



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 297-84

To adopt Amendment Number 48 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, hereby ENACTS as follows:

1. Amendment Number 48 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 48 to the Official Plan of the City of Brampton Planning Area.

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

This 10th day of December, 1984.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

Amendment Number 48
to the Official Plan

A. PURPOSE:

The purpose of this amendment is to change the land use designation of the lands shown on Schedule A to this amendment, from Agricultural to Industrial, and to outline policies to guide the industrial development of the subject lands.

B. LOCATION:

The lands subject to this amendment comprise a total of approximately 2.4 hectares (6 acres) located between Coleraine Drive and Highway Number 50, approximately 152 metres (500 feet) to the north of the intersection of these roads as shown on Schedule A attached hereto. The subject lands have a frontage of 197.2 metres (647 feet) on Highway Number 50, and 205.4 metres (674 feet) on Coleraine Drive.

C. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

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

(1) by changing, on Schedule A thereto, the land use designation of the lands shown as Site 24 on Schedule A to this amendment, from Agricultural to Industrial (Site 24), and

(2) by adding to PART II, CHAPTER 2, section 2.3, the following as section 2.3.13:

"2.3.13 SITE 24 (Concession 12, N.D., Part of Lot 13)

2.3.13.1 Definition and Policies

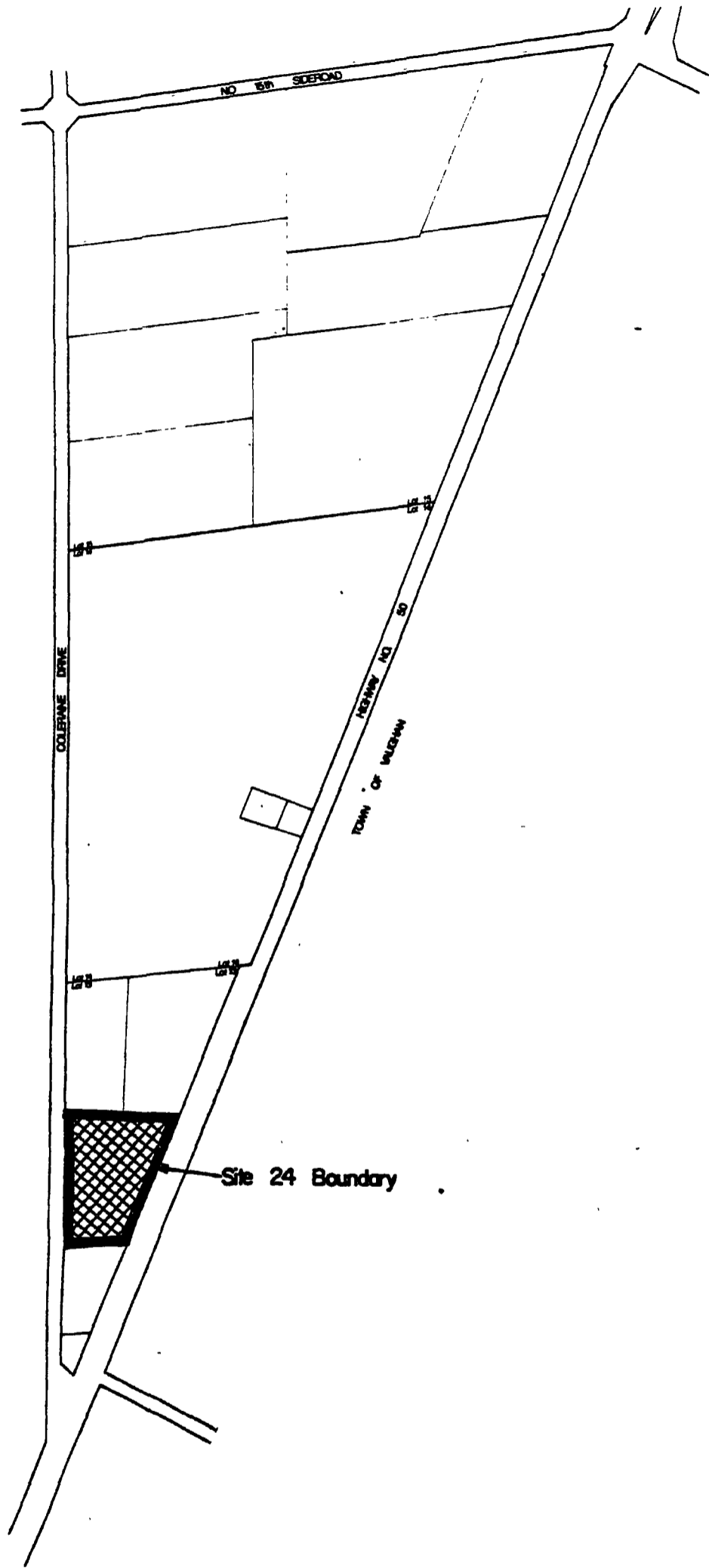
The lands designated Industrial and identified by the number 24 on Schedule A shall be used for no other purpose than a woodworking operation with the limited retail sales of finished wood products manufactured on the subject lands, subject to the following conditions:

(i) The permitted industrial and auxiliary retail uses shall be permitted only within a wholly enclosed structure;

(ii) Access to Highway Number 50 shall be prohibited. Access to the subject lands shall be limited to one point of access from Coleraine Drive;

- (iii) Development shall be permitted only provided that the City has been satisfied that suitable arrangements have been made with respect to an appropriate widening of Coleraine Drive and adequate drainage facilities;
- (iv) Development will be subject to the provision of suitable screening in the form of fencing and planting acceptable to the City, and
- (v) Development shall be permitted only upon the approval of the provision of an adequate supply of potable water and the disposal of waste water."

JF
8/2/6



 INDUSTRIAL

OFFICIAL PLAN AMENDMENT No. 48
 Schedule A



1:8000

CITY OF BRAMPTON
 Planning and Development

Date: 84 10 22 Drawn by: RB
 File no. 557 Map no. 35-3H

BACKGROUND MATERIAL TO AMENDMENT NUMBER 48

Attached hereto is a copy of a staff report dated September 5, 1984 regarding the proposed amendment to the Official Plan for the subject lands. Also attached is a copy of the notes of a public meeting held on October 24, 1984 regarding the subject amendment.

INTER-OFFICE MEMORANDUM

*Sent to P.C.
Nov. 19/84*

Office of the Commissioner of Planning & Development

1984 11 01

To: The Chairman and Members of Planning Committee
From: J.A. Marshall, Director of Planning Policy and Research
Re: Official Plan Amendment for the
EMERY WOODWORKING LIMITED Lands
Coleraine Drive
Our File: 02.6

Attached are the notes of the public meeting of October 24, 1984 regarding the proposed Official Plan amendment to designate "Industrial" an approximately 6 acre parcel between Coleraine Drive and Highway Number 50, approximately 500 feet to the north of the intersection of these roads.

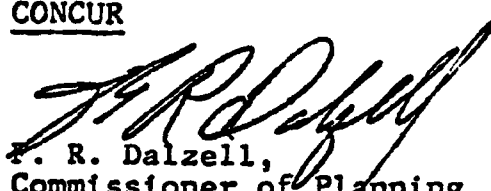
The proposed amendment is to restore the Official Plan policies that were previously in effect permitting a woodworking operation on the property, but were deleted in error during the process of preparing the new Official Plan.

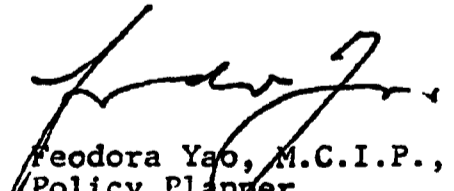
No concerns were raised during the public meeting.

RECOMMENDATION

It is recommended that Planning Committee recommend to Council that the proposed Official Plan amendment attached to this report be approved.

