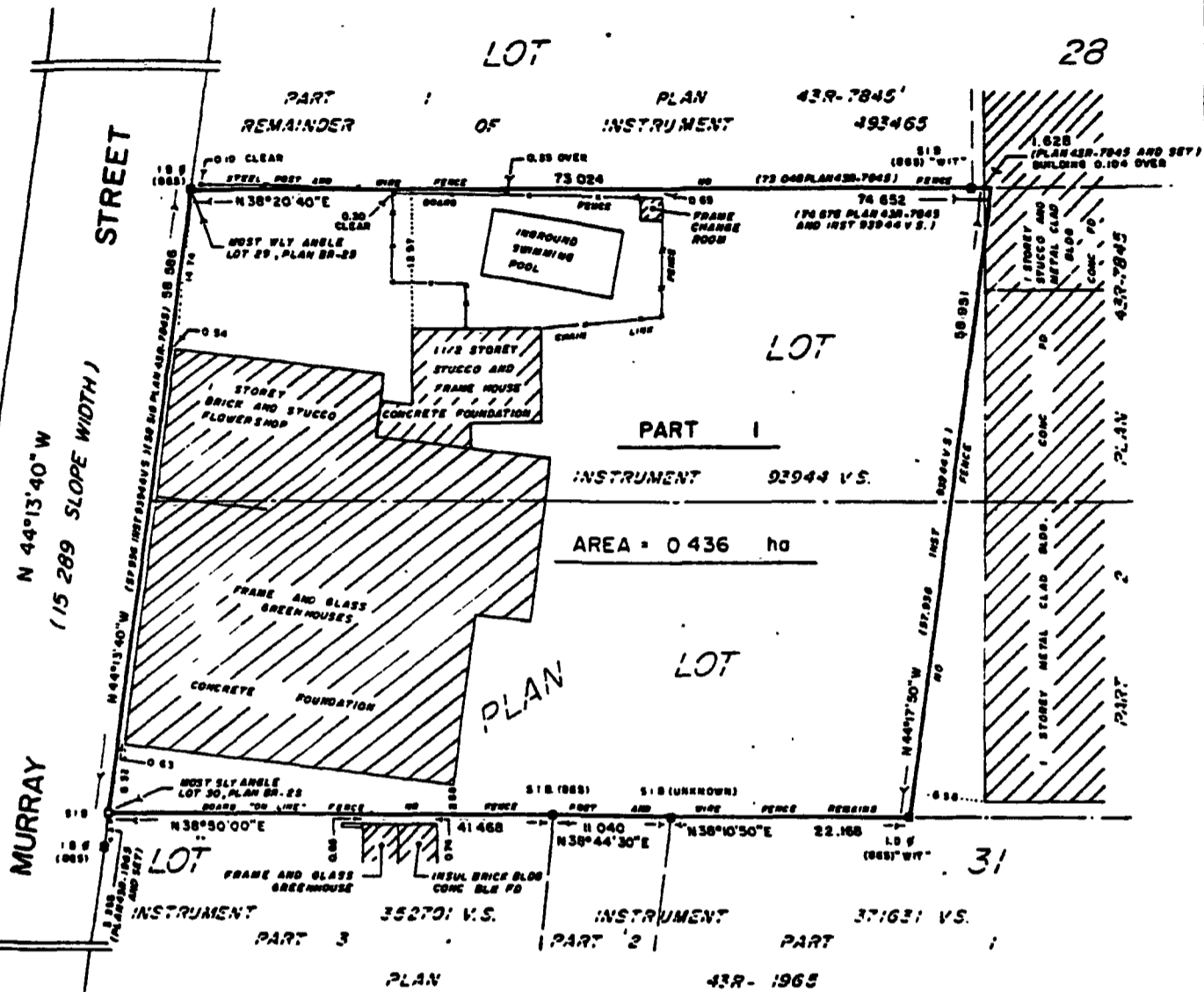
  
 \_\_\_\_\_  
 F. R. Dalzell  
 Commissioner of Planning  
 and Development

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

Attachments (2)

