



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 230-84

To adopt Amendment Number 39
and Amendment Number 39 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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 39 and Amendment Number 39 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 39 and Amendment Number 39 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 24th day of September, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

By. AW 23-84

AMENDMENT NUMBER 39

AND

AMENDMENT NUMBER 39 A

to the Official Plan of the
City of Brampton Planning Area

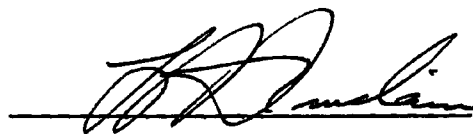
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Amendment No. 39
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No.39A to the *CONSOLIDATED*
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 39^A to the Consolidated Official Plan and Amendment No.39~~B~~ to the Official Plan for the Brampton Planning Area.

Date ... *Dec. 3, 1984*



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



THE CORPORATION OF THE CITY OF BRAMPTON

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READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 24th day of September, 1984.


KENNETH G. WHILLANS MAYOR


RALPH A. EVERETT CLERK

AND

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A to this amendment from Residential Medium Density to Convenience Commercial, and to provide supplemental development principles for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the west side of McMurchy Avenue, approximately 75 metres south of the Canadian Pacific Railway, being part of Lot 5, Concession 1, W.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:(1) Amendment Number 30 :

1. The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.16, and substituting therefor the following:

"7.2.7.16 Area 16: Brampton South

Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 16, as amended by Amendment Numbers 18, 39, 42, 77 and 39 A to the Consolidated Official Plan, are combined, and shall constitute the Brampton South Secondary Plan.

(2) Amendment Number 39 A:

1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton South Secondary Plan (being Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 16, as amended by Amendment Numbers 18, 39, 42 and 77), is hereby amended:

- (a) by changing, on Plate Number 7, the designation of lands shown outlined on Schedule A to this amendment, from Residential Medium Density to Convenience Commercial.

(b) by adding to Part C, Section B, Chapter B1, Subsection B2.4, Paragraph 4.0, the following:

"4.4 The Convenience Commercial designation on the west side of McMurchy Avenue, approximately 75 metres south of the Canadian Pacific Railway, is intended to permit the southerly extension of the existing convenience commercial facility, and shall be subject to the following development principles:

4.4.1 The development of the subject lands shall be integrated with the abutting existing convenience commercial facility in all respects.

4.4.2 The design of buildings on the subject lands shall ensure as much as possible compatibility with both the abutting commercial facility and abutting residential property.

4.4.3 Provision shall be made for adequate landscaping, fencing, and buffering to minimize the adverse influence of development upon adjacent residential uses and to enhance the appearance of the subject lands.

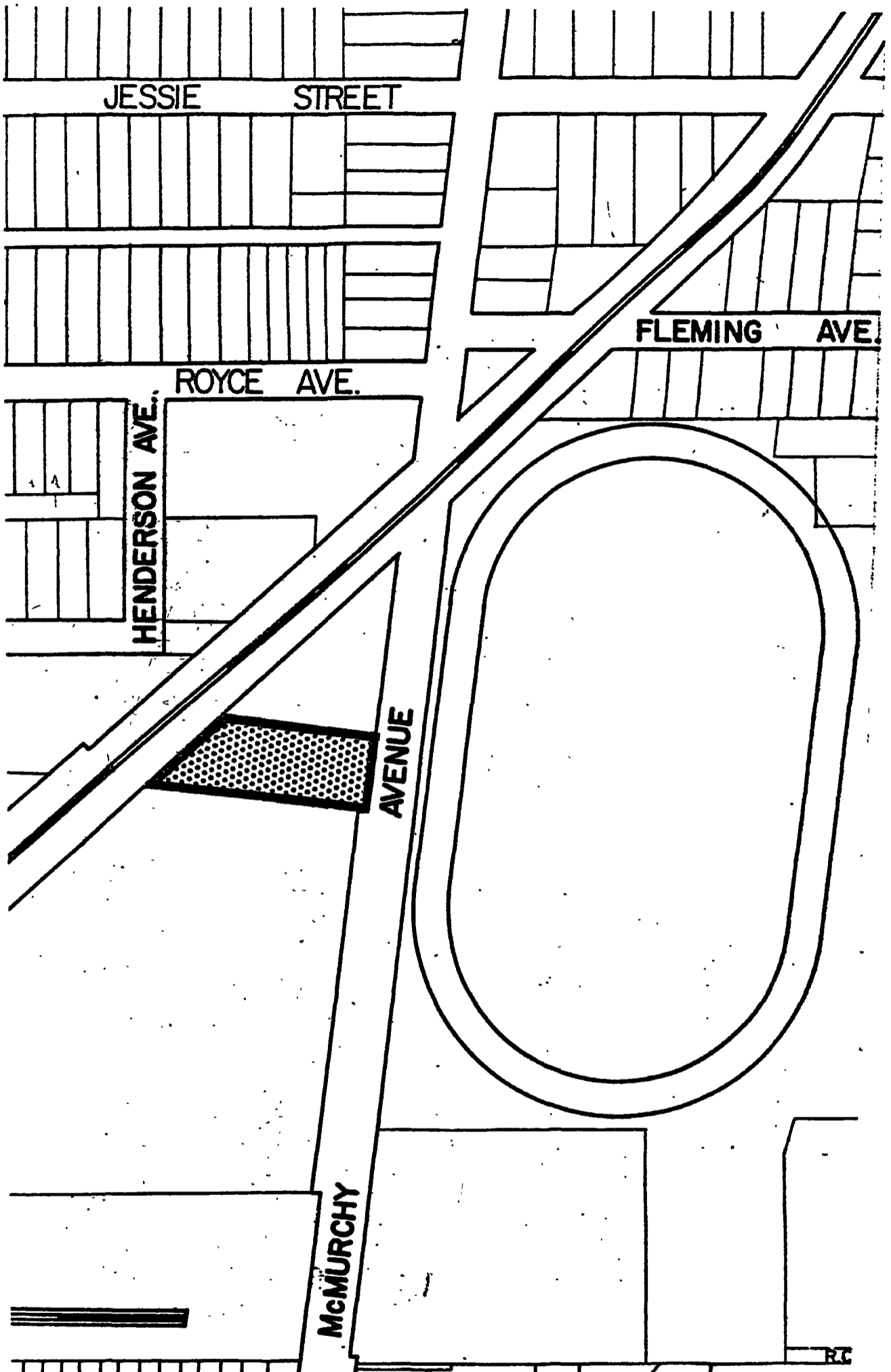
4.4.4 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of parking facilities shall have regard to the convenience and safety of customers and employees.

