



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

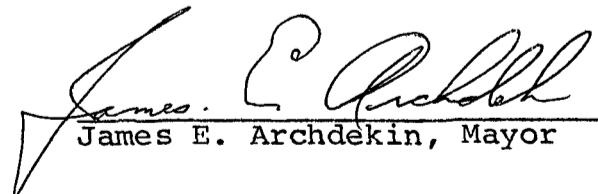
Number 44-77

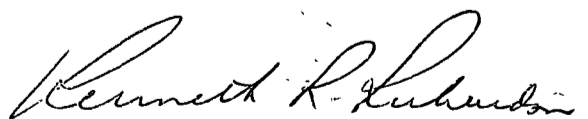
A By-law to amend the Official Plan of the City of Brampton Planning Area. (Amendment No. 11 - Gulf Oil Canada Limited)

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 11 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 11 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 28th day of February, 1977.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 11
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY
OF BRAMPTON OFFICIAL PLAN

TABLE OF CONTENTS

PAGE

I	Certification
II	Adopting By-law
1	Part A - Preamble
3	Part B - The Amendment, constituting Chaper A19.
	Section 1.0 - Purpose and Property Location
	Section 2.0 - Definition
	Section 3.0 - Land Use
4	Section 4.0 - Development Principles
6	Section 5.0 - Implementation
	Section 6.0 - Interpretation
8	Part C - Appendices

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 11

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 11 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 44-77, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 28th day of February 19 77

Mayor

Clerk

This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 11 to the Consolidated Official Plan of the City of Brampton Planning Area.

Date



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 44-77

A By-law to amend the Official Plan
of the City of Brampton Planning Area.
(Amendment No. 11 - Gulf Oil Canada
Limited)

The Council of the Corporation of the City of Brampton,
in accordance with the provisions of the Planning Act
(R.S.O. 1970 as amended) and the Regional Municipality of
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Kenneth R. Richardson, Clerk

AMENDMENT NO. 11
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment No. 11 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment No. 11

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment No. 11 //

Part A - Preamble, and Part C - Appendices, are included only to provide background for Part B and shall not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment comprising a new chapter to be added to the Official Plan contains Six Sections, as follows:

- Section 1.0 - Purpose and property location.
- Section 2.0 - Definitions
- Section 3.0 - Land Use
- Section 4.0 - Development Principles
- Section 5.0 - Implementation
- Section 6.0 - Interpretation

3.0 Background

The approximately 3 acre parcel of land, having a frontage of 304 feet on Highway Number 10 and an average depth of 395 feet is currently designated Agricultural by the Official Plan of the City of Brampton Planning Area. The property is zoned R-3 (Residential) by By-law 5500, as amended, of the former Town of Mississauga. The subject land is presently occupied by a single storey building containing a restaurant and a detached single family residential dwelling. An application was made to the City of Brampton requesting an amendment to the Official Plan and By-law 5500, as amended to permit a Gasoline Filling Station, including a car wash and other commercial uses on the site.

3.0 Background (cont'd..)

The City Council at its meeting held on November 22, 1976 directed that an Official Plan and Restricted Area By-law be prepared subsequent to a public meeting which was held on November 2, 1976 in the Council Chambers.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached maps constitutes Amendment Number 11 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new Chapter, CHAPTER A19, after Chapter A18.

1.0 Purpose and Property Location

1.1 The purpose of this Chapter is to redesignate certain lands located within the City of Brampton Planning Area from Agricultural to Commercial and to establish principles for the redevelopment of the part of the site for a Gasoline Filling Station including a car wash and part of the site for a retail commercial and office complex.

1.2 This Amendment is concerned with land situated at the south-west corner of the intersection of Steeles Avenue and Highway Number 10 (Hurontario Street), described particularly as being part of Lot 15, Concession 1, W.H.S. (Toronto Township). The subject land constitutes parts of Lots 1, 2 and 3, Registered Plan 347 and outlined on Schedule 'A' attached hereto.

2.0 Definition

Commercial, as pertaining to above mentioned lands, outlined on Schedule 'A', means that the use of the land is for commerce, including a restaurant, retail stores, business and professional offices (excluding medical, dental and chiropractic) a branch of a financial institution, automobile service station, including automobile self-serve gasoline and car wash facilities. The classification shall not prevent the existing use of the part of the site for a single family residential dwelling.

3.0 Land Use

3.1 The land use classification of lands as outlined on Schedule 'A', attached hereto, shall be designated as

3.0 Land Use (cont'd..)

commercial. The commercial area designation shall apply to both the Parcel I and Parcel II as shown on Schedule 'B' attached hereto.

3.2 Plate No.2 Generalized Land Use of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A', hereto attached.

4.0 Development Principles

4.1 Within the area designated commercial by this amendment, the use of Parcel I, as shown on Schedule 'B' shall be limited to an Automobile Service Station as the principal use and may include an Automobile Self-Serve gasoline and car wash facility as accessory or secondary uses.

4.2 Within the area designated commercial by this amendment, the use of Parcel II as shown on Schedule 'B', shall be limited to commercial uses as described under Section 2.0 above but excluding an Automobile Service Station; Automobile Self Serve Gasoline and Car Wash facilities.

4.3 The development of the site for commercial purposes shall be such as to minimize any adverse impact and the creation of such conditions that will unduly affect the amenities of the existing residential development to the south; or the development of abutting lands to the west.

4.4 As the lands are located at a major highway intersection, it is desirable to maintain a high degree of aesthetic and architectural integrity. Therefore, the exterior design and the choice of materials for the proposed structures on the subject land shall be subject to the approval of the City.

