



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 137-84

To adopt Amendment Number 35  
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, 1983 hereby ENACTS as follows:

1. Amendment Number 35 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 35 to the Official Plan of the City of Brampton Planning Area.

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

This 11th day of June, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

By-Act 13: - 7-

AMENDMENT NUMBER 35  
to the Official Plan of the  
City of Brampton Planning Area

Amendment No. 35  
to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to 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. 35 to the Official Plan for the Brampton Planning Area.

Date... *July 25/84* .....

*D. P. McHugh*  
\_\_\_\_\_  
**D. P. McHUGH**  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing



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This 11th day of June, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

1. Purpose:

The purpose of this amendment is to delete certain policies with respect to parking standards contained in the Official Plan for the City of Brampton Planning Area, in respect of the lands shown outlined on Schedule A to this amendment.

2. Location:

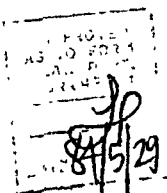
The lands subject to this amendment comprise an area of approximately 5.8 hectares (14.5 acres) and are located on the south side of Highway Number 7 to the east of the City boundary at Norval, being part of Lot 10, Concession 6, W.H.S., (geographic Township of Chinguacousy) in the City of Brampton.

3. Amendment:

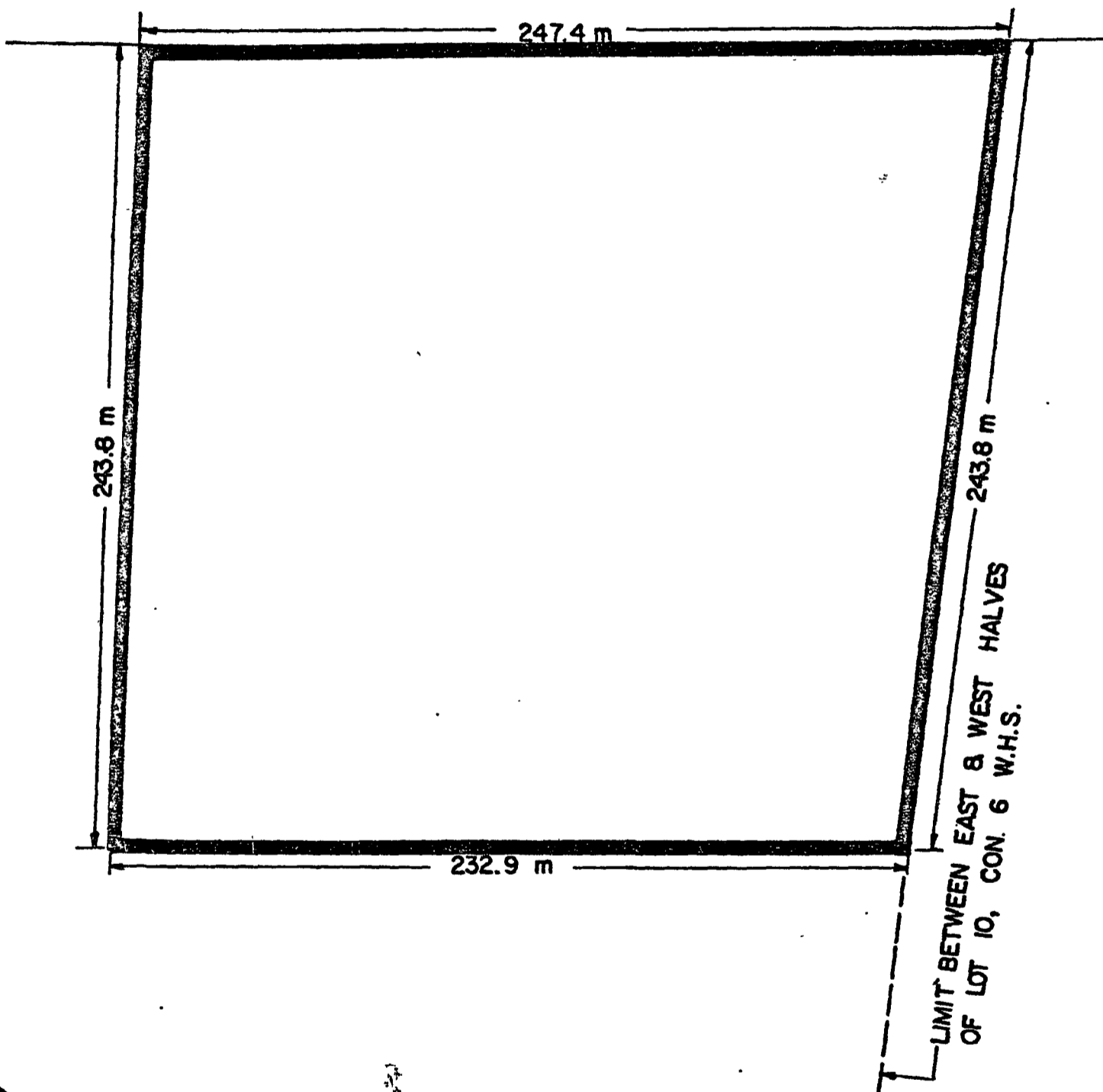
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) by deleting therefrom subsections 2.2.10.2 and 2.2.10.3, and

