



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

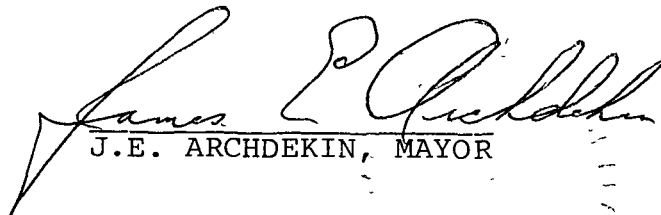
Number 197-78

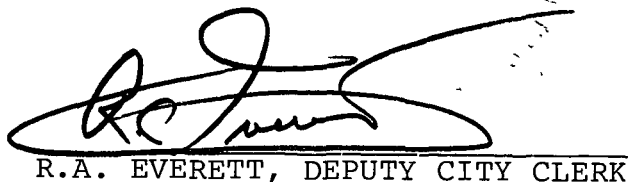
A By-law to Amend the Consolidated Official Plan
of the City of Brampton Planning Area

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

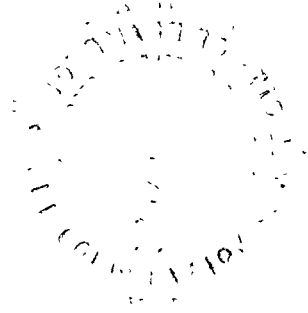
1. Amendment Number **24** to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number **24** to the Consolidated Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and effect on the day of the final passing thereof.

Enacted and Passed this 11 day of SEPT. 1978


J.E. ARCHDEKIN, MAYOR


R.A. EVERETT, DEPUTY CITY CLERK

PASSED September 11 1978



BY-LAW

No. 197-78

To amend the Consolidated Official Plan
of the City of Brampton Planning Area.
(MOTHER'S RESTAURANT)

DUPLICATE ORIGINAL

1979 FEB 2 PM 3 02

OPC 0006-24

AMENDMENT NUMBER 24
TO THE
CONSOLIDATED OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

-3

PLAN NO. 529

LOGGED IN THE MORTGAGE OFFICE
FOR THE COUNTY OF PEEL

1979 Feb 2 P.M. 3.02

Katherine Bayliss
REGISTRAR OF DEEDS, COUNTY OF PEEL

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Amendment No.24
to the
Consolidated Official Plan for the
City of Brampton Planning Area

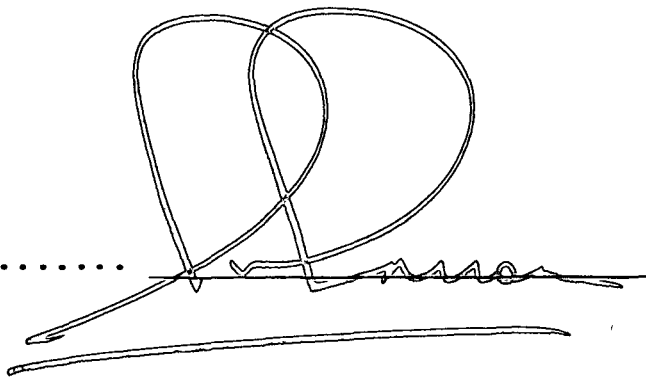
This Amendment No.24 to the Consolidated Official Plan for the City of Brampton Planning Area which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of section 17 of The Planning Act as follows:

1. Part B - The Amendment, on page 2, is modified by:

- (i) deleting the words "Chapter C50, following Chapter C49" from the second and third lines of the first section 2.0 on that page and replacing them with the words "Chapter C49, following Chapter C48".
- (ii) deleting the title "Chapter C50" immediately preceding section 1.0 Purpose and Property Location and replacing it with the title "Chapter C49".

As thus modified, this amendment is hereby approved pursuant to section 17 of The Planning Act as Amendment No.24 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date Dec 11/78



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

Amendment Number 24 to the Consolidated Official Plan of
the City of Brampton Planning Area.

The attached map (Schedule 'A') and explanatory text shall
constitute Official Plan Amendment Number 24 to the
Consolidated Official Plan of the City of Brampton Planning
Area. The Amendment was prepared and adopted by the Council
of the City of Brampton in accordance with Section 54(4) of
the Regional Municipality of Peel Act, 1973, and Section 13,
14, and 17, of the Planning Act (R.S.O.), 1970 as amended,
on the 11th day of September, 1978.

MAYOR  CLERK 



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

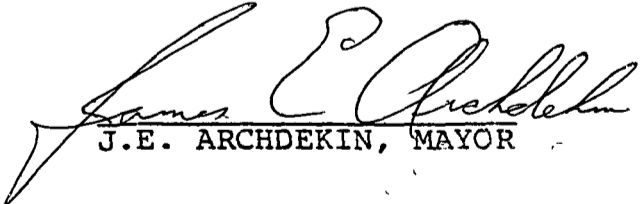
Number 197-78


A By-law to Amend 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 Planning Act (R.S.O. 1970, as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Amendment Number 24 to the Consolidated 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 the aforementioned Amendment Number 24 to the Consolidated Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and effect on the day of the final passing thereof.

