



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 324-85

To adopt Amendment Number 75  
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 75 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 for approval of Amendment Number 75 to the Official Plan of the City of Brampton Planning Area.

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

this 18th day of November, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By AW 324-85

AMENDMENT NUMBER 75  
to the Official Plan of the  
City of Brampton Planning Area

21-0P-0031-075 -/

Amendment No. 75  
to the  
Official Plan for the  
City of Brampton Planning Area

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 in accordance with Section 21 of the  
Planning Act R.S.O. 1983, as Amendment 75 to the  
Official Plan for the City of Brampton Planning Area.

Date.. *March 26, 1986..*

  
L. J. FINCHAM

Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs



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AMENDMENT NUMBER 75  
TO THE OFFICIAL PLAN

1. Purpose:

The purposes of this amendment are to permit the lands shown outlined on Schedule A to this amendment to be used for specific commercial purposes and to provide appropriate development principles for the specific commercial use.

2. Location:

The lands subject to this amendment are located on the south side of Queen Street West, approximately 364 metres east of Mississauga Road, being part of Lot 5, Concession 4, W.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 75 :

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

(a) by changing, on Schedule A, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from SPECIALTY AGRICULTURAL to COMMERCIAL (NUMBER 27);

(b) by identifying, on Schedule F, the lands shown outlined on Schedule A to this amendment as a SITE SPECIFIC DESIGNATION with the number 27,

(c) by adding to PART II, CHAPTER 2, Section 2.2, the following:

"2.2.20 SITE 27 (Part of Lot 5, Concession 4, W.H.S., geographic Township of Chinguacousy)