(2) by renumbering subsection 2.2.10.4 as subsection 2.2.10.2.



KINGS HIGHWAY No. 7



AMENDMENT AREA

OFFICIAL PLAN AMENDMENT No. 35

Schedule A



1:1800

CITY OF BRAMPTON  
Planning and Development

Date: 84 01 26 Drawn by: RB

File no. 06W10.1 Map no. 37-2H

BACKGROUND MATERIAL TO AMENDMENT NUMBER 35

Attached is a copy of a report of the Director, Planning and Development Services, dated January 16, 1984 and a copy of a report from the Director, Planning and Development Services, dated April 3, 1984 forwarding notes of a public meeting held on March 28, 1984.

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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January 16, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law  
 Part of Lot 10, Concession 6, W.H.S.  
 (former Township of Chinguacousy)  
 R. CRAWFORD (PINE VALLEY FARMS)  
 Ward Number 6  
 Our File Number C6W10.1

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The above noted application for amendment to the zoning by-law involves a proposal to extend the existing greenhouse and specialty retail uses to include a restaurant and licensed lounge. At its meeting held on February 25, 1980, Council directed that a public meeting be held and that the application be approved subject to the results of the public meeting and a number of conditions. A public meeting was held on March 6, 1980, and staff were subsequently directed to prepare an amendment to the zoning by-law and a development agreement for presentation to Council. (A copy of the Planning Report dated February 7, 1980 is attached.)

The documents were prepared accordingly, however, a considerable amount of time passed before the development agreement was executed by the applicant and returned to the City. In view of this, it is recommended that another public meeting be held prior to enactment of the zoning by-law and final execution of the development agreement.

With respect to the current Official Plan designation, it is noted that the recently approved Official Plan designates the subject property as Commercial and identifies it by the number 2 on Schedule A. The policies pertaining to the property include specific parking standards for the restaurant, lounge and retail store. Staff are of the opinion that the parking



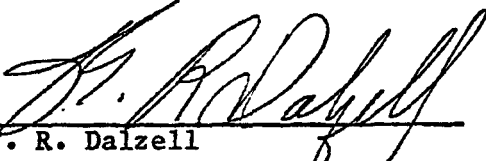
C2-2


standards are not appropriate in light of current parking standards that have been developed for inclusion in zoning by-laws. It is therefore recommended that the Official Plan be amended to delete the parking standards. The zoning by-law will reflect the parking standards applied in current practice. Staff note that the amendment to the Official Plan can also be the subject of the above noted public meeting.

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

- A. A Public Meeting be held in accordance with appropriate procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to present to Council amendments to the Official Plan and zoning by-law and a development agreement.

AGREED

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

  
\_\_\_\_\_  
L. W. H. Laine  
Director of Planning and  
Development Services  
Division

JR/thk/6

C2-

1980 02 07

TO: Chairman, Development Team

FROM: Director, Planning and Development Services

RE: Application to Amend the Restricted Area  
 By-law  
 Part of Lot 10, Concession 6, W.H.S.  
 (former Township of Chinguacousy)  
 R. CRAWFORD (PINE VALLEY FARMS)  
 Our File C6W10.1

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1.0 Introduction

An application to amend the restricted area by-law for the above noted property has been received by the Clerk's Department.

