



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 156-80

To adopt Amendment Number 53  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.

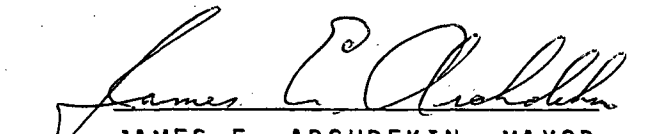
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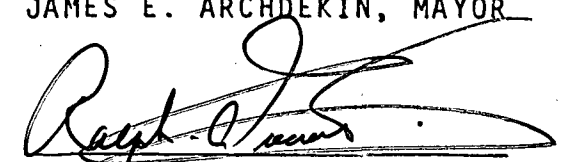
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 53 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 53 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 9th day of June 1980

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

DUPLICATE ORIGINAL

21-OP-0006-53

# 3.

AMENDMENT NUMBER 53  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING  
AREA.

MISC. PLAN NO. 585

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

1980 Sept 9 P.M. 2.57

Katharine Bayle W.L.R.  
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~

1980 SEP 9 PM 2 57

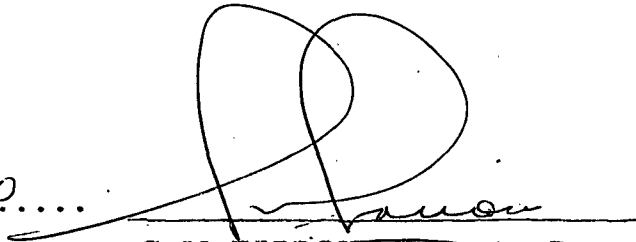
Amendment No. 53  
to the  
Official Plan for the  
City of Brampton Planning Area

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 modified under section 17 of The Planning Act, as follows:

1. Section 2 is modified by adding, at the end of the fourth last line, the words, "namely a school,".

As thus modified, this amendment is hereby approved as Amendment No. 53 to the Official Plan for the City of Brampton Planning Area under section 17 of The Planning Act.

Date ..... *Aug 12/80* .....

  
G. M. FARROW, Executive Director  
Plans Administration Division  
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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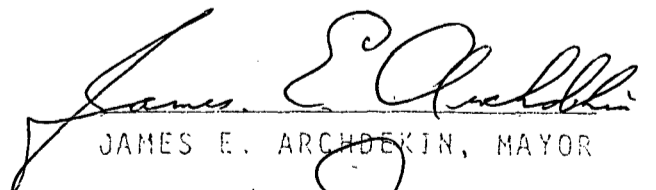
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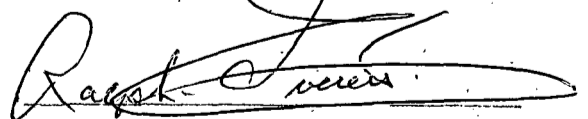
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This 9th day of June 1980

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

AMENDMENT NUMBER 53  
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 Highway Commercial Use to Special Commercial.
2. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended by deleting clause 2.0 Policy of Part C, Section C, Chapter C15 and substituting therefor the following:

