



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 316-78

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 Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973 hereby ENACTS as follows:

1. Amendment Number 28 to the Official Plan of the City of Brampton Planning Area, consisting of the attached maps and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number 28 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

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

this 18th day of December, 1978.


Terrence P. Miller, Acting Mayor


Ralph A. Everett, Deputy City Clerk

DUPLICATE ORIGINAL

22 AM 1983

OPC 0006-28

AMENDMENT NUMBER 28
TO THE
OFFICIAL PLAN
OF THE
CITY OF BRAMPTON PLANNING AREA

MISC. PLAN NO. 535

- 21

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1979 March 22nd - 9:33 AM.

Katherine Bayla D.L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

JOHN G. METRAS
City Solicitor
CITY OF BRAMPTON
24 QUEEN ST. E.
BRAMPTON, ONT. L6V 1A4

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Amendment No.28

to the

Consolidated Official Plan for the

City of Brampton Planning Area

This amendment 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. Section 3.0 of Part B is deleted and replaced by the following:

"3.0 Amendments to Plates

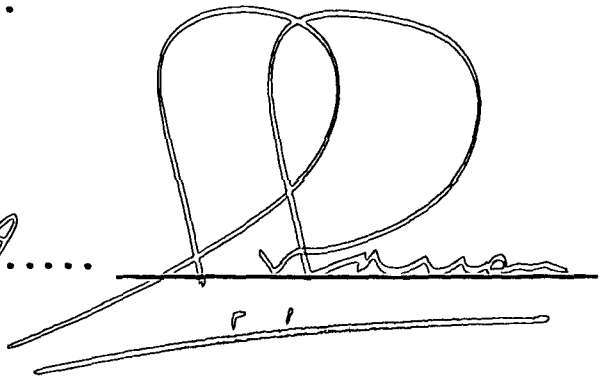
Plate Number 3 of the Consolidated Official Plan of the City of Brampton Planning Area will be amended to redesignate the lands outlined in red, on the attached copy of that plate, to Commercial.

Plate Number 9 of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A' attached as shown on Schedule 'B' hereto attached."

2. Plate Number 3, Generalized Land Use, showing the amendment's area outlined in red, is inserted after Schedule 'B'.

As thus modified, this amendment is hereby approved pursuant to section 17 of The Planning Act, as Amendment No.28 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date Mar 4/79



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

AMENDMENT NO. 28 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 28 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 by By-law No. 316-78 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, Chapter 349 as amended on the 18th day of December, 1978.

Terence P. Miller
Acting Mayor

[Signature]
Acting Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 316-78

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

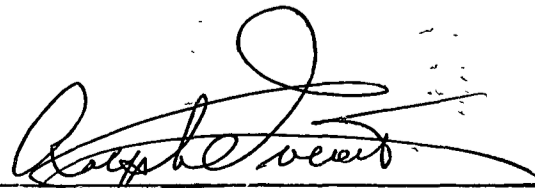
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1. Amendment Number 28 to the Official Plan of the City of Brampton Planning Area, consisting of the attached maps and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number 28 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

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

this 18th day of December, 1978.


Terrence P. Miller, Acting Mayor


Ralph A. Everett, Deputy City Clerk

AMENDMENT NUMBER 28
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 28 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 28

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 28. 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.

3.0 Location

This Amendment is concerned with land situated on Part Block K, Registered Plan 518 in the City of Brampton, Regional Municipality of Peel. Being located at southeast corner of the intersection of Queen Street East and Hansen Road, the site comprises an area of about 0.393 hectares (0.971 acres).

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 development of the property.

5.0 Background

The property is currently designated Industrial by the Consolidated Official Plan of the City of Brampton Planning Area and zoned Heavy Industrial by By-law Number 1827 of the former Town of Brampton. An application was submitted to amend the Official Plan and Restricted Area By-law to permit commercial uses of the property.

Subsequent to a public meeting held on October 5, 1978, City Council at its meeting on October 23, 1978 directed staff to prepare amendment to the Official Plan and Restricted Area By-law.

PART B - THE AMENDMENT

- 1.0 Part C, Section B, Chapter B1, Sub-section B2.5, Clause 4.0 Commercial Uses is hereby amended by adding the following paragraph constituting a new sub-clause:

"4.11 In the area designated Special Commercial at the southeast corner of Queen Street East and Hansen Road, the designation includes restaurant, pop shop, florist and other retail commercial stores. The development of the site shall be of a high quality design with adequate landscaping and off-street parking spaces. The development of this site shall be controlled by site plan and architectural control."

- 2.0 The land use classification of land outlined on Schedule 'A' hereto attached shall be designated as Special Commercial.

3.0 Amendments to Plates

Plate Number 3 of the Consolidated Official Plan of the City of Brampton Planning Area will be amended to redesignate the lands outlined in red, on the attached copy of that plate, to Commercial.