Enacted and Passed this 11th day of September 1978


J.E. ARCHDEKIN, MAYOR


R.A. EVERETT, DEPUTY CITY CLERK

AMENDMENT NUMBER 24
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 24 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 24. Part A - Preamble, and Part C - Appendix, 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 five 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 Background

The subject site, having an area of 0.95 acres and presently vacant, is currently designated HC-2 by Chapter C-13 of the Consolidated Official Plan, and is zoned A, by By-law 861 as amended, of the former Township of Chinguacousy. In Chapter C13, the HC-2 designation specifies that the land may be used only for the purposes of an animal hospital.

An application was submitted to the City of Brampton to amend the Official Plan and Restricted Area By-law to permit a restaurant on the subject site. A public meeting with regard to the proposal was held on March 9, 1978. Subsequently, on March 28, 1978, City Council approved a recommendation that amendments to the Official Plan and Restricted Area By-law be prepared.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment, which consists of the following text and Schedules "A" and "B" hereto attached, constitutes Amendment Number 24 to the Consolidated Official Plan of the Consolidated Official Plan of the City of Brampton.

- 1.0 Chapter C13 of the Consolidated Official Plan is hereby amended as follows:

Subsection 3.1.2 of said Chapter C13 of the Consolidated Official Plan is hereby deleted and subsequent subsections re-numbered accordingly.

- 2.0 The Consolidated Official Plan is hereby further amended by the addition of a new chapter, Chapter C49 following Chapter C48.

CHAPTER C491.0 Purpose and Property Location

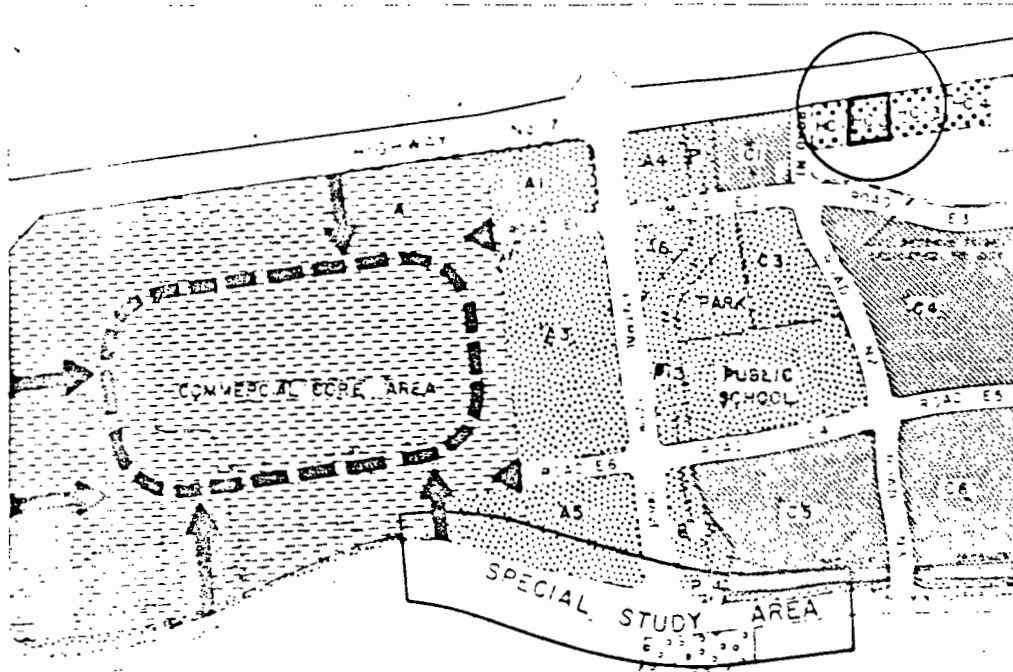
- 1.1 The purpose of this chapter is to redesignate certain lands from HC-2 (permitting an animal hospital) to HC Highway Commercial, and to establish principles for the redevelopment of such lands for a restaurant.
- 1.2 This Amendment is concerned with land situated in part of Lot 5, Concession 4, East of Hurontario Street, and more particularly, fronting on the south side of Queen Street East, between Kings Cross Road and Bramalea Road, in the City of Brampton, Regional Municipality of Peel. The lands are more particularly described on Schedules "A" and "B" hereto attached.

2.0 Land Use

- 2.1 The land use classification of lands outlined on Schedule "A" attached hereto, shall be designated as Highway Commercial, H.C. The Highway Commercial designation shall apply to the said lands shown on a larger scale on Schedule "B" hereto attached.
- 2.2 Plate Number 14, Land Use, of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule "A" hereto attached.
- 2.3 Plate Number 13, Chapter Areas, of the Consolidated Official Plan of the City of Brampton Planning Area, shall be amended in accordance with this amendment

