



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 292-80

To adopt Amendment Number 62
to the Consolidated Official Plan of
the City of Brampton Planning Area.

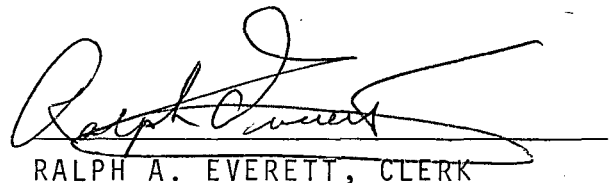
The Council of The Corporation of the City of Brampton,
in accordance with the provisions of The Regional Municipality
of Peel Act, 1973 and The Planning Act, hereby ENACTS as
follows:

1. Amendment Number 62 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 62 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 November 1980


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

21-OP-0006-62

-3

AMENDMENT NUMBER 62

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

MISC. PLAN NO. 596

LOGGED IN THE MINISTRY OFFICE
FOR THE COUNTY OF PEEL

1981 Jan 14 A.M. 11:29

K. Bayliss *D.L.H.*
REGISTRAR OF DEEDS, COUNTY OF PEEL

1981 JAN 14 AM 11 29

Amendment No. 62
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. 62 to the Official
Plan for the City of Brampton Planning Area under
Section 17 of The Planning Act.

Date:

Jan 6/81


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



THE CORPORATION OF THE CITY OF BRAMPTON

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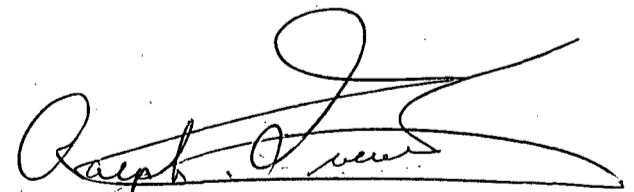
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This 24th day of November 1980


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

1. The purpose of this amendment is to permit a specific site to be used for a private recreational centre, in addition to the uses permitted in an area designated for industrial uses, and to establish the appropriate development principles for the recreational use.
2. The Consolidated Official Plan of the City of Brampton Planning Area is further amended by adding the following clauses to Part C, Chapter B1, Section B2.0, Section B2.5:

"9.0 Industrial Uses

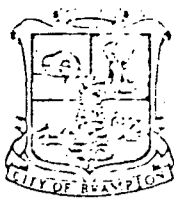
- 9.1 Notwithstanding the general criteria set out in Section B1.0, Subsection B1.2, Clause 6.6 for private recreational uses in industrial use areas, the land shown as Part 2 on Reference Plan 43R-8245 and located on the east side of Hansen Road north of Orenda Road, may be used, in addition to the industrial uses, for a private recreational centre. The development of the site shall be regulated by an appropriate zoning by-law and site plan controls pursuant to section 35a of The Planning Act, to ensure that adequate setbacks, off-street parking and landscaping will be provided."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 62

Attached are copies of planning reports dated August 27, 1980, and October 16, 1980, including notes of a public meeting of the Planning Committee held on October 9, 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.

Margaret McLeod
Treasurer

R. A. Everett
Clerk



The Corporation Of The City Of Brampton

Administration and Finance Department

1980 10 28

Davis, Webb
41 George Street South
Brampton, Ontario
L6Y 1P4

Attention: R. K. Webb

Dear Sir:

Re: Van Horne Construction
Part Block M, Plan 518
Clerk's File: C2E5.1

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held October 27th, 1980:

That the report dated 1980 10 16 re public meeting held in respect of application to amend Official Plan and Restricted Area By-law - Part Block M, Plan 518, Van Horne Construction, be received and approved and;

FURTHER, that staff is hereby directed to prepare an amendment to the Official Plan and Restricted Area By-law for presentation to City Council.

Yours truly,


R. D. Tufts
Clerk's Assistant

RDT/sl

cc: F. R. Dalzell
J. G. Metras

Melnik & Saunders
Attention: D. Hendler

Office of the Commissioner of Planning & Development

1980 10 16

TO: Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area By-law
VAN HORNE CONSTRUCTION
Part Block M, Registered Plan 518
Our File: C2E5.1

A public meeting was held on October 9, 1980 for the above noted. Attached is a copy of the notes from that meeting. Also attached is a copy of correspondence from the law firm of Milnik and Saunders raising an objection to the proposal.

