



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 11-87

To adopt Amendment Number 109 and Amendment Number 109 A 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 109 and Amendment Number 109 A 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 and Housing for approval of Amendment Number 109 and Amendment Number 109 A to the Official Plan of the City of Brampton Planning Area.

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

this 12th day of January, 1987.

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>[Signature]</i>
DATE <u>1/11</u>

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 11-87

AMENDMENT NUMBER 109

to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 109 A

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

21st OP 0031-109-1

Amendment No. 109A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 109 to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Consolidated 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 under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 109A to the Consolidated Official Plan and Amendment No. 109 to the Official Plan for the Brampton Planning Area.

Date ...*March 11, 1987.*



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 11-87

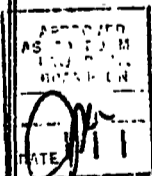
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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 12th day of January, 1987.



KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

JAN 15 1987

AMENDMENT NUMBER 109
AND AMENDMENT NUMBER 109 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to permit a law office on property designated Industrial in the Official Plan. The amendment is necessary because the Industrial policies of the Industrial designation of the Steeles Industrial Secondary Plan do not permit a non-industrial related office uses, such as a law office.

2. Location

The land subject to this amendment is located on the west side of Strathearn Avenue, in part of Block B, Registered Plan M-216, (formerly in the Town of Mississauga), specifically Units 11 and 12 of Peel Condominium Corporation Number 233 (level 1), has an area of 1.177 hectares and is outlined on Schedule A, to this amendment.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 109 :

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

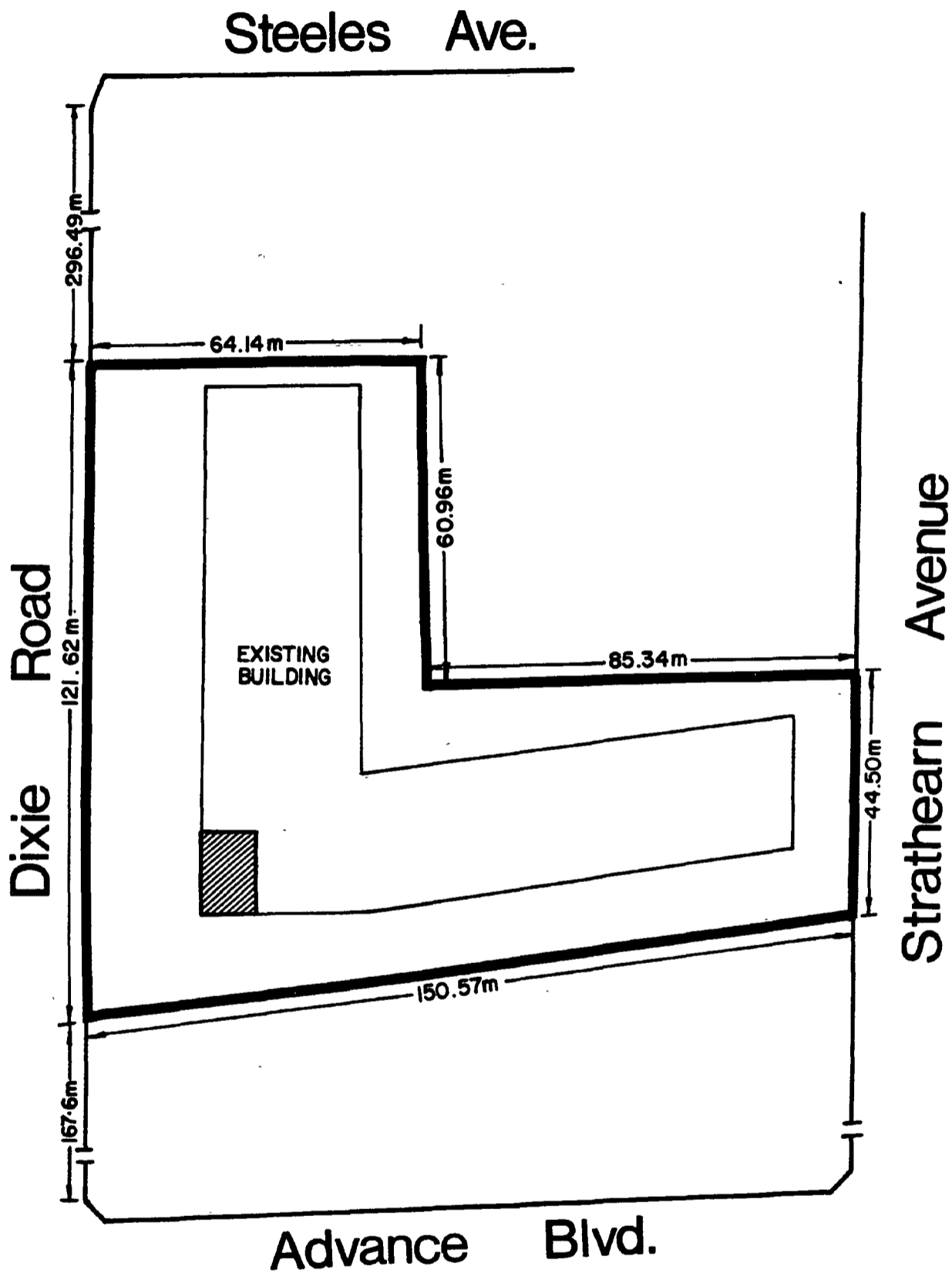
(1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 25 set out in subsection 7.2.7.25., Amendment Number 109 A.