2.0 Site Description

The site, totalling 12.4 hectares (30.642 acres) is located on the south side of Highway No.7 just to the east of the City boundary at Norval. The lands have approximately 210.1 metres of frontage on Highway 7 and about 537.2 metres of depth, the property is roughly rectangular in shape and includes a portion of the Credit River within its boundaries. Abutting lands to the west, having an area of 13.04 hectares, are owned by another member of the same family.

The site, incorporating part of the Credit River and its valley, is well treed along the river valley and the western side of the property. The northerly two thirds of the site is tableland which slopes southerly towards the river. Much of this tableland is open area however the river valley and the river itself are located in the southernmost third of the property which has varied topography, (the walls of the valley are relatively steep,) and is well treed.

C2-4

- 2 -

2.0 Site Description (cont'd)

The woodlot areas on the property are classified as Classes One, Three and Five by the 1978 Ecological study Woodlot Management in an Urban Context. Class One is described in the study as follows: "These are the significant, sensitive units. They should be preserved and protected from development and neighbouring encroachment. Human contact should be minimal. Even low levels of disturbance can put undue pressures on the ecosystems." Class Three is defined as being of lower quality but still sensitive to use, while Class Five woodlots are of low quality and sensitivity, however they still deserve consideration for the benefits they bring to the environment.

The Class Three and Five woodlots are in the Credit River Valley, in the southern part of the property. The Class One woodlot is located along the western side of the site. None of the woodlots would apparently be affected by the proposal which is the subject of this application.

The site is presently occupied by the Pine Valley Farms and Pine Valley Campsite operations. The campsite occupies the more southerly portion of the property (on the north side of the river) and shares the access to Highway 7 with Pine Valley Farms. The Pine Valley Farms store and greenhouses are located on the northernmost part of the site, close to Highway 7. The operation consists of a retail store selling home baked goods and preserves, a small greenhouse used for the display of plants for sale, and a very large greenhouse where roses are grown for wholesale distribution.

Surrounding the site, land uses are mixed. To the east is the Moore Instruments property, which was the subject of a special approval for industrial land use at a very

...3/

2.0 Site Description (cont'd)

low density. To the north, west and south are mixed residential and agricultural land uses, and much of the land is actually vacant due to the hazard land locations.

The subject site is on the very eastern edge of the hamlet of Norval and the entrance is located part way up the long hill from the main part of the hamlet.

The northerly portion of the entire site, the part occupied by the Pine Valley Farms operation, is actually the subject of the present application. The lands occupied by the campsite are excluded from this application.

3.0 Official Plan and Zoning Status

The property is designated Agriculture in the Consolidated Official Plan. Chapter C3 of the Consolidated Official Plan provides for certain highway commercial uses to be permitted along Highway 7 in the rural areas of the former Township of Chinguacousy, subject to detailed criteria to ensure that the location is appropriate. An Official Plan Amendment will therefore not be necessary to permit the subject application.

The site is zoned A1 - Agricultural by By-law 861 as amended of the former Township of Chinguacousy. The southern half of the site has a special A1 category which in addition to agricultural uses permits a campsite. (By-law 21-71). A by-law amendment is required to permit the proposed new uses on the northern half of the property.

4.0 Proposal

The applicant is proposing that the existing retail and agricultural operation operated under the name Pine Valley Farms be expanded to include a restaurant and licensed

C2-6

4.0 Proposal (cont'd)

lounge. The existing small greenhouse adjacent to the store, having dimensions of approximately 12.19 metres (40 feet) by 31.4 metres (103 feet), is to be converted for use as a restaurant. The area outside this greenhouse is to be an outdoor patio area (the "garden court,") and is to be used for summertime dining. The second floor of the existing retail store is to be converted for use as a licensed lounge.

The site plan also shows areas for the future expansion of the operation. The store and greenhouses are to be expanded to the south of the existing buildings, and the garden court is to be expanded north and west of the proposed first phase.

