



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

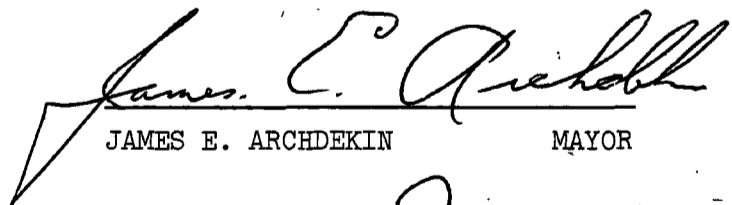
Number 226-81

To adopt Amendment Number 82 to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 82 to the Consolidated 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 Housing for approval of Amendment Number 82 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 28th day of September, 1981.


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT CLERK

PASSED September 28th 1981



BY-LAW

No. 226-81

To adopt Amendment Number to
the Consolidated Official Plan for
the City of Brampton Planning Area.
(IRA CHAMPLINE)

21 - OP - 0006 - 82

-3

AMENDMENT NUMBER: 82
to the Consolidated Official Plan
of the City of Brampton Planning Area

MISC. PLAN NO. 631
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1981 Dec 3 P.M. 3:53

M. Ridgley
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~
Asst Deputy Land Registrar


1981 DEC 3 PM 3 53

Amendment No. 82
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 82 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 82 to the Official Plan for the City of Brampton Planning Area.

Date

November 20/81


P.G. Rimmington
Acting Executive Director
Plans Administration Division



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

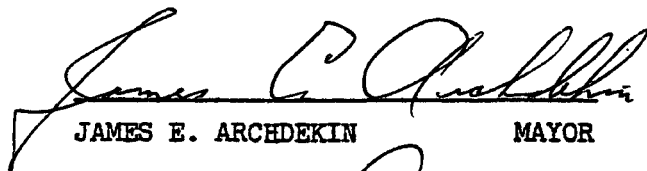
Number 226-81

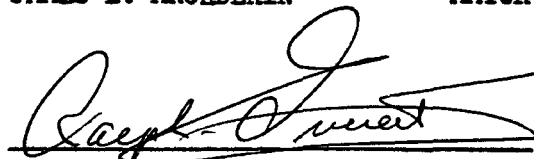
To adopt Amendment Number 82 to
the Consolidated Official Plan of
the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 82 to the Consolidated 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 Housing for approval of Amendment Number 82 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council
this 28th day of September, 1981.


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT CLERK

1. Purpose:

The purpose of this amendment is to permit the lands shown on the attached Schedule A to be used for landscaping purposes in conjunction with the existing industrial uses on the lot abutting to the west.

2. Location:

The lands subject to this amendment as shown on Schedule A, comprise a total area of approximately 2373.68m² and are located on the north side of Highway Number 7, approximately 438.91 metres west of The Gore Road, being parts of Lots 4 and 5 in Concession 9, E.H.S., in the City of Brampton.

3. Details of the Amendment:

(1) Schedule A to Amendment Number 82 is hereby added to the Consolidated Official Plan of the Brampton Planning Area as Plate Number 58.

(2) The Consolidated Official Plan of the City of Brampton Planning Area, as amended, is hereby further amended by adding the following Section to Chapter D1 of Section D of Part C:

"3.2 Special Areas:

(a) The lands shown outlined on Plate Number 58 and designated AGRICULTURE on Plate Number 2, said lands being located on the north side of Highway Number 7, approximately 438.91 metres west of The Gore Road, being parts of Lots 4 and 5 in Concession 9, E.H.S., shall be permitted to be used for landscaping purposes subject to the following conditions:

(1) That the subject lands will be conveyed to the owner of the parcel adjacent to the west within two years from the date of approval of Amendment Number 82;

