



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 282-78

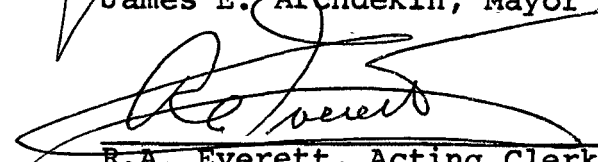
A By-law to amend the Official Plan of
the City of Brampton Planning Area.
(AMENDMENT NO. 27 JOSEPH R. COLBACCHIN)

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

1. Official Plan Amendment Number 27 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule 'A') and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 27 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and passed in Open Council
this 6th day of November, 1978.


James E. Archdekin, Mayor


R.A. Everett, Acting Clerk

DUPLICATE ORIGINAL

OPC 0006-27

AMENDMENT NO. 27
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

- 3

REG. PLAN NO. 557
LAND
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL # 43
December 6, 1979 at 2:22 PM.
Vera Porter
LAND REGISTRAR OF PEEL COUNTY OF PEEL
Peel # 43

979 DEC 6 PM 2 22

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Amendment No.27

to the
Consolidated Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated 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 modified under the provisions of Section 17 of The Planning Act, as follows:

1. Part B, The Amendment, Section 4.2, on pages 7 and 8, is deleted and replaced by:

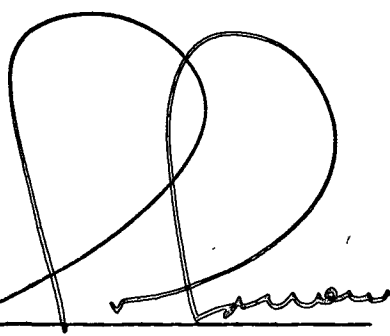
"4.2 The Special Commercial Use Area shall be subject to a by-law enacted under the provisions of Section 35(a) of The Planning Act, regulating development standards, access, and parking facilities."

2. Part B, The Amendment, Section 5.2, on page 8, is modified by:

- (i) inserting the phrase "under Section 35(a) of The Planning Act" after the word "agreements" in the second line; and
- (ii) deleting the phrase "including financial and such other matters" in the fourth and fifth lines.

As thus modified, this amendment is hereby approved under Section 17 of The Planning Act, as Amendment No.27 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date Nov 26/77.....


G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

AMENDMENT NO. 27 TO THE CONSOLIDATED OFFICIAL
PLAN OF THE CITY OF BRAMPTON PLANNING AREA

The attached map (Schedule 'A') and explanatory text shall constitute Official Plan Amendment Number 27 to the Consolidated Official Plan of the City of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton by By-law No. 282-78 in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14, and 17 of the Planning Act (R.S.O.) 1970, Chapter 349 as amended) on the 6th day of November 1978.

Robert V. Callahan
Mayor

[Signature]
Clerk

This Amendment No. 27 of the Official Plan of the City of Brampton Planning Area, which has been adopted by the Council of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act, as Amendment No. 27 to the Official Plan of the City of Brampton Planning Area.

Date.....



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

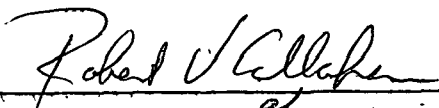
Number 282-78

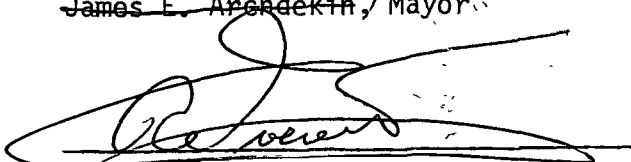
A By-law to amend the Official Plan of
the City of Brampton Planning Area.
(AMENDMENT NO. 27 JOSEPH R. COLBACCHIN)

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

1. Official Plan Amendment Number 27 to the Official Plan of
the City of Brampton Planning Area consisting of the
attached map (Schedule 'A') and explanatory text is hereby
adopted.
2. The Clerk is hereby authorized and directed to make
application to the Minister of Housing for approval of
Amendment Number 27 to the Official Plan of the City of
Brampton Planning Area.
3. This By-law shall come into force and take effect on the
day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and passed in Open Council
this 6th day of November, 1978.


James E. Archdekin, Mayor


R. A. Everett, Acting Clerk

AMENDMENT NUMBER 27
TO THE
OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 27 to the Official Plan of the City of Brampton, hereafter referred to as Amendment Number 27 .

2.0 Relative Parts

Only that part of the text entitled PART B - AMENDMENT shall constitute Amendment Number 27 . PART A - PREAMBLE and PART C - APPENDIX, 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 six (6) sections:

Section 1.0 - Purpose and Property Location

Section 2.0 - Definitions

Section 3.0 - Land Use

Section 4.0 - Development Principles

Section 5.0 - Implementation

Section 6.0 - Interpretation

3.0 Purpose of the Amendment

The purpose of Amendment Number 27 is to amend the existing Agricultural designation on a parcel of land approximately 4.0 hectares in area, and to prescribe appropriate development principles applicable to the subject lands which will ensure the acceptable use and development of the subject lands for a restaurant and a recreation club building.

4.0 Location

The Amendment is concerned with land located in part of Lots 3 and 4, Concession 10, Northern Division, Toronto Gore, now within the City of Brampton, Regional Municipality of Peel, and more particularly, the area shown on Schedule 'A' hereto attached.

