



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 37-89

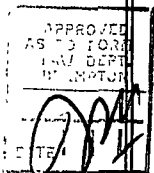
To adopt Amendment Number
155 and Amendment Number
155 A to the Official Plan
of the City of Brampton
Planning Area

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 155 and Amendment Number 155 A to the Official Plan of the City of Brampton Planning Area are 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 for approval of Amendment Number 155 and Amendment Number 155 A to the Official Plan of the City of Brampton Planning Area.

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

this 13th day of February, 1989.




KENNETH B. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 155

and

AMENDMENT NUMBER 155 A

to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 155
AND AMENDMENT NUMBER 155 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE:

The purpose of this amendment is to facilitate the development of a gas bar and automatic car wash at the southeast corner of Torbram Road and Williams Parkway. The effect of this amendment is to:

- o delete the symbolic "Neighbourhood Commercial" designation applicable to the subject lands on Schedule "F" Commercial to the Official Plan;
- o establish a "Highway and Service Commercial" designation applicable to the subject lands on Schedule "F", Commercial to the Official Plan; and,
- o establish a "Highway Commercial" designation for the subject lands within the applicable secondary plan.

2.0 LOCATION:

The lands subject to this amendment:

- o are located at the southeast corner of Torbram Road and Williams Parkway;
- o are more particularly described as part of Lot 8, Concession 6, E.H.S., geographic Township of Chinguacousy; and,
- o have an area of 0.53 hectares, with frontage of approximately 45.7 metres on Williams Parkway and depth of 90.20 metres along Torbram Road.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO:

3.1 AMENDMENT NUMBER 155 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan area number 13 set out in the first paragraph of subsection 7.2.7.13, Amendment 155 A,
- (2) by changing on schedule A thereto, the land use designation of the land shown outlined on Schedule A to this amendment from INDUSTRIAL to COMMERCIAL, and

- (3) by changing on schedule F thereto the land use designation of the land shown outlined on schedule B to this amendment from NEIGHBOURHOOD COMMERCIAL to HIGHWAY AND SERVICE COMMERCIAL.

3.2 AMENDMENT NUMBER 155 A;

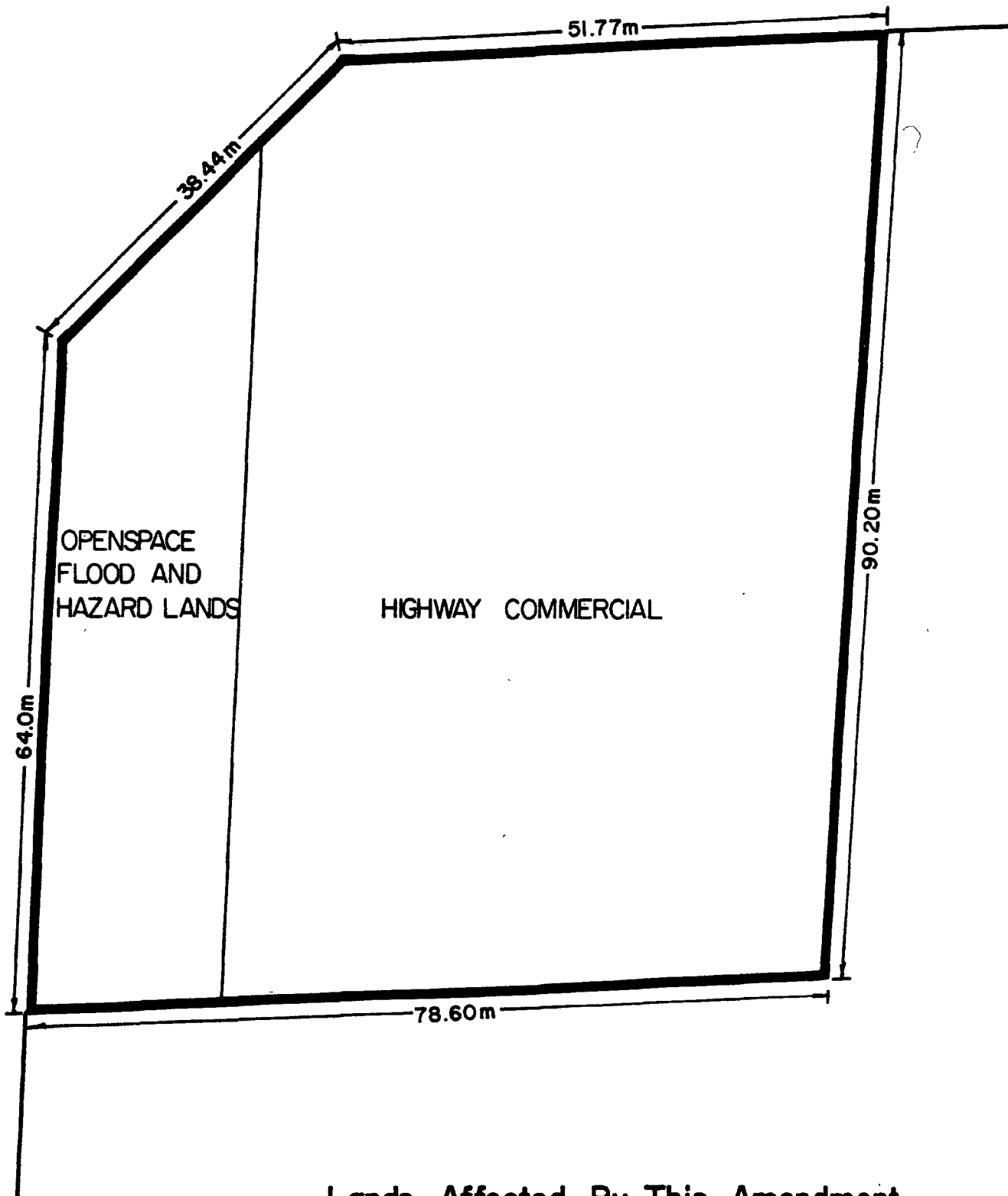
The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended:

- (1) by adding to the legend of schedule A of Amendment Number 6 to the Consolidated Official Plan, the land use designation of HIGHWAY COMMERCIAL;
- (2) by changing on schedule A to Amendment Number 6 to the Consolidated Official Plan, the land use designation of the lands shown outlined on schedule A to this Amendment from INDUSTRIAL to HIGHWAY COMMERCIAL and OPEN SPACE - FLOOD AND HAZARD LANDS;
- (3) by adding to subsection 1.2, Commercial Use Area, the following:

"Within the Commercial Use Area land designated for Highway Commercial purposes on schedule A shall be used for those purposes which are primarily oriented to the travelling public and are restricted to service station, gas bar and motor vehicle washing establishments."