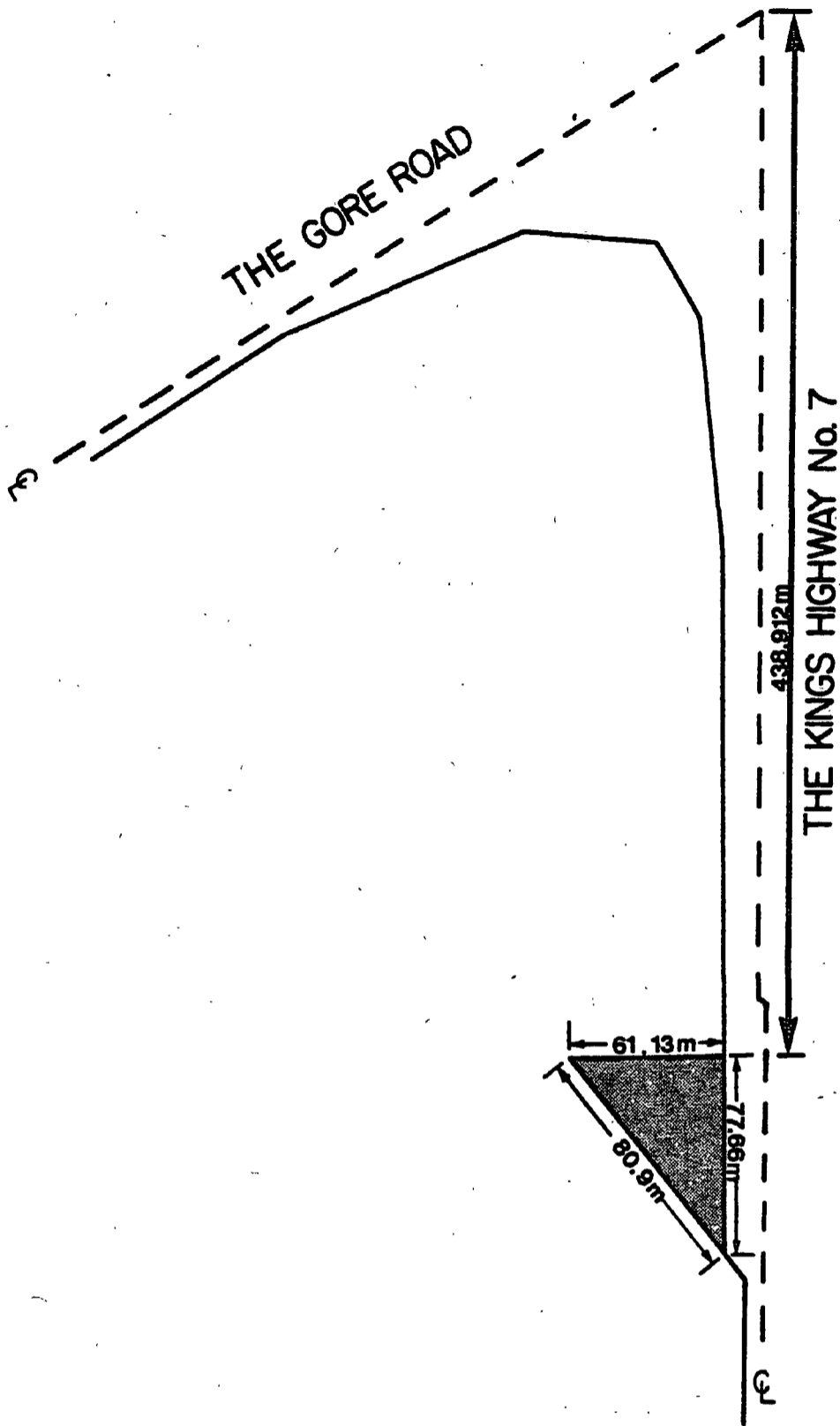
(2) That no buildings or outside storage of goods and materials shall be permitted on the subject lands;

(3) That the subject lands shall only be used to provide landscaping to screen the industrial operation on lands adjacent to the west from public view;

(4) That access to the subject lands be obtained from Highway Number 7 only via the existing industrial access on the adjoining property to the west;

(5) That any changes in the existing grading and drainage pattern be subject to the approval by the City of Brampton and the Ministry of Transportation and Communications."

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 15/3/81



 LANDS SUBJECT TO AMENDMENT

PLATE NO.58

O.P. Amendment No. 82
 Schedule 'A'



CITY OF BRAMPTON
 Planning and Development

Date: 81.05.28 Drawn by: J.K.
 File no. C9E4.2 Map no. 68-6C

I: 2370

BACKGROUND MATERIAL

TO AMENDMENT NUMBER 82

Attached is a copy of the staff report to the Planning Committee dated 1981 04 06 with respect to the proposed merging of the subject site with an adjacent industrially used parcel.

