



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 42-87

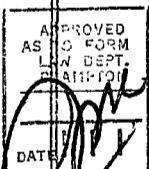
To adopt Amendment Number 113 and Amendment Number 113 A to the Official Plan of the City of Brampton Planning Area.

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 113 and Amendment Number 113 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 and Housing for approval of Amendment Number 113 and Amendment Number 113 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 9th day of February, 1987.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

IN THE MATTER OF the Planning Act,
1983, section 34;

AND IN THE MATTER OF the City of
Brampton By-law 42-87.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

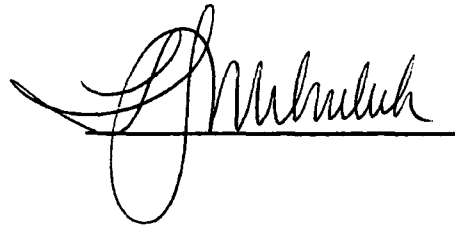
1. I am the Clerk of The Corporation of the City of
Brampton and as such have knowledge of the
matters herein declared.
2. By-law 42-87 which adopted Amendment Number 113
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
February 9th, 1987.
3. Written notice of By-law 43-87 as required by
section 34 (17) of the Planning Act, 1983 was
given on February 23rd, 1987, in the manner and
in the form and to the persons and agencies
prescribed by the Planning Act, 1983, the last
day for appeal being March 16th, 1987.
4. No notice of appeal under section 34(18) of the
Planning Act, 1983 was filed with me on or before
the last day for appeal.
5. Official Plan Amendment 113 was approved by the
Ministry of Municipal Affairs on March 18th,
1987.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 30th day of March, 1987.)



A Commissioner, etc.

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.



ORIGINAL

By. hu 42-87

AMENDMENT NUMBER 113

AND

AMENDMENT NUMBER 113 A

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

21st OP 0031-113-1

**Amendment No. 113
and Amendment No. 113A
to the
Official Plan for the
City of Brampton**

Amendment No. 113 and No. 113A 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. 113 and No. 113A to the Official Plan for the Brampton Planning Area.

Date *March 18, 1987..*



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 42-87

To adopt Amendment Number 113 and Amendment Number 113 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 113 and Amendment Number 113 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 and Housing for approval of Amendment Number 113 and Amendment Number 113 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 9th day of February, 1987.

[Handwritten initials]

[Signature of Kenneth G. Whillans]
KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY
[Signature of Leonard J. Mikulich]
City Clerk
City of Brampton
FEB 10 1987

[Signature of Leonard J. Mikulich]
LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 113
AND
AMENDMENT NUMBER 113 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to permit the lands shown outlined on Schedule A to this amendment to be used for, in addition to industrial uses, a gas bar and a restaurant.

2. Location:

The lands subject to this amendment are located at the north west corner of Orenda Road and Rutherford Road, being part of Lot 4, Concession 2, East of Hurontario Street, in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 113 :

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

- (1) by changing on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from INDUSTRIAL to INDUSTRIAL (SITE 34),
- (2) by adding to PART II, CHAPTER 2, section 2.3, the following as section 2.3.15:

"2.3.15 SITE 34 (Concession 2, E.H.S., Part of Lot 4)

2.3.15.1 Definition and Policies

The lands designated Industrial and identified by the number 34 on Schedule A may be used for the purpose of a gas bar and a restaurant in addition to industrial uses, and shall be subject to the following development principles:

- (i) Provision shall be made for adequate landscaping, yard widths and depths to minimize any adverse influence of development upon adjacent uses and to enhance the appearance of the subject lands.

(ii) Adequate off-street parking spaces shall be provided in accordance with acceptable parking standards.

(iii) The location and design of access ramps shall be to the satisfaction of the City.

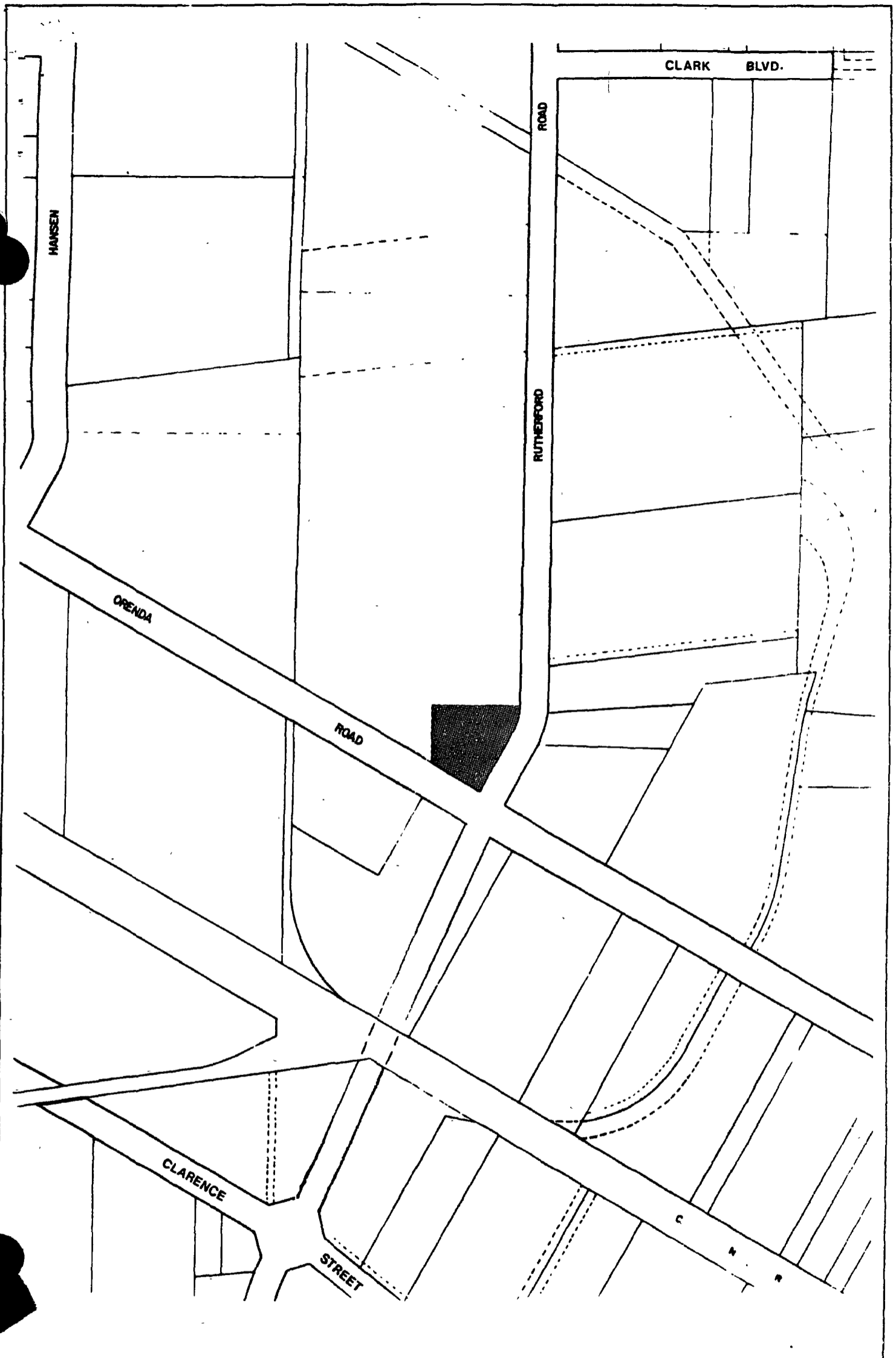
(3) by adding to the list of amendments pertaining to Secondary Plan Area Number 18 and set out in the first paragraph of subsection 7.2.7.18, Amendment 113 A.