WILLIAMS PARKWAY

TORBRAM ROAD



— Lands Affected By This Amendment

Schedule A to Official Plan
Amendment No. 155 and 155 A

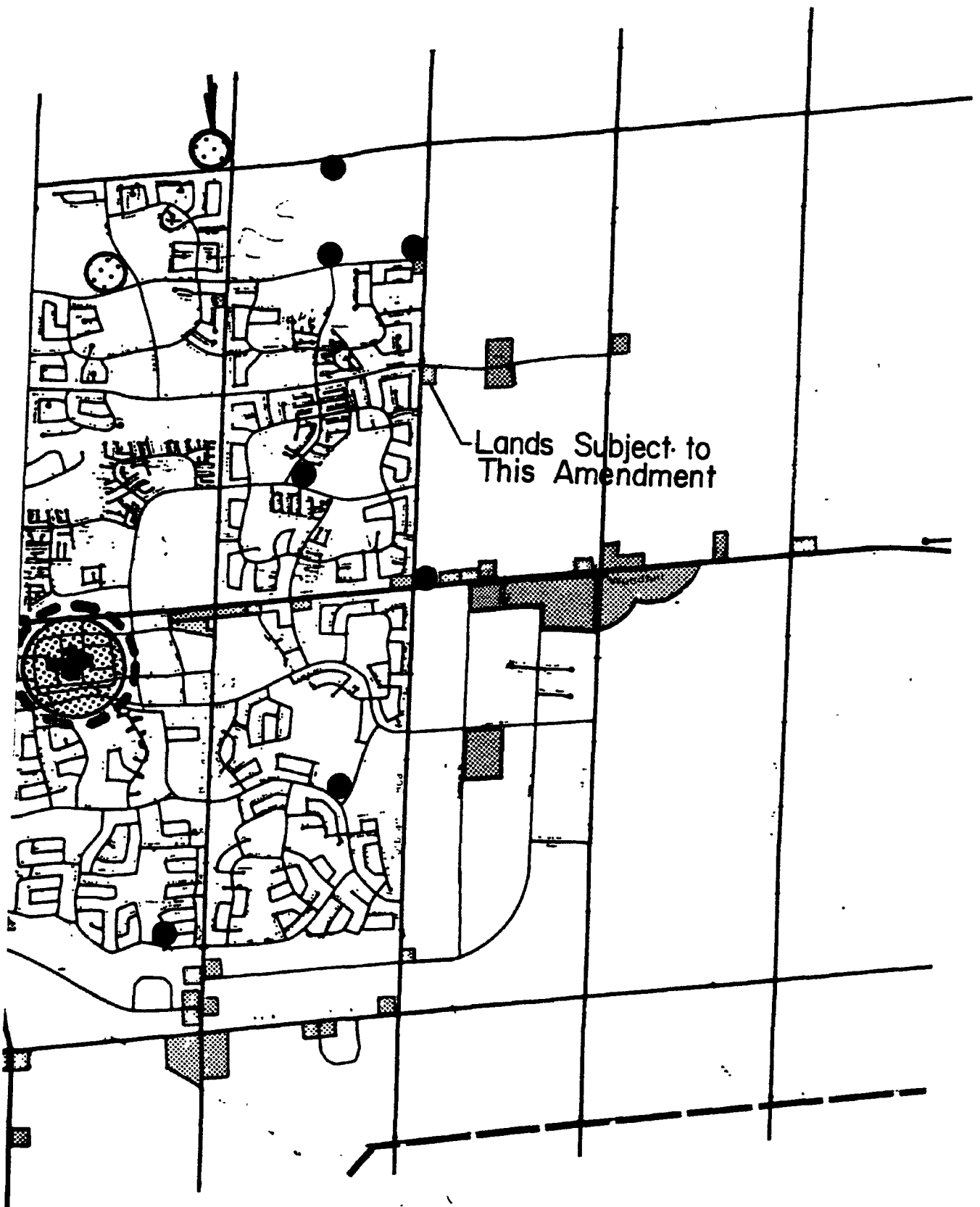


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



CITY OF BRAMPTON
Planning and Development

Date: 88 12 16
File no. C6E8.1

Drawn by: K.L.
Map no. 48-13J



COMMERCIAL
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL

-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

Schedule B to Official Plan
Amendment No. 155



CITY OF BRAMPTON
Planning and Development

Date: 88 12 15 Drawn by: K.L.
File no. C6E8.1 Map no. 48-13K

ORIGINAL

B/- 4w 37-89

AMENDMENT NUMBER 155
and
AMENDMENT NUMBER 155 A
to the Official Plan of the
City of Brampton Planning Area

21-0P-0031-155

RECEIVED
CLERK'S DEPT.

MAY 11 1989

REG. No.:
FILE No.:

3687
7-1-6

Amendment No. 155
and Amendment No. 155A
to the
Official Plan for the
City of Brampton

Amendment No. 155 and No. 155A 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. 155 and No. 155A to the Official Plan for the Brampton Planning Area.

Date 1989.04.28.....

Diana Jardine
Diana Jardine
Acting Director
Plans Administration Branch
Central and Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 37-89

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


this 13th day of February, 1989.

MM


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY


City Clerk
City of Brampton

AMENDMENT NUMBER 155
AND AMENDMENT NUMBER 155 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE:

The purpose of this amendment is to facilitate the development of a gas bar and automatic car wash at the southeast corner of Torbram Road and Williams Parkway. The effect of this amendment is to:

- o delete the symbolic "Neighbourhood Commercial" designation applicable to the subject lands on Schedule "F" Commercial to the Official Plan;
- o establish a "Highway and Service Commercial" designation applicable to the subject lands on Schedule "F", Commercial to the Official Plan; and,
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2.0 LOCATION:

The lands subject to this amendment:

- o are located at the southeast corner of Torbram Road and Williams Parkway;
- o are more particularly described as part of Lot 8, Concession 6, E.H.S., geographic Township of Chinguacousy; and,
- o have an area of 0.53 hectares, with frontage of approximately 45.7 metres on Williams Parkway and depth of 90.20 metres along Torbram Road.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO:

3.1 AMENDMENT NUMBER 155 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan area number 13 set out in the first paragraph of subsection 7.2.7.13, Amendment 155 A,
- (2) by changing on schedule A thereto, the land use designation of the land shown outlined on Schedule A to this amendment from INDUSTRIAL to COMMERCIAL, and

- (3) by changing on schedule F thereto the land use designation of the land shown outlined on schedule B to this amendment from NEIGHBOURHOOD COMMERCIAL to HIGHWAY AND SERVICE COMMERCIAL.

3.2 AMENDMENT NUMBER 155 A;

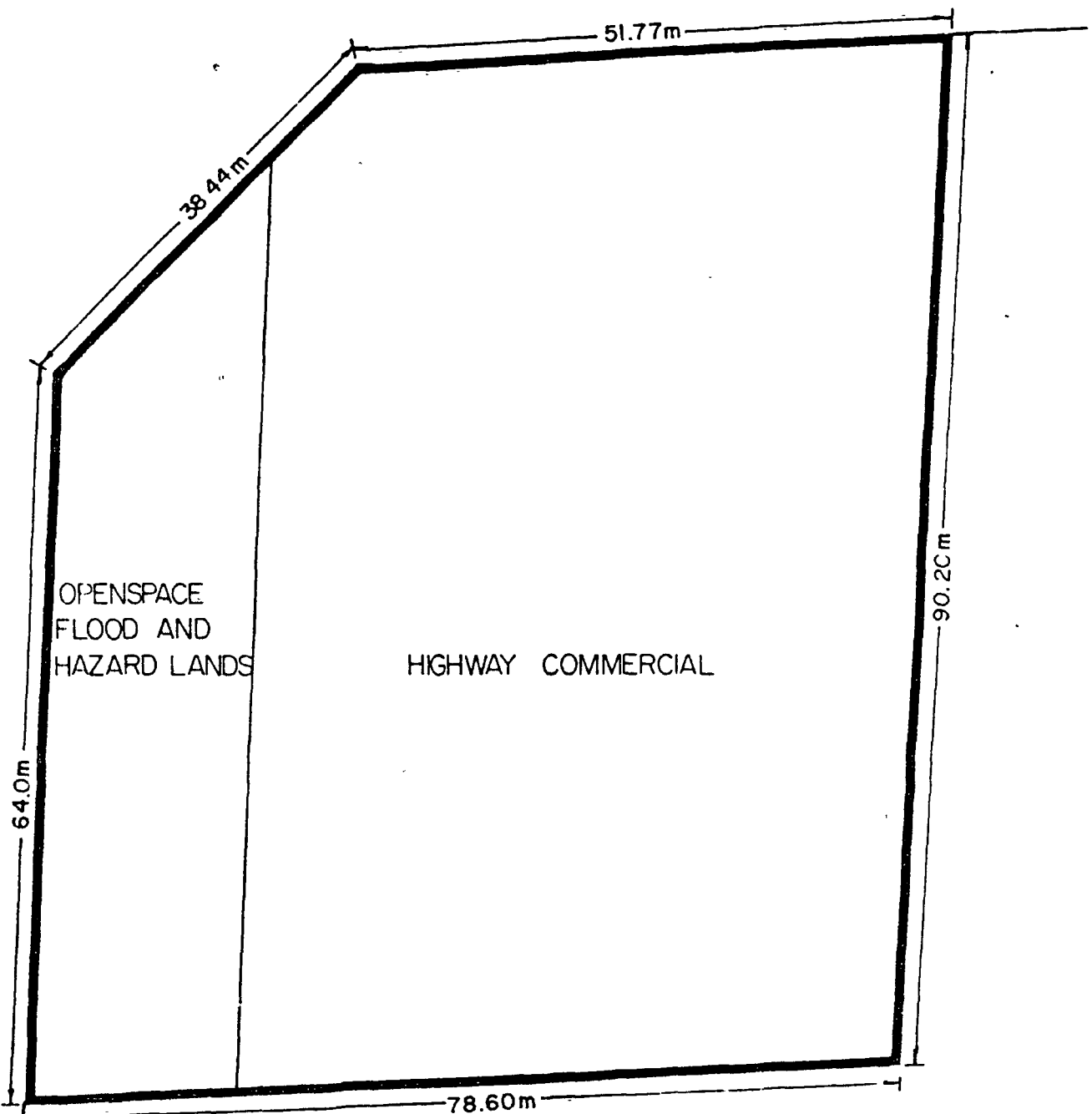
The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended:

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- (2) by changing on schedule A to Amendment Number 6 to the Consolidated Official Plan, the land use designation of the lands shown outlined on schedule A to this Amendment from INDUSTRIAL to HIGHWAY COMMERCIAL and OPEN SPACE - FLOOD AND HAZARD LANDS;
- (3) by adding to subsection 1.2, Commercial Use Area, the following:

"Within the Commercial Use Area land designated for Highway Commercial purposes on schedule A shall be used for those purposes which are primarily oriented to the travelling public and are restricted to service station, gas bar and motor vehicle washing establishments."

