



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 56-82


To adopt Amendment Number 96 to  
the Consolidated 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 Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 96 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 96 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 8th day of March, 1982

  
James E. Archdekin, Mayor.

  
Ralph A. Everett, Clerk.

PASSED March 8th 19 82

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# BY-LAW

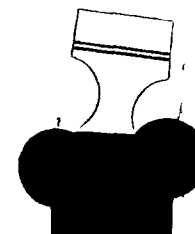
No. 56-82

To adopt Amendment Number 96 to the  
Consolidated Official Plan for the City  
of Brampton Planning Area.  
(SOUTHLAND CANADA INC.)



Co

the City of Brampton



ORIGINAL

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21-CP-00006-96

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AMENDMENT NUMBER 96  
to the Consolidated Official Plan  
of the City of Brampton Planning Area

BASE PLAN NO. 658

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1982 Apr 13 PM 4:00

Georgia J. Smuck

REGISTRAR OF DEEDS, COUNTY OF PEEL

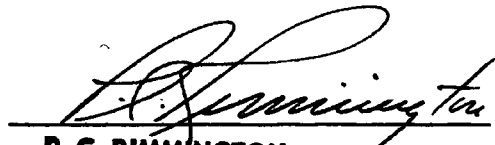
*Asst Deputy*

Amendment No. 96  
to the  
Official Plan for the  
City of Brampton Planning Area

This Amendment No. 96 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 96 to the Official Plan for the City of Brampton Planning Area.

Date

*March 30/82*



**P. G. RIMMINGTON**  
Acting Executive Director  
Plans Administration Division  
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 56-82

To adopt Amendment Number 96 to  
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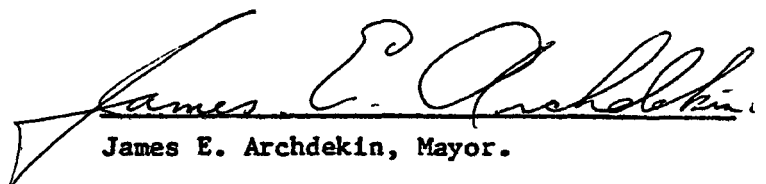
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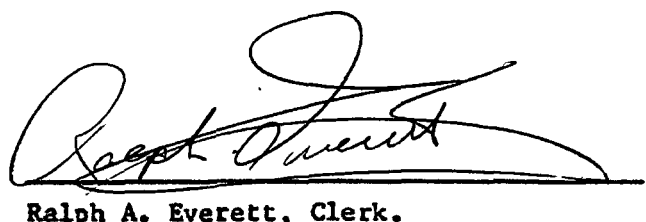
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 96 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 96 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 8th day of March, 1982

  
James E. Archdekin, Mayor.

  
Ralph A. Everett, Clerk.

1. Purpose:

The purposes of this amendment are to change the land use designation of lands shown outlined on the attached Schedule A and to outline the appropriate development principles for the development of the subject lands.

2. Location:

The lands subject to this amendment are located at the northeast corner of the intersection of Main Street North and Church Street East, being part of Lot 6, Concession 1, E.H.S., (geographic Township of Chinguacousy, County of Peel) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