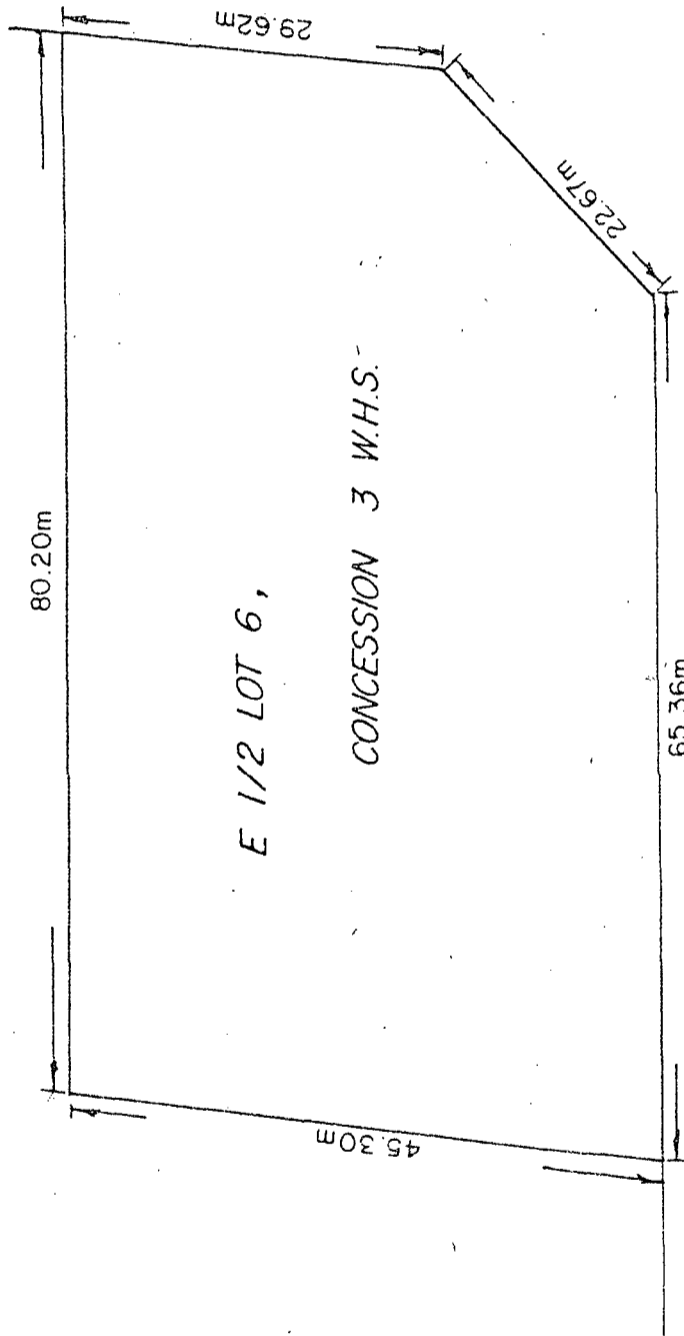
"2.0 Policy

The development of the property is to be governed by a Special Commercial zoning by-law limiting the uses to those that may be appropriate to the site recognizing the proximity of designated uses and the requirements of road authorities having jurisdiction over abutting roads."

**MODIFICATION**  
**NO. 1**  
**UNDER SECTION 14(1) OF**  
**THE PLANNING ACT**

*[Handwritten signature]*

SECOND LINE WEST



QUEEN STREET WEST

O.P. AMENDMENT No. 53  
Schedule, A



1:600

CITY OF BRAMPTON  
Planning and Development

Date: 1980 06 05 Drawn by: *J.M.J.*

File no. C3W6.1 Map no. 40-1D

Attached are copies of Reports of the Director, Planning and Development Services dated April 15, 1980 and May 14, 1980, and a copy of the notes of a special meeting of the Planning Committee held on May 13, 1980, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development.

1980 04 15

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Restricted Area By-law  
Part of Lot 6. Concession 3.W.H.S.  
(Chinguacousy Township)  
344702 Ontario Limited  
Our File: C3W6.1

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1.0 Introduction

An application has been filed to amend the restricted area by-law of the former Township of Chinguacousy, to permit the use of property as a private day school.

2.0 Property Description

The subject lands are located at the north-west corner of the intersection Queen Street West and Second Line West occupying part of Lot 6 Concession 3. W.H.S. The property has a frontage of 65.37 metres (214.46) on Queen Street West, excluding the visibility triangle, and a frontage of 29.62 metres (97.19 feet) on Second Line West comprising an area of 0.349 hectares (0.862 acres).

The property is occupied by a former brick school building with a one-storey brick addition. The brick addition is situated about 5.3 metres (17.4 feet) from the Queen Street West right-of-way. The building presently is occupied by a surveyor's establishment. A gravelled surface parking area is located to the west of the building. A circular gravel driveway with two accesses into Queen Street West provides vehicle access to the parking area and to the building principal entrances.

The property slopes west to east and to the south-east. The major portion of the site is grass covered. Three mature deciduous trees are located along the west and north boundaries, whilst coniferous foundation plantings are located along the south elevation of the existing building.

