



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 80-80
To adopt Amendment Number 50
to the Consolidated Official Plan
of the City of Brampton Planning
Area.

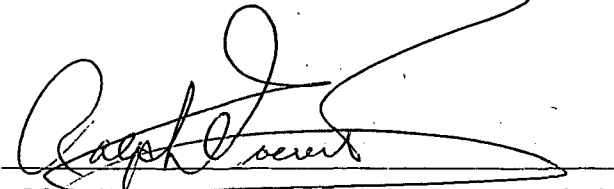
The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 50 to the Consolidated 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 Housing for approval of Amendment Number 50 to the Consolidated Official Plan of the City of Brampton Planning Area.

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

this 24th day of March, 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CITY CLERK

DUPLICATE ORIGINAL

1980 JUL 25 PM 2 48

21-0P-0006-50

3

AMENDMENT NUMBER 50

TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING
AREA.

REG. PLAN NO. 578
LOADED IN THE REISTRY OFFICE
FOR THE COUNTY OF PELL

1980 July 25 PM 2:48
Katherine Bayle D.L.R.
~~REGISTERED OFFICER, COUNTY OF PELL~~

City of Brampton

Amendment No.50
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 as Amendment No.50 to the Official Plan
for the City of Brampton under the provisions of section
17 of The Planning Act.

Date July 16, 1980.....

W. Wronski
ASSISTANT DEPUTY MINISTER



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 80-80
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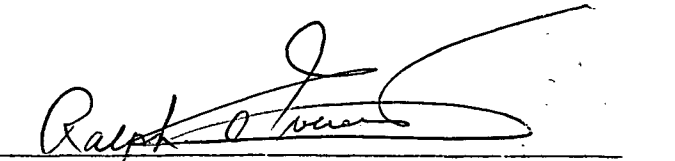
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JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CITY CLERK

AMENDMENT NUMBER 50
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING
AREA

1. Plate Number 2 (LAND USE) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the land shown outlined on Schedule 'A' hereto attached from Agricultural Land Use to Commercial.
2. Plate Number 1 (CHAPTER AREAS) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the Chapter indication of the land shown outlined on Schedule 'A' hereto attached from Chapter C1 to Chapter C57.
3. Part C, Section C of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by the addition of the following Chapter:

"Chapter C57

1.0 Purpose

The purpose of this Chapter is to permit the use of land located in part of Lot 5, Concession 3, WHS (Chingaucousy Township) as a site of an existing building to be renovated to contain a residence and a limited range of commercial uses.

