



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 97-80

To adopt Amendment Number 51  
to the Consolidated Official Plan  
of the City of Brampton Planning  
Area.

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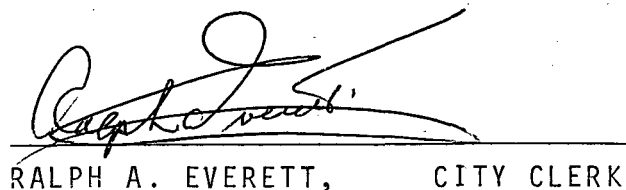
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 51 to the Consolidated 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 Housing for approval of Amendment Number 51 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 9th day of April 1980.

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CITY CLERK

DUPLICATE ORIGINAL

21 - OP - 0006 - 51

AMENDMENT NUMBER 51  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING  
AREA.

MISC. PLAN NO. 577  
LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEBLES  
Katharine Bayle D.L.R.  
1980 July 10 P.M. 2:33  
REGISTRAR OF DEEDS, COUNTY OF PEEBLES

1980 JUL 10 PM 2 33

Amendment No.51

to the

Official Plan for the  
City of Brampton Planning Area

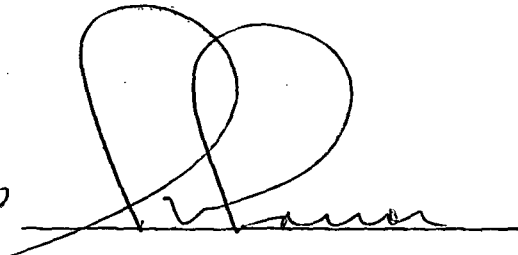
This amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of section 17 of The Planning Act, as follows:

1. Section 2 is modified by deleting the words "Community Commercial" from the last line and replacing them with the words "Neighbourhood Commercial".
2. Section 3 is modified by deleting the subsection number "B 2.3" from the first line and replacing it with the number "B 2.4".

As thus modified, this amendment is hereby approved under section 17 of The Planning Act, as Amendment No.51 to the Official Plan for the City of Brampton Planning Area.

Date .....

*June 24/80*



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



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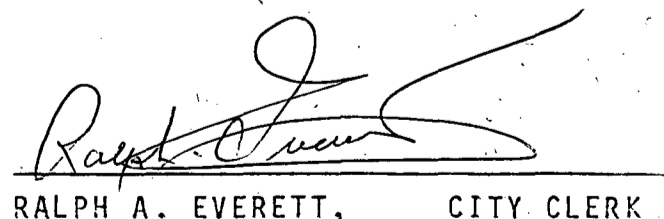
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AMENDMENT NUMBER 51  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING  
AREA

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1. Plate Number 3 (GENERALIZED LAND USE) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule "A" hereto attached from Residential to Commercial.