3.2 Amendment Number 109 :

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Steeles Industrial Secondary Plan is hereby further amended:

(1) by adding to Amendment Number 1 to the Consolidated Official Plan, as amended, the following:

"3.2.13 Units 11 and 12 Peel Condominium Corporation Number 233 (level 1), which are in the location shown on Schedule A to this amendment, may be used for the purpose of a law office in addition to the other permitted uses."



Area of Units 11 and 12, Peel Condominium Corporation Number 233 (level 1)



Limit of Land Within The Peel Condominium Corporation Number 233 (level 1)

OFFICIAL PLAN AMENDMENT No. 109 A



CITY OF BRAMPTON
Planning and Development

By-Law 11-87 Schedule A

1:100

Date: 86 12 05 Drawn by: K.L.
File no. T4E15.16 Map no. 79-22F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 109
AND
AMENDMENT NUMBER 109 A

Attached, from the Planning and Development Services Division, are a copy of a report dated September 10, 1986, and a copy of a report dated November 7, 1986, transmitting notes of a Public Meeting held on November 5, 1986, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

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C5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 10, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Block B, Registered Plan M-216
Units 11 and 12
Ward Number 8
CARLOS DE FARIA
Our File Number T4E15.16

1.0 Introduction

An application has been submitted to amend the Zoning By-law Number 139-84 to permit the above-noted premises to be used as a law firm branch office and for the storage of files.

2.0 Property Description and Surrounding Land Uses

The subject land comprises part of a 29 unit, one-storey industrial building which is located on the east side of Dixie Road south of Steeles Avenue. The industrial building has a gross floor area of approximately .53 hectares (1.31 acres), (5318.5 square metres [57,249.6 square feet]), occupies a site with an area of 1.16 hectares (2.9 acres) and is provided with 135 parking spaces. A condominium application, (Region of Peel File: 21CDM 81-503B, our File: T4E15.4) has been processed and registered as Peel Condominium No. 233. The two particular units are situated at the south-west corner of the building facing onto Dixie Road. Each unit of the two units (#11 & 12), has a width of 7.62 metres (25 feet), a depth of 9.91 metres (37.5 feet), an area of 75.5 square metres (813 square

C5-2

feet), and is presently vacant. Ingress and egress is via Strathearn Road.

The surrounding land uses are:

- to the north, a furniture store;
- to the west, parking area and Dixie Road;
- to the south, parking area and Nature's Market, and
- to the east, Williams Electric offices and vacant offices.