4.0 Development Principles (cont'd..)

- 4.5 The use of the Parcel I, as shown on Schedule 'B', being limited to Automobile Service Station, including Self Serve and Car Wash facilities, shall be subjected to further controls as to the access driveways in order to ensure that the traffic function of the intersection will not be unduly affected. City Council may require the provision of centre medians as a means of prohibiting left turn movements to and from this parcel, subject to the approval of the Regional Municipality of Peel and the Provincial Ministry of Transport and Communication.
- 4.6 It shall be required that a traffic impact study of the types of commercial uses for Parcel II of the site as shown on Schedule 'B' be carried out prior to the Restricted Area By-law permitting commercial use of this parcel is passed by Council.
- 4.7 The development of Parcel II, as shown on Schedule 'B' shall be limited to buildings with a maximum height of 2 storeys and a lot coverage of not more than forty percent of the site area. The lands to the south and west shall be protected by way of restrictions on wall openings facing the above mentioned sides.
- 4.8 The signs and advertising devices shall be subject to control with regard to location, size and illumination in order to ensure a high quality of development and to minimize any adverse impact on the abutting lands.
- 4.9 A provision of adequate landscaping and screening shall be made on the site in order to protect the abutting lands.

4.0 Development Principles (cont'd..)

4.10 Sufficient number of off-street parking facilities shall be provided on the site to satisfy the requirements of the employees, as well as those of the customers. Further, for the proposed car wash facilities to be located on the site, adequate automobile spaces shall be provided for the line-up before entering the car wash and for the wipe-off area at the car wash exit.

4.11 In order to regulate the development and to restrict the vehicular access to Parcel II as shown on Schedule 'B' attached hereto prior to the passing of Restricted Area By-law it shall be required that one foot wide strip of land along Steeles Avenue and Highway Number 10 be dedicated to the City.

5.0 Implementation

5.1 Amendment Number 11 shall be implemented by amendment(s) to the restricted area by-law in such a manner as to impose the appropriate zoning classification and regulations in conformity to the development principles, as above.

5.2 The Corporation of the City of Brampton may enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters, as deemed necessary by City Council.

6.0 Interpretation

6.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor

6.0 Interpretation (cont'd..)

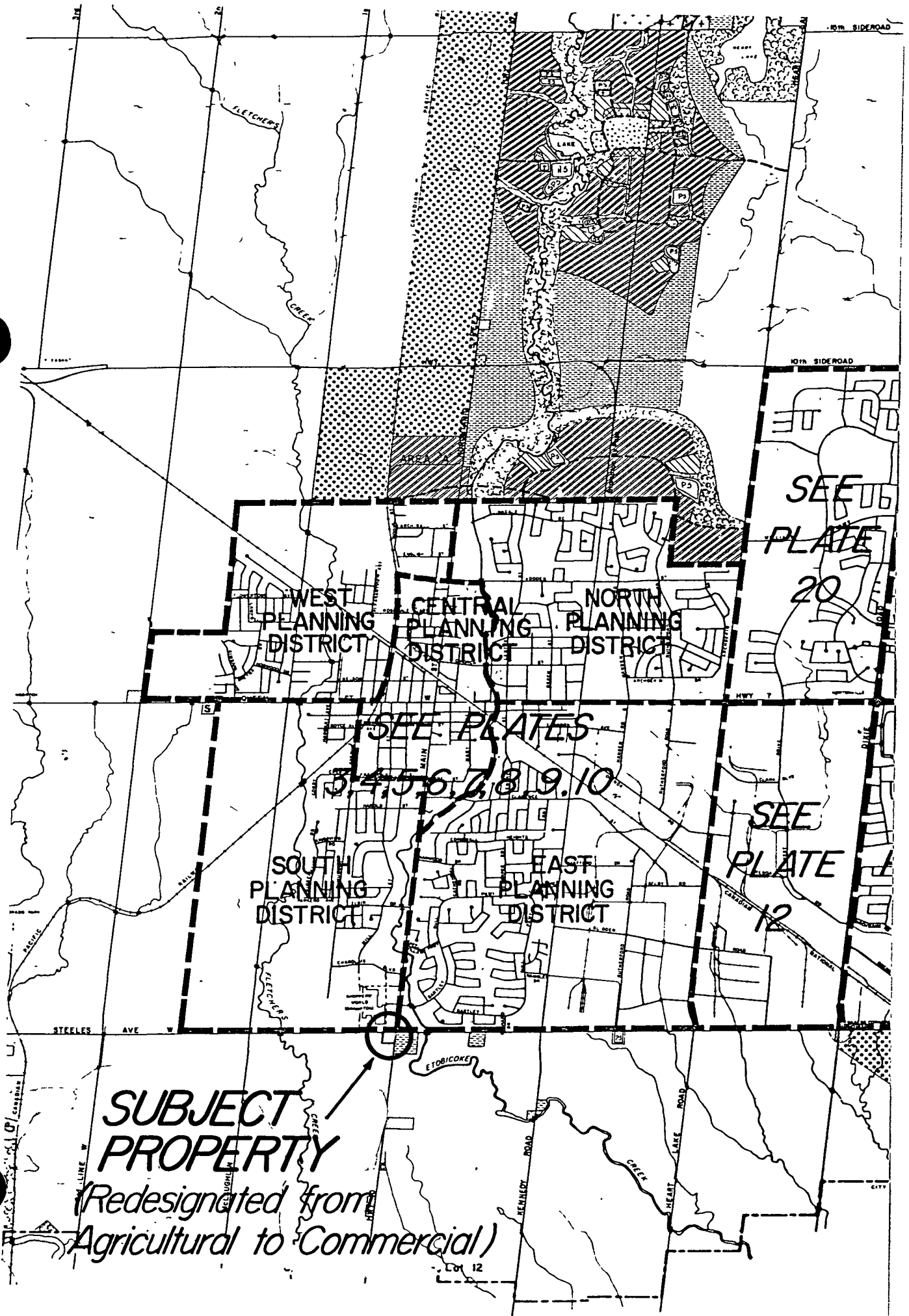
changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' and Schedule 'B' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.