5.0 Background

The applicant, Mr. J. Colbacchin requested that the Official Plan and Restricted Area By-law be amended to permit the development of a restaurant, a recreational club building including bocce courts and a 464.5 square meter convenience commercial centre. The restaurant is to be developed by converting the existing residence on the property.

5.0 Background (continued)

The existing residence, presently used as a residence and a craft studio is the only structure on the 4.0 hectare property.

Planning Committee of the City of Brampton on April 17th, 1978, after holding an advertised public meeting on March 2nd, 1978, in the Casltimore Public School and having received no objections, recommended to City Council that staff be instructed to prepare the necessary Official Plan Amendment but only to include the restaurant and recreation club building in the Amendment. The convenience commercial centre was not endorsed by Planning Committee. The recommendation of Planning Committee was approved by City Council on April 24th, 1978.

6.0 Effect

Upon approval by the Minister of Housing, this Amendment will have the effect of superceding a portion of the original Official Plan of the former Township of Toronto Gore Planning Area (Chapter D1, Consolidated Official Plan of the City of Brampton), now part of the City of Brampton Planning Area, as it pertains to lands described in Part 'B', (section 1.2) of this Amendment and more particularly described on Schedule 'A' attached.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and Schedule 'A' hereto attached constitutes Amendment Number 27 to the Consolidated Official Plan of the City of Brampton Planning Area. The Official Plan is hereby amended by adding a new chapter, Chapter D7, after Chapter D6.

CHAPTER D7

1.0 Purpose and Property Location

- 1.1 The purpose of this Chapter is to permit certain lands located within the City of Brampton Planning Area, designated for Agricultural use, to be developed for a restaurant and a recreation club building, and further, to establish principles for the development of the subject lands to ensure the acceptable use and development of the area.
- 1.2 The Amendment is concerned with an area of land, being part of Lots 3 and 4, Concession 10, Northern Division, Toronto Gore, now within the City of Brampton, Regional Municipality of Peel.

The parcel encompasses an area of 4.0 hectares (9.8 acres) with 296.61 meters (973.12 feet) frontage along Highway Number 7 and is outlined on Schedule 'A' hereto attached.

2.0 Definitions

- 2.1 Special Commercial Use Area means lands which are intended to serve a specific commercial use. The specific commercial uses permitted for the lands as described on Schedule 'A' attached hereto, are a restaurant and a recreation club building and accessory outdoor recreation facilities.
- 2.2 Greenbelt Use Area means lands which have inherent physical or environmental hazards, are intended primarily for the preservation and conservation of the natural landscape and/or environment, are not to have buildings or other structures other than possibly a bridge, and are to be managed in such a way so as to permit the development of adjacent land uses and to protect such uses from any physical hazards or their effects.

3.0 Land Use

- 3.1 The land use classification of lands as described on Schedule 'A' attached hereto, shall be designated as a Special Commercial Use Area and a Greenbelt Use Area.

3.0 Land Use (cont'd)

3.2 Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the land shown in heavy outline on Schedule 'A' attached hereto and forming part of Amendment Number from "D1" to "D7".

3.3 Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of land shown in heavy outline on Schedule 'A' attached hereto and forming part of Amendment Number 27 from Agriculture Use Area to Greenbelt Use Area and Special Commercial Use Area.

4.0 Development Principles

4.1 It shall be the policy of the municipality to ensure that:

- a) the development creates a minimum amount of conflict with existing and proposed uses abutting, or in close proximity to, the special commercial use area;
- b) it is not intended that the development of the land for commercial purposes will contribute to further commercial development or to the premature conversion of adjacent agricultural lands for non-agricultural or related uses.

4.2 The Special Commercial Use Area shall be subject to:

- a) development proceeding only on the basis of a site plan by-law;
- b) appropriate development standards including the need for appropriate screening in the form of fencing, berming and planting;
- c) access to a private driveway from Highway Number 7 being acceptable to the Ministry of Transportation and Communications.
- d) off-street parking facilities being provided on the site in the quantity appropriate to the use of the restaurant and the recreation club and the design of the off-street parking facilities will be in accordance with acceptable traffic engineering criteria;

MODIFICATION

- e) the approval by the Medical Officer of Health of a private waste disposal system.
- UNDER SECTION 14(1) OF
THE PLANNING ACT

4.3 The Greenbelt Use Area shall be subject to:

- a) restrictions on the alteration of the natural landscape and the development of outdoor recreation facilities which do not involve structures, subject to the approval of the Metropolitan Toronto Regional Conservation Authority;
- b) access from a private driveway to the Gore Road being acceptable to the Regional Municipality of Peel;
- c) a crossing of the creek being acceptable to the Metropolitan Toronto Regional Conservation Authority and the City Engineering Department.

5.0 Implementation

MODIFICATION
NO. 2 (i)
UNDER SECTION 14(1) OF
THE PLANNING ACT

Amendment Number 27 will be implemented by an appropriate amendment to the Restricted Area By-law in such form which will impose the appropriate zone classification and regulations in conformity with the development principles outlined in Section 4.0.

5.2 The Corporation of the City of Brampton may enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law ~~including financial and such other matters~~, as deemed necessary by City Council.