3.0 Proposal

The applicant proposes to use Units 11 and 12 as a law firm branch office and as a storage facility for files. Since units 11 and 12 are part of a industrial/condominium, parking facilities are shared amongst the owners.

4.0 Official Plan and Zoning Status

Schedule "A" - General Land Use Designations of the Official Plan, designates the subject land as Industrial. The subject land is located within the Steeles Industrial Secondary Plan Area Number 25, which designates it Industrial.

According to By-law Number 139-84, as amended, the property is zoned Industrial One (M1). The permitted uses in the Industrial designation or in the Industrial One (M1) zone do not include office use as a principal use.

5.0 Comments

5.1 The Law Department, Public Works and Building Department and Community Services Department advised that they had no objections.

5.2 Planning and Development Department

a) Policy and Research

- advise that an amendment to the Official Plan may be required.

b) Community Design

- no comments.

5.3 Region of Peel - Public Works Department

- no objections.

6.0 Discussion

The applicant has requested to use the identified units 11 and 12 on the subject lands, as a law firm branch office and file storage area. The file storage use is considered by staff to be a warehouse use and would be permitted as an industrial use.

The 'Industrial' designation does not include an office as a permitted use. Thus an amendment to the Official Plan will be required to permit an office use in the subject units.

The present zoning provisions of By-law Number 139-84 permit an office accessory to a manufacturing, packaging, processing etc., uses but does not include an office as a principal use. Thus, it will be necessary to change the zoning of the subject property from

C5-4

'Industrial' (M1) to 'Service Commercial' (SC), to permit units 11 and 12 to be used for the law firm office. This by-law does permit warehouse/storage uses.

Based on the parking provisions of By-law Number 139-84, as amended, it is staff's opinion that the required parking for the proposed uses, estimated to be 4 spaces, can be accommodated within the common parking area, which surrounds the building.

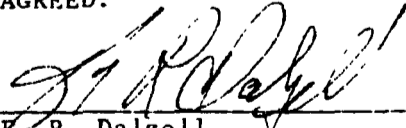
The Official Plan does not recognize office use as a permitted use in an Industrial designated area. The condominium building is occupied by industrial uses in conformity with the zoning by-law and a law office would not be compatible with the industrial uses. However, the storage of files as a warehouse function would be a compatible use.

7. Recommendations

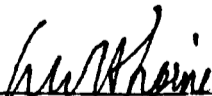
It is recommended that Planning Committee recommend to City Council that the proposal for a law firm office be refused. Units 11 and 12 may be used for the storage of files without an amendment to the Official Plan or Zoning By-law.

Gail Speirs
Development Planner

AGREED:

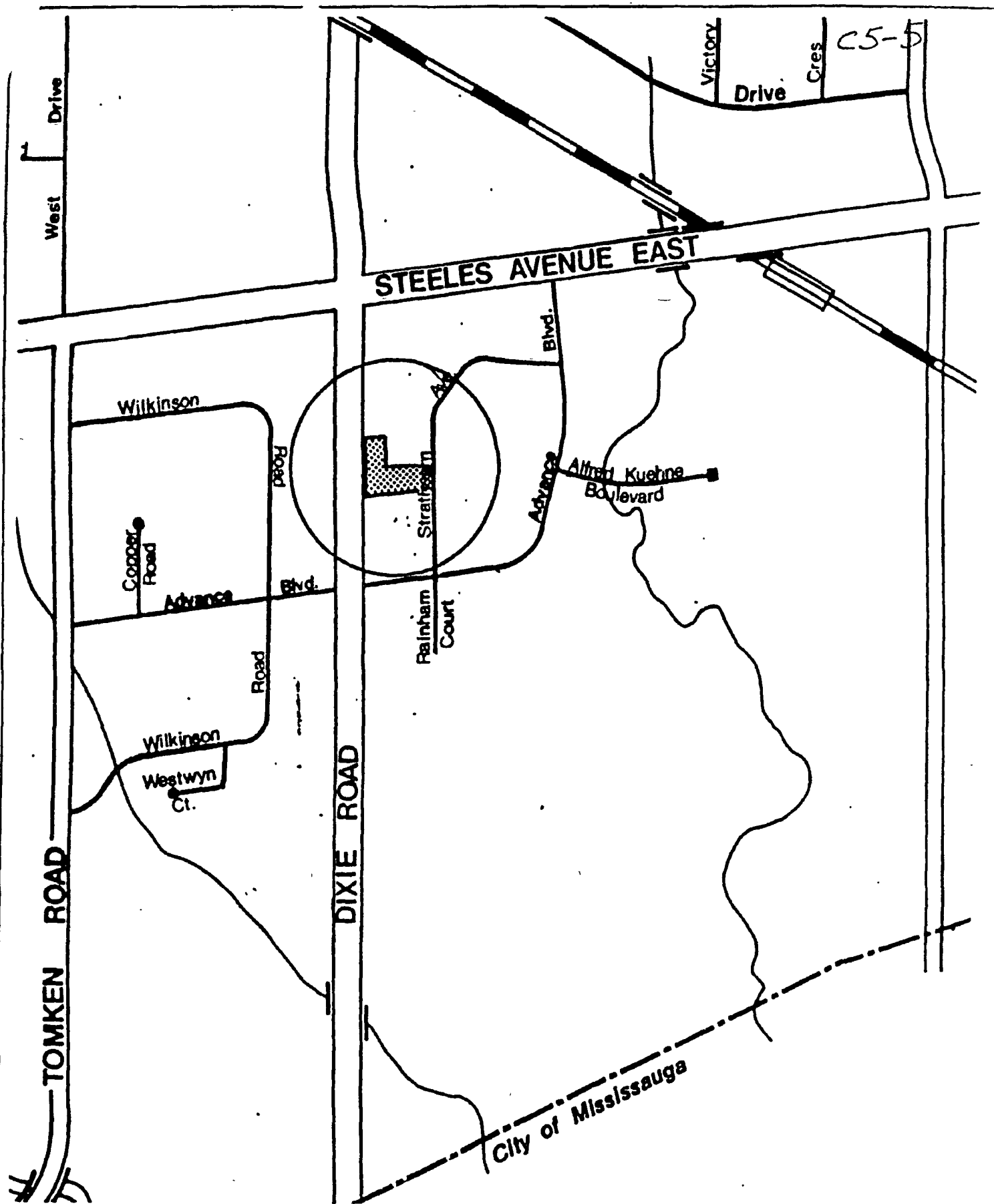


E. R. Dalzell
Commissioner of Planning and
Development



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

GS/hg/2



Location Plan
CARLOS DE FARIA



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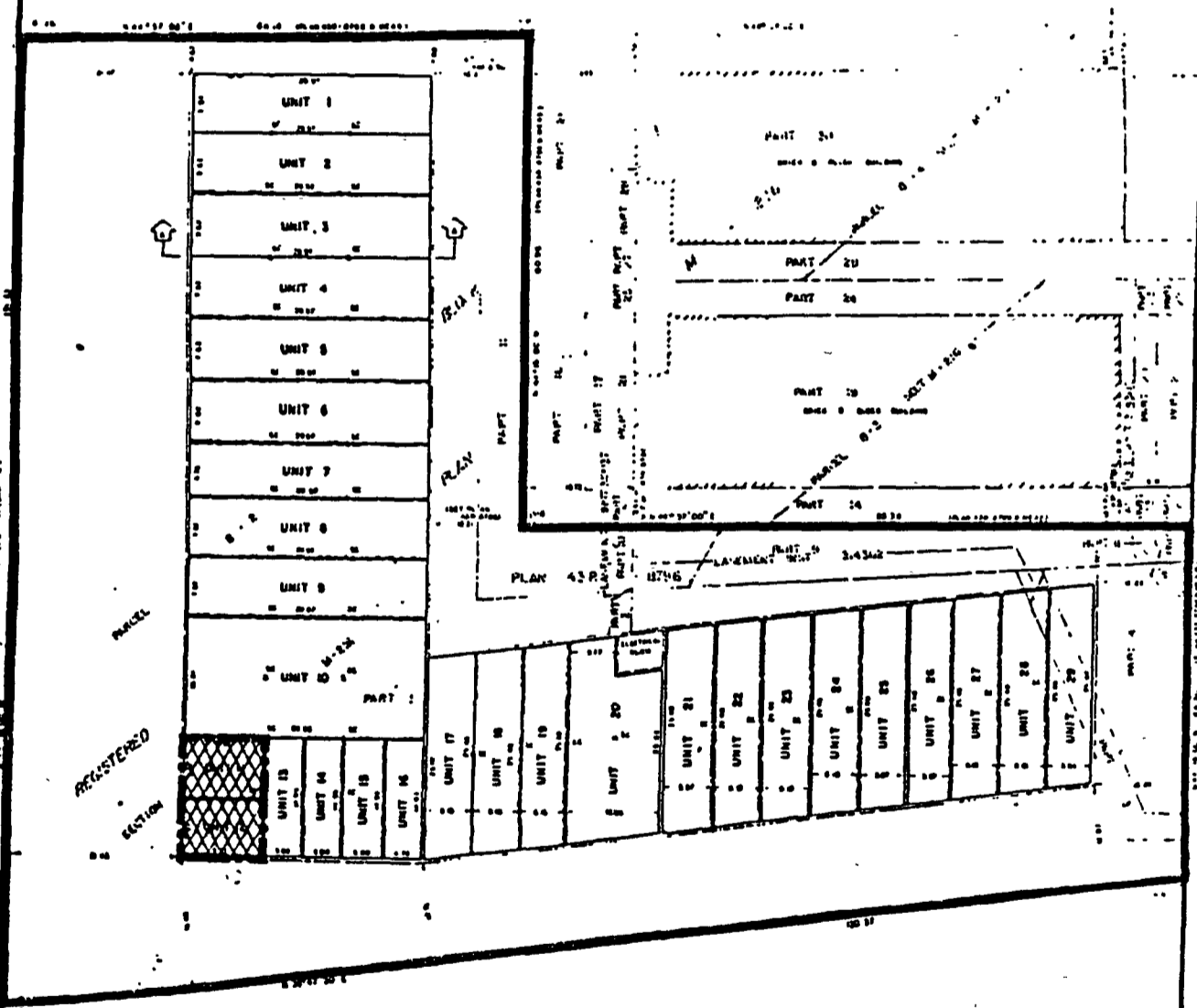
CITY OF BRAMPTON
Planning and Development

Date: 1986 06 17 Drawn by: P.S.
File no. T4E15.16 Map no. 79-22A

C5-6

Dixie Road

Strathearn Avenue



Site Plan - Units 11 & 12
 CARLOS DE FARIA



1:700

CITY OF BRAMPTON
 Planning and Development

Date: 1986 06 17 Drawn by: P.S.
 File no. T4E15.16 Map no. 79-22B

D2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 7, 1986

TO: The Chairman and Members of the Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part Lot 15, Concession 4
(former Toronto Township)
Ward Number 8
CARLOS DE FARIA
Our File Number: T4E15.16

The notes of the Public Meeting held on Wednesday, November 5, 1986, are attached for the information of Planning Committee.

No members of the public appeared at the meeting to express concerns or comments.

Although no letters have been received, staff has received several inquiries concerning this proposal. One of the concerns is the future effect of the approval of this application on the price and availability of industrial-oriented building land due to the increased demand from general office users. Another concern is the effect on the viability of existing and future office areas of the movement of general office, legal and otherwise, to industrial areas. The planning report dated September 10, 1986 did not support this application, though Planning Committee recommended that a public meeting be held.