LWHL/thk/11

C66



GORDON A. FENDLEY

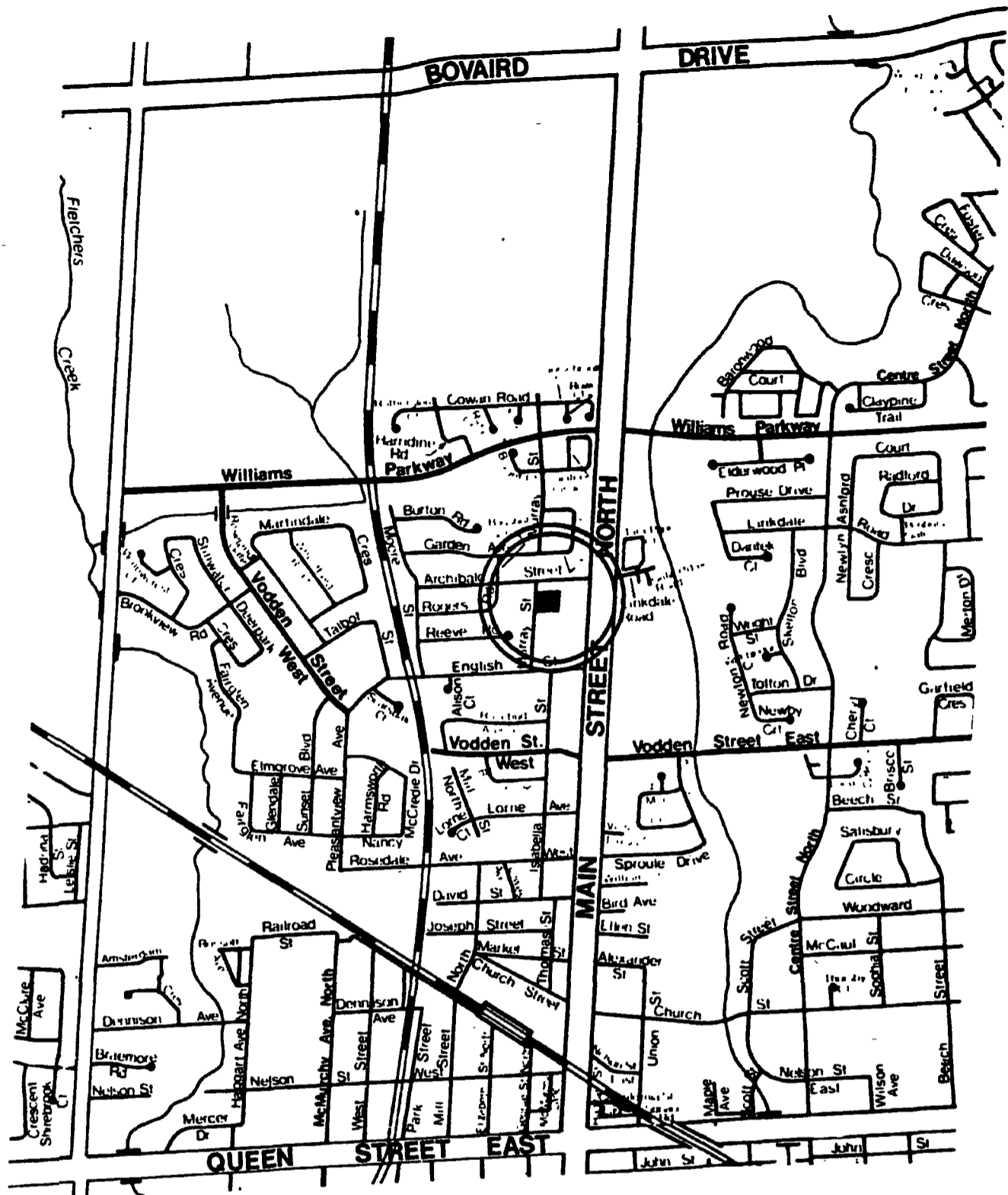
Site Plan



1:620

CITY OF BRAMPTON  
Planning and Development

Date: 86 02 10 Drawn by: RB  
File no. CIW8.14 Map no. 42-84B



GORDON A. FENDLEY

Location Map



1:16700

CITY OF BRAMPTON  
Planning and Development

Date: 86 02 10 Drawn by: RB  
File no. CIW8.14 Map no. 42-84 A

E4

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1986 04 16

To: The Chairman and Members of Planning Committee  
From: Planning and Development Department

