



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 304-89

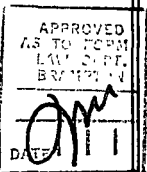
To adopt Amendment Number 173
to the Official Plan of the City
of Brampton Planning Area

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 173 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 for approval of Amendment Number 173 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 11th day of December, 1989.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 304-89

AMENDMENT NUMBER 173
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031-173-

Amendment Number 173

to the
Official Plan
for the
City of Brampton

This amendment to the 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 pursuant to Sections
17 and 21 of the Planning Act, R.S.O. 1983, as
Amendment Number 173 to the Official Plan for the
City of Brampton Planning Area.

Date:

1990-05-29

Diana Jardine

Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest

*noted +
referred to
D. Tufts*

*J. M. [Signature]
1990-06-26*

RECEIVED
CLERK'S DEPT.

JUN 26 1990

REG. No.: 9970
FILE No.: OPA 173



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 304-89

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READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 11th day of December, 1989.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

DEC 18 1989

Am

AMENDMENT NUMBER 173
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose

The purpose of this amendment is to implement a resolution of Council to permit an existing detached dwelling to be used on a temporary basis for very specific commercial purposes and to provide supplemental principles for its development of such use.

2.0 Location

The lands subject to this amendment are located at the north-easterly corner of the intersection of Glen Eagle Crescent and Main Street South, being Part of Lot 5, Concession 1, E.H.S. and shown as Lot 1 on Registered Plan 416.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 173 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area 7, set out in subsection 7.2.7.7, Amendment Number 173;
- (2) by deleting therefrom, in its entirety, section 3.2.1.12 thereof, and substituting therefor the following:

3.2.1.12 Lands located at the south-east and north-east corners of Glen Eagle Crescent and Main Street South, shall be subject to the following:

3.2.1.12.1 The existing funeral home located in the low density residential designation, at the south-east corner of Glen Eagle Crescent and Main Street South, will be permitted to remain. Any change from the existing use to a use other than a single family detached residential use shall be subject to an amendment to the Official Plan.

3.2.1.12.2 The existing residence located in the low density residential designation, at the north-east corner of Glen Eagle Crescent and Main Street South, will be permitted to be utilized for the purposes of administrative offices and casket display and selection rooms in association with the funeral home outlined in section 3.2.1.12.1, on a temporary basis, in accordance with the Temporary Use provisions of the Planning Act, 1983. The property shall be subject to the following development principles:

- (a) The low density character of the property shall be maintained by means of careful maintenance of the existing buildings and landscaping on the site and the prohibition of flood-lighting, commercial signs and outside storage of equipment or materials associated with a commercial undertaking, and
- (b) The maximum gross floor area permitted to be used for administrative offices and casket display and selection rooms in association with the funeral home outlined in section 3.2.1.12.1 shall not exceed 124 square metres."

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 173

Attached are copies of reports from the Director, Planning and Development Services Division, dated May 18, 1989, as well as a copy of a report from the Director, Planning and Development Services Division, dated June 15, 1989, forwarding the notes of a public meeting held on June 7, 1989, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands. A subsequent report from the Director, Planning and Development Services Division dated July 7, 1989 is also attached. In addition, copies of City Council's resolutions dated May 25, 1989, June 27, 1989 and July 18, 1989 are attached.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

The Regional Municipality of Peel

December 29, 1988

25/89/am/ICL

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 15, 1989

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Plan BR-21
Main Street South
Ward Number 3
WARD FUNERAL HOME
Our File Number: C1E5.29

The notes of the Public Meeting held on Wednesday June 7, 1989 with respect to the application noted above are attached for the information of Planning Committee. Approximately 12 members of the public were in attendance.

Those members of the public that attended the Public Meeting voiced concern over the following aspects of this proposal:

- o the proposal to park cars in the front yard of the subject property;
- o the potential of a precedent being set for future commercial development of residential properties along Main Street South;
- o the impact that commercial use of the subject property would have on the existing surrounding neighbourhood;
- o the loss of landscaping, including a substantial deciduous tree in the front yard of the site, that would occur if the subject proposal were implemented, and
- o the current parking and circulation difficulties both on the Ward Funeral Home property and on Glen Eagle Crescent.

The applicant noted for the information of those attending the Public Meeting that the current funeral home has been a

successful venture in this location. Consequently, additional facilities are now required to accommodate the administrative offices and a casket display and selection room.

As is evident by the subject application, the funeral home has expanded beyond the capability of the property to sustain this commercial use. Staff have serious concerns that the use of the subject property for uses currently contained within the funeral home will only serve to exacerbate the existing parking and traffic circulation problems.

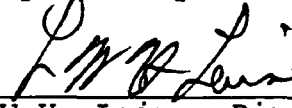
Staff also note the attached letter from Mr. Michael Proudlock, Heritage Administrator, Regional Municipality of Peel, in which he requests that a right-of-way across the subject property for access to Region owned lands to the north be required as a condition of approval. In this respect, the Region is proposing to raze the building that is currently occupied by Brampton Hydro in order to provide increased parking facilities for the former County Court House and Peel Heritage Complex. Planning staff, as well as staff of both the Development Engineering Services Division and the Traffic Engineering Services Division are of the opinion that the access arrangement as proposed by the Region is less than desirable. Staff are concerned that approval of the subject proposal may indicate that the City would support access to the Region's proposed parking lot from Glen Eagle Crescent.

In view of the foregoing, planning staff do not support the subject proposal.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

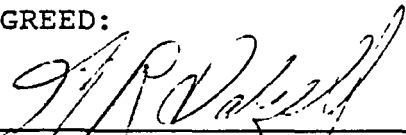
- A) the notes of the Public Meeting be received, and
- B) the application to amend the Official Plan and zoning by-law to permit the use of the subject property for funeral home offices and accessory uses not be approved.

Respectfully submitted,



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

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

attachment
JA/bem/icl



June 12, 1989

City of Brampton PLANNING DEPT.	
Date	JUN 13 1989 Rec'd
File No.	C12-5-29

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. J. Armstrong, Planning Department

Dear Sir:

RE: Rezoning Application, No. One Glen Eagle Crescent

With respect to your request for comment regarding the above rezoning application, the Region of Peel has no objection. We would ask, however, that the rezoning be granted subject to a right-of-way for access purposes in favour of the Region of Peel.

I have attached a copy of previous correspondence regarding this property from our former Manager of Realty Services, John Rowley, to your Commissioner of Planning. The location for the right-of-way in the attached sketch may not represent the exact location(s) of the future right-of-way, as discussions are still ongoing with our architect and your department on this matter. As well, we must arrive at a mutually acceptable right-of-way with the owner.

Yours sincerely,

Michael Proudlock
Heritage Administrator

MP:th
Enclosures

cc:Deborah E. Trouten, Regional Clerk and Director of Administration
Bruce Stansfield, Manager, Realty Services

890613

70 - Mike McLaughlin

November 30, 1968

Our File No. PF-28142

City of Brampton,
150 Central Park Drive,
Brampton, Ontario,
L5T 2T9

Attention: Mr. F. Dalzell
Commissioner of Planning

Dear Mr. Dalzell:

RE: Access to Glen Eagle Crescent

You will recall our recent telephone conversation where we discussed the granting of a right-of-way through the property formerly owned by Mrs. Harriet Beatty, municipal address #1 Glen Eagle Drive, which was purchased by Katago Investments Ltd as to a 50% interest and Terraalta Holdings Ltd as to a 50% interest.

The granting of the right-of-way was discussed with Mr. J. Ward of Ward Funeral Homes who I believe will be using the existing property for office purposes. He stated that he had no objection to granting access across the property from the Region-owned lands to the north of Glen Eagle Crescent.

I am enclosing a plan drawn by C.A. Ventin, Architect, which will illustrate the Region's requirements for access onto Glen Eagle Crescent, however, he also shows an exit from Region-owned lands for right turns only onto Main Street.