4.4.5 The location and design of access ramps shall be to the satisfaction of the City.

4.4.6 The illumination of parking and ancillary areas and the illumination of signs shall be controlled to minimize visual intrusion and glare upon the abutting residential properties.

4.4.7 Activities and accessory facilities that are likely to generate noise or odour shall be located away from residences and shall be minimized by the provision of barrier walls, appropriate architectural, engineering and, design techniques."

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE *BK/12*



 Lands Subject to these Amendments

OFFICIAL PLAN AMENDMENT No. 39
 OFFICIAL PLAN AMENDMENT No. 39 A
 Schedule A



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 84 04 02 Drawn by: RB
 File no. CI W5.17 Map no. 59-386

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 39

AND

AMENDMENT NUMBER 39 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated April 10, 1984 and a copy of a report from the Director, Planning and Development Services Division, dated June 4, 1984, forwarding notes of a public meeting held on May 28, 1984.

INTER-OFFICE MEMORANDUM

C6

Office of the Commissioner of Planning & Development

April 10, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and the Restricted Area (Zoning) By-law
Part of Lot 5, Concession 1, W.H.S.
51 McMurchy Avenue South
PRO-URBAN DEVELOPMENTS LIMITED
Ward 4
Our File: CIW5.17

1.0 Introduction

An application to amend the Official Plan and the Zoning By-law to permit the subject property to be used for a convenience commercial facility as an addition to an existing commercial plaza on abutting lands to the north, has been referred to staff for a report and recommendation.

2.0 Property Description

The subject property is approximately 0.26 hectares (0.64 acres) in size, located on the west side of McMurchy Avenue South, approximately 73.5 metres (241 feet) south of the Canadian Pacific Railway right-of-way. The property has a frontage of approximately 33.2 metres (108.9 feet) and an average depth of 80.25 metres (263 feet).

The easterly portion of the subject lands is occupied by a two storey, brick detached dwelling and a frame garage while the westerly, or rear portion of the property is occupied by a metal clad, one storey industrial type building which is currently being used as an automobile body shop.

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- 2 -

Access to the dwelling and frame garage is obtained via a single driveway to McMurchy Avenue while access to the automobile body shop appears to be obtained via the existing driveway serving the abutting shopping plaza to the north. A number of vehicles, presumably in conjunction with the automobile body shop, are being stored on the rear portion of the subject lands and to the rear of the existing shopping plaza to the north.

With the exception of a chain link fence, approximately 1.5 metres in height along the south boundary of the site, the subject property is not fenced. A number of trees and shrubs of various sizes are located in the front portion of the site along the north and south boundaries, and between the dwelling and the automobile body shop.

The land uses surrounding the site are as follows:

- to the north, between the site and the Canadian Pacific Railway, lands are developed for commercial purposes in the form of a small shopping plaza containing a milk store, a dry cleaners, a barber shop, a beauty salon and two take-out restaurants. To the north of the Canadian Pacific Railway, lands are developed for industrial purposes fronting onto Royce Avenue and Henderson Avenue.
- to the east, on the opposite side of McMurchy Avenue is the Peel Agricultural Society fairground.
- on the abutting lands to the south is the McHardy Court Senior Citizens apartment building, while farther south, lands are developed for townhouse purposes.
- abutting the property to the west is the Canadian Pacific Railway. On the opposite side of the railway, lands are developed for industrial purposes on Sheard Avenue.

3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Residential" and is located in the Brampton South Secondary Plan area. The Brampton South Secondary Plan, which in the case of the subject site consists of subsection B2.4 of Chapter B1 and Plate Number 7 of the document known as the Consolidated Official Plan, further defines this residential designation to Residential Medium Density. It is also noted that McMurchy Avenue in this area is designated as a Collector Road having a right-of-way width requirement of 23 to 26 metres (76 to 86 feet).

