



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 162-77

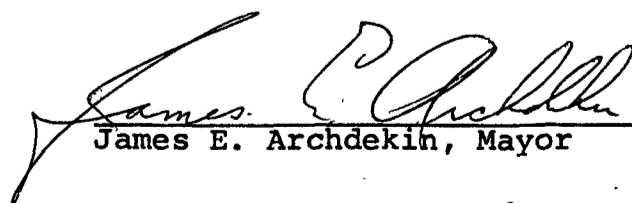
A By-law to amend the Official Plan of the City of Brampton Planning Area.

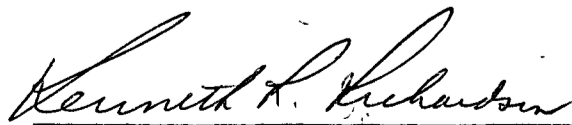
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The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970 Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973 hereby ENACTS as follows:

1. Amendment No. 15 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 approval of the aforementioned Amendment No. 15 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 27th day of June, 1977.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk



# BY-LAW

No. 162-77

A By-law to amend the

DUPLICATE ORIGINAL

OPC 0006-15

AMENDMENT NO. 15

TO THE

OFFICIAL PLAN

OF THE

CITY OF BRAMPTON PLANNING AREA

- 4

MISC. PLAN NO. 501

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

Nov 23, 1977 12:20 P.M.

*Katherine Bayle*  
REGISTRAR OF DEEDS, COUNTY OF PEEL  
Deputy Land Registrar

*City of Brampton*

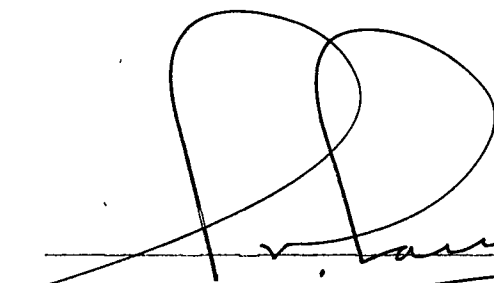
TABLE OF CONTENTS

PAGE

I	CERTIFICATION
II	ADOPTING BY-LAW
1	PART A - PREAMBLE
3	PART B - THE AMENDMENT
	1.0 Amendment to Part C: Section B, Chapter B1, Sub-Section B2.5 Section 4.0 <u>Commercial Uses</u>
	2.0 Land Use Schedule 'A'
	3.0 Amendment to Plate 9
4	4.0 Implementation
	5.0 Interpretation
5	PART C - APPENDIX

This amendment to the Consolidated 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 approved in accordance with Section 17 of The Planning Act, as Amendment No. 15 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date ..... *Nov 9/77* .....

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





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 162-77

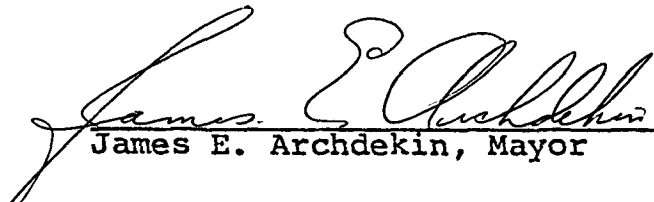
A By-law to amend the Official Plan of the City of Brampton Planning Area.

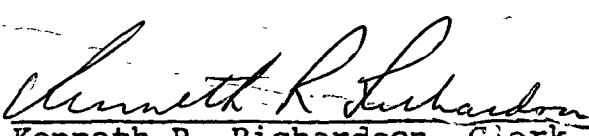
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 27th day of June, 1977.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 15  
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 15 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number

2.0 Relative Parts

Part B only of this 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 this Amendment is organized in four sections, as follows:

Section 1.0 Amendment to Part C, Section B, Chapter B1, Sub-section B2.5, Section 4.0 Commercial Uses

Section 2.0 Land Use, Schedule 'A'

Section 3.0 Amendment to Plate 9

Section 4.0 Implementation

Section 5.0 Interpretation

3.0 Location

This Amendment is concerned with land situated on part of Lot 3, Concession 2, east of Hurontario Street in the City of Brampton, Regional Municipality of Peel. Being located at the southwest corner of Clarence Street and Rutherford Road, the subject property consists of Parts 1, 2 and 3 of Plan RD-80.

4.0 Purpose

The purpose of this Amendment is to change the present designation of the lands from Industrial to Commercial and to establish principles for the development of the property for a restaurant with banquet facilities, including off-street parking facilities.