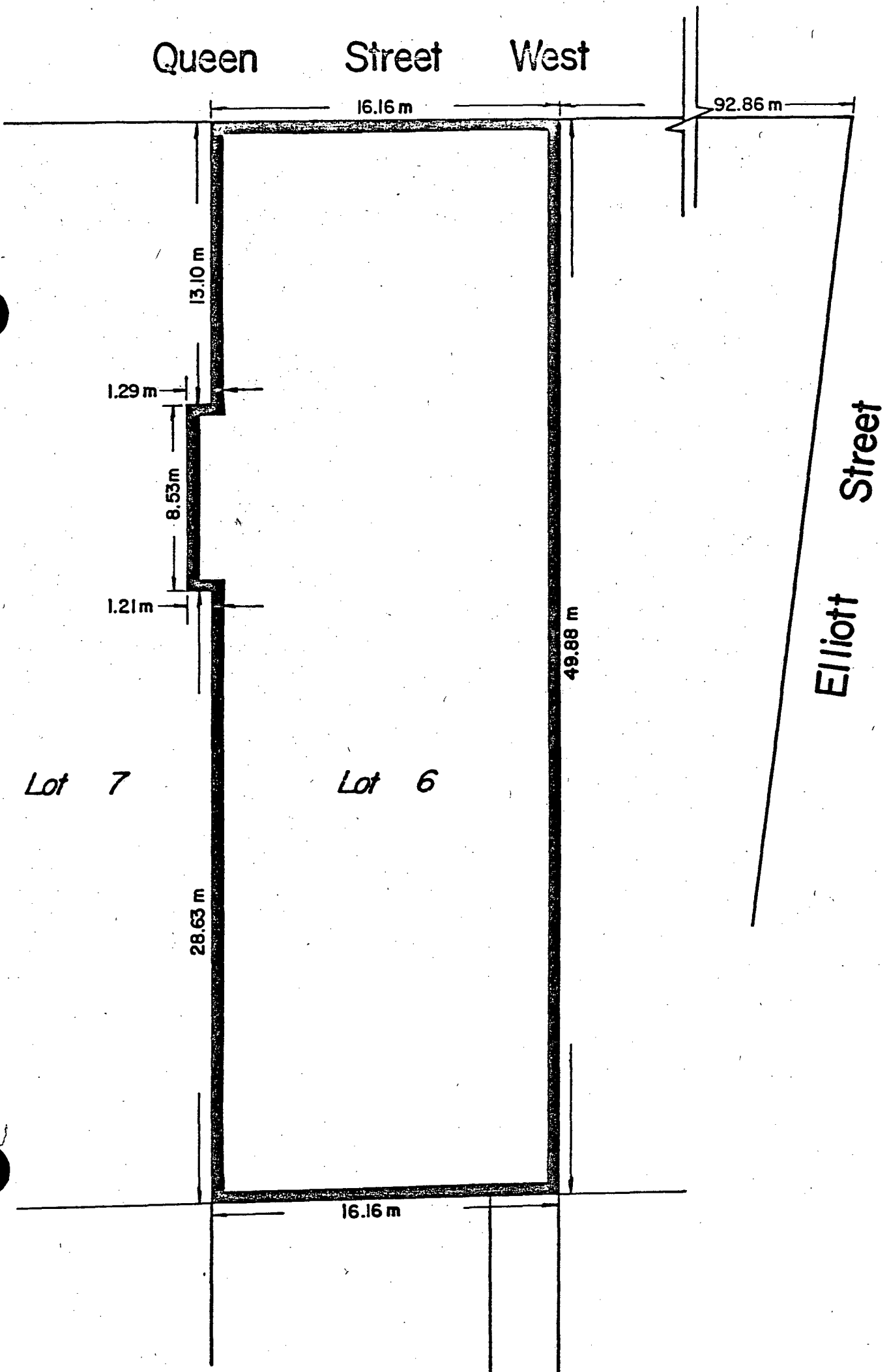
2. Plate Number 7 (LAND USE AND ROAD) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule 'A' hereto attached from Residential Low Density to ~~Community Commercial~~.

Part C, Section B2.0, Subsection ~~B2.3~~, Brampton South Planning District, of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by adding to paragraph 4.0 (Commercial Uses), after sub-paragraph 4.4, the following:

"4.5 An existing residential building and appurtenant lands located on the south side of Queen Street West approximately 109.03 metres west of Elliott Street may be used for commercial purposes provided that the residential building is renovated to accommodate an operator's residence and a trophy shop or similar use."

