

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number <u>171-92</u>

To adopt Amendment Number <u>218</u> and Amendment Number <u>218</u> 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 <u>Planning Act</u>, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

- Amendment Number <u>218</u> and Amendment Number <u>218</u> A 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 for approval of Amendment Number <u>218</u> and Amendment Number <u>218</u> 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 13th

day of

, 1992.

July

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

3/92

APPROVED S TO FORM



I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 218 and 218A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on August 28, 1992.

Dated at the City of Brampton this 10th day of September, 1992.

City Clerk L.J Mikulich

AMENDMENT NUMBER <u>218</u> AND AMENDMENT NUMBER <u>218</u> A to the Official Plan of the City of Brampton Planning Area

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AMENDMENT NO. 218 AND 218A TO THE OFFICIAL PLAN FOR THE CITY OF BRAMPTON

These Amendments, Nos. 218 and 218A to the City of Brampton's Official Plan, which were adopted by the Council of the Corporation of the City of Brampton, are hereby approved under Sections 17 and 21 of the Planning Act, R.S.O. 1990, chapter P. 13.

Date: 1992-08-28

Diana L. Jardine M.C.I.P Director Plans Administration Branch Central and Southwest

IFIED A TRUE COPY City Clerk THE CORPORATION OF THE CITY OF BRAMPTON City of Brampton Y-LA ORIGINAL 171-92 Number To adopt Amendment Number 218 and Amendment Number <u>218</u> 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, R.S.O. 1990, c.P. 13, hereby ENACTS as follows: Amendment Number 218 and Amendment Number 218 A to 1. the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law. The Clerk is hereby authorized and directed to make 2. application to the Minister of Municipal Affairs for approval of Amendment Number <u>218</u> and Amendment Number 218 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 13th day of July , 1992. APPROVED PETER ROBERTSON - MAYOR TO FO a)ce DATE 2016 LEONARD/ J. MIKULICH - CITY CLERK 3/92



AMENDMENT NUMBER <u>218</u> AND AMENDMENT NUMBER <u>218</u> A TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 <u>Purpose</u>:

The purposes of these amendments are to change the land use designation of a site located on the north side of Notre Dame Avenue, east of Kennedy Road North and shown on Schedule A to this amendment from "Service Commercial", to "Low and Medium Density Residential", and to provide appropriate development principles for the subject lands.

2.0 Location:

The lands subject to this amendment comprise an area of approximately 0.32 hectares (0.79 acres) and are located on the north side of Notre Dame Avenue approximately 40.25 metres (132.05 feet) east of the intersection of Notre Dame Avenue and Kennedy Road North. These lands are located in part of Lot 11, Concession 2, East of Hurontario Street, in the geographic Township of Chinguacousy and are outlined on Schedule A to this amendment.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 218 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 4 and set out in the first paragraph of subsection 7.2.7.4, Amendment Number <u>218</u> A;
- (2) by changing on Schedule A, <u>General Land Use</u> <u>Designations</u>, the land use designation of the lands shown outlined on Schedule A attached hereto, from "Commercial" to "Residential";

- (3) by deleting from Schedule F, <u>Commercial</u>, the "Service Commercial" land use designation of the lands shown outlined on Schedule A attached hereto.
- 3.2 Amendment Number 218 A:

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

- (1) 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 "SERVICE COMMERCIAL" to "LOW AND MEDIUM DENSITY RESIDENTIAL".
- (2) by deleting from Chapter C53 of Section C of Part C, Section 5.10.2.
- (3) by adding the following to Chapter C53 of SectionC of Part C, as SECTION 4.11:
 - "4.11 The lands on the north side of Notre Dame Avenue, located approximately 48 metres east of Kennedy Road North, shall be developed for townhouse purposes. On site parking spaces shall consist of 2 parking spaces per dwelling unit plus a minimum of 7 visitor and recreation equipment spaces. Curb side garbage collection shall be provided to the satisfaction of the City."

BACKGROUND MATERIAL TO

AMENDMENT NUMBER _218_

and

AMENDEMENT NUMBER 218 A

Attached is a copy of a planning report dated March 30, 1992 and a copy of a report dated May 7, 1992 forwarding the notes of a Public Meeting held on May 6, 1992 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands and a copy of all written submissions received.

The Regional Municipality of Peel

November 15, 1991

November 11, 1991

The Dufferin-Peel Roman Catholic Separate School Board

Peel Board of Education

November 29, 1991

NOTICE OF PUBLIC REFING The Planning Committee of the Council of the City of Brampton will hold a public meeting on WEDNESDAY, MAY 6, 1992. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 730 p m.

NOTE:

Prior to the Planning Committee Meeting, an informal open house will be held in the Main Floor Foyer with respect to the applications. The open house will start at 6:00 p.m and continue until 7:15 p m.

rns on the agenda for this meeting are The **t**

- OMNIBUS (Housekeeping) Amendments to the City of Brampton Comprehensive Zoning By-laws Home Occupation Uses (File G02BR). 1)
- An application by 452994 ONTARIO LIMITED (File, C8E2 4 Ward 10) for an amendment to the Zoning By law and for approval of a Draft Plan of Subdivision 2}
- An application by LAWRENCE AVENUE GROUP LIMITED (File C2W8 3 · Ward 5) , to smend both the Official Plan and Zoning By-law and for approval of a Dratt Plan of Subdivision 3)
- 4) An application by KERBEL GROUP 9File: C2E11 9 - Ward 2) to amend both the Official Plan and Zoning By law
- 5}
- An application by 121957 CANADA INC (File C3E9 8 Ward 7) to amend the Zoning By-law An application by LORINE & JOANNE WILSON (File C1E18 6) Ward 2) to amend the Zoning By law and for approval of a Draft Plan of Subdivision 6}
- wing is a brief explanation of the items on the agenda

1) OMNIBUS (Housekeeping) Amendments to the City of Brampton Comprehensive Zoning By-taws Home Occupation Uses (File G02BR)

Proposal:

City Council is considering a routine housekeeping amendment to three of the City's comprehensive zoning by-taws, namely By-taw 200-82, as amended (former Town of Brampton), By taw 56 83, as amended (former Township of Toronio Gorej; By-taw 56 83, as amended (former Township of Toronio Gorej), and, By law 151 88, as amended (former Township of Chinguacousy)

Background:

Home occupation uses have been established on a long-standing basis in each of the comprehensive zoning by laws. The intent is to allow a restricted range of occupations to be carried out within a single family detached dwelling.

