



THE CORPORATION OF THE CITY OF BRAMPTON

REPEALED  
ByLaw  
194-77

# BY-LAW

Number 117-77

A By-law to amend the 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 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. 13 to the Official Plan 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 a approval of the aforementioned Amendment No. 13 to the Official Plan 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 24th day of May, 1977.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 13

TO THE CONSOLIDATED OFFICIAL PLAN

OF THE CITY

OF BRAMPTON OFFICIAL PLAN

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CONSOLIDATED OFFICIAL PLAN  
OF  
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 13

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 13 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 117-77, 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 Twenty-Fourth day of May, 1977

\_\_\_\_\_  
Mayor Clerk

This amendment to the Consolidated Official Plan 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 Number to the Consolidated Official Plan of the City of Brampton Planning Area.

\_\_\_\_\_  
Date



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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James E. Archdekin, Mayor

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Kenneth R. Richardson, Clerk

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 13 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 13.

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number 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 the Amendment is organized in five sections as follows:

Section 1.0 - Amendment to Part C, Section B, Chapter B1  
Section B.2.0, Sub-section B.2.4.

Section 2.0 - Land Use

Section 3.0 - Implementation

Section 4.0 - Interpretation

3.0 Location

The Amendment is concerned with lands situated in Part of Lot 2, Concession 1, West of Hurontario Street, lying on the west side of Main Street (Number 225) between Charolais Boulevard and Etobicoke Creek, in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of the Amendment is to allow the use of the said lands for a Law Office in addition to the uses permitted under the present Residential designation.

5.0 Basis

On November 15, 1976 an application for Amendment to the Consolidated Official Plan and Restricted Area By-law Number 1827 to permit the use of the site as a Law Office was filed by Mr. David Cohen on behalf of the owner of the subject land.

5.0 Basis (cont'd..)

A Planning Staff report pertaining to this application was submitted to Planning Committee on January 17, 1977. The Committee recommended that a public meeting be held to advise the public of the proposed Amendment to the Official Plan and Restricted Area By-law. This public meeting was held in the Council Chambers at 24 Queen Street East on February 10, 1977.

Subsequently, on February 28, 1977, the City Council approved this application and directed that an Official Plan Amendment and Restricted Area By-law be prepared and presented to Council.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment, which consists of the following text and the attached maps, constitutes Amendment Number 13 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended as follows:

1.0 PART C, SECTION B, CHAPTER B1 SECTION B.2.0, SUB-SECTION B.2.4 BRAMPTON SOUTH PLANNING DISTRICT is amended by adding after Subsection 4.4 page 106 a new Subsection 4.5 as follows:

4.5 The lands located on the west side of Main Street between Charolais Boulevard and Etobicoke Creek, constituting part of Lot 2, Concession 1, west of Hurontario Street, municipally known as #225 Main Street, which are designated Residential, shall be permitted to be used as a Law Office in addition to the residential uses permitted on the said lands.

The existing building, on the said lands as shown on Schedule 'A' attached hereto, shall not be altered in size and shape externally. However, the internal alterations of the existing structure shall be permitted.

The minimum number of parking facilities on the site and their location shall be regulated. In order to reduce any adverse impact on the adjacent residential uses, the landscaping on the said lands shall be regulated and buffering provided around the proposed parking area.

2.0 Land Use

The land use designation of lands located on the west side of Main Street between Charolais Boulevard and Etobicoke Creek shown as edged with a heavy line on Schedule 'A' hereto attached, shall remain Residential with the additional use of the said lands as a Law Office.

3.0 Implementation

3.1 Amendment Number 13 shall be implemented by amendment to the restricted area by-law in such a manner as to impose the appropriate zoning classification and regulations in conformity to Section 1, as above.



3.0 Implementation (cont'd)

3.2 The Corporation of the City of Brampton may enter into agreement incorporating various aspects such as buffering and landscaping of the site as deemed necessary by City Council.