MODIFICATION
NO. 2 (ii)
UNDER SECTION 14(1) OF
THE PLANNING ACT

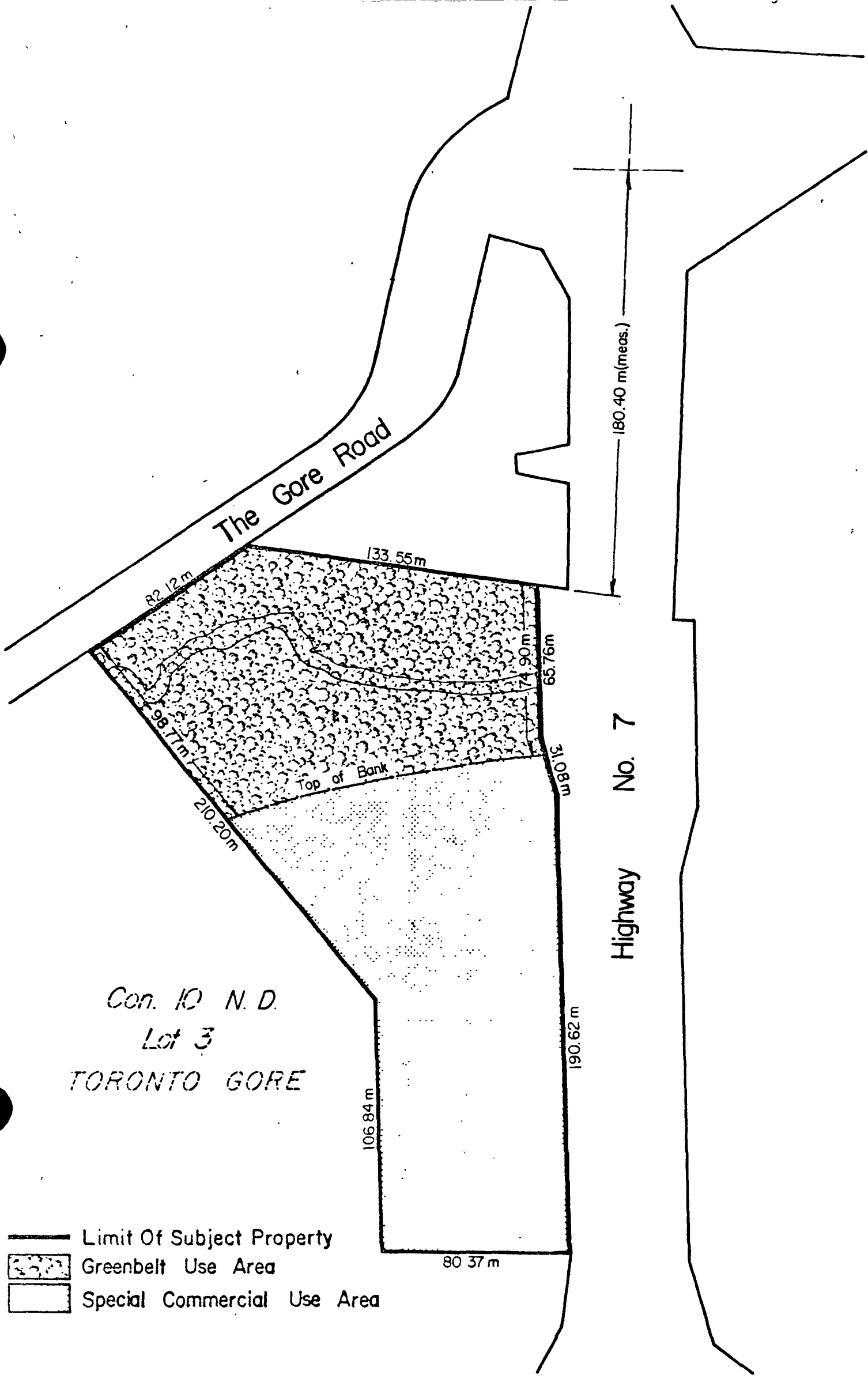
6.0 Interpretation

6.1 The boundaries of the subject property as shown on Schedule 'A' hereto attached are general only and are not intended to define the exact limits of the said property. It is intended, therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making a formal amendment to the Official Plan. Other than such minor changes, it is intended that no area or district shall be created that does not conform with Schedule 'A'. All numerical figures on Schedule 'A' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.

- 6.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment shall apply to this Amendment.

