

THE CORPORATION OF THE CITY OF BRAMPTON

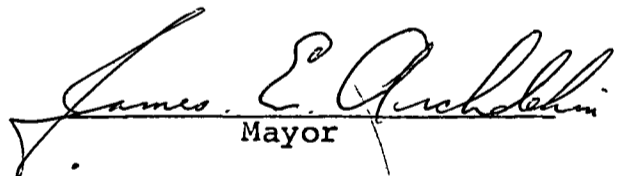
BY-LAW NUMBER 144-74

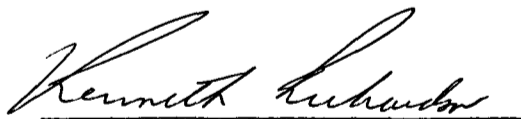
A By-law to amend the Official Plan of the
City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970, as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Official Plan Amendment Number 1 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule 'A') and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 1 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 25th day of November 1974.


Mayor


Clerk

AMENDMENT NUMBER 1
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 1 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 1.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 1. Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in four sections, as follows:

Section 1.0 Definitions

Section 2.0. Land Use

Section 3.0 Development Principles

Section 4.0 Implementation

Section 5.0 Interpretation

3.0 Location

This Amendment is concerned with land situated in part of Lot 4, Concession 1, East of Hurontario Street, lying on the north side of Clarence Street in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to change the present designation of the lands from Industrial to Commercial and to establish principles for the use of part of a building

for a retail furniture store and furniture warehouse including the use of adjacent lands for off-street parking purposes.

5.0 Basis

The City Council of Brampton referred an application by Degalo Developments Limited to amend the Official Plan and restricted area by-law to permit the establishment of a retailing and warehousing operation on a 4.163 acre parcel of land. The Planning Committee of the City of Brampton after considering the application and after the holding of an advertised public meeting recommended the change in land use and the preparation of the appropriate amendment to the Official Plan.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map (Schedule 'A' Land Use Plan) constitutes Amendment Number 1 to the Official Plan of the City of Brampton Planning Area.

The Official Plan is hereby amended as follows:

1.0 Definitions

For purposes of this Amendment the following definitions shall apply:

- 1.1 Commercial Area shall mean that the predominant use of the land is for commerce. The Commercial category includes offices and stores. This classification will not prevent some of the land being used for other than commercial purposes provided they do not prevent the areas from being used for commercial development.
- 1.2 Gross floor area (G.F.A.) shall mean the area of all floors including any floor area used for building maintenance, communal facilities and storage purposes.

2.0 Land Use

- 2.1 The land use classification of lands shown as edged with a red border on Schedule 'A' attached hereto shall be designated as Commercial. The Commercial Area designation shall apply only to a portion of an existing building, with the portion of the building to be used for the proposed use not to exceed a gross floor area of 32,000 square feet, and the abutting lands to the portion of the building to be used for off-street parking, loading and unloading, signs and landscape purposes. However, off-street parking facilities required or to be used in conjunction with the proposed use may occupy lands now designated as an Industrial Area without an amendment to the Official Plan.

3.0 Development Principles

- 3.1 Development will proceed only when City Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks, and electric energy facilities) are adequate, and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 3.2 Within the area which is the subject of this Amendment only a retail household furniture and furnishings store, furniture warehouse uses including off-street parking facilities shall be permitted as a commercial use.
- 3.3 Council shall determine the minimum number of off-street parking spaces that shall be provided to satisfy the expected requirements of customers and employees.
- The location of parking areas shall be arranged in recognition of the convenience of customers and employees of the proposed commercial use. Further, where deemed necessary by City Council, fencing, screening and landscaping will be provided as may be required.
- 3.4 To ensure that the development will be of a high quality the location of signs and advertising devices will be subject to control as to location, size and illumination.
- 3.5 In recognizing the importance of the abutting local road, namely Clarence Street, the location of access driveways shall be such to ensure that the traffic function of the street will not be affected unduly. To this end Council may require that turning movements at driveways be restricted.