Also attached are the notes of the public meeting held on May 6, 1981 to consider the proposal. The public meeting was held subsequent to the publication of notices in the local newspapers and the mailing of notices to assessed property owners in the vicinity of the subject lands. A copy of the staff report subsequent to the public meeting is also attached.

1981 05 07

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part Lots 4 and 5, Con. 9, E.H.S.
IRA CHAMPLINE - (Highway Number 7)
Our File: C9E4.2

Attached are the notes of the public meeting held on Wednesday, May 6, 1981 with respect to the above referenced application.

No members of the public were in attendance and the meeting was therefore adjourned by the Chairman.

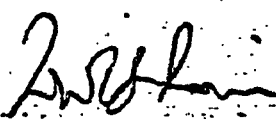
RECOMMENDATION:

It is recommended to Planning Committee:

- A) That the results of the public meeting of May 6, 1981, be recorded;
- B) That the application by Ira Champline be endorsed subject to the following conditions:
 - 1) The subject parcel will be merged with the existing industrial lot abutting to the west.
 - 2) No buildings or outside storage will be permitted on the subject lands.
 - 3) The subject lands will be used to provide landscaping and screening for the adjacent industrial operation.
 - 4) Access to the subject property be obtained from Highway ~~Number 7~~ only via the existing industrial access on the adjoining property to the west.
 - 5) Any changes to the existing grading and drainage pattern be subject to the approval by the City Public Works Department, ~~and the M.T.C.~~

- cont'd. -

- 6) The applicant agrees to the execution of a development agreement respecting conditions (1) to (5) above.
 - 7) The applicant agrees to support an amendment to the Official Plan and Restricted Area By-law reflecting the above listed concerns.
- C) That staff be directed to proceed with preparing the appropriate Official Plan Amendment, Restricted Area By-law and Development Agreement to be forwarded to Council for consideration.


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

AGREED

F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/SY/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 6, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m., with respect to an application by Ira Champline to amend both the Official Plan and Restricted Area (Zoning) By-law, to permit the subject property to be merged with the industrially zoned lands immediately to the west.

Members Present: Councillor D. Sutter - Chairman
Alderman H. Chadwick

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director of Planning and
Development Division
F. Yao, Development Planner
E. Coulson, Secretary

There were no interested members of the public present.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Laine replied in the affirmative.

The meeting adjourned at 7:40 p.m.

INTER-OFFICE MEMORANDUM

Sent to PC
Apr. 9

Office of the Commissioner of Planning and Development

1981 04 06

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part Lots 4 and 5, Concession 9 E.H.S.
IRA CHAMPLINE - (Highway Number 7)
Our File: C9E4.2

1.0 Introduction:

An application has been filed to amend the Official Plan and Restricted Area By-law to permit the 0.238 hectare (0.59 ac) subject site to be merged with an industrially used parcel abutting to the west.

2.0 Background:

January 6, 1981 - the Land Division Committee granted conditional approval to the applicant's request for consent to convey the 0.238 ha (0.59 ac) subject parcel to the adjoining landowner to the west. Conditions for approval included, amongst others, the approval of an amending by-law permitting the subject parcel to be used for industrial purposes. At the time, City Planning staff did not support the application as the site is not designated or zoned for industrial uses, and both an Official Plan as well as zoning amendment would be required.

January 21, 1981- City Council received a report from the Planning and Development Department recommending that the aforementioned decision by Land Division Committee be appealed. Council resolved that the application be appealed and, further, that staff negotiate with the land owner of the industrial parcel to the west to obtain screening and planting on the Ira Champline half acre.

3.0 Property Location and Description

The 0.238 ha (0.59 ac) subject parcel is located on the north side of Highway Number 7 approximately 320m (1049.9 ft.) west of the Gore Road. The said parcel is of a triangular shape with a frontage of 77.65m (254.78 ft) on Highway Number 7 and a depth of 61.135m (200.57 ft.) measured along its easterly boundary.

The subject lands are vacant. A drainage course travels across the subject parcel and enters a culvert at Highway Number 7. This drainage course serves the lands north and east of the subject parcel.