By-law 200-82 as amended, zones the subject site Residential Holding - RH.

Since the proposal is to develop the site for commercial purposes, amendments to both the Official Plan and the Zoning By-law are required.

4.0 Proposal

The applicant is proposing that the Official Plan and Zoning By-law be amended to permit the construction of a convenience facility as an addition to an existing small shopping plaza on the abutting property to the north. More specifically, the applicant has requested that the subject lands be zoned the same as the abutting property containing the existing plaza, namely Commercial One - C1, which would permit the following uses:

- a retail establishment having no outside storage;
- a grocery store;
- a service shop;
- a personal service shop;
- a bank, trust company, finance company;
- an office;

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- a dry cleaning and laundry distribution station;
- a laundromat;
- a parking lot;
- a dining room restaurant, a mixed service restaurant, a take-out restaurant;
- a religious institution, including an associated place of public assembly;
- a library; and
- purposes accessory to the other permitted purposes.

The applicant has submitted a preliminary concept site plan (attached to this report) illustrating the proposed development of the subject lands in conjunction with the existing shopping plaza on the property to the north. The proposed addition to the existing 396 square metre (4262 square foot) shopping plaza consists of a rectangular shaped single storey structure having a total floor area of 584 square metres (6286 square feet) abutting the south wall of the existing plaza.

A total of 26 parking spaces are illustrated for the proposed addition, 15 of which are located in front of the structure and 11 to the rear of the structure. Access to this parking area is proposed via the 6 metre driveway to McMurphy Avenue. Access is also proposed via the existing plaza to the north. A triangular area of landscaped open space is proposed abutting the Canadian Pacific Railway as well as 5.4 metre wide landscaped area abutting McMurphy Avenue and a 3.0 metre wide landscaped area abutting the south boundary of the site.

To facilitate the proposed development as an extension to the existing plaza to the north, the site plan submitted by the applicant illustrates a number of revisions to the parking, access and landscaping of the existing plaza. In this respect, 22 parking spaces are proposed, 12 directly in front of the existing plaza, 6 to the side and 4 parallel spaces abutting the Canadian Pacific Railway to the rear of the plaza. Access is proposed approximately 32 metres

south of the Canadian Pacific Railway right-of-way via a 6 metre driveway as well as to the lands containing the proposed addition. A triangular shaped landscaped area is proposed to the north of the plaza, abutting the Canadian Pacific Railway as well as a 5.4 metre wide landscaped area abutting McMurphy Avenue.

A loading area is proposed to the rear of the plaza, presumably to serve the proposed addition as well as the existing plaza.

The proposed addition combined with the existing plaza will result in a total site area of 0.507 hectares (1.25 acres), a total floor area of 980 square metres (10,549 square feet), a total of 48 parking spaces and a total landscaped area of 1,800 square metres (19,374 square feet) or 36 percent of the site.

5.0 Comments from Other Agencies and Departments

Public Works and Building Department:

Public Works Division: advise that the proposed driveway locations are satisfactory. However, the widths should be increased to 7.6 metres with 6 metre radii roundings at McMurphy Avenue. The curb cuts at the existing driveway must be replaced with standard barrier curbs and the existing drainage patterns of the site and on abutting properties must be maintained. In addition, they request that a 3 metre road widening be provided on McMurphy Avenue where it abuts the existing plaza as well as the lands proposed to be rezoned.

Building Division: advise that they have no objection to the application.

Community Services Department: advise that it would appear that the entire triangular area including the present commercial building should be cleaned up and the application for commercial zoning may be appropriate in that respect. Recognizing the residential development to the south they request that an attractive masonry wall be

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- 6 -

constructed along the south boundary line of the subject lands and that boulevard tree planting should be required along McMurchy Avenue where it abuts the existing commercial facility as well as the lands proposed to be rezoned. They also indicate a concern regarding the uses permitted under the C1 zoning and suggest that both the lands to be rezoned and the existing commercial facility be subject to a site specific by-law with limited use.

Fire Department: advise that they have no objection or comments.

Region of Peel: advise that they have examined the above noted proposal and advise that full municipal services are available on McMurchy Avenue and Regional roads are not affected.

6.0 Discussion

Concerning the proposed development of the subject lands for convenience commercial purposes, staff are of the opinion that if expansion of an existing convenience commercial facility is warranted, an extension to the south is logical. When combined with the existing commercial facility the amount of gross leasable floor area will be within the guidelines for such facilities, namely, less than 1,000 square metres as stated in the Official Plan.

In view of the foregoing staff are of the opinion that the use of the subject property for an addition to an existing convenience commercial facility can be supported, in principle, from a development perspective, provided that the subject lands and the existing plaza are developed as a comprehensive integrated facility.