PART C - APPENDIX

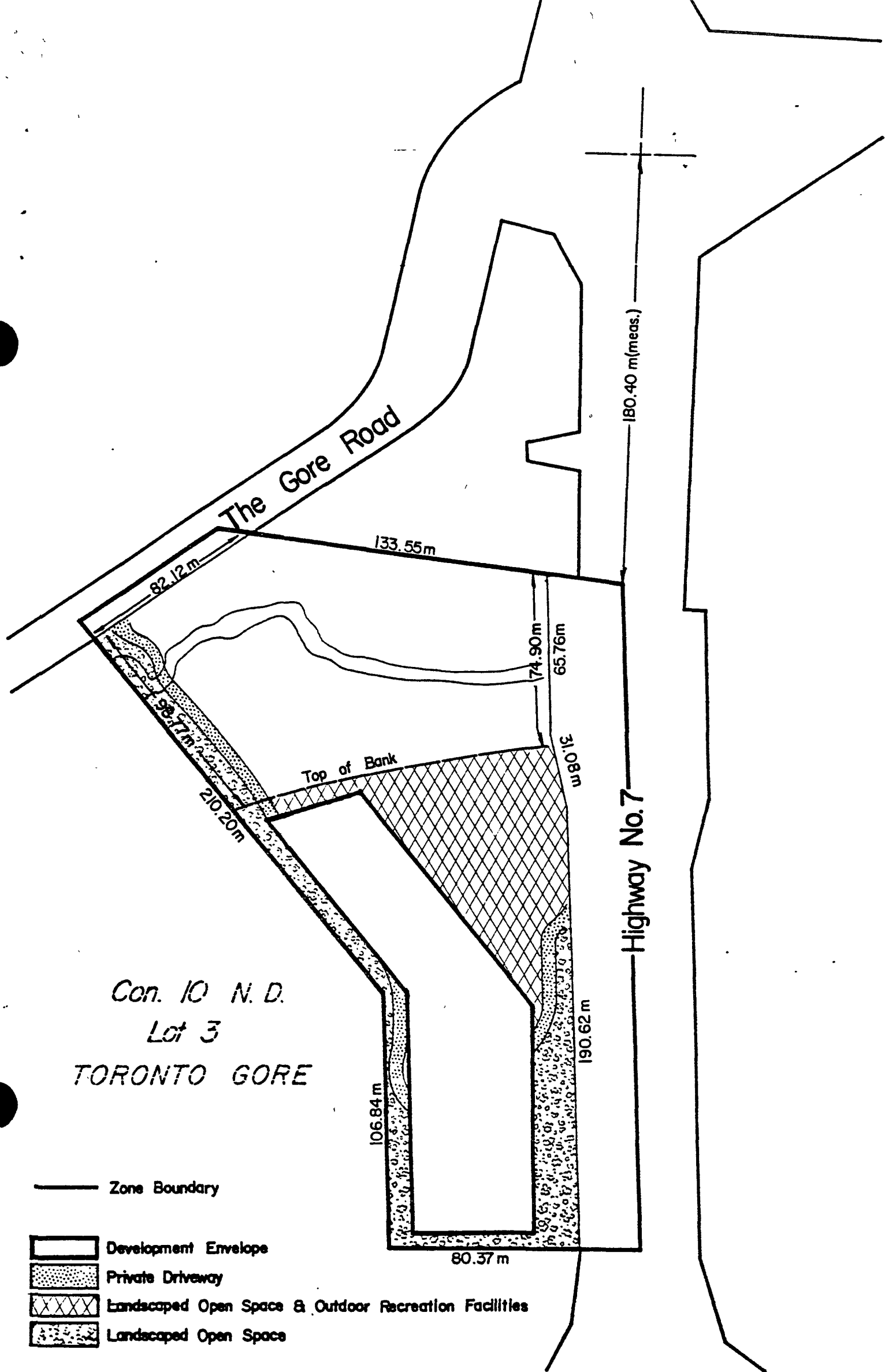
Attached are copies of reports of the Planning Director dated July 15, 1977 and February 9, 1978 and a copy of the minutes of a special meeting of the Planning Committee held on March 2, 1978 subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.



O. P. Amendment No. 27
 Schedule 'A'



City of Brampton
 Planning Department



SECTION 50 - SITE PLAN
By-Law 825

BY-LAW 282 SCHEDULE B



City of Brampton
Planning Department

1978 02 09

TO: Chairman of Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lots 3 and 4, Concession 10, N.D.
(Toronto Gore Township)
JOSEPH COLBACCHIN
Our File C10E3.2

1.0 Background

An application was filed to amend the Official Plan and Restricted Area By-law of the former Township of Toronto Gore to permit the redevelopment of land located on the south side of Highway Number 7 between Highway Number 50 and The Gore Road, for commercial purposes. The original proposal was to convert the existing residence situated on the lands into a restaurant and at a future date to construct a banquet hall. The proposal was subsequently amended to include a retail convenience centre as a future phase.

A previous planning report was prepared with regard to this application on July 15th, 1977. On July 18th, Planning Committee did not endorse the recommendation of that report to "recommend to City Council that the application to amend the Official Plan and Restricted Area By-law be refused." Planning Committee recommended, and it was subsequently approved by City Council, "that Council consider the revised plan of the proposed development with no ingress or egress to Highway Number 7 and staff submit a report on the amended application."

2.0 Property Description

The property has frontage on both Highway Number 7 and The Gore Road of approximately 1,004 feet and 269 feet respectively. The area is 9.8 acres. The property comprises two major physical features consisting of a relatively flat section parallel to Highway Number 7 and a valley of a small creek which occupies the westerly portion of the site. Within the valley lands are a number of scattered trees. The principal improvement on the lands is a residence with office space that was formerly occupied by an insurance agent. The residence and office space is occupied by a family operating an art, crafts and ceramics establishment.

Immediately to the south of the property is a 30 acre parcel of land owned by Mrs. R. Fines. A preliminary proposal to develop this land for estate residential purposes has been presented to City Council.

...2/

3.0 Official Plan and Zoning By-law Status

The property is currently designated Agriculture by the Consolidated Official Plan. The zoning classification of the property is Agricultural in accordance with By-law Number 825 of the former Township of Toronto Gore. Property immediately to the east at the corner Highways Number 50 and 7 is zoned Commercial. This property was occupied by a former service station until acquired and the improvements demolished by the Department of Highways.

4.0 Proposal

It is proposed to convert the existing residence and office into a restaurant with a seating capacity of 100. The second phase would involve the construction of a recreation club building, with locker and shower facilities, overlooking the creek valley. The creek valley and abutting area is intended to be landscaped and developed with a pond and bocce courts. A third phase would involve the construction of a small retail convenience centre. Examples of the types of commercial uses envisioned are; barbershop, dentist, doctor, variety store, real estate office, bake shop store and jug milk store. It is proposed that there be approximately 5,000 square feet of gross floor space with perhaps 1,000 square feet per unit.