5.0 Background

The .94 acre parcel is currently designated Industrial by the Consolidated Official Plan of the City of Brampton and similarly, zoned HI (Heavy Industrial) by By-law Number 1827 of the former Town of Brampton. An application was submitted to the City of Brampton to amend the Official Plan and Restricted Area By-law to permit the erection of a building on the presently vacant site to be occupied by a restaurant with banquet facilities.

On March 28, 1977 City Council recommended that amendments to the Official Plan and Restricted Area By-law be prepared, subsequent to a public meeting. This meeting was held on April 7, 1977 in the Council Chambers at 24 Queen Street East in the City of Brampton.

PART B - THE AMENDMENT

1.0 Part C, Section B, Chapter B1, Sub-section B2.5, Section 4.0 Commercial Uses is hereby amended by adding the following paragraphs constituting a new sub-section.

4.9 In the Area designated Commercial in Plate 9 at the southwest corner of Clarence Street and Rutherford Road, the designation shall permit a restaurant only including banquet facilities. It is intended that the upper floor be occupied by a dining room while the lower floor will be used as a reception hall.

A minimum number of off-street parking spaces shall be provided to satisfy the requirements of both the customers and the employees of the restaurant. Further, the parking spaces and internal traffic aisles shall be arranged in recognition of the convenience to the customers and employees of the proposed commercial use.

The location of signs and advertising devices shall be subject to control with regard to location, size and illumination in order to ensure a high quality of development of the site.

The site shall be given a special screening and landscaping treatment which shall be to the satisfaction of the City.

In recognition of the site's double frontage, at the southwest corner of Clarence Street and Rutherford Road, the location of access driveways shall be subject to controls in order to ensure that the traffic function of the street will not be affected unduly.

2.0 Land Use

2.1 The land use classification of lands outlined on Schedule 'A' hereto attached shall be designated as Commercial. The Commercial Area designation shall apply to the building, which is not to exceed a gross floor area of 12,000 feet, and the lands adjacent to the existing building which are to be used for off-street parking, signs and loading and unloading purposes.

3.0 Amendment to Plate 9

Plate Number 9, Revised to June 1976, of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A' hereto attached

PART B - THE AMENDMENT (cont'd..)

4.0 Implementation

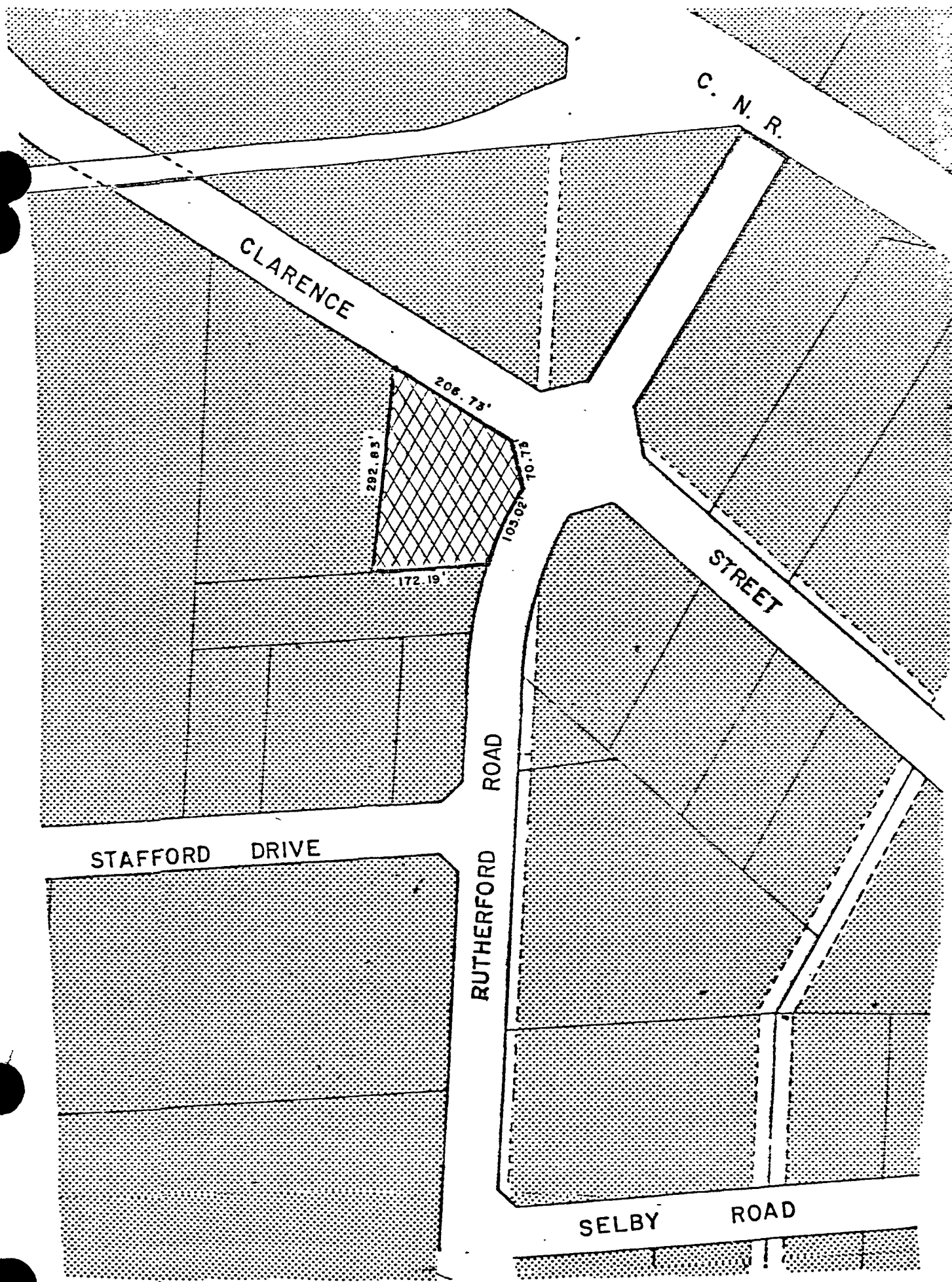
The provisions of the Consolidated Official Plan, as amended from time to time, with respect to implementation shall apply to this Amendment.