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

(A) the notes of the Public Meeting be received, and

DD-2

- 2 -

(B) the application by Carlos De Faria be refused.

Respectfully submitted,

Gail Speirs
Development Planner

AGREED:

F. R. Dalzell
F. R. Dalzell, Commissioner of
Planning and Development

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

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22-3

PUBLIC MEETING

A. Special Meeting of Planning Committee was held on Wednesday, November 5, 1986, in the Municipal Council chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:32 p.m. with respect to an application by CARLOS DE FARIA (Our File: T4E15.16 - Ward 8) to amend the Zoning By-law to permit Units 11 and 12 of the complex to be used as a law firm branch office and as a storage facility for files.

Members Present: Alderman J. Hutton - Chairman
Councillor N. Porteous
Alderman T. Piane
Alderman L. Bissell
Councillor F. Andrews
Alderman P. Palleschi

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. A. Marshall, Director of Planning Policy and Research
G. Speirs, Development Planner
D. Ross, Development Planner
J. Robinson, Development Planner
J. Corbett, Policy Planner
E. Coulson, Secretary

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 7:33 p.m.

DD-4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1986 10 21

To: The Chairman and Members of Planning Committee
From: Janice Robinson, Planning and Development Department
Re: CARLOS DE FARIA
Application to Amend the Zoning By-law
Part of Block B, Registered Plan M-216
Units 11 and 12 - Ward 8
Our File: T4E15.16

This letter is in regard to allegations expressed at the Planning Committee Meeting held on October 20, 1986. Carlos De Faria alleged that I informed him that there would be no problem with his application for law offices.

This allegation was brought to my attention for the first time approximately the first week of September. Mr. Dalzell had met with Mr. De Faria to discuss the recommendations of the Development Team and Mr. De Faria mentioned my name after being told that the Development Team would not support his application. After that meeting, I was asked if I had given such a response to Mr. De Faria. My answer was that I had not told anyone that there would be no problem with law offices in that location. I could not recall a telephone conversation on this matter but was quite certain of my answer. When discussing an application, staff can only give preliminary planning opinions and point out potential problems. Applicants are always informed that the final recommendations are made by Development Team and the decisions are made by City Council.

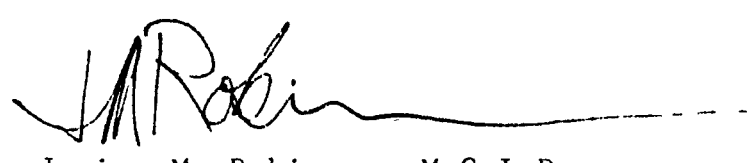
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It is my understanding that Mr. De Faria was told that I had no involvement with his application, therefore, the discussion should have ended at that time.

It is most unfortunate that this matter arose again at Planning Committee.

I trust that this clarifies the matter.



Janice M. Robinson, M.C.I.P.,
Development Planner

JMR/ec

D2-6

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 10, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Zoning By-law
Part of Block B, Registered Plan M-216
Units 11 and 12
Ward Number 8
CARLOS DE FARIA
Our File Number T4E15.16

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D2-8

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D2-9

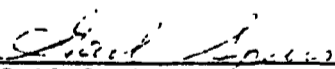
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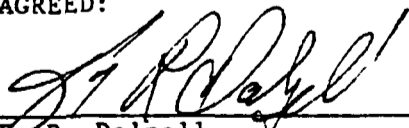
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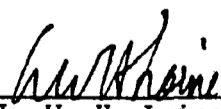


Gail Speirs
Development Planner

AGREED:



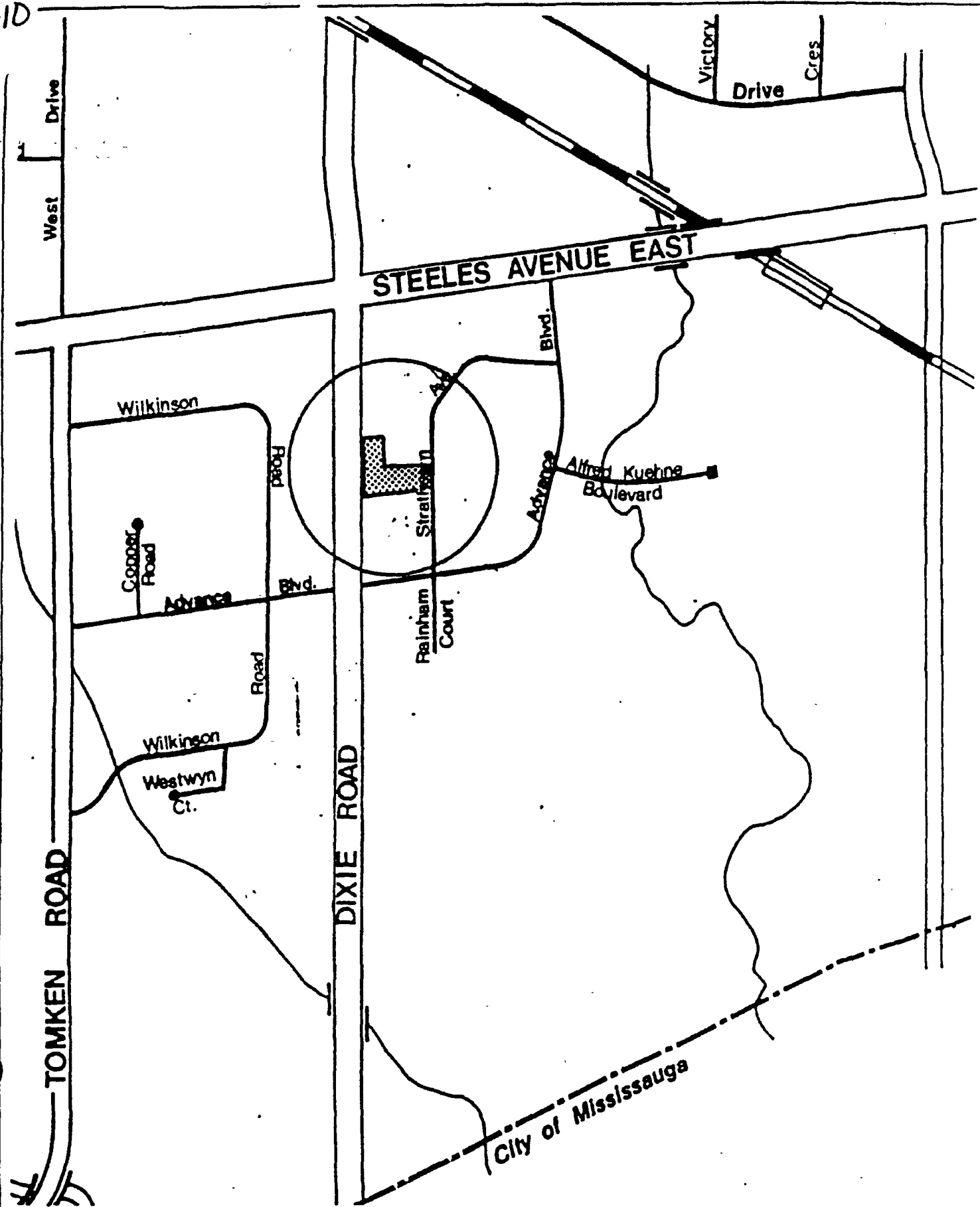
E. R. Dalzell
Commissioner of Planning and
Development