The requirements and restrictions should be contained in the "General Provisions The requirements and restrictions should be contained in the "General Provisions for all Zones" section of each comprehensive zoning by law such that they would apply to all zones where single family detached dwellings are permitted (it residential and agricultural zones). However, it has recently been revealed that, in By law 151-88 (Chinguacousy area), the home occupation provisions are contained only in the section pertaining to "General Provisions to Residential Zones". The result is that none of the requirements and restrictions are in force where single family detached dwellings exist in Agricultural Zones. The proposed remedy is to transfer the requirements and restrictions for home occupation uses to the "General Provisions for all Zones" section Further, to ensure a consistent approach across all of the City's four zoning jurisdictions, the following is recommended

8y law 151 68.

remove home occupation provisions from General Provisions for Residenital Zones and place them in General Provisions for all Zones

remove home occupation provisions from General Provisions for Residential Zones and place them in General Provisions for all Zones By-law 200-82

rémove home occupation provisions from General Provisions for all Zones Remove home occupation provisions from General Provisions for Residential Zones and place them in General Provisions for all Zones. This is required since home occupation provisions appear inadvertently in both sections, with an incompilete set in the General Provisions for all Zones section. By law 56 83

regulations for home occupation uses already exist In General Provisions for alal Zones By law 139 84

FOR MORE INFORMATION, please contact

JEFF BENDER, 874 2078

452994 ONTARIO LIMITED (C8E2 4)

i.ecailon: 1

The subject property is located in part of Lot 2, Concession 6, N D. and is situated on the east side of Goreway Drive approximately 51 metres (167 3 leet) north of the intersection of intermodal Drive and Goreway Drive

Size:

2)

The subject property has an area of approximately 2 37 hectares (5 8 acres) with a frontage along Goreway Drive of about 60 96 metres (200 feet) and a varying dupth tanging from 255 54 metres (838 38 feet) to 535.37 metres (1756 4 feet)

Official Plan Status:

The subject property is designated as "Industrial" by the Official Plan (Schedula 'A') and as "Light industrial" and "General Industrial" by the appropriate

Zoning Status:

By-law 56 63, as amended, zones the subject property as "Agricultural (A)"

To amend the Zoning By law to permit the subdivision of the subject property for industrial uses

FOR MORE INFORMATION, please contact:

AL REZOSKI, 874-2060

3) LAWRENCE AVENUE GROUP (C2W8 3)

Location

The subject property is located in part of Lot 8, Concession 2, W H S and is situated on the east adde of Chinguacousy Road (future Marks Road) exproximately 50 metres [144 leet) north of the intersection of Chinguacousy Road and Major William Sharpe Drive The subject property is more specifically known as Lots 41-46, 77-82, and 103 of Rogistered Plan 43M 817, Part of Reference Plan 43R-14786, Block E of Registered Plan 639, and the lands to the north west (bounded by the subject property on the east, Canadian National Reliway on the north, and Chinguacousy Road on the west)

Size:

The tregular shaped subject property has an area of approximately 11.9 hectares (29.4 acres) with a frontage along Chinguacousy Road of about 218.1 metres (715.5 feet) and a varying depth of 150 metres (492 feet) to 669 metres (219.4 8 feet) The area of the land to the north-west of the subject property is approximately 250 hectares (6.33 acres) The area of Block E, Registered Plan 639 is 0.374 hectares (0.93 acres)

Official Plan Status:

The subject property is designated as "Residential" in the southern portion and es "industrial" for the northern portion by the Official Plan (Schedule 'A') The property to the north west Block E; Registered Plan 639, is designated "industrial" by Official Plan (Schedule 'A') The appropriate Scondary Plan designates the northern portion of the subject property as "industrial" and the southern portion as "Low to Medium Density Residentiat". chedule bject prop

Zoning Status:

By law 1511-88, as amended, zones the subject property and abutting land to the north, wesi as "Agricultural (A)" and Block E, Registered Plan 639 as "industrial One-Section 124 (M1 Section 124)

To amon , the Official Plan and Zoning By-law to pormat the subject proper to be sub. Ar⁴ into 67 single family dwelling tots, 33 sami-detached dwellin tots, 11 stret ²/₀ thouse blocks containing 64 units and a 1.14 hectare (2.8 acr buffer area (dw.-m world buffer residential tots from the industry to the tast of th subject property. The abutting land to the nonth-west (bounded by the subject property on the east, Canadian National Railway on the north, and Chinguacoun Road on the west0 may be developed for residential purposes. Block I Registered Plan 639 may be developed for a pedestrial wakway

FOR MORE INFORMATION, please contact.

AL REZOSKI, 874-2060

KEABEL GROUP (C2E11.9)

Location:

The subject property is located in part of Loi 11, Concession 2, E H S and is situated on the north side of Note Dame Avenue between Kennedy Road North and Solway Avenue The site is more specifically known as Lots 1-5, Registered Plan 43M 929

Size:

The subject property has an area of approximately 3167 square matres (0.79 acres) with a frontage along Notre Dame Avenue of about 45.855 metres (150.443 feet) and an average depth of about 70 1 metres (230 feet)

Official Plan Status:

The subject property is designated by the Official Plan as "Commercial" (Schedule 'A') and "Highway and Service Commercial" (Schedule 'F') The appropriate secondary plan designates the area as "Service Commercial"

Zoning Status:

By law 151-86, as emended, zones the subject property as "Service Commercial-Section 567 (SC-SEC 567)"

Proposal:

To amend both the Oticial Plan and Zoning By-law to permit the development of the subject properly for 16 rontal or condominium townhouse dwelling units, each with its own driveway and attached garage

FOR MORE INFORMATION, please contact:

KATHY ASH. 874-2060

5) 121957 CANADA INC. (C3E9.6) -

Location:

The subject property is located in part of Lot 9, Concession 3, E H.S., and is shualed at the north-west corner of the intersection of North Park Drive and Dixle Road and is more specifically known as Parts 2,3, and 5, Reference Plan 43R-5977

Size:

The subject property has an area of approximately 0.93 hectares (2.31 acres) with a Ironiage along North Park Drive of about 77. 04 metres (252.78 feet) and a flankage of about 93.29 metres (306.07 feet) along Dixle Road

Official Plan Status:

The subject property is designated by the Official Plan as "Commercial" (Schedule X) and "Convenience Commercial" (Ichedule T) the sile is designed as "Convenience Commercial" by the appropriate sec ondary plan

Zon ing Status:

By-law 151 88, as amended, zones the subject property as "Commercial One-Section 252 (C1-SEC252)

Proposal:

To amend the Zoning By-law to permit the construction of a single storey building for commercial use

FOR MORE INFORMATION, PLEASE CONTACT.

NEAL GRADY, 874-2060

LORNE & JOANNE WILSON (C1E18 6)

Location:

6)

The subject property is located in part of Lot 18, Concession 1, E H S, and is situated on the north-east corner of the intersection of Highway Number 10 and Maytield Road, The site is more specifically known as Parts 1.2.6, and 7, Reference Plan $43R_{\rm -}1825$

SIZE: The tregular shaped subject property has an area of approximately 32.2 hectares (79.568 acres)

Official Plan Status:

The subject property is designated as "Special Study Area" by the Official Plan (Schedule 'A') and by the appropriate Secondary Plan as "Low Density Residential - Snelgrove North and West", "Hazard Land", "Separate Elementary School Site", "Neighbourhood Park" and "Manar Collector Read".