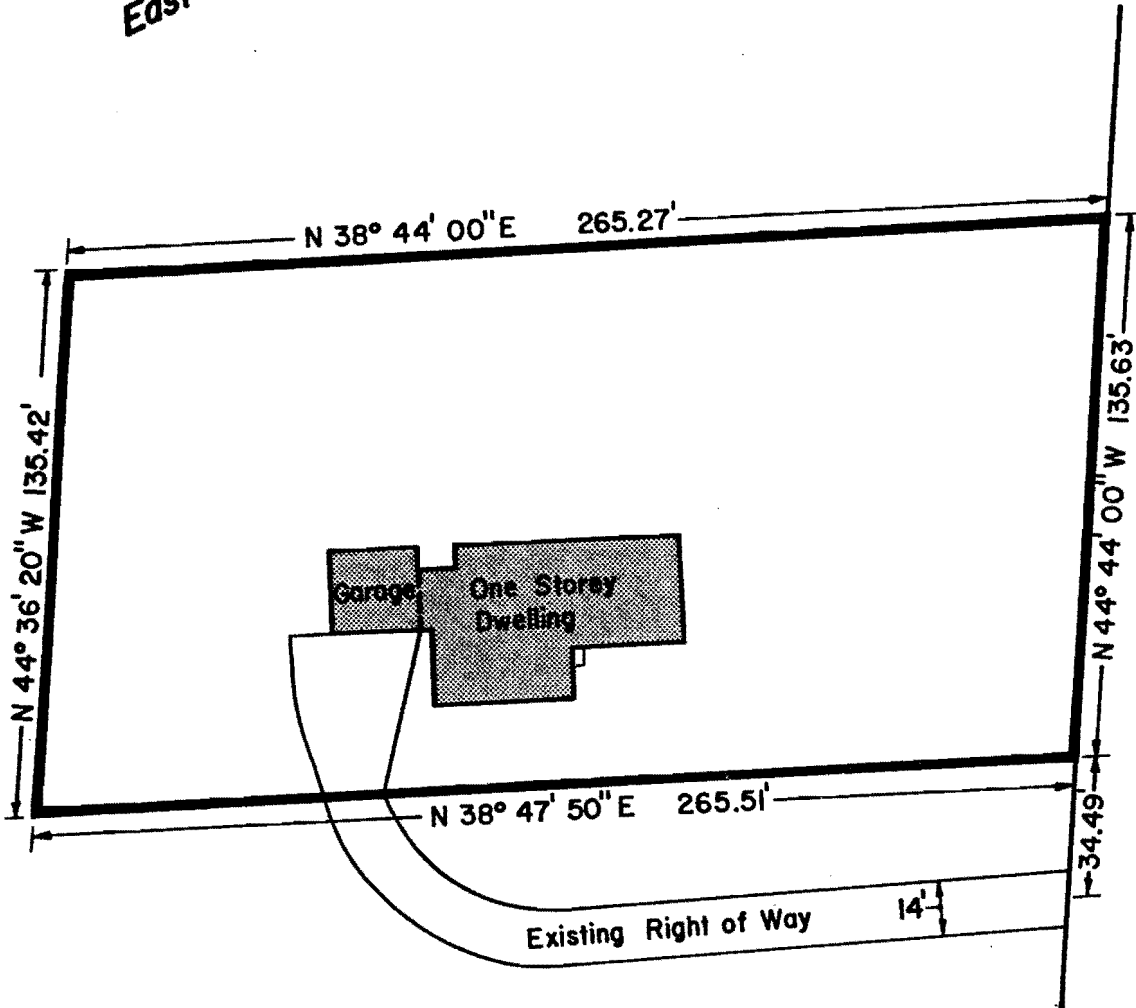
4.0 Interpretation

The provisions of the Consolidated Official Plan, as amended from time to time, with respect to interpretation shall apply to this Amendment.

PART C - APPENDIX

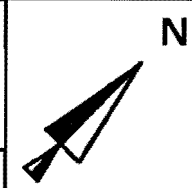
1.0 Attached are copies of reports of the Planning Director dated January 13, 1977 and February 17, 1977 and a copy of the minutes of a Planning Committee meeting held on February 10, 1977 subsequent to the mailing of notices to assessed owners within 400 feet of the subject site.

East Half Lot 2 Concession / W.H.S.



HWY. NO. 10 (MAIN ST.)

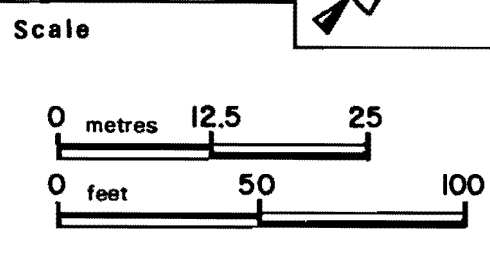
OFFICIAL PLAN AMENDMENT NO.  
SCHEDULE 'A'



Drawn	m.o.
Date	May 1977
File No.	CIW2.6
Dwg. No.	A

**Legend**

	Zone Boundary
	Existing Building



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

January 13, 1977

TO: J. Galway,  
Senior Administrative Officer

FROM: Planning Director

RE: Application to Amend the Official Plan and  
Restricted Area By-law  
East ½ Lot 2, Concession 1, W.H.S.  
David M. Cohen  
Our File ClW2.6

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1.0 Introduction

An application has been submitted for amendments to the Official Plan and Restricted Area By-law to permit a legal office in a residential building on the west side of Main Street (No. 225) between Charolais Boulevard and the Etobicoke Creek.