3.2 Amendment Number 113 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Industrial Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 9, thereof, as amended), is hereby amended:

(1) by adding to Part C, Section B, Chapter B1, Subsection B2.5, Paragraph 9.0, the following:

"9.3 The lands located at the north west corner of Orenda Road and Rutherford Road, being more particularly described as Parts 2 and 4 on reference plan 43R-13056 may in addition to industrial uses, be used for a gas bar and a restaurant. A site specific zoning by-law amendment shall determine the size of the gas bar and the restaurant and shall impose appropriate development standards dealing with matters such as parking, landscaping, yard widths and depths, and access ramps.



LANDS SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT No. 113
 OFFICIAL PLAN AMENDMENT No. 113 A



CITY OF BRAMPTON
 Planning and Development

SCHEDULE A

42-87

1:4000

Date: 1986 11 18 Drawn by: C.R.E.
 File no. C2E4-8 Map no. 61-41E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 113
AND
AMENDMENT NUMBER 113 A

Attached are copies of reports from the Director, Planning and Development Services, dated September 18, 1986 and January 15, 1987, 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.

32/86/3

E3

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 18, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and the Zoning By-law
Part of Lot 4, Concession 2, E.H.S.
Ward Number 3
625362 ONTARIO LIMITED
Our File Number: C2E4.8

1.0 Introduction

An application to amend the Official Plan and the zoning by-law to permit a self-serve gas bar and a multiple unit industrial building containing a restaurant has been referred to staff for a report and recommendation.

2.0 Property Description

The property subject to this application is located on the north-west corner of Orenda Road and Rutherford Road with frontages of 56.13 metres (184 feet) and 134.32 metres (440.6 feet) on these roads respectively. It has an area of 0.4065 hectares (1.0 acres).

The subject property is presently vacant and contains no significant vegetation. It is located within an industrial area and is surrounded by the following uses:

- to the north, abutting lands are vacant, while further north lands are occupied by a recently constructed motor vehicle body shop;
- lands to the east, on the opposite side of Rutherford Road, are occupied by various industrial uses with the exception of a truck leasing operation;

E3-2

- 2 -

- to the south, on the opposite side of Orenda Road, lands are being used for industrial purposes with the exception of the south-west corner of Rutherford Road and Orenda Road which is occupied by the City Parks Operation Centre, and
- lands to the west are currently vacant, while farther west is the entrance to a recently established industrial operation which manufactures and stores asphalt sealing compounds.

3.0 Official Plan and Zoning By-law Status

The subject property is designated in the Official Plan as "Industrial" and is within the area known as the Brampton East Industrial Planning District. The secondary plan for this area (subsection B2.5 of chapter B1, and plate number 9) also designates the site "Industrial".

By-law 200-82 zones the subject lands Industrial Two (M2).

4.0 Proposal

The applicant is requesting that the Official Plan and the zoning by-law be amended to permit a self-serve gas bar and a restaurant within a multiple use industrial building. The preliminary site plan submitted in support of the application illustrates a one-storey multiple use industrial building having a total building area of 886 square metres (9,527 square feet), containing a standard type restaurant, with an area of 180 square metres (1,935 square feet), located in the easterly portion of the industrial building. A gas bar, with two pump islands, a 7 square metre (75 square foot) kiosk and a 144 square metre (1550 square foot) canopy is proposed, oriented towards the intersection of Rutherford Road and Orenda Road.

A total of 47 parking spaces are proposed, 23 of which are to the rear of the mixed use industrial building. Access to the site is

proposed via two driveways, one to Rutherford Road and one to Orenda Road. This latter access to Orenda Road is proposed as a common access with the abutting property to the west, also owned by the applicant. In this respect, the preliminary site plan submitted also illustrates the proposed industrial development of the abutting property. A refuse storage room is proposed within the mixed use industrial building at the north-west corner of the structure abutting a loading area along the west wall of the structure.

Approximately 13.8% of the site area is proposed as landscaped open space, the majority of which is along Rutherford Road and Orenda Road.

5.0 Comments from Other Agencies and Departments

The Region of Peel advise that sanitary and water services are available on Rutherford Road and Orenda Road. Regional roads are not directly affected.

The Community Services Department advise the applicant will be required to provide boulevard landscaping on Orenda Road as well as Rutherford Road, if it has not already been done.

Brampton Transit requires a straight-line curb length to have a minimum of 50 feet on Rutherford Road. The entrance to the development needs to be relocated north to provide this space. Transit also requires the developer to provide a bus stop pad on Rutherford Road at Orenda.

The Fire Department requires a site plan showing the existing and proposed hydrants to serve the proposal.

The Public Works and Building Department

The Development and Engineering Services Section have no objection

E3-4

- 4 -

to the subject proposal from an engineering point of view, provided a satisfactory site plan agreement is being entered into by the applicant dealing with access control, grading, drainage and sidewalks.

The Traffic Section has provided the following traffic engineering comments:

1. the proposed access from Orenda Road meets with their guidelines as to driveway offset from the intersection of Orenda Road and Rutherford Road;
2. the proposed access from Rutherford Road is unacceptable as it is too close to the intersection of Orenda Road and Rutherford Road and the proposed right-in and right-out arrangement is not functional. This access should be relocated to the northerly boundary of the site, and
3. the 6 metre wide aisle between the Orenda Road entrance and the proposed gas bar should be increased in width to 7.6 metres to improve internal circulation on the site.

The Building Division has no comments.

6.0 Discussion

As noted earlier the subject lands are designated "Industrial" in the Official Plan and are located within a recognized industrial area known as the Brampton East Industrial Planning District. In order to properly review the subject proposal in relation to the policies contained in the Official Plan relating to industrial areas, the two basic land uses of the proposal, namely the proposed gas bar and the proposed restaurant, must be considered separately.

With respect to the proposed gas bar, the Official Plan permits such uses in all land use categories of the Official Plan provided that such uses are designated Highway Commercial in the appropriate secondary plan. The plan also states that consideration shall be given to such a use only in the following locations:

- (i) at or adjacent to the intersections of arterial roads or highways; and
- (ii) incorporated into the planned shopping centres having a site area of greater than 0.8 hectares (2 acres) or into planned highway commercial areas.