Zoning Status:

By-law 151-88, as amended, zones the subject property as "Agricultural"

Proposal:

To amend the Zoning By law to permit the subdivision of the subject property for: 195 single family residential lots, a separate elementary school block, a neighbourhood park block, an open space block, and future development blocks

FOR MORE INFORMATION, please contact:

NEAL GRADY, 874-2060

Documentation with respect to the above noted items will be available for inspection in the Planning and Development Department and may be viewed between the hours of 9 00 a m. and 4 00 p m. during the regular business week.

Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above items

The recommendations of the Planning Committee with respect to the above items will be forwarded to the Council of the City of B rampton for adoption. The Council of the City of Brampton will not adopt the proposed amendments until at least 30 days after the date shown below.

,

ed at the City of Brampton this 22nd day of April, 1992

J.A. Marshall, M.C.P., M.C.L.P., O.P.P.L., Commissioner of Planning and Development Commissioner City of Brampton 2 Wellington Street West Brampton, Ontario

City of Brampton PLANNING AND DEVELOPMENT GEPARTMENT

DATE NOV 1 3 1991 Rec'd

File No.

November 11, 1991

Ms. Kathy Ash Development Planner City of Brampton 2 Wellington St. W. Brampton, Ontario L6Y 4R2

Dear Ms. Ash:

Re: Application to Amend the Official Plan and Zoning By-Law. Kerbel Group City of Brampton File C2E11.9

The Peel Board of Education has no objection to the further processing of the above noted development application.

Yours truly,

Stephen Hare Assistant Chief Planning Officer Planning Department

&H:ee PLANNCPO: 3694

H J A Brown Education Centre 5650 Hurontario Street Mississauga, Ontario L5R 1C6 Telephone (416) 890-1099 Fax (416) 890-6747

An Equal Opportunity Employer



TRUSTEES William Kent (Chair) Gary Helghington (Vice-Chair)

Roger Barrett Cathrine Campbell George Carlson Karen Carstensen Beryl Ford Gall Green Dr Ralph Greene L. Cilff Gyles Alex Jupp Robert Lagerquist Thomas McAullife Janet McDougald Elaine Moore Marolyn Morrison Carolyn Parrish Sandy Ransom Rosemary Taylor Ruth Thompson Carolyne Wedgbury

Director of Education and Secretary Robert J. Lee, B.A., M Ed

Associate Director of Education W Wayne Hulley, B.A., M Ed.

> Associate Director of Education/Business and Treasurer Michael D Roy, C.A

91.11.13 KA



The Regional Municipality of Peel

Planning Department

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City of Brampton PLANNING AND DEVELOPMENT DEPARTMENT

November 15, 1991

NOV 1 9 1991 Rec'd DATE

File No..

City of Brampton Planning Department 2 Wellington Street West Brampton, Ontario L6Y 4R2

Attention: Ms. Kathy Ash, MCIP Development Planner

> Re: Proposed Official Plan Amendment & Zoning By-law Kerbel Group Pt. Lot 11, Concession 2, E.H.S. Lots 1 to 5 of R.P. 43M-929 Your File: C2E11.9 Our File: R42 2E58B City of Brampton

Dear Ms. Ash:

Further to your correspondence dated November 1, 1991, please be advised that the Regional Public Works Department has reviewed the proposal and has no comments to offer.

We trust that this information is of assistance.

Yours truly

Vince Zammit Senior Planner Development Review

JL:nb

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 - (416) 791-9400



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD LE CONSEIL DES ECOLES SEPAREES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

40 Matheson Blvd, West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221 City of Brampton PLANNING AND DEVELOPMENT DEPARTMENT DEC 1 7 1991 Rec'd DATE K. Ash, Development Planner File No.. Planning and Development Dept. 2 Wellington Street West

Dear K. Ash:

L6Y 4R2

November 29, 1991

The City of Brampton

Brampton, Ontario

Re: Application to Amend the Official Plan and Zoning by-law, Lots 1 to 5 inclusive Plan 43M-929 and Part of Lot 11, Con. 2 E.H.S. Kerbal Group (File: C2E11.9) City of Brampton

The Dufferin-Peel Roman Catholic Separate School Board is in receipt of the above referenced official plan and zoning by-law amendment application. Separate school students generated from this development application shall attend St. Agnes elementary and Notre Dame secondary school.

Due to the fact that the anticipated pupil yield generated from the ten (10) townhouse dwelling units proposed in this official plan and rezoning application will be minimal (fewer than 10 elementary and 4 secondary pupils) the Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this development application. The Board, however, requests that the following condition be fulfilled prior to the approval of this application.

That the following clause be inserted in all offers of purchase and sale of 1. residential lots until the permanent school for the area has been completed. This clause is to be inserted in English and French.

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

K. Ash, The City of Brampton Page 2 November 29, 1991

> "Attendu que, malgré les efforts déployés par Le Conseil Des Écoles Séparées Catholiques Romaines de Dufferin et Peel, il se peut qu'il n'y ait pas assez de places pour le nombre d'élèves prévus dans votre quartier. Vous êtes donc, par les présentes, avisés que les élèves devront, soit, être hébergés dans des installations temporaires ou transportés par autobus scolaire à une école en dehors de votre quartier. De plus, il se peut que les élèves soient éventuellement retournés à l'école de quartier."

Yours truly,

í.

John W. Watts Superintendent of Planning

VR/is

cc: J. Greeniaus, Peel Board of Education

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

March 30, 1992To:The Chairman and Members of Planning CommittFrom:Planning and Development DepartmentRE:EXECUTIVE SUMMARY to the attached
staff report
KERBEL GROUP
Ward Number 2
Our File C2E11.9The attached staff memory ward staff memory wa

The attached staff report reviews and analyses an application to amend the Official Plan and zoning by-law involving approximately 0.32 hectares (0.79 acres) of land located on the north side of Notre Dame Avenue, abutting the Beaver gas bar to the east. The following has been proposed:

- 10 rental or condominium townhouse dwelling units where each dwelling unit has a private driveway and an attached garage;
- 5 visitor/recreation parking spaces;
- one, 8.0 metre wide access to Notre Dame Avenue, and
- a garbage enclosure in the south-west corner of the property.

The subject lands are designated in the Official Plan as "Commercial" and in the applicable secondary plan as "Service Commercial". The proposal has been reviewed in accordance with the compatibility of the surrounding land uses, particularly with respect to maintaining the integrity of amenity area of the existing low density residential development to the north and east.

After reviewing the subject proposal, staff has concluded that the proposed amendment to the Official Plan and zoning by-law can be supported from a land use planning perspective. Consequently, the attached staff report recommends approval of the proposed development, subject to applicable revisions and conditions.

