

THE CORPORATION OF THE CITY OF BRAMPTON

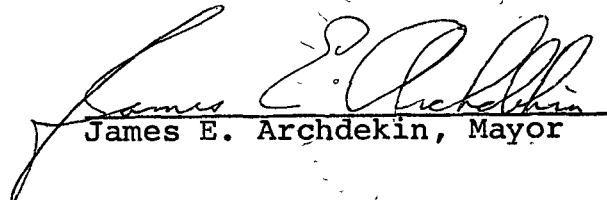
BY-LAW NUMBER 226-75

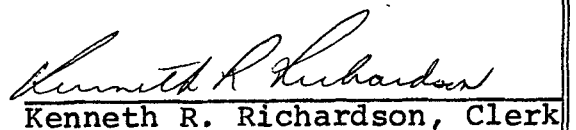
A By-law to amend the Official Plan of the former Township of Chinguacousy Planning Area now part of the City of Brampton Planning Area.

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. 72 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. 72 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 NUMBER _____
TO THE
OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF CHINGUACOUSY
PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

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OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF CHINGUACOUSY PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NO.

The attached map Schedule "A" and explanatory text, constituting Amendment No. _____ to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton, by By-law No. _____, 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 _____ day of _____ 1975.

Mayor

Clerk

This amendment to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. _____ to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area.

Date _____

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER

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. _____ 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 maps and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. _____ 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.

ENACTED and PASSED this _____ day of _____ 1975

Mayor

Clerk

Certified that the above is a true copy of By-law No. _____
as enacted and passed by the Council of the Corporation of the
City of Brampton on _____

Clerk of the Municipality.

AMENDMENT NUMBER
TO THE OFFICIAL PLAN
OF THE FORMER TOWNSHIP OF CHINGUACOUSY
PLANNING AREA NOW PART OF THE
THE CITY OF BRAMPTON 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, now part of the City of Brampton Planning
Area, hereafter referred to as Amendment Number

2.0 Relative Parts

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

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

Section 1.0 Land Use Plan

Section 2.0 Development Principles

Section 3.0 Implementation

Section 4.0 Interpretation

3.0 Location

This Amendment concerns an area of land located in the
former Township of Chinguacousy, now part of the City of
Brampton, these lands being located on part of the east half
of Lot 9, Concession 4, E.H.S. on the west side of Bramalea
Road some 100 feet south of North Park Drive.

4.0 Purpose

The purpose of the Amendment is to establish policies which
will permit the use of an existing building for commercial
purposes 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 Low Density Residential for single family and semi-detached residential uses under the approved Official Plan Amendment Number 51 of the former Township of Chinguacousy. A four-storey Medical Clinic building has been constructed on the lands pursuant to the then existing zoning by-law.

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 Plan

1.1 The land use classification for those lands outlined in red on Schedule "A" attached hereto is amended by deleting the Low Density Residential Use designation and substituting a Commercial Use designation.

2.0 Development Principles

The development will be subject to the following development principles:

- 2.1 The amount of parking to be provided for customer and employee purposes will be in accordance with acceptable standards in recognition of the type of commercial uses to be permitted.
- 2.2 Access to the property will be restricted to Bramalea Road and will be in accord with acceptable traffic engineering standards, where possible, in recognition of the arterial function of the highway. Further, the proximity of the intersection of North Park Drive, a collector and Bramalea Road an arterial will be considered in the location and number of access driveways. Provision will be made to permit the future widening of Bramalea Road along the full frontage of the parcel of land.
- 2.3 Development will be subject to standards and regulations to minimize the adverse influence of noise, exhaust emissions, and the glare of lights from both vehicular traffic and commercial uses adjacent to the proposed abutting residences. Suitable screening, in the form of landscaping and fencing will be provided as required by Municipal Council.

2.4 That not less than 50% of the "useable" floor area shall be used for medical purposes and related medical uses. The balance of the building may be used for personal services not expected to be major generators of pedestrian and vehicular traffic, and in all cases the uses are to be compatible with the abutting residences.

3.0 Implementation

Amendment Number shall be implemented by an appropriate amendment to the Zoning By-law which will impose the appropriate zone classifications and regulations in conformity with the development principles.

4.0 Interpretation

4.1 The boundaries between land uses designated on Schedule "A" are approximate except where they coincide with roads or clearly defined physical features. Where the general intent of the Amendment is maintained minor adjustments to boundaries will not require an Amendment to the Official Plan.

4.2 The Commercial Use Area applicable to this amendment shall apply to those lands outlined in red on Schedule "A" attached herewith.