The subject site does not comply with either of the criterion for locating uses such as gas bars. The site is located at the intersection of a minor arterial road (Rutherford Road) and a collector road (Orenda Road) and is a substantial distance (over 800 metres) from the intersection of two arterial roads or highways. The site is not, nor is it proposed, to be incorporated into a planned shopping centre having a site area greater than 0.8 hectares (2 acres) or into a planned highway commercial area.

In addition, the Official Plan states that in reviewing an amendment to the zoning by-law to permit a use such as a gas bar, Council may consider among other matters the potential effects of such a use on the parking and traffic circulation generated by adjacent uses. Concerning the effect of the proposed gas bar on the traffic circulation of the site, it is noted that the westerly access to the gas bar facility consists of a 6.0 metre wide aisle. This aisle also serves as direct access to 5 parking spaces in front of the proposed multiple unit industrial building. A potential for conflicting traffic movements exists when vehicles attempting to utilize these parking spaces are coupled with vehicles entering or exiting the gas bar via the Orenda Road access.

E3-6

- 6 -

Concerning the proposed restaurant within the future multiple unit industrial building, the Official Plan permits non-industrial uses in industrial areas provided they do not interfere with, nor are detrimental to, the development of the area for primarily industrial uses. The Official Plan states that service commercial uses such as restaurants will be encouraged to locate in industrial malls or in conjunction with existing commercial developments. The following criteria regarding the establishment of service commercial uses in industrial areas, as contained in section 2.3.5.7 of the Official Plan, should also be considered in determining the appropriateness of the proposed restaurant:

- (i) the site is peripheral to the industrial area in which it is located and is in proximity to an arterial road;
- (ii) commercial development along arterial roads, interior to industrial areas will be discouraged;
- (iii) the site has satisfactory access to the road system and the potential to be served by public transit, and
- (iv) where feasible and practicable, access to arterial roads will be restricted and vehicular access will be oriented to collector roads interior to the industrial area.

Staff are of the opinion that the proposed 180 square metres (1935 square feet) restaurant within a 886 square metre (9,527 square foot) mixed use industrial building will not interfere with or be detrimental to the development of the area for primarily industrial uses. The majority of the structure will be occupied by industrial uses in keeping with the Official Plan policy to encourage service commercial uses to locate in industrial malls, and the surrounding properties are developed or developing for primarily industrial uses. In fact, staff are of the opinion that the restaurant as proposed would provide a service to the surrounding industrial area

E3-7

and could be viewed as a positive feature in the long term use of the overall area for industrial purposes.

With respect to the policies contained within section 2.3.5.7 of the Official Plan, the subject property will have satisfactory access to the road system in the surrounding industrial area and is currently served by public transit. Although the subject site is not peripheral to the industrial area, fronts on a designated minor arterial road interior to the industrial area and is proposed to have access to this minor arterial road, the Official Plan policies are more suited to larger, free-standing commercial uses and not to a 180 square metre restaurant within a multiple unit industrial building. It is noted that the policies contained in the Official Plan regarding the establishment of service commercial uses, such as a restaurant, were developed to retain the integrity of industrial areas and to discourage the encroachment of commercial uses which are not ancillary to permitted industrial uses, which in the long term could disrupt the ability of the area to function efficiently for primarily industrial uses.

Although staff cannot support the proposal to locate a gas bar as part of the proposed development, staff are of the opinion that a restaurant of a limited scale, providing a service to the surrounding industries and their employees, would not have a negative impact on the integrity of the industrial area or encourage the encroachment of commercial uses which are not ancillary to permitted industrial uses. Considering this, the proposal to permit a standard type of restaurant having a floor area not exceeding 180 square metres in a proposed multiple unit industrial building, could be supported from a planning perspective provided the development is designed to ensure it is functional both now and in the future.

With regard to the design of the subject proposal, it is noted that the preliminary site plan submitted by the applicant indicates a total of 47 parking spaces which based on the parking standards

E3-8

- 8 -

contained in By-law 200-82, is sufficient for the proposed restaurant and multiple unit industrial building. Although there may be a sufficient number of parking spaces proposed, the locational suitability of the spaces on the site should also be considered. In this respect, it is noted that with multiple unit industrial developments and especially with restaurants, the most popular parking spaces are in close proximity to the front entrance of the use. In the case of the subject site, approximately one half of the parking spaces proposed are to the rear of the structure and as a result, it is the opinion of staff that such a parking arrangement may result in parking in unauthorized areas of the site (i.e. aisles, etc.) as patrons and employees attempt to park as close as possible to the front of the structure.

Concerning loading, it is noted that based on the standards contained in By-law 200-82, three loading spaces are required for the subject proposal, one for the restaurant and two for the balance of the multiple unit industrial building. Two loading spaces are proposed, located along the west wall of the industrial structure. In addition to a deficiency in the number of loading spaces, in the opinion of staff, the location of the spaces are unsuitable. It would appear more appropriate to locate the required three loading spaces to the rear of the structure thereby removing the loading area from the westerly aisle to the rear of the structure, and placing the loading spaces in closer proximity to the service areas of the uses they are intended to serve. Similarly, the proposed refuse storage room should be located closer to the proposed restaurant, which in staff's experience require ready access to refuse storage facilities.

With respect to access, it is noted that although the proposed common access arrangement with the abutting property to the west from Orenda Road is acceptable, the proposed access from Rutherford Road is not. Not only is this proposed access too close to the intersection of Rutherford Road and Orenda Road, but the City

E3-9

Traffic Section notes the right-in and right-out arrangement proposed at this access is not functional. The Traffic Section requests that the access point to Rutherford Road be relocated to the northerly boundary of the property where full turning movements can be accommodated. Staff note that such a revision to the proposal is significant from a site design viewpoint and will necessitate major revisions to the proposed development.

It is clear from the foregoing discussion regarding the preliminary site plan submitted with the application that changes are required in the design of the subject proposal to ensure it is functional both now and in the future. The deletion of the proposed gas bar, the re-orientation of the parking, loading spaces and refuse storage room, the provision of a sufficient number of loading spaces and the redesign and relocation of the access from Rutherford Road necessitate the preparation of a revised site plan. Since it is the City's normal practise to require satisfactory site development plans prior to approving an application to amend the zoning by-law and since the preliminary site plan submitted by the applicant requires significant revisions, it is recommended that the application not be approved. Should the applicant wish to proceed with the subject proposal on the basis of the recommendations contained in this report, a new application accompanied by an appropriately revised preliminary site plan should be submitted.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and the zoning by-law to permit the use of the subject property plan for a gas bar, and a restaurant within a multiple unit industrial building, not be approved.

