



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 9-87

To adopt Amendment Number 108 to 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, 1983, hereby ENACTS as follows:

1. Amendment Number 108 to the 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 Municipal Affairs and Housing for approval of Amendment Number 108 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 12th day of January, 1987.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

  
Clerk  
City of Brampton

JAN 15 1987

AMENDMENT NUMBER 108  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to redesignate certain industrial lands for commercial purposes. The industrial lands will be conveyed to and merged with a commercial parcel which contains two existing motor vehicle sales establishments. The lands being redesignated will be used in conjunction with the existing commercial establishment.

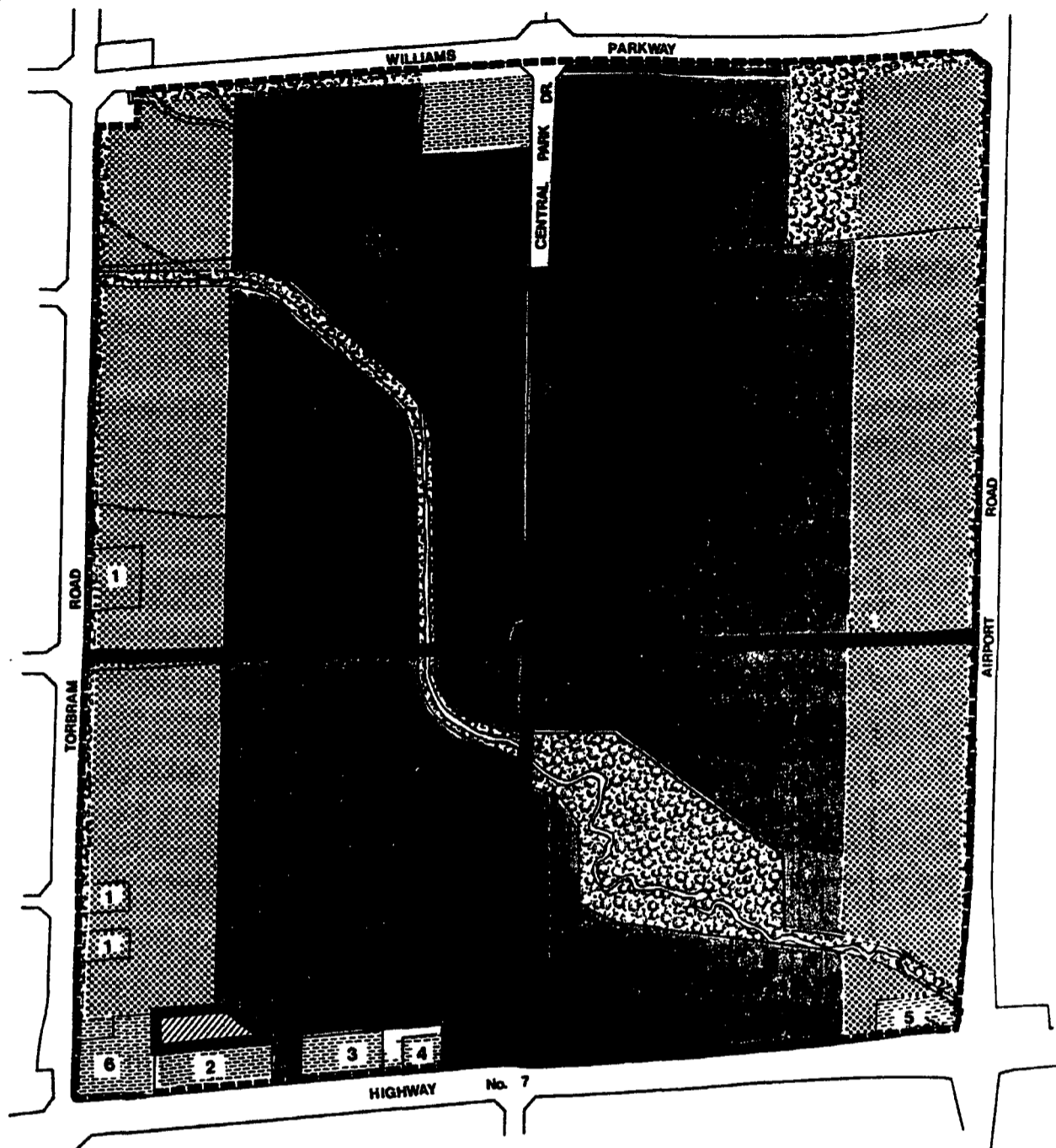
2.0 Location

The lands subject to this amendment are located on the north side of Highway Number 7, approximately 130 metres (427 feet) east of the intersection of Torbram Road and Highway Number 7. The lands are described as part of Lot 6, Concession 6, E.H.S., in the geographic Township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto













The document known as the Official Plan for the City of Brampton Planning Area is hereby amended:

- (i) by changing, on Schedule SP13(a) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from PRESTIGE INDUSTRIAL and GENERAL INDUSTRIAL to SPECIAL POLICY AREA 2.



Schedule SP 13(a)  
 Schedule C  
 Official Plan Amendment No. 96

**LEGEND**

-  Lands Subject to this Amendment
-  Prestige Industrial
-  General Industrial
-  Commercial
-  Collector Roads
-  Special Policy Area 1  
(Refer to Policy 3.4.1)
-  Special Policy Area 2  
(Refer to Policy 3.4.2)
-  Special Policy Area 3  
(Refer to Policy 3.4.3)
-  Special Policy Area 4  
(Refer to Policy 3.4.4)
-  Special Policy Area 5  
(Refer to Policy 3.4.5)
-  Special Policy Area 6  
(Refer to Policy 3.4.6)
-  Open Space

OFFICIAL PLAN AMENDMENT No. 108

Schedule A



**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 12 01 Drawn by: K.L.  
 File no. C6E6.17 Map no. 48-16H

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 108

