



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 290-83

To adopt Amendment Number 24 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment Number 24 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

1. Amendment Number 24 to the Official Plan of the City of Brampton Planning Area and Amendment Number 24 A to the Consolidated 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 24 to the Official Plan of the City of Brampton Planning Area and Amendment Number 24 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 24th day of October, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

21-0P 0031-024

ORIGINAL

AMENDMENT NUMBER 24  
TO THE OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 24 A  
TO THE CONSOLIDATED OFFICIAL PLAN FOR  
THE CITY OF BRAMPTON PLANNING AREA

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**21-0P 0031-024**

Amendment No. 24  
to the  
Official Plan for the  
City of Brampton Planning area  
and  
Amendment No. 24A  
to the  
Consolidated Official Plan  
for the  
City of Brampton Planning Area

The Amendment to the Official Plan for the City of  
Brampton Planning Area and 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 approved in accordance with Section 17  
of the Planning Act, 1980 as Amendment No. 24 to the  
Official Plan and Amendment No. 24A to the Consolidated  
Official Plan for the City of Brampton Planning Area.

Date ..... Feb. 20/84 .....

  
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**D. P. McHUGH**  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing



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

This 24th day of October, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AMENDMENT NUMBER 290-83  
to the Official Plan for the  
City of Brampton Planning Area

AMENDMENT NUMBER 24 A  
to the Consolidated Official Plan for  
the City of Brampton Planning Area

1. Purpose

The purpose of this amendment is to change the land use designations of the land as shown on Schedule A to this amendment.

2. Location

The lands subject to this amendment are located on the north and south sides of the proposed westerly extension of Sandalwood Parkway west of Highway Number 10, being parts of Lots 14 and 15, Concession 1, West of Hurontario Street.

3. Amendment

3.1 The Official Plan of the City of Brampton Planning Area is hereby amended by deleting therefrom section 7.2.7.2, (Area 2: Sandalwood Industrial East), and substituting therefor the following:

"7.2.7.2 Area 2: Sandalwood Industrial East.

Amendment Number 4 to the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 24, 29, 48, 64, 94 and 24 A, all to the Consolidated Official Plan of the City of Brampton Planning Area, are combined, and shall constitute the Sandalwood Industrial East Secondary Plan."