Surrounding land uses are:

north and west: industrial
east: agricultural
south: agricultural followed by two industrially used parcels to the west.

4.0 Official Plan and Zoning Status:

The Consolidated Official Plan as amended by Amendment Number 46 designates the subject parcel "Agricultural" which permits industrial and commercial uses only if on December 31, 1979 such uses have been in existence and are appropriately zoned or have legal non-conforming status.

The New Official Plan designates the subject lands "Rural" but recognizes as per Section 2.8.3.10 a limited number of commercial and industrial uses in the rural area, provided that the appropriate zoning for such uses was in place at the date of the adoption of the plan.

By-law 825 zones the subject parcel A Agricultural Zone.

5.0 Proposal:

It is proposed to merge the subject parcel with the industrially zoned lands immediately to the west which lands are presently occupied by a company dealing in patio stones and other similar products. Thus a further 77.65 metres (254.78 feet) will be added to the existing 52.98 metres (173.81 feet) frontage of the said industrial lands.

The purpose of the application is to increase the existing frontage of the industrial lot to the west and to correct the irregular lot shape of adjoining lots (see attachment 2 for the relationship of the subject parcel to adjoining lands to the east and west).

The use of the subject parcel is to be limited to provide for landscaping and screening of the westerly industrial use from the highway. No outside storage or erection of buildings are to be permitted on the subject parcel.

6.0 Comments from other Departments and Agencies:

The Ministry of Transportation and Communications has no objections provided that the subject parcel will be added to the existing lot to the west and no additional access from Highway Number 7 will be required.

The City Public Works Department advises that all drainage facilities and grading plans are to be designed to the latest City standards and be subject to that Department's approval.

The Region of Peel Public Works Department advises that no sanitary sewers or municipal water are available to the site.

7.0 Discussion:

It is the intent of both the Consolidated Official Plan as amended by Amendment Number 46 and the new Official Plan to discourage new industrial spot development and any further expansion of existing industrial uses in the Rural areas. Recognition is only given to already established industrial uses.

Considering the nature of this proposal, it appears that it is not intended to expand the existing industrial operation onto the subject parcel but to include it under the industrial zone in order to provide additional highway frontage for the industry to the west, to correct awkward, irregular lot shapes and to provide for landscaping and screening of the existing industrial use.

As such, the proposal may help improve an existing undesirable situation by enhancing the visual appearance of the existing industrial lot and by correcting irregular lot lines.

Further, the severance of the subject half acre from the 4.97 hectare (2.28 acre) agricultural remainder to the east may be expected to have very little, if any effect on the farm operation due to locational factors. The subject lands form the south-westerly tip of the agricultural parcel and are isolated from the remainder of that parcel by a drainage course and a large barn.

Respecting the proposal's impact on highway traffic flow, it is noted that no additional access point from Highway Number 7 is requested or required as access will be via the existing industrial entrance to the west. No additional traffic will be generated as a result of this proposal since no expansion of the existing industrial use onto the subject parcel (in terms of added building and increased outside storage) is being requested.

8.0 Conclusion:

In light of Section 7.0 above, Staff has no objection to this application provided that :

- (a) the subject parcel will be merged with the existing industrial lot abutting to the west;
- (b) no buildings or outside storage will be permitted on the subject lands;
- (c) the subject lands will be used to provide landscaping and screening for the adjacent industrial operation;
- (d) access to the subject property be obtained from Highway Number 7 only via the existing industrial access on the adjoining property to the west;
- (e) any changes to the existing grading and drainage pattern be subject to the approval by the City Public Works Department.
- (f) the applicant agree to the execution of a development

- agreement respecting conditions (a) to (e) above.
- (g) the applicant agree to support an amendment to the Official Plan and Restricted Area By-law reflecting the above listed concerns.

9.0 Recommendation:

It is recommended that:

- (a) a public meeting be held by Planning Committee in accordance with City Council's procedure,
- (b) subject to the results of the public meeting the application be approved in principle subject to conditions (a) to (g) of Section 8.0 above and,
- (c) Staff be directed to proceed with preparing the appropriate Official Plan Amendment, Restricted Area By-law Amendment and development agreement to be forwarded to Council for consideration, in accordance with established procedure.