Re: Application to Amend the Official Plan  
and Zoning By-law  
20 Murray Street  
Part of Lot 8, Concession 1, W.H.S.  
Ward 5  
G.A. FENDLEY  
Our File: C1W8.14

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Notes of the Public Meeting held on Wednesday, April 9, 1986 are attached for the consideration of Planning Committee. Also attached, are one copy each of the following, a submission by Ron Prescott and June Prescott, 14 Murray Street, Brampton, Ontario, to Leonard J. Mikulich, City Clerk; a transmittal letter from Ron and June Prescott to Mr. Frank Russell, Regional Councillor, Wards 1, 3, 4 and 5, and a petition from nearby residents.

Mr. Prescott attended the meeting to express opposition to the creation of a commercial zone that would permit more and varied commercial development than what presently exists.

The applicant has requested that the existing uses of a retail florist shop, greenhouse and residence be recognized in the zoning by-law and no additional commercial uses.

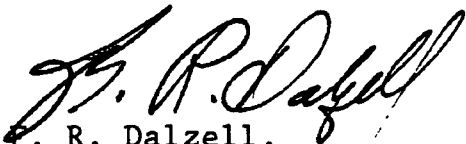
IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:


- A) the notes of the Public Meeting be received;
- B) the application to amend the Official Plan and Zoning By-law be approved, subject to the following condition:

- cont'd. -

- (1) The land use designations in the Official Plan remain as Residential on Schedule 'A', General Land Use Designations; remain as Residential Medium Density in the Brampton West Secondary Plan, Plate Number 6, and the Secondary Plan policies be amended to recognize the existing uses of a greenhouse, retail florist shop and a single-family dwelling at 20 Murray Street,
  - (2) By-law 200-82 be amended, to establish a special section of the Residential Single-Family B zone to permit only the existing uses and the uses permitted in a R1B zone, and to incorporate a site plan schedule that will establish a building area to contain the existing uses.
- C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

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

LWHL/ec  
attachments (4)



PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, April 9, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:43 p.m. with respect to an application by G. A. FENDLEY (File: C1W8.14 - Ward 5) to amend both the Official Plan and the Zoning By-law to recognize the existing on-site uses.

- Members Present:
- Councillor F. Russell - Chairman
  - Councillor N. Porteous
  - Alderman J. Hutton
  - Alderman H. Chadwick
  - Alderman A. Gibson
  - Alderman J. Shadrach
  - Alderman L. Bissell
  - Alderman S. DiMarco

- Staff Present:
- F. R. Dalzell, Commissioner of Planning and Development
  - L.W.H. Laine, Director, Planning and Development Services
  - J. Robinson, Development Planner
  - D. Ross, Development Planner
  - J. Corbett, Policy Planner
  - C. Brawley, Development Planner
  - E. Coulson, Secretary

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There were approximately 5 members of the public 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. Dalzell 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 members of the public in attendance.

- cont'd. -

The Chairman noted receipt of a submission from Ron and Jane Prescott, 14 Murray Street, regarding their concerns (see attached).

Mr. Prescott voiced opposition to the commercial rezoning, asking that only existing uses be allowed.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.

April 7, 1986.

Frank Russell,  
Regional Councillor, Ward 5

As our Regional Councillor for Ward 5, we would like you to be aware of our concerns regarding an application by G.A. Fendley (File CIW8.14 - Ward 5) to amend the Official Plan and Zoning By-law for their property at 20 Murray Street.

Attached therefore, is our submission on this matter.

We would be interested in any comments you may have.

Sincerely,

*Ron Prescott Jane Prescott*

Ron & Jane Prescott,  
14 Murray Street,  
Brampton, Ontario.  
L6X 1R7

April 7, 1986.

Leonard J. Mikulich,  
Clerk,  
City of Brampton,  
150 Central Park Drive,  
Brampton, Ontario.