E3-10

- 10 -

Respectfully submitted,

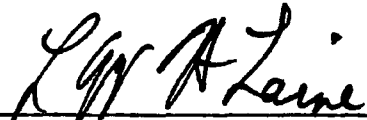


David Ross
Development Planner

AGREED:

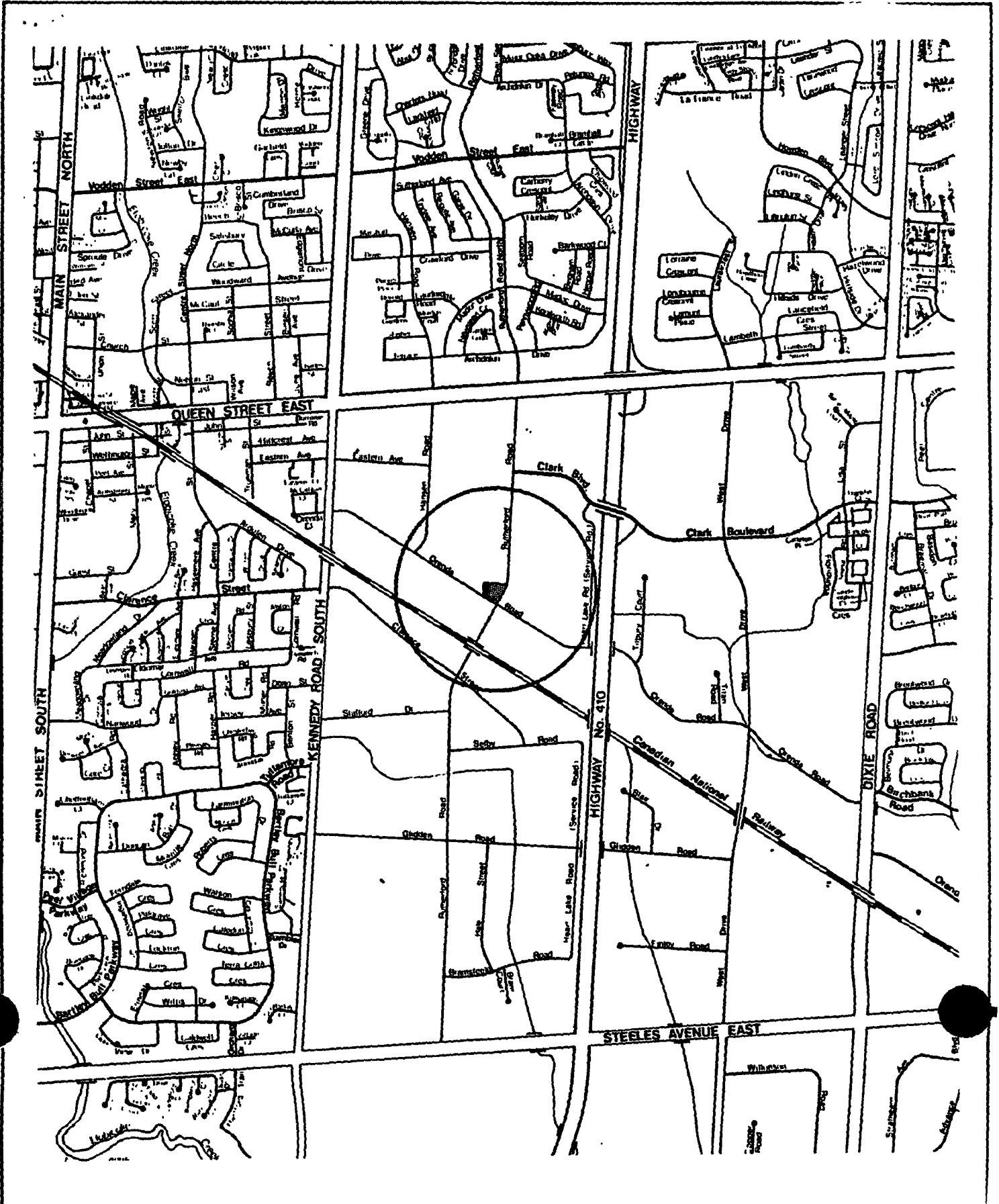


F. R. Dalzell
Commissioner of Planning
and Development



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

DR/thk/23



625362 ONTARIO LIMITED

Location Map



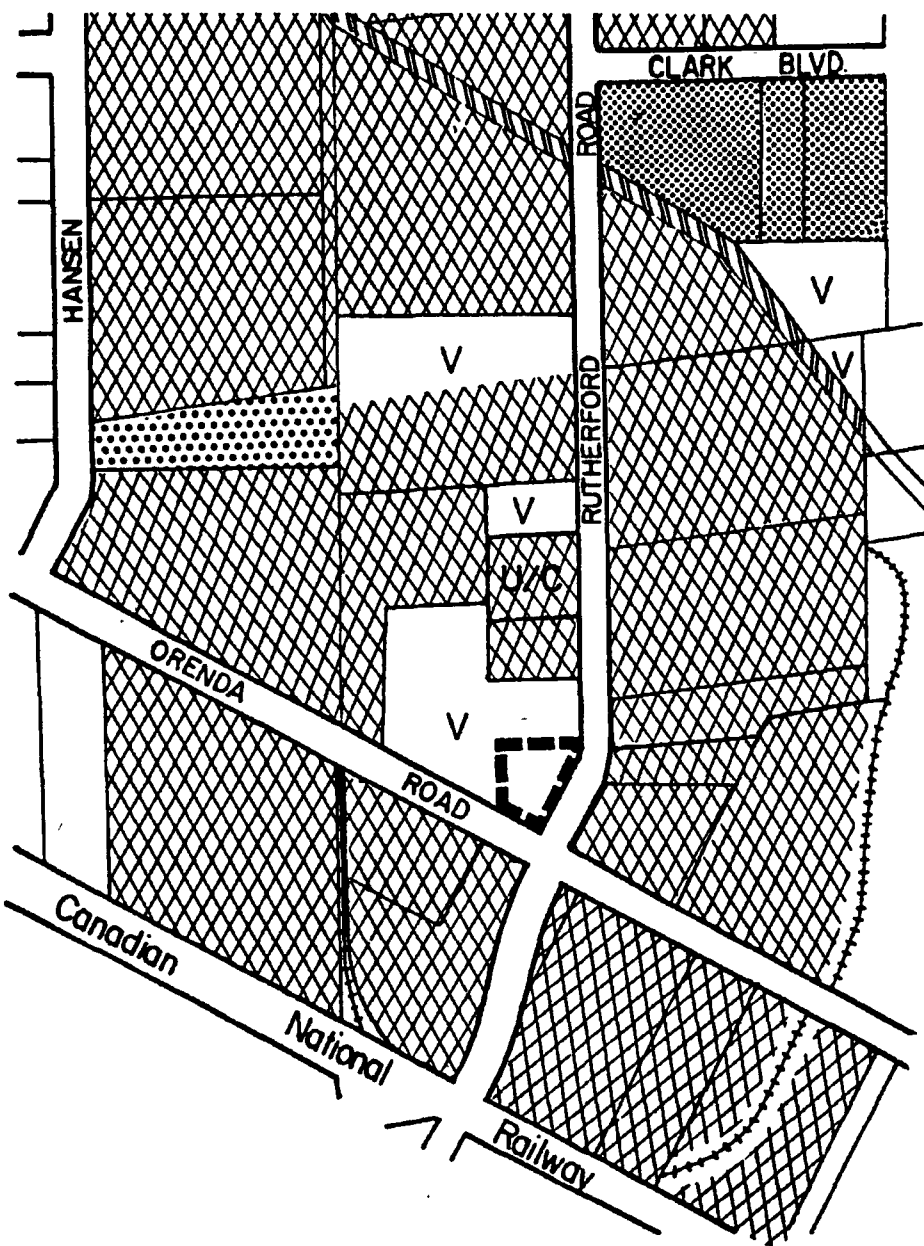
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CITY OF BRAMPTON
Planning and Development