L.W.H. Laine

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

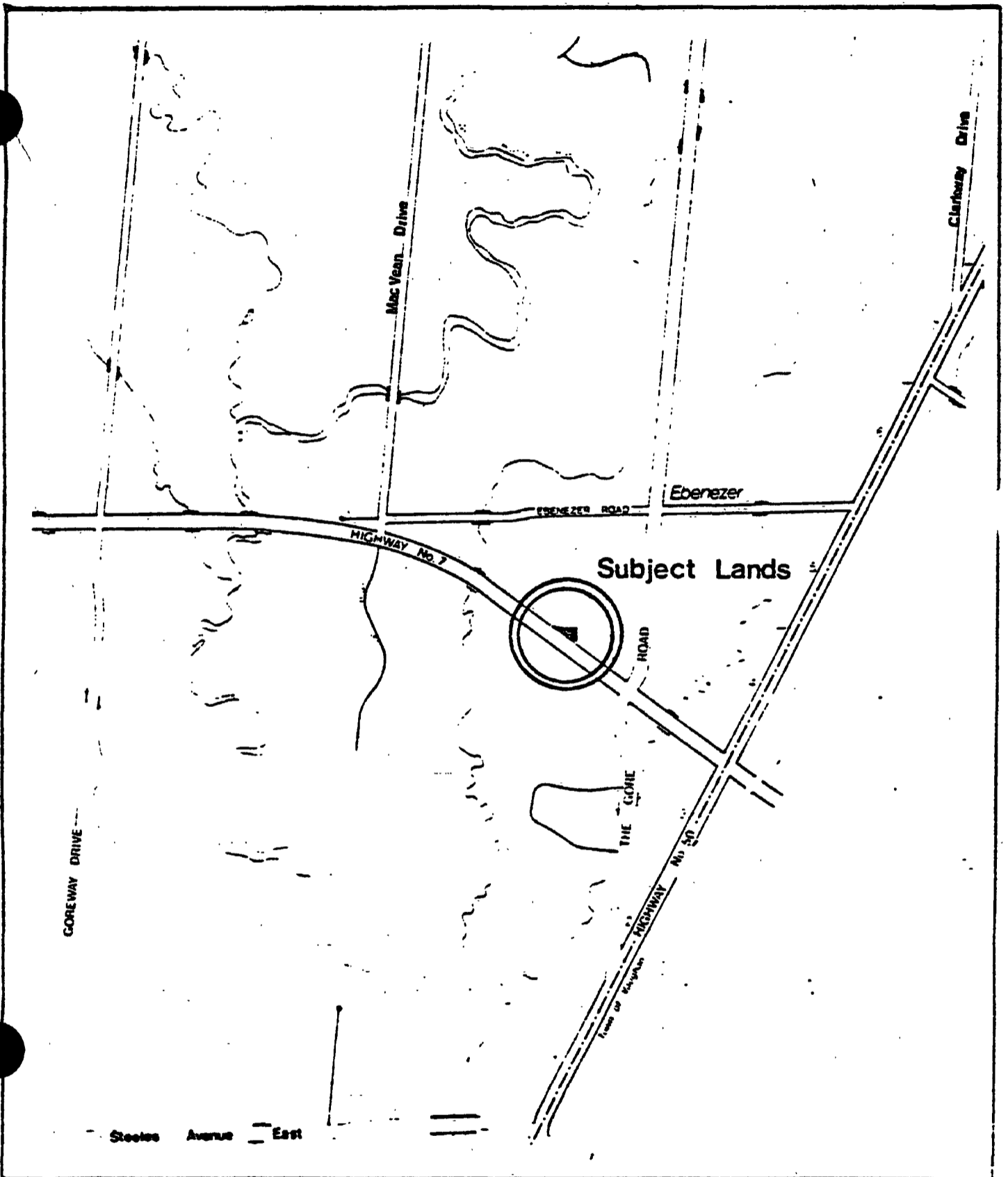
Agreed:

F.R. Dalzell

F.R. Dalzell
Commissioner of Planning
and Development

LWHL/FY/bt

- Attachments: (1) Location Map
(2) Relationship of subject lands to adjacent industrial property and the agricultural remainder