An entrance to the property from Highway Number 7 would be provided in accordance with Ministry of Transportation and Communications standards. An additional entrance, which would also be the only exit from the property, would provide access onto The Gore Road. The internal driveway would require a crossing of the creek. This crossing will be designed and built to accommodate the water flow and to provide for overtopping during peak flows.

5.0 Comments

Subsequent to the initial report there have been several additional comments on the proposal.

The Ministry of Transportation and Communications originally expressed the opinion that any commercial access at this location would conflict with the operations of Highway Number 7. However, they are now prepared to allow an entrance somewhere between 200 feet to 300 feet east of the creek, providing all costs, including a storage lane, if necessary, are borne by the property owners. This access would permit entry only for both right and left turning movements with all the traffic leaving the property via The Gore Road.

5.0 Comments (cont'd)

The Regional Public Works Department has decided that access will be permitted to The Gore Road subject to the following conditions:

- i) The access to The Gore Road will be at the southerly boundary of the property to provide the best possible visibility to the north.
- ii) Right turns in and out will be approved.
- iii) Left turns in will be prohibited.
- iv) Provided the Ministry of Transportation and Communications does not approve exits to Highway Number 7, the Region will approve left turn exits to The Gore Road.
- v) Final approval is conditional on the submission of plans showing the access details.
- vi) The applicant is aware that at some future date the Region will carry out improvements on The Gore Road which will result in a grade change of perhaps 7 feet above or below the existing grade at the entrance. At that time the Region will only be responsible for the cost of reconstructing the entrance to a minimum standard.

The Parks and Recreation Director has indicated that the valley, from the top-of-bank to the west property line of the plan, should be dedicated as public open space to provide a continuous valley open space system consistent with the Clairville Conservation Area, the existing open space dedication in the Manswood Estates subdivision, the proposed estate residential plan to the south and any future plans to the north.

The design of the creek crossing should be acceptable to and approved by the Metropolitan Toronto and Region Conservation Authority and the City. There should be an easement for this driveway over the public open space.

The conversion of the residential building to a restaurant must be acceptable to the Building and Zoning Co-ordinator with regard to the structural modifications necessary to accommodate the proposed use.

6.0 Analysis

Although the question of access has essentially been settled to the satisfaction of the Ministry of Transportation and Communications and the Regional Public Works Department, two questions remain outstanding. These questions are;

...:/

i) the compatibility of uses and ii) the site plan.

i) Compatibility of Uses

It is claimed by the applicant that there is need for a restaurant and retail convenience centre in the general vicinity to accommodate the existing and future residents of Toronto Gore and the commuters from Bolton, Brampton and Woodbridge. While staff doubt that there is a need to provide services to commuters, the matter of where and how these should be provided remains an issue. Although approval can be obtained from the Ministry of Transportation and Communications and the Region, the access to and from the property is not the most desirable. Local convenience commercial facilities, as proposed in phase 3, by their very nature are relatively high generators of vehicular traffic. For such uses, a very convenient access is seemingly essential. Since all exits have to be made to The Gore Road, convenient access to and from the property can hardly be said to exist.

In addition to this lack of compatibility of the proposed convenience commercial centre to the particular site, there is felt to be a lack of compatibility between this convenience centre and the other proposed uses of the property. The applicant has referred to the proposed restaurant as being "quaint". In addition, the proposed recreation club is to have a limited membership, take advantage of the natural setting and apparently will be designed as a rustic structure. As these two uses seem to desire a quiet, rural setting, they do not seem compatible to the convenience centre which as mentioned above, would generate relatively high volumes of vehicular traffic and which due to the permissible accesses, would channel all traffic through the entire length of the property. A further incompatibility seems to exist between the private nature of the recreation club and the public nature of the restaurant. It will be extremely difficult to provide a maximum degree of privacy for the recreation club members as long as members of the general public are driving through the property.

The recreational club and restaurant, although somewhat incompatible, would not seem to be unreasonable uses of this property, however the convenience centre does not seem to be reasonable, desirable or appropriate.

6.0 : Analysis (cont'd)

ii) The site plan

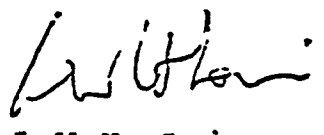
There are several additional alterations and additions which should be made to the site plan to supplement the recommendations made by the various departments and agencies in the previous section. These additional comments are; (a) The landscaped area at the rear of the property should extend along the entire length of the boundary. At no location should the private drive exist along the property line as presently is the case south of the existing structure. (b) Although it would be desirable to integrate this proposal and the estate residential proposal to the south with regard to highway access, it would not seem to be reasonable. The two proposed developments seem to be too incompatible to justify a common access or driveway/internal road system. The best that seems achievable is to ensure that the two do not interfere with each other. (c) A pick-up and drop-off area for the restaurant should be provided. (d) The circulation to the individual buildings as well as the parking layout should be reworked.