Re: An Application by G.A. Fendley (File CIW8.14 -Ward 5)  
To Amend Both The Official Plan and the Zoning By-law

A. Overview

This application is of particular concern to us since our detached home abutts this property to the south. We have owned and lived in this home for .11 years and intend to raise our three children in this neighbourhood environment. With the exception of 17 Archibald St. (which will revert to residential use on December 31, 1987) all of the properties in the vicinity of the Fendley property on Murray Street and Archibald Street are owner-occupied, detached, single family residences. It is a very stable neighbourhood and most families have owned their houses for 5 - 35 years or more. Many of the residents are from long-time Brampton families.

B. Proposal to Rezone this Property from Residential to Commercial

We are strongly opposed to any commercial zoning on this street. Such zoning would be inappropriate in such a stable and long established residential neighbourhood. It would also open the way for possible commercial rezoning on other neighbouring properties.

While we would prefer to see only detached single family residences on the Fendley property, we are not opposed to the property remaining the way it is. This could be accomplished by it continuing as a non-conforming use or by a zoning by-law amendment allowing the existing uses, and only the existing uses, on the property, namely residential, retail florist and intensive agricultural use of the greenhouses.

In addition, the zoning by-law ammendment should contain a site plan schedule identifying the size and location of these uses - residence, greenhouses, retail shop and parking. This site plan should be required to be maintained.

Periodically there have been problems regarding parking and excessive number of cars on the street because of Fendley's retail business. These problems include customers' cars parked in private driveways, customers' cars blocking private driveways and large numbers of customers' cars parked on the street allowing only one lane of traffic up or down the street and making conditions hazardous for pædestrians, particularly children. The residents of the neighbourhood have always been very tolerant of these conditions but we would like this situation taken into consideration for any zoning by-law amendment.

C. Comment on Planning and Development Department Report

For the most part we are in agreement with this report and believe the recommendations in it would provide a satisfactory solution for everyone concerned.

However, on page 4 it recommends "to recognize the existing uses on the applicant's property, a special designation will be used that will incorporate a residential, retail and an intensive agricultural use of greenhouses". We think the word "retail" is too broad and request that it specify "retail florist" only.

D. Neighbouring Homeowners

One hundred percent of resident homeowners in the vicinity of the Fendley property that we were able to contact agree with our views and concerns on this proposal. They are strongly against commercial zoning and would like to see the property remain as it is or revert to strictly detached, single-family residential use. Attached is a petition of neighbouring homeowners.

E. Conclusion

We are opposed to any commercial zoning on the Fendley property. We request that our concerns, as expressed in this submission be reflected in any zoning by-law amendment and site plan schedule that result. If necessary we would like to meet with the City Planner to discuss/resolve our concerns.

Sincerely,

*Ron Prescott Jane Prescott*

Ron & Jane Prescott,  
14 Murray Street,  
Brampton, Ontario.  
L6X 1R7

RE: An application by G. A. Fendley (File # CIWS.14 - Ward 5) to amend the Official Plan & Zoning By-law.

We the undersigned are opposed to any amendments that would change the zoning on this property from Residential Commercial.

However we have no objection to the property continuing as a non-conforming use or to a by-law change that would recognize the current use but would restrict it only to that use (residential, retail florist & intensive agricultural use of greenhouses).

NAME	ADDRESS
Jane Prescott	14 Murray St
Ron Prescott	14 Murray St.
M. Swablon	20 Archibald St.
Don & Marie Evans	18 Archibald St.
W. C. Stewart	28 ARCHIBALD STR.
David & MacDonald	21 Murray St.
Klaus Mara	15 Murray St.
James F. Fitch	17 Murray St.
Lee Murray	13 Murray St.
Wayne Lewis	13 Murray St.
Kene Tribble	7 Murray St.
Clifford Tribble	7 Murray St.
John Young	3 MURRAY ST.
Wm. W. Thorne	5 Murray St.
L. Jones	9 Murray St.
Mrs. Margaret Thomson	1 Murray St.
Tommy Thomson	1 Murray St.
Carl Baker	24 Archibald St.



NAME	ADDRESS
<del>1. [unclear]</del>	23 Murray St.
Capt. Riddell	18 English Street
Ken Jones	9 MURRAY ST.
John & Bernice Hagquist	11 Murray St.
Jack & Velma Hagquist	12 Murray St.