.../2



Page wire fence with wood post and wood top rail is located on the north and west property lines, whilst the frontages are unfenced.

The abutting lands are used for agricultural purposes. To the east on the opposite side of Second Line West is vacant former agricultural land presently the subject of a subdivision proposal (Trevail Holdings Limited 21T-79028B Our File: C2W6.1A). Diagonally opposite the subject lands at the south-east corner of the intersection of Queen Street West and Second Line West is a petroleum bulk distribution plant. On the south side of Queen Street West, west of Second Line West, is vacant land, partially used for the parking and storage of trucks and ribbon residential development.

### 3.0 Existing Official Plan and Zoning Status

The Consolidated Official Plan (Plate No. 2) has imposed a Highway Commercial designation on the subject property, whilst a Special Commercial designation has been indicated by Part C, Section C, Chapter 15. The existing zoning classification is Commercial Class One (C1) (By-law Number 861) but the regulations of the C1 Zone have been amended by By-law Number 23-70 which allow the existing parcel to be conforming insofar as site area, frontage and flanking side yard width are concerned, with the building area not to exceed 910.472 square metres (9,800 square feet).

### 4.0 Proposal

The applicant proposes to establish a private day school - Brampton Day School and Montessori Pre-School - to provide educational instruction for 60 to 75 students from kindergarten to grade 6 according to Ministry of Education guidelines. The school presently occupies space in St. Bartholomews United Church at 22 Abbey Road.

A staff of 6 persons will be employed who will travel in car pools with 4 cars to be parked at the rear.

Students will be transported to the school by car pool with the vehicles scheduled to arrive and depart at staggered periods. The maximum number of vehicles at any one time is expected to be 6 or 7 with a usual number of 2 or 3.

The school will be subject to the requirements of the Regional Municipality of Peel, Health Unit.

A fenced recreation area, equipped with appropriate equipment, will be provided to the north of the existing building.

5.0

#### Discussion

The principal of the Brampton Day School and Montessori Pre-School has advised that the day school is not a day care or nursery school but a private school.

The water supply is currently provided by a drilled well and sewage is handled by a septic tank and tile system.

The abutting road allowances of Queen Street West and Second Line West being respectively 30.480 metres (100 feet) and 20.117 metres (66 feet) wide are inadequate. The Regional Municipality of Peel requires a right-of-way of (120 feet) 36.576 metres for Queen Street West, whilst the Draft Official Plan identifies a similar width requirement for Second Line West. Accordingly, widenings of 3.048 metres (10 feet) and 8.229 metres (27 feet) will be required for Queen Street West and Second Line West including the re-instatement of the daylight triangle at the north-west corner of Queen Street West and Second Line West. Further, the Regional Municipality of Peel, Public Works Department has advised that one access to Queen Street be permitted located at or near the westerly limit of the site.

The Fire Department has indicated that, while a water main exists nearby, there is no hydrant facility within approximately 400 metres ( $\frac{1}{4}$  mile). Further, the Fire Department has advised that, based upon a preliminary inspection, the building will require fire retardant material, electrical and furnace inspections, installation of alarm system; emergency lighting; fire extinguishers, and repair and installation of door hardware.

The Buildings and By-law Enforcement Department has advised that renovations will be required as noted by the Fire Department and specifically including the "fire rating" of corridors, walls and floors, provision of adequate exits, exit lights and emergency lighting, alarm and/or fire detection

.... /4

system, renovation of boiler room and heating system and provision of adequate plumbing facilities for occupant load.

The age of the children to be taught ranging from pre-elementary school to 11 or 12 years of age and the restricted site area suggests the need to provide recreational facilities and protective fencing that is designed to achieve the most effective use of the available space.

The required road widening and the need to restrict the driveway access at or near the westerly property limits will preclude the continued use of a circular driveway for the proposed loading/unloading of students. Thus, an appropriate turn around facility will be required.