2.0 Property Description

The .8 acre site has a frontage of 135 feet on Main Street and a depth of 265 feet. Access up the steep slope from Main Street is via a driveway on the adjacent property (No. 227 Main Street) with a right-of-way granted to No. 225 in the deed). On the plateau adjacent to the applicant's property are three houses, one of which has been designed to contain a commercial photographic studio and a residence of the studio owners. The remaining 2 are still in residential use.

South of Charolais Boulevard is the Shopper's World Plaza and west of the applicant's site to Mill Street North is a vacant property proposed for high density residential development in the deferred section of Amendment Number 56, yet to be approved by the Province.

3.0 Official Plan and Zoning Status

Under Restricted Area By-law Number 1827 the site is designated R for Residential development. Proposed Amendment 56 for those parts of the Brampton South Planning District which were deferred, designates the 4 properties mentioned above and the vacant lands behind to approximately the mid-point between Edwin Drive and Charolais Boulevard on Mill Street for high density residential development.

...2/

4.0 Proposal

The applicant proposes to utilize the existing residential building as a law office. No alterations will be made to the exterior of the building and only minor changes to the interior. An existing garage and shed on the site will be removed and 12 parking spaces will be provided, 10 along the western property line and 2 where the separate garage now stands along the north property boundary.

5.0 Comments

The four houses overlooking Main Street South between Charolais Boulevard and the Etobicoke Creek are all relatively new and are unlikely to be acquired and re-developed as part of a high density residential scheme together with the vacant lands behind. Over a longer planning period of time a proposal to increase density is perfectly valid. The four residential buildings can remain through their normal life expectancy, even after the amortization period without jeopardizing the eventual redevelopment potential of the plateau on which they stand. It is feasible that eventually the four properties could be assembled and an apartment building constructed with a new access to Charolais Boulevard instead of Main Street.

In the meantime, from a planning point of view, it is reasonable to consider transitional uses prior to eventual redevelopment. Limited office uses would be quite acceptable so long as they do not restrict the amenity of neighbouring properties which remain in residential use.

The provision of parking spaces must be made in such a way as to preserve all trees and bushes at the rear of the property. This probably will mean a reduction of spaces from the 12 shown on the site plan to 6 to 8 spaces and these should be located only adjacent to the rear property boundary.

To assist in identifying the access location of the law office an appropriate size sign indicating the street number and the law offices near the driveway entrance would be acceptable.

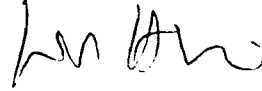
No changes to alter the residential character of the building and no floodlighting should be permitted.