Although staff have no objection to the use of the subject lands for an extension to an existing convenience commercial facility, there are a number of concerns regarding the development of the site as an integral part of this existing plaza. It is the applicant's position that the existing plaza is a legal non-complying use and therefore should not be subject to any requirements through the rezoning of the

subject lands. Staff can not support the applicant's position in this respect, and are of the opinion that the development of the subject lands, as proposed by the applicant, will in effect become an integral part of an existing facility. Therefore, the review of the existing plaza in conjunction with the development proposed on the subject lands is necessary to ensure that such an enlarged convenience commercial facility will be functional, both now and in the future, with minimal effect on the surrounding area.

It is recognized that it will be difficult to alter the location of the existing commercial structures. However, matters such as the provision of satisfactory parking, access, landscaping, refuse storage, loading, screening and lighting should be given careful consideration not only for the development of the subject lands but for the existing facility, prior to any approval.

In this respect, staff note that the site plan submitted by the applicant indicates a commercial facility, including the existing plaza, having a total floor area of 980 square metres. The existing zoning of the plaza, namely Commercial One - C1 and the proposed zoning on the addition, also C1, will permit a range of convenience commercial uses with varied parking requirements. For example, should the addition and the existing plaza not contain restaurants and offices occupying more than 10 percent of the total gross leasable commercial floor area, parking would be required on the basis of 1 space for every 23 square metres of gross leasable commercial floor area, or approximately 43 spaces. However, if a restaurant or restaurants of a take-out variety occupy more than 10 percent, say 20 percent, (196 square metres) parking would be required on the following basis:

take-out restaurant - 1 space per 3.7 square metres

balance of uses - 1 space per 23 square metres
(excluding restaurants and offices)

The result being that 86 parking spaces would be required. The site plan submitted by the applicant indicates a total of 48 spaces.

Considering the foregoing, it is obvious, a serious parking problem could exist for this expanded commercial facility should the uses within the existing plaza, as well as the addition, not be commensurate with the amount of parking being provided. In view of this, staff can only support the subject proposal if the applicant agrees to abide by the parking requirements of the C1 zone for the existing plaza as well as the proposed addition.

With regard to the details of the site development plan submitted by the applicant, it is noted that the 4 parallel parking spaces behind the existing plaza are not practical for a development of this nature and therefore should be removed. If these 4 spaces are necessary to achieve the required number of parking spaces once the precise uses of the facility are determined, then such spaces can be obtained by expanding the parking area behind the proposed addition.

Concerning access, the site plan indicates that the driveway from McMurchy Avenue to the existing plaza is to be closed and replaced with two 6 metre wide driveways, one 3 metres north of the southerly limit of the subject lands and one approximately 32 metres south of the Canadian Pacific Railway. In order to achieve the City's current site plan standards for developments of this nature, it is recommended that these driveways be increased in width to 7.6 metres from the parking area to McMurchy Avenue, and that 6 metres radius roundings be provided where the driveways intersect with McMurchy Avenue. It is also recommended that the applicant agree to the closure of the existing driveway and any necessary curb reconstruction on McMurchy Avenue.

A substantial amount of landscaped open space, approximately 36% of the total of the subject lands and the existng plaza, is proposed. In this respect it is recommended that as many of the existing trees as possible be preserved within this landscaped area. Street trees

should be provided along McMurchy Avenue where it abuts both the subject lands and the existing plaza and the proposed 3 metres wide landscaped area along the south limit of the subject lands should receive a sensitive landscaped treatment in recognition of the existing residential use to the south.

In keeping with the City's practise to minimize the impact of commercial uses on abutting residential properties, it is recommended that a solid masonry wall, 1.8 metres in height, be constructed along the south boundary of the subject lands, to the satisfaction of the City. This wall, coupled with the 3 metres wide landscaped area abutting the south boundary of the subject lands, in the opinion of staff, will achieve an effective buffer for the proposed residential property to the south. To contain any litter which may result from the convenience commercial facility and to clearly separate the facility from the Canadian Pacific Railway, it is also recommended that a chain link fence, 1.8 metres in height, be erected along the railway from McMurchy Avenue to the southerly boundary of the subject lands, also to the satisfaction of the City.

As with any commercial operation, on-site lighting should be designed so as not to have an adverse impact on neighbouring properties. In this regard, it is recommended that all lighting be designed and oriented so as to minimize glare on adjacent roadways and properties.

Concerning loading and refuse storage, it is noted for a commercial facility of this size, (980 square metres), one loading space is required. The loading area shown on the site plan appears to satisfy this requirement. However, the plan does not indicate how refuse will be stored on the site. In this regard, it is recommended that a totally enclosed refuse storage area be provided and that all garbage and refuse containers for any restaurant be totally enclosed and located in a climate controlled area within the building.

7.0 Conclusion

As outlined earlier, staff are of the opinion that the proposal to amend the Official Plan and the Zoning By-law to permit the subject lands to be used for convenience commercial purposes as an addition to an existing plaza, can be supported from a planning standpoint, provided that the subject lands and the existing plaza are developed as one comprehensive development in accordance with the requirements of the C1 Zone.