Date: 86 04 22
File no. C2E4-8

Drawn by: C.R.E.
Map no. 61-41A

E3-12



LEGEND

-  Subject Property
-  Commercial
-  Commercial-Recreation
-  Industrial
-  Utility
-  Vacant
-  Under Construction

625362 ONTARIO LIMITED

Land Use Map



1:6000

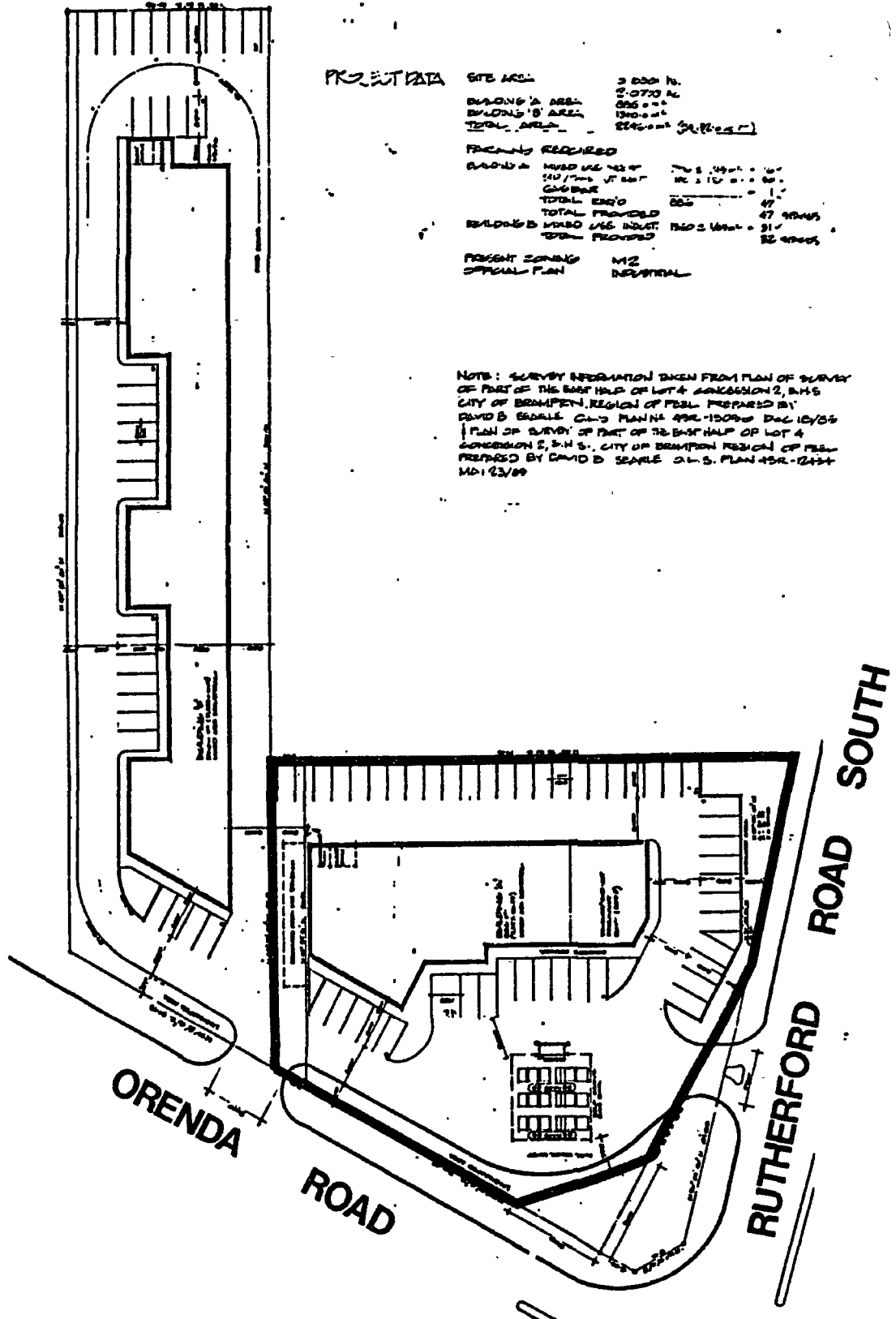
CITY OF BRAMPTON
Planning and Development

Date: 86 04 22

Drawn by: C.R.E.

File no. C2E4-8

Map no. 61-41B



PROJECT DATA

SITE AREA	3 000 sq. ft.
BUILDING 'A' AREA	2 070 sq. ft.
BUILDING 'B' AREA	1 930 sq. ft.
TOTAL AREA	3 990 sq. ft. (92.25 m ²)

PARKING REQUIRED

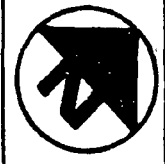
BUILDING 'A'	100	100	100
BUILDING 'B'	100	100	100
TOTAL PROVIDED	200	200	200
TOTAL REQUIRED	200	200	200

PRESENT ZONING M12
OFFICIAL PLAN INDUSTRIAL

NOTE: SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONVESSION 2, S.H.S. CITY OF BRAMPTON REGION OF PEEL PREPARED BY DAVID B. SEARLE C.L.S. PLAN 45R-1500NO DEC 10/85 | PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONVESSION 2, S.H.S. CITY OF BRAMPTON REGION OF PEEL PREPARED BY DAVID B. SEARLE C.L.S. PLAN 45R-1244 NO 123/89

625362 ONTARIO LTD.

Preliminary Site Plan



1:880

CITY OF BRAMPTON
 Planning and Development

Date: 86 09 02 Drawn by: K.L.
 File no. C2E4.8 Map no. 61-41D

05

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 15, 1987

TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to amend the Official Plan
and the Zoning By-law
Part of Lot 4, Concession 2, E.H.S.
Ward Number 3
625362 ONTARIO LIMITED
Our File Number: C2E4.8

On December 15, 1986, City Council approved a recommendation of Planning Committee to approve the above noted application subject to, among other things, that the access ramp proposed by the applicant from Rutherford Road shall be restricted to right turns in and right turns out, only, and that the applicant shall be responsible for the extension of the centre median on Rutherford Road to the satisfaction of the Commissioner of Public Works and Building. Subsequent to this decision of City Council, the Commissioner of Public Works and Building has advised that after reviewing the location of existing driveways on the east side of Rutherford Road, the existing centre median on Rutherford Road can not be extended to a point where the access to the site from Rutherford Road, as proposed by the applicant, is restricted to right turns in and right turns out only. As a result the Commissioner of Public Works and Building requests that the proposed access to the site from Rutherford Road be relocated to a point no greater than 6.0 metres from the northerly boundary of the site, as shown on the attached sketch.

In response to this request from the Commissioner of Public Works and Building it is recommended that Planning Committee recommend to Council that item B1j) of the Planning Committee recommendation dated December 15, 1986 dealing with the subject application, as approved by Council on

C5-2

December 15, 1986, be deleted and replaced with the following revised item B1j):

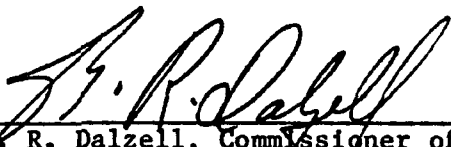
"B1j) building envelopes, landscaped open space, paved areas and access ramps shall be identified which are consistent with the revised preliminary site plan with the exception of the access ramp from Rutherford Road which shall be 7.6 metres in width and be located a maximum distance of 6 metres from the northerly boundary of the property."

Respectfully submitted,



David Ross, M.C.I.P.
Development Planner

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development



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

Attachment

DR/hg/24

C5-3

PROJECT DATA

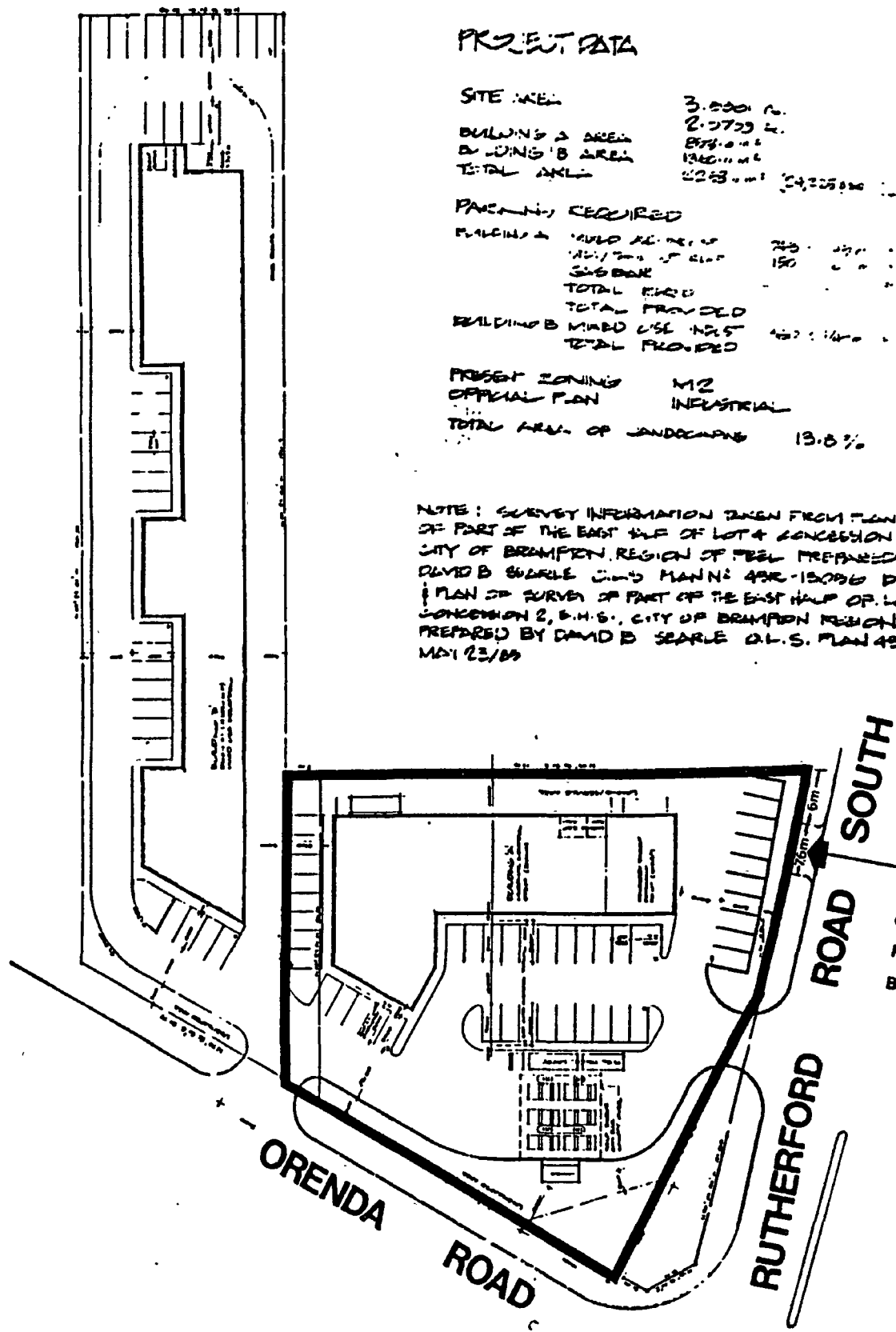
SITE AREA 3,500 sq.
 BUILDING A AREA 2,073 sq.
 BUILDING B AREA 874.0 sq.
 TOTAL AREA 2,947 sq.
 (2,947 sq. / 3,500 sq. = 84.2%)

PARKING REQUIRED

BUILDING A	VEHICLE SPACES	23	23
	ADDITIONAL SPACES	150	150
	SUBTOTAL		173
	TOTAL PROVIDED		43
BUILDING B	MINIMUM USE ONLY	43	43
	TOTAL PROVIDED	43	51
			32 SPACES

PROPOSED ZONING M2
 OFFICIAL PLAN INDUSTRIAL
 TOTAL AREA OF LANDSCAPING 13.8%

NOTE: SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONCESSION 2, B.M.S. CITY OF BRAMPTON REGION OF P.E.B. PREPARED BY DAVID B. SEARLE CIVIL ENGINEER 498-15096 DEC 10/85 & PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONCESSION 2, B.M.S. CITY OF BRAMPTON REGION OF P.E.B. PREPARED BY DAVID B. SEARLE O.L.S. PLAN 498-12434 MAY 23/89



ACCESS RELOCATION AS REQUESTED BY COMMISSIONER OF PUBLIC WORKS AND BUILDING.

625362 ONTARIO LTD
 Revised Preliminary Site Plan



1:880

CITY OF BRAMPTON
 Planning and Development

Date: 87.01.14 Drawn by: J.K.
 File no. C2E4.8 Map no. 6F41H

C5-4
D. PUBLIC MEET. GS

1. 625362 ONTARIO LIMITED - PART LOT 4, CON. 2, E.H.S. -
WARD 3

File: C2E4.8

Report dated 1986 12 11 re application to amend the Official Plan and Zoning By-law.