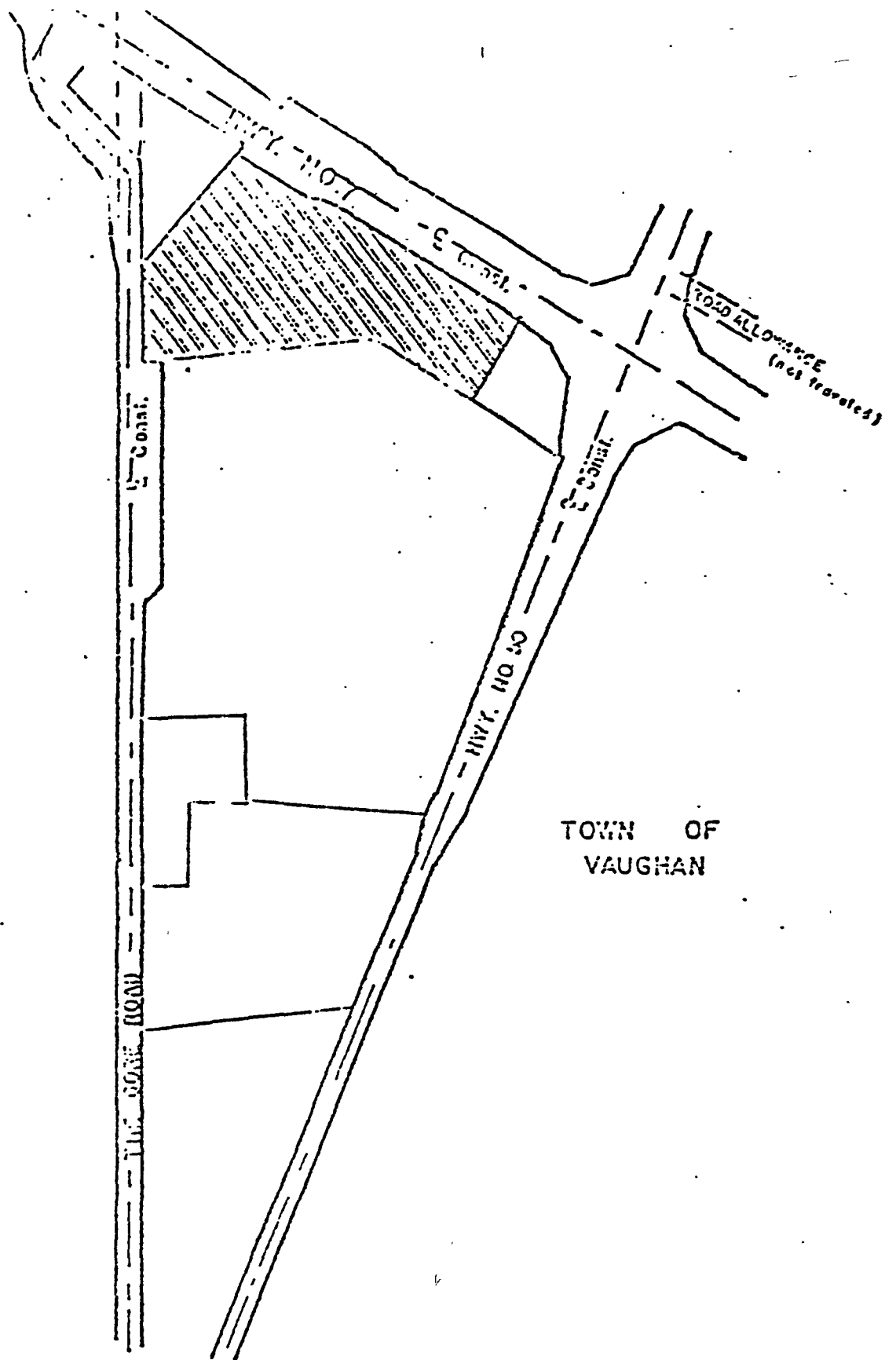
The decisions with regard to access made by the Ministry of Transportation and Communications and the Regional Public Works Department since the initial consideration of this proposal by Planning Committee on July 18, 1977, have resulted in a serious re-assessment of this three phase proposal. There is no objection to the private recreation club as this seems to be a very reasonable use for this small rural holding containing 4.28 acres of valley land and 5.07 acres of developable land. The desire for a "quaint" restaurant, or perhaps more descriptively, a restaurant in a rural setting, also seems to be reasonable without being too incompatible with the recreation club. However, in consideration of the access situation, the convenience nature and relatively high traffic generation of the commercial centre, and the incompatibility with the "quaint" restaurant and private recreation club, the third phase of the proposal, the convenience centre, is inappropriate. The valley lands should be conveyed to the City to complement the open space system.

7.0 Recommendation

It is recommended that Planning Committee not approve the three phase development proposal for the property but only approve in principle the restaurant and recreation club uses subject to the holding of a public meeting in accordance with Council's procedures prior to preparation of an Official Plan Amendment, Restricted Area By-law and development agreement.

LWHL/GB/am





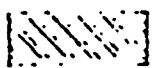
CITY OF
BRAMPTON

TOWN OF
VAUGHAN

Application

JOSEPH R. COLBACCHIN

Land

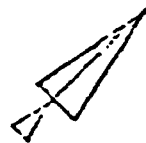


Area of Application

Scale

0 50 100
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Drawn

b.e.

Date

Jan. 2, 19

File No.

CIOE 3.2

Eng. No.

A

CITY OF

BRAMPTON

PLANNING
DEPARTMENT

1978 03 09

TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan and
Restricted Area (Zoning) By-law
Part of Lots 3 and 4, Concession 10, N.D.
(Toronto Gore Township)
JOSEPH COLBACCHIN
Our File C10E3.2

Attached is a copy of notes prepared subsequent to the holding of a public meeting on March 2nd, 1978 with respect to the above noted matter.

While a resident to the south of the property raised a question about the generation of traffic and the dangerous access from The Gore Road, after the solicitor for the applicant read a letter of support for the proposal from the developer of the Manswood Estates subdivision, several residents supported the proposal.

