STATUTORY PUBLIC MEETING

10254 HURONTARIO STREET
ARMSTRONG FARMHOUSE
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

OZS-2022-0009

CITY OF BRAMPTON

Monday, May 16, 2022
7:00 pm

WESTON CONSULTING

DEVELOPMENT HISTORY

- The “Learment C. Armstrong” heritage farmhouse house has been subject to numerous planning applications that relate to the wider industrial development of the area.
- The broader area and the site that formerly contained the farhouse has been developed to include 5 industrial warehousing buildings which have been subject to numerous applications for Consent, Site Plan Approval, Minor Variance, and Official Plan Amendment.
- The farmhouse is contained within a separate 1,941 square metre lot at the northwest corner of Hurontario Street and Tremblay Street, which was created through Consent Application B18-019 in 2018.
- The farmhouse was relocated to its current location in 2019 based on the approval of the Site Plan Application SP18-058.000.

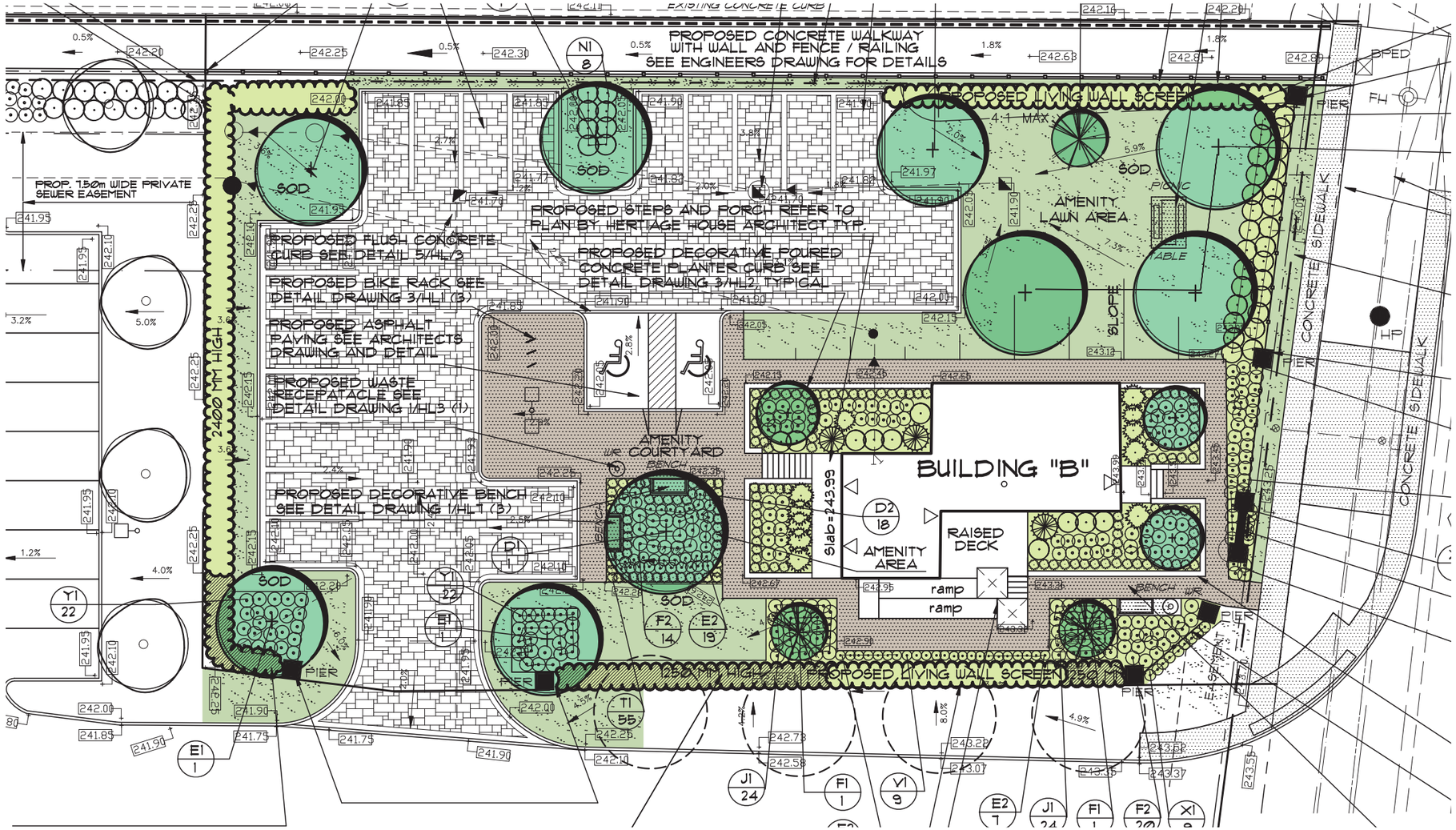
MINOR VARIANCE APPLICATION

- A Minor Variance application was approved in conjunction with the Consent Application on August 21, 2018 (A18-127) to permit non-medical office uses on the new lot.
- The approval permitted a temporary use of the property for non-medical office uses on the condition that applications for an Official Plan Amendment and Zoning By-Law Amendment be submitted to permanently re-designate and rezone the lands.
- These applications are provided to fulfill this condition.

ARMSTRONG FARMHOUSE

- Twenty-five (25) parking spaces located at the rear of the relocated structure.
- Gross floor area of 276 m²
- Previous Building Upgrades
  - Accessible ramps;
  - AODA compliance measures;
  - Structural upgrades;
  - Removal of non-heritage additions;
  - Restoration of façade and heritage elements;
  - Electrical and mechanical modernization;

APPROVED SITE PLAN



ARMSTRONG FARMHOUSE

DEVELOPMENT APPLICATIONS

- No construction works or changes to the building or site configuration are proposed as a result of these applications. The sole purpose of the current applications is to implement the previously approved permitted uses on a permanent basis.
  1. The Official Plan Amendment seeks to modify the Snelgrove-Heart Lake Secondary Plan land use designation from General Employment 1 to Service Commercial to permit business, professional and medical office uses among other complimentary uses to service the employment area.
  2. This application proposes to rezone the site from General Employment to Service Commercial to permit the following uses and other site specific building standards that are required based on the new zoning designation.
     - Retail Establishment
     - Service Shop
     - Personal Service Shop
     - Bank, Trust Company and Finance Company
     - Office
     - Medical Office (Physician, Dentist or Drugless Practitioner)
     - Takeout Restaurant
     - Health and Fitness Centre
     - Animal Hospital
     - Commercial School

Thank You

Comments & Questions?

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