5.0 Interpretation

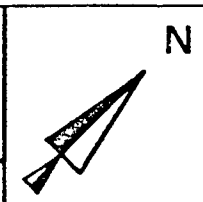
The provisions of the Consolidated Official Plan, as amended from time to time, with respect to interpretation shall apply to this Amendment.

PART C - APPENDIX

- 1.0 Attached are one copy each of the staff reports to Planning Committee dated January 12, 1977, March 8, 1977 and April 14, 1977 and a copy of the minutes of a special meeting of the Planning Committee held on April 7, 1977 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.



OFFICIAL PLAN AMENDMENT NO.  
SCHEDULE 'A'



Drawn	b.k.
Date	June 1977
File No.	C2E3.2
Dwg. No.	A

Legend

Scale

 Special Commercial

 Industrial      Subject Property

0 metres     50     100

0 feet     200     400

CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

January 12, 1977

TO: J. Galway,  
Senior Administrative Officer

FROM: Planning Director

RE: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lot 3, Concession 2, E.H.S.  
Victor Syrnyk  
Our File C2E3.2

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1.0 Introduction

An application has been filed to amend the Official Plan and Restricted Area By-law to permit the use of the above-noted lands for commercial uses.

2.0 Property Description

The subject parcel, being part of Lot 3, Concession 2, E.H.S. is located at the southwest corner of Clarence Street and Rutherford Road. The irregular-shaped parcel of .94 acres has frontages of 382.46 feet along Clarence Street and 198.83 feet along Rutherford Road.

The lands are presently designated Industrial by Official Plan Amendment No.56 and zoned Heavy Industrial (H.I.) by By-law Number 1827. Further, the vacant lands are surrounded entirely by industrial uses.

3.0 Proposal

It has been proposed by the applicant that the lands be developed with a restaurant including banquet facilities. The proposed structure would contain a dining room and lounge on the upper floor and reception hall on the lower floor. The site plan indicates that the building would be set diagonally in the southwest corner of the property with a 10 foot clearance from the two lot lines.

A parking lot containing 75 spaces will completely occupy the front yard and would have one access to Clarence Street and 2 accesses to Rutherford Road. One of the Rutherford Road driveways serves 3 parking spaces only.

An examination of the site plan discloses several deficiencies in several aspects including the siting of the building and the parking lot size. The building itself with 10 foot sideyards does not permit sufficient space for the passage of emergency vehicles. A minimum of 25 to 30 feet would be required around the perimeter of the restaurant for safety reasons.