The parking on the existing site is to be more than doubled in size. Presently, a paved lot directly to the west of the store accommodates about 19 cars, and an adjacent gravelled surface lot accommodates a further 24. A new lot to the west of the existing main driveway is to provide spaces for a further 58 cars. An area to the south of the existing parking areas is indicated on the plan as additional future parking.

5.0 Comments

No adverse comments have been received with regard to this application.

The Parks and Recreation Department has commented that boulevard trees and on-site landscaping should be required along Highway 7.

The Ministry of Transportation and Communications has indicated that they have no objection to the proposed business expansion however any necessary highway improvements will be at the applicant's expense. They also point out that the applicant should be aware of their

5.0 Comments (cont'd)

future plans to widen Highway 7 in this area.

The most significant concern from a planning standpoint, with respect to this application, is the provision of parking for the proposed uses. The applicant has requested that the parking requirement recognize the probable combined usage of the property (i.e. that a dining room customer may also patronize the store,) so that excessive parking area is not required. Planning staff are of the opinion that parking should be provided on the basis of the patron use area of the store, dining room and licensed lounge, however the area of the garden court should not be included in the square footage for parking purposes since it will be used in the summer when the restaurant area within the greenhouse is likely to be too hot to be occupied. The greenhouse restaurant and the garden court are therefore unlikely to both be occupied at the same time.

Planning staff would therefore recommend that the zoning by-law amendment for this site reflect the following parking requirements:

- restaurant and lounge - one space for every 4 square metres of floor area devoted to patron use.
- retail store - one space for every 28 square metres gross floor area.

These standards are consistent with those of By-law 25-79 and this number of spaces can easily be accommodated on the site.

Staff would like to note further that the retail store should be limited to the specialty operation currently in existence, i.e. selling home baked goods, preserves, local produce, plants, etc., since this is complementary

5.0 Comments (c - t'd)

C2-8

to the proposed country restaurant theme: An ordinary retail commercial use would not be appropriate in this location.