Attached is a copy of a planning report from the Director, Planning and Development Services, dated November 7, 1986 and a copy of a report from the Director, Planning and Development Services, forwarding the notes of a public meeting held on December 3, 1986.

34/86/3

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# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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November 7, 1986

TO: The Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 6, Concession 6, E.H.S.  
Ward Number 11  
POLCO INVESTMENTS LIMITED  
Our File Number: C6E6.17

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1.0 Introduction

An application to amend the Official Plan and zoning by-law to permit a motor vehicle sales establishment has been submitted to the City and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Use

The subject property is located on the north side of Highway Number 7, approximately 120 metres (394 feet) east of the intersection of Torbram Road and Highway Number 7. It is described as part of Lot 6, Concession 6, E.H.S. in the former Township of Chinguacousy.

The subject property has a frontage of 179.07 metres (587.5 feet) on Highway Number 7 and an average lot depth of 64.01 metres (210 feet). Total lot area is approximately 1.15 hectares (2.84 hectares).

The subject property is currently occupied by the existing Brampton Hyundai car dealership. The existing building on the property ranges in height from 1 to 2 stories, containing a ground floor area

of approximately 930 square metres (10011 square feet) and a gross floor area of approximately 1115 square metres (12002 square feet). There is also a recently approved site plan (our file number SP86-29) on the easterly portion of the subject property which will constitute the new home of the Brampton Hyundai dealership once the building is constructed.

The following uses surround the subject property:

- to the north are vacant lands which are subject to a draft subdivision plan submission by Bramalea Limited (our file number C6E6.7 - Industrial 9),
- to the east is a small parcel of land occupied by a 1.5 storey brick dwelling while further east is vacant land and a MacDonald's restaurant with a drive-through facility,
- to the south, on the south side of Highway 7, is an industrial parcel occupied by K-Mart (office and warehouse), and
- to the west is a commercial plaza (Gates of the Glen).