4.0 Comments (cont'd)

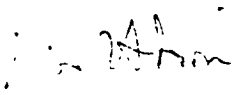
The proposed 75 parking spaces would be less than the minimum number of spaces allowable for the commercial use and should in all likelihood, be increased for the benefit of both the customers and the employees utilizing the facilities. It is also noted that it is unusual for one driveway to provide access to only 3 parking spaces when they could be served by a single, being the most northerly, driveway. The City Engineer has requested that the number of driveways onto Rutherford Road be reduced to a single access point. Finally, no open space has been provided on the plan with the exception of that to the rear of the building. A small amount of landscaping is provided as a buffer strip between the parking lot and Clarence Street and Rutherford Road as indicated on the submitted landscape plan. It is also proposed that a 10 foot high exposed aggregate wall be placed along the west lot line for the purpose of screening the adjacent gravel pits and asphalt workings. However, in general the commercial site will be lacking in adequate landscaping and buffering in consideration of the adjacent industrial land uses.

In view of the surrounding industrial uses, the proposed restaurant and banquet facilities would be unacceptable in the attempt to maintain a consistency in the land use of the area. It is suggested that this site could be better developed for an industrial use which would conform with the adjacent uses of the same nature.

5.0 Conclusion

It is recommended that Planning Committee recommend that this application to amend the Official Plan and Restricted Area By-law to permit a commercial use on presently zoned industrial lands not be endorsed.

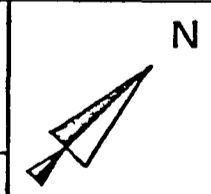
LWHL/JC/am

  
L.W.H. Laine,  
Planning Director

A8 3

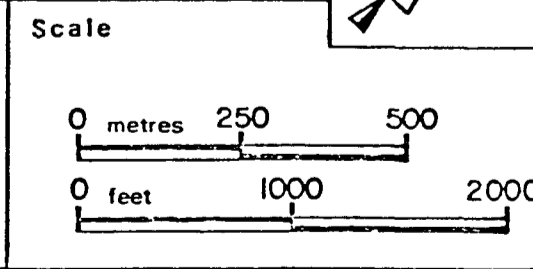


Application  
**VICTOR . SYRNYK**



Drawn	ps
Date	Oct. 15, 1976
File No.	C2E3.2
Dwg. No.	A 239 A

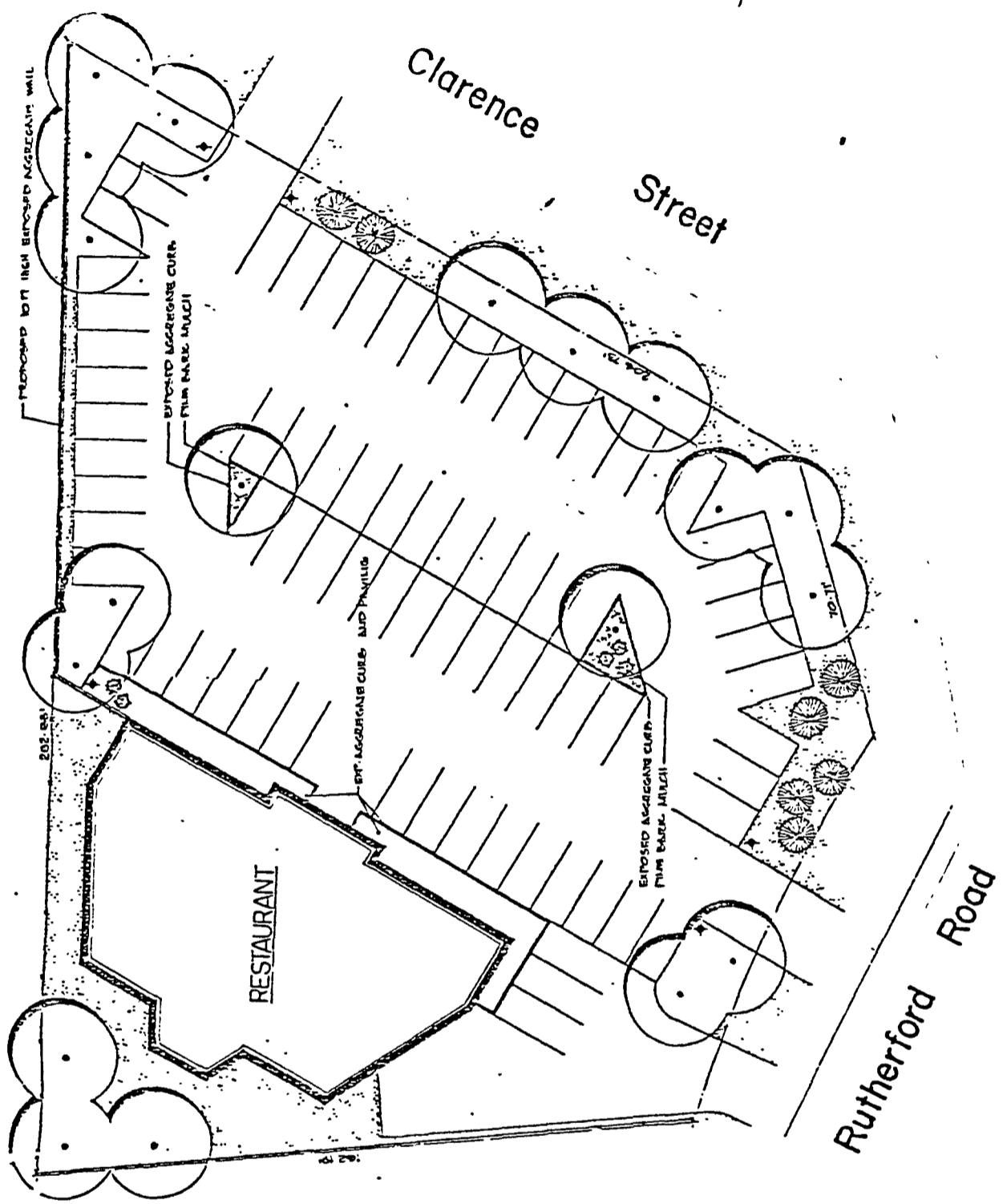
Legend  
 [Cross-hatched box] Area of Application