6.0 Recommendation

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

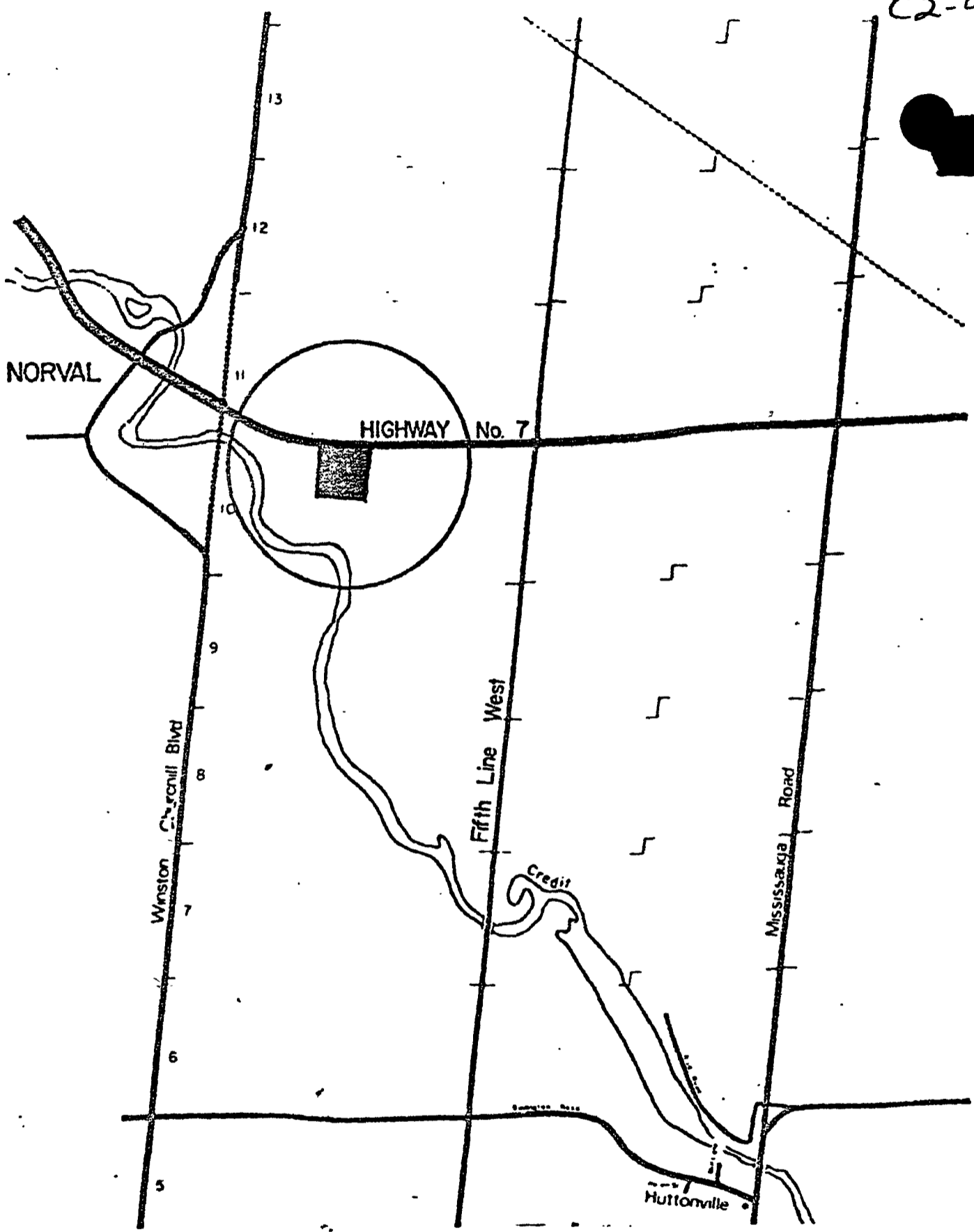
- (a) a Public Meeting be held in accordance with Council procedures, and
- (b) subject to the results of the Public Meeting, the application to amend the zoning by-law be approved subject to the following conditions:
  1. The applicant agree to submit landscaping plans for approval by the Planning and Development Department.
  2. The applicant enter into an agreement with the City to provide for the development of the site in accordance with approved site and landscaping plans.
  3. The zoning by-law amendment for the subject site contain provision whereby the retail store on the subject site be limited to the specialty operation as described in this report and that the by-law amendment contain provision for parking on the site in accordance with the standards as outlined in this report.

EG/am

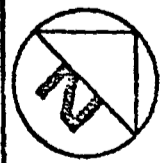
L.W.H. Laine,  
Director, Planning and  
Development Services