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	REG. NO.: CZEIL9



INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

March 23, 1992

To: The Chairman of the Development Team

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From: Planning and Development Department

Re: Application to Amend the Official Plan and Zoning By-law Part of Lot 11, Concession 2, E.H.S., Ward Number 2 KERBEL GROUP Our File: C2E11.9

1.0 INTRODUCTION

An application for amendment to the Official Plan and zoning by-law to permit the development of the above noted property for 10, rental or condominium, townhouse dwelling units was submitted to the City Clerk and referred to staff by City Council at its meeting held on February 10, 1992 for a report and recommendation.

2.0 **PROPERTY DESCRIPTION AND SURROUNDING LAND USES**

The subject property:

- is legally described as Lots 1 to 5 inclusive, Plan 43M-929;
- has a frontage of 45.855 metres (150.443 feet); an average depth of about 70.1 metres (229.99 feet) and comprises an area of 3167 square metres (0.79 acres); and
- is relatively flat, is void of vegetation and is vacant.

The surrounding land uses are as follows:

- North: residential development involving a large lot fronting onto Kennedy Road North and single family detached residences on the south side of Penrith Court within Plan 43M-796.
- South: Notre Dame Avenue, and to the south of Notre Dame Avenue, Notre Dame Secondary School of The Dufferin-Peel Roman Catholic Separate School Board.
- East: single family detached residences on the west side of Solway Avenue.





West: a 1.8 metre high masonry wall of a gas bar facility situated at the north-east corner of the intersection of Kennedy Road North and Notre Dame Avenue.

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3.0 OFFICIAL PLAN AND ZONING STATUS

- "Commercial" (Schedule A Official Plan);
- "Highway and Service Commercial" (Schedule F Official Plan);

- 2 -

- "Service Commercial" (Heart Lake East Secondary Plan), and
- zoned "Service Commercial Section 567 (SC-Section 567)" by By-law 151-88, as amended.

4.0 PROPOSAL

The applicant is proposing the following:

- 10 rental or condominium townhouse dwelling units where each dwelling unit has its own driveway and an attached garage;
- a total of 5 visitor/recreation parking spaces are provided on site;
- access is proposed via one 8.0 metre wide driveway off Notre Dame Avenue, and
- a garbage enclosure in the south-west corner of the property.

5.0 BACKGROUND

In June, 1989, the applicant filed an application with the City to amend the Official Plan and zoning by-law to permit the development of the above noted property for commercial purposes; particularly, offices. The existing Official Plan and zoning status at that time was as follows:

- Residential on Schedule A of the Official Plan (General Land Use Designations);
- Low and Medium Density Residential in the Heart Lake East Secondary Plan, and
- By-law 151-88, as amended, zoned the property Residential Single Family D-Section 358 (R1D-Section 358). In this regard, the registered plan of subdivision would have provided for the development of five single family detached dwelling units on the subject property each with direct access onto Notre Dame Avenue.





In June, 1990, staff recommended refusal of the proposal for commercial development on the basis that it did not conform to the Official Plan or secondary plan for the area. In this respect the planning report stated:

"The Official Plan designation of Low and Medium Density Residential presents an opportunity for the applicant to design an innovative housing proposal that is compatible with the abutting and adjacent low density residential development of single family detached dwellings. Though the land use designation would permit 36 to 50 dwelling units per net hectare (15 to 20 dwelling units per net acre), it is neither necessary nor appropriate that the subject site with an area of approximately 0.32 hectares (0.8 acres) be developed with the maximum number of units of 11 to 16. It is likely that a small multiple family project of 8 or 9 dwelling units could be designed that is sensitive to and will respect the amenity of the existing low density residential development."

In November, 1990, City Council approved the application for commercial development subject to appropriate development conditions. In October, 1991, the applicant expressed that the development of the lands for commercial purposes was no longer viable and that a residential townhouse development would be more appropriate, given the current market conditions.

6.0 DISCUSSION

Official Plan - Land Use

Staff note that the applicant is proposing a development which is consistent with the former Official Plan and applicable secondary plan designations for the area; namely, "Residential" and "Low and Medium Density Residential". In this regard, a total of 10 townhouse dwelling units are proposed on the 0.32 hectare (0.79 acre) site yielding a density of 12.7 units per acre (32 units per hectare). From a land use planning perspective, staff has no objection to this proposal provided that the design of the proposal is sensitive to and will respect the amenities of the existing low density residential development to the north and east.

Setbacks

With respect to building setbacks, it is noted that the proposed townhouse units will be setback a minimum of 9.0 metres from the north and east property boundaries, with the exception of one unit whose exterior side yard is setback 5.58 metres from the east property boundary with a rear yard setback of 9.0 metres to the north property boundary. These outdoor amenity areas are in excess of the 7.6 metre setback normally required for single family detached dwellings. The abutting single family detached dwellings to the north and east have

this standard rear yard depth requirement of 7.6 metres. Consequently, the proposed rear yard amenity area, of the townhouse dwellings, is compatible with the existing residential development to the north and east. Although the standard block townhouse front yard setback of 7.6 metres has been reduced to 5.0 metres, where it abuts Notre Dame Avenue, it is noted that the existing single family dwelling at Solway Avenue and Notre Dame Avenue, requires a setback of only 3.0 metres. Staff is therefore satisfied that a front yard setback of 5.0 metres to Notre Dame Avenue is sufficient, recognizing the existing single family residential setback to Notre Dame Avenue.

Fencing

The Urban Design and Zoning Division has recommended that a 1.8 metre high wood privacy fence be provided along the north and east property boundaries. This feature would reduce the impact of potential headlight glare on the abutting residential properties fronting on Solway Avenue and further screen the proposed development from the single family detached dwelling units. A 1.8 metre high masonry wall already exists along the property's west boundary as a separation between the proposed townhouse dwellings and the existing gas bar.

Garbage Enclosure

The concept site plan illustrates a garbage enclosure in the south-west corner of the property abutting Notre Dame Avenue. As indicated by the Urban Design and Zoning Division, this enclosure should be relocated further north, or the possibility of curb side garbage pick up should be explored. The Public Works and Building Department have indicated that curb side garbage pick up could be achieved, provided there is no on street parking. Details of the garbage enclosure and possible curb side pick up are best dealt with at the site plan approval stage.

Parking

The concept site plan illustrates a total of 25 parking spaces consisting of:

- two parking spaces per dwelling unit; one on a driveway and the other in an attached garage;
- 5 visitor/recreation equipment parking spaces located approximately 3.6 metres from the west property boundary.

At this time, the applicant has indicated that the proposal is intended to be a rental project, it is not their intent that the amending zoning by-law, if approved, preclude the development from being a condominium. In this regard, tenure affects the provision of visitor and recreational equipment parking spaces. For example, a rental project would require 3 such spaces and a condominium requires 5 parking spaces. The applicant has therefore demonstrated that the subject

> PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT KERBEL GROUP

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property can be developed for condominium purposes. Staff is satisfied that an adequate amount of parking spaces have been provided.