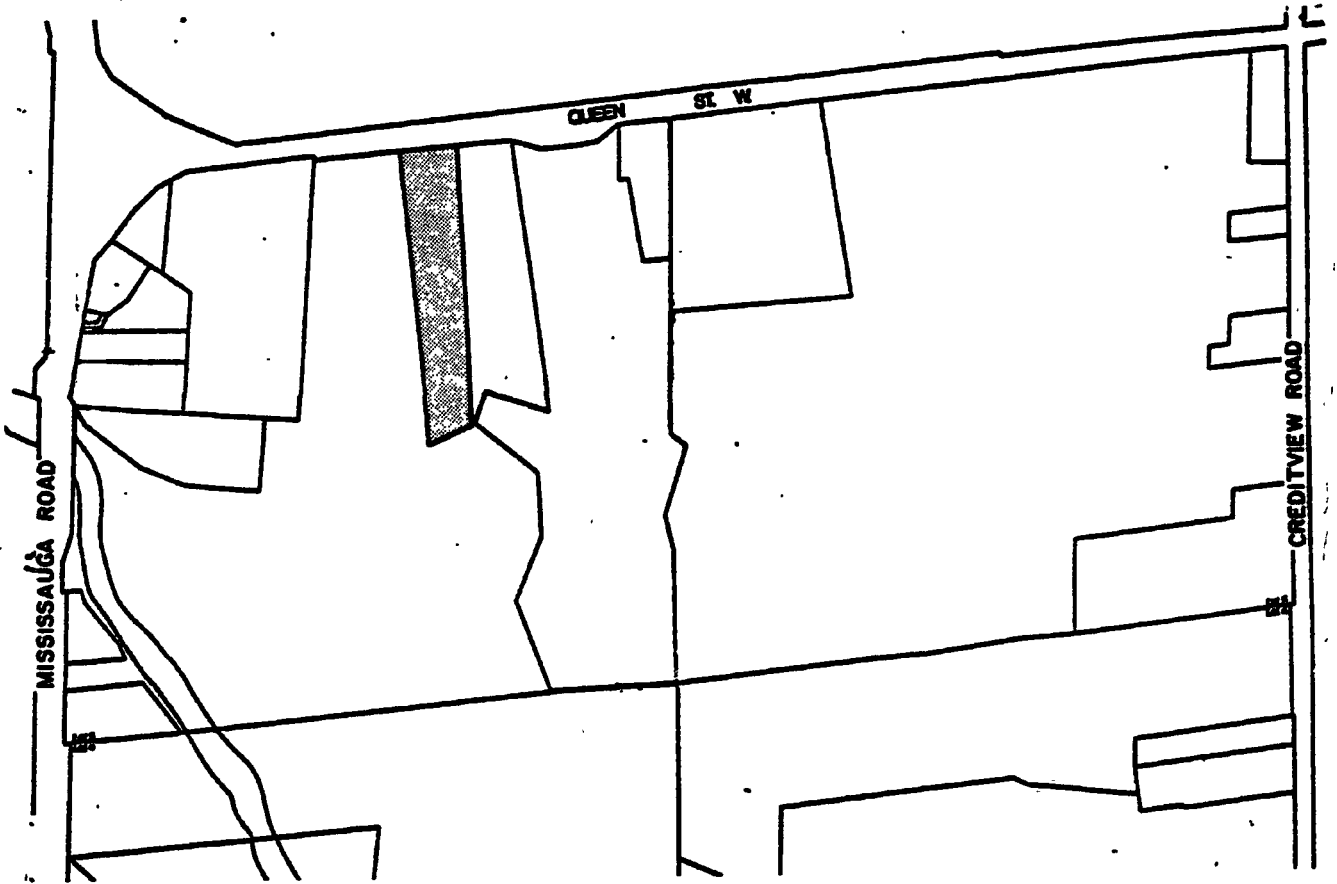
2.2.20.1 Definition

The property designated "Commercial" and identified by the number 27 on Schedule F shall only be used for a dining room restaurant.

2.2.20.2 Policy

A dining room restaurant shall be low density and low intensity in nature, in terms of its building coverage, height, design and landscaping, in order to preserve the rural character of the surrounding area."

05/11/14



 Lands subject to this amendment

OFFICIAL PLAN AMENDMENT NO. 75

Schedule A



1:7900

**CITY OF BRAMPTON**  
 Planning and Development

Date: 85 10 01 Drawn by: K.L.  
 File no. C4W5.1 Map no. 56-2D

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 75

Attached is a copy of a report from the Director, Planning and Development Services, dated June 5, 1985 and a copy of a report from the Director, Planning and Development Services, dated July 25, 1985 forwarding notes of a public meeting held on July 10, 1985.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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June 5, 1985

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 5, Concession 4, W.H.S.  
(former Township of Chinguacousy)  
H. & B. CATERING  
Our File Number C4W5.1

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1.0 Introduction

An application for amendment to the Official Plan and Zoning By-law to permit a dining room restaurant on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located on the south side of Queen Street West approximately 364 metres east of Mississauga Road. The lands are rectangular in shape, have a frontage of 68.6 metres (225.1 feet) and a total area of 1.9 hectares (4.62 acres). The property is currently occupied by a single family dwelling and a garage. The buildings are situated at the front of the property and the large area of land to the rear is vacant.

The lands to the south and west of the subject property are used for agricultural purposes. A farm is located on the north side of Queen Street and a single family dwelling is located on the lands to the east of the subject property.



### 3.0 Official Plan and Zoning Status

The Official Plan designates the subject property as Agricultural.

By-law 861, as amended, zones the property as A1 - Agricultural Class 1.

### 4.0 Proposal

The applicant is proposing to construct an addition to the existing single family dwelling and use the building for the purposes of a dining room restaurant. The plan submitted in support of the application shows the restaurant with a total floor area of 453.0 square metres (4,876.2 square feet), 51 parking spaces, 2 loading spaces, a garbage enclosure, and 2 driveway entrances to Queen Street West. The garage at the rear is to be removed. A landscaped area approximately 5 metres in width along the frontage is to be provided and the rear of the site is to remain vacant.

The proposed dining room restaurant and related parking circulation area are situated at the front of this very long and narrow property. The applicant has not indicated any potential uses for the rear portion of the property.

Amendments to both the Official Plan and Zoning By-law would be required to permit the subject proposal.

### 5.0 Comments

#### Public Works and Building Department

The Public Works Division has indicated that the applicant should be required to provide independent drainage for the proposed parking lot. They also require a site plan showing existing and proposed grades and the proposed drainage system for the parking lot.

The Building Division has indicated that "the parking provisions would conform to the regulations for a dining room restaurant".

Community Services Department

Parks and Recreation staff have indicated that the present designation and zoning for this area is appropriate and that approval of proposals such as this application may set a precedent for other lands along Queen Street.

The Transit and Fire Departments do not have any comments on this application.