Agreed: F.R. Dalzell,  
Commissioner of Planning  
and Development

C2-a



*R. CRAWFORD-Pine Valley Farms  
Location Map*



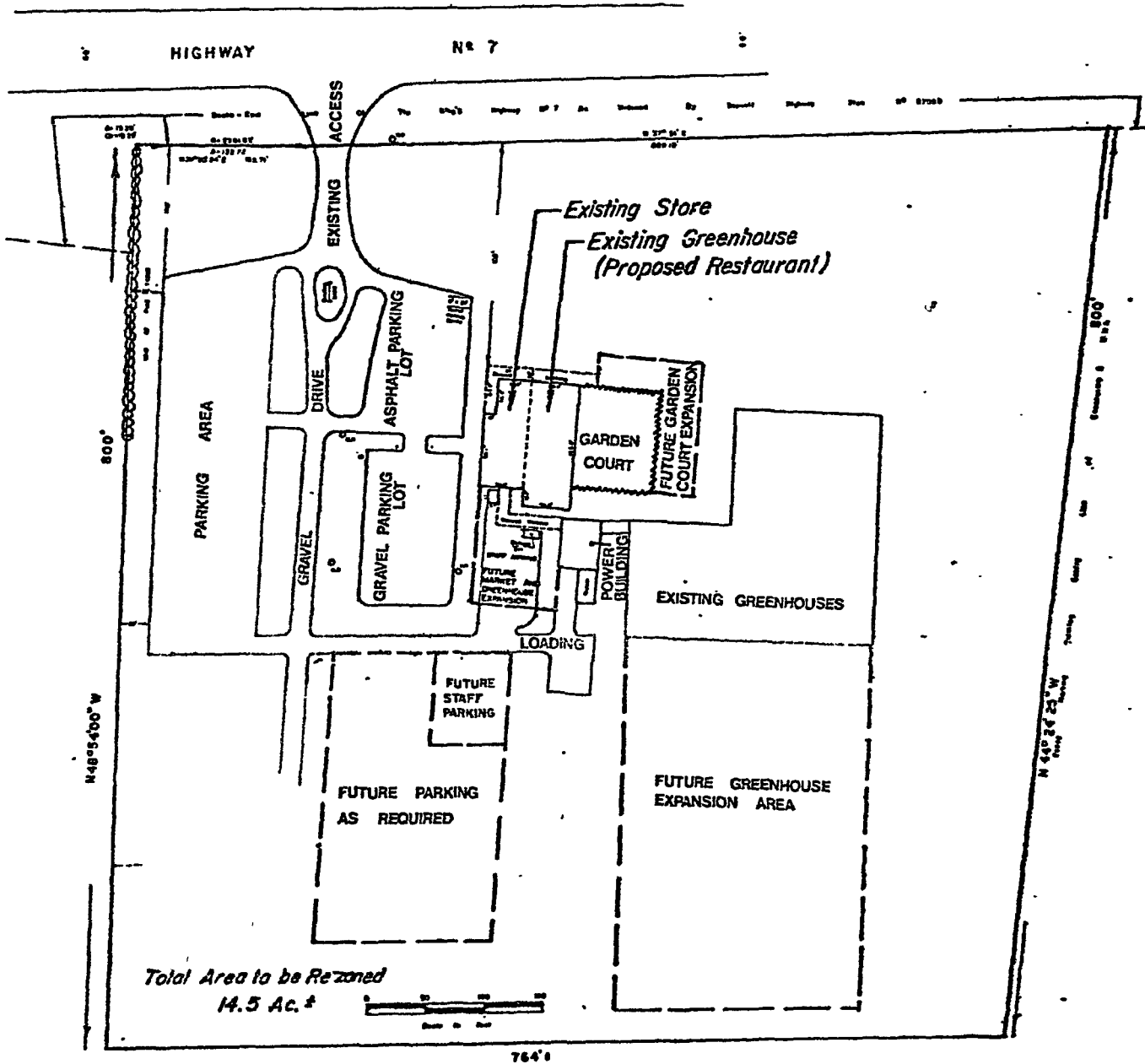
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**CITY OF BRAMPTON**  
Planning and Development

Date: 1980 01 29 Drawn by: J.N.d.  
File no. C6W101 Map no. 37-2C



C2-10



Total Area to be Rezoned  
14.5 Ac. ±

R. CRAWFORD-Pine Valley Farms  
Site Plan



CITY OF BRAMPTON  
Planning and Development

Date: 1980 01 29 Drawn by: J.M.J.  
File no. C6W10.1 Map no. 37-2D

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1984 04 03

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan and  
the Zoning By-law  
(former Township of Chinguacousy)  
R. CRAWFORD (PINE VALLEY FARMS)  
Ward 6  
Our File: C6W10.1

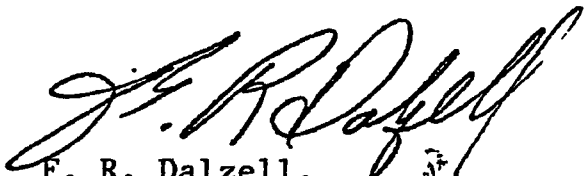
The notes of the Public Meeting held on Wednesday, March 28, 1984 with respect to the amendments to the Official Plan and Zoning By-law concerning the above noted proposal are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no letters of objections or comments have been received.

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

- 1) The notes of the Public Meeting be received;
- 2) Staff be directed to prepare the amendments to the Official Plan and Zoning By-law and a development agreement 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/JMR/ec  
enclosure

D4-2

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, March 28, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:58 p.m., with respect to an application by R. CRAWFORD (PINE VALLEY FARMS) (File: C6W10.1 - Ward 6) to amend the Official Plan and Zoning By-law to delete the "site specific" parking criteria applicable to the subject property and to permit the extension of of the existing greenhouse and specialty retail uses to include a restaurant and licenced lounge.