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Access and Landscaped Open Space

The applicant is proposing a 8.0 metre wide access from the site to Notre Dame Avenue. The Urban Design and Zoning Division has advised that this driveway could be reduced to 7.5 metres in width and consequently, the internal aisle width could be reduced accordingly. This would have the effect of reducing the amount of asphalt area at the same time as increasing the amount of landscaped open space area.

The proposed landscaped open space is 40% of the lot area, whereas the standard requirement for block townhouse developments is 50%. The reduction of asphalt area, as mentioned above, could increase the overall amount of landscaped open space to more closely reflect the requirement of the zoning by-law. It is recommended that the applicant demonstrate to staff how much additional landscaped open space can be achieved by reducing the driveway and aisle widths, prior to the enactment of the amending zoning by-law.

In view of the foregoing, staff can support the proposed amendment to the Official Plan and zoning by-law. Subject to appropriate development conditions, staff is satisfied that the proposal will respect the amenity areas of the existing residential development and will assist in reinforcing the integrity of the area, primarily for residential purposes.

7.0 RECOMMENDATION

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

- A. A Public Meeting be held in accordance with City Council procedures:
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - 1. An amendment to the Official Plan and the appropriate secondary plan will designate the subject lands as "Residential" and "Low and Medium Density Residential" respectively.
 - 2. Prior to the enactment of the amending zoning by-law, the applicant shall indicate the amount of landscaped open space to the satisfaction of the Commissioner of Planning and Development, which shall be incorporated into the amending zoning by-law.
 - 3. The site specific zoning by-law shall contain the following provisions:

• the site shall only be used for the purposes permitted in a R3A zone;

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- the site shall be subject to all the requirements and restrictions pertaining to the R3A zone with the following exceptions:
 - minimum front yard depth: 5.0 metres;

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- minimum interior side yard width: 3.6 metres except where the rear wall of a dwelling unit abuts the interior side yard, the minimum width shall be 9.0 metres.
- minimum rear yard depth: 9.0 metres.
- 4. Development of the site shall be subject to a development agreement and the development agreement shall contain the following:
 - a) prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, an engineering and servicing plan, and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - b) the applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties;
 - c) the applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws;
 - d) the applicant shall agree to provide a 1.8 metre high wood privacy fence along the north and east property boundaries;
 - e) the applicant shall agree to make satisfactory arrangements for garbage collection to the satisfaction of the Commissioner of Public Works and Building and the Commissioner of Planning and Development;
 - f) the site plan shall illustrate a 7.5 metre driveway width rather than 8.0 metres;
 - g) the applicant shall agree to place the following clause in BOLD CAPITAL type in any agreement of rental, purchase and sale entered into with respect to any residential units

until the permanent school for the area has been completed. This clause is to be inserted in English and French:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

"Attendu que, malgre les efforts deployes par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, il se peut qu'il n'y ait pas assez de places pour le nombre d'eleves prevus dans votre quartier. Vous etes donc, par les presentes, avises que les eleves devront, soit, etre heberges dans des installations temporaires ou transportes par autobus scolaire a une ecole en dehors de votre quartier. De plus, il se peut que les eleves soient eventuellement retournes a l'ecole de quartier."

C. An additional 10 units of the available 386 unit residual capacity in the Heart Lake/Snelgrove Sub-Area be assigned to the subject proposal.

Respectfully submitted,

Development Planner

AGREED:

John A. Marshall, M.C.I.P Commissioner of Planning and Development

KA/Kerbelreport

Director of

Lym.n. Laine, Director of Planning and Development Services Division

APPENDIX

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COMMENTS FROM INTERNAL AND EXTERNAL AGENCIES

The following departments have no comments:

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The Traffic Engineering Services Division and the Building Division of the Public Works and Building Department, the Law Department, the Community Services Department, the Planning Policy and Research Division of the Planning and Development Department, the Region of Peel Public Works Department, and the Peel Board of Education.

Public Works and Building Department

The Development and Engineering Services Division has advised as follows:

- "• the applicant shall submit a grading/drainage plan for approval by the Public Works and Building Department.
- the applicant shall enter into a site plan agreement to address grading and drainage and security requirements."

The Division has also advised that curb side garbage collection can be accommodated as long as there is no on street parking. In this regard, the developer must fill out an application form to initiate collection from the Environmental Services Division.

Planning and Development Department

The Urban Design and Zoning Division has advised as follows:

- "1. A 1.8 metre high wood privacy fence shall be provided along the north and east site limits.
- 2. The garbage enclosure should be relocated further north. The applicant should discuss with Public Works to investigate the possibility of curb side garbage pick up.
- 3. The main driveway may be reduced to 7.5 metres in width."

Treasury Services, Financial Planning Division have advised as follows:

"This application was evaluated to determine its impact on the City's annual net financial position and long-term goal to achieve a 60/40 assessment ratio (Residential - to - C.I.B.). As the Residential Mill Rate is always 85% of the Commercial/Industrial Mill Rate within Municipal property tax calculations, a dollar of new C.I.B. assessment will contribute 15% more to

the City's operating revenues annually than is the case for a dollar of new Residential assessment. Operating subsidies associated with servicing a development's residents (ie. providing recreation facilities and programmes) negatively impact the City's Revenue Fund in the case of Residential, but not Non-Residential developments. The City also achieves a greater proportion of individuals living and working in the City as the assessment ratio improves to target.

The following assumptions were made: 1) Standard Planning Department assumptions regarding site coverage, units per acre, and persons per unit for this medium density development; 2) Total City, Region and School Board property tax of \$1.10/sq.ft. for medium density Residential. (Source: Ontario Ministry of Revenue Assessment Office and City of Brampton Tax Department); 3) Standard assumption for a Commercial Office development were employed to generate a financial comparison versus the proposed use.

It was found that (in \$ 1991):

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- 1) The net financial impact of the proposed ten residential townhouses upon the City's annual operating position is an annual negative \$4,126. In contrast a Commercial Office development of average coverage and assessed value would generate a net positive \$5,000 to the City's operating fund annually.
- 2) The assessment for the proposed residential development equals \$226,167. Consequently, C.I.B. assessment of \$150,778 is required as an offset to achieve the City 60/40 assessment target."

The Dufferin-Peel Roman Catholic Separate School Board has advised as follows:

"Separate school students generated from this development application shall attend St. Agnes elementary and Notre Dame secondary school.

Due to the fact that the anticipated pupil yield generated from the ten (10) townhouse dwelling units proposed in this official plan and rezoning application will be minimal (fewer than 10 elementary and 4 secondary pupils) the Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this development application. The Board, however, requests that the following condition be fulfilled prior to the approval of this application.