The Regional Public Works Department provided the following comments:

"Sanitary: Sanitary sewer facilities are not available.

Water: Water facilities are available on Queen Street.

- Roads:
1. The applicant shall dedicate gratuitously to the Region of Peel 5.18 metres of road widening along the entire frontage of the lands.
  2. The applicant shall submit site and drainage plans for review and approval by the Region of Peel prior to construction of the addition."

6.0 Discussion

The Minister of Municipal Affairs and Housing approved the City's Official Plan on January 4, 1984 and at that time, the Official Plan was modified to designate a large area of land, including the subject property as Specialty Agricultural. The Ministerial modification to the Official Plan to include the Specialty Agricultural designation was the result of a request by the Ministry of Agriculture and Foods that the existing specialty crop area be specifically recognized in the Official Plan. This designation recognizes the high agricultural capability of the lands and emphasizes the City's policies to preserve existing agricultural

activities and to return idle rural land back into agricultural production.

Two overall objectives contained within the Official Plan pertaining to the Specialty Agricultural designation and therefore to the subject property are as follows:

"2.8.2 OBJECTIVE: The availability of lands for agriculture and related uses on a long term basis."

and

"2.8.3 OBJECTIVE: Within areas having long term resource capabilities for agriculture, only agricultural uses, uses compatible with agriculture, and uses directly related to agriculture and necessary in close proximity to agriculture."

The subject application proposes a commercial use, a dining room restaurant, in an agricultural area. The proposal is contrary to the overall Official Plan objective of preserving agricultural land. In addition, proposed commercial use would directly conflict with the surrounding agricultural activities and would deteriorate the existing rural landscape. A commercial use in this location would have serious adverse impacts on the surrounding residences. Because this application violates these major Official Plan objectives, staff cannot support the application.


Notwithstanding the concerns about the consumption of prime agricultural land and conflicts between agricultural and non-agricultural uses, staff are of the opinion that commercial operations such as restaurants should be located within the urban boundary in suitably designated and serviced locations. Staff are concerned that approval of this application would set a precedent for future applications in this vicinity. Strip commercial development along this portion of Queen Street would be extremely

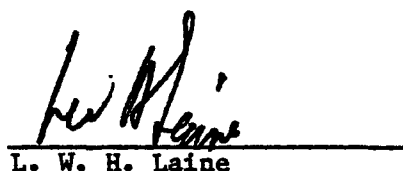
undesirable and it is not envisaged by the Official Plan. In view of the foregoing evidence that a dining room restaurant is an inappropriate use in this location, staff are not in a position to support the application and recommend that it not be approved.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and zoning by-law to permit a dining room restaurant be refused.