It would be appreciated if and when the owners make application for a change of use that any agreement made would be subject to a right-of-way for access purposes in favour of the Region of Peel.

Yours truly,

John J. Rowley,
Manager,
Realty Services.

JJR:sp
encl.

cc: R.L. Frost

WELLINGTON STREET EAST

MAIN STREET SOUTH

COUNTY COURT HOUSE

BRAMPTON HYDRO OFFICES

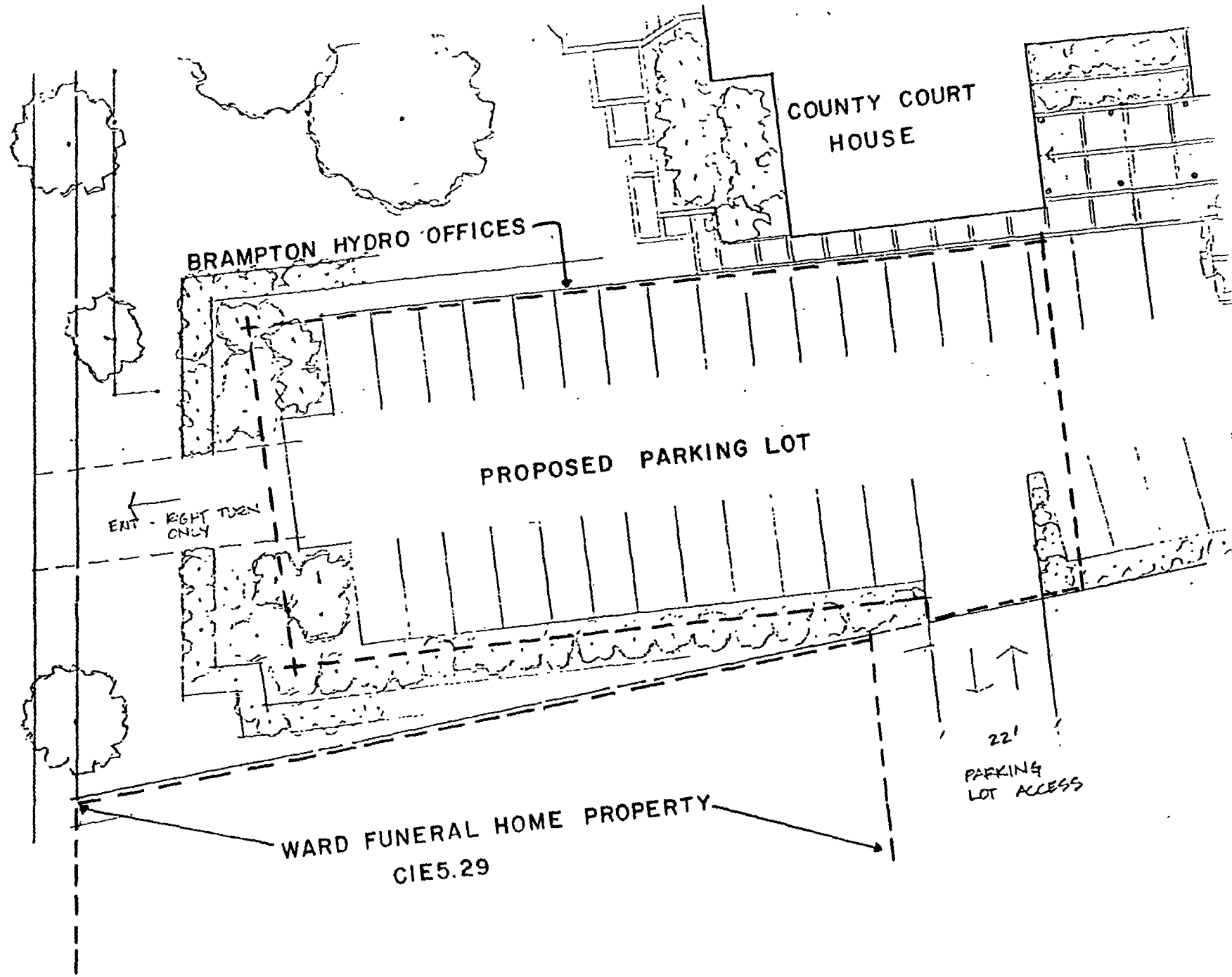
PROPOSED PARKING LOT

ENT - RIGHT TURN ONLY

22'

PARKING LOT ACCESS

WARD FUNERAL HOME PROPERTY
CIE5.29



PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 7, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:33 p.m., with respect to an application by WARD FUNERAL HOME - (File: C1E5.29 - Ward 2) to amend both the Official Plan and Zoning By-law to permit the use of the existing dwelling on the subject property for commercial purposes, namely, administrative offices for the adjacent funeral home.

Members Present: Alderman L. Bissell - Chairman
Alderman A. Gibson
Alderman J. Sprovieri

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services Division
J. Armstrong, Development Planner
K. Ash, Development Planner
R. Burnett, Development Planner
C. Brawley, Policy Planner
E. Coulson, Secretary

Approximately 12 interested members of the public were present.

The Chairman inquired 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.

Mr. Armstrong outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. Dalzell informed the Chairman that several phone calls had been received from concerned residents who will be submitting letters of objection relating to vehicular parking on Main Street South and the proposed turning of landscaped area into a parking lot.

- cont'd. -

Jane Ireland, 4 Glen Eagle Crescent, asked for clarification of the proposed commercial use, and expressed concern relating to future commercial uses of the property.

The proposed uses were explained as an administrative office and casket selection/funeral arrangements area.

Mr. Dalzell informed that a by-law would be site specific, restricting uses to those in conjunction with a funeral home.

A representative for the applicant spoke of a "Special Residential" zoning on the site, not commercial.

Mr. Dalzell said the use would be commercial.

Jeanne Foster, 2 Glen Eagle Crescent, asked how close the six parking spaces at the rear of the site would be to the fence.

She was informed that they would extend to approximately 2½ to 3 metres from the property line.

Mr. Ward said the screening fence cannot be built on the lotline because of the tree, and that the fence would occupy more of his property than Mrs. Foster's to allow for tree retention.

Neil Davis spoke on behalf of a number of home owners, namely, Butcher at 59 Main S., Davis at 61 Main S., Frost at 62 Main S., and Dobbs at 64 Main S., who feel that the residential nature of the site should be retained in this important entrance to Brampton from the south. They object to the proposed front yard parking lot, the appearance of commercial use, the precedent setting for additional commercial proposals in the area, the deviation from the Official Plan intent of residential zoning in the area and the destruction of a significant tree on the site. Also, he commented that approval of the application would encourage the Region of Peel to proceed with the plan for parking facilities they are contemplating on Main Street.

Mr. Dalzell said he is aware of the plans contemplated by the Region of Peel and does share the same concern, however, the issue was not addressed in the Planning Report because of the Planning recommendation for refusal but it will be addressed.

Mr. Ward commented that the proposal is not to increase the size of the funeral home, but to provide vital service to the residents more space is required due to expanded business and the closing of one of the funeral homes, leaving only two to service the Brampton area. At present the visitation rooms are being used for selection and arrangements and the caskets are then moved to the garage. He explained that the reason for the provision of parking spaces at the front of the building is out of consideration for the neighbours to the rear of the site. He said the proposal would satisfy the need for room for people to select caskets and make arrangements as well as for administration purposes. He advised that no sign will be posted on the property.

There were no further questions or comments and the meeting adjourned at 7:55 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 18, 1989

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Plan BR-21
Main Street South
Ward Number 3
WARD FUNERAL HOME
Our File Number: C1E5.29

1.0 Introduction

The application was referred to staff for a report and recommendation on December 19, 1988.