### 3.0 Official Plan and Zoning By-law Status

Schedule "A" to the Brampton Official Plan designates the subject property for Commercial use and Schedule "F" thereto further defines the property for Highway and Service Commercial use. The Bramalea North Industrial Secondary Plan (Amendment Number 6 to the Consolidated Official Plan, as amended by Amendment Numbers 7A and 96A) designates the subject property specifically for a new and used car sales establishment.

Comprehensive Zoning By-law 861, as amended by By-laws 211-82 and 197-83, zones the subject property as Commercial 3 - Section 347 (C3 - Section 347). This zone permits a motor vehicle sales

C2-3

establishment and accessory uses in accordance with a site plan schedule.

4.0 The Proposal

The necessity of this application arises from two matters, these being:

1. lands to be consolidated with the existing parcel and used for highway commercial purposes are presently zoned and designated for industrial use, and
2. the proposed building located on the west side of the property does not comply with the site plan schedule forming part of By-law 197-83 which zones the applicant's existing holdings.

The applicant proposes to purchase lands from Bramalea Limited which abut the rear of his existing holdings. The applicant will consolidate these additional lands with his existing holdings. The parcel to be purchased from Bramalea Limited, as indicated on the attached site plan, has an irregular shape which is dictated by an existing drainage ditch which defines the northerly boundary of the additional lands. These lands to be purchased have an area of approximately 8095 square metres (2.0 acres); therefore, with the additional lands the applicant's total holdings would have an area of approximately 1.96 hectares (4.85 acres).

As previously noted, the subject property has an approved site plan (our file number SP86-29) which sets out the development of the easterly portion of the property for an automotive dealership (Brampton Hyundai). The ground floor area of the approved structure is 986.0 square metres (10,614 square feet) and the gross floor area is 1398.3 square metres (15,052 square feet). This proposal complies with the zoning regulations currently in effect for the property with the exception of a 6.0 metre wide landscape

C2-4

- 4 -

strip along Highway Number 7 which was reduced by a minor variance application (A23/86) to the Committee of Adjustment.

The proposed structure involved in the subject application is located on the applicant's existing holdings as well as partially on the additional lands to be purchased from Bramalea Limited. The proposed building will contain offices, showroom, service bays, a body shop and a service and parts department. The ground floor area of the proposed building is 1595 square metres (17,169 square feet) and the gross floor area is 1872 square metres (20,151 square feet). Total parking spaces delegated to the proposed establishment is 259 spaces.

5.0 Circulation Comments

The Planning and Development Department conducted the customary circulation of the proposal to various City Departments and other concerned agencies. The following comments have resulted:

5.1 The Ministry of Transportation and Communications has advised:

that this Ministry has no objections to the amendment.

The proposed lands to be purchased are beyond this Ministry's permit control area for building and land use permits. Access to the lands must be via the approved entrance as designated under Ministry of Transportation and Communications Entrance Permit Number ENT-5830.

5.2 The Region of Peel has advised:

that municipal water and sanitary sewer service is available on Highway Number 7; regional roads are not directly affected.



CJ-5

5.3 The Development and Engineering Services Section of the Public Works Division has advised:

we had hoped that if there is to be any exchange of land, that property fronting on Highway Number 7 would be added onto the internal properties so that there would be a minimum of frontage development along Highway Number 7, thus avoiding the strip-type development along Queen Street west of Heart Lake Road.

This proposal increases the intensity of frontage along Highway Number 7 and could set an undesirable precedent. If this proposal is allowed to proceed, we will require a grading and drainage plan showing existing and proposed elevations, method of drainage and ingress/egress.

5.4 The Traffic Engineering Services Section of the Public Works Division has advised:

no comment with respect to internal site design. Access details are subject to Ministry of Transportation and Communications approval.

5.5 The Parks and Recreation Division of the Community Services Department has advised:

the area shown on the plan to be added to the approved site is land that is contained in the Industrial 9 area and it is the intent to access these lands by internal roads. It would appear that this proposal would not allow this to happen and would somewhat restrict the development of Industrial 9.

If this matter can be resolved there is no other comments on the proposal.