WILLIAMS PARKWAY

TORBRAM ROAD



— Lands Affected By This Amendment

Schedule A to Official Plan
Amendment No. 155 and 155 A



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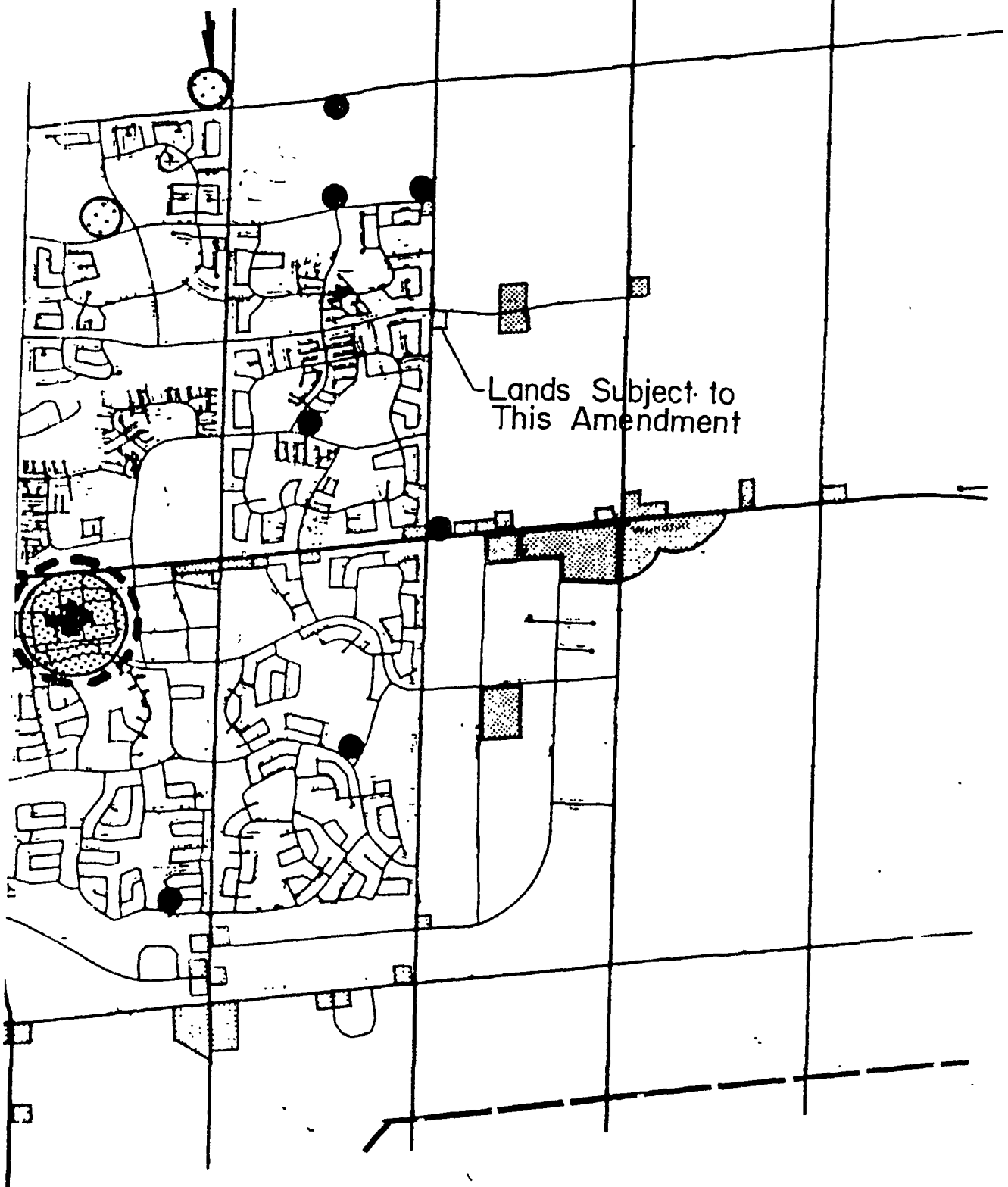
CITY OF BRAMPTON
Planning and Development

Date 88 12 16

File no. C6E8.1

Drawn by: K.L.


Map no. 48-13J



COMMERCIAL
SCHEDULE 'F'

 CENTRAL COMMERCIAL CORRIDOR

 FOUR CORNERS COMMERCIAL

 SPECIALTY OFFICE SERVICE COMMERCIAL

 REGIONAL COMMERCIAL

 DISTRICT COMMERCIAL

 NEIGHBOURHOOD COMMERCIAL

 CONVENIENCE COMMERCIAL

 HIGHWAY & SERVICE COMMERCIAL

 SITE SPECIFIC DESIGNATIONS

 RURAL COMMERCIAL

Schedule B to Official Plan
Amendment No. 155



CITY OF BRAMPTON
Planning and Development

Date: 88 12 15 Drawn by: K L.
File no. C6E8.1 Map no. 48-13K

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 155
AND
AMENDMENT NUMBER 155 A

Attached is a copy of a planning report dated February 12, 1986, and a report dated March 12, 1986 forwarding including the notes of a Public Meeting held on March 5, 1986, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and a copy of written submissions received.

Written Submissions

Date

The Regional Municipality of Peel

September 19, 1985

The Metropolitan Toronto and Region
Conservation Authority

November 12, 1985

R. G. Crowley

March 3, 1986

A. Milliken Heisey

March 4, 1986

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 12, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 8, Concession 6, E.H.S.
Ward Number 11
BRAMALEA LIMITED
Our File: C6E8.1

1.0 Introduction:

An application has been filed to amend the Official Plan and Zoning By-law to permit a self-serve gas bar and automatic car wash on the above noted lands.

2.0 Property Description and Surrounding Land Uses:

The subject property:

- is situated on the south-east corner of Williams Parkway and Torbram Road;
- has frontage of approximately 45.7 metres on Williams Parkway;
- has a depth of 90.20 metres along Torbram Road;
- has an area of 0.52 hectares;
- is currently vacant;
- has no significant vegetation; and,

- is traversed by the Mimico Creek.

Frontage along Williams Parkway is interrupted by a Consumer's Gas regulator station, which occupies a site with an area of 0.01 hectares.

Surrounding land uses include:

- To the North: residential and developing industrial (site of American Motors Corporation assembly plant - under construction)
- To the East: vacant and Municipal Service Centre
- To the South: vacant
- To the West: single family detached dwellings on reverse frontage lots.

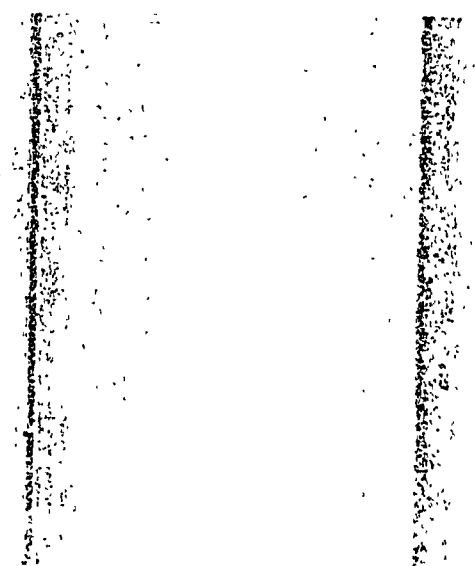
3.0 Proposal:

The applicant proposes that the site will be used for:

- a self-serve gas bar; and,
- automatic car wash.