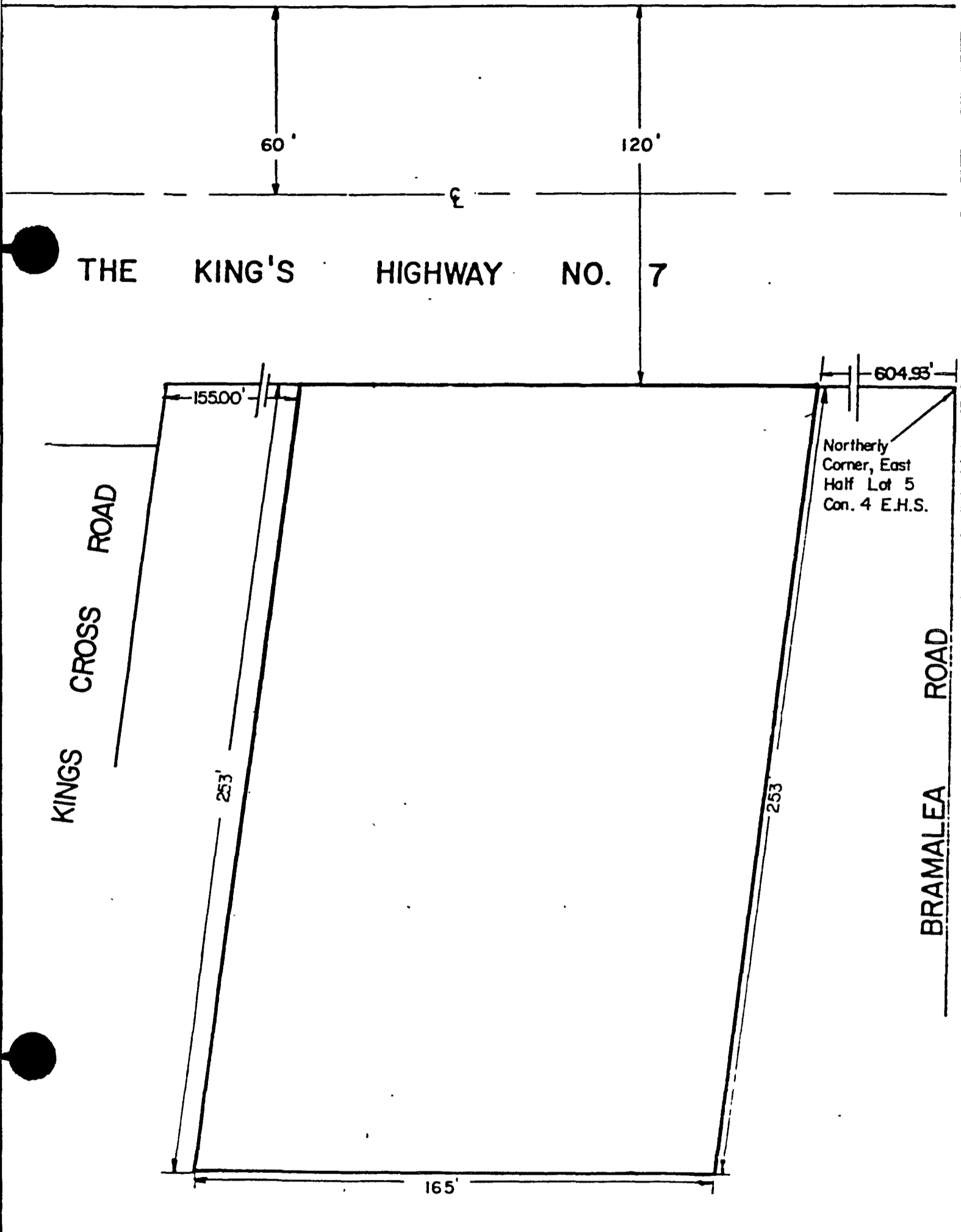
AMENDMENT NO. 24 Schedule 'A'

— Subject Area Of
Amendment

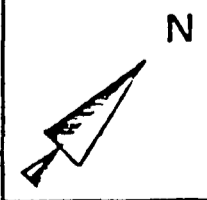


LEGEND

- RESIDENTIAL
- RESIDENTIAL - HIGH-RISE
- INDUSTRIAL
- INDUSTRIAL LAND USE
- COMMUNITY COMMERCIAL
- COMMERCIAL
- CAR WASH & SERVICE STATION
- ANIMAL HOSPITAL
- SERVICE STATION
- FRUIT & VEGETABLE MARKET
- SENIOR CITIZENS HOUSING
- COMMERCIAL CORE AREA
- MUNICIPAL & PUBLIC
- OPEN SPACE
- AGRICULTURAL
- INSTITUTIONAL
- RECREATION CENTRE
- HIGHWAY COMMERCIAL

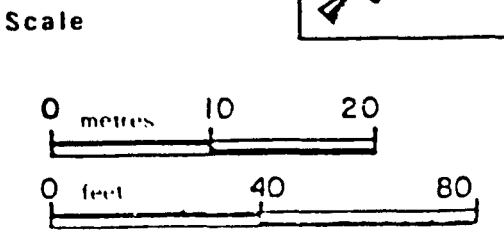


OFFICIAL PLAN AMENDMENT NO. 24
Schedule 'B'



Drawn	b k
Date	1978-06-15
File No.	C4E5.12
Dwg No	A 63-92

Legend
 — Boundary of Amendment



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

3.0 Development Principles

- 3.1 Within the area designated Highway Commercial by this Amendment, the use of the lands shown on Schedules "A" and "B", hereto attached, shall be limited to a restaurant as the principal use. A take-out facility may be included as a secondary use when included within the principal restaurant use.
- 3.2 Off-street parking spaces in accordance with acceptable traffic engineering standards shall be provided on the lands shown on Schedules "A" and "B" hereto attached, to satisfy the requirements of both employees and customers of the restaurant. Such parking spaces and internal traffic aisles shall be arranged with regard to the convenience of the employees and customers of the proposed use.
- 3.3 The location of signs and advertising devices shall be subject to control with regard to location, size and illumination in order to ensure a high quality of development of the site.
- 3.4 Provision shall be made on the site for adequate landscaping and fencing in order that this development not inhibit future development of the abutting lands and so that the appearance of the subject lands be enhanced.

4.0 Implementation

- 4.1 Amendment Number 24 shall 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 above development principles.
- 4.2 The Corporation of the City of Brampton may enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law, including financial and other such matters, as deemed necessary by Council.

5.0 Interpretation

- 5.1 The boundaries between classes of land use designated on Schedule "A", hereto attached, are general only and are not intended to define the exact limits of each such class. It is intended therefore that minor adjustment may be made to those boundaries for the

5.0 Interpretation (Cont'd..)

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".

5.2 All numerical figures on Schedules "A" and "B" should not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated insofar as the spirit and intent of the Amendment is maintained.

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

PART C - APPENDICES

1.0 Attached are copies of the following documents:

- (a) The staff report to Planning Committee, dated 1978 02 02.
- (b) Minutes of a special public meeting of Planning Committee held 1978 03 09 subsequent to the publishing of notices in the local newspapers and the mailing of notices to the assessed owners of properties within 400 feet of the subject site.
- (c) Copies of Council recommendations with regard to the subject application.

1978 02 02

C2

TO: Chairman of the Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part East Half Lot 5, Conc. 4, E.H.S.
(former Township of Chinguacousy)
BRAMALEA LIMITED (Mothers Restaurants)
Our File : C4E5.12

1.0 INTRODUCTION:

An application has been received to amend the Consolidated Official Plan and Restricted Area By-law to permit a restaurant on the site described above.

2.0 SITE DESCRIPTION:

The flat, vacant property is located on the south side of Highway Number 7, just east of Kings Cross Road in Bramalea. The rectangular parcel of land is about .95 acres in area and has a frontage of approximately 165 feet on Highway Number 7, with a depth of about 253 feet. On the lot to the east of the subject property is a former used car dealership, now the site of a proposed self serve gas station. (File No. C4E5.11 - Jack Irwin). On the lot to the west of the site is a self serve gas station and car wash. Behind the site, to the south, is a vacant parcel of land, owned by Bramalea Limited, currently for sale or lease, which fronts on Kensington Road.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the site as HC-2, for the purpose of an animal hospital. The lands are zoned Agricultural (A) by By-law 861, as amended by By-law 877. An amendment to both the Official Plan and the Zoning By-law will be required for this proposal.

4.0 PROPOSAL:

The applicant proposes to develop the site for a dining room quality restaurant. A small percentage of the operation is to be for a take-out food operation as well as a small delivery service. The principal function, however, is a sit-down restaurant serving popularly priced food items with a beer and wine license.

4.0 PROPOSAL: (cont'd..)

The proposed building is to have a ground floor area of 6,000 square feet and a basement of 2,000 square feet to be used entirely for service functions. The seating capacity of the restaurant is to be 195 persons and lot coverage is 14.4 percent. The site plan proposes a parking area for 78 automobiles. The proposal provides for the site to be enclosed with a cedar fence and a landscaped area of approximately 5 feet in width.

The site plan provides for a combined entrance and exit close to the western side of the lot with a pylon sign to be erected adjacent to the exit. A brick garbage enclosure is to be located at the rear of the building.

5.0 COMMENTS:

The site in question is one of a small number of isolated parcels fronting onto Highway Number 7 in Bramalea. It was hoped originally, that these parcels would become integrated with the surrounding development, however, when this proved not to be the case, an Official Plan Amendment (former Township of Chinguacousy Official Plan Amendment Number 20) was drawn up to provide a policy framework for the future rezoning of these parcels in order to legitimize their use.

The property in question, formerly known as the Williams property, housed an animal hospital. Although the Official Plan (via Amendment Number 20) designated the site for that purpose, no rezoning was ever carried out and the use eventually was discontinued.

The present application appears to be a suitable use for the subject site, however, three central concerns must be dealt with: the site plan, left turns into the site and the development of the vacant lands to the south.

As regards the site plan, City staff requested several changes to be made. The Engineering Department expressed the view that improvements were needed in the internal traffic circulation system while the Parks and Recreation Department indicated that larger landscaped areas were desirable along with changes in the proposed signage.

The dead end aisles in the parking area and the shallow apron at the entrance to the site were considered to be the main objections as regards the engineering

5.0 COMMENTS: (cont'd..)

point of view. Both would increase congestion on the site, and the shallow apron might in fact cause problems on Highway Number 7 if cars accumulated while entering the site. As regards landscaping, the concern was for more green space to be provided on the periphery of the site and in front of the building. Provision of a larger apron at the entrance would partially alleviate both problems since it could be used for landscaping as well as providing for the storage of vehicles entering the site.

The applicant has indicated a willingness to revise the site plan to include a larger apron, and in addition will redesign the parking area to provide for better traffic circulation and increased landscaping (from 5 to 6 feet) on the periphery of the site. The applicant is most concerned, in this regard, that the number of parking spaces be the maximum possible under the circumstances since this type of facility has a higher parking requirement than that prescribed by the by-law. It appears that it will be in the public interest also, to ensure that a lack of parking space on this site will not cause problems in the surrounding vicinity.

Suggestions had been made by City staff that the building should be relocated within the site to achieve the goals as regards landscaping and traffic circulation. It would appear that this is not feasible given the Provincial Highways 45 foot setback standard. Changes in the building location while maintaining the setback would reduce the available parking area to a number which is below that considered viable by the applicant.

The Parks and Recreation Department had expressed the opinion that signs adjacent to the street are undesirable for aesthetic reasons and should be confined to on the building. The applicants intention is for a low profile type of pylon sign to be erected adjacent to the entrance, as well as another sign on the building facing the street. It is suggested that both types of signs should be permitted, but be subject to the approval of the City with respect to height and design. Signs with flashing lights are to be discouraged.

In terms of the proposed fence around the property, the Parks and Recreation Department have indicated that a black vinyl chain link fence, 6' in height, is preferable to cedar for reasons of maintenance. The applicant has agreed to this change.

C2-4

5.0 COMMENTS: (cont'd..)

City staff have indicated that a sidewalk and bicycle path are to be provided along the side of Highway Number 7, adjacent to this property. The Engineering Department has established, however, that sufficient area exists within the boulevard to provide for the sidewalk, avoiding the necessity for such provisions within the subject site.

The second major concern as regards this proposal is that of left turns into the site from Highway Number 7. The Engineering Department has noted that in their opinion, a raised concrete median should be installed along Highway Number 7 at this location to prevent left turns. The applicant, however, feels strongly that a prohibition of left turns will impair the viability of the restaurant operation, and suggest that a left turn lane be provided within the existing wide singing median to avoid traffic hazards. The Ministry of Transportation and Communication does not support the need for a raised concrete median at the present time, however, they have indicated that were such a median installed, it would have to extend the entire way from Bramalea Road to Central Park Drive.

The question of the need for a raised median should be studied in detail by the Engineering Department in order that unnecessary hardship to businesses along this part of Highway Number 7 be avoided.

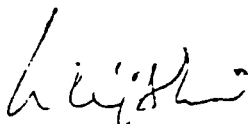
The third central concern with this application is the intention of the applicant vis-a-vis the vacant lands directly to the south of the subject site, also owned by Bramalea Limited. A verbal intention to develop the lands for senior citizen housing and neighbourhood commercial (at the corner of Kings Cross Road and Kensington Road) has been received, however, the applicant appears to be unable to submit a plan at this time. Planning staff feel it is most important for the vacant lands within this block to be developed on a comprehensive basis, rather than piece by piece. In this regard, the recommendation submitted as regards the development application at the south-west corner of Bramalea Road and Highway Number 7 (Hewson - File C4E5.1A) that an overall comprehensive plan is necessary, should be noted. The submission of a comprehensive plan by the applicant at this stage would enable the evaluation of each proposal in relation to the others, rather than in isolation, permitting potential land use conflicts to be resolved prior to construction taking place on any of the lands. This type of approach is most important if the planning for this area is not to proceed on an ad hoc basis.

6.0 CONCLUSION:

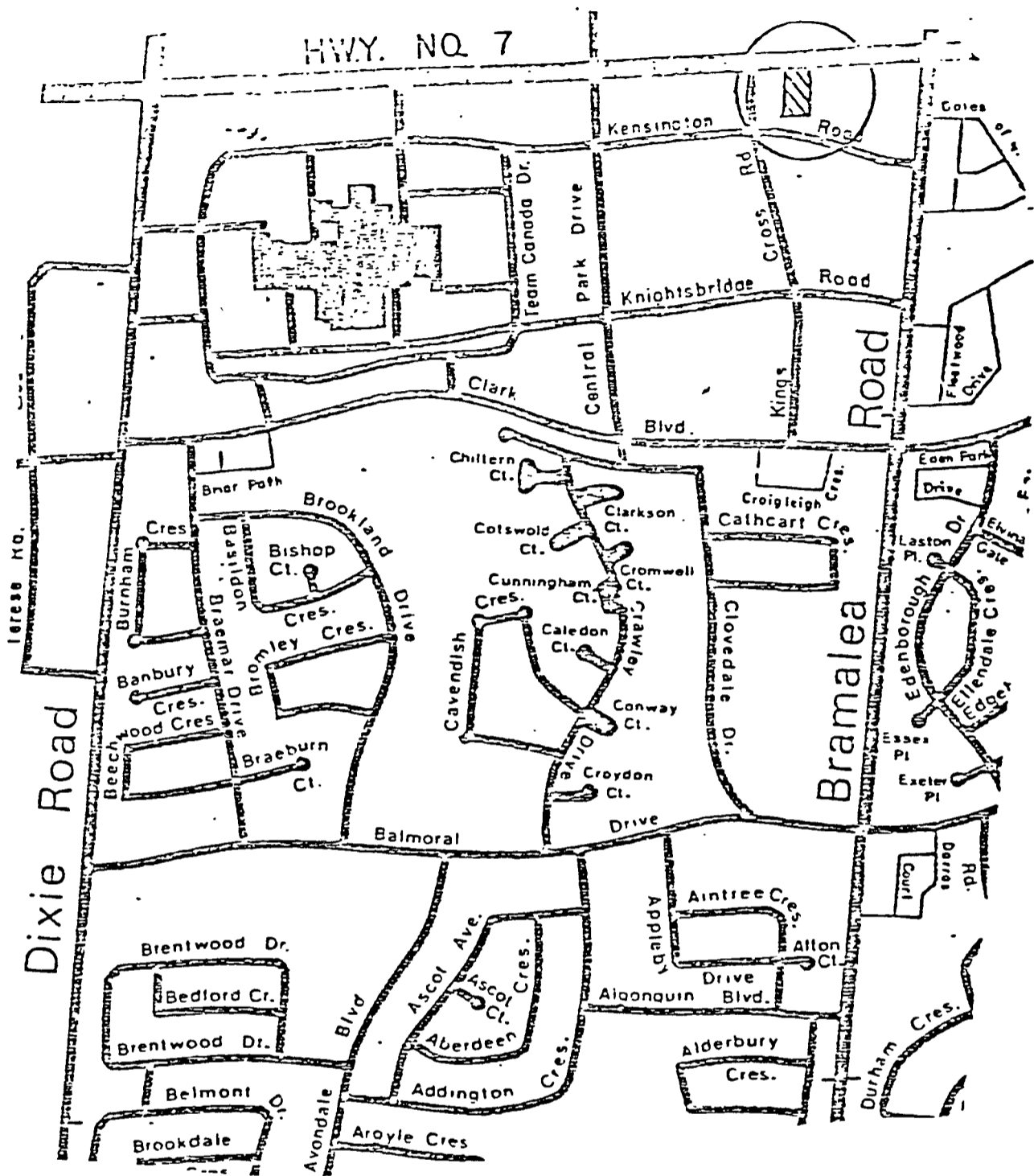
It is recommended that this application be recommended for approval in principle subject to the following conditions:

1. The applicant submit a revised site plan to deal with the aforementioned concerns with regard to parking, landscaping and traffic circulation.
2. The question of the need for a raised concrete median be resolved (The City Engineer has recommended a raised median).
3. Sign design be approved by City Planning Department and Building and Zoning Co-ordinator with respect to height, placement and design.
4. Holding of a public meeting in accordance with City Council procedures.
5. The applicant agree to provide a six foot high black vinyl chain link fence along the west, south and east lot lines.
6. Landscaping and grading plans be submitted and be subject to the approval of City Planning Engineering and Parks and Recreation Departments.
7. The applicant enter into a site plan development agreement to provide for legal, financial, engineering, landscaping and other matters with respect to the proposal.
8. The applicant agree to provide a drainage scheme and report acceptable to the City Engineer.
9. A comprehensive plan be provided for all of the vacant lands in the block bounded by Bramalea Road, Kensington Road and Kings Cross Road and Highway Number 7.

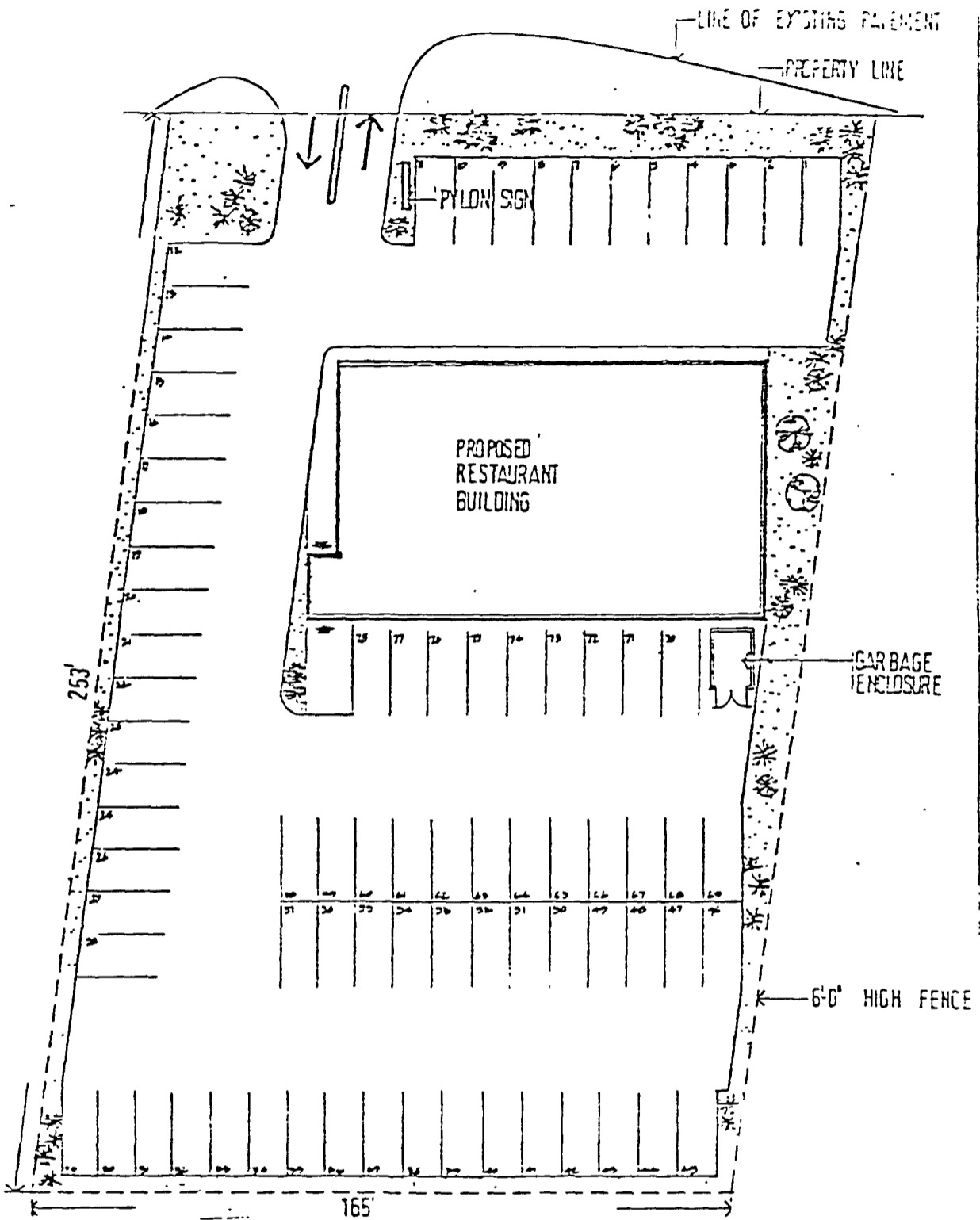
LWHL/EG/rla


L.W.H. Laine
Planning Director

attachments



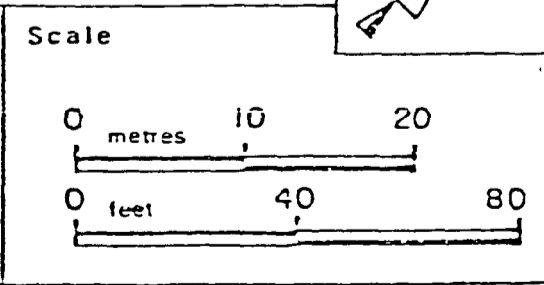
Application	BRAMALEA LIMITED			Drawn	b.k.	
	OTHER'S RESTAURANTS INC.)			Date	Sept. 19, 1977	
	Legend			Scale	File No.	C 4 E 5 . 1 2
				<p>0 250 500</p> <p>metres</p> <hr/> <p>0 1000 2000</p> <p>feet</p>	Dwg. No.	A
LOCATION MAP			CITY OF BRAMPTON PLANNING DEPARTMENT			



Application
BRAMALEA LIMITED
(MOTHER'S RESTAURANTS INC.)

	Drawn	b.k.
	Date	Sept 14, 1977
	File No.	C4E 5.12
	Dwg. No.	A

Legend
SITE PLAN



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

24 QUEEN ST EAST
BRAMPTON, ONTARIO
L6V 1A4



PHONE—Brampton 453-4110

The Corporation Of The
City Of Brampton

OFFICE OF THE CLERK

C4E5 12

February 24, 1978

Mr. Morris Smith
Bramalea Limited
1867 Yonge Street
Toronto, Ontario
M4S 1Y5

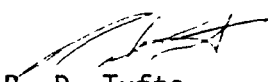
Dear Sir:

Re: Rezoning Application
Mother's Restaurant
Part E1/2 Lot 5, Con. 4, E.H.S.
Our File: PL3.192-77

City Council at its meeting held on February 20th, 1978 considered a recommendation contained in the Planning Committee report with respect to the above noted application.

The recommendation was deferred to the March 1st General Committee meeting and an invitation extended to the Ministry of Transportation and Communications to have a representative attend and discuss left turns in this area.

Yours truly,


R. D. Tufts
Clerk's Assistant

RDT/sb

cc: L. W. H. Laine
A. K. Macdonald
J. F. Curran

Office of Planning Director

1978 03 10

TO: Chairman and Members of the
Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part East Half Lot 5, Concession 4, E.H.S.
(formerly Township of Chinguacousy)
BRAMALEA LIMITED (Mothers Restaurant Inc.)
Our File : C4E5.12

Attached is a copy of notes prepared subject to the holding of a public meeting on MARCH 9, 1978 with respect to the above noted matter.

It is recommended that staff should proceed with the appropriate documents.

LWHL/rla

L. W. H. Laine
rf/ L.W.H. Laine
Planning Director

attach.



Ontario

Telephone 248-3415

Ministry of
Transportation and
Communications

Planning and Design Section,
Central Region,
3501 Dufferin Street,
Downsview, Ontario.
M3K 1N6

April 24, 1978.

Office of the Clerk,
The Corporation of the
City of Brampton,
P.O. Box 120,
24 Queen Street East,
Brampton, Ontario.
L6X 1A1

Attention: Mr. R.A. Everett
Deputy Clerk

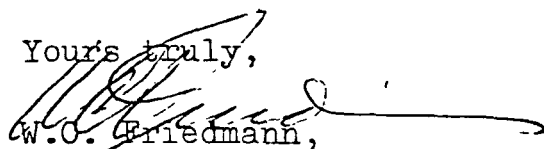
Dear Sir:

Your letter of March 7, 1978, to
Mr. R.E. Dawson, District 6 Municipal Engineer,
concerning the treatment of Highway 7, just west
of Bramalea Road was referred to this office.

We have reviewed this location on the
assumption that the proposed rezoning (Mother's
Restaurant and J. Irwin) will proceed and do not
have a requirement for a continuous raised median
between Bramalea Road and Central Park Drive at
this time. Also, we do not feel it necessary at
present, to remove or pave over the existing "singling"
median to provide a designated left turn lane to
these properties, since a refuge area for vehicles
waiting to make left turns is available on the
concrete median.

The Ministry will continue to monitor
locations such as this and to construct improvements
when necessary to insure the safety of the travelling
public.

Yours truly,


W.O. Friedmann,
Regional Planning Engineer.

WCF/lr

c.c.

R. Dawson
R. Shannon
G. Norman

April 27/78
E-2071
PL3.192-77
PL3.168-77
CLERK'S DEPT.

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, MARCH 9, 1978 in the Balmoral Drive Public School, 233 Balmoral Drive, Bramalea, Ontario commencing at 7:30 p.m. with respect to an application submitted by BRAMALEA LIMITED (Mothers Restaurant Inc.) to amend the Official Plan and/or Restricted Area By-law to allow the development on the site of a dining room quality restaurant with a beer and wine license. A small percentage of the operation to be for a take-out food and delivery service.

Members present were: E. MITCHELL - Councillor
 W.J. BAILLIE - Alderman
 N. PORTEOUS - Alderman

Staff present were: L.W.H. Laine - Planning Director
 E. Gilson- Planner

Four members of the public were in attendance and the representative of Bramalea Limited and the representative of Mothers Restaurant were also in attendance.

Councillor Mitchell, Vice-Chairman, Planning Committee, chaired the meeting. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of residents in the vicinity of the property and also the views of any other interested parties.

Mr. Laine, Planning Director, outlined the proposal to the public and explained the intent of the applicant. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. John Brooks, the representative from Mothers Restaurant, stated that although the restaurant supplied a take-out service there were no visible facilities on the premises for this service.

Alderman Baillie enquired about the elimination of garbage and was informed by Mr. Laine that a garbage disposal unit was proposed on the site.

Mr. John Kowalski, 21 Eden Park Drive, expressed concern regarding the entrance and exit of traffic from Highway No.7 and requested that a study on the traffic pattern be done with regard to the two alternatives of a left hand turn and a raised median.

Mr. Kowalski also enquired whether fencing would be erected around the building. Mr. Laine responded that Planning staff had recommended that fencing be installed around the perimeter of the site.

Mr. Kowalski also expressed concern that the restaurant would become a "hang out" for the younger generation.

Alderman Baillie and Mr. Jim Allen, 13 Crawley Drive responded in favour of the restaurant, stating that in their opinion the restaurant was a typical family style restaurant.

Mr. D. Gilson, 195 Kennedy Road South, stated that if a raised median was decided upon, that this median should be extended right through the City of Brampton. Mr. Gilson noted his preference to a left hand turn lane.

No further questions were raised by the public and the Chairman adjourned the meeting at 8:10 p.m.

THE COORDINATION OF THE CITY OF BRAMPTON

INTER OFFICE MEMORANDUM

To A.K. Macdonald, L.W.H. Laine, J.G. Metras Date 1978 03 30
From R. D. Tufts Subject Bramalea Limited (Mother's Restaura
Part E1/2 Lot 5, Con. 4, E.H.S.
Our File: PL3.192-77

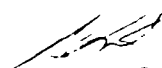
The following recommendation contained in the Planning Committee report was approved by City Council on March 28th, 1978:

"That the application of Bramalea Limited (Mother's Restaurant Inc.) to amend the Official Plan and Restricted Area By-law for Part of the East Half of Lot 5, Concession 4, E.H.S. be approved and staff directed to prepare an amendment to the Consolidated Official Plan and Restricted Area By-law and a Development agreement in accordance with the following conditions approved by City Council on March 6th, 1978:

1. The applicant submit a revised site plan to deal with the aforementioned concerns with regard to parking, landscaping and traffic circulation.
2. Sign design be approved by City Planning Department and Building and Zoning Co-ordinator with respect to height, placement and design.
3. Landscaping and grading plans be submitted and be subject to the approval of City Planning, Engineering and Parks and Recreation Departments.
4. That the matter of fencing be referred to staff.
5. The applicant enter into a site plan development agreement to provide for legal, financial, engineering, landscaping and other matters with respect to the proposal.
6. The applicant agree to provide a drainage scheme and report acceptable to the City Engineer.

And subsequently,

A comprehensive plan be provided by Bramalea/Hewson for all of the vacant lands in the block bounded by Bramalea Road, Kensington Road and Kings Cross Road and Highway Number 7 compatible with the uses to the land north of these lands."


R. D. Tufts
Clerk's Assistant

RDT/sb