CONCUR


F. R. Dalzell,
Commissioner of Planning
and Development


Feodora Yao, M.C.I.P.,
Policy Planner

FY/ec
attachments (2)

INTER-OFFICE MEMORANDUM

P. 21

Office of the Commissioner of Planning & Development

1984 11 01

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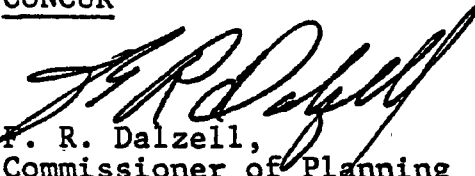
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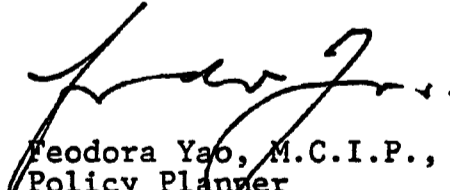
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CONCUR


F. R. Dalzell,
Commissioner of Planning
and Development


Feodora Yao, M.C.I.P.,
Policy Planner

FY/ec
attachments (2)

P U B L I C M E E T I N G

A Special Meeting of Planning Committee was held on Wednesday, October 24, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:46 p.m. with respect to an application by the CITY OF BRAMPTON to amend the Official Plan with respect to a parcel of land, owned by EMERY WOODWORKING LIMITED, located in part of Lot 13, Concession 12, N.D. between Coleraine Drive and Highway Number 50 and is situated approximately 150 metres (500 feet) north of the intersection of these two roads.

Members Present: Alderman H. Chadwick - Chairman
 Councillor P. Robertson

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

One interested member of the public was in attendance.

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.

Ms. Yao explained the intent of the application was to amend the Official Plan to designate the subject property as "Industrial" (permitting only a woodworking operation), with appropriate site-specific development policies, in order to restore the Official Plan policies that were previously in effect on this property and were deleted in error during the process of preparing the New Official Plan.

After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- cont'd. -

- 2 -

Mr. Alonzso, Coleraine Road, asked if an extension was proposed and Ms. Yao advised it was not.

There were no further questions or comments and the meeting adjourned at 7:48 p.m.

INTER-OFFICE MEMORANDUM

*Sent to PC
Sept. 17/84*

Office of the Commissioner of Planning & Development

September 5, 1984

TO: Chairman and Members of Planning Committee

FROM: John A. Marshall, Director of Planning Policy and Research

RE: Official Plan for the City of Brampton
Emery Woodworking Limited lands, Coleraine Drive
Our File Number: 02.6

BACKGROUND:

The six acre parcel owned by Emery Woodworking Limited is located between Coleraine Drive and Highway Number 50, approximately 500 feet to the north of the intersection of these roads (see attached map). The property has a frontage of 647 feet on Highway Number 50 and 674 feet on Coleraine Drive.

The following sets out the recent Official Plan and zoning history of the property:

- the subject lands were designated "Industrial" by Amendment Number 2 to the Consolidated Official Plan, that permitted the existing structure to be used as a woodworking plant with the limited retail sales of finished woodworking products manufactured on site. This amendment was passed by Council on July 12th, 1976 and approved by the Minister on October 6th, 1976.
 - the lands were zoned for a woodworking plant with limited outside storage by Zoning By-law 116-76.
 - the lands were designated "Industrial" in both the 1978 and 1979 drafts of the New Official Plan, recognizing the limited Industrial designation set out in Amendment Number 2 to the Consolidated Official Plan.
-