The unclear land use designation of the Official Plan should be resolved by an amendment that replaces the Highway Commercial designation with an appropriate designation such as commercial institutional to accommodate the specific use. This designation, while more restricted than a commercial designation, is warranted to ensure that, should a further land use charge be made, an opportunity will be available to devise development principles to guide the preparation of an appropriate zoning by-law amendment for the subject lands.

6.0

#### Conclusion

The application to amend the restricted area by-law of the former Township of Chinguacousy to permit the operation of a private school at the north-west corner of the intersection of Queen Street West and Second Line West is acceptable in principle.

It is recommended that:

- A. Planning Committee hold a public meeting in accordance with City Council's procedures, and
- B. Subject to the results of the public meeting the proposal be approved subject to the following conditions:
  1. an amendment to the Official Plan be adopted by City Council prior to the enactment of the restricted area by-law;
  2. the requirements of the Fire Department with

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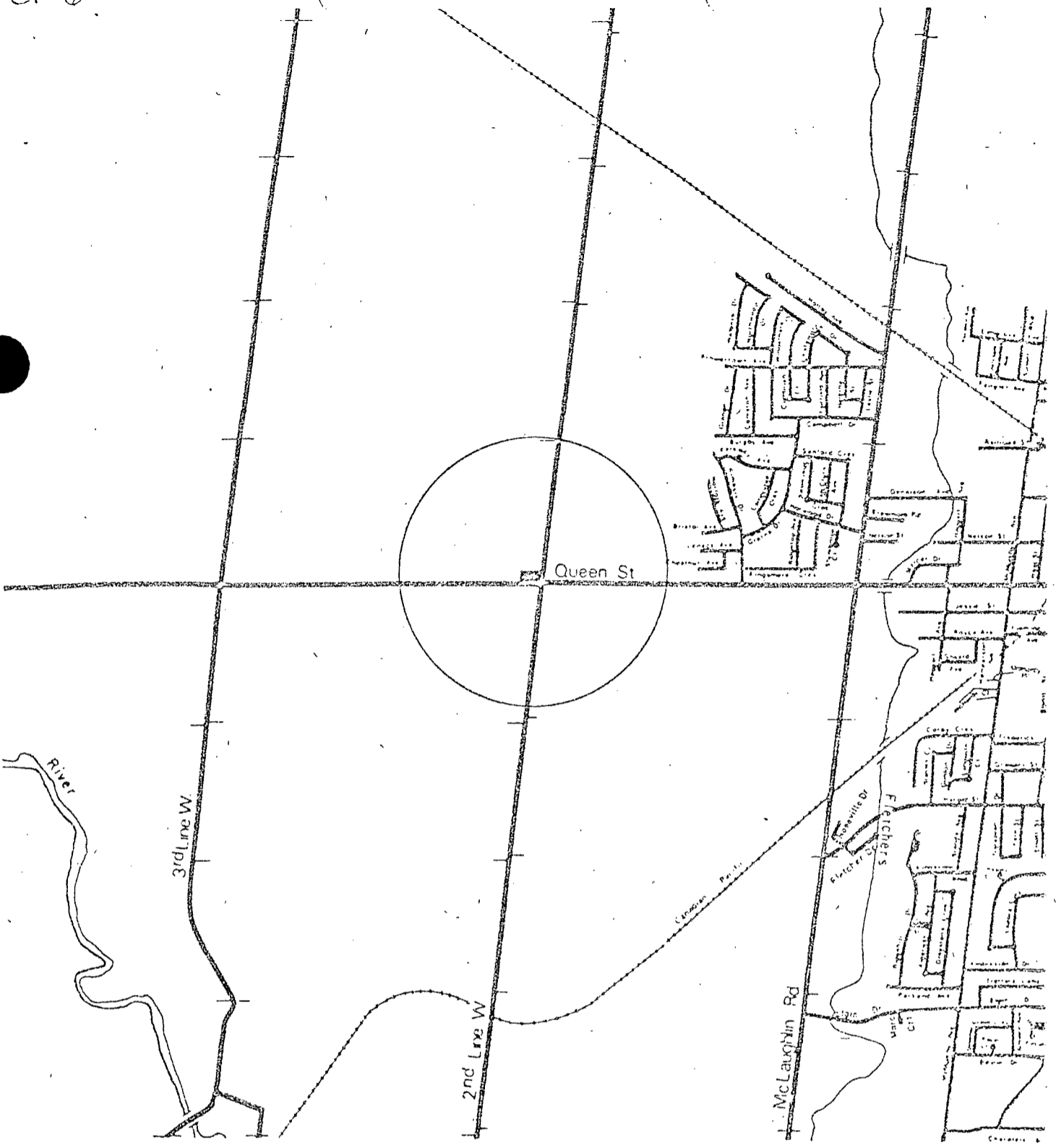
respect to inspections be concluded prior to the enactment of the restricted area by-law;