4.0 Implementation

- 4.1 Amendment Number 1 will be implemented by an appropriate amendment to the restricted area by-law in such a form which will impose the appropriate zoning classification

and regulations in conformity with the development principles.

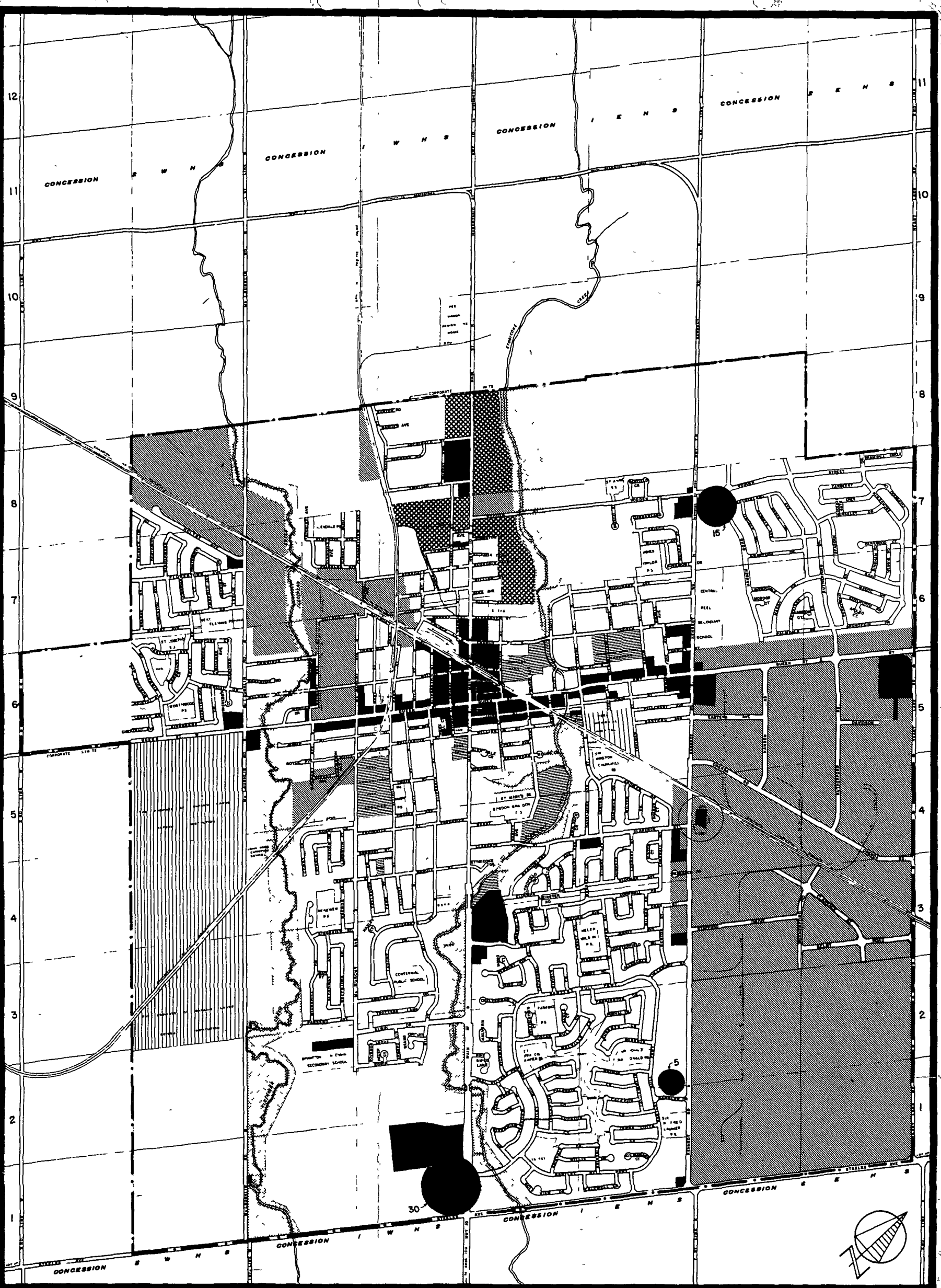
- 4.2 Council will enter into an agreement incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters, as deemed necessary by Council.