The proposed site plan, submitted in support of the application indicates:

- full access from Torbram Road and Williams Parkway;
- channelization of the Mimico Creek abutting Torbram Road;
- 3.0 metre landscaped areas abutting Williams Parkway and the periphery of the site;



- 1.8 metre high chain link fence abutting the east and south property boundaries;
- 3 gas pumps including a kiosk; and,
- a carwash tunnel with stacking area for 10 automobiles and vacuum facilities.

4.0 Background:

The subject property is part of a larger land holding which is:

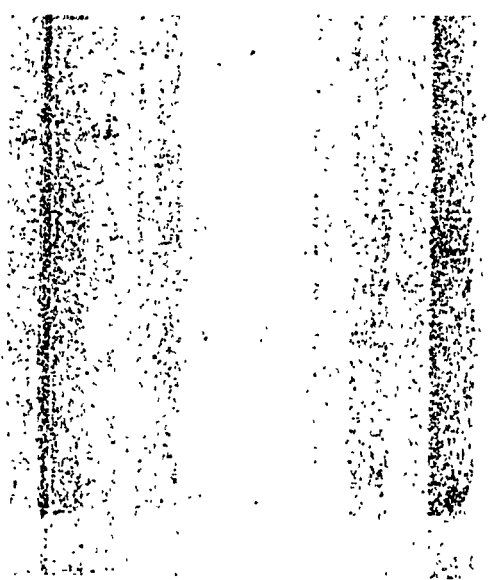
- comprised of 171.8 hectares to the east and south; and,
- subject of a proposed draft plan of industrial subdivision and application to amend the Zoning By-law and Official Plan (Our File: C6E6.7).

Other development proposals in the vicinity include:

- a commercial block within the above noted proposed draft plan of industrial subdivision, at the south-west corner of Williams Parkway and Central Park Drive. The proposed rezoning of this property has been deferred, by the applicant, pending the identification of specific commercial uses; and,
- a convenience commercial facility and self-serve gas bar on the north-east corner of Williams Parkway and Torbram Road (Our File: C6E8.3). This application was denied by City Council on September 23, 1985.

5.0 Official Plan and Zoning Status:

Schedule "A" of the City's Official Plan designates the subject lands as "Industrial" and "Open Space". In addition, Schedule "F"



symbolically designates the subject lands as "Neighbourhood Commercial".

Policy 2.2.4.6 provides that:

"Automobile service stations and car washes are permitted uses in all of the land use categories on Schedule "A" of this plan provided that such uses are designated as Highway Commercial in Secondary Plans."

The applicable secondary plan for this area (Official Plan Amendment Number 6 to the Consolidated Official Plan) designates the subject lands as "Industrial". Accordingly, an Official Plan amendment is required to redesignate the subject lands from "Industrial" to "Highway Commercial" in the secondary plan, if this application is approved.

By-law 861 zones the subject lands as "Agricultural Class One (A1)".

6.0 Comments:

The application was circulated to a number of agencies and departments and the following comments were obtained:

6.1 The Regional Municipality of Peel - Public Works Department has advised that:

- sanitary sewers are available in conjunction with the development of the Bramalea Industrial 9 subdivision;
- water services are available on Williams Parkway and Torbram Road; and,
- Regional Roads are not directly affected.

6.2 The Metropolitan Toronto and Region Conservation Authority has advised that:

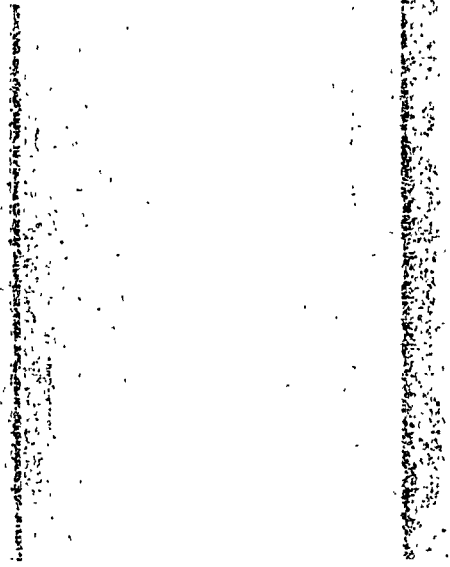
- at the present time the Mimico Creek flows through the subject property, and consequently, a large portion of the property is located within the regional storm floodplain. However, Authority staff has approved, in principle, a channelization scheme which would remove the property from the floodplain and re-route the watercourse along the west boundary of the subject lots;
- they have no objections to the proposed Official Plan and Zoning By-law amendments but would recommend that site plan approval not be granted until the channel works have been completed; and,
- they request an opportunity to review details of the proposed access from Torbram Road, prior to site plan approval to ensure that the access over the channel does not interfere with the functioning of the channel.

6.3 The Public Works and Building Department - Zoning and By-law Enforcement Division has advised that:

- the property is zoned "Agricultural A1".

6.4 The Public Works and Building Department - Development and Engineering Services Division has advised that:

- they require a 4.0 metre widening on the east side of Torbram Road where abutting this site to accommodate a future right hand turn lane onto Williams Parkway;
- they request that the proposed open watercourse along the east side of Torbram Road be enclosed where crossing this site;
- they will not permit the proposed cut-through the existing median on Williams Parkway; and,



- they require cash-in-lieu of sidewalks along the Torbram Road and Williams Parkway frontage.

6.5 The Community Services Department has advised that:

- boulevard trees on the two roads are required and should form an integral part of the landscape plan;
- cash-in-lieu in the amount of \$1,000.00 will be required for transit pads for bus stops.

7.0 Discussion:

The planning merits of the proposal can best be evaluated relative to:

- specific development criteria; and,
- site design characteristics.

7.1 Development Criteria:

The Official Plan provides policy guidance for evaluating the merits of development proposals for automobile service stations and car washes. In particular, Policies 2.4.4.7, 2.2.4.8 and 2.2.6.4 establishes the following development criteria:

- locations at or adjacent to the intersections of arterial roads or highways;
- the type of service proposed;
- the market impact of a proposed service station and existing service stations;

- the potential audio, visual and air pollution effects of such a use on adjacent existing or proposed uses; and,
- the potential effects of such a use on the parking and traffic circulation generated by adjacent uses, and on the traffic movement on adjacent streets.

In terms of locational criteria, the proposed site at the intersection of a major arterial (Torbram Road) and minor arterial (Williams Parkway) is appropriate.

With respect to service characteristics and market impact, it is assumed that the proposed facility will serve automobile borne traffic on Torbram Road and Williams Parkway, as well as residential areas to the west.

It was previously noted that, single family residential development exists to the west of the subject lands, on the opposite side of Torbram Road. The nearest residences are situated on reverse frontage lots with access from the internal street system. Accordingly, potential impact from the proposed gas bar and car wash facility on adjacent residential areas could be obviated through satisfactory site design measures, including landscaping.

Vehicular access to the site is proposed from both Torbram Road and Williams Parkway with full movement. However, given the anticipated traffic volumes emanating from the American Motors assembly plant (currently under construction to the north-east of the subject lands) and the associated roadway improvements, such access arrangements on Williams Parkway are not feasible. Therefore, it is recommended that access from/to Williams Parkway be right-in, right-out only. Accordingly, the proposed cut in the existing raised median on Williams Parkway, as indicated on the attached site plan, should not be permitted.

In accordance, with the comments of the Traffic Engineering Services Division, the Torbram Road access could function adequately with full movement, as proposed.

In addition, 0.3 metre reserves should be conveyed to the City abutting Williams Parkway and Torbram Road, except at approved access points.

7.2 Site Design Characteristics:

The predominate physical feature existing on the site is the Mimico Creek which traverses the property in a north westerly direction. However, in accordance with the stormwater management plan developed for the surrounding lands, the creek is to be channelized to follow a course abutting the west property boundary of the site. This is accommodated in the proposed site plan by a 20.0 metre wide open drainage channel.

The City's Public Works and Building Department has recommended the enclosure of this drainage channel. The recommended enclosure is warranted primarily due to safety and aesthetic concerns. Easements in favour of the City, will be required to provide access to the drainage channel for maintenance purposes.