Mr. R. Webb, on behalf of the applicant, recently submitted traffic and parking information of a similar club operated by the applicant in Whitby and letters from the Parks and Recreation Department of Whitby and Mississauga indicating generally in support of this type of facility. This information is also attached as well as letters from property owners or industries in the vicinity of the site indicating no objection to the proposal.

The objection is based mainly on the consideration of incompatible use and potential traffic conflict. Ideally a location on the fringe of an industrial area would be more desirable, but if the issues of the incompatible land use and traffic conflicts are not considered significant the request for a site specific single use Official Plan and zoning by-law amendment may be appropriate.

...../2

It is recommended that Planning Committee recommend to City Council what direction it wishes staff to pursue.



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

Agreed:



F. R. Daizeli
Commissioner of Planning
and Development

LWHL/dh
encs: (12)

Office of the Commissioner of Planning and Development

PUBLIC MEETING

A Public Meeting was held on Thursday, October 9th, 1980, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:40 p.m. with respect to an application by VAN HORNE CONSTRUCTION (File No. C2E5.9) to amend both the Official Plan and Restricted Area (Zoning) By-law, to construct a racquet ball and fitness club.

Members Present: Councillor Dianne Sutter - Chairman
 Councillor Peter Robertson - Vice Chairman
 Councillor Nancy Porteous
 Alderman Harry Chadwick
 Alderman Fred Kee
 Alderman Bob Crowley
 Alderman Frank Russell
 Alderman Sherrin Macor

Staff Present: F.R. Dalzell, Commissioner of Planning and Development
 L.W.H. Laine, Director Planning and Development Services
 F. Yao, Development Planner
 W. Lee, Development Planner
 J. Singh, Development Planner
 B. Thordarson, Secretary

Two (2) members of the public were present for this application.

The Chairman opened the meeting explaining the procedure and the reason for the meeting.

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. Dalzell replied in the affirmative.

Mr. Lee explained that the proposal is to construct a racquet ball and fitness club, which will include 10 racquet ball courts and a lounge area on the premises with a total of 103 parking spaces to be provided.

Mr. Douglas Henders, a lawyer who was representing Industrial Containers Limited, raised an objection to the proposal on the grounds that it is an incompatible use in the established industrial area and that the traffic in the area will be significantly increased.

He indicated that his client feels that if the racquet club comes into the industrial area it is leading to an unhealthy precedent and that the club may start complaining about the smells in the area, or the number of heavy trucks being used which are unfair to the existing industries in the area.

Mr. Ron Webb, representing Van Horne Construction stated that the majority of the owners within four hundred feet and beyond are in support of the club. The owner has two similar racquet clubs presently in use in the industrial areas, one in Whitby and one in Mississauga. Mr. Webb indicated that there has been no problem from municipalities or adjacent industries.

Mr. Webb also stated that there are one hundred and forty three Brampton families who belong to the club in Mississauga. Those families may join the Brampton club once it is built which will be helping to save on the fuel as well as providing a service to Brampton.

He also stated that a club of this type would not be appropriate in a residential or an agricultural area nor in a commercial area. The owner knows what the existing situation is in the area, therefore, there will not be any complaints from the owner. Mr. Webb stated that he will give the location of the other two clubs to the objector for his review and observation.

There was no further comment or discussion.

The meeting was adjourned at 9:50 p.m.

September 22, 1980

City Clerk's Office,
Brampton Municipal Offices,
150 Central Park Drive,
Brampton, Ontario.
L6T 2T9

Attention: R. A. Everett, Esq.,
City Clerk

Dear Sir:

Re: Roofmart (Canada) Limited Rezoning
Application, Hansen Road South, Brampton

We act for 80241 Canada Ltd., the owner of No. 27 Hansen Road South, Brampton. 80241 Canada Ltd. leases that property to Industrial Containers Limited, a related company.

It is our understanding that an application has been made by Roofmart (Canada) Limited to rezone a parcel of land on the east side of Hansen Road, close to our client's property, from industrial to recreational uses. It is their intention to create a private racquetball club on the site.

Our client strenuously objects to the proposed rezoning on several grounds including, primarily, incompatible uses and increased traffic.

It has been our client's experience and it is our opinion that mixed uses invariably create problems. These problems lead, in many cases, to attempts by the recently arrived and incompatible user to have the activities of the industrial users severely curtailed. For that reason, our client deliberately sought and purchased a plant in an exclusively industrial area. In our client's opinion, allowing the rezoning would be setting an unhealthy precedent.