5.0 Interpretation

- 5.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' should not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, in so far as the spirit and intent of the Amendment is maintained.

- 5.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.



OFFICIAL PLAN OF THE BRAMPTON PLANNING AREA

**CITY OF BRAMPTON
PLANNING DEPARTMENT**

INTERPRETATION OF THE PLAN
 THE BOUNDARIES BETWEEN CLASSES OF LAND USE
 DESIGNATED IN THIS PLAN ARE GENERAL, ONLY AND
 ARE NOT INTENDED TO DEFINE THE EXACT LIMITS
 OF EACH SUCH CLASS. IT IS INTENDED THEREFORE
 THAT MINOR ADJUSTMENTS MAY BE MADE TO THESE
 BOUNDARIES FOR THE PURPOSE OF ANY BY-LAW TO
 IMPLEMENT THIS PLAN WITHOUT THE NECESSITY OF
 MAKING FORMAL AMENDMENTS TO THE OFFICIAL PLAN.
 OTHER THAN SUCH ADJUSTMENTS NOT BE INTERPRETED
 THAT NO AREAS OR DISTRICTS SHALL BE CREATED
 THAT DO NOT CONFORM WITH THIS PLAN IN RESPECT
 OF LAND USE.

LEGEND

- | | | | |
|-----------------|--|---------------|--|
| RESIDENTIAL (R) | | OPEN SPACE | |
| COMMERCIAL (C) | | INSTITUTIONAL | |
| INDUSTRIAL (I) | | AGRICULTURAL | |
| GREENHOUSE | | | |

SCALE -
 DATE - 14/11/74
 PLAN NO - FILE NO
 DRAWN BY - J.M.K. REVISED BY - C.F.

THIS MAP DESIGNATED SCHEDULE A TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 1

PART C - APPENDIX

1.0 Attached are copies of reports of the Planning Director dated August 16th, 1974, and September 13th, 1974, and a copy of the minutes of a Planning Committee meeting held on October 7th, 1974, subsequent to the publishment of notices in the local newspapers and mailing of notices to assessed owners within 400 feet of the 4,163 acre parcel.

City of Brampton
Planning Department

To: Chairman and Members of the
Planning Committee

August 16, 1974

Re: Application to Amend the Official
Plan and Zoning By-law of the former
Town of Brampton, Degalo Development Ltd.

Property
Description:

The property is bounded on the north by the Canadian National Railway right-of-way and on the west by the Kennedy Road grade separation. The 4.163 acre site has a frontage of about feet on Clarence Street and is occupied by a 70,600 square foot L-shaped building which has its westerly elevation treated in a non-industrial design.

Background:

The application has been filed to amend the Official Plan and zoning by-law to permit the operation of a Bad Boy Appliance retail and warehouse operation on the basis that the zoning by-law which permits, as an accessory use 10 per cent of the floor area to be devoted to the retail sale of goods produced on the premises.

In 1973 the same applicant had requested a change in the zoning of the subject lands as well as a 4.994 acre parcel located on the south side of Clarence Street, from industrial to a General Commercial. The request to amend the Official Plan and zoning by-law was refused.

Discussion:

Notwithstanding that the application has been filed to include the entire site of about 4.2 acres, it is understood that the appliance store and warehouse will occupy about 37,130 square feet of the westerly portion of the building.

Planning staff has no overwhelming objection to the establishment of a retail furniture and furniture warehouse and no other so called complimentary retail use at this location provided that:

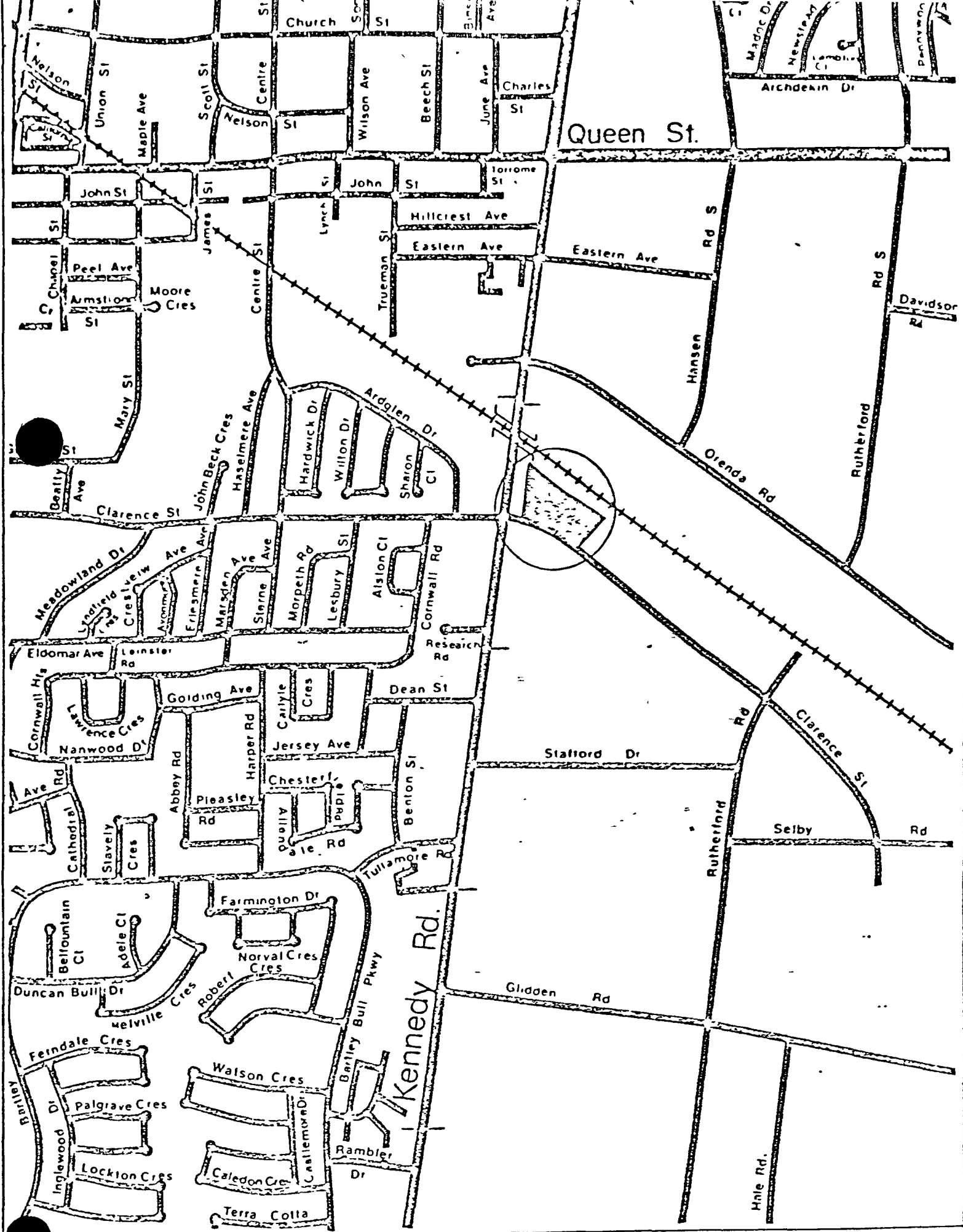
- (i) adequate off-street parking facilities are provided for all occupants of the building.
- (ii) the access driveways onto Clarence Street can be located to the satisfaction of the City Engineer in recognition of the present and future function of Clarence Street.
- (iii) the front yard landscaped area of twenty feet in depth is maintained and,
- (iv) no advertising displays banners or devices are visible from the adjacent streets and the firm identification sign be walled mounted and non-flashing.

The applicant should provide a site plan indicating the parking areas - customer and employees, loading and unloading areas, driveway locations, landscaped area, retail sales and warehouse areas, and sign size and location(s).

Recommendation: It is recommended that Planning Committee hold a public meeting prior to the preparation of an Official Plan amendment, subject to the applicant providing a satisfactory site plan to illustrate the provision of these matters noted in this report.