2.0 Policy

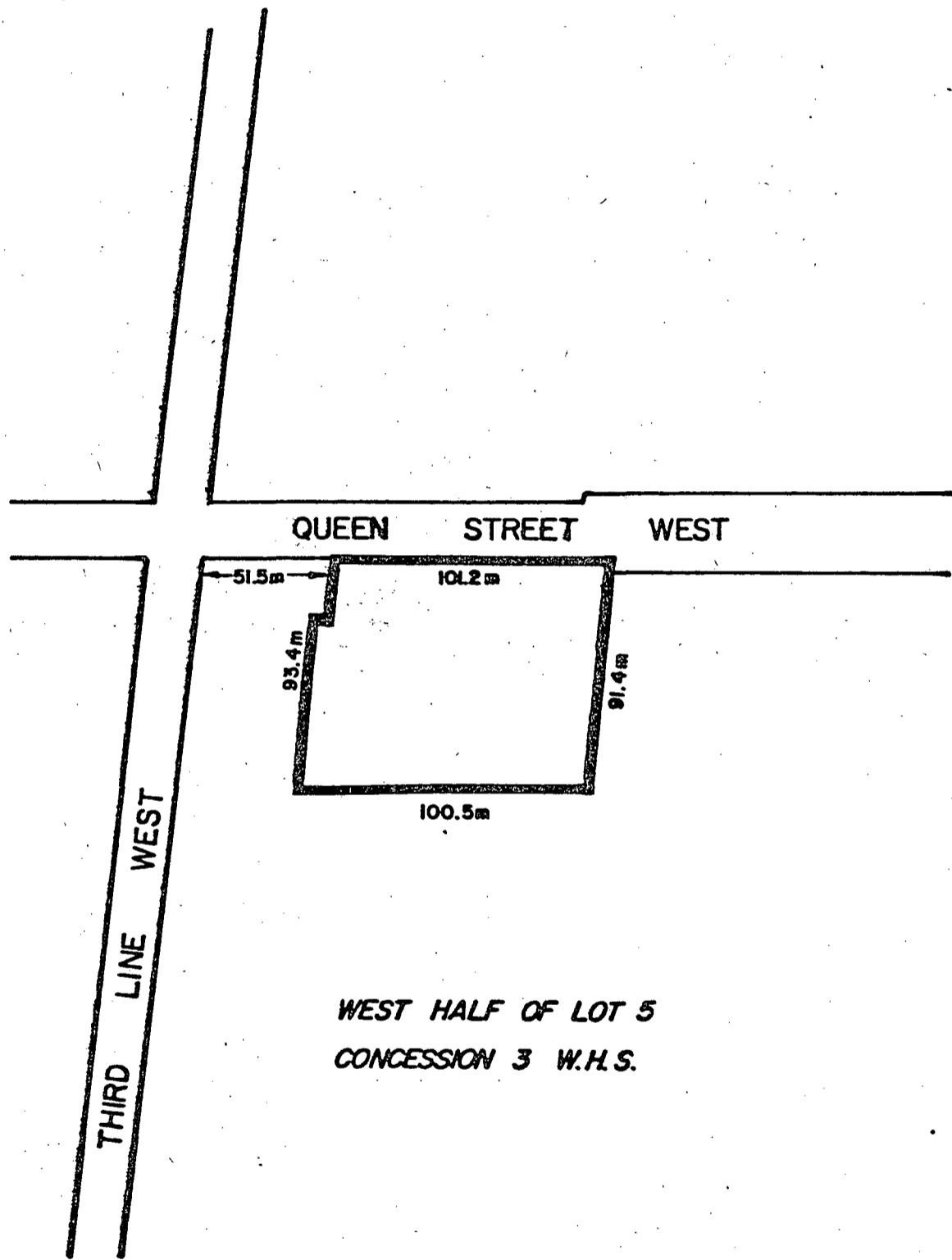
- 2.1 The site shall be of adequate size to accommodate an on-site private sewage disposal system satisfactory to the Regional Municipality of Peel Health Unit, the conservation authority having jurisdiction and Municipal Council.
- 2.2 Road widening as may be required by the road authority having jurisdiction shall be conveyed gratuitously.
- 2.3 The elevation of all openings to existing and future buildings shall be to the satisfaction of the conservation authority having jurisdiction.
- 2.4 The use of the existing building shall be restricted to a fruit, vegetable, grocery, variety store or similar type of commercial use and an operator's residence.

2.0 POLICY, CONT'D.

- 2.5 Adequate on-site landscaping, off-street parking and garbage storage facilities shall be provided as part of the renovation of the existing building.
- 2.6 The development of the site shall be subject to site plan control and architectural control.

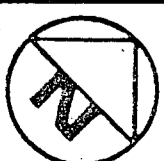
3.0 INTERPRETATION AND IMPLEMENTATION

- 3.1 The boundaries of the land use designation shall be as shown on Schedule 'A' hereto attached and where the general intent is maintained, minor adjustment to the boundaries and numerical figures will not require a further amendment to the Official Plan.
- 3.2 This chapter is to be implemented by the approval of appropriate restricted area by-law, site plan approval and development agreement.



————— Property Boundary

O.P. AMENDMENT No. 50
Schedule A



1:2484

CITY OF BRAMPTON
Planning and Development

Date: 80 03 06 Drawn by: CA
File no. C3W5.2 Map no. 57-5E

Attached are copies of Reports of the Director, Planning and Development Services, dated November 24, 1979 and December 12, 1979, and a copy of the notes of a special meeting of the Planning Committee held on December 11, 1979, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 121.92 metres (400 feet) of the subject site.