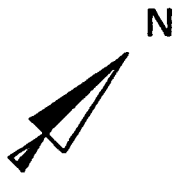
6.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.

PART C - APPENDICES

Attached is one copy of each of the staff reports to Planning Committee dated October 14, 1976 and November 12, 1976, including notes of the Public Meeting held on November 2, 1976, on the subject of this Amendment subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.



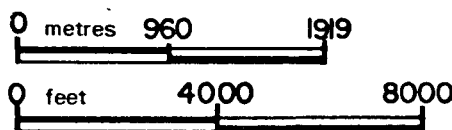
O.P. AMENDMENT No. 11
SCHEDULE 'A'



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Date	JANUARY 1977
File No.	
Dwg. No.	A

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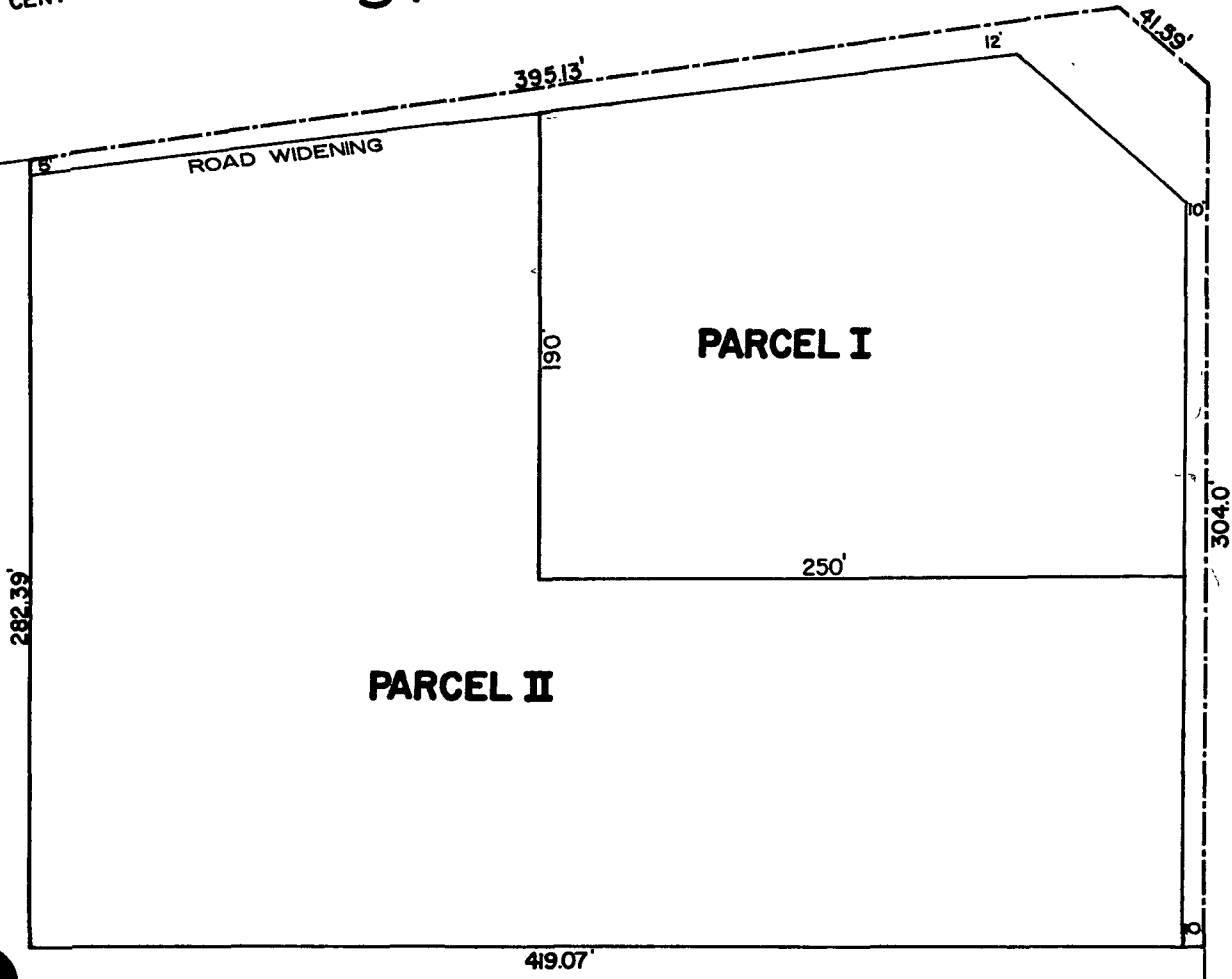
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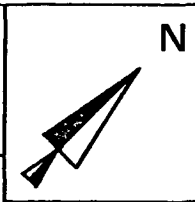
CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

CENTRE LINE
STEELES AVENUE

HURONTARIO ST. (HWY. 10)

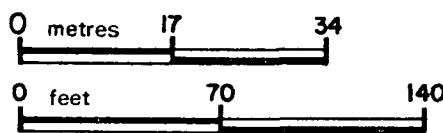


O.P. AMENDMENT No. 11
SCHEDULE 'B'



Drawn	DVC
Date	JANUARY 1977
File No.	
Dwg. No.	A

Scale



CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

November 12, 1976

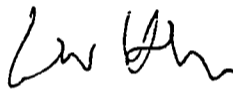
TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 1, W.H.S.
(Toronto Township)
Gulf Oil Canada Limited
Our File T1W15.2

A Public Meeting was held on Tuesday, November 2, 1976 with respect to the above noted application and attached for the information of Planning Committee are notes of the meeting and a copy of a letter from John A. and Amy N. Gibson recording their objections to the proposal.