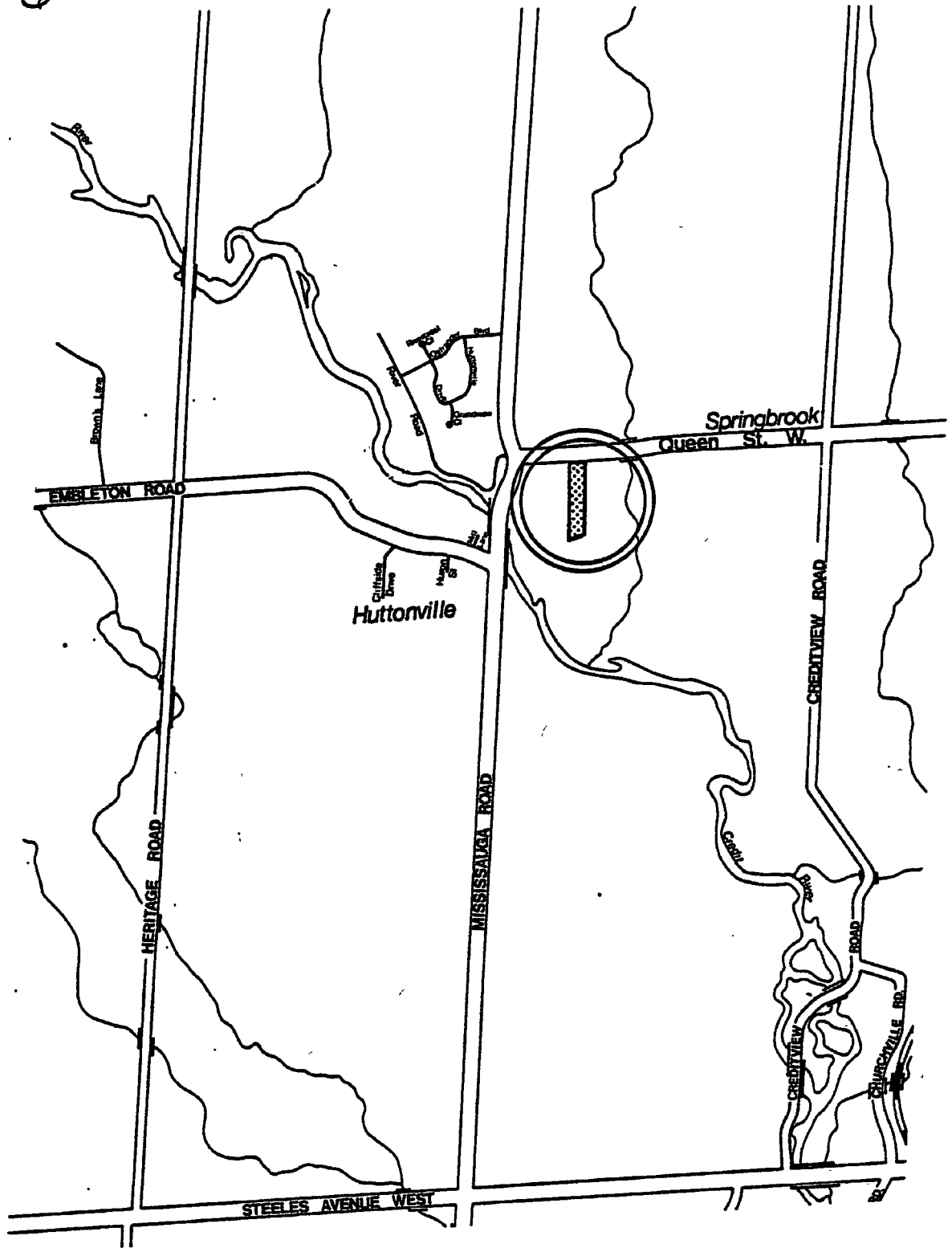
AGREED:

  
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R. Dalzell  
Commissioner of Planning  
and Development

  
\_\_\_\_\_  
L. W. H. Laine  
Director, Planning and  
Development Services Div.