MODIFICATION  
NO. 2  
UNDER SECTION 14(1) OF  
THE PLANNING ACT

MODIFICATION  
NO. 1  
UNDER SECTION 14(1) OF  
THE PLANNING ACT



O.P. AMENDMENT No. 51  
 Schedule A



1:240

CITY OF BRAMPTON  
 Planning and Development

Date: 1980 03 13 Drawn by: *P.S.*  
 File no. CIW5.10 Map no. 59-26 C

Attached are copies of Reports of the Director, Planning and Development Services dated December 5, 1979 and January 16, 1980, and a copy of the notes of a special meeting of the Planning Committee held on January 8, 1980, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

# INTER OFFICE MEMORANDUM

C6

Office of the Commissioner of Planning and Development

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1979 12 05

TO: Chairman of the Development Team

FROM: Director, Planning and Development Services

RE: Application to Amend the Official Plan  
and Restricted Area By-law  
Lot 6, Plan BR-28.  
GORDON AND MELODY LATIMER  
Our File: C1W5.10

## 1.0 Introduction

An application has been filed to amend the Consolidated Official Plan of the City of Brampton Planning Area and the Restricted Area By-law to permit the operation of a trophy shop at 181 Queen Street West.

## 2.0 Property Description

The subject lands are located on the south side of Queen Street West between McMurphy Avenue South and the Canadian Pacific Railway right-of-way. The property has a frontage of 16.05 metres (52.66 feet) and a depth of 50.69 metres (166.3 feet) comprising an area of 813.57 square metres (8757.0 square feet).

On the site is an older one storey stucco exterior cottage with a two storey addition at the rear, which has permitted the creation of two dwelling units and a wood shed. At the rear of the buildings are the foundation remains of former greenhouses.

...2/



Abutting the premises to the east is an existing photography studio occupying a former residential building. To the south, west and further east are residences while to the north on the north side of Queen Street are, (i) a medical clinic building at the north-east corner of the intersection of West Street and Queen Street West; (ii) an art gallery, a driving school and a wood stove sales outlet, each located in former residences and (iii) residences. No trees exist on the subject lands.

### 3.0 Official Plan and Zoning Status

The subject property according to the Consolidated Official Plan is designated as Residential Low Density.

The Draft Official Plan has designated the subject lands and adjacent property fronting onto Queen Street West as Highway and Service Commercial (Schedule 'F').

According to By-law Number 25-79, the lands are zoned Single Family R1B. The property to the east, except for an intervening residence, is zoned as a Service Commercial Zone SC by By-law Number 25-79. The commercial uses on the north side of Queen Street West are located on lands also zoned as a Service Commercial Zone.

Queen Street West has been classified by the Consolidated Official Plan as an arterial road requiring a future right-of-way width of 23.165 metres (76 feet) whilst the Draft Official Plan has signified a right-of-way width of 30 metres (100 feet) Schedule 'I'.

### 4.0 Proposal

The applicant proposes to renovate the existing dwelling to contain a trophy shop occupying the front portion of the ground floor and an operator's

residence for the remainder of the building. The existing shed will be removed to provide access to the rear yard which will be the location of off-street parking facilities.

The building renovation will include the use of the enclosed porch as part of the sales and display area of the trophy business with a portion of the main ground floor area of the original cottage also to be used for the trophy business. The remainder of the ground floor and the two storey addition will be retained as the operator's residence.

#### 5.0 Comments

The Consolidated Official Plan has designated the lands west of the Canadian Pacific Railway right-of-way as residential. As a consequence of the land use classification of the former by-law (By-law Number 1827) of General Business, four of the 20 dwellings have been converted to commercial uses. The Draft Official Plan proposes a designation of Highway and Service Commercial. By-law 25-79, as presently constructed, continues the "commercialization" of the lands west of the railway right-of-way by zoning a substantial frontage of the north side of Queen Street West as Service Commercial.

A minor widening of Queen Street West equivalent to a total right-of-way width of about 23 metres (76 feet) could be undertaken with limited disruption to existing structures whilst a 30 metre (100 feet) width will have greater impact. Since the applicant has not submitted a surveyor's certificate with the application to indicate the exact location of the existing residential building, the use of the enclosed porch as an integral part of the commercial operation may be unwise if a major widening of Queen Street West is necessary.