It is suggested that Planning Committee consider the matter and indicate whether they wish staff to proceed with the preparation of the Official Plan amendment, development agreement and restricted area by-law amendment.



L.W.H. Laine,
Planning Director

LWHL/jb

Attachment

PUBLIC MEETING

GULF OIL CANADA LTD.

A Special Meeting of Planning Committee was held on TUESDAY, NOVEMBER 2, 1976 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:45 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law Of the former Town of Mississauga.

Members present were:	F.R. Dalzell	Chairman
	J.J. Yarrow	Vice-Chairman
	T.P. Miller	Councillor
	M. Robinson	Councillor
	F.W. Andrews	Alderman
	R.V. Callahan	Alderman
	R.F. Russell	Alderman
	A. Ferri	Alderman
	W.J. Baillie	Alderman

Staff present were:	L.W.H. Laine	Planning Director
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Approximately 17 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed by-law and to solicit their comments and questions.

The Chairman then asked the Planning Director to outline the proposal to the public and explain the intent of the applicant. After the close of the Planning Director's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Morris Finer raised question of suitable planning approach. The Chairman and Mr. Laine, Planning Director, responded to Mr. Finer's question.

Mr. John Gibson, a landowner in the vicinity of the proposed Gulf Oil project, stated that there were already eight service stations in that particular area and objected to the proposal.

There were no further comments or questions and the meeting adjourned at 8:15 p.m.

2-5

7975 Hurontario Street North
R. R. #6
Mississauga, Ontario.

November 2nd, 1976

Mr. L. W. Laine
Director of Planning
The Corporation of the City of Brampton
24 Queen Street East
Brampton, Ontario.

Re: Gulf Oil Application - Hwy #10
& Steeles Avenue, City of Brampton

Dear Sir:

As a resident landowner living in the proximity of the proposed Gulf Oil development, we wish to officially object to the approval of this application as follows:

- a) Further development of this nature (carwash-service station) in this vicinity is considered in our opinion to conflict with the adjacent residential zonings. We feel it would not complement the present surroundings, being single family dwellings on spacious lots, a neatly kept Church and grounds and the recreational area known as Peel Village Golf Course which incidently is zoned as "Green Belt" (to protect the environmental status of the area.)
- b) The Gulf Oil application provides for a specific use of only a portion of the total parcel of land involved. Therefore until the applicant provides a specific use for the balance of the land we view this unknown condition with serious reservations.
- c) We seriously question the need for another service station car-wash in this area. Within one-half of a mile north, east and south of the intersection in question, there are eight service stations and to our knowledge, there are 4 car washes within the old city limits of Brampton. These facilities surely should be adequate to meet the motoring public's requirements.

R-3-11111

NOV 5 1976

PLANNING DEPT

..2

2-6)

Mr. L. W. Laine
Director of Planning

Re: Gulf Oil Application

It is for these reasons that we draw the above items to the attention of the Planning Committee for their serious considerations.

Yours very truly,

John A & Amy N. Gibson

John A. Gibson Amy N. Gibson

ag.

A2-1

October 14, 1976

REPORT ON GULF OIL CANADA LIMITED

WARD 4

To: Mr. J. Galway, Senior Administrative Officer
From: Mr. A. K. Macdonald, Urban Development Officer

COMMENT

Attached is the Planner's Report on the above noted rezoning proposal.

This application was previously before Planning Committee on July 19, 1976 and was dealt with at the Council meeting on July 26, 1976. At that time it was recommended that Staff submit a further report on the application as a result of representations made by Gulf Oil Canada Limited. Staff have had several meetings with the applicant resulting in the attached plan.

The Development Committee have reviewed the plan and are agreeable to it going forward on the basis of the Planner's Report.

RECOMMENDATION

It is recommended that the application to amend the Official Plan and rezoning by-law for Gulf Oil Canada Limited be approved in accordance with the City Planner's Report.

J. E. Hendy

A. K. Macdonald

City Solicitor

A. K. Macdonald
Urban Development Officer

L. W. H. Laine

D. M. Gordon

L. W. H. Laine
Planning Director

Donald M. Gordon
Parks and Recreation Director

J. F. Curran

L. S. Thurston

City Engineer

L. S. Thurston
Building and Zoning Co-ordinator

c.c. K. R. Richardson, M. McLeod, M. Gowland

October 14, 1976

TO: J. Galway
Senior Administrative Officer

FROM: Planning Director

RE: Application of Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 1, W.H.A.
(Toronto Township)
Gulf Oil Canada Limited
Our File: T1W15.2

1.0 BACKGROUND:

At the July 19, 1976 meeting of the Planning Committee, representatives of Gulf Oil Canada Limited appeared before the Committee to explain more fully their position with regard to their application to erect a gas bar and car wash at the south-west corner of the intersection of Steeles Avenue and Highway Number 10.