C2-6

- 6 -

5.6 The Community Design Section of the Planning and Development Services Division has advised:

that site plan approval is required and questions whether the property will be severed with a portion of the additional lands being added to the "adjacent car ownership".

5.7 The following City departments/divisions have no comment or have not submitted comments:

- Transit Division;
- Fire Division;
- Law Department;
- Zoning and By-law Enforcement Section, and
- Planning Policy and Research Division.

6.0 Discussion

As previously noted, the subject application has been submitted basically for the industrially designated lands which the applicant intends to purchase from Bramalea Limited. In addition, the proposed development of the subject property does not conform to the site plan schedule attached to By-law 197-83.

The proposed use (motor vehicle sales establishment) is already permitted on the front portion of the property and the subject proposal involves an enlargement of the site and a slight increase of the gross floor area of buildings on the property. Whereas By-law 197-83 permitted three buildings on the applicant's original holdings with a maximum gross floor area of 2850 square metres (30,680 square feet), the subject proposal reduces the number of

C2-7

- 7 -

buildings to two and increases the gross floor of buildings on the property to approximately 3270 square metres (35,200 square feet). This represents an increase in building area of approximately 15 percent although the lands to be purchased from Bramalea Limited and added to the subject property represent an increase in total lot area of 65 percent. Therefore, the subject proposal is less intensive than what By-law 197-83 would currently permit on the property. It is noted, however, that the opportunity for vehicle storage is more substantial with the subject proposal as opposed to what the approved development for the existing property would accommodate.

Staff find the subject proposal acceptable. The associated land and building expansion of the proposed motor vehicle sales establishment will have a minimal effect on surrounding land uses. An existing commercial plaza (Gates of the Glen) abuts the subject property to the west, future industrial uses will abut the property to the north and the proposed expansion of an approved development will be of little consequence to the existing single family home to the east. The single family dwelling abuts that portion of the property which has an approved site plan (our file number SP86-29) already in place.

As the comments from the Parks and Recreation and the Public Works Division note, it would be preferable to access the subject lands via a road pattern internal to the Industrial 9 project of Bramalea Limited. The reality of the situation dictates that access for the property will be gained to Highway Number 7. The applicant does possess approved entrance permits from the Ministry of Transportation and Communications and development for the easterly portion of the subject property has already been approved with access to Highway Number 7. It is also noted that the lands to be purchased from Bramalea Limited are delineated on the north and easterly boundaries by an open, overland storm drainage route which services a portion of the residential development on the west side

CO-8

- 8 -

of Torbram Road. In this respect, the lands to be added to the applicant's holdings are a logical extension of the existing property given the presence of the drainage ditch in its existing state. In the future, one would anticipate that the existing ditch will be enclosed with the development of the industrial subdivision plan to the north.

In conclusion, staff are of the opinion that the subject proposal is acceptable. The proposed lot addition is currently a logical addition to the applicant's existing holdings and should not be detrimental to the development of the lands to the north for industrial purposes. Given the scale of the development already approved for the property, the subject proposal will not have a significant effect on Highway Number 7 traffic or abutting land uses.

7.0 Recommendation

That Planning Committee recommend to City Council that:

- A. a public meeting be held in accordance with City Council's procedures;
- B. subject to the results of the public meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
  1. The site specific zoning by-law amendment shall contain the following provisions:
    - (a) lot size requirements which would permit the severance of the subject property to accommodate two separate motor vehicle sales establishments;
    - (b) maximum floor areas for both buildings located on the property;

C2-9

(c) a minimum 4.5 metre wide landscape buffer strip along the Highway Number 7 frontage;

(d) minimum parking standards as follows:

- motor vehicle repair or body shop - one (1) parking space for each 18 square metres of gross commercial floor area or portion thereof, of which 50 percent of the required spaces may be tandem parking spaces.

- motor vehicle parts retail outlet - one (1) parking space for each 12 square metres of gross commercial floor area or portion thereof.

- motor vehicle sales or leasing establishment - one (1) parking space for each 23 square metres of gross commercial floor area or portion thereof.

