



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 232-84

To adopt Amendment Number 40  
and Amendment Number 40 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 40 and Amendment Number 40 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 40 and Amendment Number 40 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

Plan 232-84

AMENDMENT NUMBER 40

and

AMENDMENT NUMBER 40 A

to the Official Plan of the  
City of Brampton Planning Area

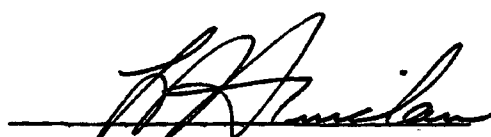
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21-0P 0031-040

Amendment No. 40  
to the  
Official Plan for the  
City of Brampton Planning Area and  
Amendment No.40A 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. 40A to the Consolidated Official Plan and Amendment No.40~~B~~ to the Official Plan for the Brampton Planning Area.

Date ...*Nov. 13, 1984*.....



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



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2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 40 and Amendment Number 40 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

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 COMMERCIAL to INDUSTRIAL.

2. Location:

The lands subject to this amendment are located on the south side of Glidden Road, approximately 67 metres east of Kennedy Road, being part of Lot 2, Concession 2, E.H.S., geographic Township of Chinguacousy, in the City of Brampton.

3. Amendments and Policies Relative Thereto:

(1) Amendment Number :

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

(a) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from COMMERCIAL to INDUSTRIAL;

(b) by changing Schedule F thereto, to delete the lands shown outlined on Schedule A to this amendment, from the HIGHWAY AND SERVICE COMMERCIAL land use designation;

(c) by deleting 7.2.7.18, and substituting therefor the following revised subsection 7.2.7.18:

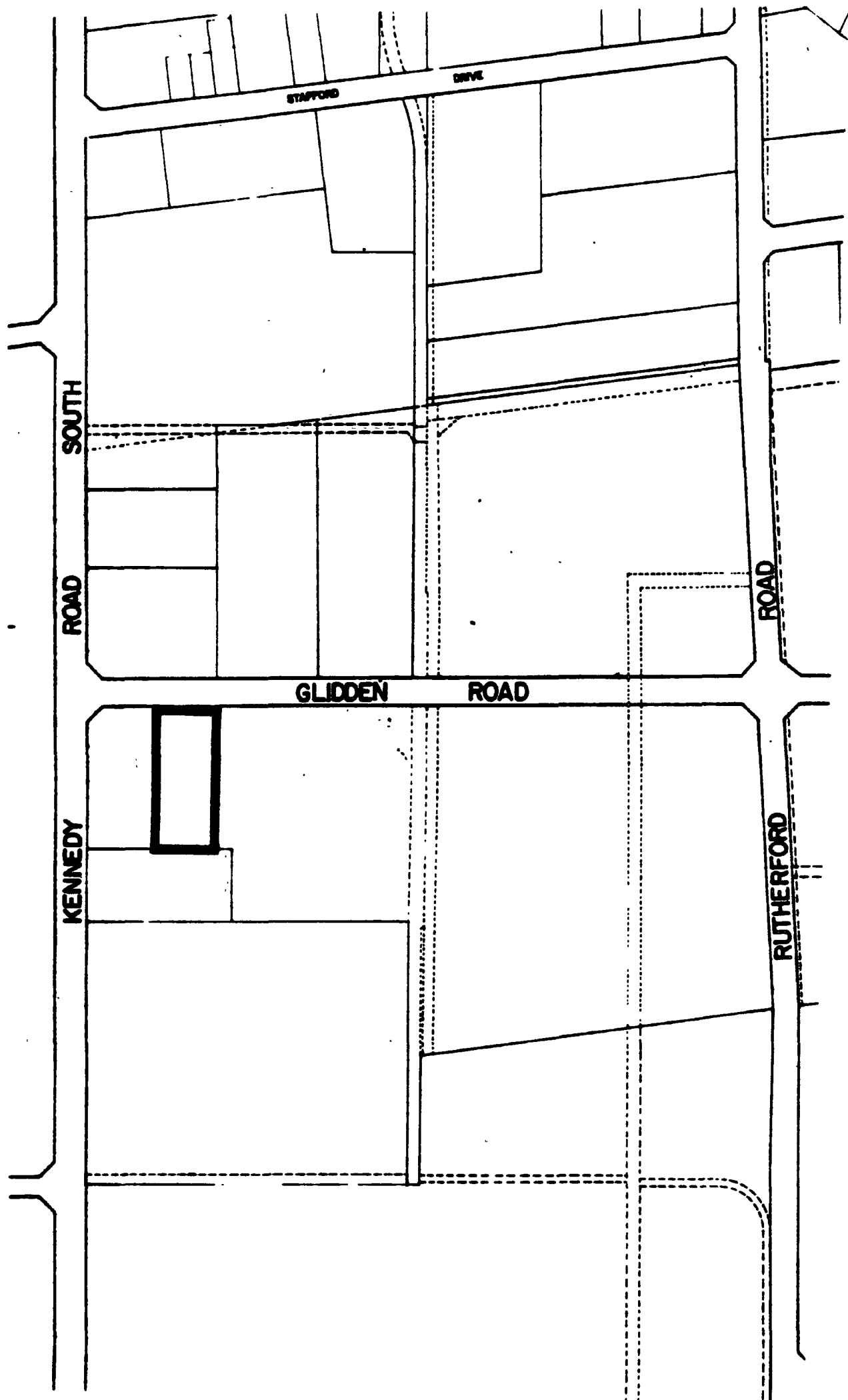
"7.2.7.18 Area 18: Brampton East Industrial

Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9 of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 18, as amended by Amendments Numbers 3, 8, 28, 35, 42, 62, 72, 73 and 81 to the Consolidated Official Plan and Amendment Numbers 10A and    A to the Consolidated Official Plan, are combined, and shall constitute the Brampton East Industrial Secondary Plan."

(2) Amendment Number 40 A:

1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Part C, and Plate Number 9, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers, 3, 8, 28, 35, 42, 62, 72, 73 and 81 to the Consolidated Official Plan and Amendment Number 10A to the Consolidated Official Plan) is hereby amended:

(a) by changing, on Plate Number 9, the land use designation of the lands shown outlined on Schedule A to this amendment, from SERVICE COMMERCIAL to INDUSTRIAL.



—— Lands subject to these amendments

OFFICIAL PLAN AMENDMENT No. 40  
 OFFICIAL PLAN AMENDMENT No. 40 A  
 Schedule A



1:4000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 84 08 24      Drawn by: RB  
 File no. C2E2.8      Map no. 61-33 B

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 40

AND

AMENDMENT NUMBER 40A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated September 5th, 1984 and a copy of a report from the Director, Planning and Development Services Division, dated September 20th, 1984, forwarding notes of a public meeting held on September 17th, 1984.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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September 5, 1984

TO: A. Solski

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part Lot 12, Concession 2, E.H.S.  
Ward Number 3  
287 Glidden Road  
447111 Ontario Limited and  
Bryson Industrial Development Limited  
Our File Number C2E2.8

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1.0 Background

An application to amend the Official Plan and zoning by-law to permit the use of part of an existing building as an "automotive parts supply and installation business" has been referred to staff for a report to be presented to City Council at its meeting of September 10, 1984.

A public meeting is scheduled to be held on Monday, September 17, 1984 at 7:00 p.m.

2.0 Property Description

The subject land is located on the south side of Glidden Road, 67.06 metres (220 feet) east of Kennedy Road South, and is known municipally as 287 Glidden Road. The site has a frontage of about 57.91 metres (190 feet), a depth of 137.54 metres (451.25 feet) and comprises an area of 0.404 hectares (1.97 acres). Also included with the property is the use of a right-of-way with a width of 3.048 metres (10 feet) along its westerly boundary, and in turn the property is subject to a right-of-way of the same width in favour of the land situated to the west.

E-3-2

- 2 -

On the property is a one storey brick multi-unit mall type building with a gross floor area of about 3368 square metres (36,250 square feet). The 14 unit building is occupied by the following firms:

Unit Number	Firm	Use
1	vacant	to be leased
2,3,4&5	Searle Canvas	manufacturer of tents, tarpaulins, pool covers
6	Unilab Incorporated	mobile laboratory furniture
7	L. Bellotti & J. Sutoze	manufacturer of seat frames
8	Abeo Tool & Die & Machinery Manufacturing Co. Ltd.	machine shop
9	Ames Taping Tools of Canada Ltd.	dry wall taping tools distributors
10	Future-Therm Products Inc.	assembly of small electric products
11	vacant	to be leased
12	Rowley Company Limited	distributor of mechanical power transmission products and bearings
13	M.H. Rowe Sheet Metal Fabricating Inc.	manufacturer of sheet metal products
14	K-10 Enterprises Ltd. Vue Inc.	hemisphere mirrors distributor and manufacturer

The "front" of the building, containing the public entrances and offices of the various firms, faces to the east, while the service entrances face to the west onto a service court that is shared by the subject building and the building at 158 Kennedy Road South.