INTEI OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 10 24

To: Chairman of Development Team

From: Director, Planning and Development Services

Re: Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 5, Conc. 3, W.H.S.
(Chinguacousy Township)
G. CALVANO
Our File: C3W5.2

1.0 INTRODUCTION

An application has been filed to amend the Consolidated Official Plan and the zoning by-law of the former Township of Chinguacousy to permit the conversion of a former restaurant premises to a food store with an operator's residence.

2.0 PROPERTY LOCATION AND DESCRIPTION

The lands are located on the south side of Queen Street West about 51.51 metres (169 feet) east of Third Line West Road. The property is irregularly shaped having a frontage of about 101.16 metres (331.91 feet) on Queen Street West, an average depth of approximately 29.9 metres (131 feet) and comprises an area of some 0.405 hectares (1 acre) (see attached location plan).

The subject site slopes from Queen Street West towards the west and south to a small water course. The water course is situated approximately on the west and south boundary limits and is characterized by steep banks on the west which broadens out into a wider valley on the south.

An existing building with a ground floor of about 240.6 square metres (2590 square feet) of cement block and wood frame construction and stucco exterior is situated on the bank of the

- Cont'd. -

minor water course presenting a one-storey elevation towards the front and two-storey side and rear elevation. The building is situated about 18.28 metres (60 feet) south of the original 66 foot road allowance. There are approximately 10 small and medium size deciduous trees on the site. A twin trunk Manitoba Maple tree with a stump diameter of 35.5 cm. (14 inches) has been removed recently.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The property is designated as Agricultural by the Consolidated Official Plan and classified as Agriculture 'A' by the zoning by-law of the former Township of Chinguacousy.

The Draft Official Plan has identified the property as a restaurant and gas bar in the Hamlet area of Springbrook.

4.0 PROPOSAL

The applicant proposes to renovate the building in order that the main floor level can be used as a small scale fruit, vegetable, grocery and variety store and the lower level as the operator's residence with a double car garage.

During the course of a recent discussion with the applicant, a request was put forth by the applicant to enlarge upon the commercial uses to include such retail uses as wallpaper and paint sales, sporting goods store, hardware store, television sales and service, lighting fixtures, fireplace accessories sales and similar uses.

It is intended that the site would be enlarged by about 0.516 hectares (1.28 acres) by the addition of property abutting the south boundary of the existing property. The additional property is essential to provide an adequately elevated site and area to accommodate the tile bed of the domestic sewage disposal system. Customer off-street parking will be provided in the front yard consisting of 20 spaces.

5.0 COMMENT

The subject lands are bounded by residential uses on the west and to the north on the opposite side of Queen Street West. To the south and east of the property is a small agricultural holding of 8.903 hectares (22.0 acres) which has frontage on Queen Street West and 3rd. Line West Road of 36 x 576 metres (120 feet) and 289.56 metres (950 feet) respectively.

The Hamlet of Springbrook as identified in the Draft Official Plan extends as frontage development from the intersection of Queen Street West and Third Line West Road for some 300 metres (914 feet) north and 350 metres (1067 feet) south of Queen Street and 680 metres (2073 feet) west and 680 metres (2073 feet) east of Third Line West. Approximately 60 buildings are located within this area.

A water main which was the supply main from the Huttonville well passes the property. A service connection has been made to the water main recently.

The Region Health Unit has indicated that insufficient land with adequate elevation above the abutting water course and area is contained within the present property. Accordingly, a sewage disposal system will have to be located on an enlarged site.

The Credit Valley Conservation Authority has advised that a pipe crossing of the minor drainage course to a tile bed is acceptable, provided the tile bed is located above the flood level of the water course.

The Regional Municipality of Peel has signified that a widening of approximately 8.23 metres (27.00 feet) is required to conform to their by-law. The Region staff has indicated that the widening will not be needed for construction purposes for some time, and has indicated that they are prepared to recommend a lease of a portion of the conveyance to permit the applicant to use approximately 3 metres (10 feet) of the widening for parking facilities until the land is required for road construction purposes.

- Cont'd. -

While the widening of 27 feet requested by the Region appears to be excessive in recognition of the developed nature of the Hamlet, use of part of the future road widening for parking is acceptable as an interim measure.

A desirable feature as a future facility would be a sidewalk across the frontage of the proposed retail premises at a location acceptable to the Region and the City. Thus, it is recommended that the applicant pay cash in lieu of constructing a sidewalk at this time.

The site plan accompanying the application indicates several parking spaces that either would encroach upon the road widening or require use of the road allowance for manoeuvring.

The site plan should be amended by the removal of five parking spaces on the west limit of the site, the provision of the Queen Street West road allowance widening, provision of a minimum of 15 off-street parking spaces for customer parking, construction of access driveways acceptable to the Region of Peel, and location of a garbage or refuse enclosure acceptable to the City.

The request of the applicant to extend or expand the range of commercial uses to include retail uses which are more extensive than convenience commercial is not supportable in view of the limited size of the trade area tributary to the site and the desire to maintain a general low intensity level of development in the Hamlet.

The location of a retail food and variety store within this locality will provide a service for the local inhabitants and it is felt that such a facility is appropriate within the Hamlet of Springbrook.


- Cont'd. -

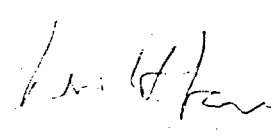
6.0 CONCLUSION

It is recommended that:

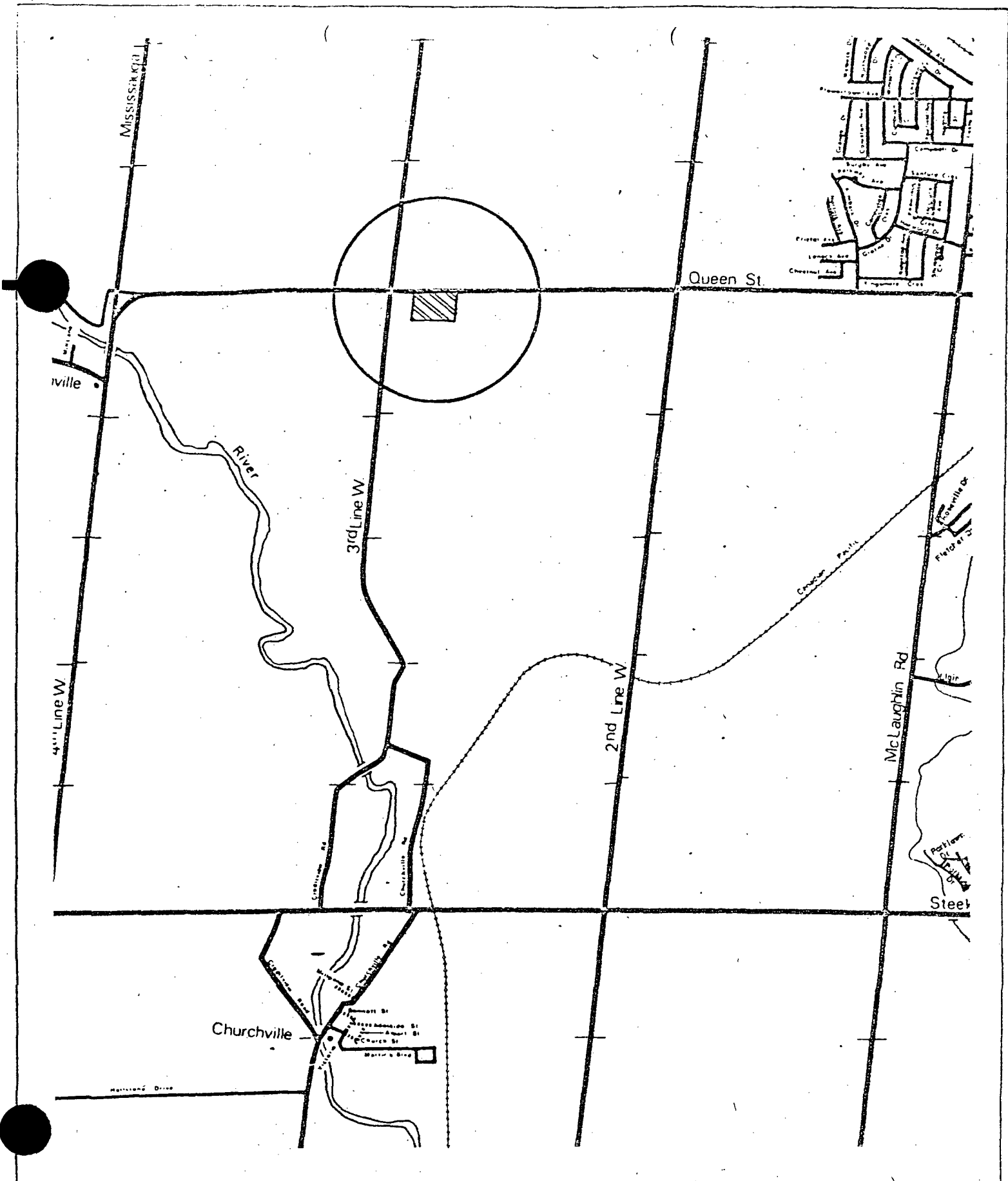
- a) A public meeting be held with respect to the request to amend the Official Plan and Restricted Area By-law, and
- b) Pending the results of the public meeting, the proposal be endorsed, subject to the following conditions:
 - 1) Road widening of 8.23 metres (27 feet) be conveyed gratuitously to the Regional Municipality of Peel;
 - 2) The site area be enlarged to a size satisfactory to the Region of Peel Health Unit, The Credit Valley Conservation Authority and the City of Brampton, to accommodate a private sewage disposal system;
 - 3) The elevation of all openings to the lower level of the building shall be to the satisfaction of The Credit Valley Conservation Authority.
 - 4) The uses be limited to a fruit, vegetable grocery and variety store and operator's residence;
 - 5) The applicant enter into an agreement to implement the requirements of a site plan development proposal.

AGREED

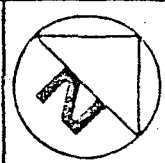

F. R. Dalzell
Commissioner of Planning
and Development


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

LWHL/ec
attachments



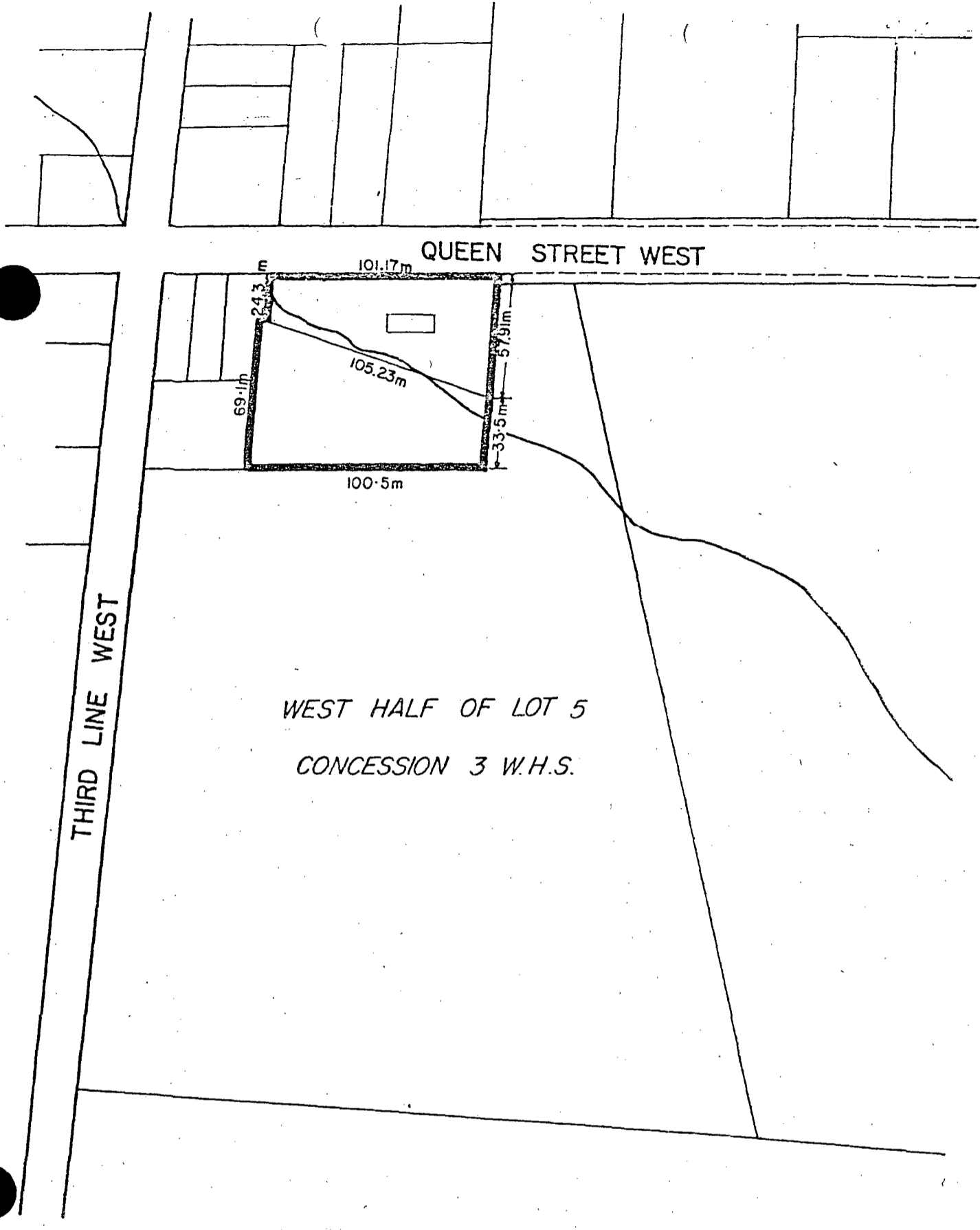
G. CALVANO
Location Map



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CITY OF BRAMPTON
Planning and Development

Date: 1979 11 14 Drawn by: C.R.E.
File no. C3W5-3 Map no. 57-3A



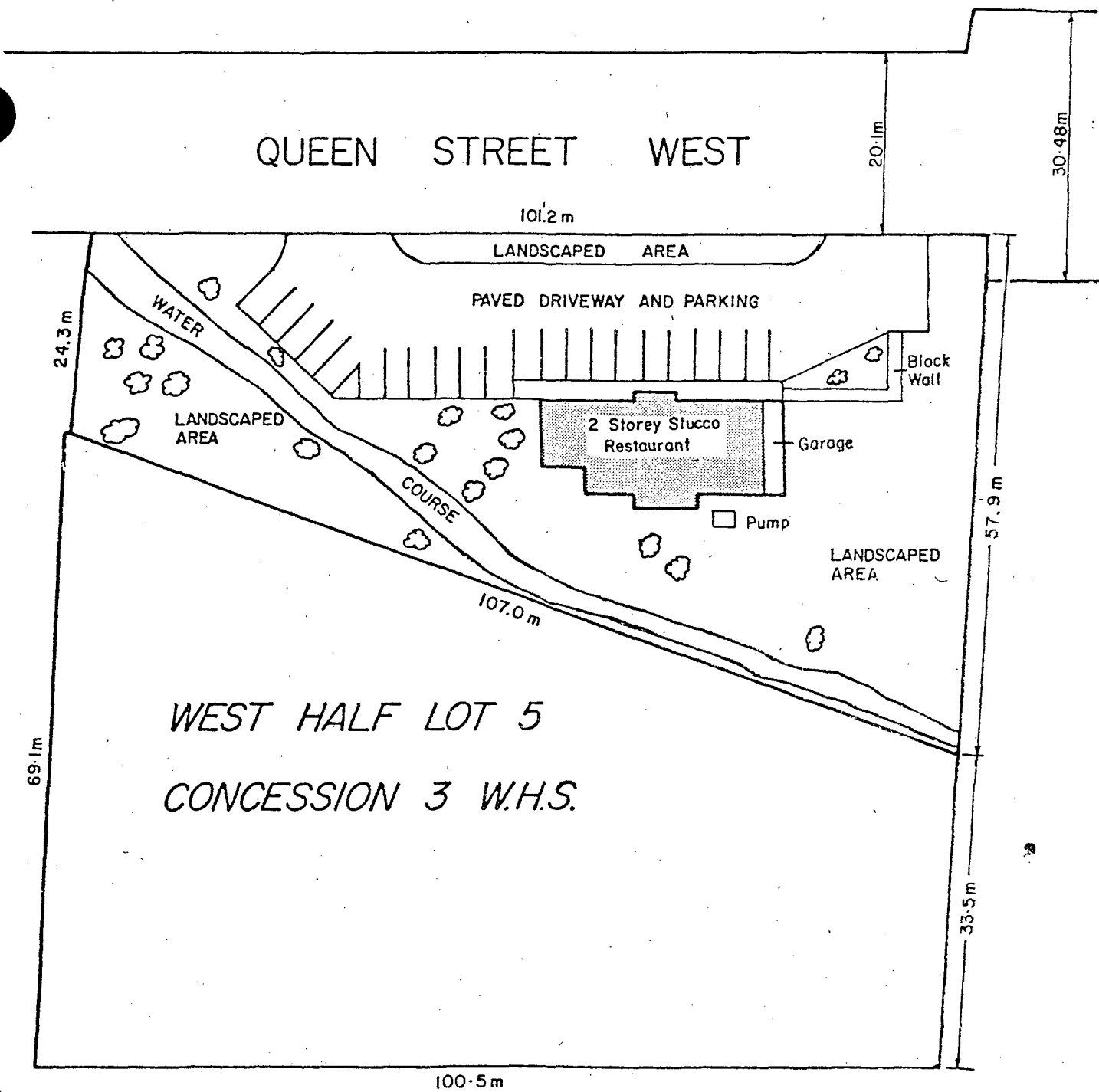
G. CALVANO
Property Plan



1:2484

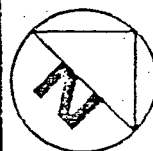
CITY OF BRAMPTON
Planning and Development

Date: 1979 11 14 Drawn by: J.M.L.
File no. C3W5.3 Map no. 57-3C



G. CALVANO

Site Plan



1:720

CITY OF BRAMPTON
Planning and Development

Date: 79 11 14
File no. C3W5.3

Drawn by: Ck
Map no. 57-38

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 12 12

To: The Chairman and Members of Planning Committee

From: Director, Planning and Development Services

Re: Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 5, Conc. 3 WHS
(Chinguacousy Township)
G. CALVANO
Our File: C3W5.2

Notes of the Public Meeting held on Tuesday, December 11, 1979, with respect to the above noted application are attached.

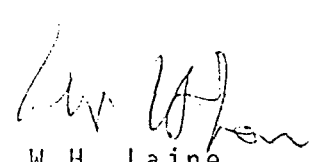
No comments or objections to the proposal have been received.

It is recommended that Planning Committee direct staff to prepare for the consideration of City Council, an Official Plan Amendment, Zoning By-law Amendment and Development Agreement.

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development



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

LWHL/ec
attached

PUBLIC MEETING

A Special Meeting of Planning Committee was held in the Municipal Council Chambers, 24 Queen Street East, Brampton, Ontario, on Tuesday, December 11, 1979, commencing at 8:30 p.m., with respect to an application by G. Calvano to amend the Official Plan and Restricted Area By-law to permit the renovation of the existing building in order that the main floor level can be used as a small scale fruit, vegetable, grocery and variety store and the lower level as the operator's residence.

Members Present: Councillor D. Sutter - Chairman
Alderman F. Kee
Councillor P. Robertson

Staff Present: L.W.H. Laine, Director, Planning and
Development Services
J. Singh, Development Planner
W. Winterhalt, Policy Planner
J.A. Marshall, Director of Planning Policy
and Research
E. Coulson, Secretary

There were no interested parties present.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed in the local newspapers. Mr. Laine replied in the affirmative.

There were no enquiries lodged, and no questions or comments made.

The meeting was adjourned at 8:35 p.m.