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT



A-4



Location

VICTOR SYRNYK

N



Drawn	ps
Date	Jan. 13, 1977
File No.	C2E3.2
Dwg. No.	A

Legend

SITE PLAN

Scale



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

Office of Planning Director

C10-1

March 8, 1977

TO: J. Galway,  
Senior Administrative Officer

FROM: L.W.H. Laine,  
Planning Director

RE: Application to Amend the Official Plan and  
Restricted Area By-law  
Part Lot 3, Concession 2, E.H.S.  
VICTOR SYRNYK  
Our File C2E3.2

\*\*\*\*\*

1.0 INTRODUCTION

An application to amend the Official Plan and Restricted Area By-law which was submitted by Mr. Victor Syrnyk was considered by Council at their meeting on January 24, 1977 resulting in the approval of the following recommendation:

"It is recommended that Planning Committee recommend that City Council endorse the application to amend the Official Plan and Restricted Area By-law to permit the erection of a restaurant and banquet hall, subject to a site plan agreement."

2.0 PROPOSAL

It is proposed that the subject parcel, located at the southwest corner of Clarence Street and Rutherford Road be developed for a restaurant including banquet facilities. The structure would contain a dining room and lounge on the upper floor and a reception hall on the lower floor.

The subject property of .94 acres is presently designated Industrial by Official Plan Amendment Number 56 and zoned Heavy Industrial (H.I.) by By-law Number 1827.

3.0 COMMENTS


Since the date of approval by City Council, a revised site plan, including landscaping details, has been submitted for consideration. The revised plan contains a number of alterations and additions which include the following:

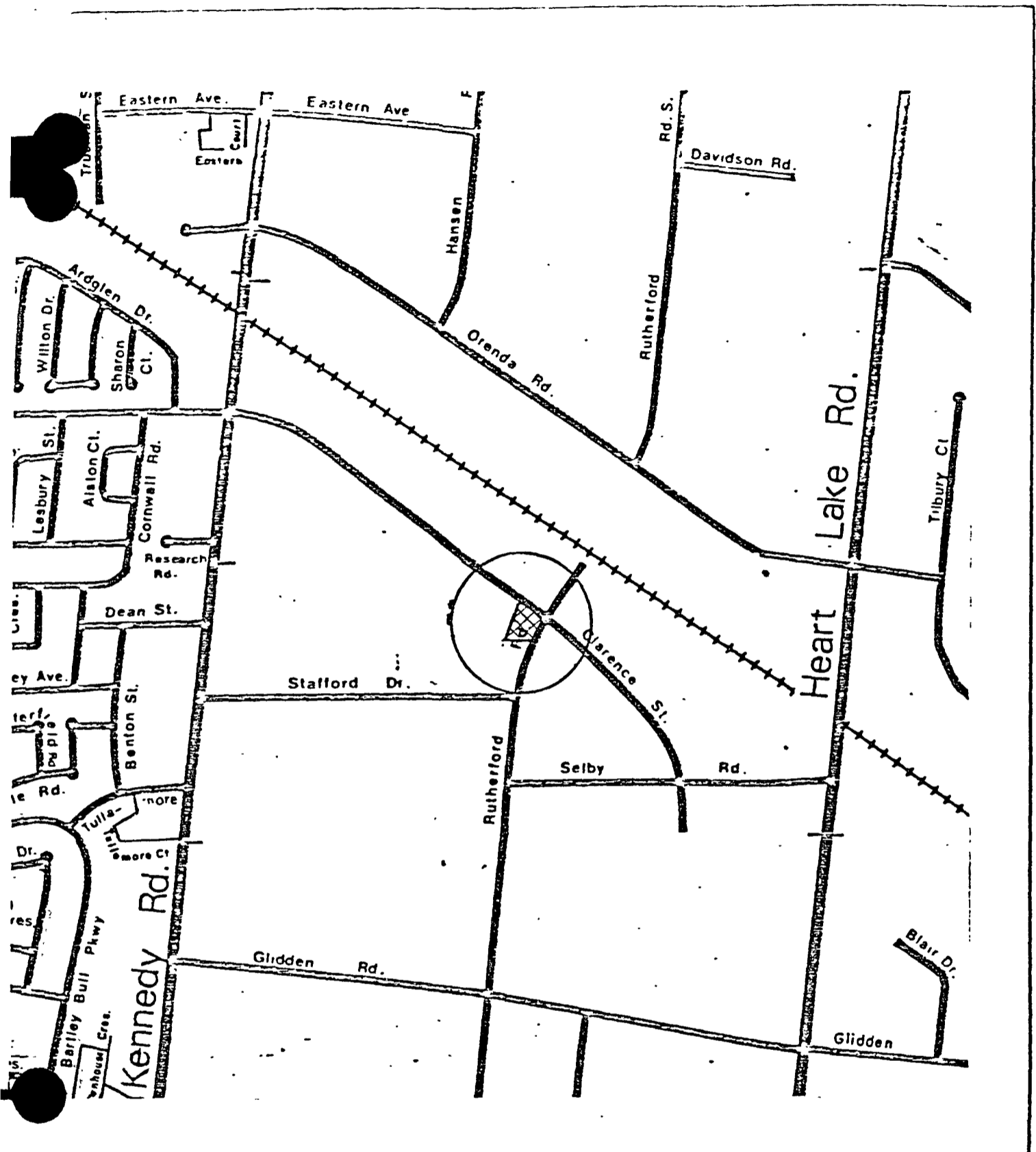
- a) an 8' high wall of exposed aggregate or brick along the west boundary adjoining the existing chain link fence and extending to within 10 feet of street lot line at Clarence Street.
- b) a 6 foot high black vinyl chain link fence along the south boundary between the existing chain link fence and 10 feet from the street lot line at Rutherford Road.
- c) the elimination of the most southerly of the two accesses to Rutherford Road.
- d) the rounding of the edges of the exposed aggregate curbs of the parking lot islands.
- e) the provision of a 6 to 8 foot landscaped area adjacent to the minimum 3 inch caliper trees to be planted.
- f) the sodding of the ditch surrounding the site to the edge of the road.

4.0 CONCLUSION

It is recommended that Planning Committee recommend to Council that a public meeting be held prior to the preparation of the amendment to the Official Plan and the Restricted area by-law and development agreement as required.