In view of the foregoing, it is recommended that:

- A. A public meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the public meeting, appropriate amendments to the Official Plan and Zoning By-law be prepared for the consideration of Council, subject to the following conditions:
 1. The site specific zoning by-law include the existing plaza as well as the subject lands and contain the following:
 - (a) the site shall only be used for those uses permitted within the Commercial C1 zone;
 - (b) the maximum gross commercial floor area of all structures shall not exceed 980 square metres;
 - (c) the maximum height of all structures shall not exceed 1 storey;
 - (d) parking shall be provided on the basis of the requirements of the C1 Zone;
 - (e) all garbage and refuse containers shall be totally enclosed;

- (f) garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
 - (g) building envelopes, driveways and the landscaped areas along McMurchy Avenue and the south boundary of the site shall be identified, which are consistent with the preliminary site plan;
 - (h) an adult entertainment parlour shall not be permitted; and
 - (i) no amusement devices shall be permitted.
2. Prior to the enactment of the site specific zoning by-law, a development agreement shall be enacted.
3. The development agreement shall contain the following:
- (a) a provision that the applicant agree that the development of the subject lands and the existing plaza shall comply with the requirements of the C1 zoning category;
 - (b) a provision that prior to the issuance of a building permit, site plan, landscape plan, grading and drainage plan and elevation cross section drawings shall be approved by the City for both the existing plaza and the subject lands;
 - (c) a provision that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
 - (d) a provision that the applicant, at his expense, construct a 1.8 metre high solid masonry wall to screen the site from the residential property to the south, to the

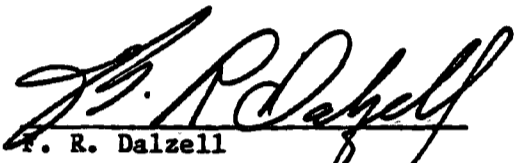
C6-12

satisfaction of the City and in a location satisfactory to the City;

- (e) a provision that the applicant, at his expense, close the existing driveways to the existing plaza and residence and replace the curb cuts with standard barrier curbs to the satisfaction of the City;
- (f) a provision that the applicant, at his expense, construct a 1.8 metre high chain link fence along the Canadian Pacific Railway from McMurchy Avenue to the south boundary of the subject lands, to the satisfaction of the City;
- (g) a provision that as many of the existing trees as possible will be preserved;
- (h) a provision that the applicant, at his expense, shall provide street trees on McMurchy Avenue where it abuts the existing plaza and the subject lands to the satisfaction of the City;
- (i) the proposed driveways shall have a width of 7.6 metres from the parking area to McMurchy Avenue;
- (j) a provision that 6 metres curb radii shall be provided where the driveways intersect with McMurchy Avenue;
- (k) a provision that all parking provided shall be angled parking; and
- (l) a provision that the existing residence, garage, industrial buildings and the vehicles stored on the site, in conjunction with the existing automobile body shop, shall be removed.

4. A 3 metres road widening where the subject lands and the existing plaza abut McMurchy Avenue, be conveyed to the City.