RECOMMENDATION NUMBER P293-86

"THAT the report dated 1986 12 11 re application to amend the Official Plan and Zoning By-law be received, and;

- A. The notes of the Public Meeting be received;
- B. The application to amend the Official Plan and the Zoning By-law be approved subject to the following conditions:
 - a) the site shall only be used for:
 - i) a gas bar
 - ii) a standard restaurant, and
 - iii) those uses permitted in the Industrial Two (M2) zone as contained in By-law 200-82, as amended.
 - b) the gross commercial floor area of all structures excluding the gas bar canopy shall not exceed 907 square metres.
 - c) the gross commercial floor area devoted to a standard restaurant shall not exceed 150 square metres.
 - d) the gross commercial floor area of the gas bar kiosk shall not exceed 14 square metres.
 - e) the area covered by a gas bar canopy shall not exceed 144 square metres.
 - f) parking and loading shall be provided for each use of the basis of standards for the uses as contained in By-law 200-82.
 - g) the maximum height of all structures shall not exceed one storey.
 - h) an adult entertainment parlour shall not be permitted.
 - i) all garbage and refuse storage containers shall be located within the main structure on the site.

C5-5

PLANNING COMMITTEE - 1986 12 15

- j) building envelopes, landscaped open space, paved areas and access ramps shall be identified which are consistent with the revised preliminary site plan with the exception of the access ramp from Rutherford Road which shall be right in right out only and the applicant be responsible for the extension of the centre median on Rutherford Road to the satisfaction of the Commissioner of Public Works and Building.
2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) prior to the issuance of a building permit a site plan, landscape plan, grading and drainage plan, elevation cross section drawings, a road works, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.
 - b) the landscape plan shall include the provisions of boulevard landscaping to the satisfaction of the City on Orenda Road and Rutherford Road, where they abut the subject site.
 - c) the applicant shall, at the City's option either install a sidewalk along Rutherford Road where it abuts the subject lands or prior to the issuance of a building permit pay to the City an amount equal to the estimated cost of constructing said sidewalk, as estimated by the Commissioner of Public Works and Building.
 - d) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.
 - e) the applicant shall agree that the access to the site from Orenda Road shall be a common access with the abutting property to the west and prior to the issuance of a building permit, the applicant shall register the necessary rights-of-way in a form satisfactory to the City to facilitate this common access arrangement.
 - f) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit.

C5-6

PLANNING COMMITTEE - 1986 12 15

- g) the applicant shall, at the City's option, either provide a bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services or prior to the issuance of a building permit pay to the City an amount equal to the estimated cost of constructing said bus pad, as estimated by the Commissioner of Community Services.
- h) the site plan shall include a sidewalk along the front (principle pedestrian access) of the building having a minimum width of 1.5 metres exclusive of any vehicle overhang.
- C) staff be directed to perpare the appropriate documents."

CARRIED

C5-7

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

December 11, 1986

TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to amend the Official Plan
and the Zoning By-law
Part of Lot 4, Concession 2, E.H.S.
Ward Number 3
625362 ONTARIO LIMITED
Our File Number: C2E4.8

The notes of the public meeting held on Wednesday, December 3, 1986, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no letters of objection or comments have been received.

City Council, at its meeting of November 24, 1986 approved the following recommendation of Planning Committee:

"THAT the report dated 1986 09 18 re application to amend the Official Plan and Zoning By-law be received, and;

That the application be approved subject to the following:

- A) A Public Meeting be held in accordance with City Council's procedures, and;
- B) An approved site plan and conditions of rezoning."

C5-8

- 2 -

Subsequent to this decision of Council the applicant has submitted a revised preliminary site development plan, a copy of which is attached. The following comments have been received concerning this revised preliminary site development plan:

The Community Design Section of the Planning and Development Department have no objection to the revised preliminary site development plan recognizing the decision of Council to approve the subject proposal. The section notes that comments with respect to the suitability of the proposed access points should be obtained from the Traffic Engineering Services Section of the Public Works Division.

The Traffic Engineering Services Section of the Public Works and Building Department has requested that the driveway proposed to Rutherford Road be relocated to a point at or not more than 6 metres south of the north boundary of the site. The driveway is to be 7.6 metres in width with a 7.6 metre radii.

The Development and Engineering Services Section of the Public Works and Building Department have no objection to the requested amendment to the Official Plan and the zoning by-law provided a standard site plan agreement is entered into dealing with access, grading, drainage, and sidewalks or cash in lieu of sidewalks.

The Transit Division of the Community Services Department has provided the following comments:

"Developer to supply a bus pad or cash in lieu of same.

Drive onto Rutherford Road should be located at extreme north end of the property."

The Fire Division of the Community Services Department has provided the following comments:

05-9

"The perimeter of Building 'B' shall be signed and maintained as a Fire Route. An internal system of hydrants acceptable to this Department shall be submitted to the Fire Department.

This type of application wherein service shops of vehicle repair are allowed cause no end of problems in retaining access routes. This is especially true wherein the design access is as indicated for Building 'B'.

One only has to view the complexes at Melanie Drive to see the end product.

Perhaps consideration should be given to restricting these uses where a perimeter access of only 6 metres is provided."

The following City departments/divisions have no comments:

- Law Department
- Zoning and By-law Enforcement Section
- Parks and Recreation

The following City departments/divisions have not submitted comments:

- Planning Policy and Research

In order to respond to the comments of the various City departments/divisions and in consideration of the previous decision of Council to approve the application subject to an approved site plan and conditions of rezoning, IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the public meeting be received;

C5-10

- 4 -

B) the application to amend the Official Plan and the zoning by-law be approved subject to the following conditions:

- a) the site shall only be used for:
 - i) a gas bar
 - ii) a standard restaurant, and
 - iii) those uses permitted in the Industrial Two (M2) zone as contained in By-law 200-82, as amended.
- b) the gross commercial floor area of all structures excluding the gas bar canopy shall not exceed 907 square metres.
- c) the gross commercial floor area devoted to a standard restaurant shall not exceed 150 square metres.
- d) the gross commercial floor area of the gas bar kiosk shall not exceed 14 square metres.
- e) the area covered by a gas bar canopy shall not exceed 144 square metres.
- f) parking and loading shall be provided for each use on the basis of standards for the uses as contained in By-law 200-82.
- g) the maximum height of all structures shall not exceed one storey.
- h) an adult entertainment parlour shall not be permitted.
- i) all garbage and refuse storage containers shall be located within the main structure on the site.

C5-11

- j) building envelopes, landscaped open space, paved areas and access ramps shall be identified which are consistent with the revised preliminary site plan with the exception of the access ramp from Rutherford Road which shall be 7.6 metres in width and be located a maximum distance of 6 metres from the northerly boundary of the property.
- 2) Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) prior to the issuance of a building permit a site plan, landscape plan, grading and drainage plan, elevation cross section drawings, a road works, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.
 - b) the landscape plan shall include the provision of boulevard landscaping to the satisfaction of the City on Orenda Road and Rutherford Road, where they abut the subject site.
 - c) the applicant shall, at the City's option either install a sidewalk along Rutherford Road where it abuts the subject lands or prior to the issuance of a building permit pay to the City an amount equal to the estimated cost of constructing said sidewalk, as estimated by the Commissioner of Public Works and Building.
 - d) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.
 - e) the applicant shall agree that the access to the site from Orenda Road shall be a common access with the abutting property to the west and prior to the issuance of a building

C5-12

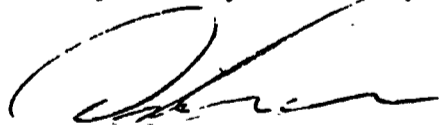
- 6 -

permit, the applicant shall register the necessary rights-of-way in a form satisfactory to the City to facilitate this common access arrangement.