Planning Committee recommended "that staff submit a further report on the application with an assessment of the matters raised on behalf of Gulf Oil Canada Limited by Planning Committee and those matters of concern to staff".

A number of meetings have been held with the applicant's representatives and a revised development proposal has been submitted.

2.0 REVISED PROPOSAL:

The proposed development is indicated by a copy of the attached plot plan. Gulf Oil Canada Limited intends to develop a portion of the site as a combined self-serve/operator manned gas bar and car wash facility with the remainder of the site to be sold for appropriate commercial uses. The existing one storey residence on the west side of Highway Number 10 will remain until the lands are redeveloped or be demolished if uneconomic for retention as a residence, whilst the existing vacant restaurant premises will be demolished.

Widening of the existing road allowances will be conveyed to the appropriate authorities along the frontages of Steeles Avenue and Highway Number 10 including a visibility triangle at the intersection of the road allowances.

2.0 REVISED PROPOSAL: (cont'd..)

Access to the gas bar/car wash facility will be restricted to one entrance each on the Steeles Avenue and Highway Number 10 frontages and to one exit ramp onto Steeles Avenue only. To enable left turn movements off Steeles Avenue it is intended that the centre median on Steeles Avenue be closed as a development requirement.

The lands to be redeveloped with the gas bar/car wash facility will be fenced on the west and south boundaries and fully landscaped as illustrated by the attached landscape plan. A portion of the lands adjacent to the south boundary of the automobile service facility site and located off the actual site will be landscaped as well, as indicated on the landscape plan.

3.0 COMMENTS:

One of the principal concerns has been the movement of traffic at the intersection of Steeles Avenue and Highway Number 10 as related to the proposed development. The need of constructing a right turn lane as a requirement of the development has been examined by Region of Peel Public Works Department staff. They have reported as follows:

"Due to the present alignment of Steeles Avenue eastbound, we do not feel that this lane should be constructed until such time as the Region carries out intersection improvements east of Highway Number 10. The existing curb lane west of Highway Number 10 presently serves right turns and the addition of another lane could create problems for through traffic. However, consideration should be given to this matter in the design of the accesses to the site".

Additional traffic movement considerations that will be required have been previously indicated as part of the proposal description involving the directional flow of traffic ingress and egress and the closing of the raised centre median on Steeles Avenue (west of Highway Number 10).

Provision for pedestrian movement at the south-west corner of the intersection should be a requirement of the development. The location of a sidewalk should be subject to the approval of the City Engineer and to the approval of the road authorities (Region of Peel for Steeles Avenue and the Ministry of Transportation and Communication for Highway Number 10).

No specific development proposals have been submitted for the "surplus" lands to be sold by Gulf Oil Canada Limited. Therefore it is suggested that as a condition of development, access onto Steeles Avenue and Highway Number 10 be controlled by the

3.0 COMMENTS: (cont'd..)

conveyance of one foot reserves to the Region and the Ministry of Transportation and Communication and further that both the uses and location of improvements be subject to the approval of the City by the enactment of the appropriate restricted area by-law(s) and further development agreement(s). The surplus lands are not extensive in area and the type of development will have to be carefully considered to (1) minimize the creation of adverse conditions that will unduly affect the amenity of the adjacent residences on Highway Number 10, (2) not be major generators of traffic and (3) inhibit the sound planning of the abutting undeveloped lands.

To maintain a high degree of architectural integrity at this major highway intersection, it is desirable that the exterior materials of the buildings be consistent throughout the project.

The revised proposal as submitted by Gulf Oil Canada Limited for the erection of a gas bar and car wash is acceptable to City staff. Development control of the project should be exercised through a site plan restricted area by-law and development agreement. The surplus lands should be subject to a site plan agreement within the context of a restricted area by-law.