2.0 Property Description

The subject property:

- is located at the north-easterly corner of Glen Eagle Crescent and Main Street South;
- has an area of 1,194.0 square metres (0.3 acres);
- has a frontage of 8.48 metres (27.8 feet);
- has a depth of about 60.0 metres (197.0 feet), and
- is currently occupied by a 1 storey detached stucco residence in excellent condition, with a gross floor area of 151.5 square metres (1,630.8 square feet).

The surrounding land uses are as follows:

NORTH - commercial and institutional;

EAST - residential;

SOUTH - commercial (Ward Funeral Home), and

WEST - Main Street South and open space.

3.0 Official Plan and Zoning Status

- "Residential" (Schedule 'A' - Official Plan).
- "Low Density Residential" (Brampton Central Secondary Plan - OPA 58 to the Consolidated Official Plan).
- "Residential Single - Family A (R1A)" (By-law 200-82, as amended).

4.0 Proposal

To permit the use of the existing dwelling on the subject property for administrative offices of the adjacent funeral home.

The preliminary concept site plan indicates:

- the location of the existing dwelling;
- the proposed parking layout comprising 18 parking spaces;
- the location of the proposed accesses, and
- the amount and location of proposed landscaping.

5.0 Comments from Departments and Agencies

The Planning Community Design Section advise that the parallel parking spaces along the easterly site limits are not desirable. However, if the purpose of this application is to relieve the existing parking on Glen Eagle Crescent, this parallel parking might be a better situation than on-street parking. If this application is to be approved, detailed matters such as landscaping, fencing, grading, etc. shall be subject to the site plan approval process.

The Traffic Engineering Services Division have no objections to the subject proposal with two accesses from Glen Eagle Crescent. The Division advises the applicant of the following issues that will be addressed during the formal site plan review process:

1. minimum radii for the entrances are to be 4.5 metres;

- 2. any existing above ground utilities located within 1.5 metres of the back of the entrance curb shall be relocated at the applicant's expense (i.e. Bell Canada facilities, signs, poles, etc.), and
- 3. the existing shrubbery located on the stone wall between the two entrance proposals will have to be trimmed to provide proper sight lines for the most westerly entrance. Again, details concerning this will be addressed at the time of site plan review.

The Development and Engineering Services Division make the following comments:

- 1. a 1.0 metre road widening is required along Glen Eagle Crescent and a 3.0 metre road widening along Main Street South where abutting this application;
- 2. the construction of a sidewalk along Glen Eagle Crescent where abutting this plan is required. The sidewalk elevation is to be set to suit future pavement widening;
- 3. a site plan agreement addressing the above items plus grading, drainage and access to and from the site is also required, and
- 4. consideration must be given to the removal of the retaining wall and possibly the existing tree to allow for a full pavement width through this area.

The Regional Public Works Department notes that sanitary sewer facilities are available on an easement east of the site, water facilities are available on Main Street South and Regional roads are not directly affected. The applicant shall also be required to pay all applicable regional levies.

The following departments and agencies have advised that they have no comments: Law Department; Planning Policy and Research Division; Community Services Department; Zoning and By-law Enforcement Division, and Chief Building Official.

6.0 Discussion

It is staff's opinion that an evaluation of the impacts that this proposal will have on the surrounding neighbourhood should be carried out simultaneous to an

evaluation of the impacts that the adjacent funeral home currently has on the neighbourhood, due to their dependence on each other.

In light of this, it is noted that the Brampton Central Secondary Plan indicates that properties fronting on Main Street South between Glen Eagle Crescent and the Etobicoke Creek shall be used for residential purposes only. Furthermore, Policy 3.2.1.12 of the same document states:

"The existing funeral home located in the low density residential designation, at the south-east corner of Glen Eagle Crescent and Main Street South, will be permitted to remain. Any change from the existing use to a use other than a single family detached residential use shall be subject to an amendment to the Official Plan".

It is also noted that By-law 200-82, as amended, zones the funeral home property Residential Single-Family A Section 122 (R1A-SEC.122), which permits the use of the property for residential or funeral home purposes. In light of the foregoing Primary and Secondary Official Plan policies, as well as the current zoning designation on both the subject property and the adjacent funeral home property, it is staff's opinion that it is clearly the intent of the Official Plan and Zoning By-law that this area remain residential, both in use and in character. Furthermore, staff believe that approval of this application will set an undesirable precedent for the commercial use of residential properties in the Main Street South area, and would impact adversely on the ambiance of the surrounding neighbourhood. As a result, staff cannot support this application.

With respect to the details of the site plan submitted in support of the application, it is noted that the applicant proposes to provide 12 additional parking spaces in the front yard of the subject property for use by visitors to the adjacent funeral home. This proposal is clearly contrary to established City policies for the redevelopment of residential properties for commercial use. In this regard, City policy requires that all parking be located in the rear yard.

Staff acknowledge that the applicant proposes to provide additional landscaping in an attempt to screen the proposed front yard parking lot from Main Street South. However, it is noted that the proposed parking lot elevation is 1.5 to 2.0 metres higher than the Main Street South elevation. Discussions with the Planning Community Design Section

indicate that the applicant would be required to provide trees and shrubs with a minimum height of 3.0 metres in order to appropriately screen the proposed parking lot. The Section also notes this would be a costly endeavour.

The proposal to provide additional parking on the subject property to augment the parking on the adjacent funeral home is also contrary to accepted City policies, in that all commercial parking is to be provided on site, except in those areas where parking exemption policies are in place. Staff note that both properties lie outside the parking exemption policy area.

In addition, the applicant has advised that the funeral home operation currently occupies approximately 565 square metres (6080 square feet) of gross floor area within the existing funeral home building. By-law 200-82, as amended, requires that parking for a funeral home be provided on the following basis:

Funeral parlour	1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public, plus 1 parking space for each funeral parlour vehicle.
-----------------	--

In view of this, the funeral home facility requires 44 parking spaces together with 1 space for each funeral home vehicle. The applicant has advised that there are 38 parking spaces currently located on the site. It is further noted that 2 of the 38 parking spaces are tandem parking spaces, and in conflict with accepted parking layout standards. In staff's opinion, the subject proposal will heighten the parking difficulties within the area, rather than easing the difficulties.

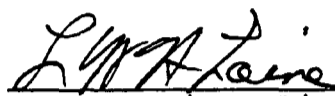
Considering the pavement width of Glen Eagle Crescent in this location, it is noted that some residents have expressed concern regarding vehicular manoeuvrability during times when funeral services are taking place. In this respect, the residents note that cars are often parked on Glen Eagle Crescent, which has a pavement width in some locations of only about 5.0 metres (16.4 feet), thus making access to their houses difficult. Should the offices be moved from their current location and the funeral home facility be expanded, this problem will be exacerbated.

In conclusion, staff cannot support this application as it does not conform with the intent of either the Official Plan or the zoning by-law. In addition, this proposal directly conflicts with Official Plan policies.