There are additional benefits in the development of the site to be achieved through the enclosure of the drainage channel, in particular:

- an increase in landscaped area; and,
- an increase in site area to accommodate the proposed facilities.

With respect to landscaping, it was noted previously that the proposed site plan provides for a 3.0 metre landscaped area around the periphery of the site. However, additional landscaped area is essential to:

- improve visual aesthetics from abutting arterial roads; and,
- enhance compatibility between adjacent residential uses.

Given the enclosure of the drainage channel, it is therefore recommended that the landscaped area abutting Torbram Road be increased to 10.0 metres.

Additionally, it is recommended that the landscaped area abutting Williams Parkway should be increased to 6.0 metres.

With respect to the proposed gas bar and car wash facilities, the following deficiencies are noted:

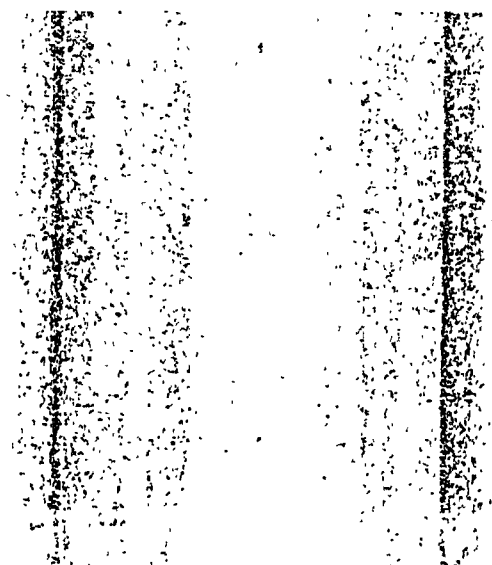
- the 5.5 metre separation distance between gas pump islands should be increased to 6.0 metres;
- the parking standards which apply to the proposed uses require 6 parking spaces and 10 waiting spaces for the automatic car wash. There does not appear to be sufficient area on the site plan to accommodate the required parking; and,
- the recommended increase in landscaped area abutting Williams Parkway will necessitate the relocation of the car vacuum islands to a more accessible location on the site.

These modifications to the site plan may be accommodated, given the increased site area resulting from the enclosure of the drainage channel.

It should be noted however, that appropriate maintenance easements must be established over the enclosed drainage channel.

8.0 Conclusions and Recommendations

On the basis of the foregoing discussion, the application for amendments to the City's Official Plan and Zoning By-law to permit a



gas bar and automatic car wash on the subject lands has merit for approval. Recommended site plan improvements include:

- enclosure of the drainage channel;
- the provision of a 10.0 metre landscaped area abutting Torbram Road;
- the provision of a 6.0 metre landscaped area abutting Williams Parkway;
- the provision of 6 parking spaces; and,
- the relocation of car vacuum facilities.

Accordingly, it is recommended that Planning Committee recommend to Council:

- A. That 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, as follows:
 - (1) An Official Plan Amendment to redesignate the subject lands from "Industrial" to "Highway Commercial" in the applicable secondary plan for the area; and,
 - (2) A Zoning By-law Amendment to rezone the subject lands from "Agricultural Class One (A1)" to the "Highway Commercial Two (HC2)" Zone containing the following provisions:
 - (i) the subject lands shall only be used for:
 - a gas bar;


- a motor vehicle washing establishment; and,
 - purposes accessory to the other permitted purposes.
- (ii) a building envelope shall be identified on the by-law schedule;
- (iii) no outside storage or display of goods shall be permitted;
- (iv) landscaped open space shall be identified on the site plan schedule consisting of 3.0 metres abutting the east and south property boundary; 6.0 metres abutting Williams Parkway and 10.0 metres abutting Torbram Road;
- (v) a minimum of 6 parking spaces and 10 car waiting spaces shall be provided;
- (vi) the maximum building height shall not exceed one storey;
- (vii) the gross floor area of all buildings shall not exceed 228.56 square metres; and,
- (viii) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.
- (3) The proposed development shall be subject to a development agreement, and prior to the issuance of a building permit, a site plan, a landscape plan and a grading and drainage plan shall be approved by the City.

C. The applicant shall agree by agreement:


- (i) to construct and maintain, at his own expense, a 1.8 metre high chain link fence contiguous to the east and south property boundaries of the subject lands;
- (ii) to convey a 4.0 metre widening on the east side of Torbram Road abutting the subject lands;
- (iii) to convey 0.3 metre reserves along the widened east limit of Torbram Road and the south limit of Williams Parkway, except at access points;
- (iv) to provide cash-in-lieu of sidewalks where the subject lands abut Torbram Road and Williams Parkway;
- (v) to provide cash-in-lieu for transit pads for bus stops to the satisfaction of the Commissioner of Community Services;
- (vi) to enclose, to the satisfaction of the City's Public Works Department, the 20.0 metre drainage channel abutting the west property boundary of the subject lands;
- (vii) to grant easements, as may be required for the installation and maintenance of utilities including the enclosed drainage channel mentioned in condition C (vi) above, and municipal services, to the appropriate authorities;
- (viii) that access to the site from Williams Parkway shall be restricted to right-in, right-out only;
- (ix) to satisfy the requirements of the Metropolitan Toronto and Region Conservation Authority; and,

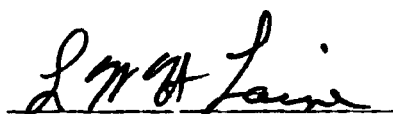
(x) that all signs shall be approved by the Commissioner of Planning and Development Department.

Respectfully submitted,

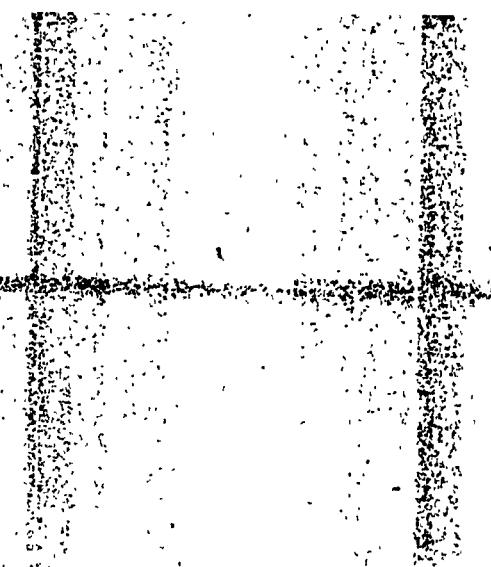

John Corbett, M.C.I.P.
Development Planner

AGREED:

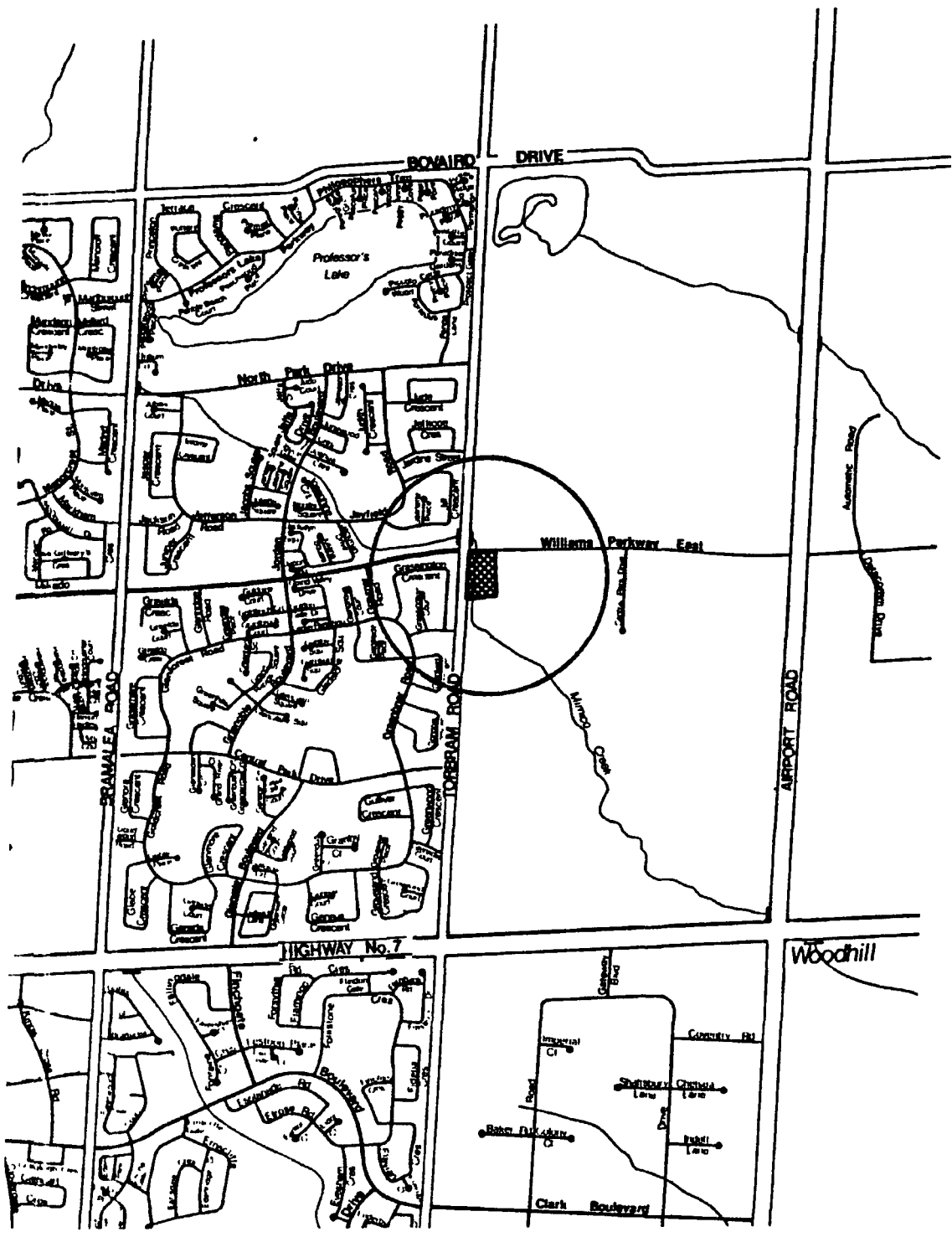

F. R. Dalzell
Commissioner of Planning
and Development


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

JC/jp/3



C.8-14



BRAMALEA LTD.

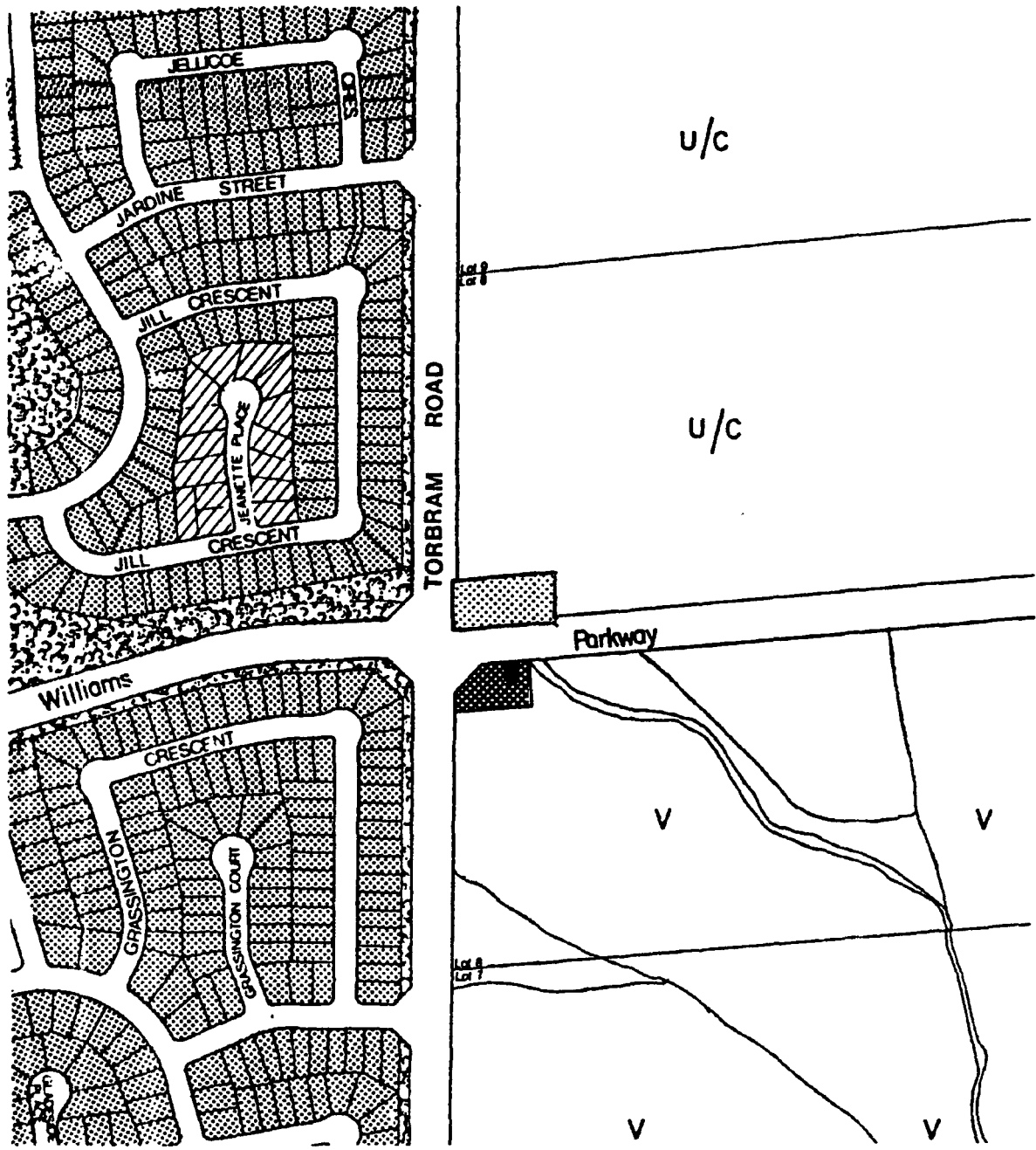
LOCATION MAP










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CITY OF BRAMPTON
Planning and Development

Date: 85 10 07 Drawn by: K.L.
File no. C6E8.1 Map no. 48-13A



LEGEND

-  SUBJECT PROPERTY
-  SINGLE FAMILY RESIDENTIAL
-  UNDER CONSTRUCTION (AMC.SITE)
-  VACANT
-  OPEN SPACE
-  UTILITIES
-  SEMI DETACHED RESIDENTIAL