- offices - one (1) parking space for each 31 square metres of gross commercial floor area or portion thereof, and

(e) a site plan schedule reflecting the proposed development of the subject property including the location of access driveways.

2. The applicant shall enter into a development agreement with the City of Brampton whereby the applicant shall agree:

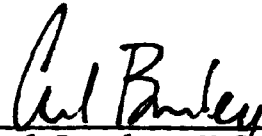
(a) to submit for the approval of the City, a site plan, landscape plan and grading and drainage plan, and

C2-10

- 10 -

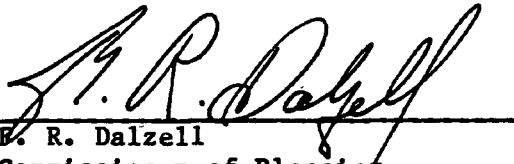
- (b) to develop the property in substantial accordance with a concept site plan to be attached to the development agreement.

Respectfully submitted,



Carl Brawley, M.C.I.P.  
Development Planner

AGREED:

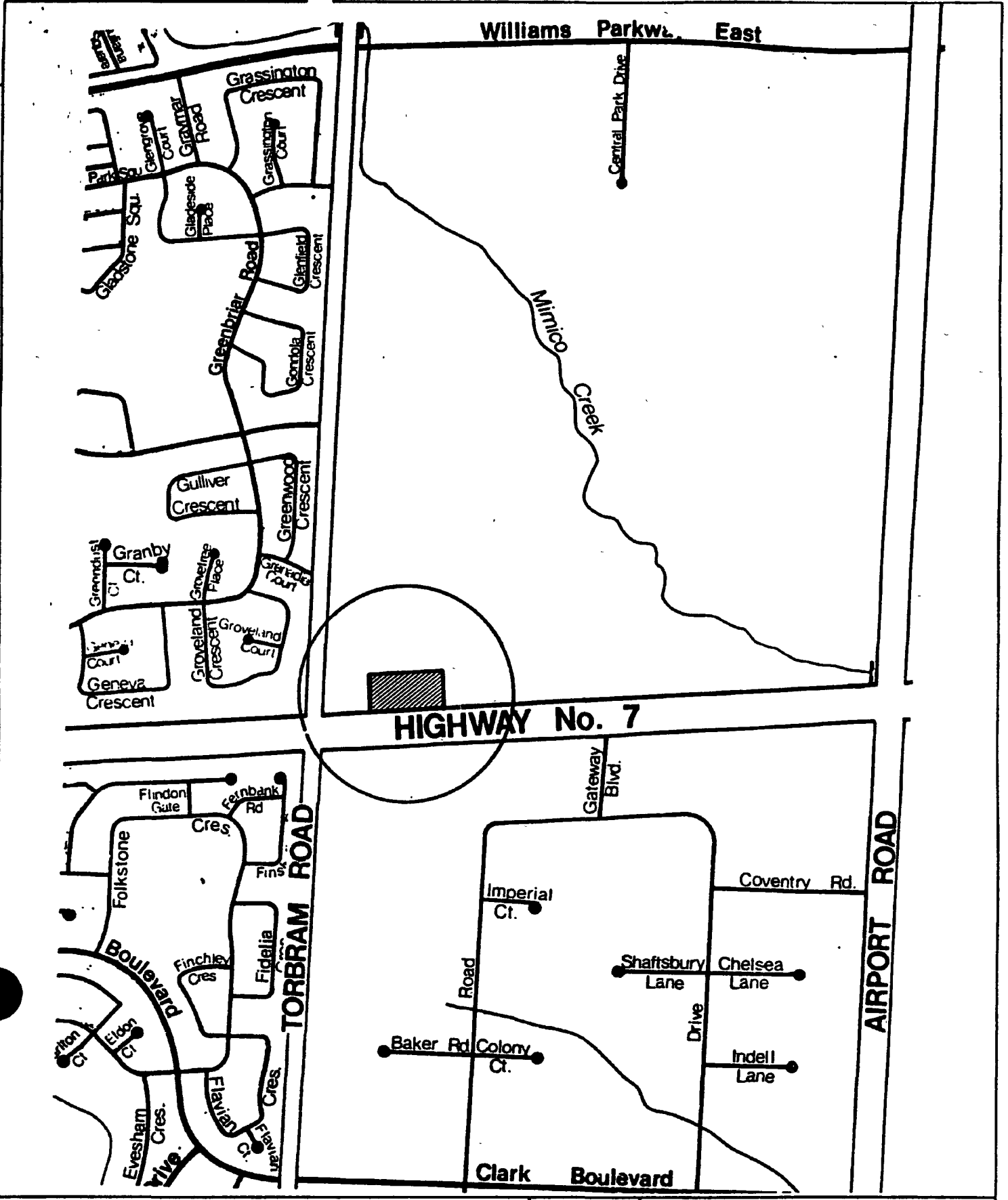


E. R. Dalzell  
Commissioner of Planning  
and Development



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

CB/6



**POLCO INVESTMENTS LTD.**  
 Location Map

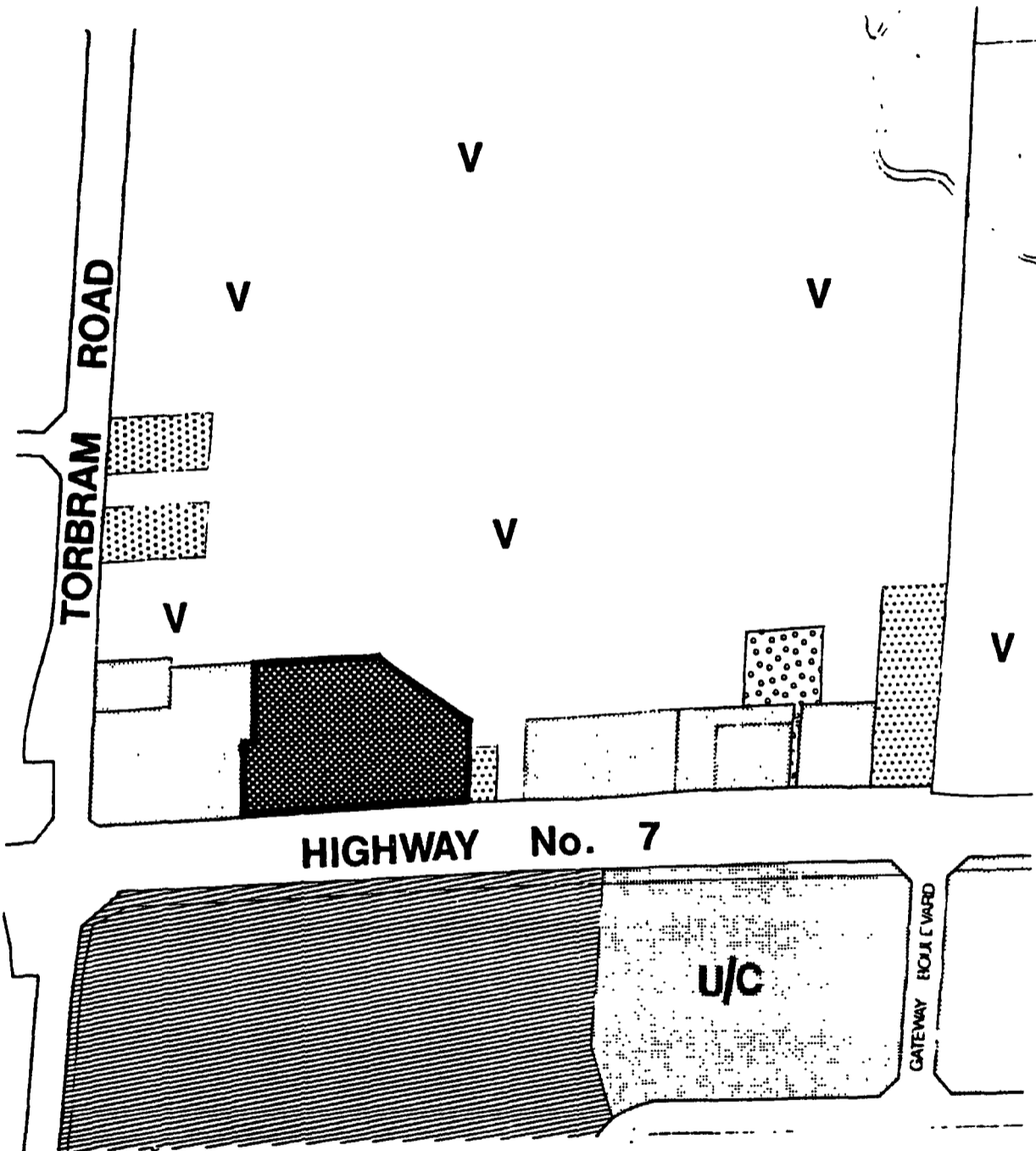


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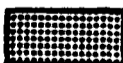






**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 10 15      Drawn by: K.L.  
 File no. C6E6.17      Map no. 48-16A

CJ-12



**LEGEND**

- |   |                  |   |                    |
|---|------------------|---|--------------------|
|  | SUBJECT PROPERTY |  | UTILITIES          |
|  | RESIDENTIAL      |  | VACANT             |
|  | COMMERCIAL       |  | UNDER CONSTRUCTION |
|  | INDUSTRIAL       |   |                    |