1. That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. This clause is to be inserted in English and French.

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

> PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT KERBEL GROUP



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"Attendu que, malgre les efforts deployes par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, il se peut qu'il n'y ait pas assez de places pour le nombre d'eleves prevus dans votre quartier. Vous etes donc, par les presentes, avises que les eleves devront, soit, etre heberges dans des installations temporaires ou transportes par autobus scolaire a une ecole en dehors de votre quartier. De plus, is se peut les eleves soient eventuellement retournes a l'ecole de quartier."

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PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT KERBEL GROUP

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INTER-OFFICE MEMORANDUN F3

Office of the Commissioner of Planning and Deve

May 7, 1992

To: The Chairman and Members of Planning Committee

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From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law Part of Lot 11, Concession 2, E.H.S., Ward Number 2 KERBEL GROUP Our File: C2E11.9

The notes of the Public Meeting held on Wednesday, May 6, 1992, are attached for the information of Planning Committee.

Approximately 2 members of the public were in attendance. Only one gentleman spoke to the application. He indicated that he was originally concerned over the amount of parking spaces, but realized, after the presentation, that a sufficient number of spaces have been provided. The gentleman indicated that he would prefer that the proposal be condominium rather than rental, stating that those who own their residence, take better care of their properties.

The applicant has not yet determined whether the project will be rental or condominium. From a land use and zoning perspective, the main difference between a condominium and a rental development, is the number of required visitor/recreation parking spaces. A total of 3 visitor spaces are required for a rental project versus 5 visitor parking spaces for a condominium project. However, it is noted that the applicant is providing 7 visitor parking spaces, which is above the City's current standards. In this regard, staff has no justification in recommending that the proposal be condominium.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEEND 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 27, 1992.
- C. Staff be directed to prepare the appropriate documents for Council's consideration. **RECEIVED**

CLERKS DEPT.

MAY 1 4 1992 C247.92

Respectfully submitted,

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Kathy Ash,/M.C.I.P. Development Planner

AGREED:

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Development

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John B. Corbett, M.C.I.P. Director of Planning and Development Services Division

PUBLIC MEETING

A Special Meeting of the Planning Committee was held on Wednesday, May 6, 1992, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 8:00 p.m., with respect to a proposal by the KERBEL GROUP (File: C2E11.9 - Ward 2) to amend both the Official Plan and zoning by-law to permit the development of the subject property for 10 rental or condominium townhouse dwelling units, each with its own driveway and attached garage.

Members Present:	Alderman Grant Gibson - Chairman Councillor Gael Miles Councillor Paul Palleschi Alderman Linda Jeffrey Alderman Valerie Orr Alderman Don McMullen	
Staff Present:	J.A. Marshall – Commissioner of Planning and Development J. Corbett – Director, Planning and Development	
	Services Division D. Ross – Manager, Planning and Development "Services Division	
	K. Ash - Development Planner	
	J. Bender – Policy Planner N. Grady – Development Planner	
;	A. Rezoski – Development Planner R. Woods – Secretary	
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The Chairman inquired if notices to property owners within 120 metres of the subject site were sent, and whether notifications of the public meeting were placed in the local newspaper.

Mr. Corbett replied in the affirmative.

Approximately two (2) members of the public were present.

Mrs. Ash outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. Bruce Murray, 27 Solway Avenue was concerned about the amount of parking being provided, but after the presentation he was satisfied with the proposal with respect to parking. He also had concerns over the rental aspect of the proposal and stated that people who own their property take greater pride than those who rent. He would like to see a condition whereby the townhouse application not be for rental accommodation.

There were no further questions or comments and the meeting adjourned at 8:15 p.m.



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The Corporation of the City of Brampton



Planning and Development Department John A. Marshall, M.C.P., M.C.I.P.,Commissioner

Planning and Development Services, Planning Policy and Research, Urban Design and Zoning 2 Wellington Street West Brampton, Ontario L6Y 4R2

THE CORPORATION OF THE CITY OF BRAMPTON

NOTICE OF PUBLIC MEETING

The Planning Committee of the Council of the City of Brampton will hold a public meeting on WEDNESDAY, MAY 6, 1992. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:30 p.m.

NOTE:

Prior to the Planning Committee Meeting, an informal open house will be held in the Main Floor Foyer with respect to the applications. The open house will start at 6:00 p.m. and continue until 7:15 P.M.

The items on the agenda for this meeting are:

- 1) OMNIBUS (Housekeeping) Amendments to the City of Brampton Comprehensive Zoning By-laws: Home Occupation Uses (File: G02BR).
- 2) An application by 452994 ONTARIO LIMITED (File: C8E2.4 Ward 10) for an amendment to the Zoning By-law and for approval of a Draft Plan of Subdivision.
- 3) An application by LAWRENCE AVENUE GROUP LIMITED (File: C2W8.3 Ward
 5) to amend both the Official Plan and Zoning By-law and for approval of a Draft Plan of Subdivision.
- 4) An application by KERBEL GROUP (File: C2E11.9 Ward 2) to amend both the Official Plan and Zoning By-law.
- 5) An application by 121957 CANADA INC. (File: C3E9.8 Ward 7) to amend the Zoning By-law.
- 6) An application by LORNE & JOANNE WILSON (File: C1E18.6 Ward 2) to amend the Zoning By-law and for approval of a Draft Plan of Subdivision.

This notice has been sent to you as an assessed owner of property within the vicinity of the affected area, or a person who has expressed an interest in the above item number 4.

4. KERBEL GROUP (C2E11.9)

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Location:

The subject property is located in part of Lot 11, Concession 2, E.H.S. and is situated on the north side of Notre Dame Avenue between Kennedy Road North and Solway Avenue. The site is more specifically known as Lots 1-5, Registered Plan 43M-929.

Size:

The subject property has an area of approximately 3167 square metres (0.79 acres) with a frontage along Notre Dame Avenue of about 45.855 metres (150.443 feet) and an average depth of about 70.1 metres (230 feet).

Official Plan Status:

The subject property is designated by the Official Plan as "Commercial" (Schedule 'A') and "Highway and Service Commercial" (Schedule 'F'). The appropriate secondary plan designates the area as "Service Commercial".

Zoning Status:

By-law 151-88, as amended, zones the subject property as "Service Commercial-Section 567 (SC-SEC 567)".

Proposal:

To amend both the Official Plan and Zoning By-law to permit the development of the subject property for 10 rental or condominium townhouse dwelling units, each with its own driveway and attached garage.

FOR MORE INFORMATION, please contact:

KATHY ASH, 874-2060

Documentation with respect to the above noted items will be available for inspection in the Planning and Development Department and may be viewed between the hours of 9:00 a.m. and 4:00 p.m. during the regular business week.

Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above items.

The recommendations of the Planning Committee with respect to the above items will be forwarded to the Council of the City of Brampton for adoption. The Council of the City of Brampton will not adopt the proposed amendments until at least 30 days after the date shown below.

