

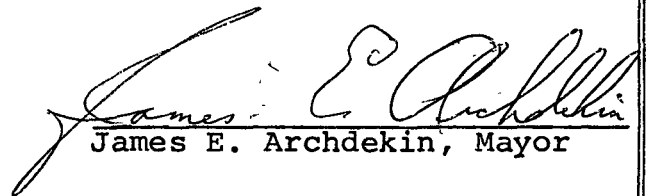
BY-LAW NUMBER 223-75

A By-law to amend the Official Plan of the former Township of Chinguacousy Planning Area now part 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. 1970, Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 71 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanator text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing, for approval of the aforementioned Amendment No. 71 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 10th day of November, 1975.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NO.
TO THE
OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF CHINGUACOUSY
PLANNING AREA

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AMENDMENT NO.
TO THE
OFFICIAL PLAN
OF THE
FORMER TOWNSHIP OF CHINGUACOUSY
PLANNING AREA

The attached explanatory text and map (Schedule "A") shall constitute Official Plan Amendment Number _____ to the former Township of Chinguacousy Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and sections 13, 14, and 17 of the Planning Act (R.S.O. 1970, Chapter 349 as amended) on the _____ on the _____ day of _____ 1975.

Mayor

Clerk

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER

A by-law to Amend the Official Plan of
the former Township of Chinguacousy
Planning Area.

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

1. Official Plan Amendment Number to the Official Plan
of the former Township of Chinguacousy Planning Area,
consisting of the attached explanatory text and map
(Schedule "A") is hereby adopted.
2. The Clerk is hereby authorized and directed to make
application to the Minister of Housing for approval of
Amendment Number to the Official Plan of the former
Township of Chinguacousy Planning Area.
3. This By-law shall come into force and take effect on the
day of final passing thereof.

Enacted and passed this day of 1975.

J.E. Archdekin, Mayor

K.R. Richardson, Clerk

AMENDMENT NO.
TO THE
OFFICIAL PLAN
OF THE
FORMER TOWNSHIP OF CHINGUACOUSY
PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number to the Official Plan of the former Township of Chinguacousy Planning Area, hereafter referred to as Amendment Number .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number . Part A - Preamble, and Part C - Appendix, are included only to provide background information for Part B, and should not themselves be construed as a statement of policy.

Part B, the operative portion of the Amendment is organized into four sections, as follows:

Section 1.0 - Land Use

Section 2.0 - Development Principle

Section 3.0 - Interpretation

Section 4.0 - Implementation

3.0 Location

This amendment is concerned with an area of land located in the hamlet of Huttonville, these lands having frontage on the west side of Mississauga Road, immediately north of Embleton Road and at the end of Mill Street. This area of land constitutes part of the east half of Lot 5, Concession 5, West of Hurontario Street, now within the City of Brampton, Region of Peel.

4.0 Purpose

The purpose of this Amendment is to establish policies which will permit the use of an existing building for retail purposes, the use of another adjacent building for a furniture refinishing workshop, and to outline appropriate development policies applicable to the subject lands to ensure the acceptable use and development of the area.

5.0 Background

The subject lands are presently designated Rural Area (Agricultural) under the approved Official Plan of the former Township of Chinguacousy and are zoned Agricultural Class 1 (A1) by Restricted Area By-law 861 as amended. The land, presently idle, was formerly the location of a powerhouse as well as a warehouse for the adjacent woolen mill.

6.0 Effect

The effect of this Amendment will be to amend the Official Plan of the former Township of Chinguacousy Planning Area with the intent of permitting the establishment of a commercial use on the land more particularly described on Schedule "A".

PART B - THE AMENDMENT

The whole of the part of the document entitled Part B - The Amendment, which consists of the following text, and map, Schedule "A" constitutes Amendment Number to the Official Plan of the former Township of Chinguacousy Planning Area. The Official Plan is hereby amended as follows:

1.0 Land Use

Notwithstanding the present agricultural designation of the property situated on the west side of Mississauga Road, immediately north of Embleton Road and at the end of Mill Street being in the hamlet of Huttonville, and which constitutes part of the east half of Lot 5, Concession 5, West of Hurontario Street, this property may be used for the location of an antique shop and furniture refinishing workshop, subject to the following development principles.

2.0 Development Principles

2.1 The subject property is intended to be used as a site for an antique shop and furniture refinishing workshop, both of which will be operated within the existing buildings. It is further intended that any renovations to the existing buildings will be in keeping with the original character of the said buildings.

Furthermore, it is intended that by both the existing and additional landscaping, the controlled use of signs and the prohibition of outside storage of equipment and/or materials associated with the proposed commercial uses, the general appearance of the site will be enhanced.

2.2 A limited amount of parking will be required for customers and will be provided in accordance with a restricted area by-law to be enacted which will implement the Official Plan and Amendment. The parking area to be provided will be done so in accordance with the current standards of the City as provided for in By-law Number 861 as amended.

2.3 Commercial use of the property, including retail sales and the display of merchandise, will be restricted to the antique shop which will be situated in the restored powerhouse; further, commercial use of the warehouse, which is to be used solely for the refinishing of furniture, will be prohibited.

3.0 Implementation

Amendment Number shall be implemented by an appropriate amendment to the Restricted Area By-law which will impose the appropriate zone classification and regulations in conformity with the afore-mentioned development principles. Further, this amendment will be implemented by a development agreement entered into between the developer and the City of Brampton.

4.0 Interpretation

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Plan shall apply in regard to this Amendment.

Further, it is intended that this Amendment be recognized and an interim statement of policy in regards to the permitted use of these lands, until such time as a comprehensive Official Plan Amendment is prepared which will deal with concerns of the hamlet areas located within the City of Brampton.