- on February 25th, 1980, after considering a Planning staff report dealing with the Coleraine rural settlement, Council passed Official Plan Amendment Number 47 to the Consolidated Official Plan that repealed Official Plan Amendment Number 2, and designated the Emery lands as Agricultural.
- Council concurrently passed Zoning By-law 66-80 that rezoned the Emery Woodworking Limited property from Industrial (permitting only a woodworking operation) to Agricultural.
- in August, 1980, Council passed the new Official Plan and the document designated the Emery Woodworking Limited lands as Rural (later modified to Agricultural) in order to be consistent with Official Plan Amendment Number 47.
- on November 28th, 1980, Council directed the withdrawal of Official Plan Amendment Number 47 and the amendment of By-law 66-80 as it related to the Emery Woodworking property in response to a submission on their behalf.
- on January 12th, 1981, Council enacted Zoning By-law 15-81 which had the effect of restoring the Industrial zoning to the Emery Woodworking lands.
- in the subsequent processing of and modifications to the new Official Plan by Council, the repeal of Official Plan Amendment Number 47 to the Consolidated Official Plan, which had the effect of restoring the Industrial designation (permitting only a woodworking operation) to the Emery property, was inadvertently not reflected in the new Official Plan. Therefore the lands are presently designated Agricultural.
- By-law 56-83, as amended, the comprehensive zoning by-law for the former Township of Toronto Gore, zoned the property in an M4 (Industrial M4) Special Section to recognize the previous zoning of the existing, legal woodworking use. Such recognition is permitted by the policies relating to the Agricultural designation.

COMMENT:

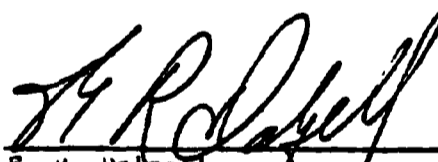
Through discussions with the solicitor for Emory Woodworking Limited in respect of the zoning by-law, staff have discovered the inadvertent oversight of not recognizing the site-specific Official Plan designation of the Emory Woodworking Limited property, that was confirmed by Council in February, 1981 by the repeal of Official Plan Amendment Number 47.

It is therefore recommended that the new Official Plan be amended to designate the Emory Woodworking lands as Industrial, with site-specific policies that reflect provisions of Official Plan Amendment Number 2 to the Consolidated Official Plan.

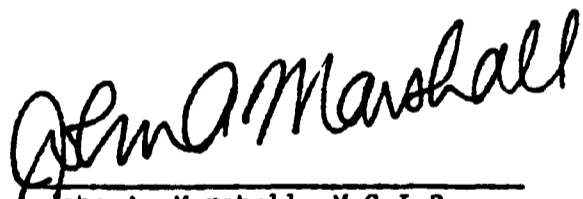
RECOMMENDATION:

- 1) That staff prepare an amendment to the new Official Plan to redesignate the Emory Woodworking lands from Agricultural to Industrial (permitting only a woodworking operation), with appropriate site-specific development policies; and
- 2) That a Public Meeting be held in accordance with Council procedure in respect of the proposed Official Plan amendment.

CONCUR:



F. K. Dalzell
Commissioner of Planning
and Development



John A. Marshall, M.C.I.P.
Director of Planning Policy
and Research

Attachment - 1

JAM/tmk/13

Con. 11, N.D.

Con. 12, N.D.

CITY OF BRAMPTON

Creek

Coleraine Drive

Hwy. No. 30

Lot 14
Lot 13

TOWN OF VAUGHAN

Lot 13
Lot 12

Emory Woodworking Limited Lands

to be redesignated
from Agricultural
to industrial

Emory Woodworking Limited



1:10000

CITY OF BRAMPTON
Planning and Development

Date: 1984 09 12

Drawn by: P.S.

File no. 557

Map no. 35-36



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 297-84

To adopt Amendment Number 48 to the
Official Plan of the City of Brampton
Planning Area

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

This 10th day of December, 1984.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

ORIGINAL

297-84

Amendment Number 48
to the Official Plan
for the City of Brampton
Planning Area

-1

21-0P-0031-048

Amendment No. 48A
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 48 to the
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. 48A to the Consolidated Official Plan and Amendment No. 48 to the Official Plan for the Brampton Planning Area.

Date *. 7. March 12, 1985.*



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