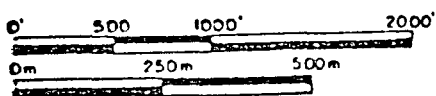
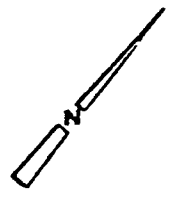
L.W.H. Laine,
Planning Director.



C2E4.1

DATE: AUG 14th, 1974
 DRAWN BY: m.o.

DEGALO DEVELOPMENTS LTD.



CITY OF BRAMPTON PLANNING DEPARTMENT

September 13th., 1974

To: Chairman and Members of the
Planning Committee

From: Planning Director

Re: Application to Amend the
Official Plan and Zoning By-law
Part of Lot 4, Concession 2, E.H.S.
Clarence Street.
Degalo Investments Limited
Our File C2E4.1.

Planning Committee adopted in principle a proposal to permit the operation of a retail furniture outlet and furniture warehouse subject to a site plan satisfactory to the Planning Committee indicating the parking areas - customer end employees, loading and unloading areas, driveway locations, landscaped area, retail sales and warehouse areas, and sign size and location(s).

The applicant provided a small scale "site plan" which was circulated and comments were received.

City Engineer: We have had a number of on-going discussions with Mr. English of Degalo Developments Limited and we are satisfied that access to Clarence Street can be located to our satisfaction. We therefore, have no objections to the application.

Deputy Building and Zoning Co-ordinator: The site plan for the retail and furniture warehouse proposed, shows the required number of parking spaces.

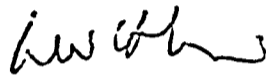
The Directory Sign should be erected to comply with By-law #62-74, provisions for which require:

"One sign on an external wall, provided, no sign shall exceed four (4) square feet for each lineal foot of external wall length to which the sign is attached and in no event shall the sign exceed 300 square feet or 25% of the wall face area whichever is the lesser."

The Planning Committee might wish to be aware that the building floor area to be occupied by Bad Boy will be about 31,170 square feet and not 37,130 square feet as reported on August 19th., 1974.

The 20 foot landscaped area abutting the front yard street lot line has been indicated on the "site plan".

Recommendation: It is recommended that Planning Committee set a location, date and time for holding a public meeting prior to the preparation and adoption of an official plan amendment and that the applicant provide a large scale plan for display purpose for the meeting.



L.W.H. Laine
Planning Director

CITY OF BRAMPTON
PLANNING COMMITTEE

A Special Planning Committee Meeting of the City of Brampton was held on October 7th., 1974, at 24 Queen Street East, in the Council Chambers commencing at approximately 7:00 p.m., to hear representations on a proposal to amend the Official Plan.

Members present were: F. R. Dalzell - Chairman
J. J. Yarrow - Vice-Chairman
J. E. Archdekin - Mayor
W. J. Baillie - Alderman
C. F. Kline - Alderman
R. F. Russell - Alderman
Mrs. Dianne Sutter - Alderman
M. Robinson - Councillor
Mrs. Ellen Mitchell - Alderman
R. V. Callahan - Alderman
T. P. Miller - Councillor
E. Martin - Alderman
F. W. Andrews - Alderman
A. Ferri - Alderman

Members absent were: Councillor K. G. Whillans

Staff present were: J. Galway - Senior Administrative Officer
Mrs. J. Hendy - City Solicitor
J. Curran - City Engineer
L.W.H. Laine - Planning Director
Miss M. McLeod - City Treasurer

1. Degalo Developments Limited

The Planning Director outlined the location of the plan. A number of questions were asked by committee members relating to traffic problems and the quantity of parking. The Planning Committee recommended that the westerly driveway be used for right turns into and out of the site and that satisfactory arrangements be made to ensure availability of off-street parking at all times. Further the Planning Committee recommended

that the Official Plan be prepared for presentation to Council incorporating the above conditions.

2. Adjournment

The Meeting adjourned at 7:40 p.m.