Off-street parking facilities - 53 spaces - are located on the easterly and rear portions of the property in the vicinity of the office segments of the units.

Abutting the subject site on the east is a similar type of industrial mall building, while to the west a mall type building facing onto Kennedy Road South, is occupied by commercial and business service firms. On the south is a commercial building being renovated to contain a number of service and retail establishments and presently contains a fast food outlet, doughnut and coffee shop, barber shop, food store, etc.

3.0 Official Plan and Zoning Status

The property is presently designated as Commercial and Highway and Service Commercial by the official Plan with a specific designation of Service Commercial on the Brampton East Industrial Secondary Plan.

The zoning of the site is Service Commercial, according to By-law 200-82.

4.0 Proposal

The applicant proposes to lease a vacant portion of the building, Unit 1, which is closest to Glidden Road, to a firm that will supply and install automotive parts. The business will operation as a "small car centre" providing sales of products and accessories to upgrade high performance automobiles. All the installation of major items will take place inside the unit.

E-3-4

5.0

Comments

The Region of Peel staff have advised that they have no comments on the application.

The Law Department, Building Division and Public Works Division have indicated either no objection or no comment. Office of the Fire Chief has indicated no objection provided the use does not involve hazardous applications; e.g. spray painting, undercoating, body work, etc. Parks and Recreation of the Community Services Department has advised of no serious concern with the application provided that the undertaking does not result in a number of vehicles being left on the site or being repaired on the site.

6.0

Discussion

The designation of the subject lands was changed from Industrial to Service Commercial by Amendment Number 42 to the Consolidated Official Plan for the City of Brampton Planning Area, subsequent to the publishing of notices in the local newspapers and the holding of a Public Meeting on Tuesday, February 12, 1980. The change in Official Plan designation was considered necessary to reflect the then existing commercial uses and the proposed commercial (Service Commercial SC) zoning category to be imposed by the new comprehensive zoning by-law for the former Town of Brampton.

The current occupants of the building involve activities which are industrial in nature and would be more appropriate in an Industrial One Zone - M1, rather than a Service Commercial Zone - SC. The establishment proposed to occupy Unit 1, is in the nature of "a motor vehicle shop, excluding a motor vehicle body shop", with retail facilities and thus is suitable for inclusion in a Industrial One Zone of By-law 200-82. Attached as an Appendix A, is an extract from By-law 200-82, being section 31.1.1 Permitted Purposes of Section 31.0 Industrial One Zone - M1.

From the perspective of the by-law restrictions, the existing building on the subject lands complies with the yard requirements. There is no restriction on building height to be considered; the subject property complies with the minimum lot width requirement; 50 percent or more of the required front yard area has been maintained as landscaped open space, which complies with the by-law requirement and no open storage outside a building exists. Since each unit is provided with a rear truck loading facility, the requirement of 2 loading spaces for the building is satisfied.

The proposed use of a small car centre, if classified as a "motor vehicle repair shop", would require 18 off-street parking spaces for the facility with a floor area of 316.6 square metres (3,408 square feet). The remainder of the building - 3033.2 square metres - if used on the basis of 20 percent for office purposes and 80 percent for warehousing, would require 20 spaces for office purposes (606.6 square metres divided by 31 square metres) and 27 spaces for warehousing purposes (2426.6 square metres divided by 91 square metres). The total number of required parking spaces would be 65. However, several of the occupants are manufacturing or assembly operations and the by-law requires a standard of 1 parking space for each 45 square metres of floor space. Accordingly, the number of required parking spaces should be increased to about 78 spaces if the zoning by-law standards are to be satisfied.

Only 53 parking spaces have been demarcated on the site, though there is space at the rear of the building to accommodate approximately a further 20 spaces if they should be required. Notwithstanding the apparent deficiency of parking spaces, the existing building and uses appear to have been able to function without undue difficulty. However, it is not recommended that the parking requirement be amended specifically by by-law. If the applicant wishes to rent space to uses that are subject to a higher parking standard than that of a warehouse, and through management of the property is able to achieve a balance between the supply and


E-3-6

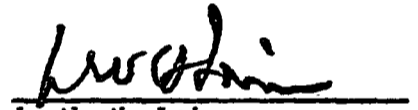
demand for parking spaces, then the applicant could seek relief for a modest deficient, through a fully documented application to the Committee of Adjustment.

7.0 Conclusion

Planning and Development Department staff have no objection to the application to amend the Official Plan and zoning by-law in order that a "motor vehicle repair shop" and other "industrial" uses, rather than service commercial uses may occupy the premises known as 287 Glidden Road.

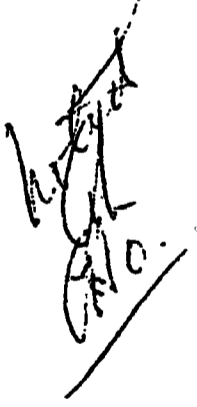
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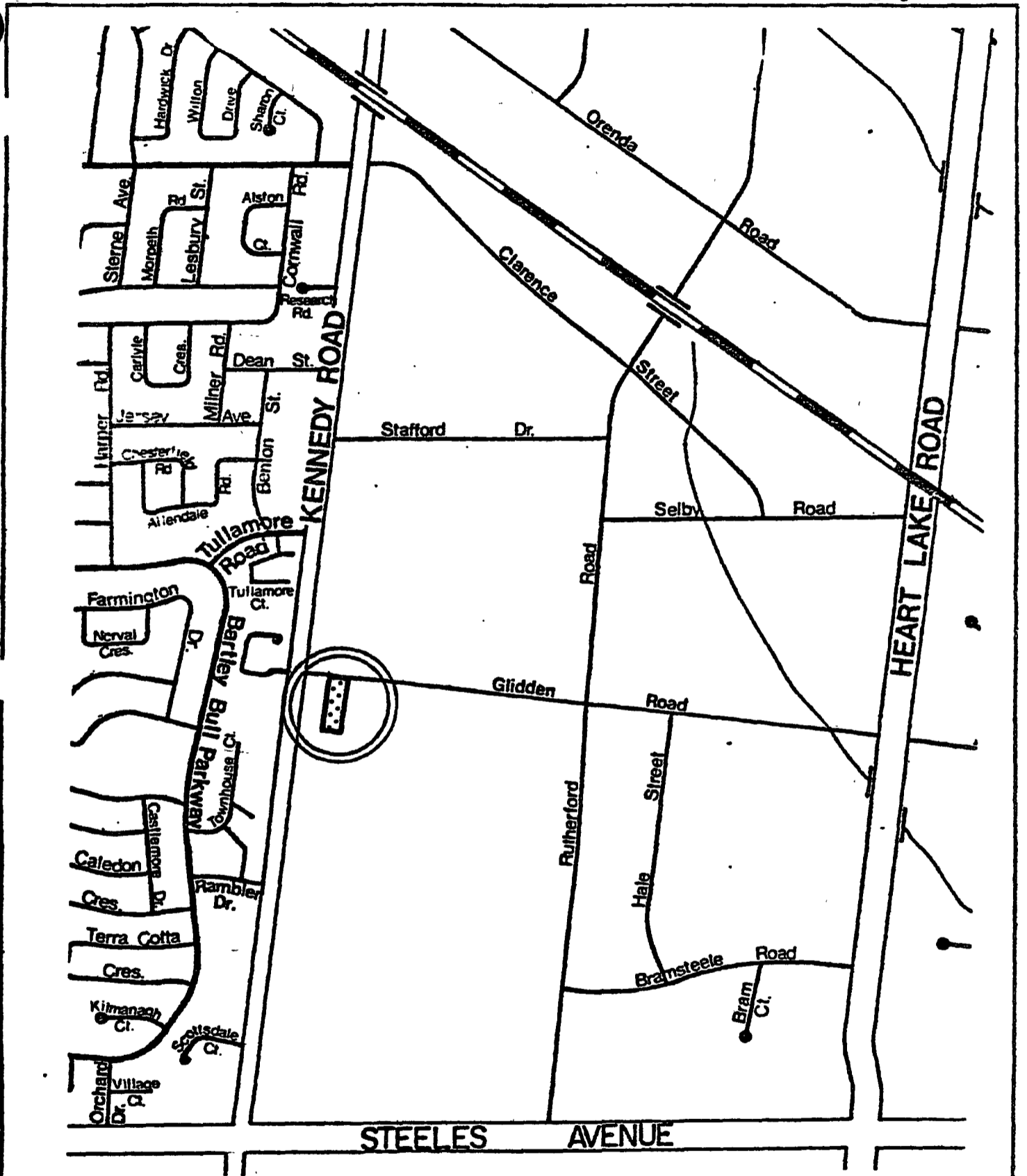
  
F. K. Dalzell  
Commissioner of Planning  
and Development

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

Attachments - 2

LWHL/thk/5





47111 ONTARIO LIMITED &  
 BRYSON INDUSTRIAL DEVELOPMENT  
 LIMITED



**CITY OF BRAMPTON**  
 Planning and Development

Date: 84 08 24 Drawn by: RB

E-3-8

Appendix A  
By-law 200-82

SECTION 31.0 INDUSTRIAL ONE ZONE - M1

Permitted Purposes

31.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within and enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a home furnishings and improvement retail warehouse;
- (3) a recreational facility or structure; and
- (4) a community club.

(c) Accessory

- (1) an associated educational purpose;
- (2) an associated office;
- (3) a retail outlet operated in connection with a particular purpose permitted by section 31.1.1 (a), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and
- (4) purposes accessory to the other permitted purposes.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1984 09 20

RECEIVED  
CLERK'S DEPT.

SEP 20 1984

To: The Mayor and Members of City Council

From: Planning and Development Department

REG No:  
FILE No:

8745  
C2E2E

Re: Application to Amend the Official Plan  
and Zoning By-law  
Part Lot 12, Concession 2, E.H.S.  
Ward 3  
287 Glidden Road  
447111 ONTARIO LIMITED and  
BRYSON INDUSTRIAL DEVELOPMENT LIMITED  
Our File: C2E2.8

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Notes of a Public Meeting held on Monday, September 17  
th, 1984, at 7:00 p.m. are attached for the information of  
City Council.

No one appeared in opposition to the proposal.

Staff have received several telephone enquiries con-  
cerning the proposed use. Concern was expressed that flammable  
liquids might be stored in the mall unit and that the proposed  
business may require outside storage of inoperative, damaged  
vehicles and that the operation involving the installation of  
parts would be performed outdoors in parking areas.

Since the lands are fully developed and the proposed  
use of a 'small car centre' to upgrade high performance  
automobiles will occupy a unit, no development agreement is  
required.

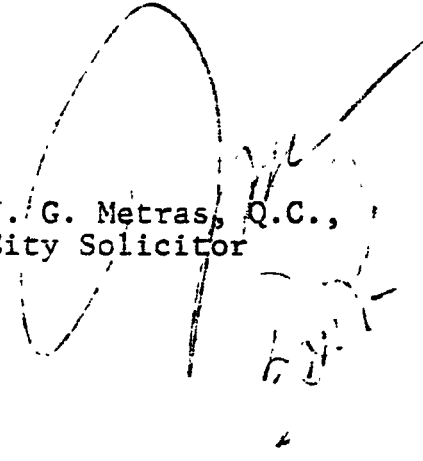
The Official Plan amendment and amending zoning by-law  
have been prepared by staff.

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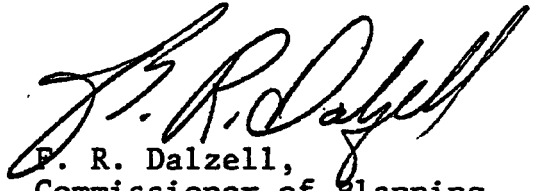
It is recommended that:

- 1) Notes of the Public Meeting held on Monday, September 17, 1984 be received, and
- 2) City Council adopt the Official Plan amendment and enact the zoning by-law amendment.

CONCUR



J. G. Metras, Q.C.,  
City Solicitor



F. R. Dalzell,  
Commissioner of Planning  
and Development

FRD/LWHL/ec  
attachments (3)  
c.c. A. Solski

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Monday, September 17th, 1984, in the Municipal Council Chambers, 3rd Floor 150 Central Park Drive, Brampton, Ontario, commencing at 7:00 p.m. with respect to an application by 447111 ONTARIO LIMITED (File: C2E2.8) to amend both the Official Plan and Zoning By-law to permit the use of part of the property for an Automobile Parts Supply and Installation business. This would require a redesignation of the subject property to "Industrial" and a rezoning to Industrial One (M1).

Members Present: Councillor E. Mitchell - Vice-Chairman  
Alderman R. Crowley  
Councillor F. Russell

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
L.W.H. Laine, Director, Planning and  
Development Services  
J. Robinson, Development Planner

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The Vice-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 7:01 p.m.