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

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D2-10



Location Plan
 CARLOS DE FARIA



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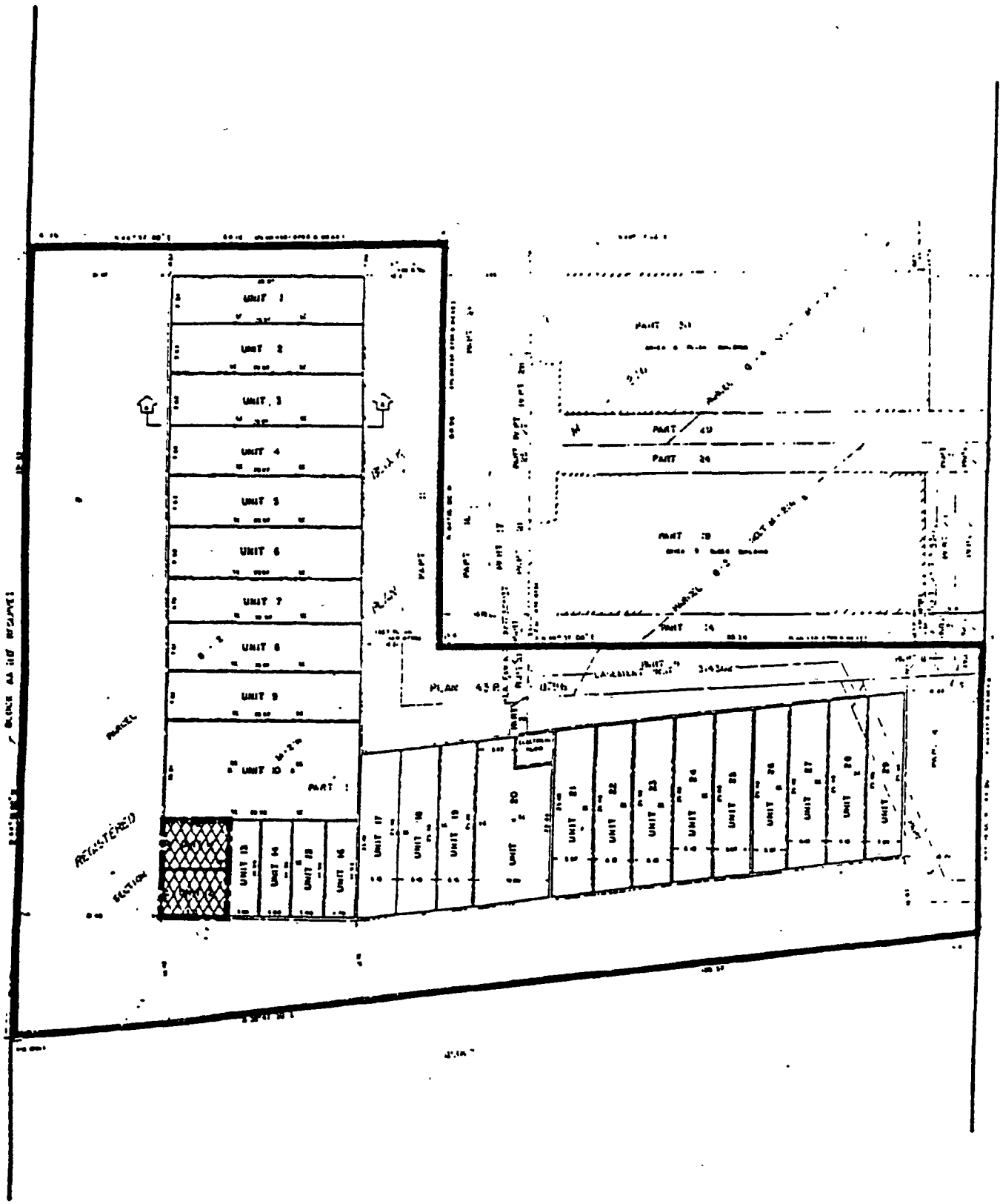
CITY OF BRAMPTON
 Planning and Development

Date: 1986 06 17 Drawn by: *P.S.*
 File no. T4E15.16 Map no. 79-22A

D2-11

Dixie Road

Strathearn Avenue



Site Plan - Units 11 & 12
CARLOS DE FARIA



1:700

CITY OF BRAMPTON
Planning and Development

Date: 1986 06 17 Drawn by: P.S.
File no. T4E15.16 Map no. 79-22B