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development

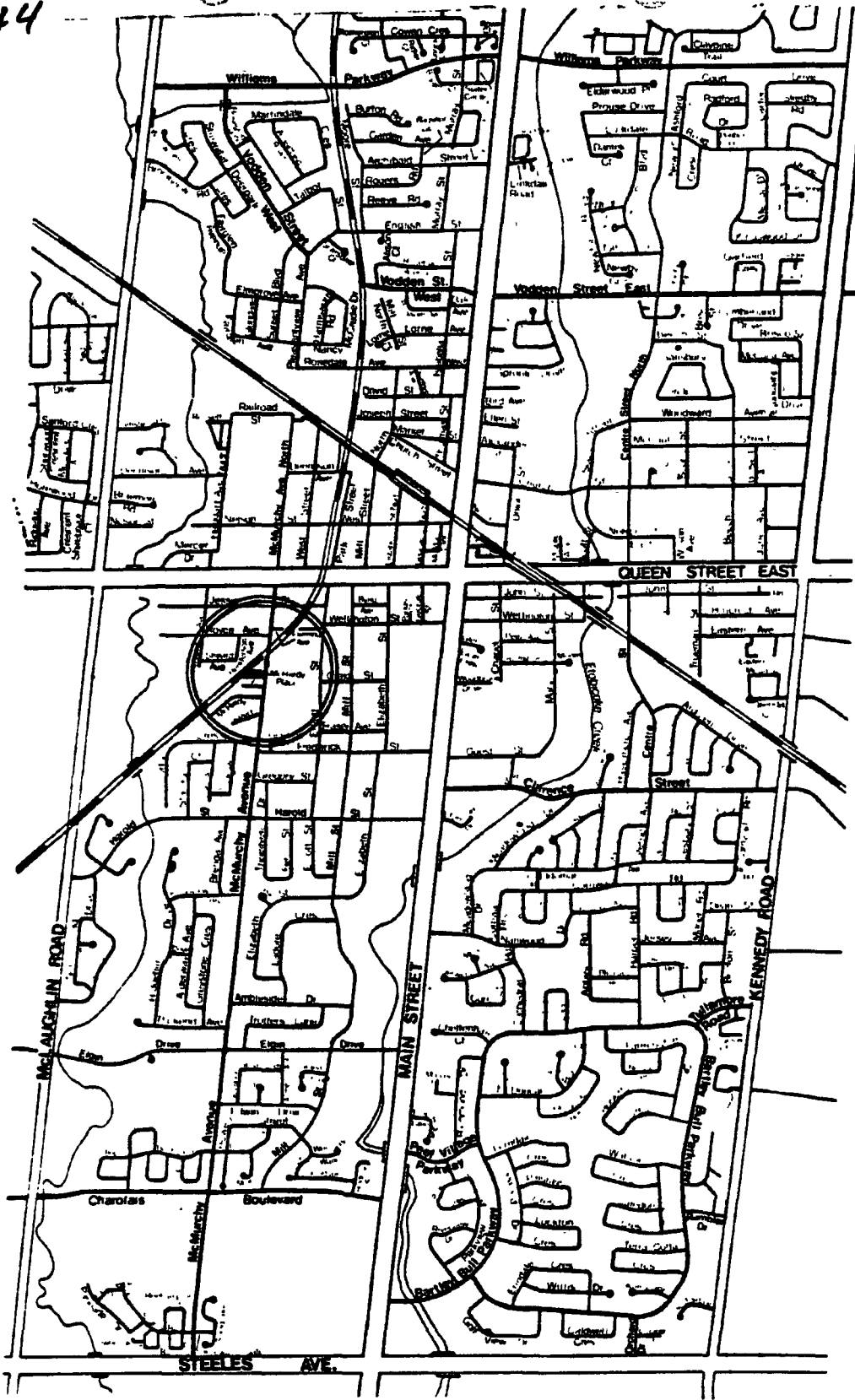


L. W. H. Laine
Director, Planning and
Development Services Div.

Enclosures - 3

DR/thk/11

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PRO-URBAN DEVELOPMENTS LTD.

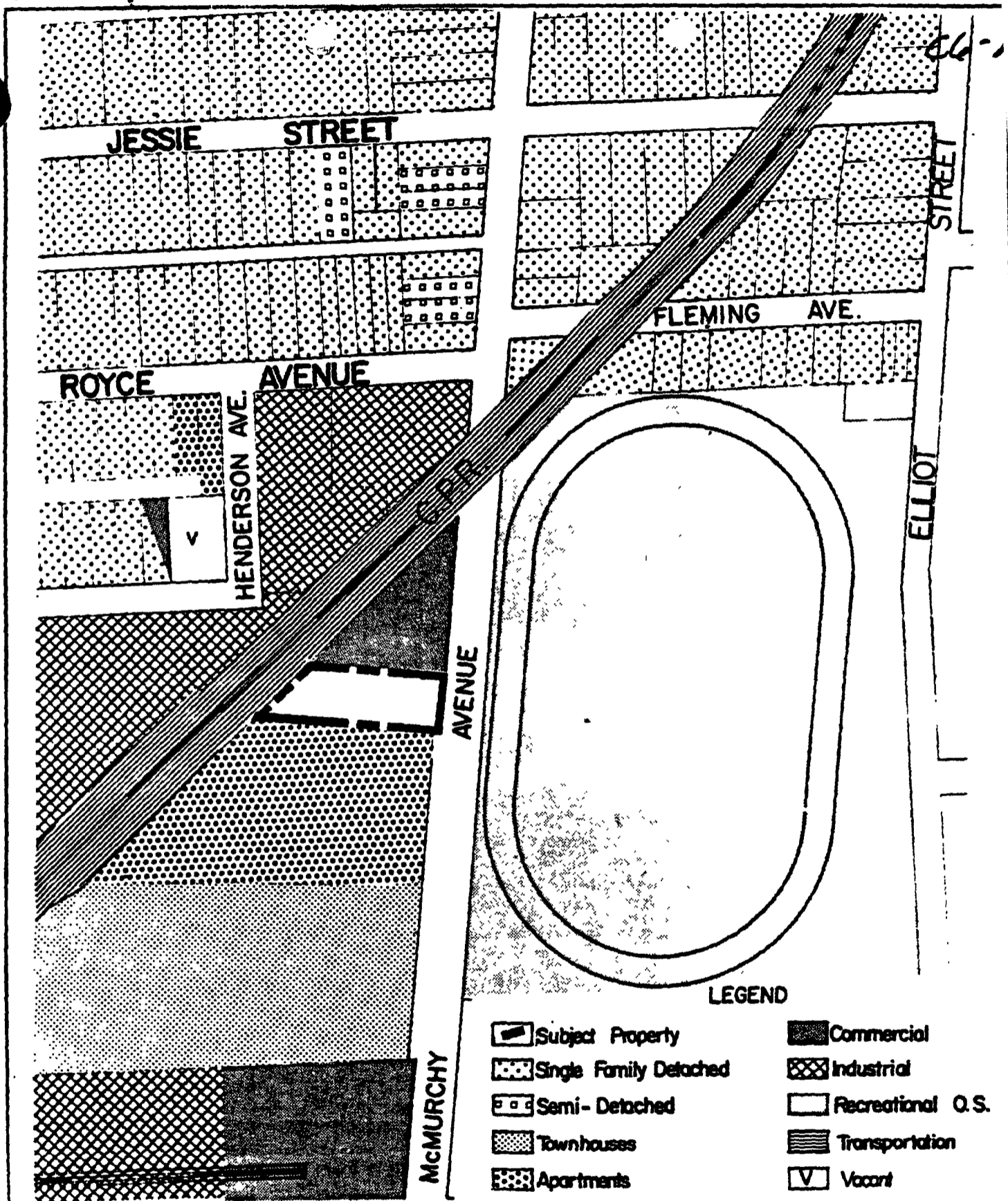


CITY OF BRAMPTON
Planning and Development

Location Map

1:25000

Date: 84 03 19 Drawn by: RB
File no. C1W5.17 Map no. 59-38A



LEGEND

- | | |
|------------------------|-------------------|
| Subject Property | Commercial |
| Single Family Detached | Industrial |
| Semi-Detached | Recreational O.S. |
| Townhouses | Transportation |
| Apartments | Vacant |

PRO-URBAN DEVELOPMENTS LTD.



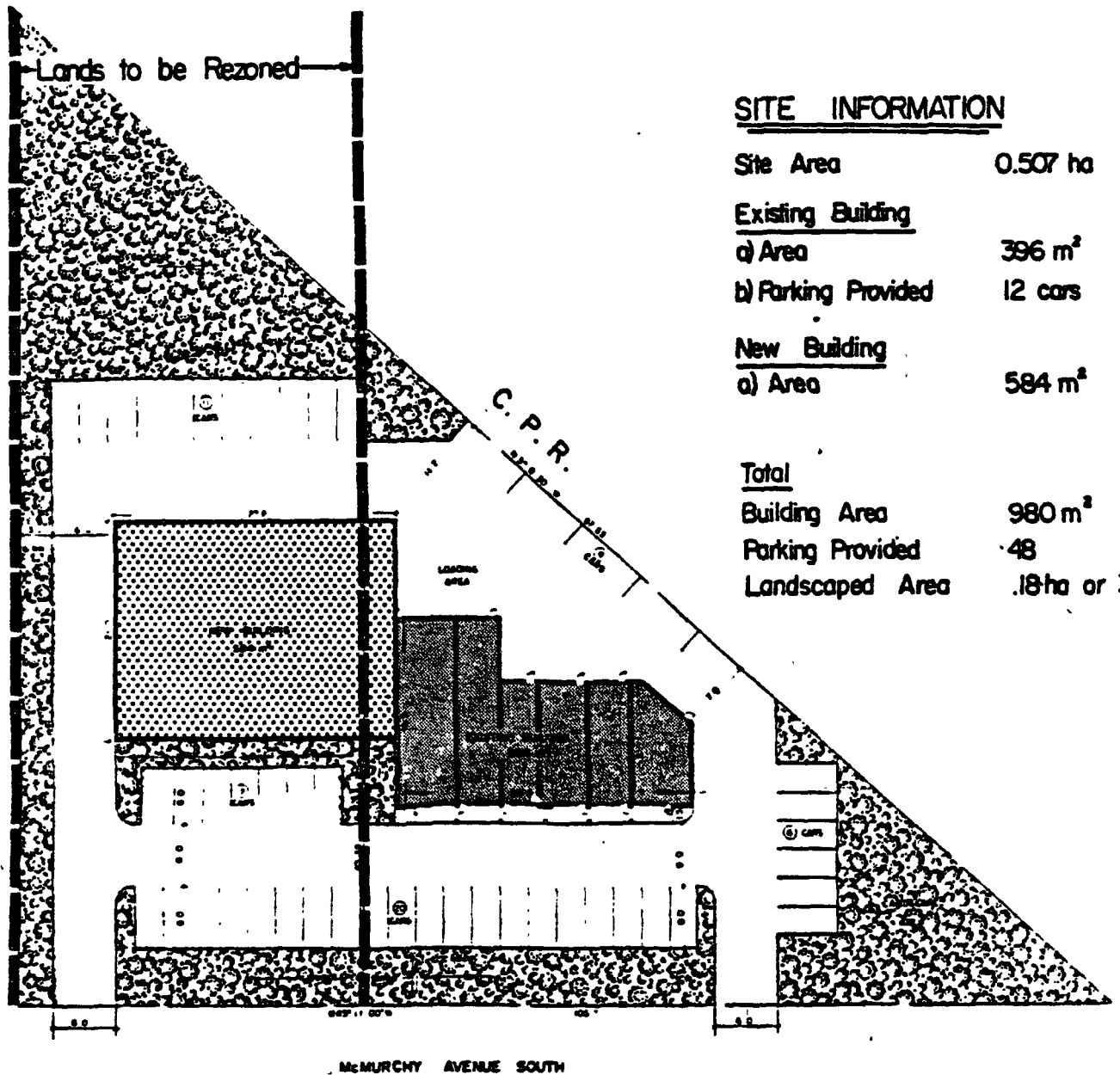
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CITY OF BRAMPTON
Planning and Development

Date: 84 03 19 Drawn by: RB
File no. CI W5.17 Map no. 59-38C

Land Use Map




C6-16



SITE INFORMATION

Site Area	0.507 ha
Existing Building	
a) Area	396 m ²
b) Parking Provided	12 cars
New Building	
a) Area	584 m ²
Total	
Building Area	980 m ²
Parking Provided	48
Landscaped Area	.18 ha or 36%

LEGEND

-  Existing Building Area
-  Proposed Building Area
-  Proposed Landscaped Area

PRO-URBAN DEVELOPMENTS LTD.