JC/LWHL/jb

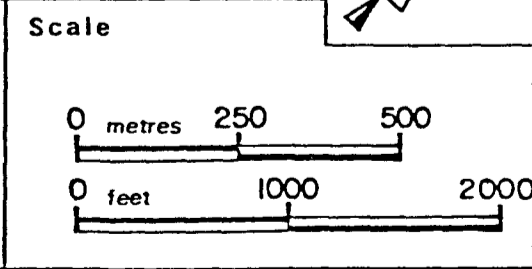
  
L.W.H. Laine,  
Planning Director



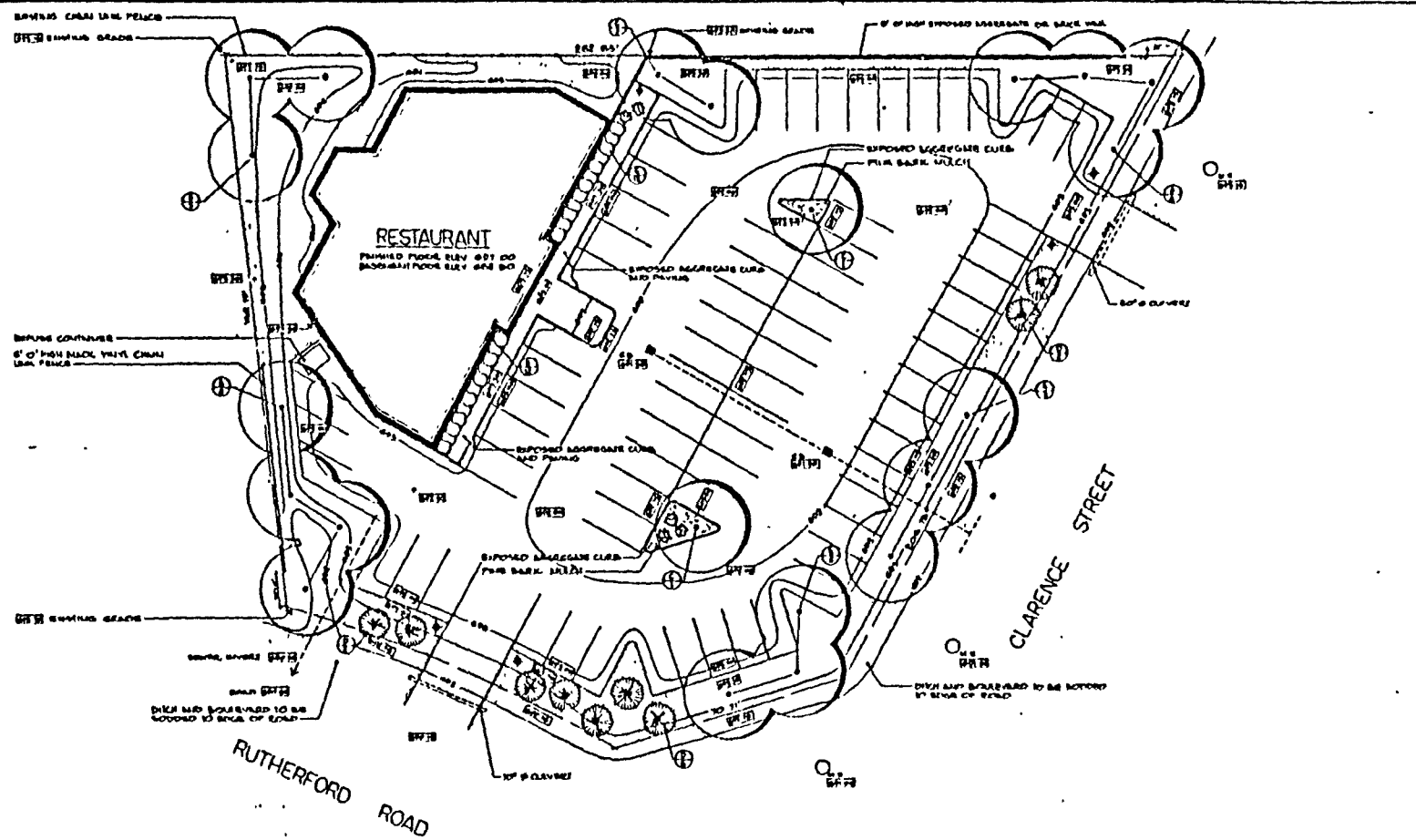
Location  
**VICTOR . SYRNYK**

Drawn	ps
Date	Oct. 15, 1976
File No.	C2E3.2
Dwg. No.	A 239 A

Legend  
 Area of Application



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT



**NOTE**

LOT 2 AND 3, CONCESSION 8 M S PLAN 45-E-3117  
 PLAN 1, 2, 3 TOTAL LOT AREA - 40,000 SQUARE FEET



**PLANT LIST**

NO	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	WID	SPAC
A	11	ACER PLATANIFOLIA	NORWAY SPRUCE	8' CAL	14' 16'	16' 18'
B	9	FRAXINUS AMERICANA	WHITE BIRCH	8' CAL	14' 16'	16' 18'
C	8	QUERCUS FUSCA, QUERCUS MARSHIANA	SHADBLOW, LOCUST	8' CAL	12' 14'	16' 18'
D	7	QUERCUS FUSCA, QUERCUS MARSHIANA	ALBASTRA, OAK	8' CAL	12' 14'	16' 18'
E	3	SAURAU-CUM-PHYLLIS	GREEN PRINCE, JASMINE	-	10' 12' 14'	16'

ALL TREES SHALL BE PLANTED WITH THESE 8" x 10" LONG WOODEN STAKES, UNLESS SHOWN OTHERWISE. STAKES SHALL BE 24" LONG AND SPACED 12" APART. TREES SHALL BE TIED TO STAKES WITH "HOT-GALVANIZED" WIRE 1/4" x 1/4" x 12" LONG. TREES SHALL BE 10' (MIN) DEEP. TREES PLANTED NEAR WALLS SHALL HAVE AT LEAST 1' OF SPACE BETWEEN EDGE OF TREE AND WALL. ALL TREES SHALL BE PLANTED IN 10" DIA. HOLES. ALL TREES SHALL BE PLANTED IN 10" DIA. HOLES. ALL TREES SHALL BE PLANTED IN 10" DIA. HOLES.