*POLCO INVESTMENTS LTD.*

Land Use Map

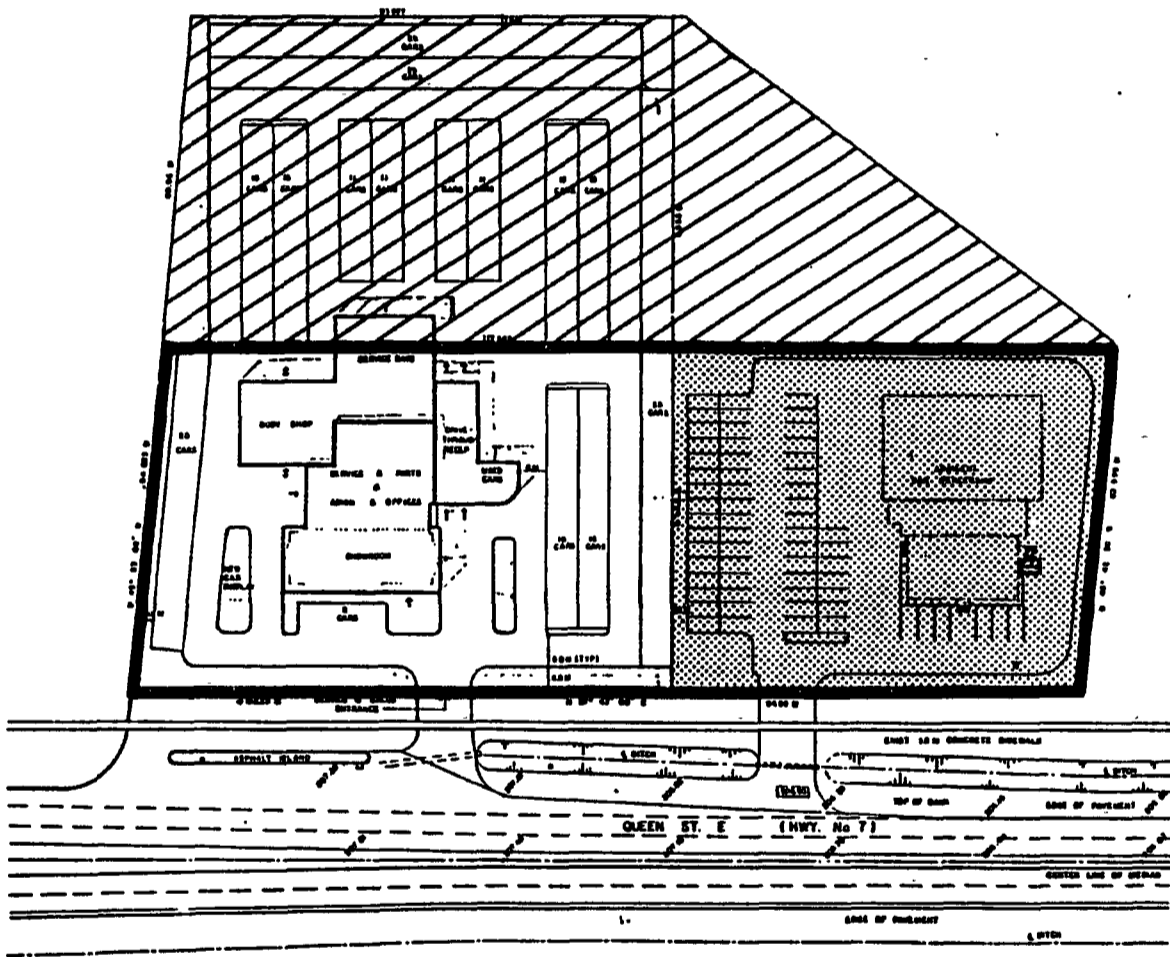





1:5500

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 10 15    Drawn by: K.L.  
File no. C6E6.17    Map no. 48-16B





-  EXISTING HOLDINGS
-  SITE PLAN APPROVED (SP 86-29)
-  LANDS TO BE PURCHASED

POLCO INVESTMENTS LTD.



**CITY OF BRAMPTON**  
Planning and Development

Site Plan

1:140

Date: 1986 10 29    Drawn by: C.R.E.  
File no. C6E6-17    Map no. 48-16D

D3

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

December 4, 1986

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 6, Concession 6, E.H.S.  
Ward Number 11  
POLCO INVESTMENTS LIMITED  
Our File Number: C6E6.17

Attached are the notes of a public meeting held on December 3, 1986 for the above noted application.

No members of the public appeared at the meeting and staff have not received any verbal or written submissions on the proposal.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

1. The notes of the public meeting held on December 3, 1986 be received;
2. The application of Polco Investments Limited (File Number C6E6.17) be approved subject to the conditions contained within the Council resolution dated November 24, 1986; and
3. Staff be directed to prepare the appropriate official plan amendment, zoning by-law amendment and rezoning agreement for the consideration of Council.

Respectfully submitted

*Carl Brawley*  
Carl Brawley  
Development Planner

AGREED:

*F.R. Dalzell*  
F.R. Dalzell, Commissioner  
of Planning and Development

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

CB/ar  
Attachment

D3-1

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, December 3, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:46 p.m., with respect to an application by POLCO INVESTMENTS LTD. (File: C2E13.14 - Ward 9) to amend both the Official Plan and the Zoning By-law to permit the addition of industrial lands to the Brampton Hyundai property and to permit the use of these lands for a car sales establishment.

Members Present: Alderman P. Palleschi - Chairman  
Alderman J. Shadrach  
Alderman H. Chadwick  
Councillor F. Andrews  
Alderman E. Carter  
Alderman S. DiMarco  
Alderman A. Gibson

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

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The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:47 p.m.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 9-87

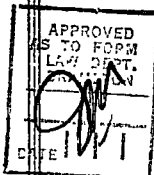
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Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 108 to the 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 Municipal Affairs and Housing for approval of Amendment Number 108 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 12th day of January, 1987.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

*B.L.W. 9-8*

AMENDMENT NUMBER 108  
to the Official Plan of the  
City of Brampton Planning Area

**21-OP-0031-108 -/**

Amendment No. 108  
to the  
Official Plan for the  
City of Brampton

This Amendment No. 108 to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 108 to the Official Plan for the Brampton Planning Area.

Date

*March 17, 1987*



L. J. FINCHAM  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs