



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 168-86

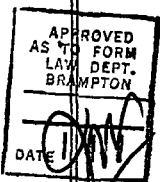
To adopt Amendment Number 93
and Amendment Number 93 A to
the Official Plan of the City of
Brampton Planning Area.


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 93 and Amendment Number 93A 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 93 and Amendment Number 93 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 23rd day of June, 1986.




KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 168-86


AMENDMENT NUMBER 93
to the Official Plan of the
City of Brampton Planning Area
and
Amendment Number 93 A
to the Consolidated Official Plan
for the City of Brampton Planning Area

21-0P - 0031 093

Amendment No. 93A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 93 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. 93A to the Consolidated Official Plan and Amendment No. 93 to the Official Plan for the Brampton Planning Area.

Date . *Aug. 18, 1986*


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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 168-86

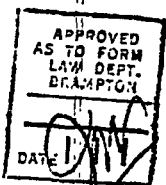
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READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

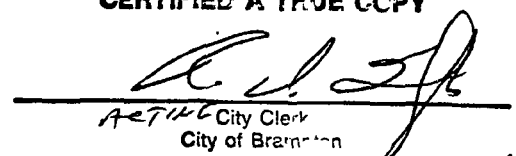
this 23rd day of June, 1986.




KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY


Acting City Clerk
City of Brampton
July 2nd 19 86

AMENDMENT NUMBER 93 AND
AMENDMENT NUMBER 93 A TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purposes of this amendment are to change the land use designation of a site located in the Bovaird-Kennedy area and shown on Schedule A to this amendment from Low and Medium Density Residential to Convenience Commercial and to add appropriate policies for development of the lands.

2. Location

The lands subject to this amendment are shown on Schedule A to this amendment and are within the area known as the Bovaird-Kennedy Area, as shown on Plate 45, added to the Consolidated Official Plan by Amendment Number 76. More particularly, the lands are situated on the west side of Kennedy Road, north of Wexford Road, in part of Lot 11, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto

3.1 Amendment Number 93 :

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

- (a) by adding, to the list of amendments pertaining to Secondary Plan Area Number 3 set out in the first paragraph of subsection 7.2.7.3, Amendment Number 93 A,
- (b) by changing, on Schedule A, the land use designation of the lands shown outlined on Schedule A to this amendment, from RESIDENTIAL to COMMERCIAL, and
- (c) by changing, on Schedule F, the land use designation of the lands shown on Schedule A to this amendment, to CONVENIENCE COMMERCIAL.

3.2 Amendment Number 93 A:

(2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C, and Plate Number 2 thereof, as amended) is hereby further amended:

- (a) by changing, on Plate 45 (being Schedule A to Amendment Number 76 to the Consolidated Official Plan), the land use designation of the lands shown outlined on Schedule A to this amendment from Low and Medium Density Residential to Convenience Commercial, and
- (b) by adding the following to Chapter C35 of Part C, Section C, as policy 5.3.1:

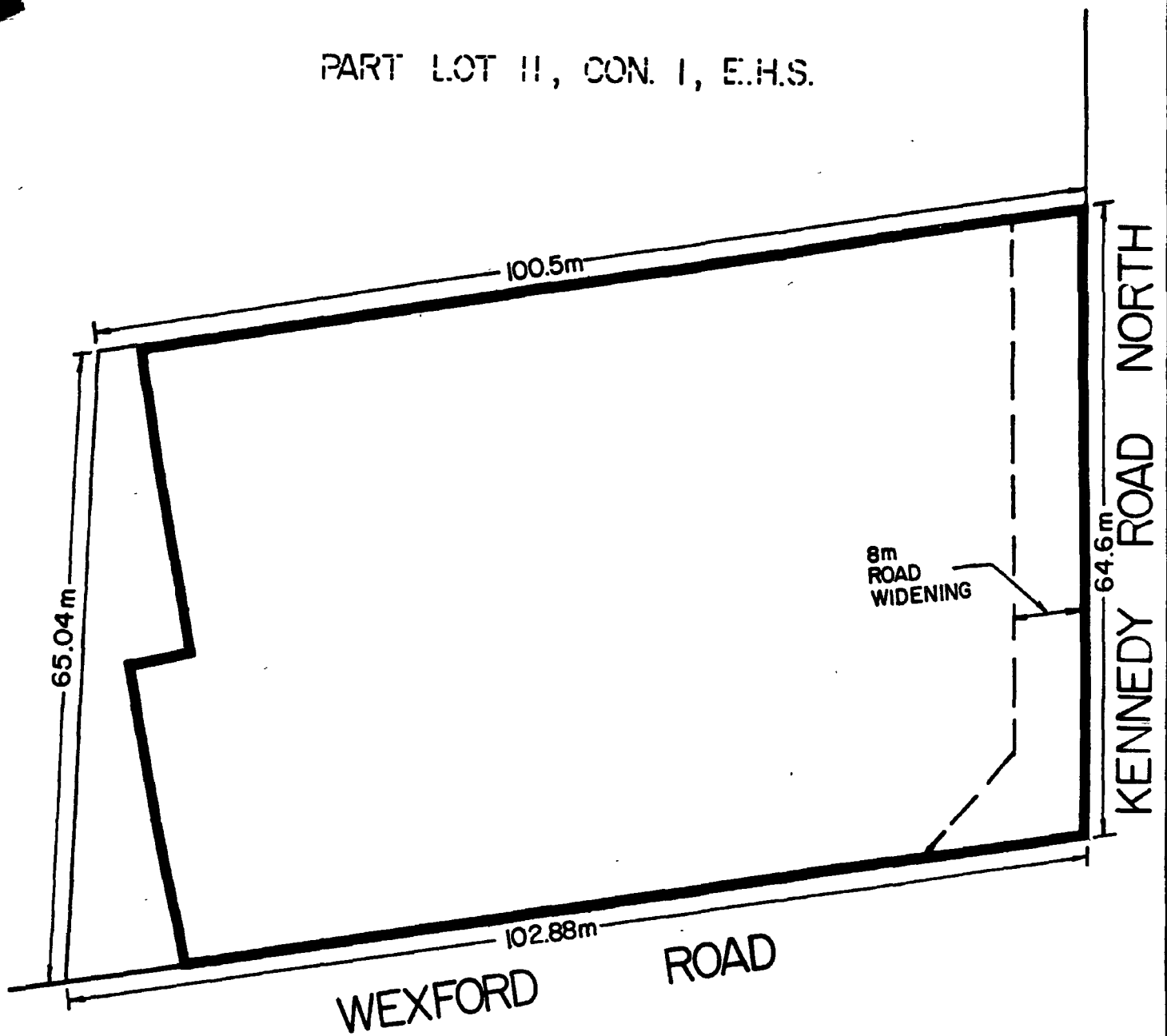
"5.3.1 The lands on the west side of Kennedy Road north of Wexford Road that are designated as Convenience Commercial shall be developed as a shopping plaza which may contain a veterinary clinic, retail uses and a financial institution."



BACKGROUND MATERIAL TO
AMENDMENT NUMBER 93
AND AMENDMENT NUMBER 93 A

Attached are copies of reports of the Planning and Development Services Division, dated February 13, 1986 and April 16, 1986. Also attached is a copy of a report from the Planning and Development Services Division, dated May 12, 1986 forwarding the notes of a public meeting held on May 7, 1986.

PART LOT II, CON. I, E.H.S.