...3/

Recommendation

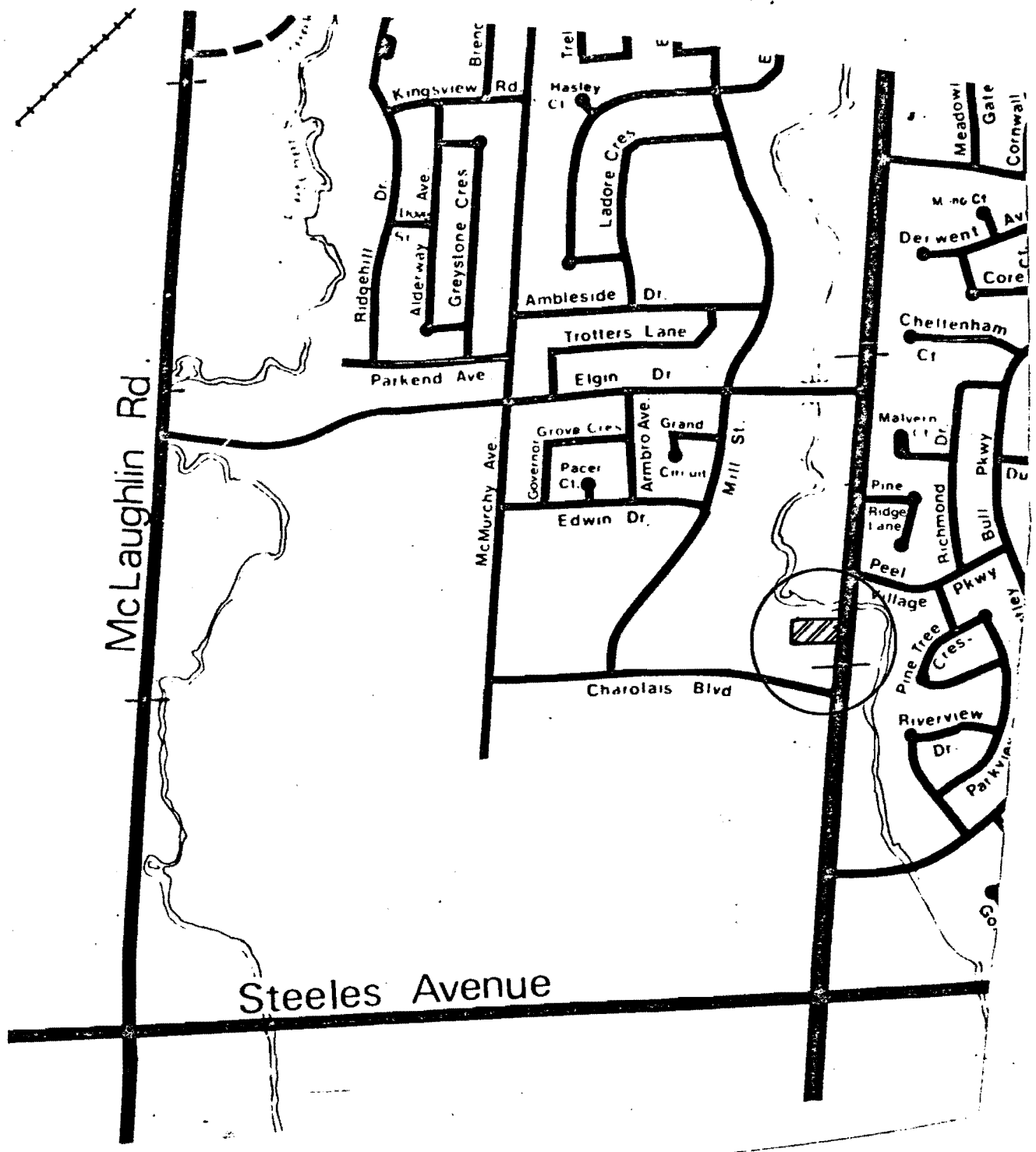
It is recommended that the application to amend the Official Plan and Restricted Area By-law to permit the conversion of an existing single family residence into a legal office be the subject of a public meeting in accordance with Planning Committee procedures.

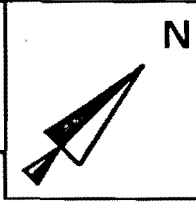
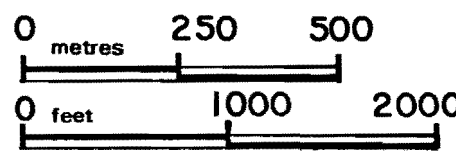
LWHL/MB/am



L.W.H. Laine,  
Planning Director

A-4



Application			Drawn	b.k.
DAVID M. COHEN			Date	Jan. 14, 1977
Legend			File No.	CIW 2.6
LOCATION MAP			Dwg. No.	A
Scale				
		CITY OF <b>BRAMPTON</b> PLANNING DEPARTMENT		




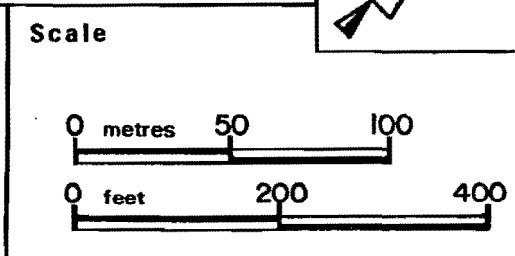
**Application**  
**DAVID M. COHEN**



Drawn	ps
Date	Jan. 12, 1977
File No.	CIW2.6
Dwg. No.	A

**Legend**

 **Boundary of Application**



**CITY OF**  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT

A10, b

Concession 1 W.H.S.