DEPTH OF TOPSOIL IN ALL GRASS AREAS SHALL BE 6" UNLESS OTHERWISE NOTED. ALL AREAS SHALL BE MULCHED WITH 2" DEEP LAYER OF MULCH. MULCH SHALL BE 100% ORGANIC AND FREE OF WEED SEEDS.

UNLESS OTHERWISE NOTED, ALL TREES SHALL BE PLANTED WITH 10" DIA. HOLES. ALL TREES SHALL BE PLANTED IN 10" DIA. HOLES.

**LEGEND**

- PREVIOUSLY PLANTED 10" DIA. 1" CALIBER (10")
- APPROXIMATE POSITION OF TREE
- 6" x 8" x 10" HIGH CONCRETE PLANTER WITH BRACKETS
- LIGHT FIXTURES
- PLANTER MATERIALS SHOWN
- SLOTTED LEGS
- PROPOSED NEW SPACES
- PROPOSED CURB

**PROPOSED LANDSCAPE PLAN**

DATE: 10/15/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

April 14, 1977

TO: J. Galway  
Senior Administrative Officer


FROM: L.W.H. Laine  
Planning Department

RE: Application to Amend the Official Plan and Restricted  
Area By-law  
Part of Lot 3, Concession 2, E.H.S.  
VICTOR SYRNYK  
Our File C2E3.2

'====='

A public meeting was held on Thursday, April 7, 1977 with regard to the above noted application to amend the Official Plan and Restricted Area By-law. No objections were raised concerning the request to permit the development of a .94 acre site at the southwest corner of Clarence Street and Rutherford Road for a restaurant with banquet facilities.

It is recommended, therefore, that Planning Committee recommend that Council instruct staff to prepare the amendments to the Official Plan and Restricted Area By-law and development agreement as required.



L.W.H. Laine  
Planning Director

LWHL/JC/jb

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, APRIL 7, 1977 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:45 p.m. to hear representation on a proposal to allow the construction of a building to be used for a restaurant with banquet facilities.

Members present were:	Mrs. E. Mitchell	Vice-Chairman
	Mrs. D. Sutter	Alderman
	R.V. Callahan	Alderman
	E. Coates Jr.	Alderman

Staff Present were:	L.W.H. Laine	Planning Director
	J. Singh	Principal Planner

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No members of the public were in attendance and the Vice-Chairman adjourned the meeting at 7:50 p.m.



The Corporation Of The  
**City Of Brampton**

OFFICE OF THE PLANNING DIRECTOR

March 23, 1977

NOTICE OF PUBLIC MEETING

The Planning Committee of the City of Brampton will hold a public meeting with respect to amendments to the Official Plan and/or Restricted Area By-law concerning the following:

1. CORDOVA INVESTMENTS LTD.
2. TRICONT PROJECTS LTD.
3. VICTOR SYRNYK

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:

VICTOR SYRNYK

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen East, Brampton, Ontario on Thursday, April 7th, 1977. 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..

A brief explanation of the above item is:

VICTORY SYRNYK

The subject property is located in Lot 3, Concession 2, E.H.S. at the southwest corner of Clarence Street and Rutherford Road and covers an area of approximately .94 acres.

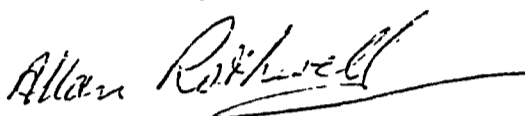
The proposal is to allow the construction of a building to be used for a restaurant with banquet facilities.



The Planning Committee is holding this meeting for the information of the public and to obtain the views and opinions of residents in the vicinity of the subject property, and also the views of any other interested parties. Any person, interested owner, resident, or their solicitor wishing to make a submission to the Planning Committee with respect to the foregoing is invited to do so at the meeting.

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

Yours very truly,

A handwritten signature in cursive script that reads "Allan Rothwell". The signature is written in black ink and is positioned above the typed name.

Allan Rothwell,  
Administrative Assistant.

AR/jb