Our client's second main objection centers on the increased traffic in the area that would result from the racquetball club. This traffic is not compatible with current uses in the area.

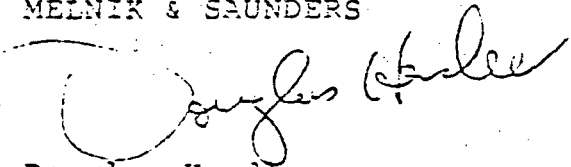
.../2

Further, the site will likely have a bar or other entertainment facility which would attract a large number of people and which would create even more pressure on current industrial users to accommodate the demands of these people.

This matter is of great concern to our client and we would therefore request that we be notified of any decision or of any proposed hearing with respect to this application so that our client's needs and views may be fully considered and so our client will be in a position to consider and protect its rights in this matter.

Yours very truly,

MELNIK & SAUNDERS



Douglas Hendler

DH/kl

cc: Planning Committee
Att'n: Mr. Bill Lee

cc: Mr. Fred Dalzell,
Commissioner of Planning
and Development



CUMMINGS SIGNS OF CANADA LTD.

Gordon G Chamberlin
President
33 Hansen Road South
Brampton Ontario Canada
416 457-4160

September 15, 1980

Van Horne Construction Limited,
3279 Caroga Drive,
Mississauga, Ontario.
L4V 1A3.

Dear Sirs:

We understand that you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road, between the Cummings Signs building and the Blue Giant building. We further understand that you have applied for re-zoning of this site in order to construct this Racquetball Club.

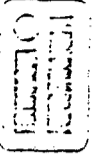
We wish to advise you that we have no objection to this project and will not object to the proposed re-zoning.

Yours very truly,

CUMMINGS SIGNS OF CANADA LTD.

Gordon G. Chamberlin,
President.

GGC/kp



IVERS-LEE
LIMITED

31 HANSEN ROAD SOUTH, BRAMPTON, ONTARIO L6W 3R7 / Telephone: (416) 451-5533

September 15, 1980

Van Horne Construction Ltd.
3279 Caroga Drive
Mississauga, Ontario

Dear Sir:

We understand that you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road between Cummings Signs building and the Blue Giant building.

We further understand that this will require a re-zoning application and wish to confirm that we have no objection to construction of this facility providing that Racquetball facility incorporates adequate parking on their site.

Yours very truly





(CANADA) LIMITED
71 ORENDA ROAD, BRAMPTON, ONT.

September 5, 1980

Van Horne Construction Limited
3279 Caroga Drive
Mississauga, Ontario
L4V 1A3

Dear Sirs:

We understand that you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road, between the Cummings Sign building and the Blue Giant building. We further understand that you have applied for re-zoning of this site in order to construct this Racquetball Club.

We wish to advise you that we have no objection to this project and will not object to the proposed re-zoning.

Yours very truly

September 15, 1980

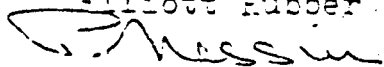
Van Horne Construction Ltd.
3279 Caroga Drive
Mississauga, Ontario

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We further understand that this will require a re-zoning application and wish to confirm that we have no objection to construction of this facility providing that Racquetball facility incorporates adequate parking on their site.

Yours very truly
Elliott Rubber & Plastic



Paul Nessim



BOWEN BUSINESS EQUIPMENT LTD.

P.O. BOX 6 (HANSEN ST. AT EASTERN)
BRAMPTON, ONT. L8V 1K7 CANADA

September 11, 1980.

Van Horne Construction Limited,
3279 Caroga Drive,
MISSISSAUGA, Ontario
L4V 1A3

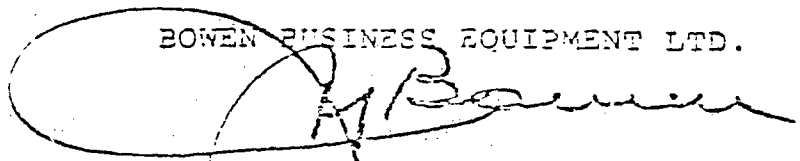
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We understand that you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road, between the Cummings Sign building and the Blue Giant building. We further understand that you have applied for re-zoning of this site in order to construct this Racquetball Club.

We wish to advise you that we have no objection to this project and will not object to the proposed re-zoning.

Yours very truly,

BOWEN BUSINESS EQUIPMENT LTD.


Jeff Bowen,
President.

JB/ib

October 2, 1980

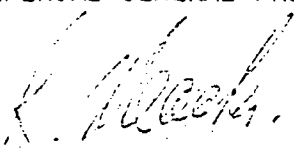
Mr. G. Montgomery
President
Van Horne Construction Limited
3279 Caroga Drive
Mississauga, Ontario
L4V 1A3

Dear Sirs:

We understand you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road, between our Cummings Signs building and the Blue Giant building. We further understand that you have applied for rezoning of this site in order to construct this Racquetball Club.

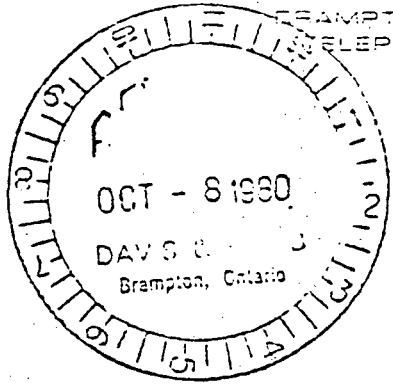
We wish to advise you that we have no objection to this project and will not object to the proposed rezoning.

Yours very truly,
IMPERIAL GENERAL PROPERTIES LIMITED


R. P. Meacher
General Manager
and Comptroller

RPM/bm

43 RUTHERFORD ROAD SUITE 201
BRAMPTON, ONTARIO, CANADA L6W 0J3
TELEPHONE AREA CODE 416 451-9370



September 29, 1980

Van Horne Construction Limited
3279 Caroga Drive
Mississauga, Ontario
L4V 1A3

Dear Sirs:

We understand that you are contemplating construction of a Racquetball Club and Fitness Centre on the east side of Hansen Road, between the Cummings Sign building and the Blue Giant building. We further understand that you have applied for rezoning of this site in order to construct this Racquetball Club.

We wish to advise you that we have no objection to this project and will not object to the proposed rezoning.

Yours very truly,

A handwritten signature in black ink, appearing to be "H. Small", followed by a long horizontal line extending to the right.

Whitby Racquetball Club
 Record of cars entering Club, Picking List

	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600
Monday Sept 27	8	9	5	4	0	2	4	3	7	7	7	4	12	17	12	
Tuesday Sept 30	7	6	6	5	4	8	6	23	6	10	10	11	17	7	6	
Wednesday Oct 1	8	3	5	4	3	3	3	6	12	17	15	16	22	20	8	6
Thursday Oct 2	5	2	3	2	2	4	1	9	3	8	15	13	19	15	20	10
Friday Oct 3	9	2	5	7	4	6	5	10	9	6	8	13	25	25	35	17
Saturday Oct 4		3	7	7	6	5	9	7	5	12	7	8	17	20	27	
Sunday Oct 5	5	10	11	15	21	13	15	10	12	17	8	6	16	21	12	

Whitby Racquetball Club

Record of cars parked in Club Parking lot

	7:00	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00
Monday Apr. 24	8	10	6	8	6	6	6	5	7	7	7	4	32	47	58	45
Monday Apr. 30	7	6	6	3	4	10	15	23	16	6	15	17	30	50	55	50
Tuesday Apr. 1	8	5	3	5	7	6	10	14	20	23	29	36	51	60	65	50
Wednesday Apr. 2	8	4	3	6	5	5	7	9	12	17	23	32	43	57	69	47
Thursday Apr. 3	9	8	6	7	5	4	3	2	8	10	19	25	38	60	75	51
Friday Apr. 4	2	3	9	22	17	12	16	20	15	16	20	18	23	30	42	40
Saturday Apr. 5	7	14	20	30	42	54	55	63	67	74	65	43	30	53	48	30

WHITBY



ONTARIO

125th ANNIVERSARY
1855 - 1980

Municipal Building
575 Rossland Road East
Whitby, Ontario
LIN 2M8

September 12th, 1980.

Mr. Brian Denson, General Manager,
Racquet Club Management,
3279 Caroga Drive,
Mississauga, Ontario.

Dear Mr. Denson:-

On behalf of the Parks and Recreation Department of the Town of Whitby, I wish to extend to you and your organization a sincere welcome to the Town of Whitby.

At our luncheon meeting recently with you and Club Manager, Mr. Neil Mairs, we found the hospitality exceptional and it was most appreciated.

The facilities at the Whitby Racquet Club are exceptional and a credit to the recreational pursuits of the citizens in this community. We were most impressed with the professional attitudes of your personnel, from management to the caretaker.