In addition, a letter has been received from the Metropolitan Toronto and Region Conservation Authority advising that the watercourse which meanders through the property drains a considerably large area and frequent flooding may occur in the valley land. Therefore, they recommend that a pond is not considered acceptable, the valley land should be retained in its natural state, and no active recreational facilities should be permitted in the valley land.

It is planning staff's view that although there is general support for a meeting place and convenience commercial facilities in the Toronto Gore area, this site does not provide a particularly convenient or accessible location for a convenience commercial centre. The property is approximately 2½ miles from Castlemore, 5 miles for Wildfield and 6 miles from the Turtle Creek Golf Course. Such a convenience (neighbourhood) commercial centre should be located closer to the major residential areas in Toronto Gore and on a site which could provide more convenient highway access.

With regard to the valley land, any development should incorporate measures to protect this part of the property.

It is recommended that Planning Committee recommend that City Council refuse the third phase of the application, the convenience commercial centre, and direct staff to prepare draft amendments to the Official Plan and zoning by-law and a development agreement for consideration of City Council for the restaurant and recreation club phases of the proposal.

LWHL/GB/am

L.W.H. Laine,
Planning Director

attachment

CITY OF BRAMPTON

PUBLIC MEETING

A special meeting of Planning Committee was held on Thursday, March 2nd, 1978 in the Castlemore Public School, The Gore Road, commencing 8.10 p.m. with respect to an application submitted by Joseph Colbacchin to Amend the Official Plan and Restricted Area By-law to permit the development of a restaurant, recreation club and convenience commercial centre.

Members present were: F.R. DALZELL - Chairman

Staff present were: L.W.H. LAINE - Planning Director
G. BROWN - Intermediate Planner

Approximately 47 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of residents in the vicinity of the property and also the views of any other interested parties.

Mr. L.W.H. Laine, Planning Director, outlined the proposal to the public and explained the intent of the applicant. After the close of Mr. Laine's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Frans Peters, associated with the nursery immediately south of the property, raised a question about traffic generation and the dangerous access from The Gore Road.

Mr. L.W.H. Laine responded that the Public Works Department of the Regional Municipality of Peel is aware of the dangers and the necessary future improvements to The Gore Road but are satisfied with the proposal.

Mr. Webb, Solicitor, on behalf of Joseph Colbacchin, read a letter from Delta Equities (Manswood Estates) expressing support for the proposal.

Mrs. Pianni supported the commercial centre and restaurant. She stated that since the corner store in Castlemore was closed, she had to go to Bolton or Brampton for all her shopping needs.

Another local resident supported the restaurant, recreation club and any take-out food store. He said the proposal would offer a location for the community to gather.

Mr. John Spirerri agreed with the proposal and stated that it would be a place for social gatherings.

No further questions were raised by the public and the Chairman adjourned the meeting at 8.40 p.m.

Office of Planning Director

July 15, 1977

TO: J. Galway
Senior Administrative Officer

FROM: Planning Director

cc: A.K. Macdonald

RE: Application to Amend the Official Plan and Restricted
Area By-law
Part of Lots 3 and 4, Concession 10, N.D.
(Toronto Gore Township)
JOSEPH COLBACCHIN
Our File C10E3.2

1.0 BACKGROUND

An application was filed to amend the Official Plan and the Restricted Area By-law of the former Township of Toronto Gore to permit the redevelopment of land located on the south side of Highway Number 7 between Highway Number 50 and The Gore Road, for commercial purposes. The original proposal was to convert the existing residence situated on the lands into a restaurant and at a future date to construct a banquet hall. More recently the proposal has been amended to include a retail convenience centre as a future phase.

2.0 PROPERTY DESCRIPTION

The property has frontage on both Highway Number 7 and The Gore Road of approximately 1,004 feet and 269 feet respectively. The area is 9.8 acres. The property comprises two major physical features consisting of a relatively flat section parallel to Highway Number 7 and a valley of a small creek which occupies the westerly portion of the site. Within the valley lands are a number of scattered trees. The principal improvement on the lands is a residence with office space that was formerly occupied by an insurance agent. The residence and office space is occupied by a family operating an art, crafts and ceramics establishment.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The property is currently designated Agriculture by the Consolidated Official Plan. The zoning classification of the property is Agricultural in accordance with By-law Number 825 of the former Township of Toronto Gore. Property immediately to the east at the corner of Highways Number 50 and 7 is zoned Commercial which was occupied by a former service station until acquired and demolished by the Department of Highways.

4.0 PROPOSAL

It is proposed to convert the existing residence and office into a restaurant with bocce courts adjacent to the restaurant as the first phase. The second phase would involve the construction of a recreation club building overlooking the creek valley and landscaped grounds. A third phase would involve the construction of a small retail convenience centre. At a certain stage in the development a crossing of the creek would be made to provide access onto The Gore Road. The floor space of the retail outlets would be about 4,000 square feet gross. Parking facilities at the ultimate stage or phase would be in the neighbourhood of 136 spaces.

5.0 COMMENTS

The proposal was circulated to the Ministry of Transportation and Communications and staff of the Design Office have expressed the opinion that any commercial access at this location would conflict with the operations of Highway Number 7. Consequently, the view has been stated that access should be provided from the road allowance between Concessions 9 and 10 (The Gore Road). It must be noted, however, that the Ministry staff has no objection to the rezoning but do not favour direct access to Highway Number 7.