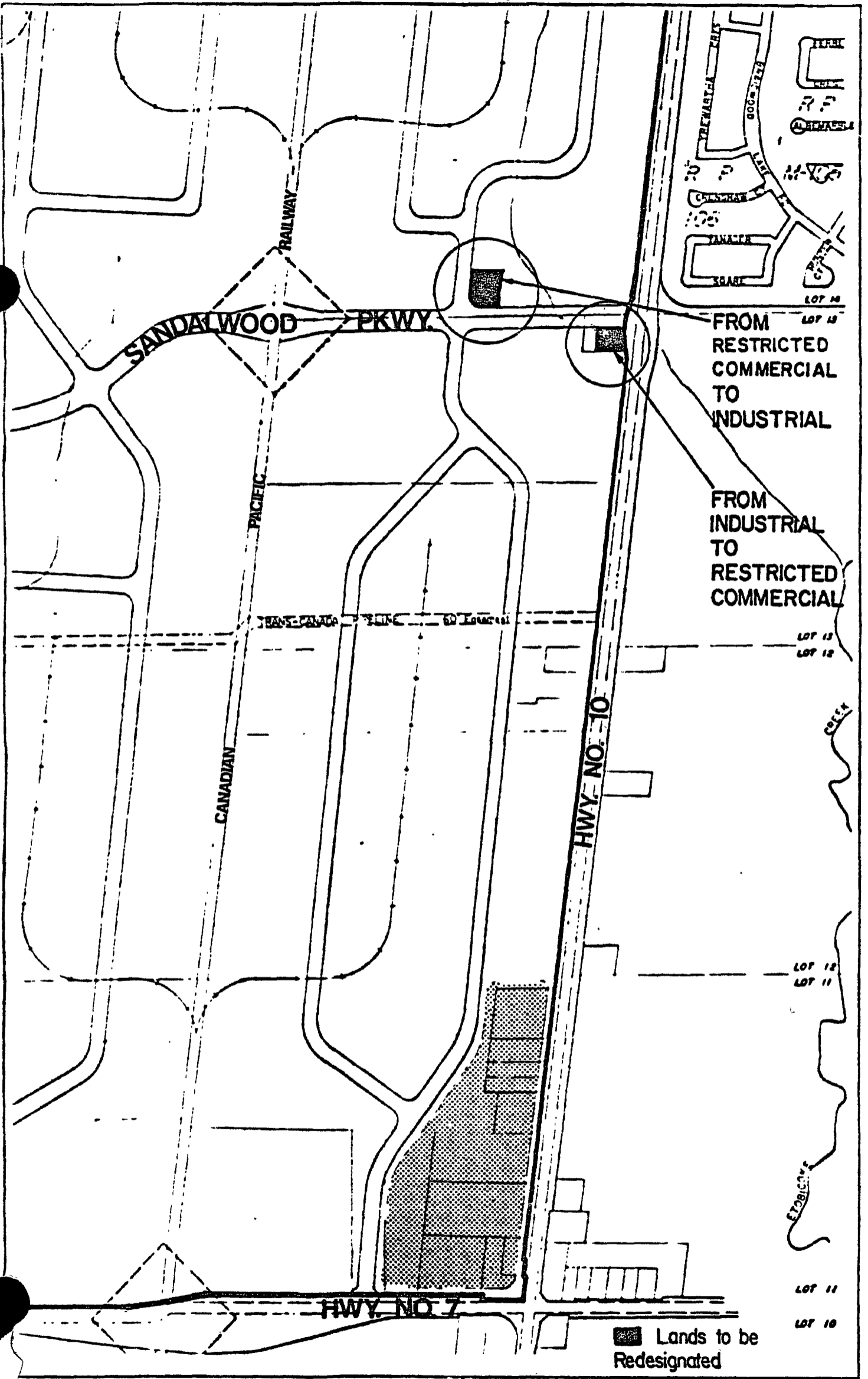
3.2 The Consolidated Official Plan for the City of Brampton Planning Area is hereby amended:

- (1) by changing on Plate Number 38, the land use designation of the lands located

north of Sandalwood Parkway, as shown outlined on Schedule A to this amendment, from Restricted Commercial to Industrial, and of the lands located at south west corner of the intersection of Sandalwood Parkway and Highway Number 10, as shown outlined on Schedule A to this amendment, from Industrial to Restricted Commercial.

- (2) by deleting paragraph (a) of section 2.8 of Chapter C55, and substituting therefor the following:

"(a) The boundary of the Restricted Commercial Use Area designation shown on Plate No. 38 is intended to be schematic only. The exact limits of the Commercial Use Area will be established at the time of development in a manner acceptable to the City. The area intended to be developed will comprise of approximately 0.65 hectare."



FROM RESTRICTED COMMERCIAL TO INDUSTRIAL

FROM INDUSTRIAL TO RESTRICTED COMMERCIAL

■ Lands to be Redesignated

OFFICIAL PLAN AMENDMENT No. 24  
 OFFICIAL PLAN AMENDMENT No. 24 A  
 Schedule A



1:1550

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83. 10 11 Drawn by: J.K.  
 File no. CIW13.2 Map no. 24-21B

BACKGROUND MATERIAL TO AMENDMENT NUMBER 24

Attached are copies of reports dated 1983 02 10 and 1983 03 08, including the notes of a special meeting of the Planning Committee held on March 2, 1983, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.



# INTER-OFFICE MEMORANDUM

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Office of the Commissioner of Planning & Development

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1983 02 10

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application for Amendments to the Official  
Plan and Restricted Area By-law  
Part Lot 13, Concession 1, W.H.S.  
D.G. STIRK AND J.S. STIRK  
Ward Number 2  
Our File: C1W13.20

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## 1.0 BACKGROUND:

An application requesting amendments to the Official Plan and the Restricted Area By-law was received by City Council and referred to staff for a report and recommendation.