- 3. the requirements of the Fire Department and the Buildings and By-law Enforcement Department be completed prior to the issuance of an occupancy permit;
- 4. road widenings of Queen Street West and Second Line West including the reinstatement of the visibility triangle be conveyed to the Regional Municipality of Peel and the City of Brampton;
- 5. driveway access to Queen Street West be restricted to or near the westerly property limit and the existing circular driveway be removed;
- 6. student loading/unloading facility be provided at a location acceptable to the Public Works Departments of the Region of Peel and the City of Brampton, and further the design of the facility be acceptable to the Public Works Department of the City of Brampton;
- 7. a fenced recreation facility be provided acceptable to the Planning and Development Department and the Parks and Recreation Department;
- 8. off-street parking facilities shall be provided on the basis of one off-street space for each person employed, and
- 9. an agreement shall be entered into to ensure that development requirements are carried out.

Agreed:  
F.R. Dalzell  
Commissioner, Planning  
and Development

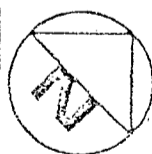
L.W.H. Laine  
Director, Planning  
and Development Services

LWHL/dh  
encl: (2)



SUBJECT PROPERTY

44702 ONTARIO LIMITED  
Location Map



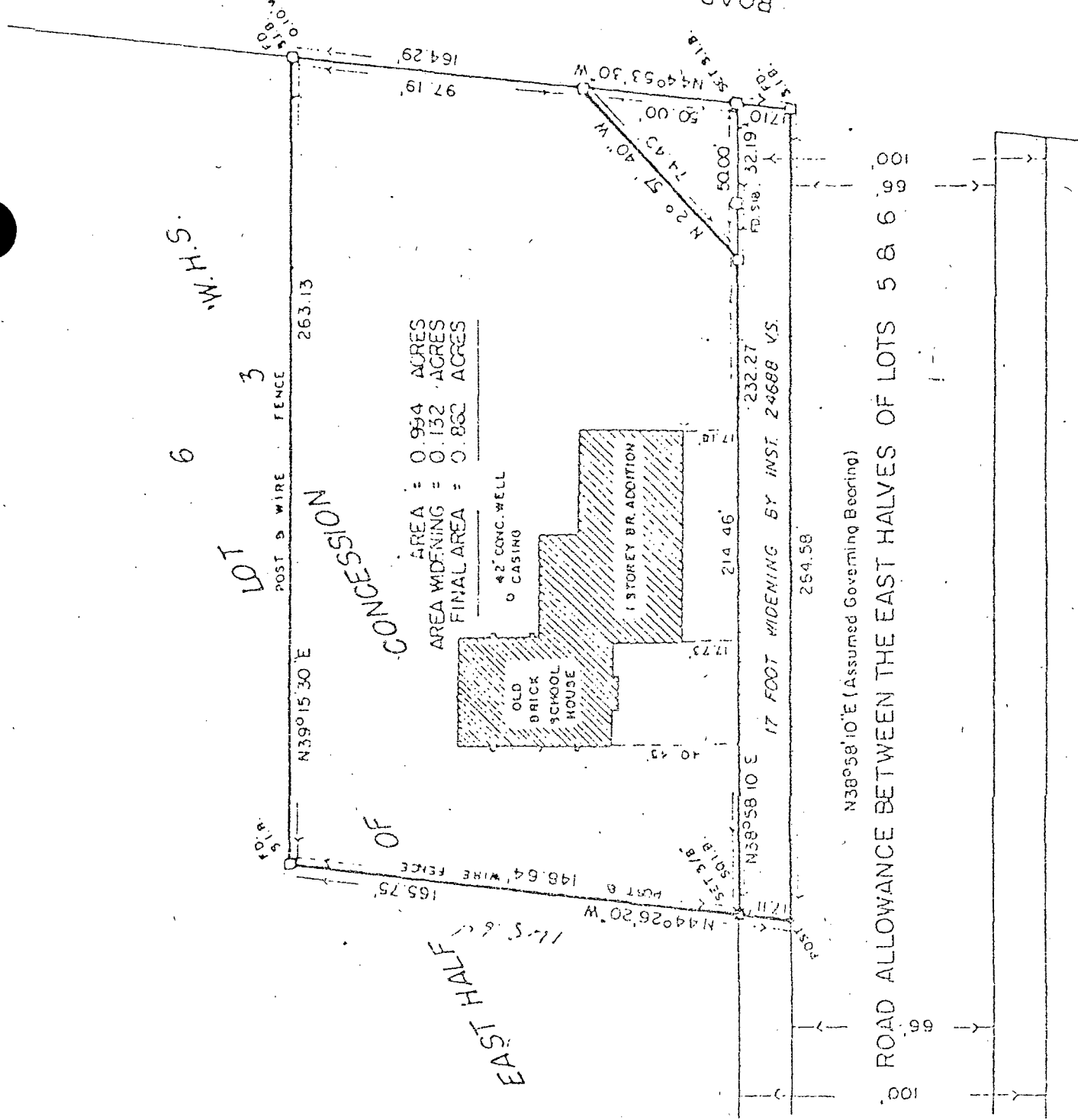
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CITY OF BRAMPTON  
Planning and Development

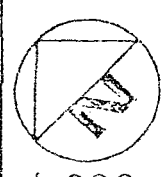
Date: 80 04 15  
File no. C3W6.1

Drawn by: ck  
Map no. 40-1A

ROAD ALLOWANCE BETWEEN CONCESSIONS 283 W.H.S.



344702 ONTARIO LIMITED  
Site Plan



1:600

CITY OF BRAMPTON  
Planning and Development

Date: 80 04 15 Drawn by: Ck  
File no. C3W6.1 Map no. 40-1B

C11

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

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1980 05 14

To: The Chairman and Members of Planning Committee  
From: Planning and Development Department

Re: Application to Amend the Restricted  
Area By-law  
Part of Lot 6, Concession 3, WHS  
(Chinguacousy Township)  
344702 ONTARIO LIMITED  
Our File: C3W6.1

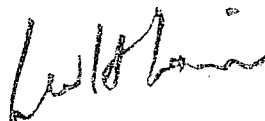
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The brief notes of the public meeting held on Tuesday, May 13, 1980, with respect to the above proposal are attached.

No members of the public attended in opposition to the proposal.

It will be recalled that the applicant's solicitor questioned the need for the widening of Queen Street West. The Region of Peel have advised that their original request still remains, but a lease arrangement would be considered.

It is recommended that Planning Committee recommend to City Council that staff be directed to prepare the amending by-law, Official Plan amendment and development agreement for consideration of Council.



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

AGREED



F. R. Dalzell,  
Commissioner of Planning  
and Development

LWHL/ec attachment

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Tuesday, May 13, 1980, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 10:37 p.m. with respect to an application by 344702 Ontario Limited to amend the Restricted Area By-law to permit the existing building on the site to be used as a private day school to provide educational instruction for 65 to 70 students from Kindergarten to Grade 6, according to the Ministry of Education guidelines. Also in the proposal is the construction of a fenced recreation area complete with suitable equipment.

Members Present: Councillor D. Sutter - Chairman  
Mayor Archdekin  
Alderman F. Kee  
Alderman F. Andrews

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

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Chairman Sutter was assured that the usual notification was sent. No members of the public with an interest in the application were in attendance.

The Chairman adjourned the meeting at 10:40 p.m.