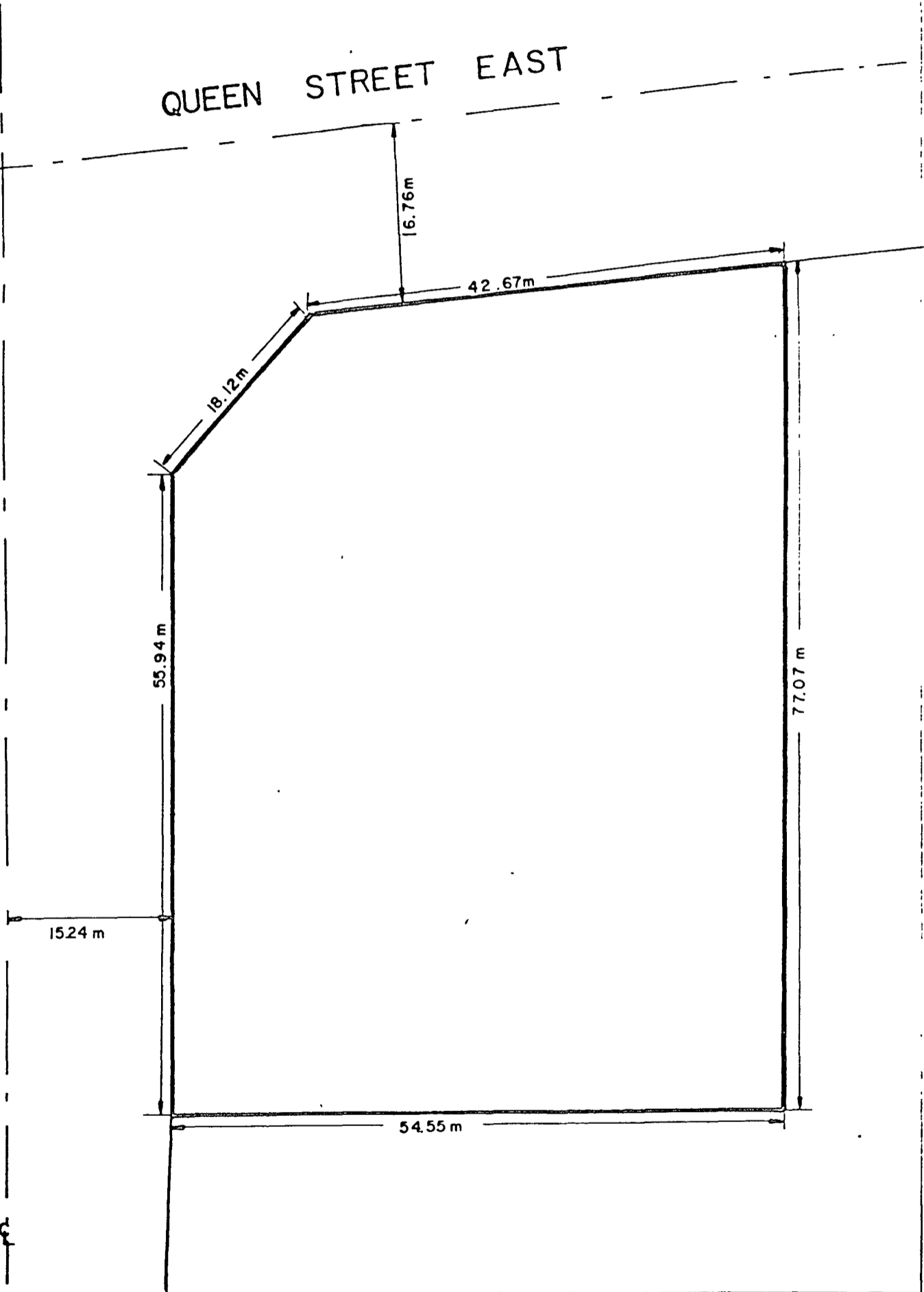
Plate Number 9 of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A' attached as shown on Schedule 'B' hereto attached.