## 2.0 PROPERTY DESCRIPTION:

The subject property is a rectangular parcel of land located at the south-west corner of the intersection of Highway Number 10 and Sandalwood Parkway. It has a frontage of 66.5 metres (217 feet) on Highway Number 10 and a flankage of approximately 90 metres (295 feet) along Sandalwood Parkway. The area of the subject land is 0.63 hectares (1.56 acres). It is presently occupied by a single-family dwelling of approximately 110 square metres (1200 square feet). There is no vegetation of any significance on the subject property. A map showing the location of the property is attached.

### 3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject property is designated Industrial under the Consolidated Official Plan, as amended by Amendment Number 4. The designation under the new Plan, as adopted by Council, is also Industrial.

The current zoning under By-law 861, of the former Township of Ching-uacousy, is Industrial (M-1).

### 4.0 PROPOSAL:

The applicants request amendments to the Official Plan and Restricted Area By-law to allow commercial development on the subject land. A concept site plan, submitted by the applicants, shows a building envelope of 1520 square metres (16,360 square feet), two storeys in height and a parking area for 79 automobiles. The plan provides vehicular access from Sandalwood Parkway with right-out access onto Highway Number 10.

### 5.0 COMMENTS:

The subject proposal was circulated to the concerned agencies and the following is a summary of their comments:

#### Region of Peel Public Works:

"Sewer: No objection to the rezoning. A 450 mm sanitary sewer is available at the intersection of Sandalwood Parkway and Highway Number 10. Frontage charges apply.

Water: No objection to the rezoning. A 600 mm watermain is available on Sandalwood Parkway and a 500 mm watermain on Highway Number 10. Frontage charges apply on Sandalwood Parkway and Highway Number 10.

Roads: Regional Roads are not directly affected."

Ministry of Transportation and Communications:

"The proposed "exit" to Highway Number 10 is not recommended for approval by this Ministry. All access will be restricted to Sandalwood Parkway.

The owner must also obtain a building permit from our District Office prior to construction being undertaken."

City of Brampton Public Works:

- "1. We suggest that the driveway at the north-west corner of the property be moved westerly so that the "in" lane lines up with the proposed driveway west of the building. The total width of the entrance should be 9 metres.
2. M.T.C. approval is required for the proposed access onto Highway Number 10.
3. We have some questions with respect to the functioning of the proposed loading zone. More details should be shown on the plan.
4. The proposed lane widths of Sandalwood Parkway do not agree without standard cross-sections for this type of road. The plan should be revised accordingly."

None of the other agencies, to whom the application was circulated, have made any comment or objected to its approval.

6.0 DISCUSSION:

The current application seeks amendments to the Official Plan and the Restricted Area By-law to locate commercial uses at this location.

No specific proposal for the subject site has been submitted as the applicants wish to sell or lease the development to the prospective users. The applicants request general commercial uses under the category of Highway Commercial One (HC1) Zone.

With respect to designation of the subject land for commercial purposes, it is submitted that the Official Plan Amendment Number 4, which designates approximately 1000 acres for Industrial Development, provides for Commercial Use Areas to serve the industries within the Amendment area. One such area designated as Restricted Commercial is located, approximately 250 metres (820 feet) west of the subject site, at the north-east corner of Sandalwood Parkway and a proposed internal road. This site designated as Restricted Commercial, at present, forms part of the overall development by the Caterpillar Company located at the north-east corner of Highway Number 10 and Sandalwood Parkway. Presumably, this parcel of land designated Restricted Commercial is not likely to be developed for this purpose.

The current request to permit Commercial uses on the subject lands, which are located in the vicinity of the above mentioned land, is acceptable provided the designation of lands presently owned by Caterpillar is changed to Industrial. In this connection, staff recommends that a public meeting be held to consider the redesignation of subject land to Restricted Commercial and the lands owned by the Caterpillar Company to Industrial.

In case the application for the designation of the subject land for commercial development is approved, it would be required, under the policies of the Official Plan Amendment, that the applicants dedicate lands for the widening of Sandalwood Parkway for the right-of-way width of 36 metres (118.1 feet). Additionally, the vehicular access to both Highway Number 10 and Sandalwood Parkway would be restricted by the conveyance of 0.3 metre reserves. The location of access driveways on Sandalwood Parkway would be required to be consistent with road traffic engineering standards.