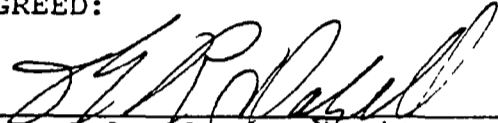
7.0 Recommendation

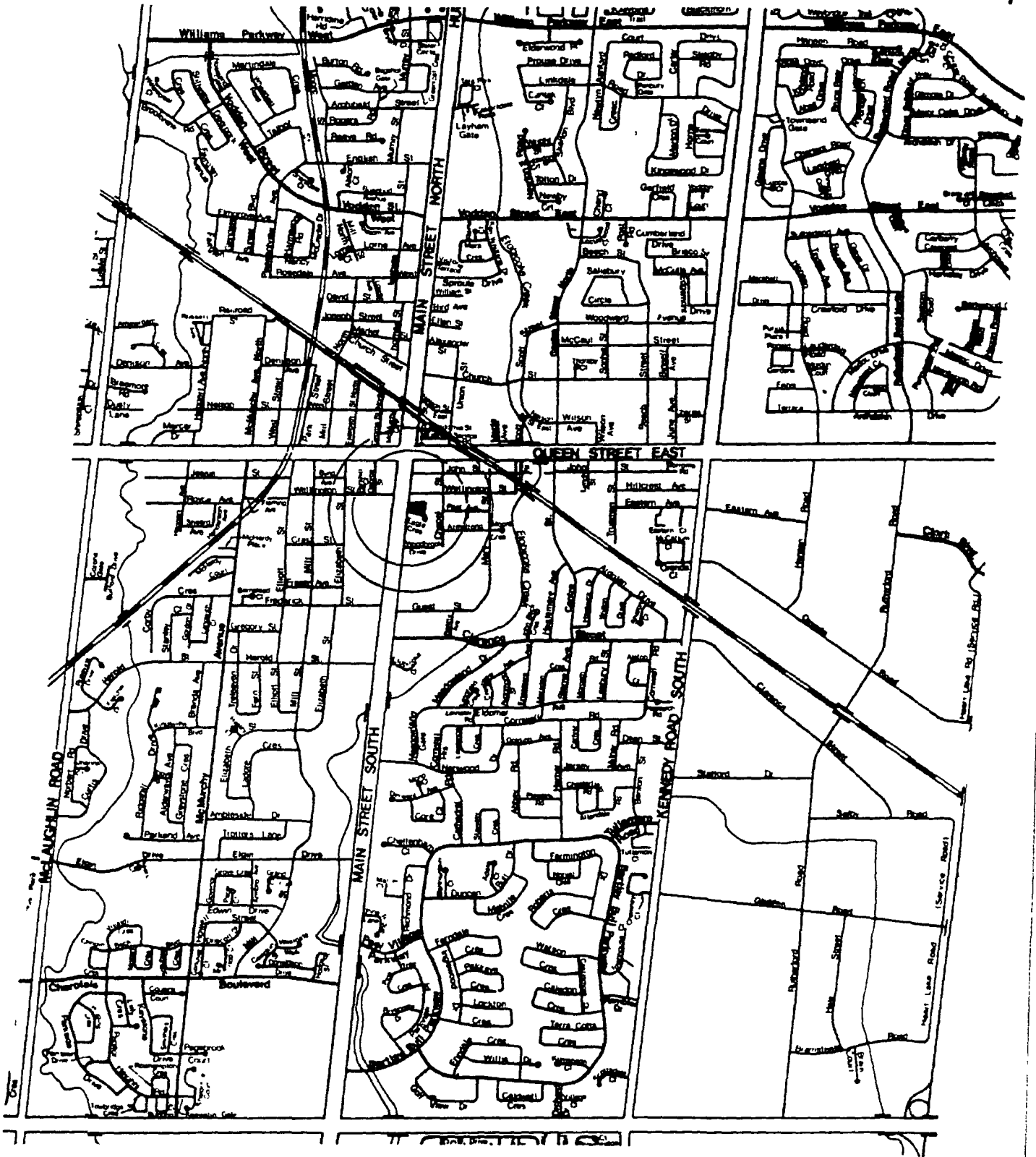
In view of the foregoing, staff recommend that Planning Committee recommend to City Council that the application to amend the Official Plan and zoning by-law to permit the use of an existing residence for funeral home offices and accessory uses not be approved.

Respectfully submitted,


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

AGREED:


F.R. Dalzell, Commissioner,
Planning and Development
JA/am/icl



WARD FUNERAL HOME

LOCATION MAP



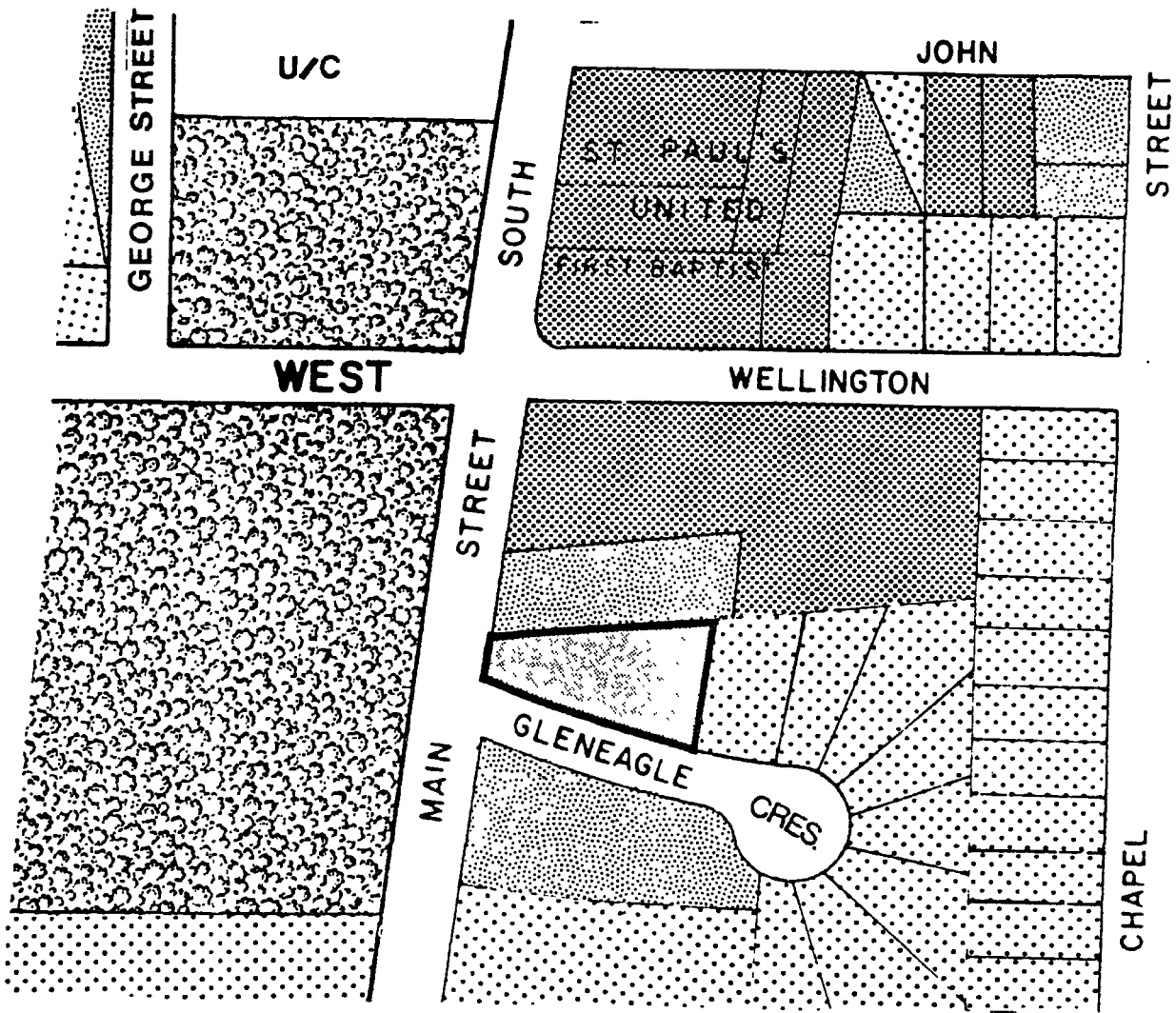
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CITY OF BRAMPTON

Planning and Development

Date: 1989 03 21 Drawn by: C J K

File no. CIE5-29 Map no. 60-42A



LEGEND

-  SUBJECT PROPERTY
-  INSTITUTIONAL
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  UNDER CONSTRUCTION
-  LIMIT OF SUBJECT PROPERTY