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Dated at the City of Brampton this 24th day of April, 1992.

J.A. Marshall, M.C.P., M.C.I.P., O.P.P.I., Commissioner of Planning and Development City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2

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NOTICE OF PUBLIC MEETING

The Planning Committee of the Council of the City of Brampton will hold a public meeting on WEDNESDAY, MAY 6, 1992. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:30 p.m.

NOTE:

Prior to the Planning Committee Meeting, an informal open house will be held in the Main Floor Foyer with respect to the applications. The open house will start at 6:00 p.m. and continue until 7:15 p.m.

The items on the agenda for this meeting are:

- OMNIBUS (Housekeeping) Amendments to the City of Brampton Comprehensive Zoning By-laws: Home Occupation Uses (File: G02BR).
- 2) An application by 452994 ONTARIO LIMITED (File: C8E2.4 Ward 10) for an amendment to the Zoning By-law and for approval of a Draft Plan of Subdivision.
- An application by LAWRENCE AVENUE GROUP LIMITED (File: C2W8.3 Ward
 5) to amend both the Official Plan and Zoning By-law and for approval of a Draft Plan of Subdivision.
- 4) An application by KERBEL GROUP (File: C2E11.9 Ward 2) to amend both the Official Plan and Zoning By-law.
- 5) An application by 121957 CANADA INC. (File: C3E9.8 Ward 7) to amend the Zoning By-law.
- 6) An application by LORNE & JOANNE WILSON (File: C1E18.6 Ward 2) to amend the Zoning By-law and for approval of a Draft Plan of Subdivision.

The following is a brief explanation of the items on the agenda:

 OMNIBUS (Housekeeping) Amendments to the City of Brampton Comprehensive Zoning By-laws: Home Occupation Uses (File: G02BR)

Proposal:

City Council is considering a routine housekeeping amendment to three of the City's comprehensive zoning by-laws, namely: By-law 200-82, as amended (former Town of Brampton); By-law 56-83, as amended (former Township of Toronto Gore); and, By-law 151-88, as amended (former Township of Chinguacousy).

Background:

Home occupation uses have been established on a long-standing basis in each of the comprehensive zoning by-laws. The intent is to allow a restricted range of occupations to be carried out within a singlefamily detached dwelling.

The requirements and restrictions should be contained in the "General Provisions for all Zones" section of each comprehensive zoning by-law such that they would apply to all zones where singlefamily detached dwellings are permitted (i.e. residential and agricultural zones). However, it has recently been revealed that, in By-law 151-88 (Chinguacousy area), the home occupation provisions are contained only in the section pertaining to "General Provisions for Residential Zones". The result is that none of the requirements and restrictions are in force where single-family detached dwellings exist in Agricultural Zones. The proposed remedy is to transfer the requirements and restrictions for home occupation uses to the "General Provisions for all Zones" section. Further, to ensure a consistent approach across all of the City's four zoning jurisdictions, the following is recommended:

By-law 151-88: General Provisions for Residential Zones and place them in General Provisions for all Zones.

By-law 200-82: General Provisions for Residential Zones and place them in General Provisions for all Zones.

By-law 56-83: remove home occupation provisions from General Provisions for all Zones. Remove home occupation provisions from General Provisions for Residential Zones and place them in General Provisions for all Zones. This is required since home occupation provisions appear inadvertently in both sections, with an incomplete set in the General Provisions for all Zones section.

By-law 139-84: regulations for home occupation uses already exist in General Provisions for all Zones.

FOR MORE INFORMATION, please contact:

JEFF BENDER, 874-2078

2) <u>452994 ONTARIO LIMITED</u> (C8E2.4)

Location:

The subject property is located in part of Lot 2, Concession 8, N.D. and is situated on the east side of Goreway Drive approximately 51 metres (167.3 feet) north of the intersection of Intermodal Drive and Goreway Drive.

<u>Size</u>:

The subject property has an area of approximately 2.37 hectares (5.8 acres) with a frontage along Goreway Drive of about 60.96 metres (200 feet) and a varying depth ranging from 255.54 metres (838.38 feet) to 535.37 metres (1756.4 feet).

Official Plan Status:

The subject property is designated as "Industrial" by the Official Plan (Schedule 'A') and as "Light Industrial" and "General Industrial" by the appropriate Secondary Plan.

Zoning Status:

By-law 56-83, as amended, zones the subject property as "Agricultural (Λ)".

Proposal:

To amend the Zoning By-law to permit the subdivision of the subject property for industrial uses.

FOR MORE INFORMATION, please contact:

AL REZOSKI, 874-2060

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2. LAWRENCE AVENUE GROUP (C2W8.3)

Location:

The subject property is located in part of Lot 8, Concession 2, W.H.S. and is situated on the east side of Chinguacousy Road (future Mavis Road) approximately 50 metres (164 feet) north of the intersection of Chinguacousy Road and Major William Sharpe Drive. The subject property is more specifically known as Lots 41-46, 77-82, and 103 of Registered Plan 43M-817, Part of Reference Plan 43R-14786, Block E of Registered Plan 639, and the lands to the northwest (bounded by the subject property on the east, Canadian National Railway on the north, and Chinguacousy Road on the west).

<u>Size</u>:

The irregular shaped subject property has an area of approximately 11.9 hectares (29.4 acres) with a frontage along Chinguacousy Road of about 218.1 metres (715.5 feet) and a varying depth of 150 metres (492 feet) to 669 metres (2194.8 feet). The area of the land to the north-west of the subject property is approximately 2.56 hectares (6.33 acres). The area of Block E, Registered Plan 639 is 0.374 hectares (0.93 acres).

Official Plan Status:

The subject property is designated as "Residential" in the southern portion and as "Industrial" for the northern portion by the Official Plan (Schedule 'A'). The property to the north-west Block E; Registered Plan 639, is designated "Industrial" by Official Plan (Schedule "A"). The appropriate Secondary Plan designates the northern portion of the subject property as "Industrial" and the southern portion as "Low to Medium Density Residential".

Zoning Status:

By-law 151-88, as amended, zones the subject property and abutting land to the north-west as "Agricultural (A)" and Block E, Registered Plan 639 as "Industrial One-Section 124 (M1-Section 124).

<u>Proposal</u>:

To amend both the Official Pland and Zoning By-law to permit the subject property to be subdivided into 67 single family dwelling lots, 33 semi-detached dwelling lots, 11 street townhouse blocks containing 64 units and a 1.14 hectare (2.8 acre) buffer area (which would buffer residential lots from the industry to the last of the subject property. The abutting land to the north-west (bounded by the subject property on the east, Canadian National Railway on the north, and Chinguacousy Road on the west) may be developed for residential purposes. Block E, Registered Plan 639 may be developed for a pedestrial walkway.