The impact of the proposed uses upon abutting residences at the rear can be minimized because of the available parcel depth to accommodate the limited off-street parking facilities that will be required. There may be some

infringement upon the amenity of the residence to the west but with (1) screening of the parking area and low level illumination of the parking area, if any is required, and (2) judicious control of signs and advertising devices will lessen the negative effects.

Obstruction of the traffic function of Queen Street West is not likely to be increased significantly by conversion of the 2 unit dwelling into a trophy business and operator's residence. Desirably it would be ideal to reduce the number of driveway accesses onto Queen Street West and this objective could be pursued wherever and whenever possible.

## 6.0 Conclusion

There is no basic objection to the application to amend the Official Plan and Restricted Area By-law (By-law Number 25-79) to permit the conversion and renovation of an existing residence to accommodate a trophy business and operator's residence. However, a determination must be made of the necessary right-of-way width to be imposed for Queen Street West between the Canadian Pacific Railway right-of-way and McMurphy Avenue. Towards this end, the applicant should be required as a condition of approval to submit a surveyor's certificate of the subject property.

It is recommended that a Public Meeting be held in accordance with City Council's procedures and that subject to the results of the public meeting the following conditions be imposed:

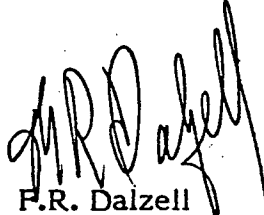
- (1) Road widening satisfactory to the Commissioner of Public Works;
- (2) The applicant file with the City prior to the preparation of a development agreement a surveyor's certificate of the subject lands;
- (3) The shed be removed and the location, design and screening of the off-street parking facilities and access thereto be subject to the approval of the Commissioners of Public Works and Planning and Development;

- (4) The location, size, design and illumination of signs and advertising devices be subject to the approval of the Commissioner of Planning and Development; and
- (5) The applicant enter into a development agreement with the City to ensure that all matters will be undertaken to the satisfaction of the City.

AGREED:



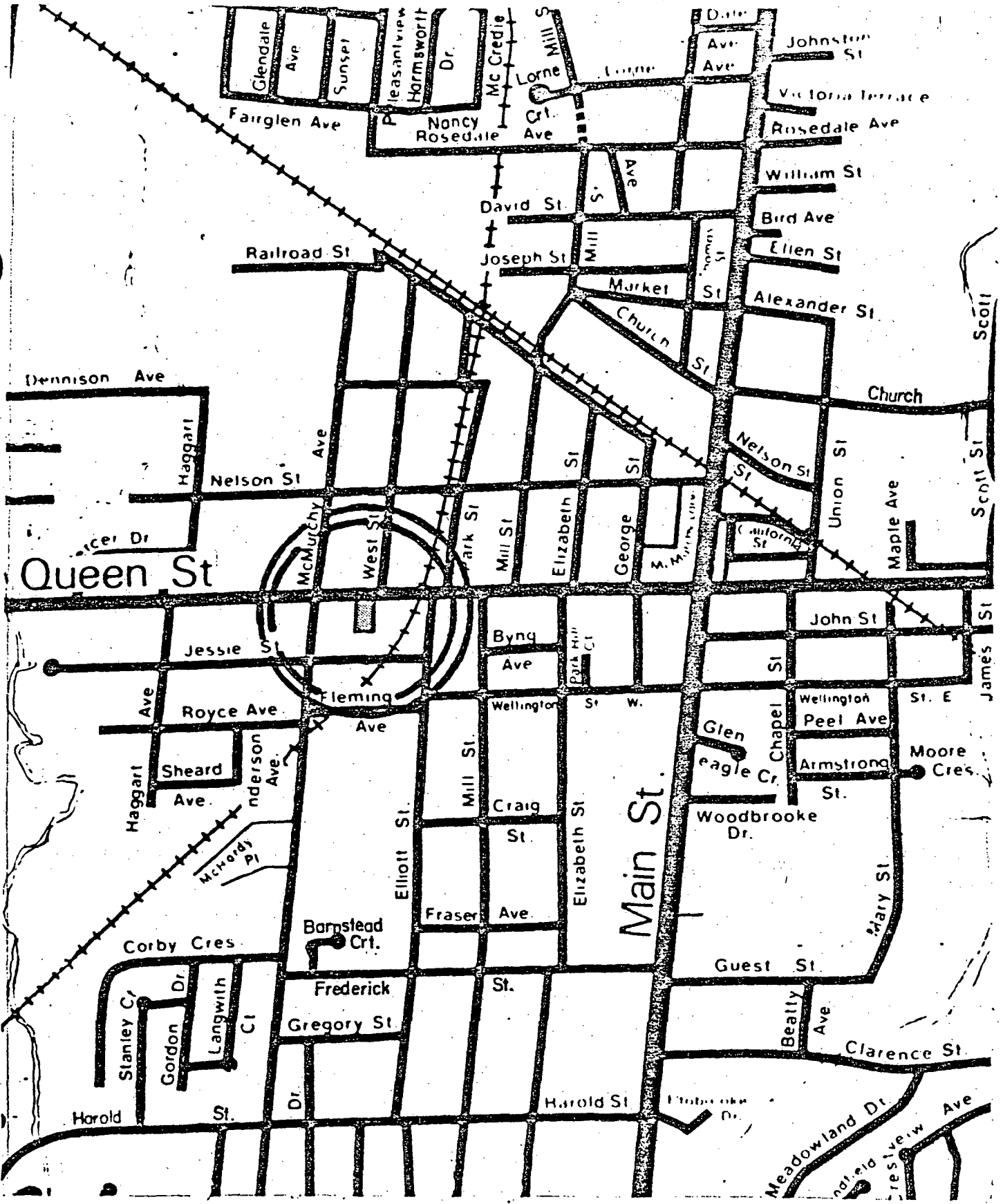
L.W.H. Laine  
Director, Planning and  
Development Services.