WARD FUNERAL HOME

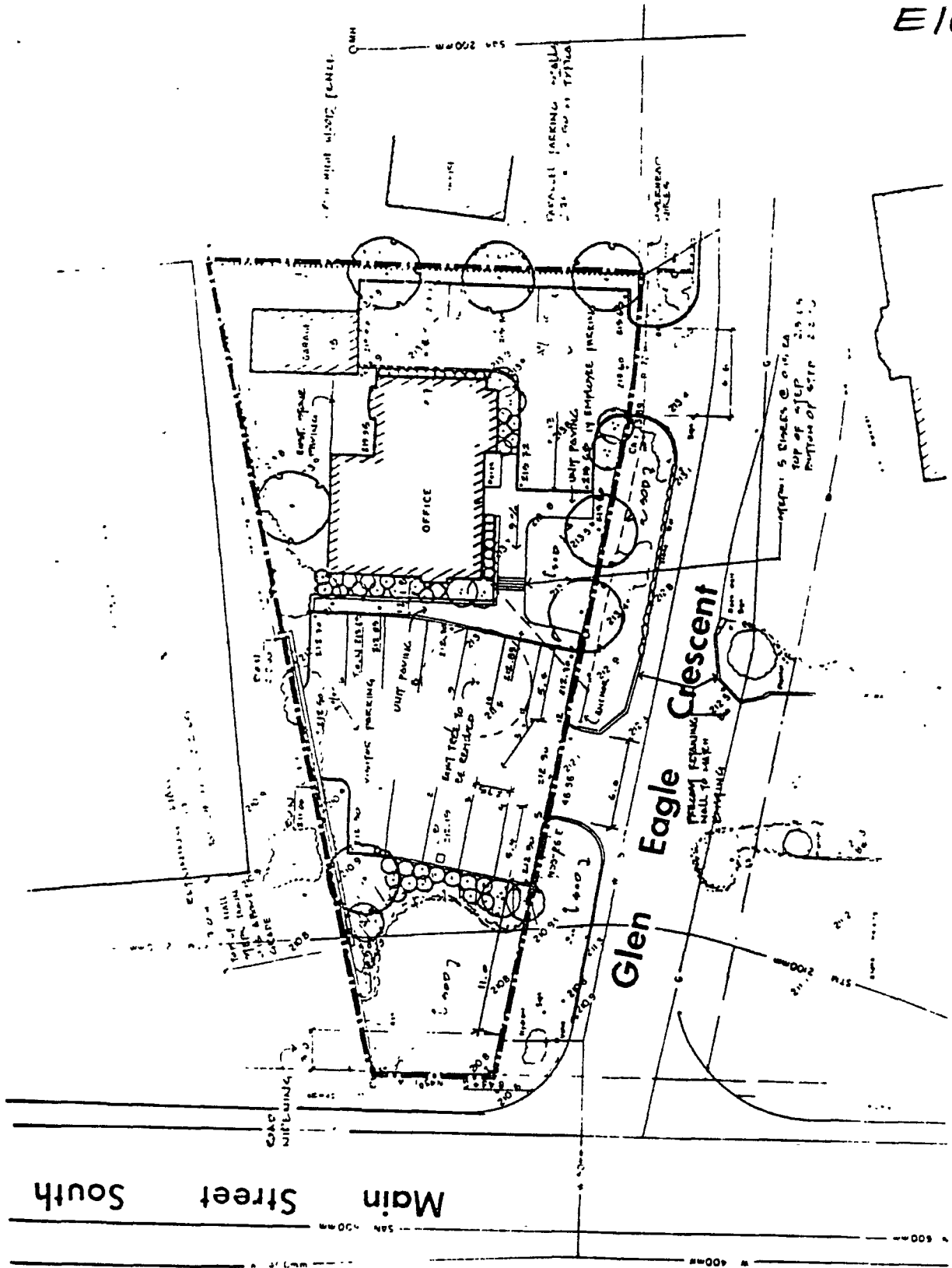
LAND USE MAP



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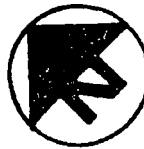
CITY OF BRAMPTON
Planning and Development

Date: 1989 03 21 Drawn by: C J K
File no. CIE5-29 Map no. 60-42B



WARD FUNERAL HOME

PRELIMINARY CONCEPT SITE PLAN



1: 4286

CITY OF BRAMPTON
Planning and Development

Date: 1989 03 21 Drawn by: C J K
File no. CIE5-29 Map no. 60-42C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 7, 1989

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Plan BR-21
Main Street South
Ward Number 3
WARD FUNERAL HOME
Our File Number: C1E5.29

1.0 Background

During the meeting on May 23, 1989, Planning Committee considered a report from staff dated May 18, 1989, regarding the above noted proposal. That report recommended that the subject proposal be refused due to the following aspects of the plan:

1. the proposal to park cars in the front yard of the subject property;
2. the potential of a precedent being set for future commercial development of residential properties along Main Street South;
3. the impact that commercial use of the subject property would have on the existing surrounding neighbourhood;
4. the loss of landscaping, including a substantial deciduous tree in the front yard of the site, that would occur if the subject proposal were implemented, and
5. the current parking and circulation difficulties both on the Ward Funeral Home property and on Glen Eagle Crescent.

Subsequently, a Public Meeting was held on behalf of the subject proposal.

2.0 Results of the Public Meeting

As noted in a memorandum from this office dated June 15, 1989 transmitting the notes of the June 7, 1989 Public Meeting (copies of which are attached), approximately 12 members of the public were in attendance at the meeting. Those members in attendance voiced concern about the same aspects of the proposal as outlined above. In addition, 2 letters of objection were received (copies attached).

As a result of the aforementioned opposition, the applicant submitted a revised concept site plan which attempted to address the concerns of both staff and the public.

3.0 Revised Preliminary Concept Site Plan

The revised preliminary concept site plan submitted in support of this application effectively addresses 2 of the above noted concerns. In this regard, the applicant is now proposing to delete the proposed front yard parking area and to retain the existing landscaping. However, the revised plan does not address such issues as: the potential impacts of a commercial use upon the existing surrounding residential neighbourhood, the potential for a precedent being set for further commercial development along Main Street South and the traffic circulation difficulties on both Glen Eagle Crescent and the Ward Funeral Home property. It is also noted that it is the intent of both the Official Plan and zoning by-law that any change in use of the Ward Funeral Home property would be a conversion to low density residential purposes; not intensification of commercial uses.

Finally, staff are also concerned that approval of this application may serve to indicate to the Region of Peel that the proposal to create a parking lot where the Brampton Hydro building is currently located is acceptable to the City.

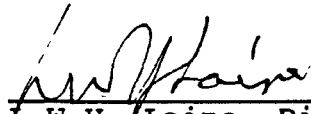
In view of the foregoing, staff still do not support the proposal from a planning standpoint.

4.0 Recommendation

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

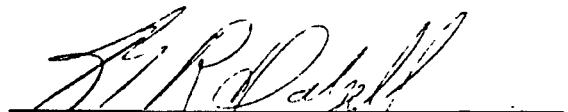
- A) the notes of the Public Meeting, and the subsequent reports from staff be received, and
- B) the application to amend the Official Plan and zoning by-law to permit the use of an existing residence for commercial uses not be approved.

Respectfully submitted,



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

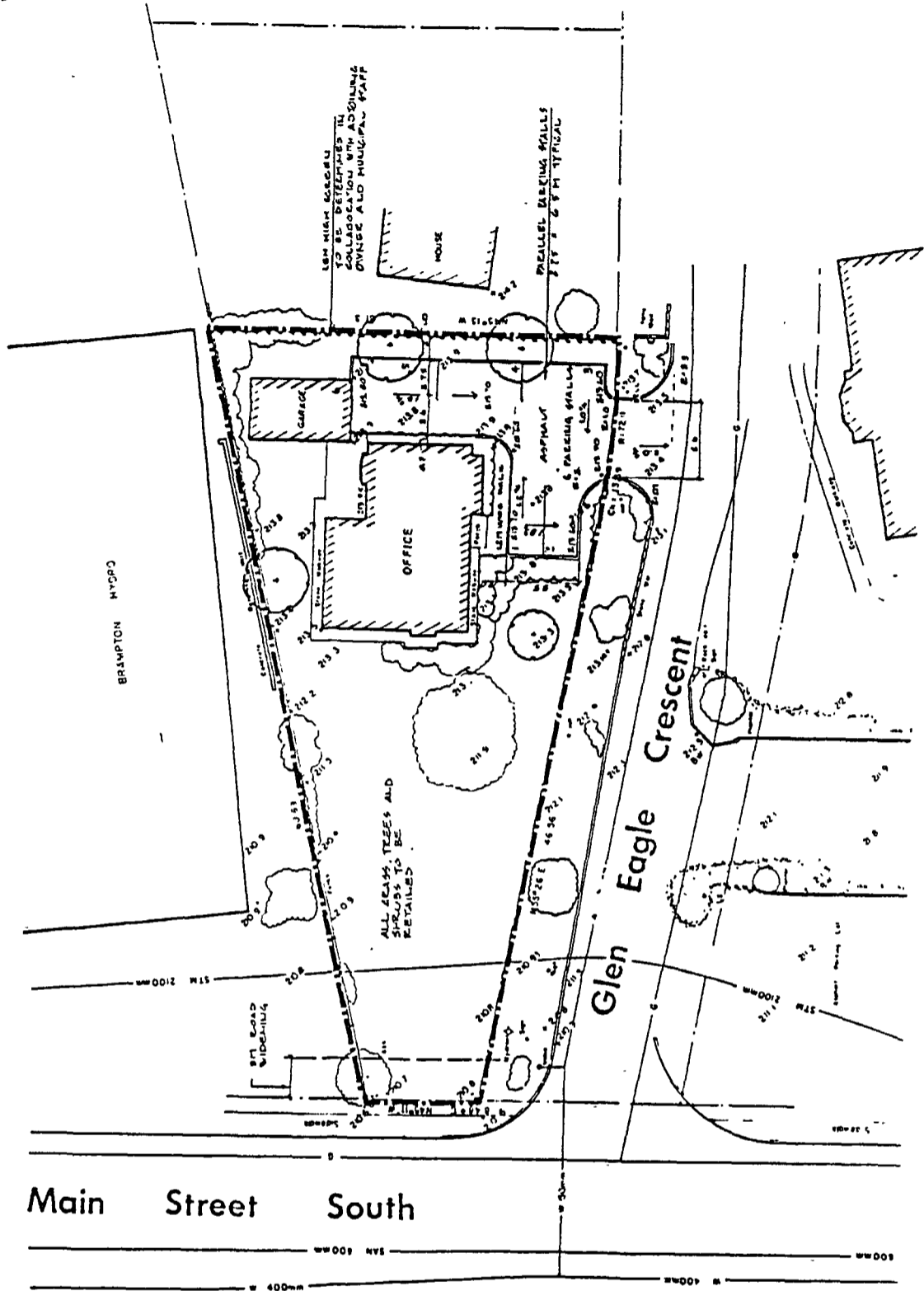
AGREED:



F.R. Dalzell, Commissioner of
Planning and Development

JA/bem/icl

H3-4



WARD FUNERAL HOME

Revised Preliminary Concept Site Plan



1:5500

CITY OF BRAMPTON
Planning and Development

Date: 1989 07 06 Drawn by: CJK
File no. CIE5.29 Map no. 60-42D

June 16, 1989

59 Main Street South
Brampton, Ontario
L6Y 1M9

[Handwritten initials]

City of Brampton PLANNING DEPT.	
Date	JUN 19 1989 Rec'd
File No.	<i>[Handwritten file number]</i>

City of Brampton
150 Central Park Drive,
Brampton, Ontario
L6T 2T9

Attention: Mr. F.R. Dalzell, Commissioner,
Planning and Development

Dear Fred:

I am writing this letter to express my opposition to the proposal by the Ward Funeral Home to amend both the Official Plan and the Zoning By-Law for #1 Glen Eagle Crescent residence.

I feel very strongly that if this exception is allowed that there will be no justification from refusing others in the very near future.

It is my understanding that the City's Official Plan is to keep Main Street South residential. Therefore, Ward's application for rezoning should be denied.

I appreciate you looking into this matter.

Yours truly,

[Handwritten signature of L. Christopher Butcher]

L. Christopher Butcher

H3-6

61, Main Street South
BRAMPTON, Ontario
L6Y 1M9

June 16th, 1989

The Corporation of the City of Brampton,
150 Central Park Drive,
BRAMPTON, Ontario,
L6T 2T9

Attention: Mr. Fred Dalzell
Commissioner of Planning & Development

City of Brampton PLANNING DEPT.	
Date	JUN 19 1989 Rec'd
File No.	06539

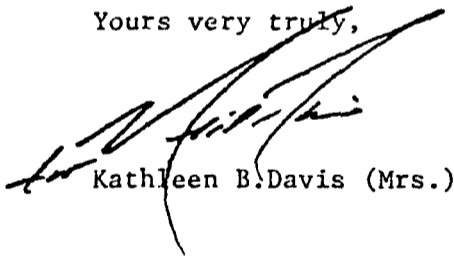
Dear Fred,

Bill and I are anxious to retain the residential character of Main Street, south of Wellington Street. For that reason, we oppose any change in the zoning by-law as it applies to Mrs. Beatty's house on Glen Eagle Crescent.

We understand, quite well, the pressures upon the Ward Funeral Home to expand their facilities and the concern of residents on Glen Eagle Crescent about the constant over-flow of traffic on to their little street (due solely to the growth of the Funeral Home). It is our hope that some better solution, serving the Ward's interests and those of the residents of Glen Eagle Crescent and Main Street South can be found.

Our feeling is that any change in the use of Mrs. Beatty's house, now zoned residential, will give encouragement to other parties on any future date to encroach further upon the character of the neighbourhood and, perhaps, make it impossible, due to precedent, to stop commercial interests from developing anywhere along Main Street South. The historical and geographically reasonable boundary to commercial development in downtown Brampton clearly is Wellington Street. It is only in preserving this sensible boundary that the integrity of Main Street South, as a residential area, will be maintained. Therefore, we do oppose the requested by-law alteration as it applies to Mrs. Beatty's house.

Yours very truly,



Kathleen B. Davis (Mrs.)

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 15, 1989

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Plan BR-21
Main Street South
Ward Number 3
WARD FUNERAL HOME
Our File Number: C1E5.29

The notes of the Public Meeting held on Wednesday June 7, 1989 with respect to the application noted above are attached for the information of Planning Committee. Approximately 12 members of the public were in attendance.

Those members of the public that attended the Public Meeting voiced concern over the following aspects of this proposal:

- o the proposal to park cars in the front yard of the subject property;
- o the potential of a precedent being set for future commercial development of residential properties along Main Street South;
- o the impact that commercial use of the subject property would have on the existing surrounding neighbourhood;
- o the loss of landscaping, including a substantial deciduous tree in the front yard of the site, that would occur if the subject proposal were implemented, and
- o the current parking and circulation difficulties both on the Ward Funeral Home property and on Glen Eagle Crescent.

The applicant noted for the information of those attending the Public Meeting that the current funeral home has been a

successful venture in this location. Consequently, additional facilities are now required to accommodate the administrative offices and a casket display and selection room.

As is evident by the subject application, the funeral home has expanded beyond the capability of the property to sustain this commercial use. Staff have serious concerns that the use of the subject property for uses currently contained within the funeral home will only serve to exacerbate the existing parking and traffic circulation problems.

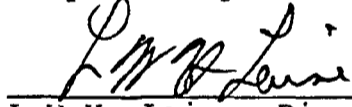
Staff also note the attached letter from Mr. Michael Proudlock, Heritage Administrator, Regional Municipality of Peel, in which he requests that a right-of-way across the subject property for access to Region owned lands to the north be required as a condition of approval. In this respect, the Region is proposing to raze the building that is currently occupied by Brampton Hydro in order to provide increased parking facilities for the former County Court House and Peel Heritage Complex. Planning staff, as well as staff of both the Development Engineering Services Division and the Traffic Engineering Services Division are of the opinion that the access arrangement as proposed by the Region is less than desirable. Staff are concerned that approval of the subject proposal may indicate that the City would support access to the Region's proposed parking lot from Glen Eagle Crescent.