4.0 CONCLUSION:

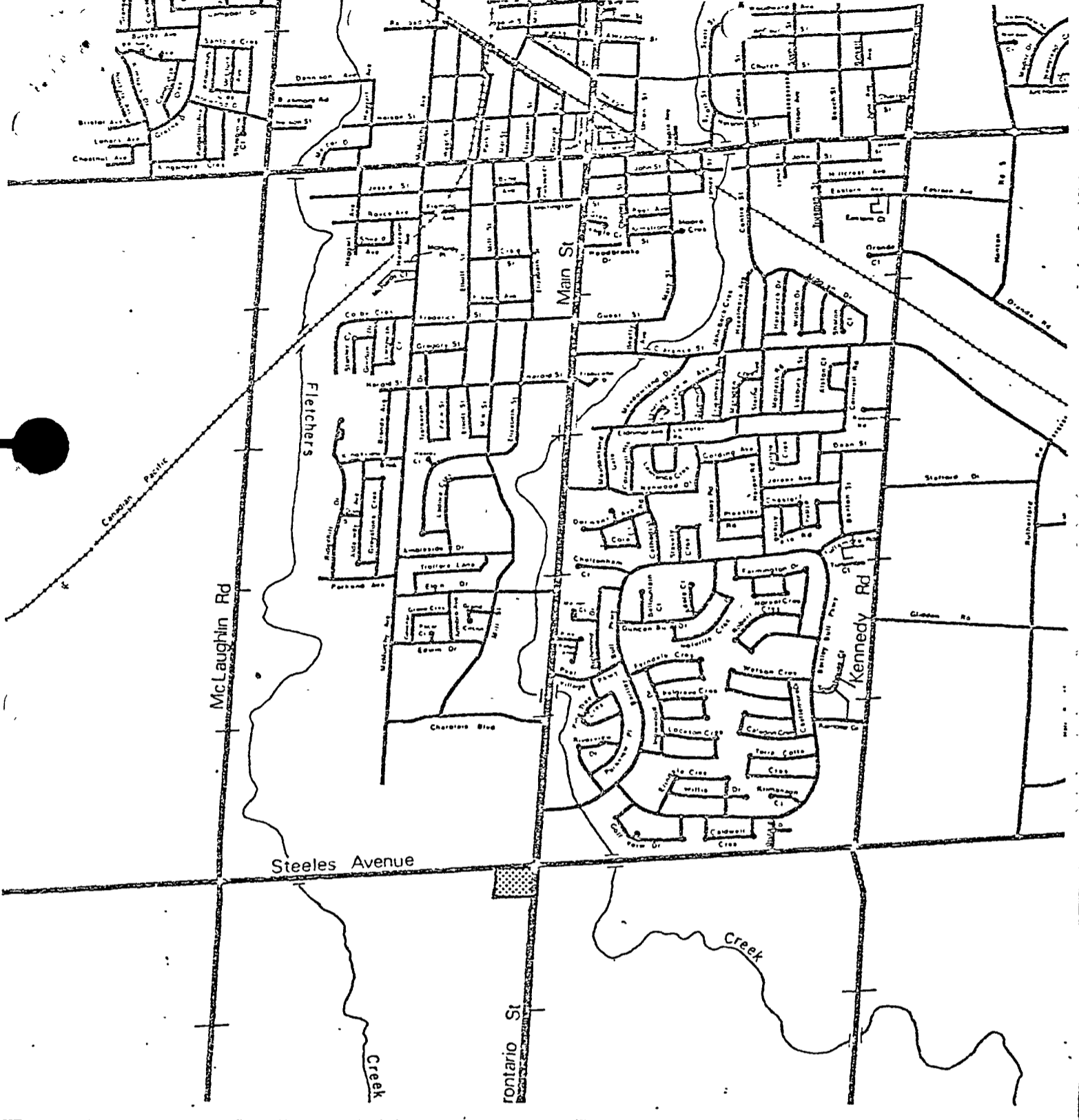
It is recommended that Planning Committee hold a public meeting prior to the preparation of an official plan amendment, restricted area by-law and development agreement for consideration of City Council.

LWHL/rla




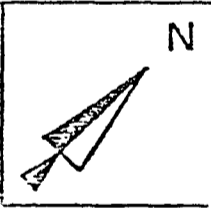
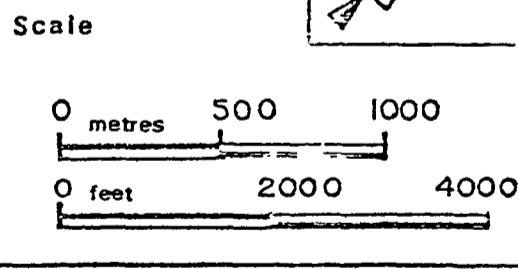
L.W.H. Laine
Planning Director

attch.



Application
GULF OIL CANADA LIMITED

Legend
 AREA OF APPLICATION



Date	b. q.
Date	JAN. 20, 1976
File No.	TIWIS.2
Sheet No.	A 181 B.

CITY OF
RAMPTON
 PLANNING
 DEPARTMENT

November 12, 1976

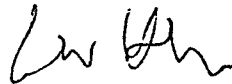
TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 1, W.H.S.
(Toronto Township)
Gulf Oil Canada Limited
Our File TIW15.2

A Public Meeting was held on Tuesday, November 2, 1976 with respect to the above noted application and attached for the information of Planning Committee are notes of the meeting and a copy of a letter from John A. and Amy N. Gibson recording their objections to the proposal.

It is suggested that Planning Committee consider the matter and indicate whether they wish staff to proceed with the preparation of the Official Plan amendment, development agreement and restricted area by-law amendment.



L.W.H. Laine,
Planning Director

LWHL/jb

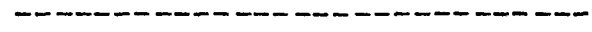
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PUBLIC MEETING

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- | | | |
|-----------------------|---------------|-------------------|
| Members present were: | F.R. Dalzell | Chairman |
| | J.J. Yarrow | Vice-Chairman |
| | T.P. Miller | Councillor |
| | M. Robinson | Councillor |
| | F.W. Andrews | Alderman |
| | R.V. Callahan | Alderman |
| | R.F. Russell | Alderman |
| | A. Ferri | Alderman |
| | W.J. Baillie | Alderman |
| Staff present were: | L.W.H. Laine | Planning Director |



Approximately 17 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed by-law and to solicit their comments and questions.

The Chairman then asked the Planning Director to outline the proposal to the public and explain the intent of the applicant. After the close of the Planning Director's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Morris Finer raised question of suitable planning approach. The Chairman and Mr. Laine, Planning Director, responded to Mr. Finer's question.

Mr. John Gibson, a landowner in the vicinity of the proposed Gulf Oil project, stated that there were already eight service stations in that particular area and objected to the proposal.

There were no further comments or questions and the meeting adjourned at 8:15 p.m.

2-5

7975 Hurontario Street North
R. R. #6
Mississauga, Ontario.

November 2nd, 1976

Mr. L. W. Laine
Director of Planning
The Corporation of the City of Brampton
24 Queen Street East
Brampton, Ontario.