F.R. Dalzell  
Commissioner, Planning  
and Development.

LWHL/af  
Encl.

26-6



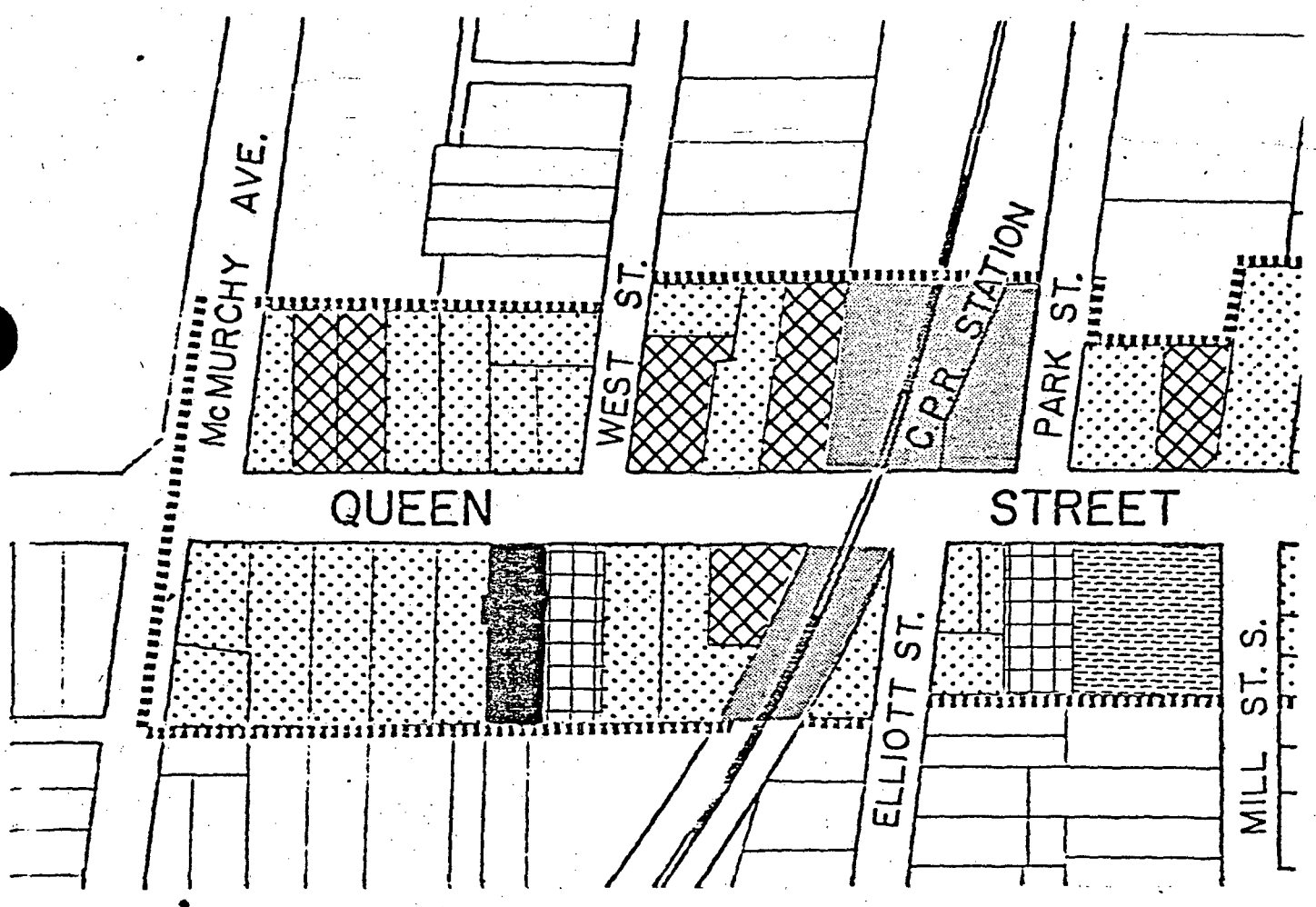
G. & M. LATIMER  
Location Map








CITY OF BRAMPTON  
Planning and Development

Date: 1979 12 13 Drawn by: *SM-J.*  
File no. CIW5.10 Map no. 59-26B

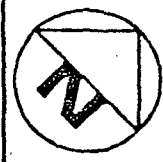
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-  Residential
-  Commercial
-  Residential/Commercial
-  Institutional
-  Railway