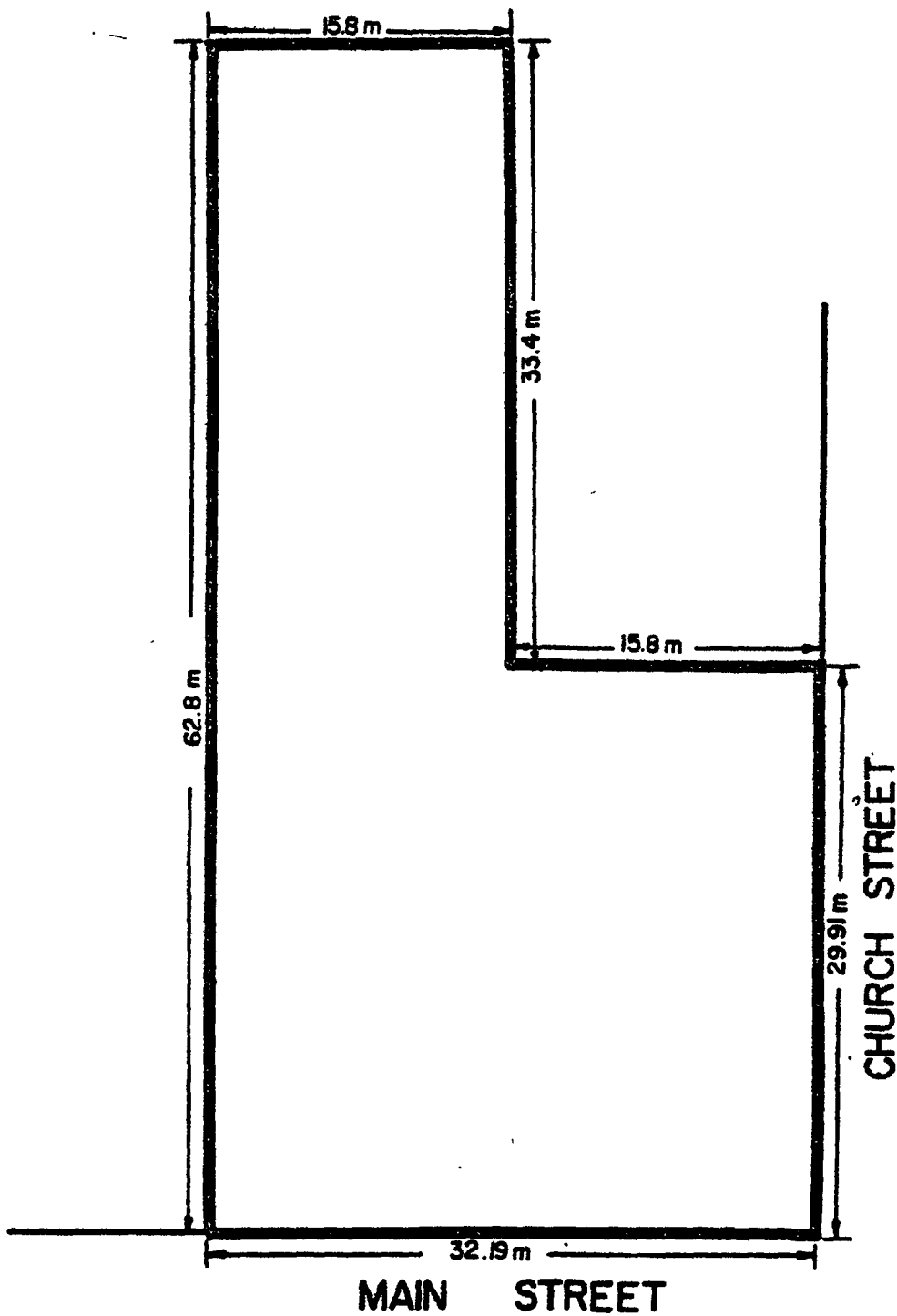
The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

(1) by changing, on Plate No. 10, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A, from HIGHWAY COMMERCIAL, RESIDENTIAL HIGH DENSITY and INSTITUTIONAL to SERVICE COMMERCIAL, and

(2) by adding to Part C, Section B, Chapter B1, Section B2.0, Sub-section B2.6, Paragraph 4.0 the following:

"4.7 The Service Commercial designation of lands at the north-east corner of the intersection of Main Street North and Church Street East is intended to permit only a convenience retail outlet."

*Handwritten signature and date:*  
J. H. ...  
2004



— Limit of lands affected

OFFICIAL PLAN AMENDMENT  
 No. 96, SCHEDULE A



1:362

CITY OF BRAMPTON  
 Planning and Development

Date: 82 02 16  
 File no. CIE6.24

Drawn by: RB  
 Map no. 43-40F

Attached is a copy of a report of the Director, Planning and Development Services, dated November 26, 1981 and a copy of a report from the Director, Planning and Development Services, dated January 15, 1982, forwarding notes of a public meeting held on January 6, 1982.



# INTER-OFFICE MEMORANDUM

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Office of the Commissioner of Planning and Development

1981 11 26

TO: Chairman and Members of Planning Committee

FROM: Director of Planning and Development Services ,

RE: Application to Amend the Zoning By-law  
Part Lot 6, Concession 1, E.H.S.  
(former Town of Brampton Area) Ward 5  
N.E. Corner Main Street North and Church Street East  
SOUTHLAND CANADA INC.  
Our File No. C1E6.24

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1.0 Introduction

An application to amend the zoning by-law has been received.

2.0 Site Description

The subject property, comprising (0.37 acres) 0.15 hectares, is located on the north-east corner of Church Street and Main Street North. The property has an irregular shape, with 29.9 metres (98.13 feet) of frontage on Main Street North. The property extends a distance of 62.8 metres (206.09 feet) east of Main Street, and extends behind two properties fronting on the north side of Church Street.

The only trees on the property are a row of Manitoba Maples located along the northern property line.

The site is occupied by a one-storey building which was substantially damaged in a fire some time ago. The building is not functional and is partially boarded up. The present use of the property is for a used car sales business, now operating out of a trailer on the lot.

The property is surrounded by the following uses:

- to the north is Grace United Church
- to the east is a multiple family dwelling and single family dwelling
- to the south are detached dwellings, however, a beauty salon occupies the abutting dwelling fronting on Church Street
- to the west, across Main Street, is a gas station.

3.0 Official Plan and Zoning Status

The property is presently designated "Highway Commercial" by the Consolidated Official Plan, and "Highway and Service Commercial" by the new Official Plan.

The front portion of the site is zoned HCl by By-law 25-79 which permits, among other things, a parking lot, service station, restaurants, car sales or service, and permits a retail establishment having no outside storage only in conjunction with a service station. The rear portion (which extends behind the beauty salon and dwelling fronting on the north side of Church Street) is zoned GC - General Commercial.

4.0 Proposal

The applicant is proposing that the site be redeveloped for a free-standing retail store, selling convenience commercial items. The zoning by-law amendment is requested to allow the food store to locate there independently, whereas the HCl zone would require it to locate in conjunction with a service station.

The proposed store is to be operated by the 7-11 convenience store chain, which maintains a 24 hour a day operation. The store is proposed to be constructed of

concrete block, with brick facing. The proposal includes two signs, one to be located on the front of the building, and one a pylon sign located along the Main Street frontage of the property, within the landscaped area.

The site is to have two parking areas. The rear parking area will be used for staff parking and garbage pick-up, while the front parking area will be exclusively for patron parking. The driveway from front to rear is to be one lane in width, recognizing that it will likely not be used by the general public.

5.0 Comments

5.1 Staff Comments:

Staff originally had a number of concerns about the appropriateness of the proposed development on the site in question. The site is a very difficult one, being irregular in shape. Staff would have preferred this property to be developed comprehensively, to include the beauty salon and a dwelling fronting on the north side of Church Street, (abutting the subject property and which are also zoned for commercial purposes), however Southland Canada was unable to reach an agreement with the owner of the beauty salon.

The site plan, however, was revised such that the staff concerns regarding the size of building, road widenings, landscaped area and traffic circulation have been taken care of. We are satisfied that the site can properly accommodate the use, if developed according to the sketch plan attached to this report.

Also of concern, however, is the appropriateness of the

. . . 4 /

use at this location relative to the surrounding neighbourhood. While convenience commercial shopping is very limited in this location, other shopping areas do exist within a reasonable distance of this site. A small variety store is located on the east side of Main Street, at Alexander Street, one block to the north of this site, and the shopping area of the downtown core, with several stores providing for food needs, is located two blocks to the south. The existing stores do not however provide for convenience shopping on Sunday, early mornings or late evening hours, therefore the proposed use would probably be viable in this location, especially with its Highway No. 10 exposure, and proximity to the GO Station commuter traffic.

The 24 hour a day hours of operation of the proposed 7-11 store could pose some concerns to the nearby residential dwellings on Church Street, and to Grace United Church, immediately abutting to the north. However, careful consideration of floodlights and appropriate fencing of the property could ameliorate any concerns. The applicant has indicated that the rear parking lot is to be used for staff parking, and, in their estimation, the six spaces to be provided in front of the building are ample for customer parking. No store customers would be required to park in the area behind the store, therefore annoyance to the adjacent residences could be minimized.

The City Public Works Department has indicated that road widenings of 3 metres on Main Street, 2 metres on Church Street, and a daylighting triangle at the intersection are required. The Department also commented that the existing drainage pattern should not be changed.

The Public Works Department has also advised that the building should be setback a distance of 17 metres from

each travelled roadway in order to accomodate turning movements. The setback along Church Street does not meet this requirement, and this amount of setback is not feasible without affecting the siting of the building and thereby obstructing the use of the driveway on the north side of the building.

5.2 Public Comments:

Planning Department staff have received comments regarding the proposed development from members of the public, as follows:

Reverend Underhill, of Grace United Church, telephoned the Planning Department, and sent a letter to express his concerns. The letter is attached to this report.

Planning staff have also received a petition from approximately 65 residents of the surrounding area, including residents of Church Street East, Main Street North, Ellen Street, Alexander Street, Bird Avenue, Thomas Street, David Street, Joseph Street, Union Street, William Street, Rosedale Avenue, and Fairglen Avenue. These residents are opposed to the approval of the subject proposal on the basis that the existing variety store on Main at Alexander Street serves the area well; that the close distance to Central Public School would encourage children to frequent the store and cause garbage problems in the area; that noise and vandalism would increase; and that potential traffic hazards would increase at the already busy intersection.

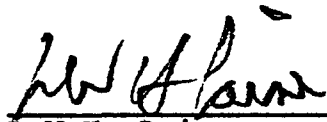
6.0 Recommendation

It is recommended that:

- A. A public meeting be held with respect to the application by Southland Canada Inc., and
- B. Subject to the results of the public meeting, that the application be approved in principle, subject to a satisfactory site plan agreement pursuant to Section 35(a) of The Planning Act, including the following provisions:


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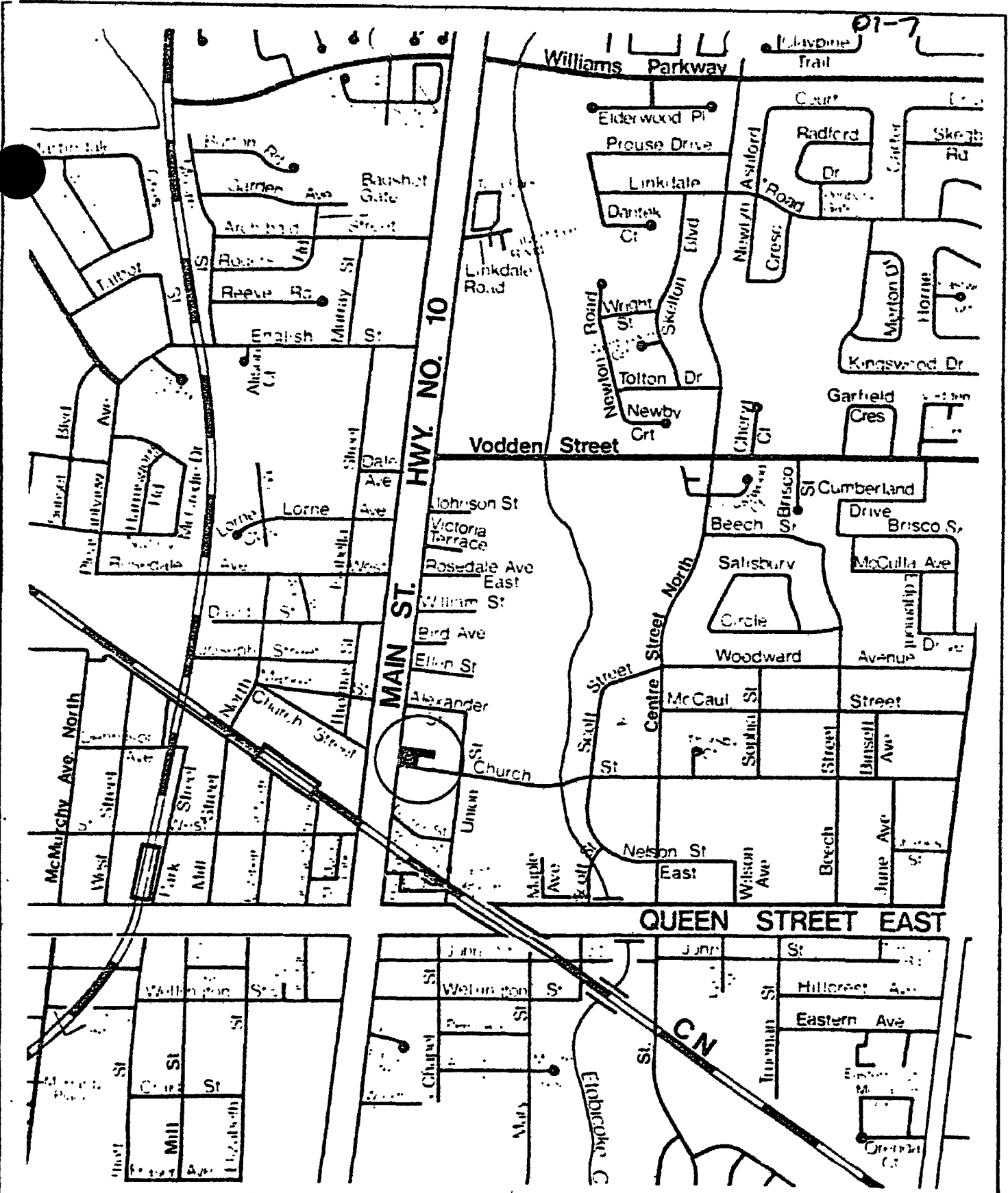
1. conveyance of the following road widenings:
  - 3 metres along the Main Street North frontage
  - 2 metres along the Church Street East frontage
  - a 5x5 metre daylighting triangle at the corner of Main and Church Streets.
  
2. provision of a landscaped area, of a minimum of 1.5 metres width along the Main Street frontage of the site.
  
3. approval of a landscape plan by the Planning and Development Department, such plan to include provision for substantial fencing, servicing both screening and security functions, being provided around the periphery of the site where it abuts residential and institutional uses.
  
4. approval be based on the sketch "revised site plan" attached to this report.

  
\_\_\_\_\_  
L.W.H. Laine,  
Director of Planning and  
Development Services.

LWHL/EG/kab

Attachment

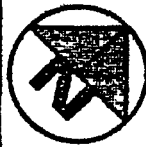
  
\_\_\_\_\_  
F.R. Dalzell,  
Commissioner of Planning  
and Development.



01-7

LOCATION MAP

SOUTHLAND CANADA INC.

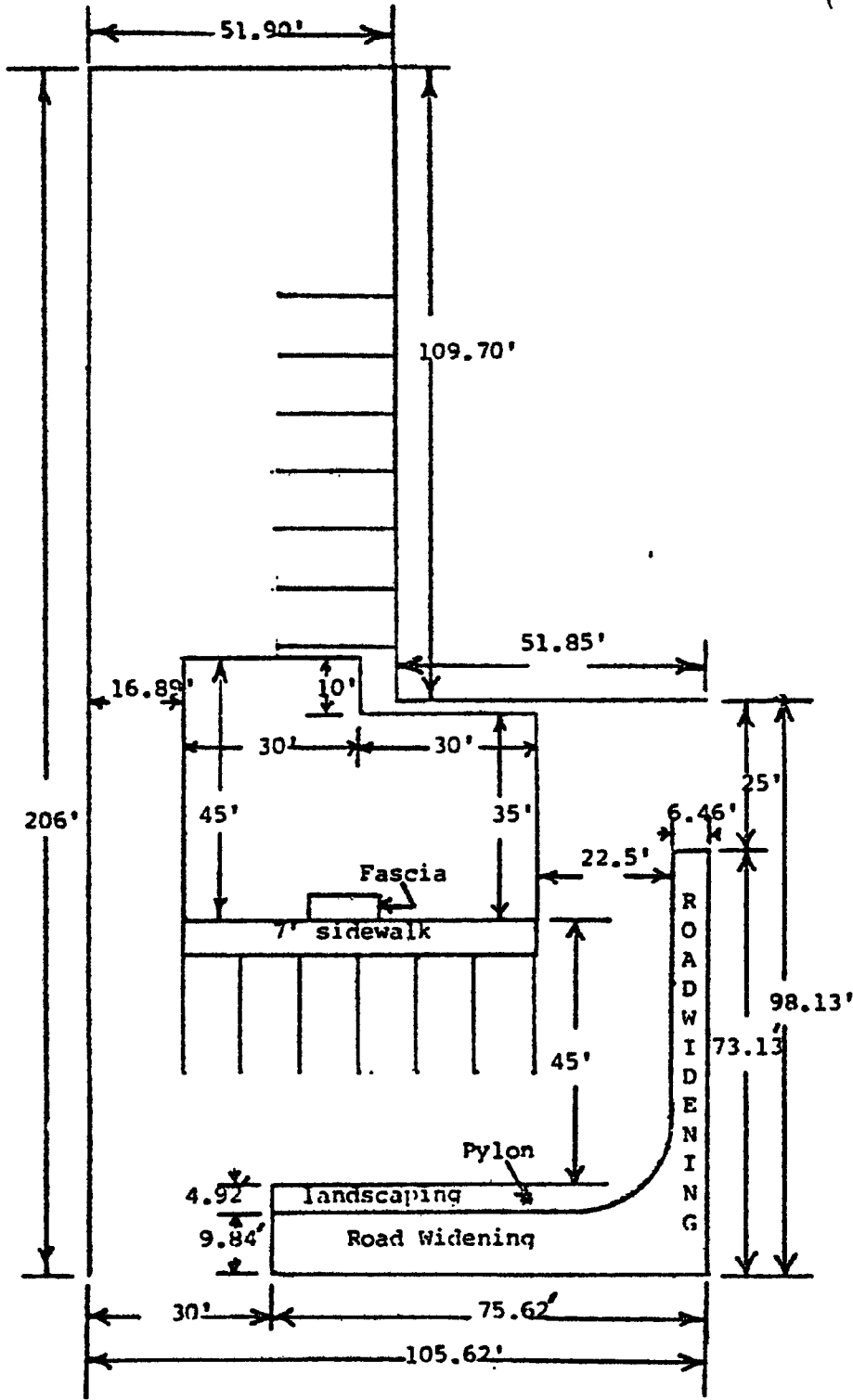


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**CITY OF BRAMPTON**  
 Planning and Development

Date: 8/11/20 Drawn by: J.K.  
 File no. CIE6.24 Map no. 43-40A

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M A I N S T R E E T

REVISED SITE PLAN

SOUTHLAND CANADA INC.



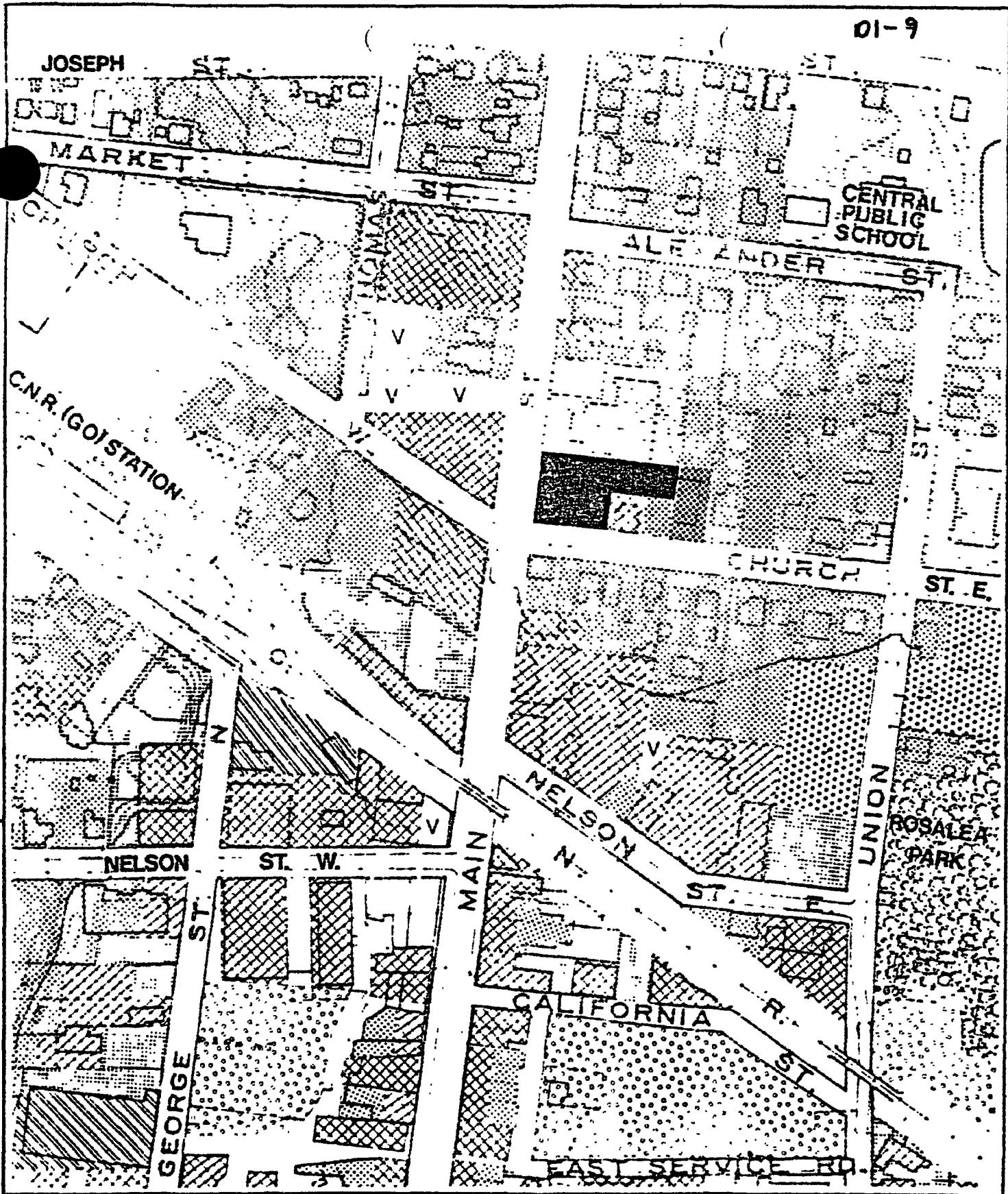
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**CITY OF BRAMPTON**  
Planning and Development

Date: 81. 11 24 Drawn by: J.K.

File no. CIE6.24 Map no. 43-40D





LAND USE MAP

**SOUTHLAND CANADA INC.**

- |                         |                      |
|-------------------------|----------------------|
| SUBJECT PROPERTY        | INDUSTRIAL           |
| LOW DENSITY RESIDENTIAL | PARK & OPEN SPACE    |
| APARTMENTS              | UTILITIES            |
| COMMERCIAL              | PUBLIC PARKING LOTS  |
| INSTITUTIONAL           | PRIVATE PARKING LOTS |
| VACANT LAND             |                      |



1:2000

**CITY OF BRAMPTON**  
Planning and Development

Date: 81. 11 23 Drawn by: J.K.  
File no. CIE6.24 Map no. 43-40C

# INTER-OFFICE MEMORANDUM

01

Office of the Commissioner of Planning and Development

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1982 01 15

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Zoning By-law  
Part Lot 6, Concession 1, E.H.S.  
(Former Town of Brampton Area) Ward 5  
N.E. Corner Main Street North & Church St. E.  
SOUTHLAND CANADA INC.  
Our File: C1E6.24

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Attached are the notes of the Public Meeting held on Wednesday, January 6, 1982, with respect to the above meeting.

Enclosed are copies of 3 letters filed by Mr. M. Groghan of Southland Canada Inc. at the Public Meeting from the City of North York, Legal Department, Licensing and By-law Enforcement Section; Hamilton - Wentworth Regional Police and Project Trillium, Niagara Falls, Ontario, regarding the absence of complaints arising from 24 hour operation, no documentation as to increase in crime near 7-Eleven stores and an award for property beautification and improvement.

The significant concerns raised at the Public Meeting appear to be:

- 1) 24 hour operation;
- 2) availability of similar outlets in the locality;
- 3) potential increase of noise, litter and crime;
- 4) traffic congestion.

There were suggestions advanced regarding alternative land uses such as a parking lot, single family residential, professional offices or service station.

City Council has not regulated the hours of business operation up to the present time leaving this matter to others to determine.

- cont'd. -

With regard to the presence of similar stores in the locality it should be noted that land with commercial designation and commercial zoning exists within the immediate area. Thus, it is a matter of business choice as to the specific location that would be acquired for a retail store.


There is a possibility that through poor management, indifference or lax enforcement, that noise, letter and crime opportunities may arise. This potentiality is present in a variety of locations and is not restricted only to the Church and Main Streets locality.

Traffic congestion is a normal occurrence at major intersections during peak hours and it is unlikely that an alternative use would reduce congestion at Main and Church Street intersection. A parking lot or an alternative use of a small office building with 30 parking spaces could conceivably contribute more turning movements at the peak hours than a 222.96 square metre (2,400 square feet) convenience store.

In response to Alderman C. Gibson's request for a traffic pattern study it is anticipated that a report will be available from the Public Works Department for Planning Committee to review at the meeting of January 18, 1982.

It is recommended that Planning Committee receive the notes of the Public Meeting and provided that the traffic pattern study report does not raise serious issues, it is further recommended that Planning Committee recommend to City Council that staff be directed to prepare for the consideration of City Council, the amending Zoning By-law to permit a convenience store only and accompanying Development Agreement.

AGREED

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

LWHL/ec  
attachments (4)

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, January 6, 1982, in the Municipal Council Chambers, 3rd Floor, 150. Central Park Drive, Brampton, Ontario, commencing at 7:40 p.m., with respect to an application by SOUTHLAND CANADA INC. (File: C1E6.24) to amend the Restricted Area (Zoning) By-law to permit the site to be redeveloped for a free standing retail store.

Members Present: Councillor D. Sutter, Chairman  
Alderman H. Chadwick  
Alderman C. Gibson  
Councillor N. Porteous  
Alderman R. Callahan  
Councillor K. Whillans  
Alderman F. Andrews

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

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Approximately 14 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet 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.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Merv Croghan, Representative for the applicant, commented on the proposal, noting that the re-zoning application was in response to a suggestion of City Planning and Development Department staff for a single use on the property. He noted that the property as presently zoned, would permit a retail store use in conjunction with a service station. He also noted that the proposed store would be a seven day, 24 hour operation. The proposal would turn the property into a show-place site - the site is presently in very poor condition - and that the applicant is dedicating property for future road widening purposes.

Councillor Sutter stated that a letter of opposition received from Grace United Church had been withdrawn.

Mr. H. Luse, a resident living next door to the property, spoke on behalf of the residents living in the immediate vicinity of the proposal, noting the following objections:

- 1) The 24 hour operation;
- 2) Most of the people living in the area are elderly persons and would be subjected to additional noise and litter;
- 3) The area is well served by existing convenience stores;
- 4) The traffic congestion at the corner of Church and Main Street would increase, creating a hazard;
- 5) The property could be used for extra parking for the Go Station.

Mr. Luse noted that Premier Davis had been contacted regarding the subject proposal and that he was awaiting a reply.

Muriel Barker, 24 Church Street East, complained that the proposed store would not be fair to the existing small stores at Alexander and Main and on David Street, and the delicatessen on California Street. She expressed concern about the potential additional traffic congestion on Main and Church Streets.

Mrs. E. McLean, 28 Church Street East, commented on the conflict

arising due to the fact that the existing apartment building was objected to because of potential traffic congestion, and now a store was being considered in the same area. She said that allowing a store on the subject property would defeat the intent to retain the area as a single family area. Also, she expressed concern relating to increased traffic congestion in the area and related accidents.

Mrs. Elizabeth Pisani, 170 Main Street North, commented on the traffic congestion and the proposal causing traffic hazard.

Melissa Penny, 168 Main Street North, Apt. #1, expressed concern regarding traffic congestion in the area, and the potential parking problems. She noted that a convenience store was not needed in the area and that the existing stores may lose customers.

In response to an enquiry from Councillor Porteous regarding suggestions for potential uses of the subject site, Mrs. Pisani suggested that it be sold to the United Church for parking purposes, and Mr. Luse suggested office uses for a doctor, lawyer, architect, or others creating less traffic congestion, and that parking space was needed in the area.

Responding to an enquiry by Alderman Callahan, Mr. Croghan explained the safety measures for crime prevention, references from Police Departments relating to other similar operations, and measures for noise control.

Alderman Gibson expressed concern relating to traffic congestion and requested staff to arrange for a traffic pattern study, including visual inspection and future traffic projections.

Mrs. Barker said that the residents did not need a 24 hour store, and that a gas station would be better.

In response to Councillor Sutter's question on a market study Mr. Croghan said that there had been an in-depth market analysis within a mile and a half of the site, as well as a traffic count, before the decision was made, and that the study had been used for 6,700 market locations.

Mr. Luse commented on the difficulty of making a left hand turn on Main and Church Streets.

- cont'd. -

01-6

- 4 -

Mrs. McLean asked for a copy of the Zoning designations for the Church Street area, and was asked to visit the Planning and Development Department for a copy of By-law 25-79, as amended, as it relates to the area and verbal explanation. It was noted that it should be kept in mind that there are further changes to By-law 25-79 pending.

Councillor Sutter noted that residents could phone the Planning Department for the date that the proposal would be considered by the Planning Committee.

There were no further questions or comments and the meeting adjourned at 8:30 p.m.

0-7

# Project Trillium

Niagara Falls, Ontario

Post Office Box 473  
Niagara Falls, Ontario. L2E 6V2

October 1, 1981.

Dear Sir or Madam:

Project Trillium has completed the judging of properties in the City of Niagara Falls, and we are pleased to inform you that your property is a winner in the category checked below.

We realize beautification and improvement come with hard work, much planning and pride in your surroundings, and we congratulate you for your efforts.

Your award will be presented to you by the Mayor of Niagara Falls, or his representative, at the Annual Awards' Meeting, which will begin at 7:30 p.m., on Thursday, October 15, 1981, at the Park Motor Hotel, Clifton Hill, Niagara Falls, Ontario.

If you can not be present on the 15th of October, will you kindly make arrangements to have someone, on your behalf, accept your award and a coloured photograph of your property.

We are looking forward to having the pleasure of your company at this event.

Yours truly,

Project Trillium Board of Directors.

- 1st prize
- 2nd prize
- 3rd prize
- Certificate of merit

- Apartment
- Commercial
- Community Improvement
- Hotel-Motel
- Industrial
- School Anti-Litter
- Service Station
- Summer Residential





A-8

**HAMILTON-WENTWORTH  
REGIONAL POLICE**



CHIEF OF POLICE  
GORDON V TORRANCE

155 KING WILLIAM STREET, HAMILTON, ONTARIO, CANADA, L8R 1A6- TELEPHONE (416) 522-4925

14 December 1981

Mr. Richard Maingot,  
Assistant Supervisor,  
7-Eleven Food Stores,  
2728 Rena Road,  
Mississauga, Ontario  
L4T 1G3

RECEIVED DEC 1 1981

DECEMBER 17 1981

Dear Mr. Maingot,

In reply to your letter dated 9 December 1981 we report the following. Specific documentation as to increases in crime near 7-Eleven installations is not available, however, field units are unaware of any problems, or requirements for special attention relative to store locations.

We are very much aware of the efforts of Mr. Gerald Bull and Mr. Peter Flach of your company, and are grateful to them for the assistance they offered in providing information and a loss prevention seminar to convenience stores in the past.

We also recognize the excellent crime and robbery prevention program in existence at the 7-Eleven stores, and use many of the examples when discussing security to similar businesses.

Yours truly,

*Gerrard Malcolmson*  
Gerrard Malcolmson,  
Staff-Sergeant,

Community Services Section.

file432/81  
(I)639/81



1000/JUL78

01-9



**CITY OF NORTH YORK**

5100 YONGE STREET  
WILLOWDALE  
ONTARIO  
M2N 5V7

Reply attention of  
**Peter Hall**.....  
Telephone (416) 224- 6041  
File no. ....

**LEGAL DEPARTMENT**

(LICENSING & BY-LAW ENFORCEMENT SECTION)

December 31st, 1981.

7-Eleven Food Stores,  
2728 Rena Road,  
Mississauga, Ontario.  
L4T 1G3

Attention: Mr. Merv Croghan.

Dear Sir:

Re: 7-Eleven Food Store,  
3587 Bathurst Street.

We have searched our records, re 3587 Bathurst Street, City of North York, to ascertain if we have had any complaints as a result of 7-Eleven Food Store operating a twenty-four hour service.

It would appear that we have had no complaints in regards to debris, noise or any other factor contributed by the operation of this store.

The above is for your information.

Yours truly,

*Peter Hall*  
Peter Hall,  
Acting Director of  
Licensing & By-law Enforcement.

PH/mb

01

Honorable Member of Brompton  
City Council

On behalf of the residents living  
in the immediate vicinity of the  
proposed site for the erection  
of a 7 to 11 convenience store,  
we would like to object to this  
proposal on the following grounds

Most of the people living in the  
area are elderly and would be  
subject to additional noise and  
litter also. The area is well  
served by an existing convenience  
store

I have taken the liberty to  
contact our premier Bill Davis,  
concerning the sale of this  
property, which I feel, would  
be ideal for extra parking

for people using the go train  
system. There is not adequate  
parking there many people have  
to drive their spouses to the  
station and pick them up at night.  
At this time I will read  
Mr. Davis' reply.

One more thing I want to  
bring to your attention is the  
fact that the traffic is very  
heavy. The congestion is at  
times bad at the corner of Church  
and Main and having a convenience  
store at the proposed site, would  
create a hazard.

Thank you!