PART C - APPENDICES

Appendix I - Land Use and Traffic

1.0 Land Use

The location of the subject lands is indicated on Map Number 1, Schedule "A" of this Amendment. The use of the properties in the vicinity of the subject report attached herewith. The adjacent properties are used for residential purposes with the exception of the commercial uses located at the northwest corner of Embleton and Mississauga Roads. The subject property is bound by the Credit River along the northern boundary.

2.0 Traffic

The subject property has frontage along a major arterial road, being Fourth Line West or Mississauga Road, but has access to that road only via Mill Street, which is restricted as to width and capacity, and Embleton Road. Because of the residential nature of the surrounding properties, any commercial uses developed in the area must be of a type that will not interfere with the traffic carrying capacity of the road.

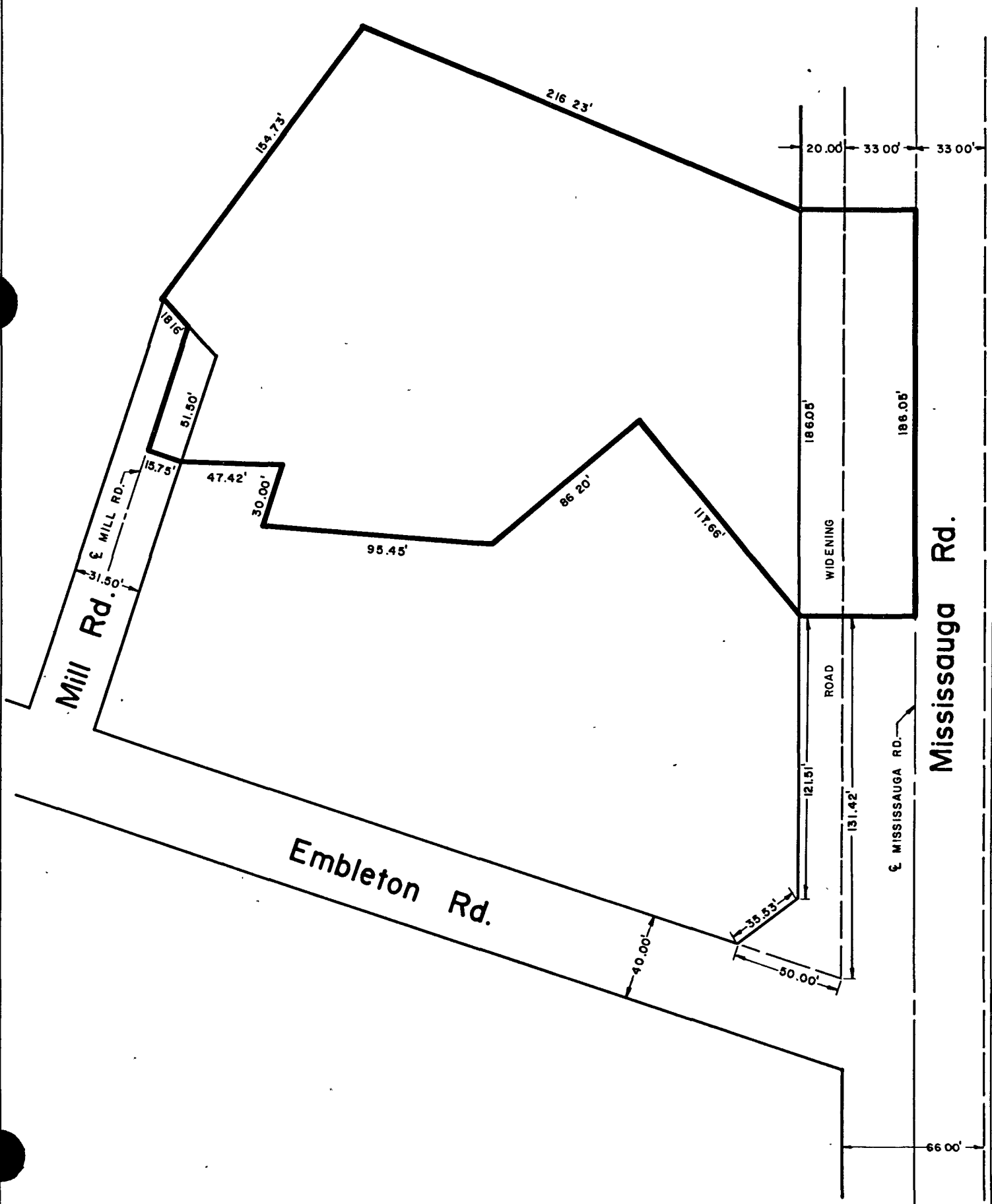
Appendix II - Reports and Public Meetings

1.0 Reports

Copies of the Planning Department staff reports attached form part of this appendix.

2.0 Public Meetings

Notices were sent to owners and occupants of record within 400 feet of the subject property advising of a Public Meeting which was held on Tuesday, June 10th, 1975 in the Council Chambers. Notice was also placed in the local press. All representations of the Public Meeting were favourable and there was no correspondence received in regard to the subject application.

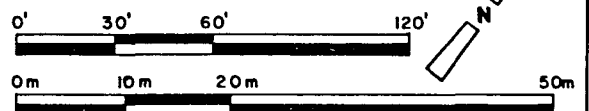


Legend  AMENDMENT AREA

Date: June 25th, 1975

Drawn: m.o.

CITY OF BRAMPTON OFFICIAL PLAN AMENDMENT No.
SCHEDULE 'A'
C5W5.1a



CITY OF BRAMPTON PLANNING DEPARTMENT