In a brief prepared on behalf of the applicant (to be presented to Planning Committee members) reference is made to commercial and industrial zoning in the neighbouring Town of Vaughan, and that the intersection (corners) could be considered as a commercial hamlet. Further, it is contended that the proposal is infilling and is in keeping with the adjacent commercial uses. In addition, reference is made to the objectives and criteria that the Official Plan Task Force Committee have compiled to support their case. Notwithstanding this evidence, the fact remains that access is or will be severely restricted and the objective/criteria/policy is not likely to be fulfilled at this location.

It is claimed that there is need for a restaurant and retail convenience centre in the general vicinity to accommodate the existing and future residents of Toronto Gore and the commuters from Bolton, Brampton and Woodbridge. While staff doubt there is a need for the service to serve commuters, the matter of access again is an issue.

6.0 CONCLUSION

The proposal is a form of strip or ribbon development and there is no need to dispoil the entrance or gateway to Brampton with additional highway commercial establishments.

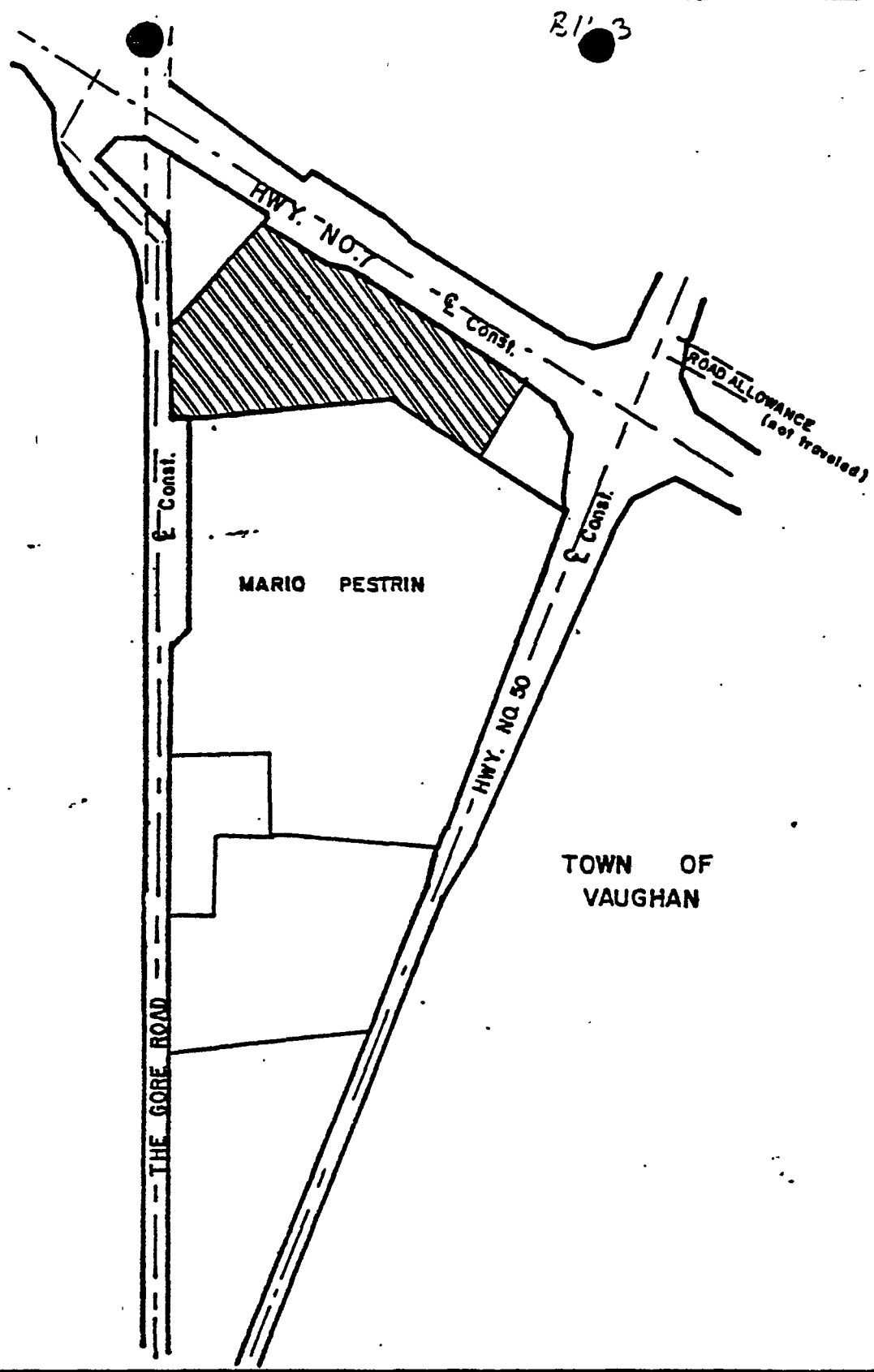
It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and restricted area by-law be refused.



L.W.H. Laine
Planning Director

LWHL/jb

Attachment



Application

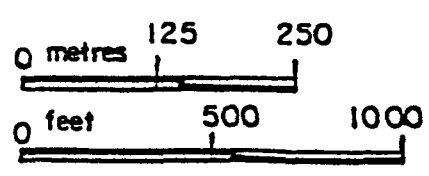
JOSEPH R. COLBACCHIN

Legend



Area of Application

Scale



N



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| Drawn | b.k. |
| Date | Jan. 12, 1977 |
| File No. | C10E3.2 |
| Dwg. No. | A 263 |

CITY OF
BRAMPTON
PLANNING
DEPARTMENT

PASSED November 6 1978



BY-LAW

282-78

No. _____