In view of the foregoing, planning staff do not support the subject proposal.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received, and
- B) the application to amend the Official Plan and zoning by-law to permit the use of the subject property for funeral home offices and accessory uses not be approved.

Respectfully submitted,



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

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

attachment
JA/bem/icl

43-9

The Regional Municipality of Peel

Office of the Clerk

June 12, 1989

City of Brampton PLANNING DEPT.	
Date	JUN 13 1989 Rec'd
File No.	C125-29

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. J. Armstrong, Planning Department

Dear Sir:

RE: Rezoning Application, No. One Glen Eagle Crescent

With respect to your request for comment regarding the above rezoning application, the Region of Peel has no objection. We would ask, however, that the rezoning be granted subject to a right-of-way for access purposes in favour of the Region of Peel.

I have attached a copy of previous correspondence regarding this property from our former Manager of Realty Services, John Rowley, to your Commissioner of Planning. The location for the right-of-way in the attached sketch may not represent the exact location(s) of the future right-of-way, as discussions are still ongoing with our architect and your department on this matter. As well, we must arrive at a mutually acceptable right-of-way with the owner.

Yours sincerely,

Michael Proudlock
Heritage Administrator

MP:th
Enclosures

cc:Deborah E. Trouten, Regional Clerk and Director of Administration
Bruce Stansfield, Manager, Realty Services

890613

H3-10

70 - Mike Rowlock

November 30, 1988

Our File No. FT-88142

City of Brampton,
150 Central Park Drive,
Brampton, Ontario,
L6T 2T9

Attention: Mr. F. Dalzell
Commissioner of Planning

Dear Mr. Dalzell:

RE: Access to Glen Eagle Crescent

You will recall our recent telephone conversation where we discussed the granting of a right-of-way through the property formerly owned by Mrs. Harriet Beatty, municipal address #1 Glen Eagle Drive, which was purchased by Katago Investments Ltd as to a 50% interest and Terra Alta Holdings Ltd as to a 50% interest.

The granting of the right-of-way was discussed with Mr. J. Ward of Ward Funeral Homes who I believe will be using the existing property for office purposes. He stated that he had no objection to granting access across the property from the Region-owned lands to the north of Glen Eagle Crescent.

I am enclosing a plan drawn by C.A. Yentlin, Architect, which will illustrate the Region's requirements for access onto Glen Eagle Crescent, however, he also shows an exit from Region-owned lands for right turns only onto Main Street.

It would be appreciated if and when the owners make application for a change of use that any agreement made would be subject to a right-of-way for access purposes in favour of the Region of Peel.

Yours truly,

John J. Rowley,
Manager,
Realty Services.

JJR:sp
encl.

cc: R.L. Frost

WELLINGTON STREET EAST

MAIN STREET SOUTH

COUNTY COURT HOUSE

BRAMPTON HYDRO OFFICES

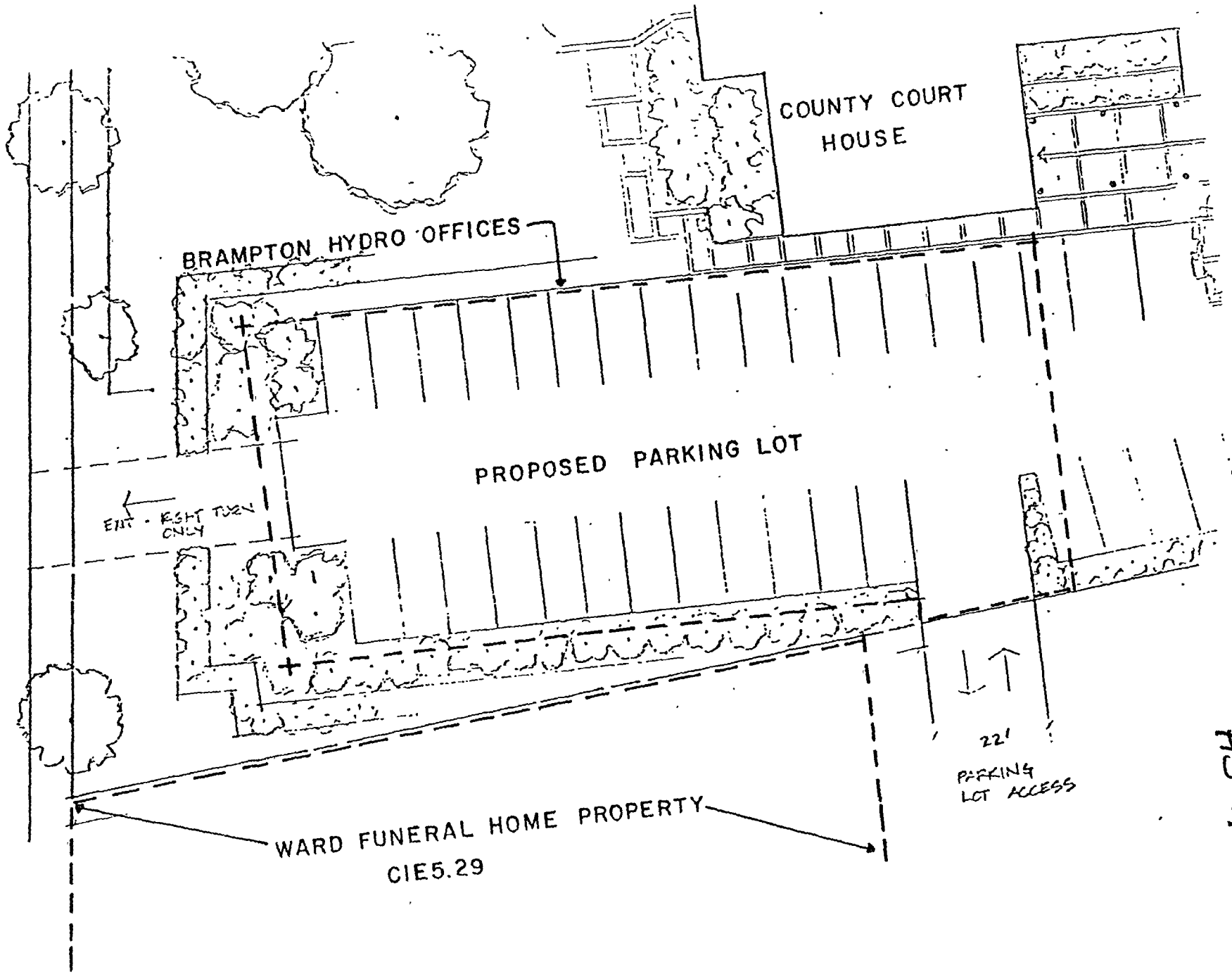
PROPOSED PARKING LOT

EXIT - RIGHT TURN ONLY

22'
PARKING LOT ACCESS

WARD FUNERAL HOME PROPERTY
CIE5.29

H3-11



PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 7, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:33 p.m., with respect to an application by WARD FUNERAL HOME - (File: C1E5.29 - Ward 2) to amend both the Official Plan and Zoning By-law to permit the use of the existing dwelling on the subject property for commercial purposes, namely, administrative offices for the adjacent funeral home.

Members Present: Alderman L. Bissell - Chairman
Alderman A. Gibson
Alderman J. Sprovieri

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services Division
J. Armstrong, Development Planner
K. Ash, Development Planner
R. Burnett, Development Planner
C. Brawley, Policy Planner
E. Coulson, Secretary

Approximately 12 interested members of the public were present.

The Chairman inquired 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.