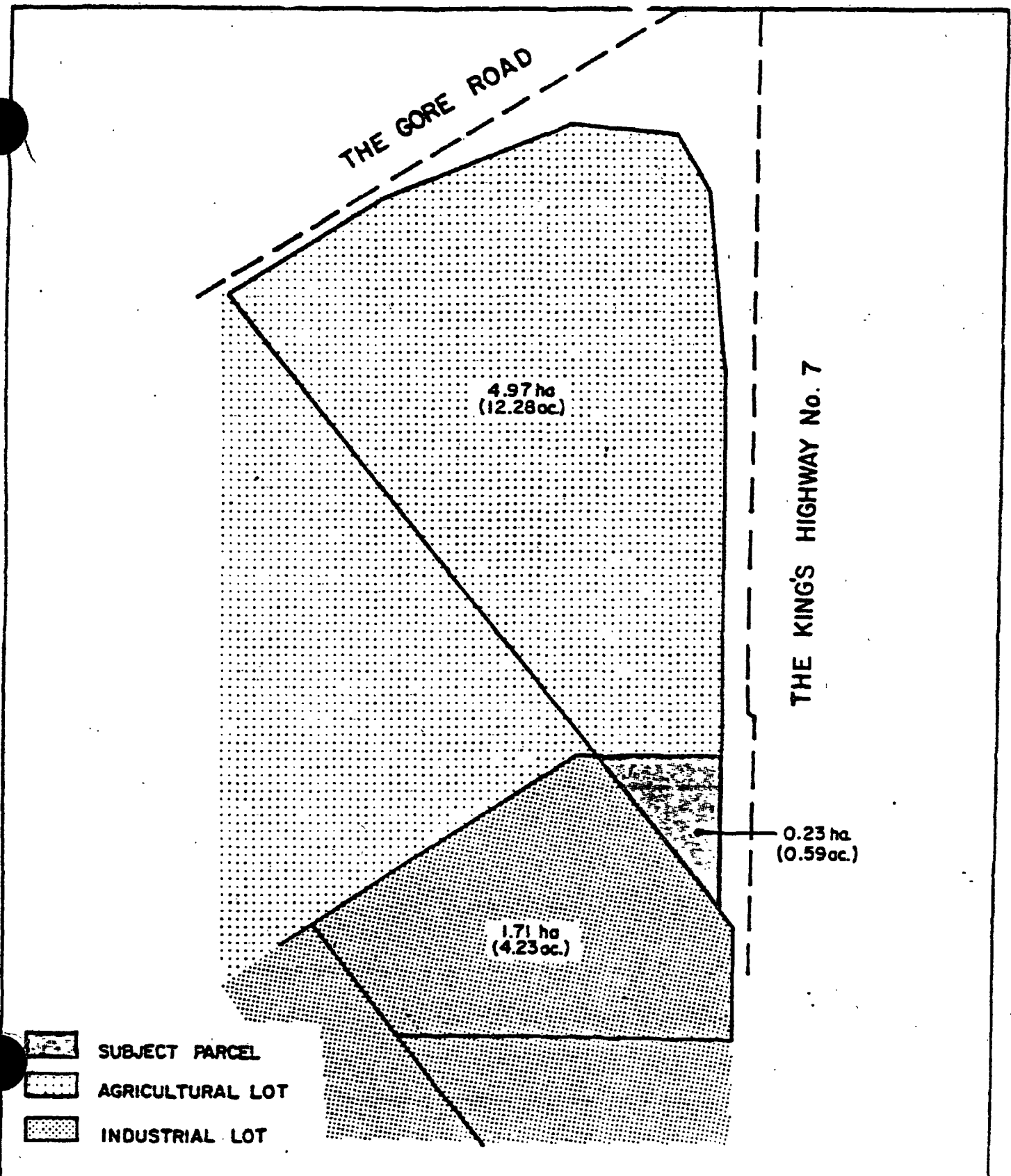


IRA CHAMPLINE
 LOCATION MAP

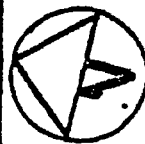


CITY OF BRAMPTON
 Planning and Development

Date: 81.03.18 Date: N. PS



IRA CHAMPLINE
SURROUNDING LAND USES



CITY OF BRAMPTON
Planning and Development

Date: 81.03.23 Drawn by: PS