As to the types of uses permitted under the Restricted Commercial designation, it should be noted that under the policies of Amendment Number 29, which pertains to the above mentioned Restricted Commercial designation, the Commercial Use is intended to provide a service to the future industrial users in the overall area of Official Plan Amendment Number 4. Under this category, the following uses may be permitted provided certain site plan standards can be achieved:

- automobile service station;
- a restaurant (excluding a fast-food service establishment);
- a bank or a trust company office;
- a business or professional office, and
- a barber shop or a ladies hairdressing establishment, etc.

With respect to the applicants request to amend the Restricted Area By-law to permit a building envelope of 1520 square metres (16,360 square feet) and a general commercial zone, as indicated above, no specific plans for the development or the types of commercial uses proposed, have been submitted. The applicants have indicated that they are presently negotiating for the sale or lease of the proposed development and therefore no decision has been made on the size of the building and types of uses.

In view of the above, it is recommended that the applicants request for the rezoning be held in abeyance until such time that the size of the proposed development and the specific uses have been established. Staff have advised the applicants of this recommendation, who have indicated they have no objection to this arrangement. At the time of the consideration of the rezoning application, it would be required that another public meeting be held in accordance with the Council's policy. An agreement with respect to the dedication of road widening,

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0.3 metre reserves and including other development requirements would be executed by the applicant at the time of the passing of zoning by-law.

7.0 RECOMMENDATION:

It is recommended that Planning Committee recommend to Council that:

1. a public meeting to consider the redesignation of the subject land to Restricted Commercial and the deletion of the current commercial designation of the parcel within the Caterpillar lands, and that the Caterpillar Company be so advised;
2. subject to the matters raised at the public meeting that may effect this application, staff be instructed to prepare an Official Plan Amendment for Council's consideration; and
3. the applicants request for the rezoning be held in abeyance until such time that a specific proposal is submitted for consideration by the City.

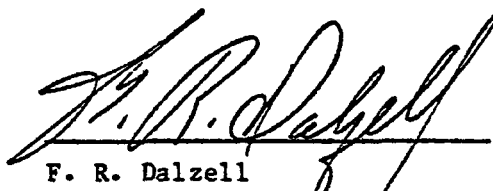
AGREED:



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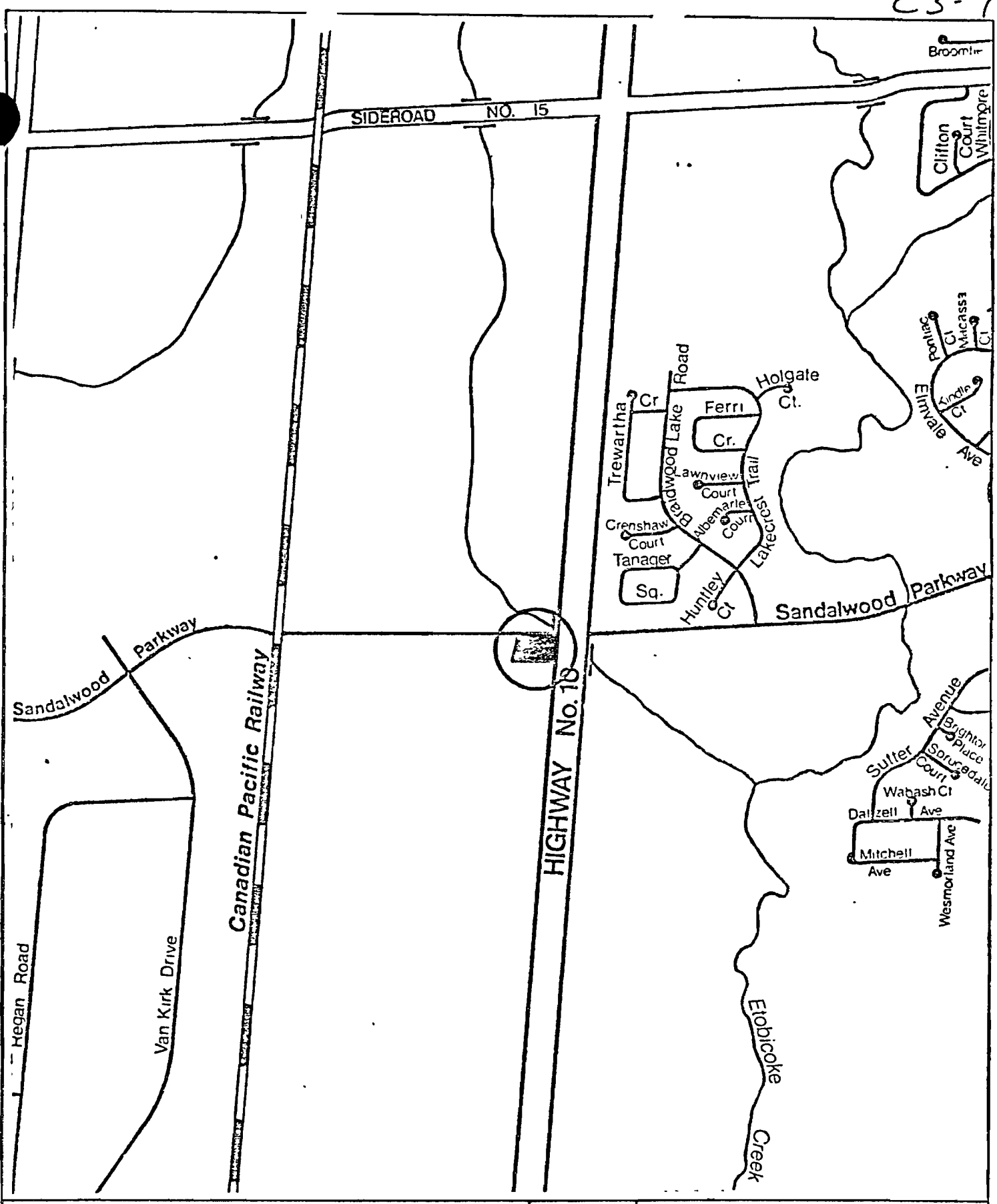
L. W. H. Laine  
Director, Planning and  
Development Services

LWHL/JS/kab

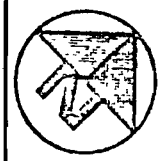


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F. R. Dalzell  
Commissioner of Planning  
and Development



STIRKS PROPERTY



CITY OF BRAMPTON  
Planning and Development

Date: 83. 02 04 Drawn by: J.K.  
File # C1M13 2 Map # 2A-21A

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1983 03 08

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Restricted Area  
By-law and the Official Plan  
Part Lot 13, Conc. 1, W.H.S.  
D.G. STIRK AND S.J. STIRK  
Our File: C1W13.2

The notes of the Public Meeting held on Wednesday, March 2, 1983, with respect to the above noted application are attached for the information of Planning Committee.

No objections were made to the approval of the application to amend the Official Plan.

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

- 1) The notes of the Public Meeting be received;
- 2) Staff be directed to prepare an amendment to the Official Plan for the consideration of City Council.

AGREED



F. R. Dalzell,  
Commissioner of Planning  
and Development



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

LWHL/JS/ec  
attachment



D1-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 2, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by D.G. and S.J. STIRK (File: C1W13.20), to amend both the Official Plan and Restricted Area (Zoning) By-law to permit a commercial development. At present, the request to amend the Official Plan is only being considered. The proposal, as considered by Planning Committee is to designate the subject land as Restricted Commercial, and to delete the Restricted Commercial designation of a parcel of land located at the north-east corner of Sandalwood Parkway and the proposed internal road presently owned by Caterpillar of Canada.

Members Present: Councillor D. Sutter - chairman  
Councillor F. Russell  
Alderman C. Gibson  
Alderman H. Chadwick  
Councillor P. Robertson  
Alderman T. Piane

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

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One member of the public in attendance being the representative of Caterpillar of Canada was interested in the subject proposal.

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

Mr. Dalzell replied in the affirmative.

Mr. Singh outlined the proposal and explained that the intent of the current application was only to amend the Official Plan. After the close of the presentation, the Chairman invited questions and comments from the public. No one responded. The meeting adjourned at 7:45 p.m.