265.27'

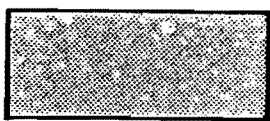
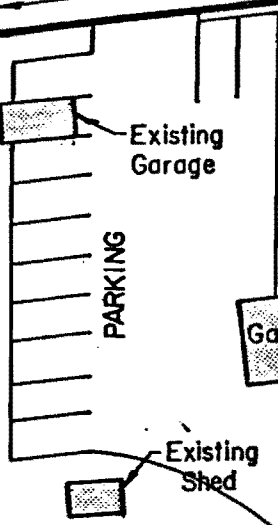
135.63'

(Main Street South)

HWY. No. 10

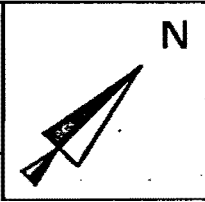
265.51'

135.42'



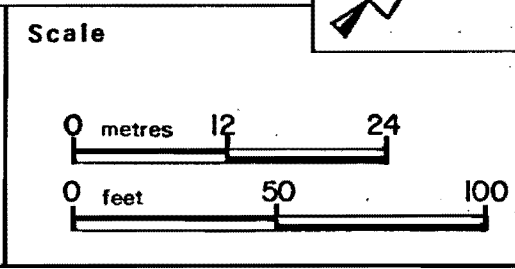
Lot 2  
Lot 1

Application  
**DAVID M. COHEN**



Drawn	ps
Date	January 1977
File No.	CIW2.6
Dwg. No.	A

Legend  
**SITE PLAN**



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



February 17, 1977

TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lot 2, Concession 1, W.H.S.  
(Chinguacousy Township)  
DAVID M. COHEN  
Our File ClW2.6

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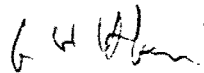
A public meeting was held on February 10, 1977 to receive comments on a proposal to change the occupancy of an existing dwelling from that of a residence to a legal office. A copy of the notes recorded at that meeting is attached.

Concern over the proposed change in use was expressed by or on behalf of the owners of adjacent and abutting properties regarding the status and condition of the existing driveway access to the proposed legal office, location and extent of the private parking area to be provided for the legal office, assurance that the residence will be retained and used for the legal office, existing trees on or near the property boundaries will be retained, law office sign to be located on the subject lands and in accordance with an acceptable design similar to that of the photographic studio, the restrictive nature of the proposed zoning by-law (law office only) and the method to be used other than the zoning by-law to ensure that the applicant will comply with the desires of the abutting property owners as agreed to by the applicant and will fulfil the requirements of the City.

It would appear that the proposed change in use would be acceptable to the nearby property owners and the applicant on the premise that the existing residence were to remain and that the residential amenity of the nearby properties were to be protected by a specific use zoning by-law and development agreement.

It is recommended that Planning Committee recommend to City Council that staff be directed to prepare the appropriate official plan amendment, restricted area by-law and development agreement for presentation to the Administration and Finance Committee.

LWHL/rla

  
L.W.H. Laine  
Planning Director

attachment (1)

PUBLIC MEETING

DAVID M. COHEN

A Special Meeting of Planning Committee was held on THURSDAY, February 10, 1977 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:40 p.m. to hear presentation on a proposal to amend the Official Plan and Restricted Area By-law to permit the conversion of the existing single family residence into a legal office.

Members present were: F.R. Dalzell Chairman  
K.G. Whillans Councillor  
Mrs. E. Mitchell Councillor

Staff present were: L.W.H. Laine Planning Director

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Approximately 14 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed by-law and to solicit their comments and questions.

The Chairman then asked the Planning Director to outline the proposal to the public and explain the intent of the applicant. After the close of the Planning Director's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mrs. Campbell, 227 Main Street South expressed the following concerns:

- (1) Existing right-of-way of driveway.
- (2) Parking area for visitors - 14 spaces proposed.
- (3) Potential growth of office, would house remain adequate for possible addition of staff.
- (4) Landscaping
- (5) Status of zoning

Mr. Donald Seeback, on behalf of Mr. & Mrs. Berchtold, 221 Main Street South stated the three main concerns of his clients which were

- (1) Trees on northern boundary of land not to be taken down.
- (2) No parking along the northern boundary
- (3) Building to remain as a house from the exterior and protection required in the proposed by-law that the house remain and not be torn down.

Mr. Donald Seeback stated that his clients has no objection to the proposal if the above three items are adhered to.

Mr. David Cohen stated that he would abide by all the above concerns and that he was willing to enter into a mutual agreement with the parties concerned.

Mr. Cohen advised that with regard to parking, signs would be put up advising his clients where to park and that the office sign would be an acceptable one. Mr. Cohen mentioned that he would remove two sheds that were already on the property.

Ruth McCallum of 229 Main Street South asked what type of zoning would be used. She was informed that the zoning proposed would be a specific by-law applicable to the subject property and proposed use in addition to a development agreement.

There were no further comments or questions and the meeting adjourned at 8:10 p.m.

PASSED May 24th, 19 77



# BY-LAW

No. 117-77

A By-law to amend the Official  
Plan of the City of Brampton  
Planning Area.

BY-LAW 117-77 REPEALED BY BY-LAW 194-77