BRAMALEA LTD.
LAND USE MAP

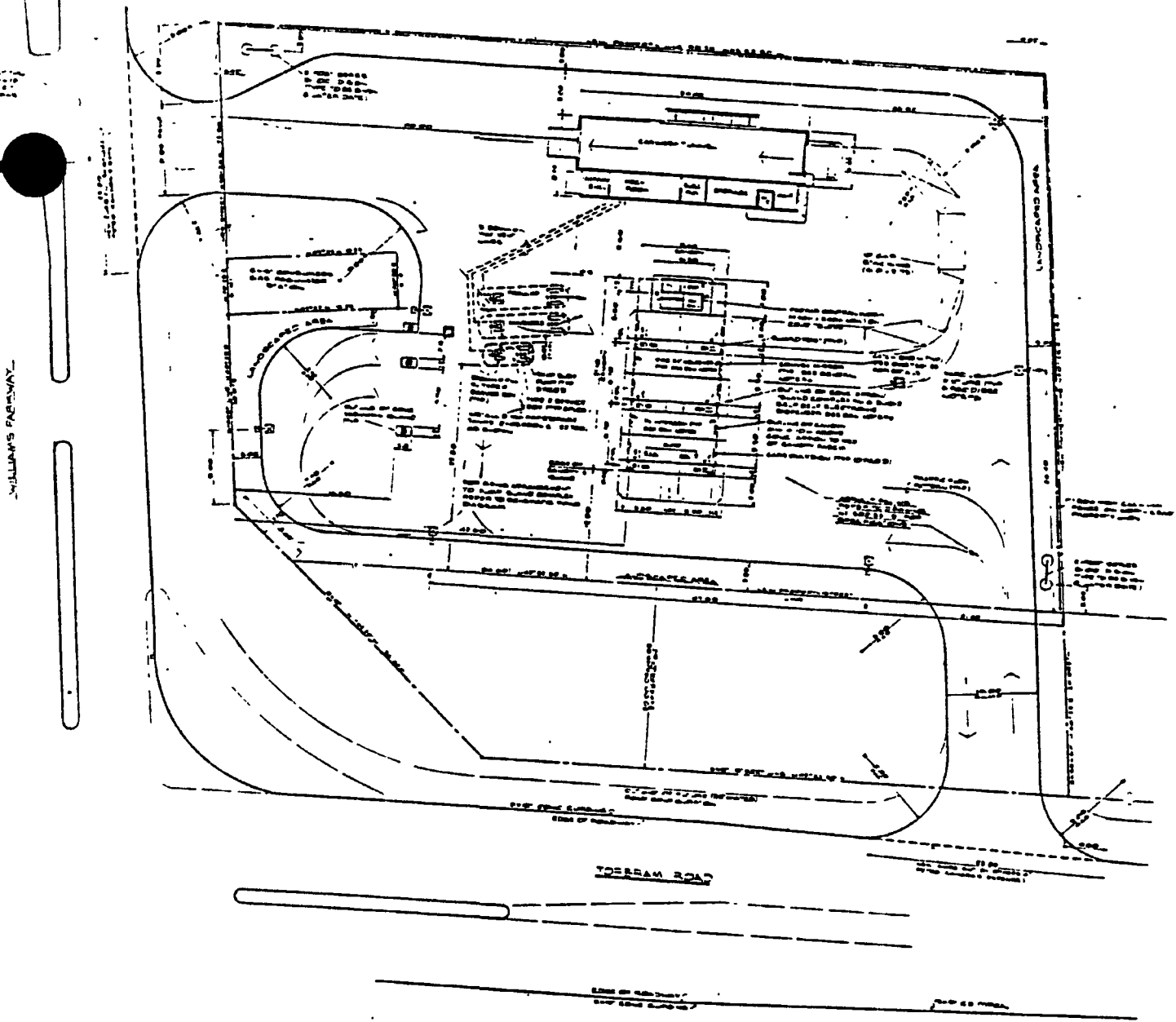


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CITY OF BRAMPTON
Planning and Development

Date: 85 10 04 Drawn by: K.L.
File no.C6E8.1 Map no.48-13B

C 8-16



BRAMALEA LTD.
 SITE PLAN



1:657

CITY OF BRAMPTON
 Planning and Development

Date: 85 10 07 Drawn by: K. L.
 File no. C6E8.1 Map no. 48-13C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 15, 1986

TO: 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 8, Concession 6, E.H.S.
Ward Number 11
BRAMALEA LIMITED
Our File Number: C6E8.1

At its meeting of March 24, 1986 City Council considered the above noted matter and resolved:

"That the matter be deferred pending a report from the Traffic Division of the Public Works Department with regard to the concerns raised in a letter dated March 3, 1986 from Mr. R. G. Crowley."

Attached for the consideration of Planning Committee is the requested report regarding proposed access arrangements at the southeast corner of Williams Parkway and Torbram Road.


F. R. Dalzell
Commissioner of Planning
and Development

Attachment

FRD/JC/hg/0

D2-2

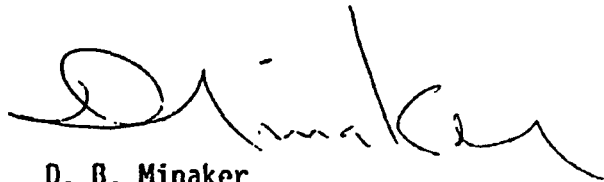
Our review of this proposal, and subsequent approval of the access configuration as shown, (right-in/right out on Williams and full access on Torbram) was based upon the following key factors:

- In 1986 Williams Parkway will be widened from five to seven lanes adjacent to this site.
- The access on Torbram Rd., situated 90 metres south of Williams Parkway exceeds our guidelines as to the spacing from the intersection and allows for the provision of left turn storage space, with pavement marking adjustments, as indicated on the attached plan.
- The speed limit on both streets, adjacent to this proposal, is 60 k/hr.
- Staff in reviewing the Jesna proposal directly across on Williams Parkway have recommended no left turn ingress/egress.

Generally our feelings are that Williams Parkway should be preserved as a "parkway" design with a continuous centre median and openings only at street intersections or major driveways where proper left turn storage can be provided, and usually signal control would be warranted.

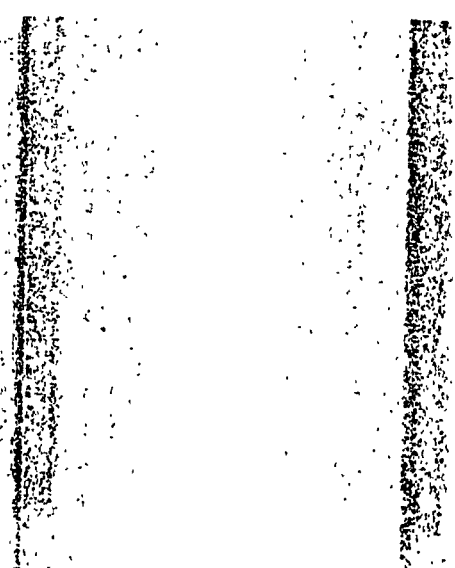
In this instance, with the inclusion of a car wash on the site, one full access, if it can be properly located, is desirable. If the Torbram Rd. island was extended southerly to block the driveway then we may experience dangerous "U" turns.

As noted above, the Torbram Rd. driveway can be located far enough from Williams Parkway to avoid interfering with the intersection operation, and yet can accomodate a left turn storage area. All factors considered, I believe that this is the best access arrangement for this proposal.



D. B. Minaker
Manager
Traffic Engineering Services

DBM: jw



INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 12, 1986

TO: Chairman and Members of the Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 8, Concession 6, E.H.S.
Ward Number 11
BRAMALEA LIMITED
Our File Number: C6E8.1

The notes of the public meeting held on Wednesday, March 5, 1986 are attached for the consideration of Planning Committee:

Also attached are two items of correspondence addressing the proposed development of a gas bar and car wash at the southeast corner of Williams Parkway and Torbram Road.

At its meeting of February 17, 1986, Planning Committee considered a planning report that recommended approval of the application, subject to a number of conditions. One condition required the enclosure of the 20.0 metre wide watercourse which abuts the west property boundary along Torbram Road. The enclosure would satisfy safety and aesthetic concerns, and would also increase the developable area of the property, thereby accommodating site plan improvements including:

- the provision of 5.0 parking spaces and 10 car waiting spaces for the car wash;
- landscaped areas of 3.0 metres abutting the east and south property boundaries; 6.0 metres abutting Williams Parkway and 10.0 metres abutting Torbram Road;

- relocation of car vacuum islands to improve internal traffic circulation and visual amenity of the site from abutting roads; and,
- increased spacing between gas pump islands to satisfy minimum separation standards.

Although maximum site development potential cannot be achieved without the enclosure of the watercourse, staff have met with the applicant to derive a satisfactory site plan, given reduced property area.

In addition, the open watercourse should be conveyed to the City for maintenance purposes. A guard rail should be erected along the watercourse to protect passing vehicular traffic along Torbram Road.

Accordingly, it is recommended that Planning Committee recommend to Council that:

- A. the notes of the public meeting be received;
- B. the application to amend the official plan and zoning by-law be approved subject to:
 - (1) the conditions contained in the staff report dated February 12, 1986;
 - (2) the modification of condition 2(iv) to read as follows:
 - "2(iv) landscaped open space shall be identified on the site plan schedule at a minimum of 3.0 metres abutting all property boundaries";

(3) the deletion of condition C(vii) as follows:

"C(vii) The applicant shall agree by agreement to grant easements, as may be required for the installation and maintenance of utilities including the enclosed drainage channel mentioned in condition C(vi) above, and municipal services, to the appropriate authorities";

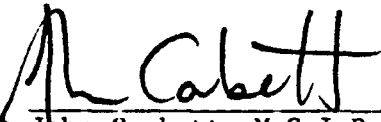
(4) the addition of the following conditions:

"C(xi) The applicant shall agree by agreement to convey to the City, the 20.0 metre open watercourse abutting the westerly property boundary of the subject lands, abutting Torbram Road;

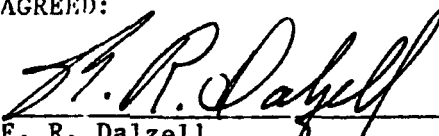
C(xii) The applicant shall agree by agreement to construct a guard rail abutting the 20.0 metre open watercourse along Torbram Road to the satisfaction of the Commissioner of Public Works."


C. staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,


John Corbett, M.C.I.P.
Policy Planner

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

JC/jp/6

D2-6

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by BRAMALEA LIMITED (File: C6E8.1), to amend both the Official Plan and Zoning By-law to permit the development of a self-serve gas bar and automatic car wash facility.

Members Present: Councillor P. Robertson - Chairman
Alderman H. Chadwick
Alderman J. Shadrach
Alderman A. Gibson
Alderman S. DiMarco
Alderman T. Piane
Councillor N. Porteous
Councillor E. Mitchell
Alderman P. Beisel
Alderman E. Carter
Alderman J. Hutton
Alderman D. Metzak

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Robinson, Development Planner
J. Corbett, Policy Planner
E. Coulson, Secretary

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.

The Chairman noted the submission of two letters expressing concerns, received from R.G. Crowley, and A. Milliken Heisey (see attached)

- cont'd. -

There were no interested members of the public in attendance and the meeting adjourned at 7:35 p.m.

24 GRASSINGTON CT
BRAMALEA, ONT.
March 3/86

CITY OF BRAMPTON
15 CENTRAL PARK DR
BRAMPTON, ONTARIO

PLANNING & DEVELOPMENT DEPT
ATTN - MR. F. DALZELL

C6E8.1

Dear Fred.

File # C6E8.1

I unfortunately cannot attend the public meeting of Mar 5/1986 so will lodge my concerns by this letter.

- 1) Consistency with the other application on the north east corner which was turned down Sept 23, 1985
- 2) Intensity of site with 4 gas islands, 8 pumps, 16 dispensers as it appears on an illegible site plan.
- 3) A full access on Torbram road which has a speed of 60 K/H and no left turn storage lane and a right in/right out only on Williams Parkway which has a 50 K/H speed limit. If anything it should be reversed but there definitely

should not be a full access on Torbram road. The median on Torbram should be extended south to cover the access.

I would appreciate a reply to these concerns.

Y. N. T.

R. G. Crowley

R. G. CROWLEY

3 102-10

PERRY, FARLEY & ONYSCHUK
BARRISTERS AND SOLICITORS

V. R. E. PERRY, Q.C.
T. KERZNER, Q.C.
B. G. ARMSTRONG, Q.C.
J. R. BOYMA
J. P. MAGGISANO
B. M. LICK
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J. M. ...
P. H. HARRIS, Q.C.
B. B. PAPA...
A. P. C. DEAN
R. Z. KOWALYK
D. A. TRINAISTICH
T. TREMAYNE-LLOYD

COUNSEL
HON. ROYCE FRITH, Q.C.

City of Brampton
PLANNING DEPT.
Date MAR 5 1986
File No. C6E8.1
C6E8.3

Rec'd. [Signature]
SUITE 2700
COMMERCIAL UNION TOWER
P.O. BOX 451
TORONTO-DOMINION CENTRE
TORONTO, ONTARIO
M5K 1M5

TELEX 06-22157 PERMAC
OTTAWA TELEPHONE (613) 234-0275
TELECOPIER (416) 869-0205
TELEPHONE (416) 869-3333

March 4, 1986

DELIVERED

Planning Committee
Corporation of the
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Madam Chairman and
Members of the Committee:

Re: Bramalea Limited
Brampton File No. C6E8.1

Please be advised that we act for American Motors (Canada) Inc. the owner of a large automotive assembly plant presently under construction on the lands north of Williams Parkway bounded on the east by Airport Road and on the west by Torbram Road.

At the time that the zoning by-law was adopted approving the zoning necessary for AMC's plant, Council imposed as a condition of approval the requirement that AMC would have no access on to Torbram Road.

AMC appeared before your Committee previously in connection with a development proposal by Jesna Enterprises Limited, City of Brampton File No. C6E8.3, which was an application to amend the official plan and zoning by-law to permit a convenience commercial plaza and gas bar on the northeast corner of Williams Parkway and Torbram Road directly opposite this site. Although Council subsequently denied Jesna's request in total a specific resolution was passed by Council denying access to Jesna on to Torbram Road. A hearing before the Ontario Municipal Board in connection with an official plan referral and zoning by-law appeal by Jesna is scheduled to proceed on March 17, 1986.

...2/

PERRY, FARLEY & ONYSCHUK
BARRISTERS AND SOLICITORS

We are advised that Bramalea Limited is seeking full access with both left and right turns from the site on to Torbram Road in the within application.

AMC is very concerned as to the effect such access could have on the movement of traffic south and northbound on Torbram Road, particularly during shift changes when its new plant is in operation in the Spring of 1987 and on the flow of traffic through the intersection of Williams Parkway and Torbram Road.

Yours very truly,



A. Milliken Heisoy

:ag

cc American Motors (Canada) Inc.

Bramalea Limited

The Regional Municipality of Peel

Planning Department

September 19, 1985

City of Brampton
PLANNING DEPT.

Date SEP 23 1985 Recd.

File No C6E8.1

[Handwritten signature]

FILE

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. John Corbett
Development Planner

Re: Official Plan Amendment and
Rezoning Application
Bramalea Limited
Our file: R42 6E12B
Your File: C6E8.1

Dear sir:

In reply to your letter of September 5, 1985 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and indicates the following.

- Sanitary: Available in conjunction with the development of the Bramalea Industrial 9 subdivision.
- Water: Available on Williams Parkway and Torbram Road
- Roads: Regional roads not directly affected.

We trust that this information is of assistance.

Yours truly,

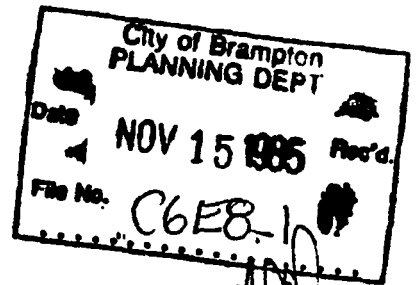
[Handwritten signature: D.R. Billett]

D.R. Billett
Director of
Development Control

VZ/dm



the metropolitan toronto and region conservation authority
5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600
1985.11.12.



The Corporation of the
City of Brampton
Planning & Development Department
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

ATTENTION: John Corbett,
Development Planner

Dear Sir:

Re: Application for Amendment to the City of
Brampton Official Plan and Zoning By-Law
Part Lot 8, Concession 6, E.H.S.
City of Brampton
(BRAMALEA LIMITED)

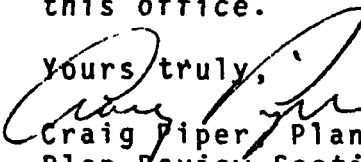
We acknowledge receipt of your letter dated September 12, 1985 concerning the above-noted application and a copy of a site plan, Drawing No. 501330-B1, prepared by Petro-Canada and dated July 7, 1985.

At the present time the Mimico Creek flows through the subject property and, consequently, a large portion of the property is located within the regional storm floodplain. However, Authority staff has approved, in principle, a channelization scheme which would remove the property from the floodplain and re-route the watercourse along the west boundary of the subject site.

Although we have no objections to the proposed Amendment to the Official Plan and Zoning By-Law, we would recommend that site plan approval not be granted until the channel works have been completed. Also, we would appreciate the opportunity to review details of the proposed access off Torbram Road to the site, prior to site plan approval, so we can ensure that the access over the channel does not interfere with the functioning of the channel.

If there are any questions, please do not hesitate to contact this office.

Yours truly,


Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division
CP/jw

*Law
87.11.14*

24 GRASSINGTON CT
BRAMALEA, ONT.
March 3/86

CITY OF BRAMPTON
150 CENTRAL PARK DR
BRAMPTON, ONTARIO

[Handwritten initials]

PLANNING & DEVELOPMENT DEPT
ATTN - MR. F. DALZELL

C6E8.1

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File # C6E8.1

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COUNSEL
HON. ROYCE FRITH, Q.C.

City of Brampton
PLANNING DEPT.
Date MAR 5 1986
C6E8.1
C6E8.3
Rec'd.

SUITE 2700
COMMERCIAL UNION TOWER
P.O. BOX 451
TORONTO-DOMINION CENTRE
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March 4, 1986

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Planning Committee
Corporation of the
City of Brampton
150 Central Park Drive
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L6T 2T9

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Members of the Committee:

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Brampton File No. C6E8.1

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