4.0 Implementation and Interpretation

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

HANSEN ROAD SOUTH

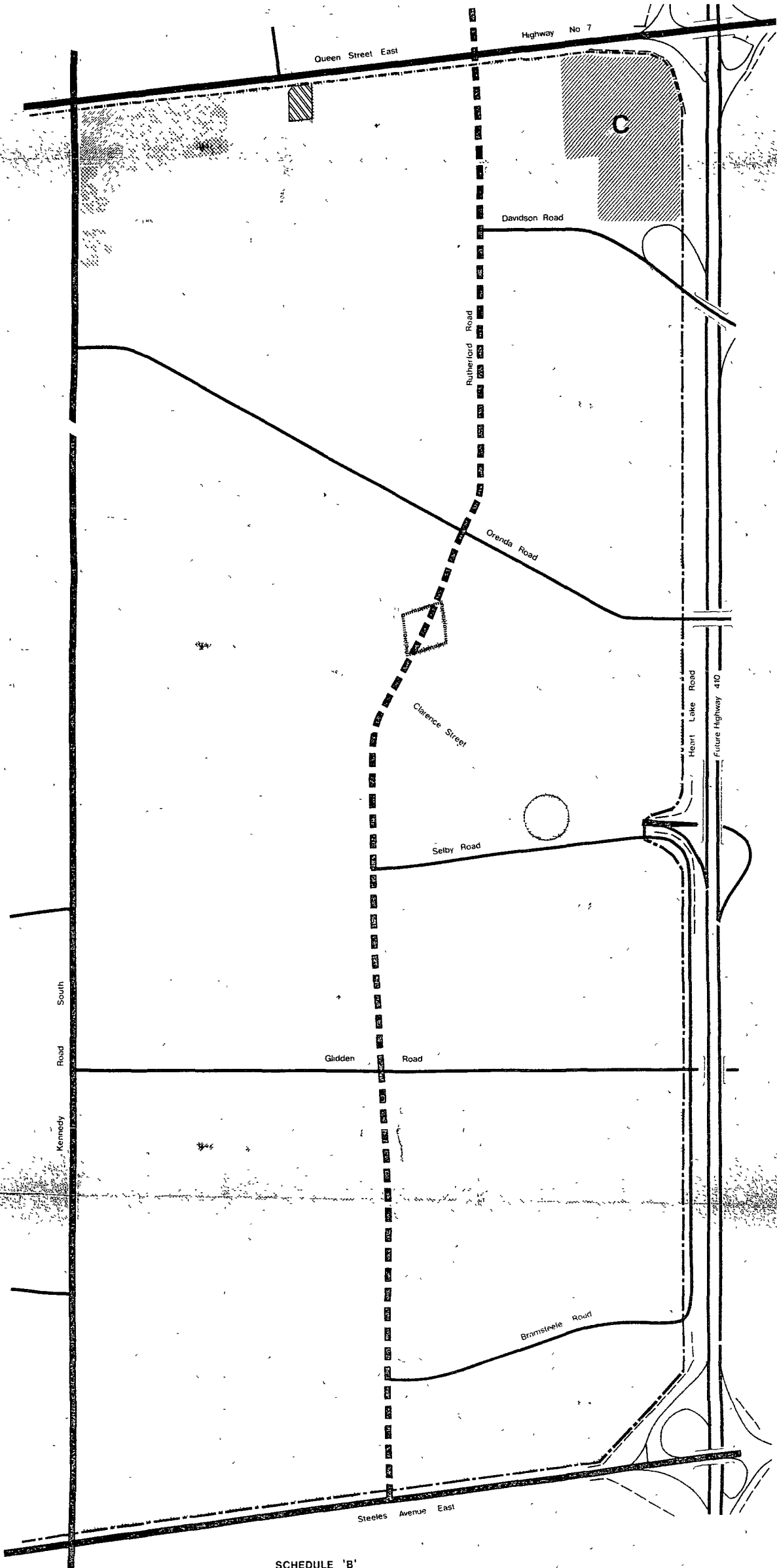
QUEEN STREET EAST



AMENDMENT NO. 28
Schedule A



City of Brampton
Planning Department

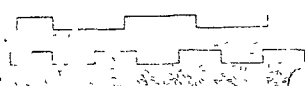


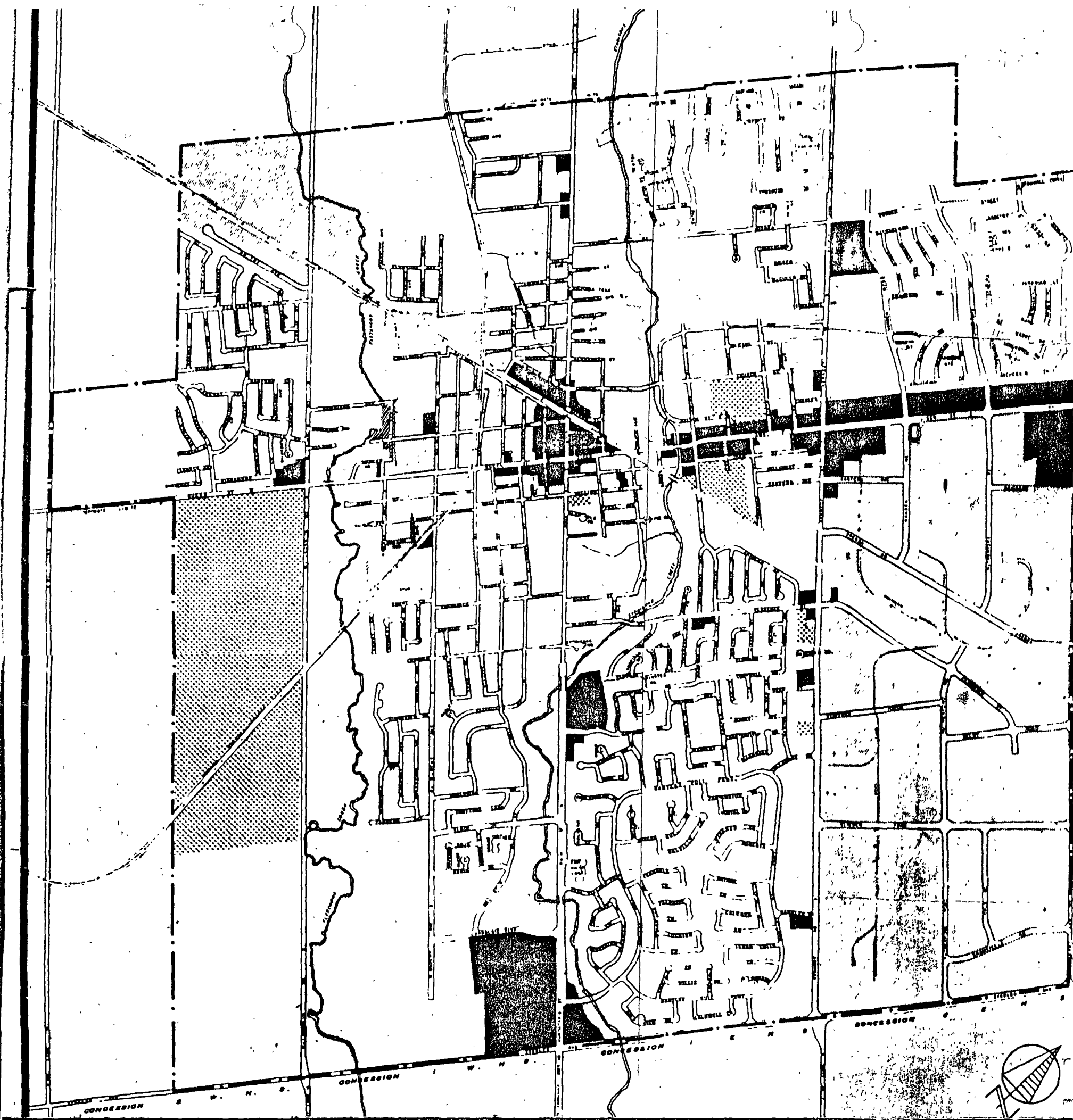
SCHEDULE 'B'
OF OFFICIAL PLAN
AMENDMENT 28

BRAMPTON EAST
PLANNING DISTRICT
PLATE No.9

LAND USE & ROADS

- SPECIAL COMMERCIAL
- ◐ COMMUNITY COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- ◐ HIGHWAY COMMERCIAL
- INDUSTRIAL
- INTERSECTION IMPROVEMENT
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- HIGHWAY AND INTERCHANGES
- PLANNING DISTRICT BOUNDARY
- ◊ GRADE SEPARATION





GENERALIZED LAND USE

— LEGEND —

- RESIDENTIAL 
- COMMERCIAL 
- INDUSTRIAL 
- INSTITUTIONAL 
- OPEN SPACE 

MODIFICATION

NO 2
 UNDER SECTION 14(1) OF
 THE PLANNING ACT

CITY OF BRAMPTON
 PLANNING DEPARTMENT



DATE: JAN 1973
 OF: 1973
 PLAN NO: 73-11-2
 DRAWN BY: JMA
 REVISED BY: DS

Plate No. 3

— INTERPRETATION OF THE MAP —
 The boundaries between classes of land use
 described in this map 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 plan to
 implement this map without the necessity of
 changing zoning, and subject to the official plan
 other than such minor changes it is intended
 that no areas or districts shall be created
 that do not conform with this plan in respect
 of land use.

PART C - APPENDIX

1.0 Attached are one copy each of staff report to Planning Committee dated March 7, 1978 and September 14, 1978 and a copy of the minutes of a public meeting held on October 5, 1978 with respect to the subject development.

1978 10 12

TO: Chairman and Members of Planning Committee

FROM: Planning Director


RE: Application to Amend the Official Plan
and Restricted Area By-law
Part Lot 5, Concession 2, E.H.S.
KILMANAGH DEVELOPMENTS LIMITED
Part Block K, Plan 518
Our File : C2E5.3

Attached is a copy of the minutes of the public meeting for the above noted held on October 5, 1978.

Prior to the meeting, a representative of Tonecraft Limited called the Planning Department and submitted a verbal objection to any commercial building having a lot coverage exceeding 20 percent. The subject proposal involving an existing building has a lot coverage of approximately 25 percent. It is intended that the proposal will be controlled by a site plan by-law restricting the location and size of the building, landscaping, accesses and parking facilities with the lot coverage to remain unchanged. The proposal is considered acceptable.

Therefore, it is recommended that staff be directed to prepare draft amendments to the Official Plan and Restricted by-law and agreement for Council's consideration.

WML/rla


L.W.H. Laine
Planning Director

attachment

cc: Development Team

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, OCTOBER 5, 1978 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:30 p.m. with respect to an application by KILMANAGH DEVELOPMENTS LIMITED to renovate the existing building for retail commercial uses.

Members present: F.R. DALZELL - Chairman
 J.E. ARCHDEKIN - Mayor
 K.G. WHILLANS - Councillor
 F.W. ANDREWS - Alderman
 R.F. RUSSELL - Alderman

Staff present: L.W.H. Laine - Planning Director
 J. Singh - Principal Planner
 W.M. Lee - Planner

Approximately 23 members of the public were in attendance. 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 the members of the public with respect to the proposal as submitted by the applicant.

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 newspaper. Mr. Laine replied in the affirmative.

Mr. William Lee advised the Committee that he had received an objection by telephone from Tonecraft Ltd. regarding lot coverage

Mr. Lee outlined the proposal 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. Ted Howell of Hansen Road enquired as to where the location of the driveways would be.

Mr. Lee responded that one of the accesses on Queen Street would be deleted and the other two accesses, one on Queen Street and one on Hansen Road would be retained.

There were no further questions and comments and the Chairman adjourned the meeting at 7:40 p.m.

1978 09 14

TO: Chairman of the Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 5, Concession 2, E.H.S.
KILMANAGH DEVELOPMENTS LTD.
Part Block K, Plan 518
Our File: C2E5.3

1.0 BACKGROUND

The application was approved in principle by City Council on March 28, 1978 subject to the applicant submitting a revised site plan dealing with the concerns of staff. i.e. the arrangement of parking and landscaping and the provision of sidewalks.

2.0 SITE DESCRIPTION

As shown on the attached location map, the site is located at southeast corner of Queen Street East and Hansen Road comprising an area of 0.3929 hectares (0.97 acres). There is a vacant one storey building on the site. There are three existing accesses to the site, two from Queen Street East and one from Hansen Road.

3.0 OFFICIAL PLAN AND ZONING STATUS

The site is designated Industrial in the Official Plan and is zoned Heavy Industrial by By-law Number 1827.

By-law Number 144-78 which has received two readings from City Council zones the property Highway Commercial One (HCI) permitting auto related sales or repair establishment, motel, hotel, restaurant, public garage, radio or television transmission establishment, and taxi and bus station.

PROPOSAL

The applicant proposes to renovate the existing building for bank, gift shop, bakery, florist and other retail commercial uses. The north and west elevations of the existing building will be reconstructed for better appearance. A 1.5 metre (5 foot) wide sidewalk will be provided along north and west sides of the building. A new sidewalk along Hansen Road is proposed. Landscaping treatment will be provided as shown on the site plan.

The applicant wishes to retain two accesses as shown on the site plan. Fifty-six off-street parking spaces are proposed with potential of adding 11 spaces that can be provided on the front yard if deemed necessary.

5.0 COMMENTS

The revised plan is an improvement over the previous submission in that the distribution of landscaped open space is more balanced. It should be noted that an access to Queen Street East is proposed to be retained. This particular aspect has been reviewed by the Public Works Department as to the impact upon the functioning of Queen Street East as an arterial road with regard to the proximity of the Hansen Road intersection. The Commissioner of Public Works has advised that he has no objection to the location of the driveway access onto Queen Street East as shown on the revised site plan.

Fencing will be provided along the south and east boundaries of the property. An enclosed refuse storage area will be provided as part of the renovation activity.

The three parallel parking spaces abutting the east side of the building are intended to be used for a portion of employee parking facilities, thereby using the more accessible spaces for customer parking.

In order to ensure the proper implementation of the project the applicant will be required to enter into a site plan development agreement with regard to engineering matters, fencing and landscaping, sidewalk installation, and building renovations.

6.0 RECOMMENDATION

It is recommended that Planning Committee accept the site plan and that staff be directed to arrange a public meeting in accordance with City Council's procedure.

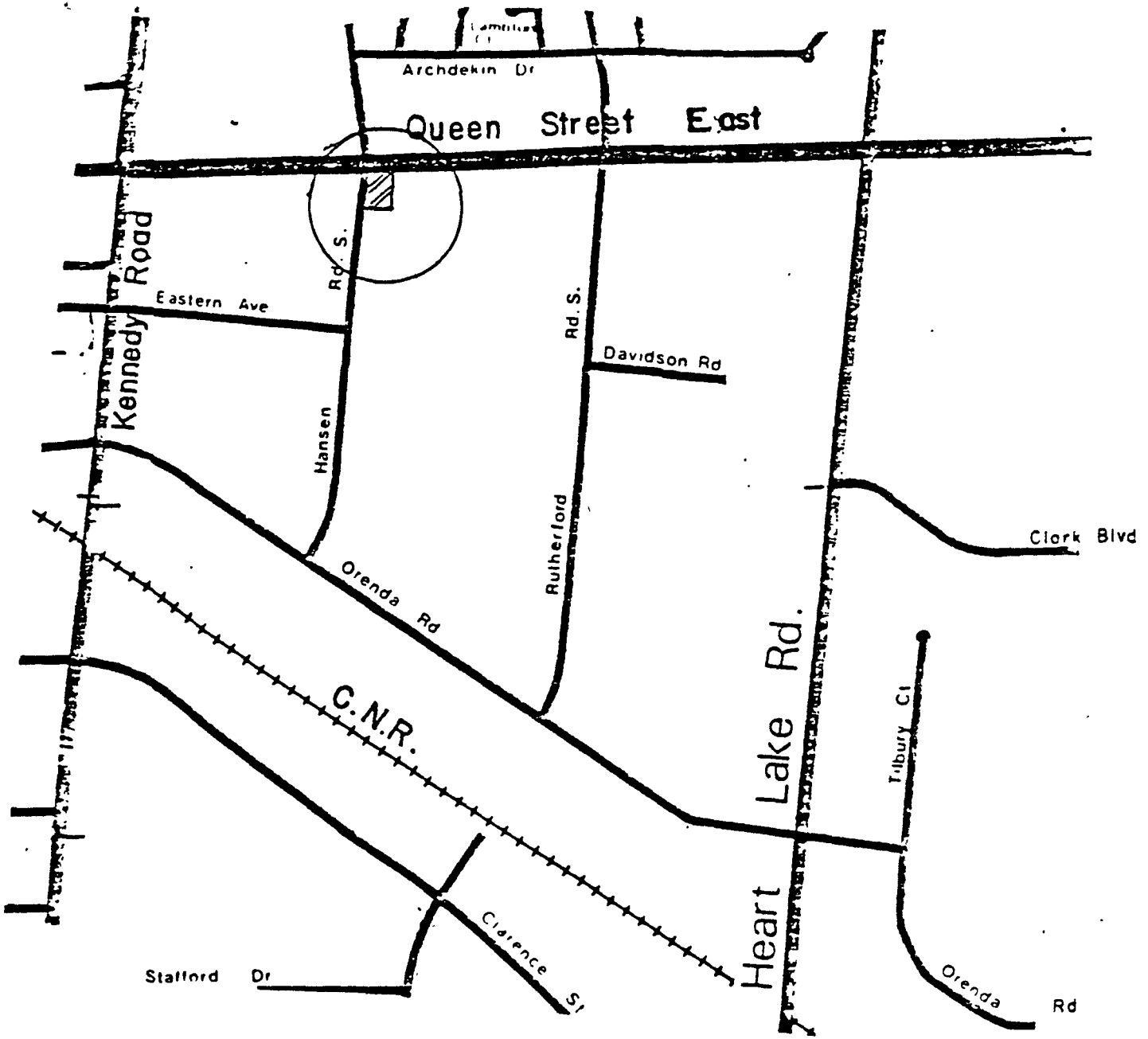


L.W.H. Laine

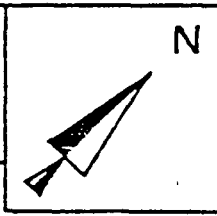
Planning Director

LWHL/WML/jb

Attachment

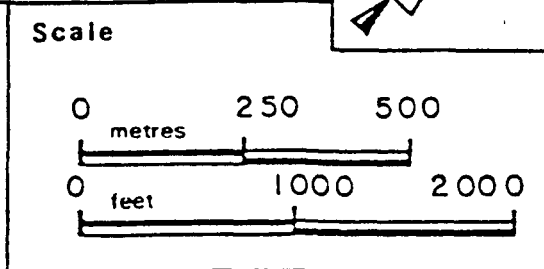


Application
KILMANAGH DEVELOPMENTS



Drawn	b. k.
Date	Nov 1977
File No.	C2E5 3
Dwg. No.	A <u>570</u>

Legend
LOCATION MAP



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

TO: Chairman of Development Team
FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part Block K, Plan 518
KILMANAGH DEVELOPMENTS LIMITED
Our File C2E5.3

1.0 Background

The above noted application has been received from Kilmanagh Developments Limited for the proposed commercial use of Part Block K, Plan 518, 249 Queen Street East.

2.0 The Site

As shown on the attached location map, the property is located at southeast corner of Queen Street East and Hansen Road comprising an area of 0.971 acres. The property has frontage approximately 130 feet and 185 feet onto Queen Street East and Hansen Road respectively.

There is a one storey building approximately 10,000 square feet on the site. The property is previously used as an auto supply shop and is presently vacant.

There are shrubs and trees located close to the building.

There are two existing accesses from Queen Street East and one access from Hansen Road.

3.0 Official Plan and Zoning Status

The site is designated Industrial in the Official Plan and is zoned Heavy Industrial by By-law Number 1827.

4.0 Proposed Use

The applicant proposes to use half of the existing building for a bank/financial institution and the other half for a restaurant, auto supply, hardware or florist, whereas the restaurant is a preferred tenant by the applicant.

Attached is a site plan showing the existing building and proposed parking layout and access while the internal space arrangement is not available at the present time. Accordingly, the building entrance location to each use is unknown.

Seventy-three parking spaces will be provided to be located on the front, side and rear yards as shown on the site plan.

5.0 Comment

The City Engineering Department has required the construction of a sidewalk on Hansen Road.

Building and Zoning Department are concerned about the location of the sign and extensive parking use along the frontage of the property.

From a Planning point of view, the proposed deletion of the Queen Street East access is considered appropriate. However, the parking layout as shown will destroy the shrubs and trees that face Queen Street East.

A 5 foot concrete sidewalk should be provided along the north and west sides of the building.

The developer should provide additional trees on the site as well as on the boulevard area abutting the site. Chain link fences should be installed along the east and south boundary of the property. An emergency access should be provided at the northeast corner.

5.0 Comment (cont'd)

Generally speaking, a service commercial use such as a bank and restaurant at this location is acceptable subject to a revised site plan for better landscaping and parking arrangement as well as provision of sidewalks. The applicant shall be required to enter into a development agreement with the City and the property shall be controlled by an appropriate site plan by-law.

6.0 Recommendation

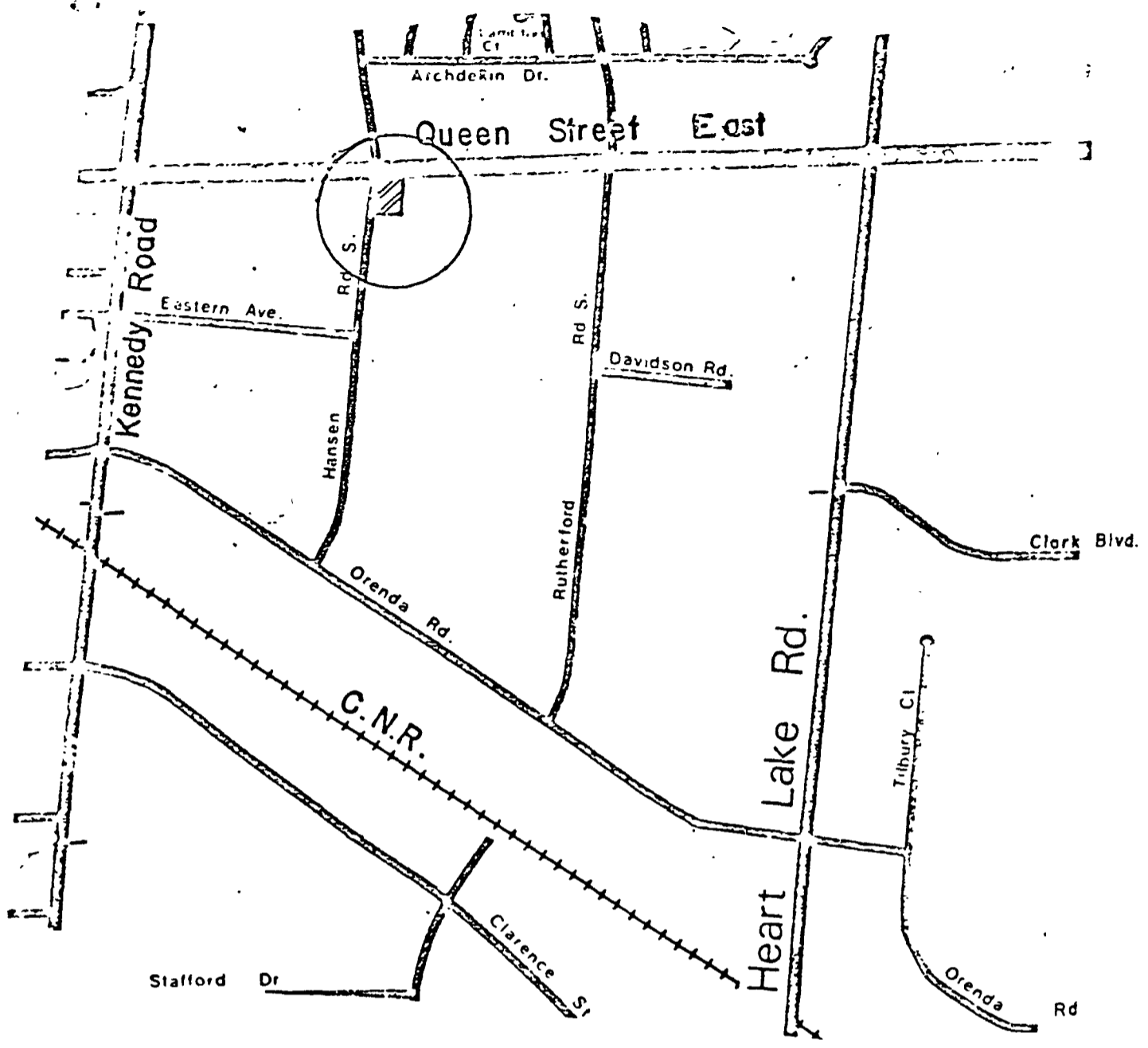
It is recommended that the applicant be directed to provide revised site plan in accordance with comments of this report and subsequently, a public meeting be held according to Council's procedure.

LWHL/WL/am

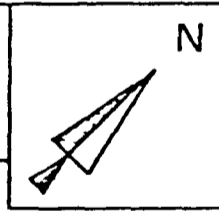


L.W.H. Laine,
Planning Director

Attachment



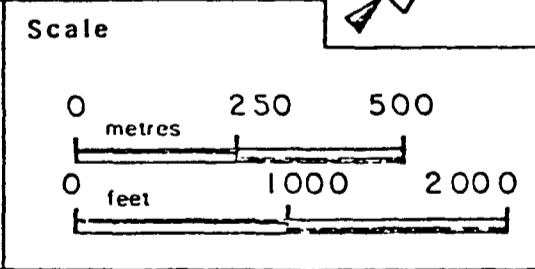
Application
KILMANAGH DEVELOPMENTS



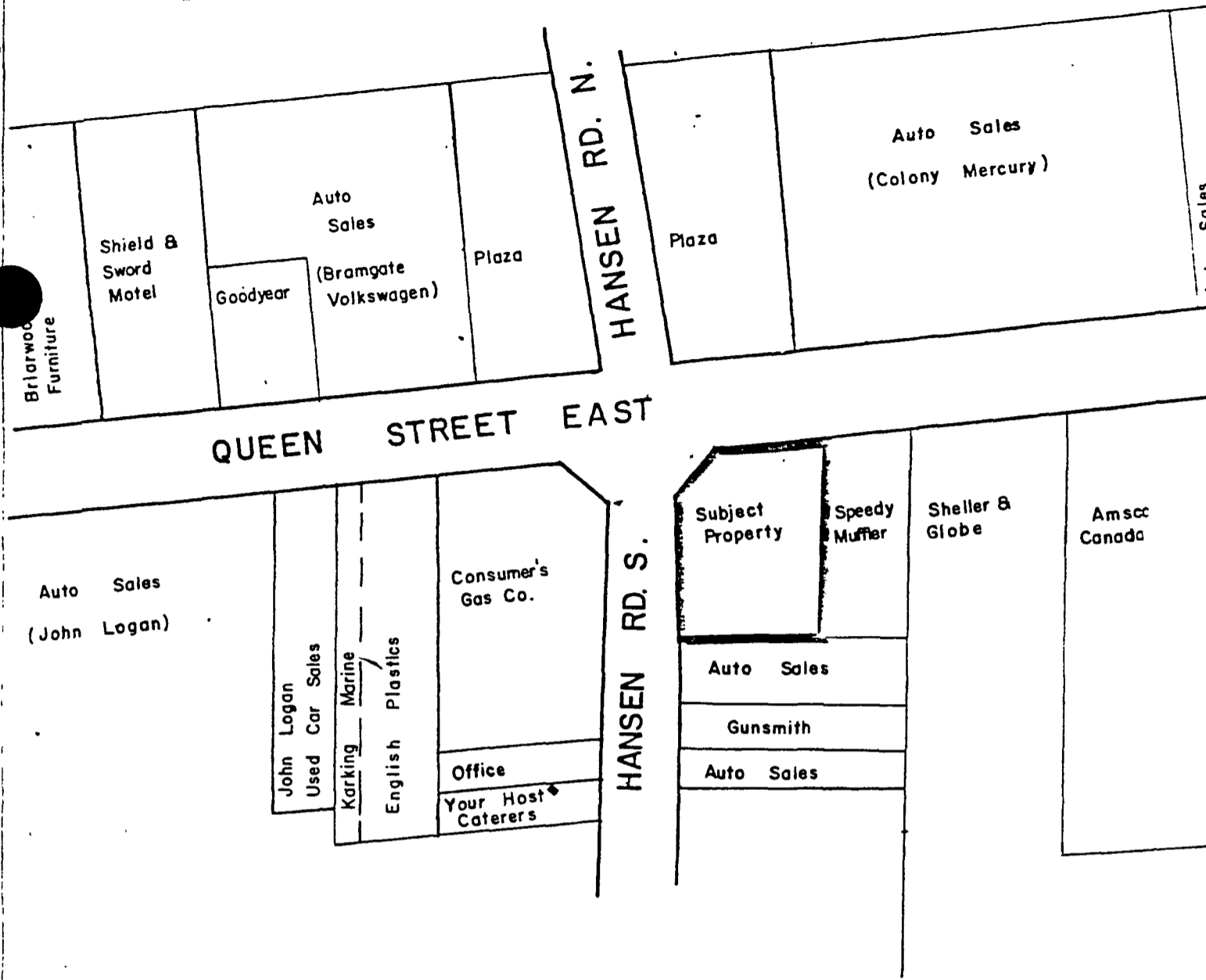
Drawn	b. k.
Date	Nov 1977
File No.	C2E5.3
Dwg. No.	A 390

Legend

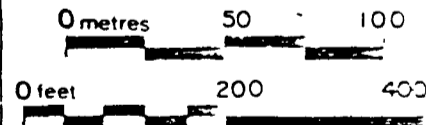
LOCATION MAP



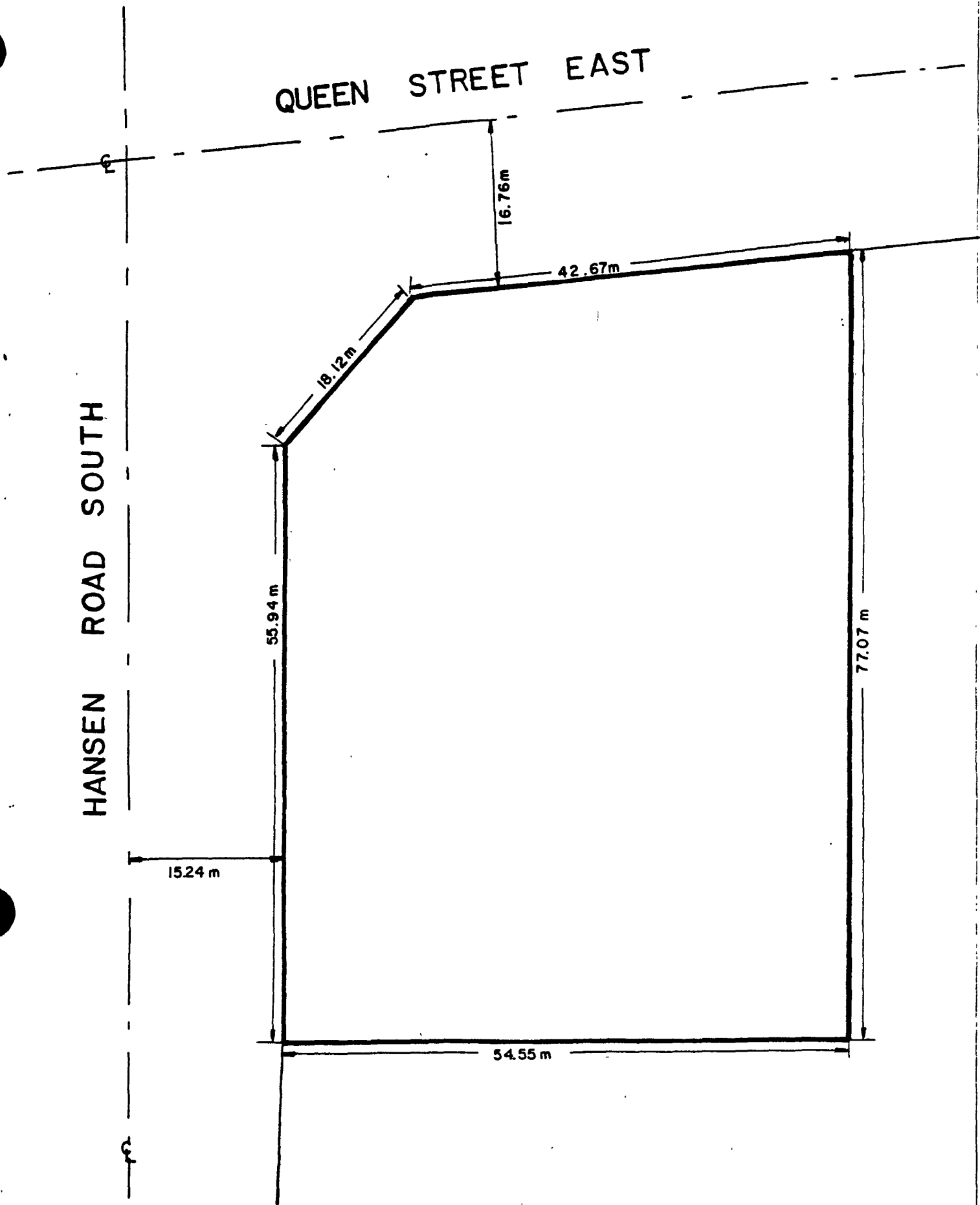
CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT



KILMANAGH DEVELOPMENTS
Land Use



City of Brampton
Planning Department



AMENDMENT NO.
Schedule A



City of Brampton
Planning Department