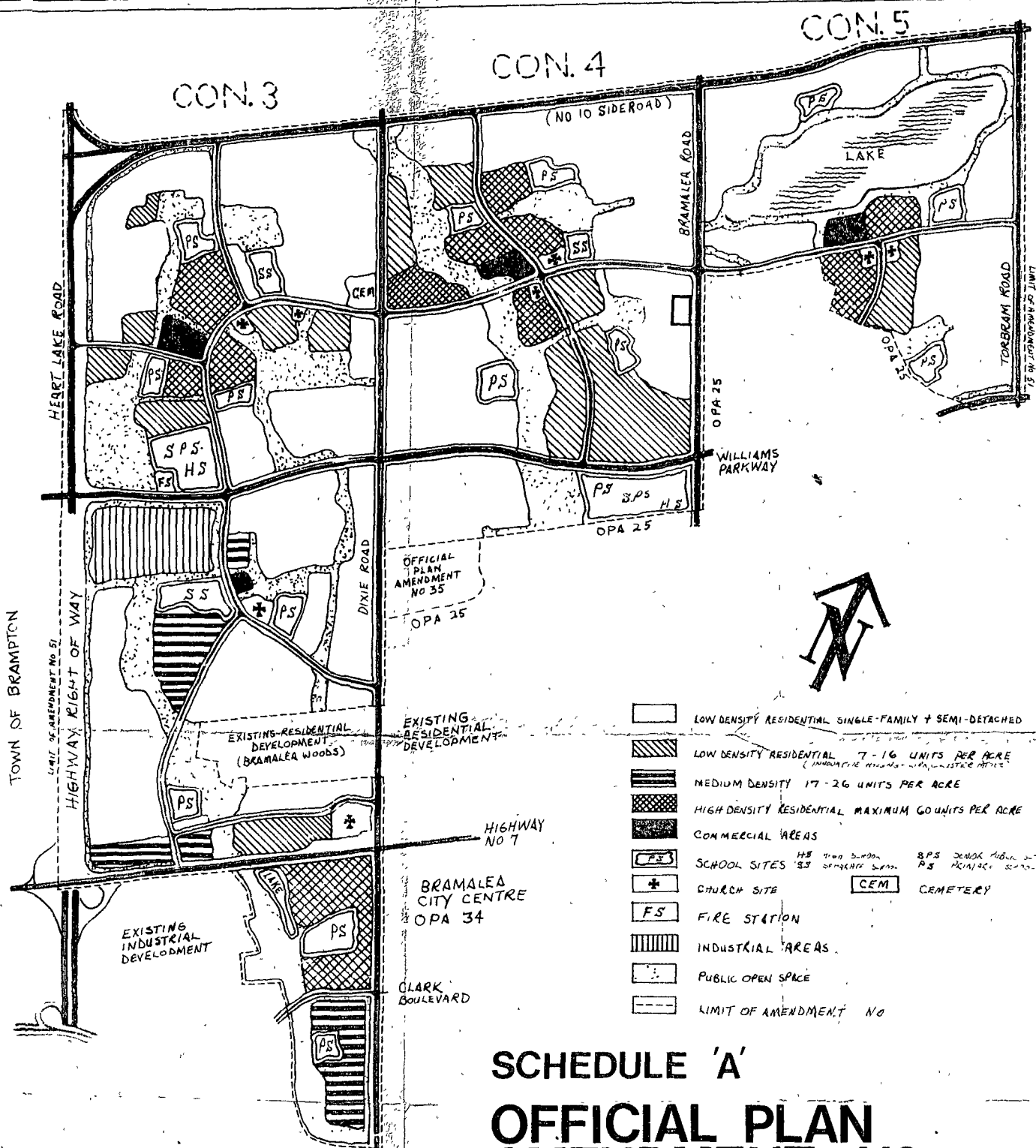
PART C - APPENDIX I - REPORTS AND PUBLIC MEETINGS

1.0 Reports

Attached is copies of Planning Department staff reports dated April 4th., 1975; May 16th., 1975 and June 13th., 1975.

2.0 Public Meetings

Attached is a copy of the Public Meeting held by the Planning Committee on June 10th., 1975.

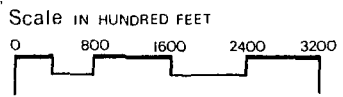


- LOW DENSITY RESIDENTIAL SINGLE-FAMILY & SEMI-DETACHED
- LOW DENSITY RESIDENTIAL 7-16 UNITS PER ACRE (INDUSTRIAL AREAS - MAXIMUM UNITS PER ACRE)
- MEDIUM DENSITY 17-26 UNITS PER ACRE
- HIGH DENSITY RESIDENTIAL MAXIMUM 60 UNITS PER ACRE
- COMMERCIAL AREAS
- SCHOOL SITES HS HIGH SCHOOL PS PS PRIMARY SCHOOL SPS SENIOR HIGH SCHOOL PS PS PRIMARY SCHOOL
- CHURCH SITE
- CEMETERY
- FIRE STATION
- INDUSTRIAL AREAS
- PUBLIC OPEN SPACE
- LIMIT OF AMENDMENT NO

SCHEDULE 'A'

OFFICIAL PLAN AMENDMENT NO. 35

FORMER TOWNSHIP OF CHINGUACOUSY
 PLANNING DEPARTMENT
 CITY OF BRAMPTON



August 12, 1975