Members Present: Councillor E. Mitchell - Chairman

Alderman R. Crowley  
Alderman F. Andrews  
Alderman C. Gibson  
Councillor F. Russell  
Alderman M. Annecchini  
Alderman H. Chadwick  
Alderman E. Carter  
Alderman T. Piane  
Councillor P. Robertson  
Councillor N. Porteous

Staff Present: L.W.H. Laine, Director, Planning and  
Development Services  
J. Robinson, Development Planner  
E. Coulson, Secretary

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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. Laine replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 9:59 p.m.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, Patricia Robertson  
of the Town of Halton Hills  
in the Regional Municipality of Halton  
make oath and say:

I am a subscribing witness to the attached instrument and I was  
present and saw it executed  
at the Town of Halton Hills by Robert William Brandon Crawford

I verily believe that each person whose signature I witnessed is  
the party of the same name referred to in the instrument.

SWORN BEFORE ME )  
at the Town of Halton Hills )  
in the Regional Municipality )  
of Halton )  
this 3rd day )  
of November , 1983 . )  
A commissioner, etc. )

Patricia Robertson

[Signature]

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I/~~we~~ Robert William Brandon Crawford  
of the City of Brampton  
in the Regional Municipality of Peel  
(severally) make oath and say: When I/~~we~~ executed the attached  
instrument,

I WAS / ~~WE WERE EACH~~ at least eighteen years old;  
and within the meaning of section 1(f) of the Family Law Reform Act,  
(a) I WAS / ~~I WAS NOT~~ a spouse.  
(b) ~~was my spouse.~~  
(c) ~~we were spouses of one another.~~

SEVERALLY SWORN before me at )  
the Town of Halton Hills )  
in the Regional Municipality )  
of Halton )  
this 3rd day of November, )  
, 1983 . )  
A commissioner, etc. )

[Signature]

[Signature]