It is indeed a pleasure to welcome you to Whitby as a new neighbour.

Yours very truly,

Wayne G. DeVeau,
Director of Parks and Recreation.

WGDeV/mjb



RECREATION AND PARKS DEPARTMENT

September 15th, 1980.

Airport Racquet Club,
3279 Caroga Drive,
Mississauga, Ontario.

Attention: Mr. Brian Denson

Dear Brian,

Further to your telephone call of to-day, regarding our feelings of the private sector providing racquetball facilities, I wish to confirm that we encourage and support this kind of recreation facility being provided for by the private sector. While the City does provide squash courts, handball/racquetball courts in its Fitness Centres, we cannot satisfy the total demand, nor do we feel it is the responsibility of the local government to do so. It has been our experience that, by the private sector building racquetball courts, it simply increases the awareness of physical fitness to the residents of our City.

Yours truly,

Lyle F. Love,
Commissioner,
Recreation and Parks Department.

LFL/ss

*Sent to Mr
Sept*

Office of the Commissioner of Planning & Development

1980 08 27

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Block M, Registered Plan 518
VAN HORNE CONSTRUCTION
Our File: C2E5.9

1. Background

We have received the above noted application for a racquetball and fitness club in an industrial area.

2. Site Description

The property is a vacant site located on the east side of Hansen Road between the operations of Cummings Signs and Blue Giant. The subject site comprises an area about 0.74 hectare (1.83 acres) with 39.9 metre (131 ft.) frontage. There are existing trees located along the northerly property limit and a natural drainage ditch across the site. Attached is a sketch showing the location of the site.

3. Official Plan and Zoning Status

The site is designated for Industrial use in the Consolidated Official Plan and is zoned Industrial (M2) by By-law 25-79 as amended.

In the recently adopted new Official Plan. The site is designated for Industrial Use. More specifically, the Plate Number 9 of the Consolidated Official Plan as amended has been readopted as the secondary plan for the area in the new Official Plan.

4. Proposal

The applicant has proposed to construct a racquetball and

and fitness club on the site for a total of 1983.4 square metres 21350 sq. ft.) of gross floor area including 10 racquet ball courts and a 371.6 square metre (4000 sq. ft.) lounge area. 103 parking spaces are proposed for this operation.

5. Comments

The site is presently in an M2 zone which permits, among other uses, "a recreational facility or structure operated by a public authority" whereas the applicant proposes to amend the by-law so that the site will be zoned for M1 which permits, among other uses, "a recreational facility or structure". Although both M1 and M2 zones permit a private club which is defined as "a building or place operated by a social organization" and is interpreted as a non-profit operation. Accordingly the proposed use although may be for members only, can not be considered as a private club. Therefore, the applicant wishes to be in the M1 zone that permits recreational facility without the further qualification of operating by a public authority.

The Consolidated Official Plan states that "private recreation facilities may be located in an Industrial Use Area subject to ... (i) the site acts as a buffer between the industrial use area and adjacent non-industrial use area and reflects the general standards and character of the non-industrial area; (ii) the site has satisfactory access to the road system or public transport facilities appropriate to the type and size of recreation facilities; (iii) the facilities are provided with yards sufficient to minimize adverse influences upon nearby uses". The proposed site is in the centre of an industrial area and can not be considered as a buffer to non-industrial uses. There are no sidewalks to connect this site with the surrounding area and the use may have impact on surrounding operation. Therefore, an amendment to the Official Plan is needed for the proposal.

Policy 2.3.5.7 of the new Official Plan stipulates that public and private commercial recreation facilities if in an industrial area should be located peripheral to the industrial area and in proximity to an arterial road. The policy also restates the criteria in the Consolidated Official Plan. We believe the policies are sound and valid. It is questionable whether the proposal has any planning merit.

The M2 zone of By-law 25-79 permits public recreational facilities. The intent is to permit facilities such as soccer field. Nevertheless, such permitted use in the M2 zones which are mostly located in the interior part of industrial areas, may be argued to be contradictory to the Official Plan policies.

The proposed use may be considered as a service to the employees of adjacent industrial operations although we believe that the majority of the members will be from a much greater trade area. The M2 zoning category is for heavy industrial uses. A recreational building may improve the streetscape whereas the other side of consideration is that it may not be compatible with existing uses.

If the use is acceptable, the detailed matter such as landscaping, drainage, building treatment will be considered by site plan approval process.