 Subject Property

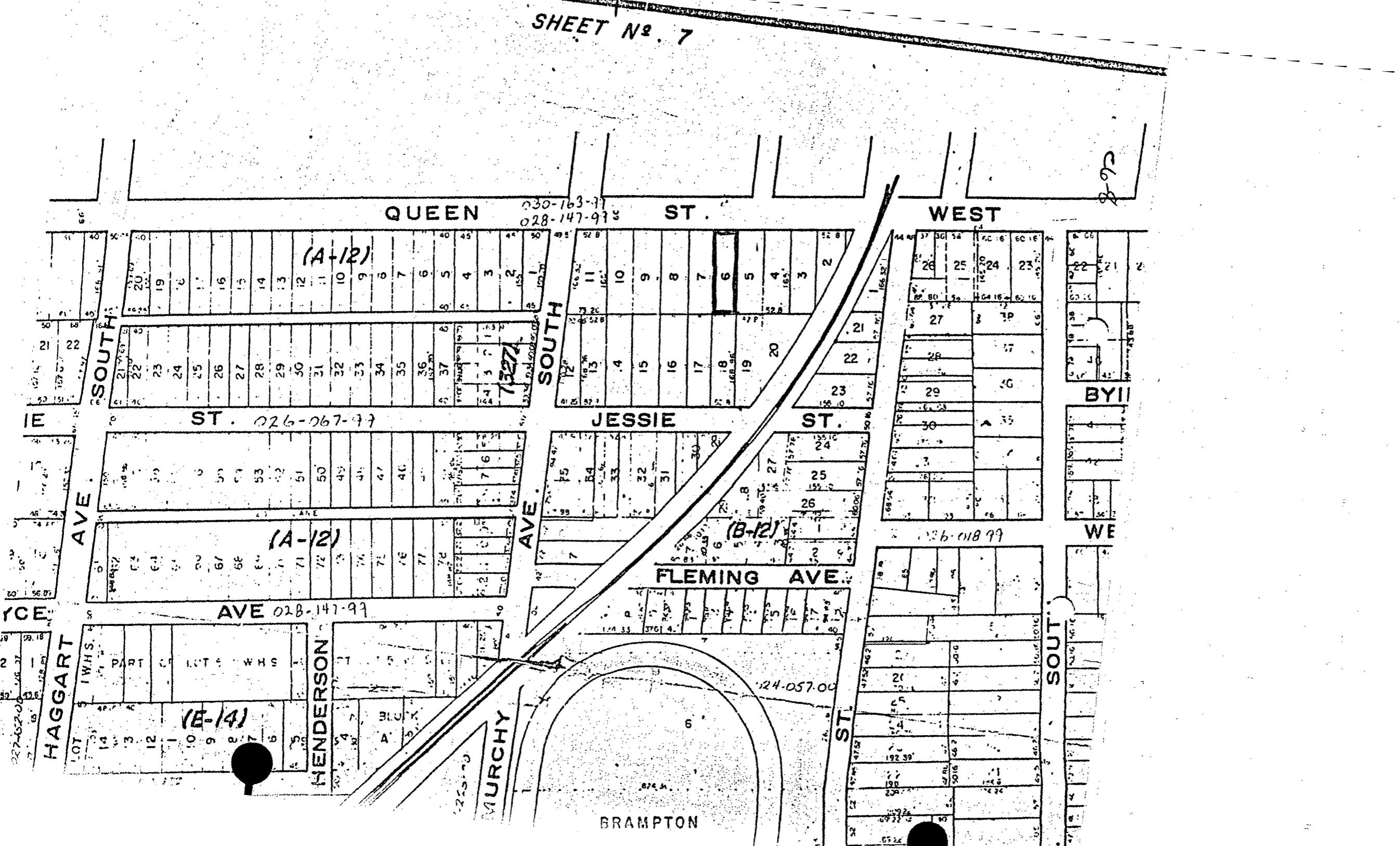
G. & M. LATIMER  
Land Use Map



1:2000

**CITY OF BRAMPTON**  
Planning and Development

Date: 79 12 13      Drawn by: ck  
File no. CIW5.10      Map no. 59-26A



QUEEN ST.

WEST

030-163-77  
028-147-998

(A-12)

SOUTH

ST. 026-067-77

JESSIE ST.

ST.

(A-12)

AVE.

FLEMING AVE.

(B-12)

AVE 028-147-99

BYII

WE

026-018-99

SOUT

HAGGART

(E-14)

HENDERSON

MURPHY

BRAMPTON

024-057-00

268

027-027-00

# INTER-OFFICE MEMORANDUM

C10

Office of the Commissioner of Planning and Development

1980 01 16

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

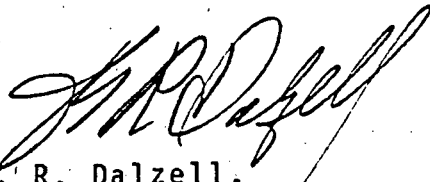
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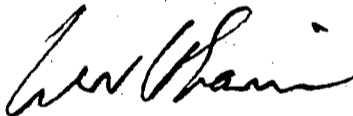
Attached are notes of the Public Meeting, held on Tuesday, January 8, 1980, with regard to the above noted application.

A suggestion was advanced regarding the screening of the parking area and the resultant protection of the amenity of the abutting residences to the rear of the subject site.