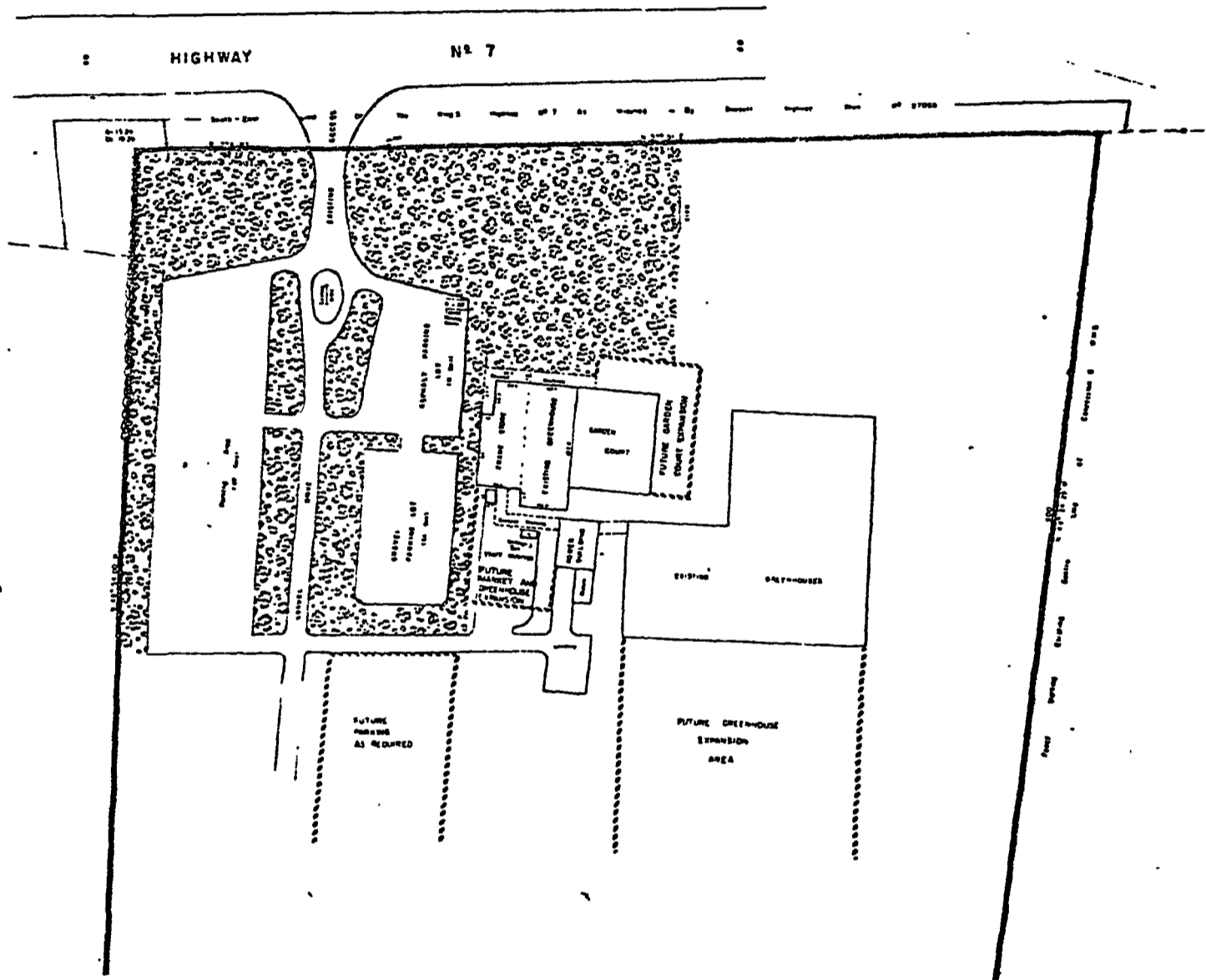
SCHEDULE A

LEGAL DESCRIPTION OF THE LANDS

The land situated in the City of Brampton, in The Regional Municipality of Peel (formerly in the Township of Chinguacousy in the County of Peel), and being the part of Lot 10, Concession 6, West of Hurontario Street designated as Part 1 on a Reference Plan in the Land Registry Office for the Registry Division of Peel (No. 43) as Number 43R-2312.

SCHEDULE OF APPROVED PLANS

DESCRIPTION OF PLAN	PREPARED BY	NUMBER OF PLAN	DATE OF PLAN	DATE OF APPROVAL	APPROVED BY
SITE PLAN	SEE SITE PLAN ATTACHED HERETO AS SCHEDULE B-1.				
ELEVATION CROSS-SECTION DRAWINGS	NOT REQUIRED				
LANDSCAPE PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF NEW USES SET OUT IN THE REZONING BY-LAW.				
DRAINAGE PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF NEW USES SET OUT IN THE REZONING BY-LAW.				
ROAD WORKS, PARKING AREAS and ACCESS RAMP PLAN	SEE SITE PLAN				



 Landscaped Open Space

DEVELOPMENT  
AGREEMENT  
Schedule B-1



1:1700

CITY OF BRAMPTON  
Planning and Development

Date: 1980 04 11 Drawn by *P.S.*  
File no. C6W10.1 Map no. 37-2F

LANDS AND EASEMENTS TO BE CONVEYED TO THE CITY

NIL



SCHEDULE D

SPECIAL PROVISIONS

The landscape plan required to be approved pursuant to this agreement shall ensure that adequate provision is made for boulevard tree planting and landscaping along Highway No. 7. This landscape plan shall also include a schedule showing completion dates of various phases of the landscaping to coincide with the completion of various phases of the development of the land. Once approved, this schedule of landscape completion shall govern completion of the landscape work required pursuant to this agreement and the provisions of paragraph 13.2 of this agreement shall no longer apply.

Landscape  
Plan

DATED: \_\_\_\_\_

ROBERT WILLIAM  
BRANDON CRAWFORD

AND

THE CORPORATION OF THE  
CITY OF BRAMPTON

AND

FARM CREDIT CORPORATION

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CITY OF BRAMPTON,  
LAW DEPARTMENT,  
150 CENTRAL PARK DRIVE,  
BRAMPTON, ONTARIO.  
L6T 2T9