CITY OF BRAMPTON
Planning and Development

Site Plan

1:600

Date: 84 03 19 Drawn by: RB
File no. C1W5.17 Map no. 59-38B

E4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 4, 1984

TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan and
the Zoning By-law
Part of Lot 5, Concession 1, W.H.S.
51 McMurphy Avenue South
PRO-URBAN DEVELOPMENTS LIMITED
Ward Number 4
Our File: CLW5.17

The notes of the Public Meeting held on Monday, May 28, 1984 with respect to the above-noted application are attached for the information of the Planning Committee.

Notices of the meeting were placed in two local newspapers and were mailed to the owners of property within 120 metres of the subject property, more than 30 days prior to the meeting.

No members of the public appeared at the meeting. A letter has been received from Mr. M. H. Spencer of the Peel Regional Housing Authority, owner of the abutting residential property to the south, a copy of which is attached. Although the Housing Authority has indicated they do not have any objection to the Official Plan and Zoning By-law being changed to permit the construction of an addition to the existing convenience facility they have raised a number of concerns with respect to adequate buffering and the type of uses being proposed.

Regarding buffering, it is noted that the applicant has proposed a 3 metre wide landscaped area abutting the residential property to the south and that the staff report dated April 10, 1984, recommends the applicant construct a 1.8 metre high solid masonry wall along the southerly boundary of the site. With respect to the

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E4-2

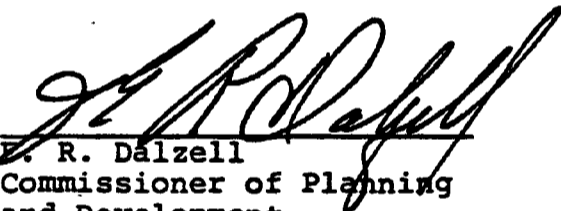
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Authority's concern regarding the uses proposed, it is noted that they are consistent with those which are currently permitted within the existing plaza and that the limited size of the site and the recommended conditions contained in the staff report, in the opinion of staff, will ensure that the proposed enlarged convenience commercial facility will be functional, both now and in the future with minimal effect on the surrounding area.

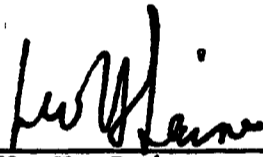
It is recommended that Planning Committee recommend to City Council that:

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Official Plan and Zoning By-law be approved subject to the conditions contained in the staff report dated April 10, 1984; and,
- 3) Staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.

AGREED:



E. R. Dalzell
Commissioner of Planning
and Development



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

DR/jb

Attachments (2)

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Monday, May 28th, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:57 p.m., with respect to an application by PRO-URBAN DEVELOPMENTS LIMITED, (File: C1W5.17) to amend both the Official Plan and zoning by-law to permit the construction of a convenience facility as an addition to the existing small shopping plaza on the abutting property to the north.

Members Present: Councillor D. Sutter - Chairman
Alderman E. Carter
Councillor N. Porteous
Councillor E. Mitchell
Alderman M. Annecchini
Alderman F. Kee
Alderman C. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services Division
W. Lee, Development Planner
D. Ross, Development Planner
L. Koehle, P. Eng., Commissioner of Public Works
and Building

The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 9:58.

E4-4

755 QUEENSWAY EAST
SUITE 301
MISSISSAUGA, ONTARIO
L4Y 4C5



TELEPHONE
416-279-7792
ZENITH 44120
OFFICE HOURS
8:30 a.m. - 4:45 p.m.

Peel Regional Housing Authority

ESTABLISHED BY
PROVINCIAL ORDER-IN-COUNCIL
JUNE 4, 1980

May 30, 1984

Mr. David Ross
Clerk's Office
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Clw 5.17

Dear Mr. Ross:

Re: Pro-Urban Developments Limited
File No. Clw5.17- Ward 4

I would like to confirm our conversation of May 28, 1984 at which time we discussed the application of Pro-Urban Developments to amend the Official Plan and Zoning By-law.

First of all I would state that the Housing Authority does not have any objection to the Official Plan and Zoning By-law being changed to permit the construction of an additional convenience facility to the existing plaza.

Secondly, the Housing Authority supports the erection of a ten foot high solid wall which would contain all the litter, maintain some semblance of privacy, shelter our property from the noise and car lights in the evening.

Thirdly, the Housing Authority would like some input into the use of the facility. While you assured me that due to the parking restrictions the developer/owner would be limited to the type of client that could use the facility, we are obviously not interested in the facility being occupied with additional convenience stores such as Beckers or fast food outlets.

Your consideration of the aforementioned is greatly appreciated.

Yours truly,
PEEL REGIONAL HOUSING AUTHORITY

Michael H. Spencer
Housing Manager

MHS:MK