It is recommended that Planning Committee direct staff to prepare the appropriate Official Plan Amendment, Zoning By-law Amendment, and Development Agreement, incorporating screening of the parking area, for consideration of City Council.

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

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

LWHL/ec  
attachment



PUBLIC MEETING

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A Special Meeting of Planning Committee was held in the Municipal Council Chambers, 24 Queen Street East, Brampton, Ontario, on Tuesday, January 8, 1980, commencing at 8:10 p.m., with respect to an application by Gordon and Melody Latimer to amend the Official Plan and Restricted Area (Zoning) By-law so that the existing dwelling on the site may be renovated to contain a trophy shop which will occupy the front portion of the ground floor and an operator's residence for the remainder of the building. An existing shed will be removed from the site to provide access to the rear yard to permit off-street parking.

Members Present:

Councillor D. Sutter - Chairman	
Mayor J.E. Archdekin	
Councillor N. Porteous	
Alderman F. Andrews	
Alderman B. Brown	
Alderman H. Chadwick	
Alderman E. Coates	
Alderman K. Coutlee	
Alderman B. Crowley	
Alderman S. Macor	
Alderman F. Russell	
Alderman F. Kee	Alderman R. Callahan

Staff Present:

F. R. Dalzell,	Commissioner of Planning and Development
L.W.H. Laine,	Director, Planning and Development Services
M. Buchinger,	Policy Planner
E. Gilson,	Development Planner
G. Brown,	Development Planner
W. Lee,	Development Planner
E. Coulson,	Secretary

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Approximately 85 members of the public were present.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed

- Cont'd. -

in the local newspapers. Mr. Dalzell replied in the affirmative.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. J. Bunton, 22 Jessie Street, asked if the area was already zoned commercial.

Mr. F. Camirand, 12 Jessie Street, wanted to know if privacy fencing or screening would be provided for the residents on Jessie Street.

Mr. Laine responded that Council could suggest to the commercial applicant as advanced by Mr. Camirand to maintain privacy for Jessie Street residents.

Mr. Camirand noted that the residents of Jessie Street were not being protected by screening from the commercial sites already in the area.

Mr. Laine commented that the parking area would be close to the street, and that the back of the lot was not to be used for parking purposes.

A resident asked if there would be another meeting on the subject proposal.

Chairman Sutter responded that the application would go to Planning Committee on January 21st, and then to City Council for deliberation.

There were no further questions or comments.

Chairman Sutter noted that any further questions or comments may be directed to the Planning and Development Department, or to the Planning Committee at its meeting to be held on January 21st, 1980.

The meeting was adjourned at 8:35 p.m.

12 Jessie Street  
Brampton, Ontario

January 14, 1980

Mr. F. R. Dalzell  
Commissioner, Planning and  
Development Department  
City of Brampton  
37 George Street North  
Brampton, Ontario L6Y 1P4

City of Brampton PLANNING DEPT.	
Date	JAN 17 1980 Rec'd.
File No.	CLW5.10

Dear Sir:

Re: Application of Gordon and Melody Latimer  
181 Queen Street West, Brampton  
File No. CLW5.10

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I wish to refer to your department's letter to me dated December 20, 1979 regarding the application of Gordon and Melody Latimer, 181 Queen Street West, Brampton, to have the Official Plan amended so that the existing dwelling on the site may be renovated to contain a trophy shop.

I attended the public meeting regarding the above matter on January 8, 1980, and at that time, suggested that if the above application was approved, that the same be conditional upon the applicants erecting at the rear of the subject property, a suitable fence and appropriate shrubbery to provide the residents on Jessie Street with the privacy and quiet enjoyment of their homes which should be characteristic of a residential street in the City of Brampton.

I have since been advised to put my views in writing to you and also attend the next meeting on this matter scheduled for January 21 next.

I would appreciate if my suggestion be given full consideration prior to the application being approved.

Yours truly,

Fern Camirand

PASSED April 9th, 1980

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