JR/thk/9

D1-6



H and B Catering

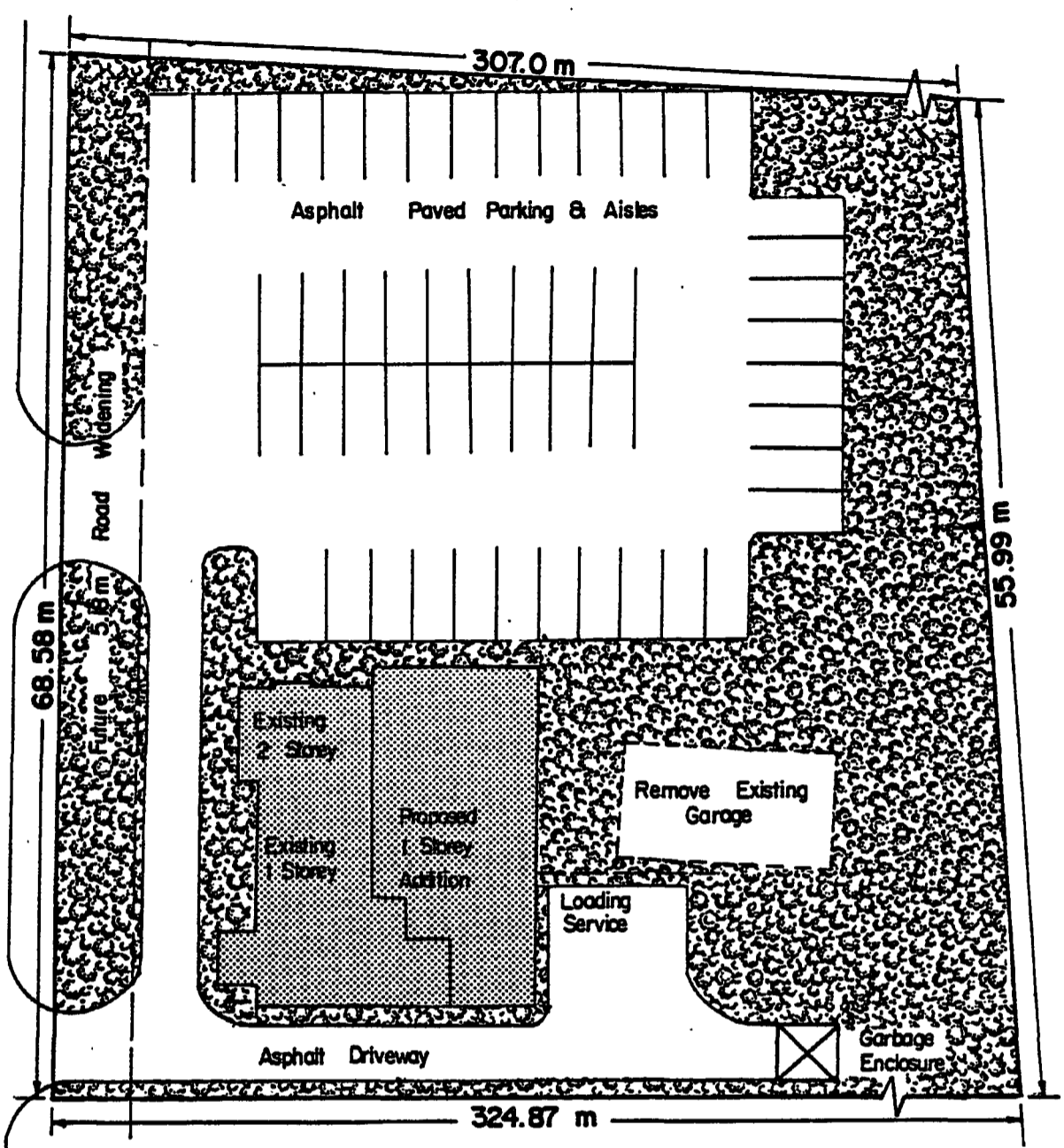
Location Map



1:25000

CITY OF BRAMPTON  
Planning and Development

Date: 85 06 07 Drawn by: RB  
File no. C4W5.1 Map no. 56-2A

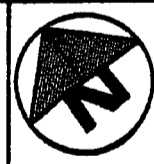


LEGEND

-  BUILDING AREA
-  LANDSCAPED AREA

H and B Catering

Site Plan



1:365

CITY OF BRAMPTON  
Planning and Development

Date: 85 06 07  
File no. C4W5.1

Drawn by: RB  
Map no. 56-2B

E4

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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July 25, 1985

**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 5, Concession 4, W.H.S.  
(former Township of Chinguacousy)  
H. & B. CATERING  
Our File Number: C4W5.1

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The notes of the Public Meeting held on Wednesday, July 10, 1985 are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no communications have been received with respect to the application.


As outlined in the staff report considered by Planning Committee on June 17, 1985, staff are not in support of the subject application. The subject property is located within the Specialty Agricultural designation where development as proposed by the applicant is not permitted. The City has recently completed an Ontario Municipal Board hearing which involved lengthy evidence in support of development within the urban boundary as well as evidence in opposition to non-agricultural development outside of the urban boundary. There is no planning justification for altering the City's position on this matter.

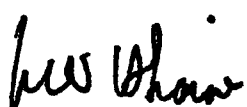
Staff are also concerned that approval of this application would set a precedent for future applications in the vicinity. Strip commercial development along this portion of Queen Street would be extremely undesirable.

.../2

In view of the foregoing, 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 a dining room restaurant not be approved.

  
\_\_\_\_\_  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

JR/hg  
Attachments (1)



E4-3

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, July 10, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m. with respect to an application by H & B CATERING (File: C4W5.1) to amend both the Official Plan and Zoning By-law to permit an addition to the existing single family dwelling and to use the building for the purposes of a dining room restaurant.

Members Present: Councillor D. Sutter - Chairman  
Councillor N. Porteous  
Alderman F. Kee  
Alderman E. Carter  
Alderman H. Chadwick  
Councillor E. Mitchell  
Councillor P. Robertson  
Councillor F. Russell

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

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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.

There were no interested members of the public in attendance and the meeting adjourned at 7:37 p.m.