FOR MORE INFORMATION, please contact:

AL REZOSKI, 874-2060

KERBEL GROUP (C2E11.9)

Location:

The subject property is located in part of Lot 11, Concession 2, E.H.S. and is situated on the north side of Notre Dame Avenue between Kennedy Road North and Solway Avenue. The site is more specifically known as Lots 1-5, Registered Plan 43M-929.

<u>Size</u>:

The subject property has an area of approximately 3167 square metres (0.79 acres) with a frontage along Notre Dame Avenue of about 45.855 metres (150.443 feet) and an average depth of about 70.1 metres (230 feet).

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Official Plan Status:

The subject property is designated by the Official Plan as "Commercial" (Schedule ' Λ ') and "Highway and Service Commercial" (Schedule 'F'). The appropriate secondary plan designates the area as "Service Commercial".

Zoning Status:

By-law 151-88, as amended, zones the subject property as "Service Commercial-Section 567 (SC-SEC 567)".

Proposal:

To amend both the Official Plan and Zoning By-law to permit the development of the subject property for 10 rental or condominium townhouse dwelling units, each with its own driveway and attached garage.

FOR MORE INFORMATION, please contact:

KATHY ASH, 874-2060

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121957 CANADA INC. (C3E9.8)

Location:

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The subject property is located in part of Lot 9, Concession 3, E.H.S., and is situated at the north-west corner of the intersection of North Park Drive and Dixie Road and is more specifically known as Parts 2,3, and 5, Reference Plan 43R-5977.

<u>Size</u>:

The subject property has an area of approximately 0.93 hectares (2.31 acres) with a frontage along North Park Drive of about 77.04 metres (252.78 feet) and a flankage of about 93.29 metres (306.07 feet) along Dixie Road.

Official Plan Status:

The subject property is designated by the Official Plan as "Commercial" (Schedule 'A') and "Convenience Commercial" (Schedule 'F'). The site is designated as "Convenience Commercial" by the appropriate secondary plan.

Zoning Status:

By-law 151-88, as amended, zones the subject property as "Commercial One-Section 252 (C1-SEC252).

Proposal:

To amend the Zoning By-law to permit the construction of a single storey building for commercial use.

FOR MORE INFORMATION, please contact:

NEAL GRADY, 874-2060

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LORNE & JOANNE WILSON (C1E18.6)

Location:

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The subject property is located in part of Lot 18, Concession 1, E.H.S., and is situated on the north-east corner of the intersection of Highway Number 10 and Mayfield Road. The site is more specifically known as Parts 1,2,6, and 7, Reference Plan 43R-1635.

Size:

The irregular shaped subject property has an area of approximately 32.2. hectares (79.566 acres).

Official Plan Status:

The subject property is designated as "Special Study Area" by the Official Plan (Schedule 'A') and by the appropriate Secondary Plan as "Low Density Residential - Snelgrove North and West", "Hazard Land", "Separate Elementary School Site", "Neighbourhood Park" and "Minor Collector Road".

Zoning Status:

By-law 151-88, as amended, zones the subject property as "Agricultural".

Proposal:

To amend the Zoning By-law to permit the subdivision of the subject property for: 195 single family residential lots, a separate elementary school block, a neighbourhood park block, an open space block, and future development blocks.

FOR MORE INFORMATION, please contact:

NEAL GRADY, 874-2060

Documentation with respect to the above noted items will be available for inspection in the Planning and Development Department and may be viewed between the hours of 9:00 a.m. and 4:00 p.m. during the regular business week.

Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above items.

The recommendations of the Planning Committee with respect to the above items will be forwarded to the Council of the City of Brampton for adoption. The Council of the City of Brampton will not adopt the proposed amendments until at least 30 days after the date shown below.

Dated at the City of Brampton this 22nd day of April, 1992.

J.A. Marshall, M.C.P., M.C.I.P., O.P.P.I., Commissioner of Planning and Development City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2

KERBEL , ii ļ 12.1 Kerbel Group 4110 Yonge Street Suite 602 Willowdale, Ontario M2P 2B7 ATTN: J. Robinson i, ij 1 ۱, Ŀ 2 ı. r 6800 rns 070 005 £6900 9000 777 Ľ AALMER MAX FENHICK Balmer IOLA Flaine 215 Wexford FD Grampton Ont LFWIS ANTHONY WINSTON LFWIS JENNIFFR FVON 217 WFXFORD RD ŀ BRAMPTON ONT L62 2N7 L62 7H7 2 170 005 88600 1011 070 005 88700 DAAP 070 005 88700 0000 VIRK MANJIT 20 ROMNEY PPT BRANDTON CITY LAT CENTRAL DAPK DR APAMPTON ONT BRAMPTON CITY 2 WELLINGION ST BRAMPTON ONT i, ' BRANPTON ONT L6T 2T9 L6Z 352 L6Y 4R2 ۰. 170 005 171 C15 88800 8 9 90 7 1000 0000 070 005 88000 0000 STEWAPT EDMOND STEWART FLOPFNCE SRAMPTON/CITY CENTRAL MARK DO SRAMPTON DAT APAMPTON CITY 2 WELLINGTON ST W APAMPTON ONT 12 ROMNEY CPT BRAPPTON ONT LOY 412 16T 2T9 L62 2N7 171 RR5 \$9000 8000 070 GOS 89100 1000 070 COS 89200 COCO MARYSH LOPHE MARYSH NANCY 19 ROMNEY CPT 9PAMPTON ONT SANDHU PIARA Sandhu Baljindfr 6 Romney Crt Brampton Ont RLAIR WAYNE ROBERT Rlair Ngelf Hendiette R Romney Crt Brampton Gnt i¦ ų, LAZ 2N7 LSZ ZN7 L62 2N7 . - . เม 170 805 80300 0000 RYE JAMES Pye Janet , 4 Romney CPT ţ ji) T **ARAMPTON ONT** L67 352 973 006 16200 3000 WOODHALL PAPK HOLDING CORPORATION ATTN: ALREPT L POST 10250, KENNEDY PD 9P 4 n7n nn6 163nn 0000 070 006 16370 0010 1 FCOTMAN DR BRIAN ATTH: ALFFPT 10250, KENNFOV 9P 4 9RAMPTON ONT LGT 351 SFAFIELD PROPERTY INC KENNEDY ROAD VETERINARY CLINIC 220 MEXFORD RD UNIT 8 BRAMPTON CNT VETERINARY CLINIC 220 WEXFOPD RD BRAMPTON ONT ı, Į L62 4H7 4N7 ••• ; ۹. . ٦ 1 ĩ 11 . . *-| 1 ÷., ` } 1 : , уi i į 3 1140 :: : 1. ;. ÷ ÷ 1 ;; . . . 1 **.**, ' , ٠. :.. - 1:5 1 Service States -----1 i ÷ ••• 11 ł 1 71 5 :) ì ۱, ٩ 4. . . . ei. ÷ į 1 ;;; ļ 1 . i٠ た時間 ļ 11 国際構成 ģ ł ÷

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