- f) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit.
- g) the applicant shall, at the City's option, either provide a bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services or prior to the issuance of a building permit pay to the City an amount equal to the estimated cost of constructing said bus pad, as estimated by the Commissioner of Community Services.
- h) the site plan shall include a sidewalk along the front (principle pedestrian access) of the building having a minimum width of 1.5 metres exclusive of any vehicle overhang.

C) staff be directed to prepare the appropriate documents.

Respectfully submitted,



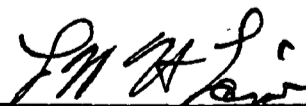
David Ross, M.C.I.P.
Development Planner

AGREED:



F. R. Dalzell, Commissioner
of Planning and Development

DR/hg/24



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

C5-13

PROJECT DATA

SITE AREA 3.6381 ha.
BUILDING A AREA 2.0723 ac
BUILDING B AREA 878.0 m²
BUILDING C AREA 1360.0 m²
TOTAL AREA 2253.0 m² (24,225.850 sq. ft.)

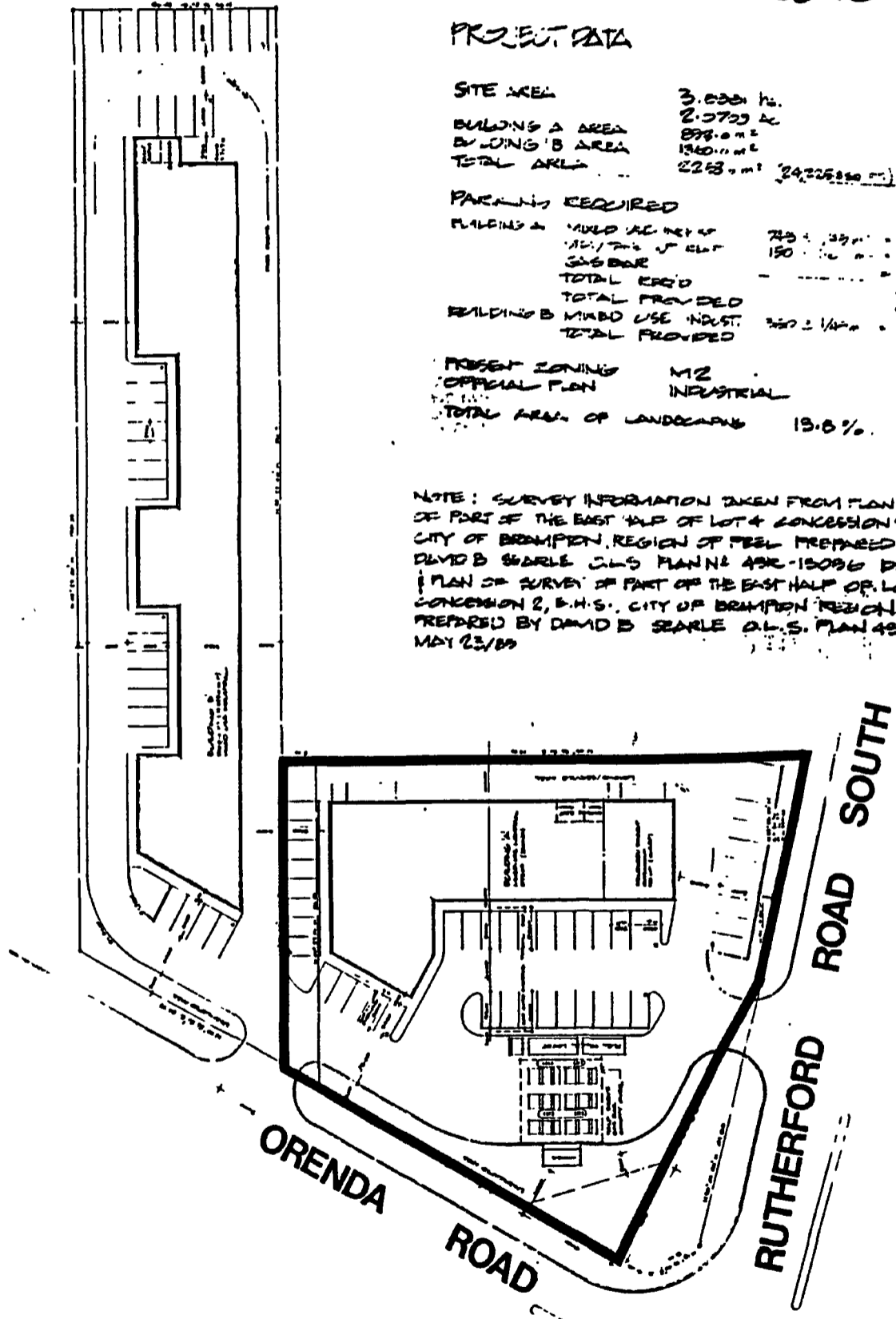
PARKING REQUIRED

BUILDING A	MIXED USE RETAIL	740 ± 3500	17
	RESTAURANT / CAFE	150 ± 1000	25
	TOTAL PROVIDED		43
BUILDING B	MIXED USE INDUST.	350 ± 1400	91
	TOTAL PROVIDED		32

PRESENT ZONING M2
OFFICIAL PLAN INDUSTRIAL

TOTAL AREA OF LANDSCAPING 13.6 %

NOTE: SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONCESSION 2, E.H.S. CITY OF BRAMPTON, REGION OF PEEL PREPARED BY DAVID B SEARLE O.L.S. PLAN 49R-12086 DEC 10/85 & PLAN OF SURVEY OF PART OF THE EAST HALF OF LOT 4 CONCESSION 2, E.H.S. CITY OF BRAMPTON REGION OF PEEL PREPARED BY DAVID B SEARLE O.L.S. PLAN 49R-12434 MAY 23/85



625362 ONTARIO LTD.
 Revised Preliminary Site Plan



1:880

CITY OF BRAMPTON
 Planning and Development

Date: 86 11 28 Drawn by: K.L.
 File no. C2E4.8 Map no. 61-41E

C5-14

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 7:36 p.m. with respect to an application by 625362 ONTARIO LIMITED (File: C2E4.8 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit a self-serve gas bar and a restaurant within a multiple unit industrial building.

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
D. Ross, Development Planner
W. Lee, Manager, Community Design
J. Robinson, Development Planner
C. Brawley, Development Planner
G. Speirs, Development 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.

There were no interested members of the public in attendance and the meeting adjourned at 7:37 p.m.