5. Recommendation

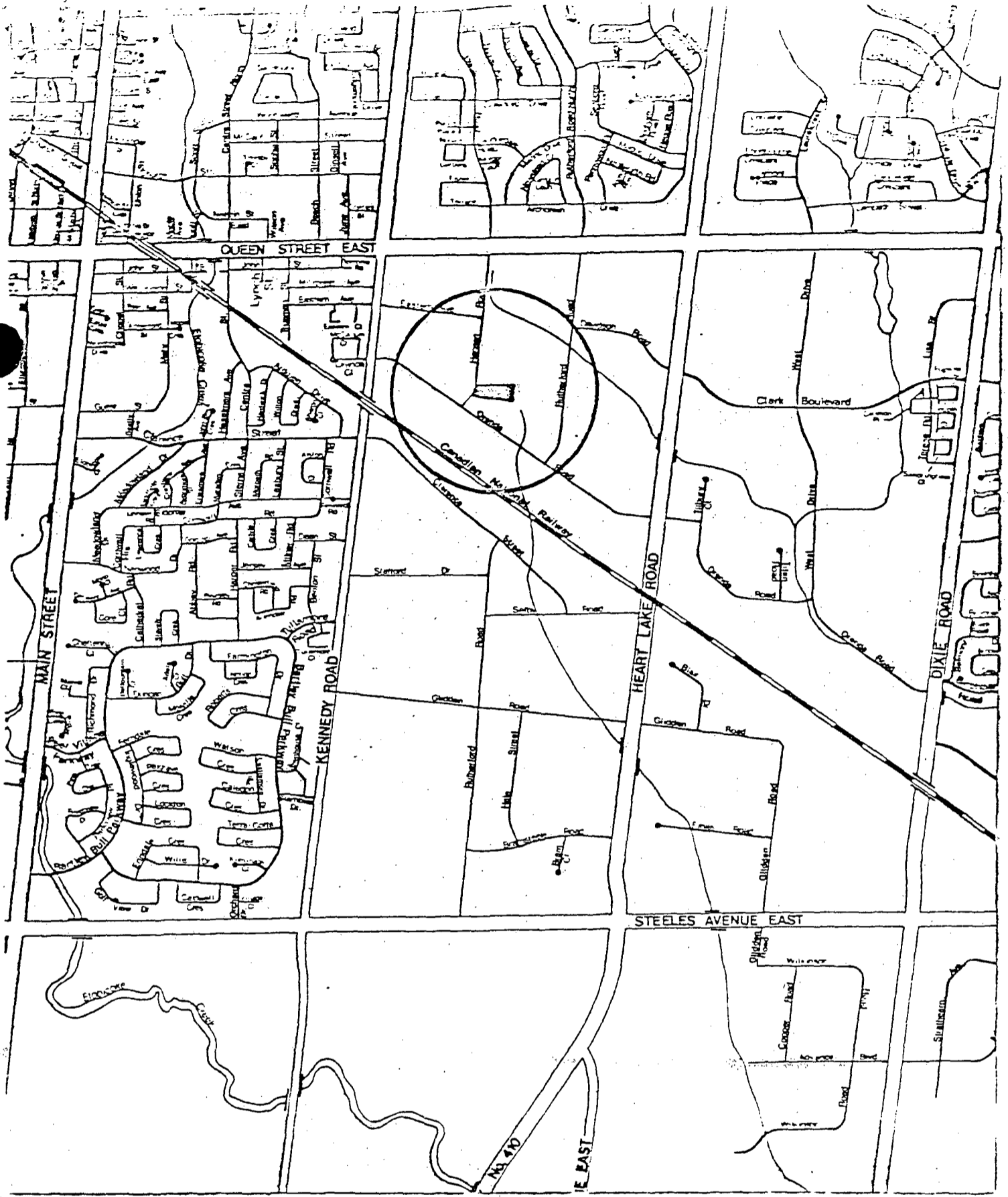
It is recommended that a public meeting be held.

L.W.H. Laine

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

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

LWHL/bt



VAN HORNE CONSTRUCTION LTD.
Location Map



CITY OF BRAMPTON
Planning and Development

1:25000

Date: 1980 08 29 Drawn by: C.R.E.
File no. C2E5-9 Map no. 61-20A

PASSED November 24th, 19 80



BY-LAW

No. 292-80

To adopt Amendment Number 62 to the
Consolidated Official Plan of the City
of Brampton Planning Area.