Mr. Armstrong outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. Dalzell informed the Chairman that several phone calls had been received from concerned residents who will be submitting letters of objection relating to vehicular parking on Main Street South and the proposed turning of landscaped area into a parking lot.

- cont'd. -

Jane Ireland, 4 Glen Eagle Crescent, asked for clarification of the proposed commercial use, and expressed concern relating to future commercial uses of the property.

The proposed uses were explained as an administrative office and casket selection/funeral arrangements area.

Mr. Dalzell informed that a by-law would be site specific, restricting uses to those in conjunction with a funeral home.

A representative for the applicant spoke of a "Special Residential" zoning on the site, not commercial.

Mr. Dalzell said the use would be commercial.

Jeanne Foster, 2 Glen Eagle Crescent, asked how close the six parking spaces at the rear of the site would be to the fence.

She was informed that they would extend to approximately 2½ to 3 metres from the property line.

Mr. Ward said the screening fence cannot be built on the lotline because of the tree, and that the fence would occupy more of his property than Mrs. Foster's to allow for tree retention.

Neil Davis spoke on behalf of a number of home owners, namely, Butcher at 59 Main S., Davis at 61 Main S., Frost at 62 Main S., and Dobbs at 64 Main S., who feel that the residential nature of the site should be retained in this important entrance to Brampton from the south. They object to the proposed front yard parking lot, the appearance of commercial use, the precedent setting for additional commercial proposals in the area, the deviation from the Official Plan intent of residential zoning in the area and the destruction of a significant tree on the site. Also, he commented that approval of the application would encourage the Region of Peel to proceed with the plan for parking facilities they are contemplating on Main Street.

Mr. Dalzell said he is aware of the plans contemplated by the Region of Peel and does share the same concern, however, the issue was not addressed in the Planning Report because of the Planning recommendation for refusal but it will be addressed.

- cont'd. -

Mr. Ward commented that the proposal is not to increase the size of the funeral home, but to provide vital service to the residents more space is required due to expanded business and the closing of one of the funeral homes, leaving only two to service the Brampton area. At present the visitation rooms are being used for selection and arrangements and the caskets are then moved to the garage. He explained that the reason for the provision of parking spaces at the front of the building is out of consideration for the neighbours to the rear of the site. He said the proposal would satisfy the need for room for people to select caskets and make arrangements as well as for administration purposes. He advised that no sign will be posted on the property.

There were no further questions or comments and the meeting adjourned at 7:55 p.m.



The Corporation Of The City Of Brampton

Office of the City Clerk

1989 05 25

Mr. Roger Howard
c/o Rice-Halliday Limited
17 Dean Street
Brampton, Ontario
L6W 1M7

[Handwritten signature]

City of Brampton PLANNING DEPT.	
Date	MAY 26 1989
File No	C1E5.29

Dear Sir:

RE: Ward Funeral Home
Part Lot 1, Plan BR-21
Clerk's File: C1E5.29

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held on 1989 05 24:

"THAT the report dated 1989 05 18 re Application to amend the Official Plan and Zoning By-law be received, and;

That a Public Meeting be held in accordance with City Council's procedures."

The Public Meeting is scheduled for Wednesday, June 7th, 1989 in the Council Chambers, 150 Central Park Drive, Brampton commencing at 7:30 p.m.

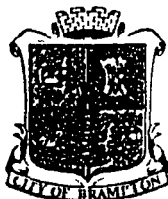
Yours truly,

[Handwritten signature of R. D. Tufts]
R. D. Tufts
Assistant Clerk

RDT:cs

cc: F. R. Dalzell
J. G. Metras
Ward Funeral Home

[Handwritten signature]
8407 26



The Corporation Of The City Of Brampton

Office of the City Clerk

1989 06 27

Mr. Roger Howard
c/o Rice-Halliday Limited
17 Dean Street
Brampton, Ontario
L6W 1M7

City of Brampton PLANNING DEPT.	
Date	JUN 27 1989 Rec'd
File No.	

Dear Sir:

RE: Ward Funeral Home
Part Lot 1, Plan BR-21
Clerk's File: C1E5.29

Further to your request for a deferral of the application, I wish to confirm with you the following recommendation, which was approved by City Council at its meeting held on 1989 06 26:

"THAT the report dated 1989 06 15 re Application to amend the Official Plan and Zoning By-law be received, and;

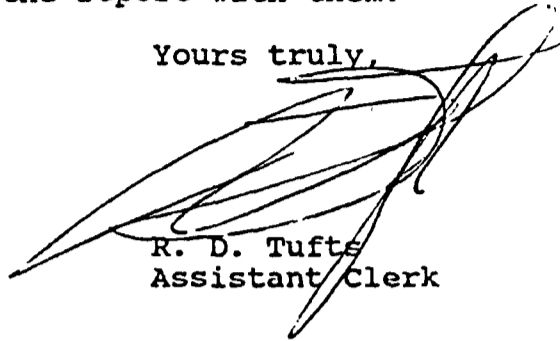
- A. The notes of the Public Meeting be received, and;
- B. The application be referred back to Planning staff to consider revisions now proposed and that a report come back to the July 10th, 1989, meeting of Planning Committee."

City Council at its 1987 10 26 meeting enacted By-law 251-87 to establish a fee of \$50.00 for any matters that have been deferred by Planning Committee at the request of the applicant.

.../2

Accordingly, upon receipt of the required \$50.00 fee we will place the matter before the Planning Committee once again. However, we would suggest in the meantime that you contact the Planning and Development Department to discuss your concerns regarding the report with them.

Yours truly,

A handwritten signature in dark ink, appearing to be 'R. D. Tufts', written over the typed name and title.

R. D. Tufts
Assistant Clerk

RDT:cs

cc: F. R. Dalzell
J. G. Metras
Ward Funeral Home



The Corporation Of The City Of Brampton

Office of the City Clerk

1989 07 18

Hendy & Hendy
113 Queen Street East
Brampton, Ontario
L6W 2A9

Dear Sir:

RE: Ward Funeral Home
Part Lot 1, Plan BR-21
Main Street South
Clerk's File: C1E5.29

City of Brampton PLANNING DEPT.	
Date	JUL 18 1989 Rec'd
File No.	C1E5.29

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held on 1989 07 17:

"THAT the report dated 1989 07 07 re Application to amend the Official Plan and Zoning By-law be received, and;

- A. The notes of the Public Meeting and the subsequent reports from staff be received, and;
- B. The application to amend the Official Plan and Zoning By-law to permit the use of an existing residence for commercial uses on Part of Lot 1, Plan BR-21 be approved specific to funeral home accessory use for three year temporary zoning and no access to the northern regional property be allowed and a one foot reserve be taken."

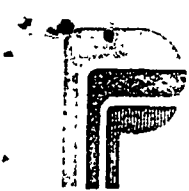
Yours truly,

R. D. Tufts
Assistant Clerk

RDT:kl

cc: F. R. Dalzell ✓
J. G. Metras
Ward Funeral Home
2053 Weston Road, Weston M9N 1X7

John
890718



The Regional Municipality of Peel

Planning Department

December 29, 1988

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. John T. Armstrong
Planning Intern

JTB

City of Brampton PLANNING DEPT.	
Date	JAN 4 1989 Rec'd
File No.	C1E5.29

Re: Official Plan Amendment & Rezoning Application
WARD FUNERAL HOME
Part Lot 5, Concession 1, E.H.S.
Our File: R42 1E88B
Your File: C1E5.29
City of Brampton

Dear Mr. Armstrong:

In reply to your letter of December 14, 1988 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and offers the following comments:

Sanitary: Facilities are available on the easement east of the site.

Water: Facilities available on Main Street South.

Regional

Roads: No objections.

Our Transportation Policy Division has also reviewed the proposal and has no comments or objections to offer. In addition, the applicant will be required to enter into an agreement with the Region of Peel prior to the passing of the Zoning By-law and Official Plan Amendment by City Council, for the payment of Regional levies.

We trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

JL:es

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