Re: Gulf Oil Application - Hwy #10
& Steeles Avenue, City of Brampton

Dear Sir:

As a resident landowner living in the proximity of the proposed Gulf Oil development, we wish to officially object to the approval of this application as follows:

- a) Further development of this nature (carwash-service station) in this vicinity is considered in our opinion to conflict with the adjacent residential zonings. We feel it would not complement the present surroundings, being single family dwellings on spacious lots, a neatly kept Church and grounds and the recreational area known as Peel Village Golf Course which incidently is zoned as "Green Belt" (to protect the environmental status of the area.)
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R. J. ...

NOV 5 1976

2-6)

Mr. L. W. Laine
Director of Planning

Re: Gulf Oil Application

It is for these reasons that we draw the above items to the attention of the Planning Committee for their serious considerations.

Yours very truly,

John A & Amy N. Gibson

John A. Gibson Amy N. Gibson

ag.

A2-1

October 14, 1976

REPORT ON GULF OIL CANADA LIMITED

WARD 4

To: Mr. J. Galway, Senior Administrative Officer
 From: Mr. A. K. Macdonald, Urban Development Officer

COMMENT

Attached is the Planner's Report on the above noted rezoning proposal.

This application was previously before Planning Committee on July 19, 1976 and was dealt with at the Council meeting on July 26, 1976. At that time it was recommended that Staff submit a further report on the application as a result of representations made by Gulf Oil Canada Limited. Staff have had several meetings with the applicant resulting in the attached plan.

The Development Committee have reviewed the plan and are agreeable to it going forward on the basis of the Planner's Report.

RECOMMENDATION

It is recommended that the application to amend the Official Plan and rezoning by-law for Gulf Oil Canada Limited be approved in accordance with the City Planner's Report.

J. E. Hendy

A. K. Macdonald

A. K. Macdonald

City Solicitor

Urban Development Officer

L. W. H. Laine

D. M. Gordon

L. W. H. Laine

D. M. Gordon

Planning Director

Parks and Recreation Director

J. F. Curran

L. S. Thurston

J. F. Curran

L. S. Thurston

City Engineer

Building and Zoning Co-ordinator

c.c. K. R. Richardson, M. McLeod, M. Gowland

October 14, 1976

TO: J. Galway
Senior Administrative Officer

FROM: Planning Director

RE: Application of Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 1, W.H.A.
(Toronto Township)
Gulf Oil Canada Limited
Our File: T1W15.2

1.0 BACKGROUND:

At the July 19, 1976 meeting of the Planning Committee, representatives of Gulf Oil Canada Limited appeared before the Committee to explain more fully their position with regard to their application to erect a gas bar and car wash at the south-west corner of the intersection of Steeles Avenue and Highway Number 10.

Planning Committee recommended "that staff submit a further report on the application with an assessment of the matters raised on behalf of Gulf Oil Canada Limited by Planning Committee and those matters of concern to staff".

A number of meetings have been held with the applicant's representatives and a revised development proposal has been submitted.

2.0 REVISED PROPOSAL:

The proposed development is indicated by a copy of the attached plot plan. Gulf Oil Canada Limited intends to develop a portion of the site as a combined self-serve/operator manned gas bar and car wash facility with the remainder of the site to be sold for appropriate commercial uses. The existing one storey residence on the west side of Highway Number 10 will remain until the lands are redeveloped or be demolished if uneconomic for retention as a residence, whilst the existing vacant restaurant premises will be demolished.

Widening of the existing road allowances will be conveyed to the appropriate authorities along the frontages of Steeles Avenue and Highway Number 10 including a visibility triangle at the intersection of the road allowances.

2.0 REVISED PROPOSAL: (cont'd..)

Access to the gas bar/car wash facility will be restricted to one entrance each on the Steeles Avenue and Highway Number 10 frontages and to one exit ramp onto Steeles Avenue only. To enable left turn movements off Steeles Avenue it is intended that the centre median on Steeles Avenue be closed as a development requirement.

The lands to be redeveloped with the gas bar/car wash facility will be fenced on the west and south boundaries and fully landscaped as illustrated by the attached landscape plan. A portion of the lands adjacent to the south boundary of the automobile service facility site and located off the actual site will be landscaped as well, as indicated on the landscape plan.

3.0 COMMENTS:

One of the principal concerns has been the movement of traffic at the intersection of Steeles Avenue and Highway Number 10 as related to the proposed development. The need of constructing a right turn lane as a requirement of the development has been examined by Region of Peel Public Works Department staff. They have reported as follows:

"Due to the present alignment of Steeles Avenue eastbound, we do not feel that this lane should be constructed until such time as the Region carries out intersection improvements east of Highway Number 10. The existing curb lane west of Highway Number 10 presently serves right turns and the addition of another lane could create problems for through traffic. However, consideration should be given to this matter in the design of the accesses to the site".

Additional traffic movement considerations that will be required have been previously indicated as part of the proposal description involving the directional flow of traffic ingress and egress and the closing of the raised centre median on Steeles Avenue (west of Highway Number 10).

Provision for pedestrian movement at the south-west corner of the intersection should be a requirement of the development. The location of a sidewalk should be subject to the approval of the City Engineer and to the approval of the road authorities (Region of Peel for Steeles Avenue and the Ministry of Transportation and Communication for Highway Number 10).

No specific development proposals have been submitted for the "surplus" lands to be sold by Gulf Oil Canada Limited. Therefore it is suggested that as a condition of development, access onto Steeles Avenue and Highway Number 10 be controlled by the

3.0 COMMENTS: (cont'd..)

conveyance of one foot reserves to the Region and the Ministry of Transportation and Communication and further that both the uses and location of improvements be subject to the approval of the City by the enactment of the appropriate restricted area by-law(s) and further development agreement(s). The surplus lands are not extensive in area and the type of development will have to be carefully considered to (1) minimize the creation of adverse conditions that will unduly affect the amenity of the adjacent residences on Highway Number 10, (2) not be major generators of traffic and (3) inhibit the sound planning of the abutting undeveloped lands.

To maintain a high degree of architectural integrity at this major highway intersection, it is desirable that the exterior materials of the buildings be consistent throughout the project.

The revised proposal as submitted by Gulf Oil Canada Limited for the erection of a gas bar and car wash is acceptable to City staff. Development control of the project should be exercised through a site plan restricted area by-law and development agreement. The surplus lands should be subject to a site plan agreement within the context of a restricted area by-law.

4.0 CONCLUSION:

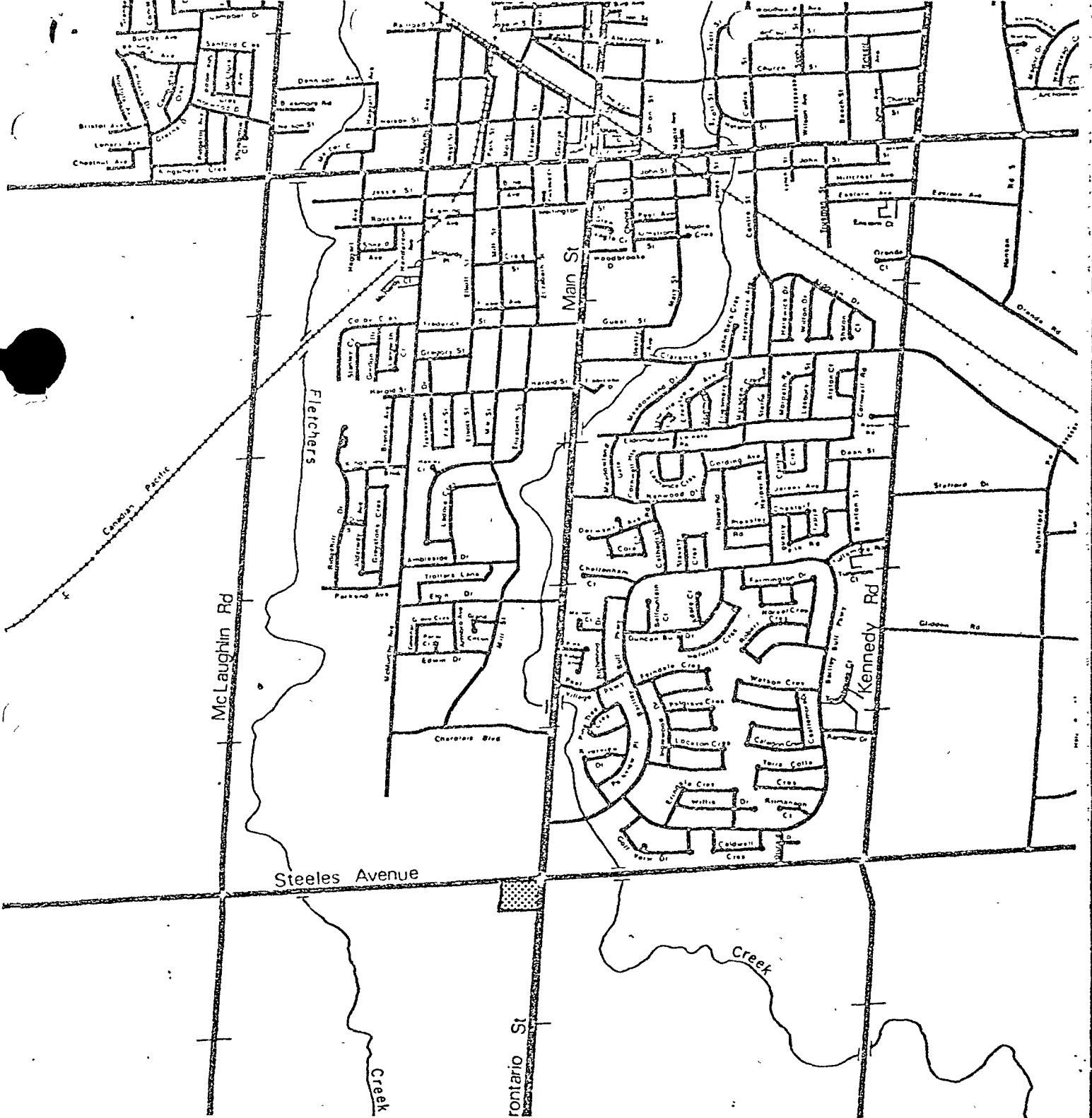
It is recommended that Planning Committee hold a public meeting prior to the preparation of an official plan amendment, restricted area by-law and development agreement for consideration of City Council.



L.W.H. Laine
Planning Director

LWHL/rla

attch.

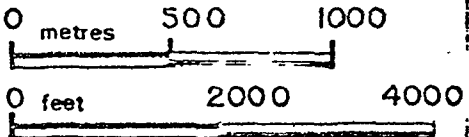


Application

GULF OIL CANADA LIMITED

AREA OF APPLICATION

Scale



District	b. q.
Date	JAN. 20, 1976
File No.	TIW 15.2
Sheet No.	A 121 B.

CITY OF
RAMPTON
 PLANNING
 DEPARTMENT

SED February 28 19 77



BY-LAW

No. 44-77

A By-law to amend the Official Plan
of the City of Brampton Planning Area.
(Amendment No. 11 - Gulf Oil Limited)