— LANDS SUBJECT TO THIS AMENDMENT

OFFICIAL PLAN AMENDMENT NO. 93

Schedule A



1:625

CITY OF BRAMPTON
Planning and Development

Date: 86 05 07 Drawn by: K.L.
File no. CIE11.5 Map no. 25-41K

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 13, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 11, Concession 1, E.H.S.
Ward Number 2
(former Township of Chinguacousy)
DR. BRIAN FOOTMAN
Our File Number C1E11.5

1.0 Introduction

An application to amend the Official Plan and Zoning By-law to permit commercial uses on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

At its meeting held on January 27, 1986, City Council adopted the following recommendation of Planning Committee:

"THAT the Footman property be considered for a small commercial plaza (approximately 15,000 square feet) to include a veterinary clinic and pet store and other uses appropriate to the neighbourhood to be negotiated with staff. The entrance to be off Wexford Drive and the balance of the land be integrated into the Dexfield residential subdivision to the west."

"THAT the matter be referred to the February 17th, 1986 meeting of Planning Committee."

2.0 Property Description

The subject property is located on the northwest corner of the intersection of Kennedy Road and Wexford Road approximately 510 metres north of Bovaird Drive. The site is rectangular in shape, has a frontage of 64.6 metres (212.0 feet), an average depth of 101.9 metres (334.3 feet) and an area approximately 0.66 hectares (1.63 acres).

The property is currently occupied by a frame single family dwelling, a garage and the Kennedy Road Veterinary Clinic. Deciduous and coniferous trees are scattered on the site. There is a post and wire fence on the west boundary of the site. On the south boundary where the property abuts Wexford Road, there is a chain-link fence 1.8 metres (6 feet) in height on top of a retaining wall. The height of the retaining wall increases from 1 metre to 1.7 metres (5.4 feet) moving from east to west.

The subject property slopes from its highest elevation at the northeast corner down to the southwest corner where it is low-lying in relation to the surrounding lands. The elevation of the rear portion of the property is 1.8 metres (6 feet) lower than the front of the property. The elevation of Wexford Road is much higher, hence a retaining wall was required and two catch basins were installed to the immediate west of the lot boundary to drain the property.

The subject site is surrounded on the south and west by Registered Plan 43M-631 as shown on the attached schedule. The lands on the east side of Kennedy Road are vacant and subject to a draft plan of subdivision by Dexfield Investments Ltd. The property to the north is the subject of an application to amend the Official Plan and Zoning By-law to permit a nursing home.

3.0 Official Plan and Zoning Status

The Official Plan designates the subject property as Residential. Amendment No. 76 to the Official Plan, also known as the Bovaird Kennedy Secondary Plan, designates the site as Low and Medium Density Residential.

By-law 861, as amended, of the former Township of Chinguacousy zones the property as Agricultural (A).

4.0 Proposal

The applicant is requesting that the Official Plan and Zoning By-law be amended to permit the following commercial uses:

- automotive parts store;
- bake shop;
- bank, trust company or financial institution;
- business or professional offices;
- delicatessen;
- drapery store;
- drug store or pharmacy;
- florist;
- fruit and vegetable store;
- gift shop;
- ice cream store;
- optical store;
- paint and wallpaper store;
- record or tape music store;
- rental service store;
- barber;
- beauty parlour or hairdresser;
- dry cleaning and laundry distribution station; and
- variety or tobacco store.

The site plan submitted in support of the subject application contains the following features:

- the gross commercial floor area of the building is 1,393.5 square metres (15,000 square feet) and the building is one storey in height;
- driveway access to both Kennedy and Wexford Roads is proposed;
- a total of 60 parking spaces are provided;
- a two-way internal driveway circulation system; and
- landscaped areas approximately 18 metres (60 feet) in width across the Kennedy Road frontage, 2.1 metres (7 feet) in width across the Wexford Road frontage and 3 metres (10 feet) in width along the north and west boundaries of the site.

The proposed development is not coordinated with the abutting registered plan of subdivision.

5.0 Comments

Public Works and Building Department

The Building Division has provided the following comments:

"The proposed commercial development would be considered to be a shopping centre with a gross floor area of less than 2000 square metres and would be required to meet the parking provisions.

The proposal shows a gross floor area of 1393.5 square metres which would require 61 parking spaces together with one truck loading space. In addition, the applicant should provide a garbage enclosure with the proposed structure."

The Public Works Division has indicated that if these lands are rezoned, the applicant should be required to dedicate a visibility triangle and 8 metre road widening to the City. In addition, a 0.3 metre reserve must be conveyed across the Kennedy Road frontage and the hypotenuse of the visibility triangle and a sidewalk or cash-in-lieu provided along the streets. The Public Works Division has indicated that direct access to Kennedy Road will not be permitted.

The Community Services Department has provided the following comments:

- "1. We note that the abutting draft plan of subdivision was planned to include the subject property for residential lots.
2. We also note that development of this block would result in blocks 256, 257 and 258 as being virtually undevelopable because they rely on residential development of this particular site.
3. The location and quantity of parkland in the Bovaird Kennedy Secondary plan area was premised upon the designation of this site as residential. The change in designation from residential, to commercial results in a loss of needed parkland and/or cash-in-lieu of parkland.
4. The sketch site plan is inadequate to properly evaluate and the applicant should be required to provide an accurate scaled site plan showing elevations and all abutting properties.
5. It would appear that the proposed parking on the southerly boundary line does not include sufficient space for landscaping and snow storage. A strip of at least 3 metres should be provided between the parking stalls and the lot line.

6. The plan should include a 6 foot masonry wall along the westerly and northerly property lines in order to protect future residents abutting this property.
7. The Fire Department requests that the applicant install a fire hydrant on or adjacent to the property."

6.0 Discussion

The subject property abuts a registered plan of subdivision (43M-631), which was designed to incorporate the property and to allow its redevelopment for single family residential uses in accordance with the Official Plan. The parcel of land to the north was similarly planned for single family residential use in conjunction with the abutting draft plan of subdivision. However, an application to amend the Official Plan and zoning by-law to permit a nursing home on the site is being processed simultaneously with the subject application.

Staff have two major concerns with respect to the subject application. Firstly, the proposal is contrary to the designations in the Official Plan and Secondary Plan. The amount of commercial development required to serve the Bovaird-Kennedy Area was established when the secondary plan was prepared for the area. A number of commercial sites are located in the vicinity of the subject property as shown on the attached schedule. It is noted that retail uses and a gas bar were proposed on the east side of Kennedy Road directly opposite to the subject property. The application to permit retail commercial uses was refused by City Council on the basis of staff's recommendation because there was no justification for further retail commercial development in the area. However, the application for a gas bar was approved because it was demonstrated that, that use does not exist on the east side of Kennedy Road north of Vodden Street.

With respect to the subject application, the applicant has not shown that there is justification for the designation of an additional commercial site in the Bovaird-Kennedy area. The proposed plaza would provide direct competition to the future neighbourhood plaza on Bovaird Drive and the future convenience plaza further north on Kennedy Road. Both of those commercial sites have been approved in accordance with the Official Plan.

The applicant has indicated that market demand will be generated by the proposed nursing home on the abutting lands. Staff cannot agree that the residents of the nursing home will sufficiently increase market demand in the area to support the subject proposal. If the nursing home property had been developed as single family residential lots as per the original plans, there would have been 34 dwellings or approximately 114 persons (using the Heart Lake average of 3.36 persons per dwelling unit). It can therefore be concluded that the market demand generated by the nursing home is equivalent to that which would have been generated by single family dwellings. On the matter of serving residents in the nursing home, staff note that the nursing home proposal contains a retail facility to serve residents. It is also noted that market demand for the area has been reduced by the loss of a substantial number of single family dwellings in the location of the secondary school site on the east side of Kennedy Road.

The second major concern with respect to this application is that the proposal is not integrated with the abutting residential plan of subdivision. As shown on the attached schedule of Registered Plan 43M-631, Blocks 256, 257 and 258 are blocks to be developed in conjunction with the abutting lands. The subject proposal ignores the existence of these blocks, whereas staff are of the opinion that the blocks should be completed on the Footman lands.

In addition to the lack of integration with abutting plans, the site plan submitted in support of the application has several other deficiencies:

- the required 8 metre road widening on Kennedy Road and visibility triangle are not shown;
- the plan proposes access to Kennedy Road, whereas direct access to individual properties is to be discouraged where an alternative exists;
- there is no provision for buffering the commercial plaza from the adjacent residential uses;
- the landscaped areas across the Wexford Drive frontage are insufficient;
- the driveway access to Wexford Road should be 7.6 metres in width;
- there is no provision for refuse storage and collection; and
- the site plan has a poor arrangement for parking, because the spaces at the rear are not easily accessible to the front entrances of the commercial establishments.

In view of the foregoing considerations, staff are not in a position to support the proposed commercial plaza on the subject property. It is staff's recommendation that the lands be redeveloped for other uses. There are two alternatives for redevelopment of the property, the first being that the westerly portion of the site be redeveloped as single family dwellings and the remainder of the site be redeveloped as a veterinary clinic or hospital having access via Wexford Road (as outlined on the attached preliminary development plan). These uses would be more compatible with the surrounding single family dwellings and would be appropriate in light of approved Official Plan policies. The veterinary clinic is supportable on the basis of its current and long time existence, though it would be necessary to amend the Official Plan to provide for that use.

The second alternative is that the lands could be developed entirely for single family residential lots in accordance with the Official Plan. The attached sketch entitled Alternative 2 indicates the manner in which the Footman lands can be subdivided into residential lots.

7.0 Recommendation

In conclusion, it is recommended that Planning Committee recommend to City Council that:

- A. The application to amend the Official Plan and Zoning By-law to permit a commercial plaza be refused, and
- B. The applicant be requested to submit an amended application proposing either:

(i) a veterinary clinic on the easterly portion of the property and residential lots on the westerly portion of the property,


or,

(ii) single family residential lots on the entire property in accordance with the Official Plan.

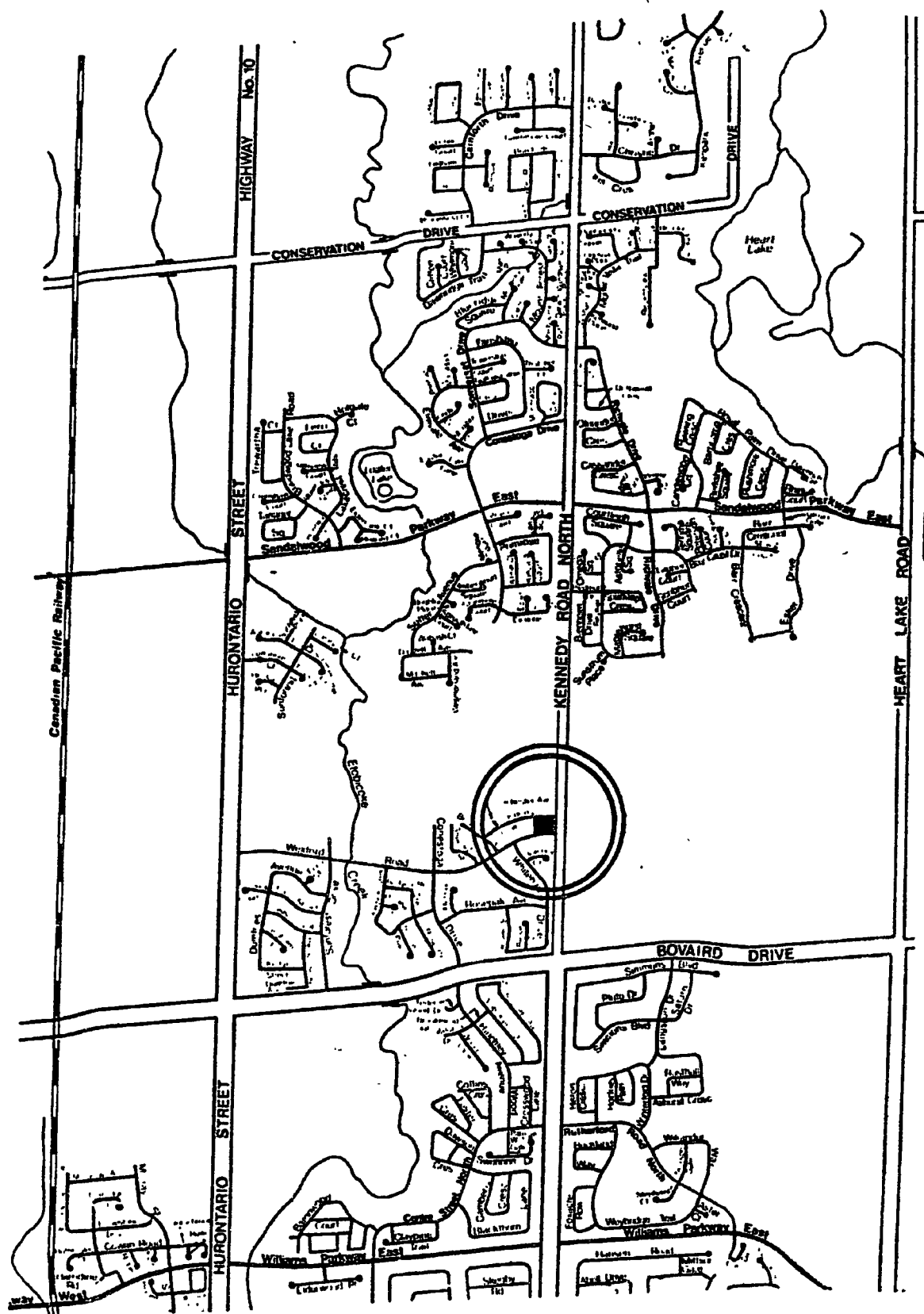
Respectfully submitted,


Janice Robinson, M.C.I.P.
Development Planner

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development
JR/thk/14


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



DR. BRIAN FOOTMAN

Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 86 02 04 Drawn by: RB
File no: CIE11.5 Map no: 25-41A



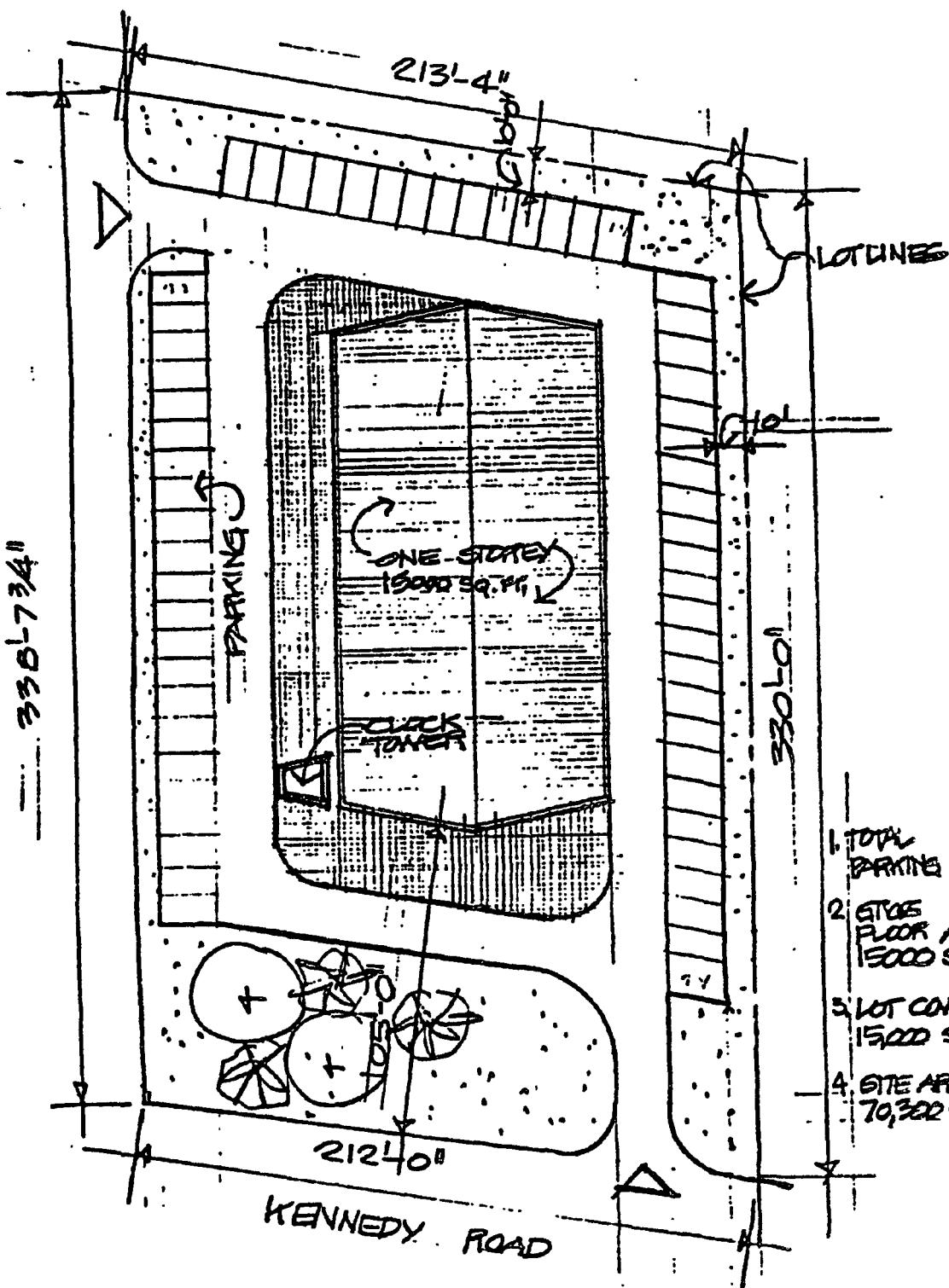
Land Use Map

Date: 86 02 04 Drawn by: RB
File no. CIE114 Map no. 25-41B

3 C.3-12

WEXFORD DRIVE

336'-7 3/4"



1. TOTAL PARKING 60

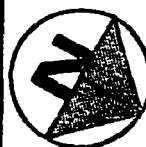
2. SITE FLOOR AREA 15000 SQ. FT.

3. LOT COVERAGE 15000 SQ. FT.

4. SITE AREA 70,322 SQ. FT.

DR. BRIAN FOOTMAN

Site Plan



1:660

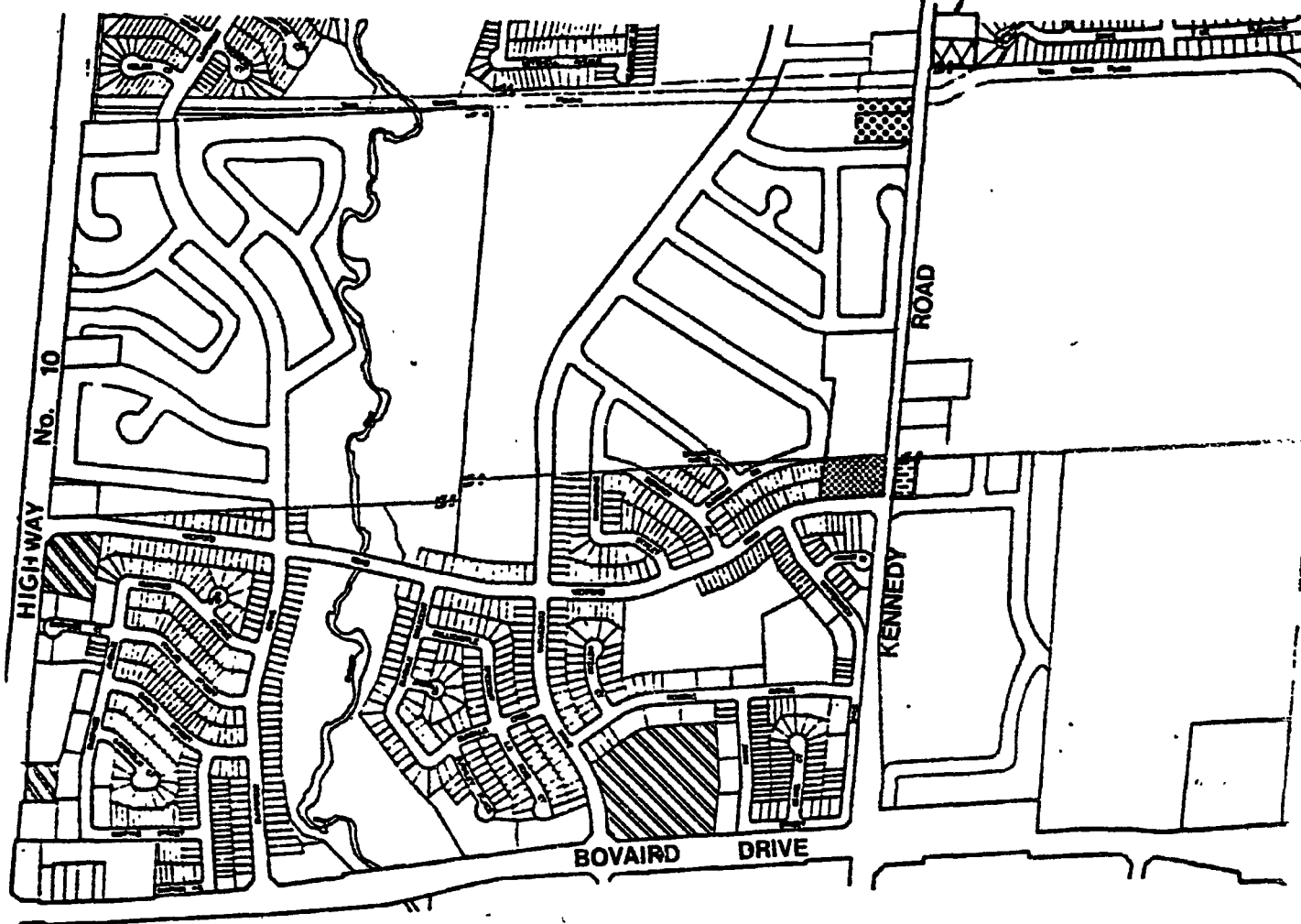
CITY OF BRAMPTON
Planning and Development






Date: 86 02 03

Drawn by: RB

File no. CIE11.5

Map no. 25-41C

Heart Lake
Medical Centre

-  Subject Property
-  Retail Commercial Site with Approved Zoning
-  Retail Commercial Site with Council Approval
-  Gas Bar Site with Council Approval
-  Proposed Retail Commercial

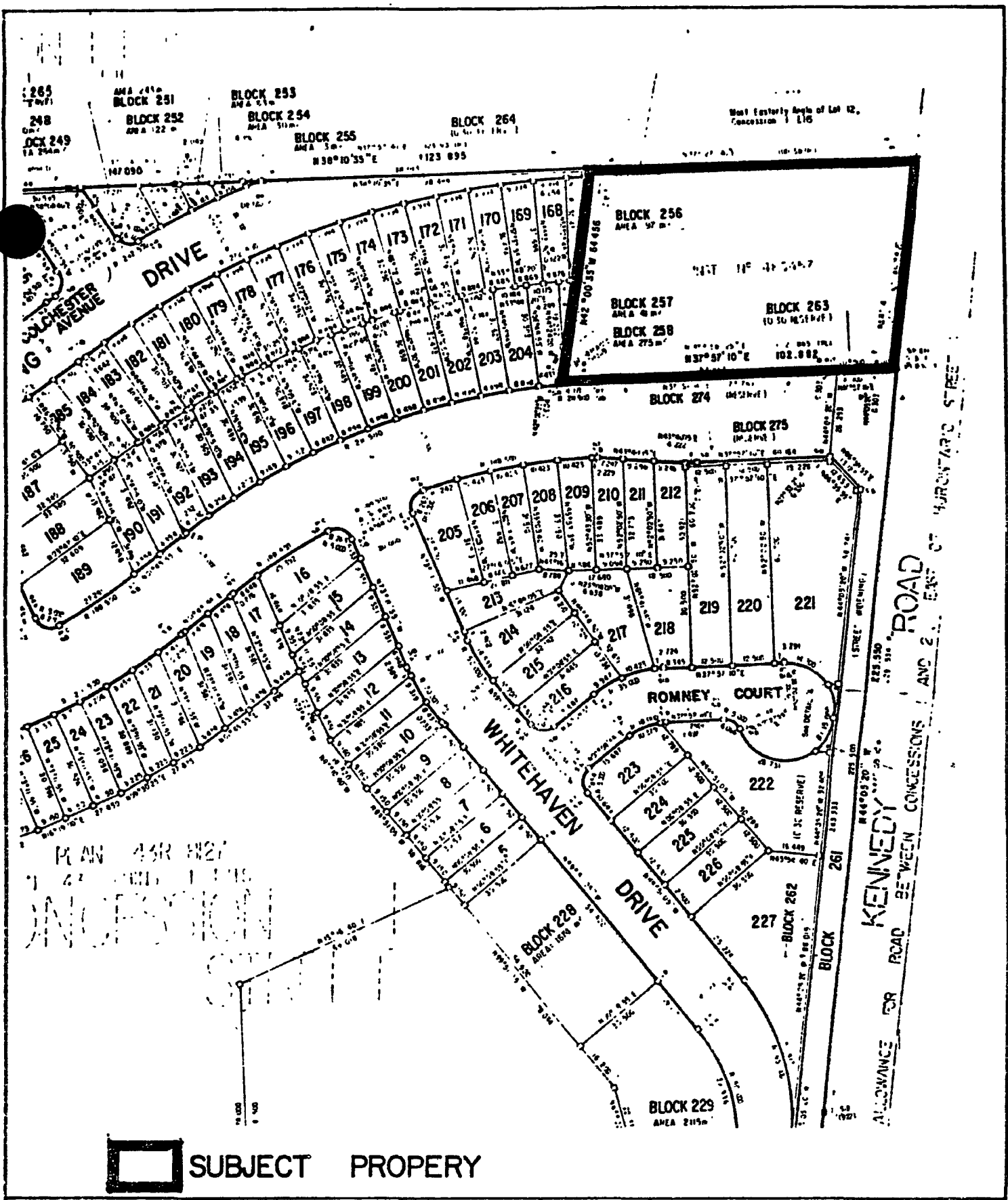
DR. BRIAN FOOTMAN

Commercial Development in the
Bovaird — Kennedy Area

1:11100

CITY OF BRAMPTON
Planning and DevelopmentDate: 86 02 03 Drawn by: RB
File no: CIE11.5 Map no: 25-41D

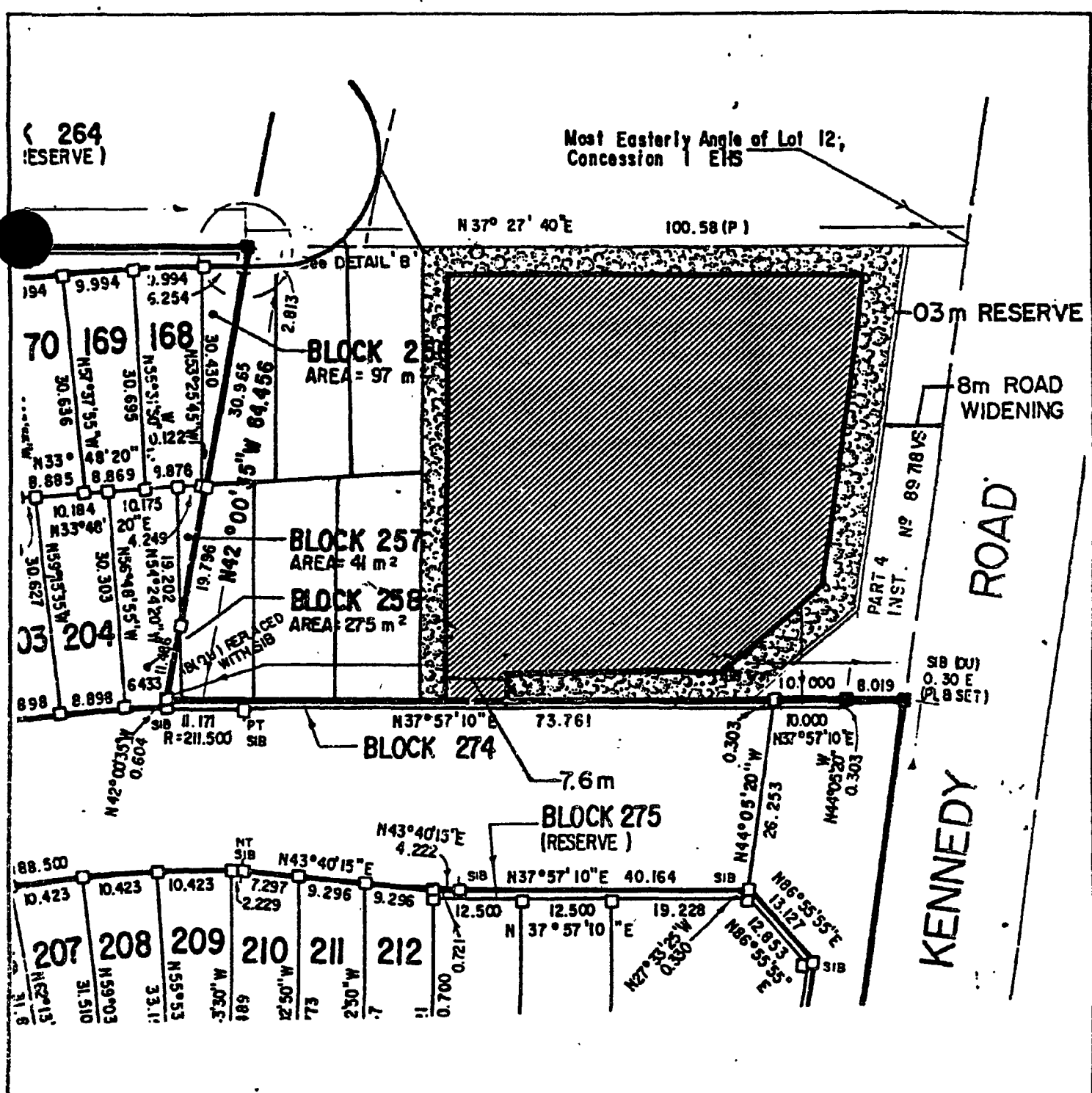
5 C3-14



DR. BRIAN FOOTMAN
PLAN 43M-631



CITY OF BRAMPTON
Planning and Development
Date: 86 04 07 Drawn by: K.L.
File no: CIE11.5 Map no: 25-41E



LEGEND

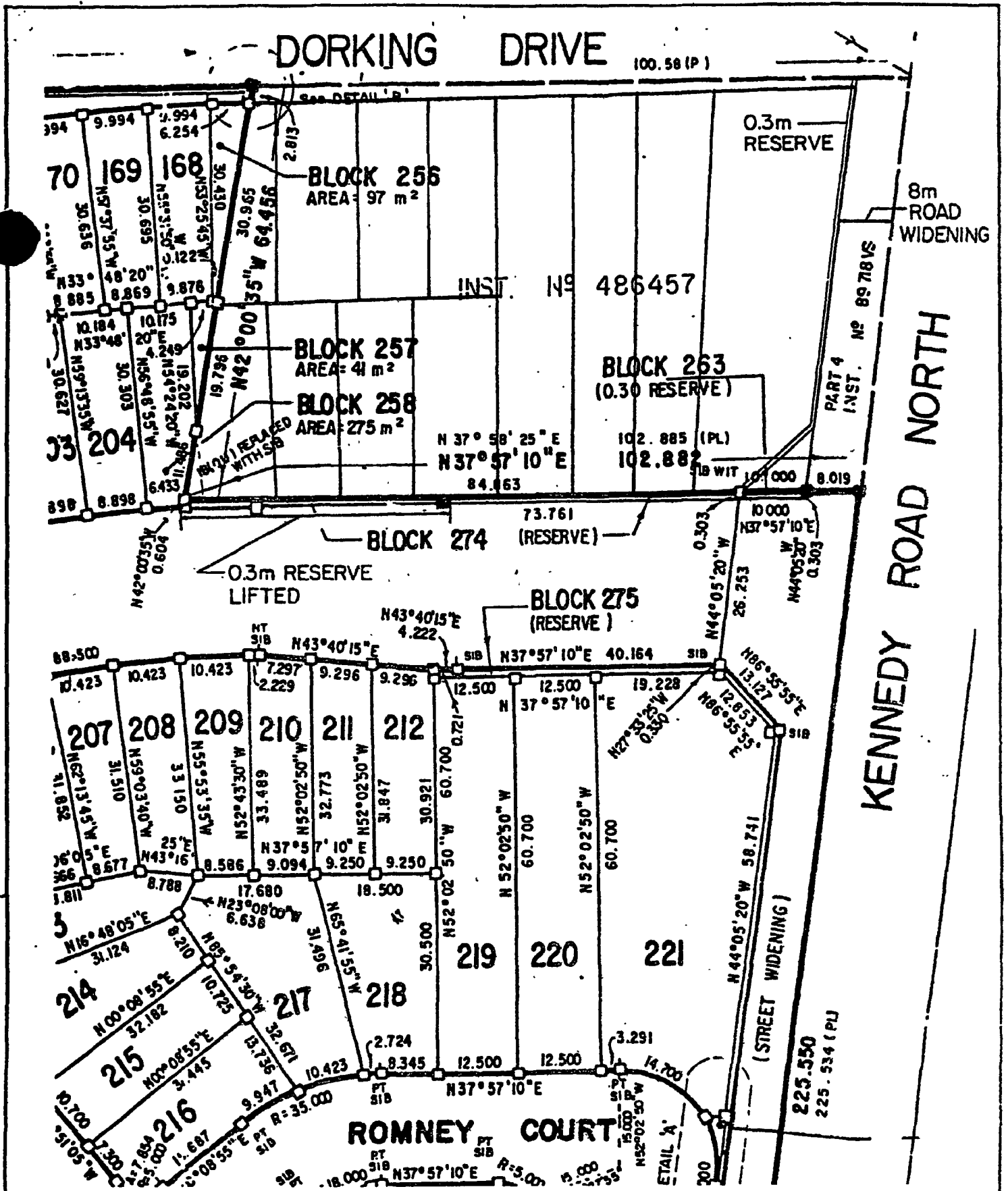
- DEVELOPMENT AREA
- LANDSCAPED OPEN SPACE

DR. BRIAN FOOTMAN
PRELIMINARY DEVELOPMENT PLAN
(ALTERNATIVE 1)

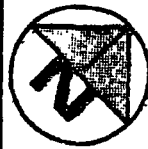


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CITY OF BRAMPTON
Planning and Development
Date: 86 02 06 Drawn by: K. L.
File no. CIE11.5 Map no. 25-41F



DR. BRIAN FOOTMAN
PRELIMINARY DEVELOPMENT PLAN
(ALTERNATIVE 2)



1:760

CITY OF BRAMPTON
Planning and Development

Date: 86 02 12 Drawn by: K.L.
File no. CIE11.5 Map no. 25-41F

INTER-OFFICE MEMORANDUM

CI

Office of the Commissioner of Planning & Development

April 16, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 11, Concession 1, E.H.S.
Ward Number 2
(former Township of Chinguacousy)
DR. BRIAN FOOTMAN
Our File Number C1E11.5

1.0 Introduction

At its meeting held on February 24, 1986, City Council adopted the following recommendation of Planning Committee:

"THAT the report dated 1986 02 13 re application to amend the Official Plan and Zoning By-law, be received and;

- A. The application to amend the Official Plan and Zoning By-law to permit a commercial plaza up to 15,000 square feet, be approved subject to staff reporting back to Committee on the conditions and requirements for the application subsequent to a public meeting being held.
- B. The applicant be requested to submit an amended application proposing:
 - 1) single family residential lots on the property specifically to square off Dexfield lots.

- C. An "Automotive Parts Store" and "Fruit & Vegetable Store" be deleted and "Veterinary Clinic" and "Pet Store" be added.
- D. No entrance be allowed to Kennedy Road; however an entrance will be permitted to Wexford Drive."

2.0 Revised Proposal

In accordance with the above noted resolution, the applicant submitted a revised plan for the subject property. The revised plan, as shown on the attached schedule, contains the following features:

- the building has been reduced to one storey and a gross floor area of 1393.5 square metres (15,000 square feet);
- one driveway to Wexford Road is proposed and 62 parking spaces are provided;
- a road widening 8 metres in width and a visibility triangle are shown;
- the westerly property boundary has been shifted to provide lands to be developed in conjunction with the part lots on the abutting registered plan;
- a masonry wall 1.8 metres in height is proposed on the north and west boundaries;
- a landscaped strip 3 metres in width is proposed on the perimeter of the property; and
- an indoor garbage storage area is proposed.

The distribution of uses in the proposed commercial building is as follows:

<u>Use</u>	<u>Gross Floor Area</u>
Veterinary Clinic	185 square metres
Bank or Trust Company	185 square metres
Retail	<u>1023.5</u> square metres
TOTAL	1393.5 square metres

3.0 Discussion

A number of concerns with respect to the site plan were identified by staff in the report to Planning Committee dated February 13, 1986 (copy attached). The revised plan resolved most of the concerns. One outstanding concern regarding the site plan is the difficulty of obtaining access to the garbage storage area in the northwest corner of the building. Improved access may be achieved by deleting the sidewalk in front of the storage room. In addition, the site plan does not provide the loading space required by the current standards. The site plan submitted for this property will have to incorporate these revisions and it may be necessary to reduce the building size to obtain an area for the loading space. Staff note that sufficient parking is provided on the plan. However, the amount of parking spaces is not sufficient for any restaurant uses, therefore, such uses will not be permitted by the implementing by-law.

With respect to the drainage of the subject property, a grading and drainage plan will be required prior to issuance of building permits. The proper grading and drainage of this site is of particular concern because a drainage problem currently exists. The grading and drainage plans must indicate the required elevation of the site in relation to the abutting lands.

In the planning report dated February 13, 1986, staff expressed concerns about the compatibility of the proposed commercial development with the surrounding single family dwellings. More

specifically, there is a concern about the potential visual impacts of the commercial plaza due to its proximity to dwellings. The applicant has not submitted elevation drawings of the proposed building, therefore the extent of the visual impacts cannot be determined. To minimize potential negative visual impacts, it is recommended that the applicant be required to provide a building design that is residential in character on all sides of the building. To achieve this, the roof of the building should be pitched and the construction materials should be brick and/or wood. In addition, it is recommended that only one pylon sign be allowed on the site.

Other conditions of approval of this application include conveyance of 0.3 metre reserves, dedication of an 8 metre road widening and visibility triangle, payment of cash-in-lieu of a sidewalk on Kennedy Road, and provision of a 1.8 metre masonry wall on the westerly boundary and a 1.8 metre pre-cast concrete wall on the northerly boundary. The applicant shall also be required to remove all buildings on the site prior to issuance of building permits. In accordance with the requirements of the Community Services Division, the applicant shall provide a concrete bus pad on Kennedy Road adjacent to the intersection.

The above noted matters shall be reflected in the development agreement as well as the site, grading and drainage plans which must be approved prior to issuance of building permits. In addition, the applicant should be required to enter into an agreement to satisfy all legal, financial, engineering and landscaping requirements related to the development of the westerly portion of the site (that is to be zoned for residential purposes).

4.0 Recommendation

In order to implement the recommendation of Planning Committee, it is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the Public Meeting, the application should be subject to the following conditions:
 1. The site specific zoning by-law include the following:
 - (a) the commercial site shall only be used for:
 - (i) a veterinary clinic;
 - (ii) a bank, trust company or financial institution;
 - (iii) retail stores, and
 - (iv) purposes accessory to the other permitted purposes.
 - (b) the maximum gross commercial floor area shall be 1393.5 square metres;
 - (c) the minimum front yard, rear yard and interior side yard depth shall be 10 metres;
 - (d) the maximum building height shall not exceed 1 storey;
 - (e) all garbage and refuse containers shall be enclosed within the building;
 - (f) the building envelope, parking areas and landscaped areas, consistent with the preliminary site plan, shall be identified on a schedule to the by-law, and

C1-6

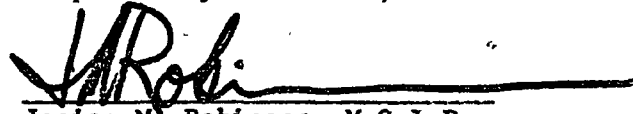
- (g) parking shall be provided in accordance with the requirements contained in By-law 200-82.
- 2. Prior to the enactment of the site specific zoning by-law, a development agreement shall be executed.
- 3. The applicant shall agree to the zoning of the westerly portion of the site for residential purposes and to satisfy all legal, financial, engineering and landscaping requirements related to the development of those lands.
- 4. The development agreement pertaining to the commercial site shall contain the following:
 - (a) a provision that prior to the issuance of a building permit, a site plan, a landscaping plan, a grading and drainage plan, elevation cross section drawings, and a fire protection plan shall be approved by the City;
 - (b) a provision that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
 - (c) a provision that the applicant shall dedicate a visibility triangle and an 8 metre road widening across the Kennedy Road frontage to the City;
 - (d) a provision that the applicant shall pay cash-in-lieu of a sidewalk on Kennedy Road;
 - (e) the applicant shall dedicate a 0.3 metre reserve along the widened limit of Kennedy Road;
 - (f) a provision that the applicant shall remove any

existing buildings on the site prior to issuance of building permits;


- (g) a provision that the applicant shall provide a concrete bus pad on Kennedy Road adjacent to the intersection;
- (h) a provision that the applicant shall provide a pre-cast concrete wall 1.8 metres in height on the north boundary and a masonry wall 1.8 metres in height on the west boundary of the property, and
- (i) a provision that the building shall have a pitched roof and shall be constructed of brick and/or wood materials.


5. The site plan for the commercial plaza shall be revised to include one loading space and proper access to the garbage storage room.

Respectfully submitted,


Janice M. Robinson, M.C.I.P.
Development Planner

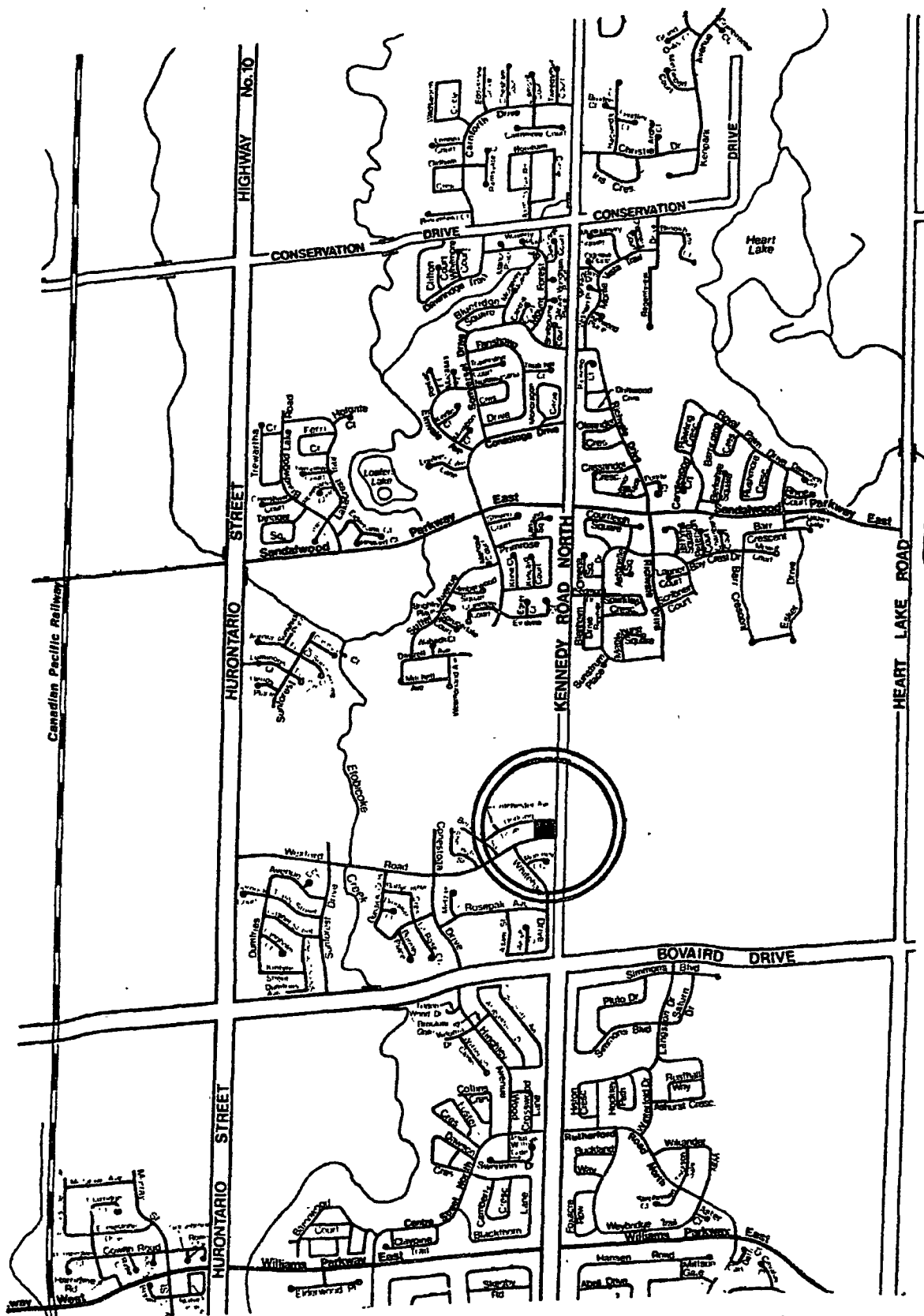
AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

Attachments

JMR/thk/15



DR. BRIAN FOOTMAN

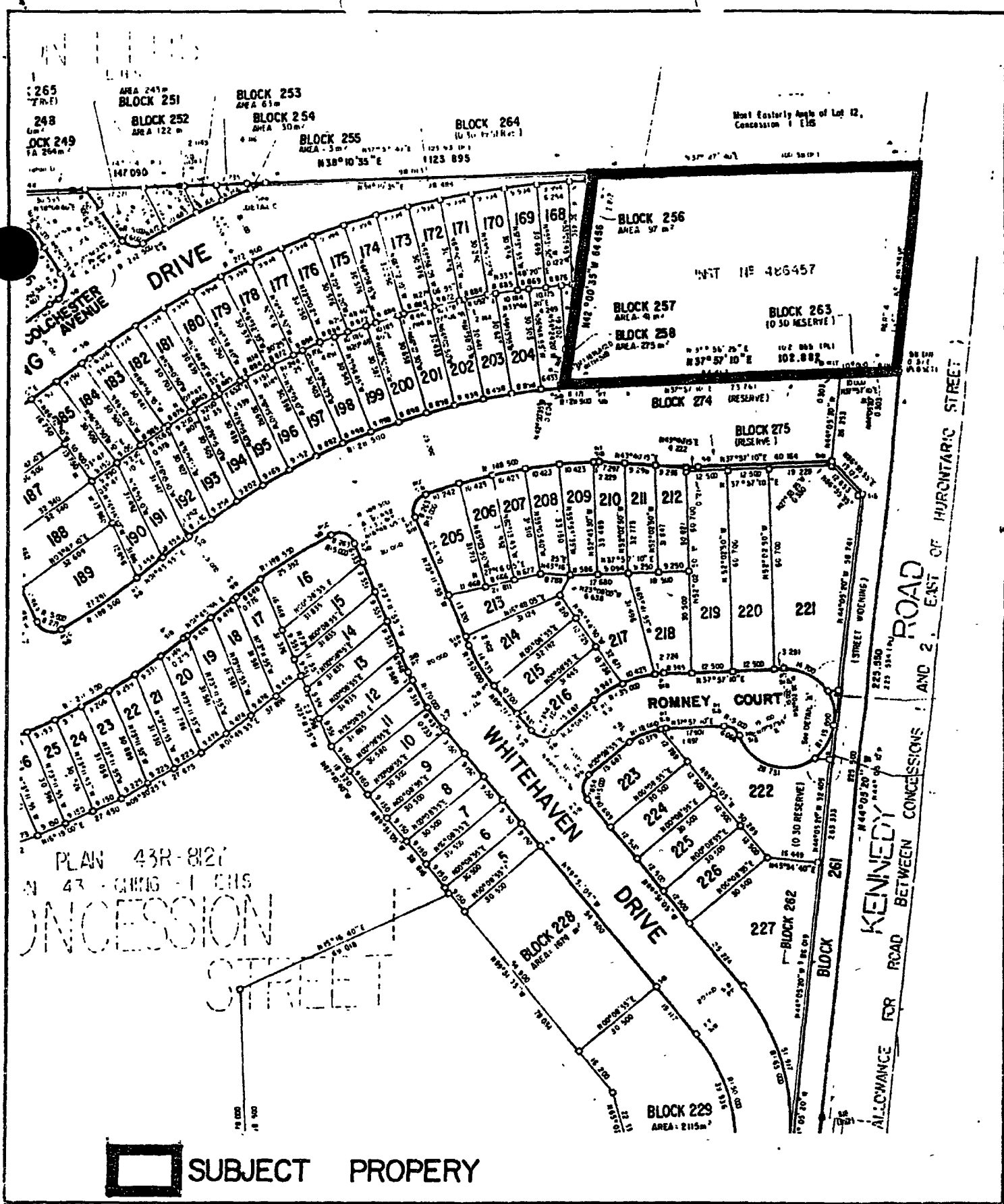
Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 86 02 04 Drawn by: RB
File no: CIE11.5 Map no: 25-41A



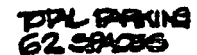
DR. BRIAN FOOTMAN
PLAN 43M-631



1:520

CITY OF BRAMPTON
Planning and Development

Date: 86 04 07 Drawn by: K.L.
File no. C1E11.5 Map no. 25-41E



Drawn by: RB
Map no. 25-41H

01

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 8, 1986

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Concession 1, E.H.S.
Ward Number 2
(former Township of Chinguacousy)
DR. BRIAN FOOTMAN
Our File Number: C1E11.5


The notes of the Public Meeting held on Wednesday May 7, 1986, are attached for the information of Planning Committee.

No members of the public appeared at the meeting to express concerns or comments. In addition, no communications have been received with respect to the application.


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


- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council on April 28, 1986, and
- C) staff be directed to present the appropriate documents to Council.

Respectfully Submitted,


Janice M. Robinson
Development Planner

AGREED:


F. R. Dalzell, Commissioner
of Planning and Development


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

Attachment
JM/hg/0

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 7, 1986 in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by DR. BRIAN FOOTMAN (File: C1E11.5 - Ward 2) to amend both the Official Plan and the Zoning By-law to permit the development of a commercial plaza on the subject property.

Members Present: Alderman P. Beisel - Chairman
Alderman H. Chadwick
Alderman J. Shadrach
Alderman L. Bissell
Alderman T. Piane
Alderman P. Palleschi
Alderman S. DiMarco

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

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.

There were no interested members of the public in attendance and the meeting adjourned at 7:31 p.m.