



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 159-93

To adopt Amendment Number 236
to the 1984 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,
R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number 236 to the 1984 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 for approval of Amendment Number 236 to
the 1984 Official Plan of the City of Brampton
Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN
COUNCIL, this 16th day of August, 19 93.

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <i>DM</i>

PAUL PALLESCHI - ACTING MAYOR

KATHRYN ZAMMIT - DEPUTY CLERK

AMENDMENT NUMBER 236
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate lands shown outlined on Schedule 'A' to this amendment from "Convenience Commercial" to "Neighbourhood Commercial" on Schedule "F", Commercial, of the Official Plan and to set out appropriate development principles for the subject lands. Specifically, this amendment will facilitate the development of a supermarket on the lands generally located on the westerly limit of Highway #10, approximately 371 metres (1217.1 feet) south of Mayfield Road.

2.0 Location

The lands subject to this amendment are described as Part of Lot 17, Concession 1, W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated on the west side of Highway Number 10 approximately 371 metres (1217 feet) south of Mayfield Road. The lands have an area of 1.6 hectares (4.07 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 236 :

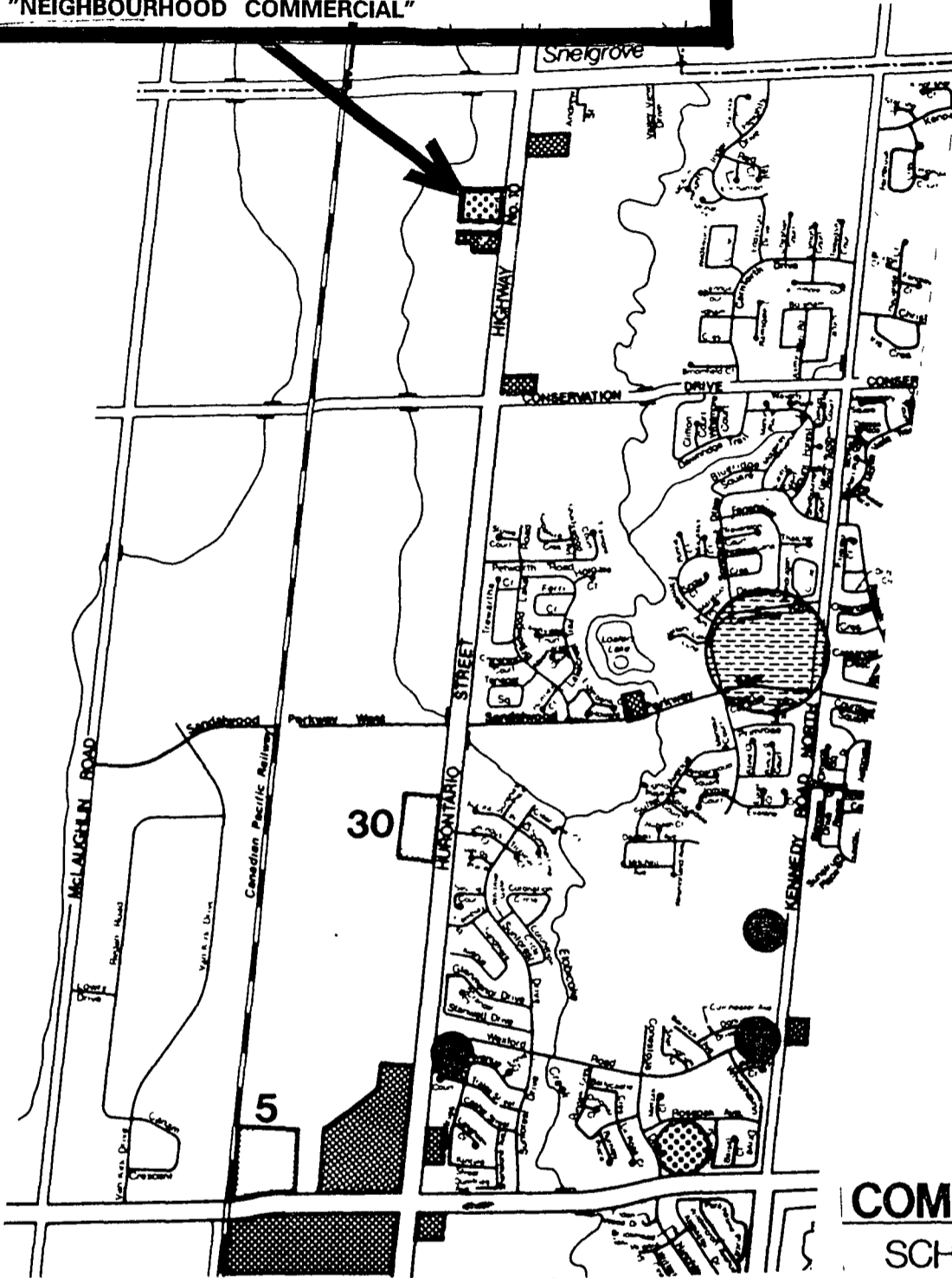
The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "F", (Commercial) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Convenience Commercial" to "Neighbourhood Commercial";
- (2) by adding to the list of amendments pertaining to the Snelgrove Secondary Plan Area, as set out in the first paragraph of section 7.2.7.1, Amendment Number 236 .
- (3) by adding to the legend shown on Schedule SP1(A) of Chapter 1A of Part IV, thereto, the land use category of "Neighbourhood Commercial".

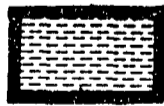
- (4) by changing on Schedule SP1(A) of Chapter 1A of Part IV, thereto, the land use designation of the lands shown outlined on Schedule B to this amendment, from "Convenience Commercial" to "Neighbourhood Commercial";
- (5) by deleting therefrom section 6.4.1 of Chapter 1A of Part 1V and substituting therefore, the following:

"6.4.1 The Neighbourhood Commercial facility designated on Schedule SP1(A) in the area west of Highway #10, approximately 371 metres (1217.1 feet) south of Mayfield Road, shall consist of a supermarket, retail stores, service establishments and offices planned and developed as a unit. The maximum site area to be developed for neighbourhood commercial purposes shall be approximately 1.6 hectares (4.1 acres). The gross leasable commercial floor area of the supermarket shall be approximately 2787 square metres."

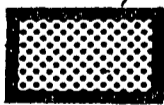
LANDS SUBJECT TO THIS AMENDMENT
TO BE REDESIGNATED FROM "CONVENIENCE COMMERCIAL"
TO "NEIGHBOURHOOD COMMERCIAL"



COMMERCIAL*
SCHEDULE 'F'



DISTRICT COMMERCIAL



NEIGHBOURHOOD COMMERCIAL



CONVENIENCE COMMERCIAL



HIGHWAY & SERVICE
COMMERCIAL



SITE SPECIFIC DESIGNATIONS

City of Brampton
Planning and Development Department

Date: MAY 1987

O.P. AMENDMENT NO. 236

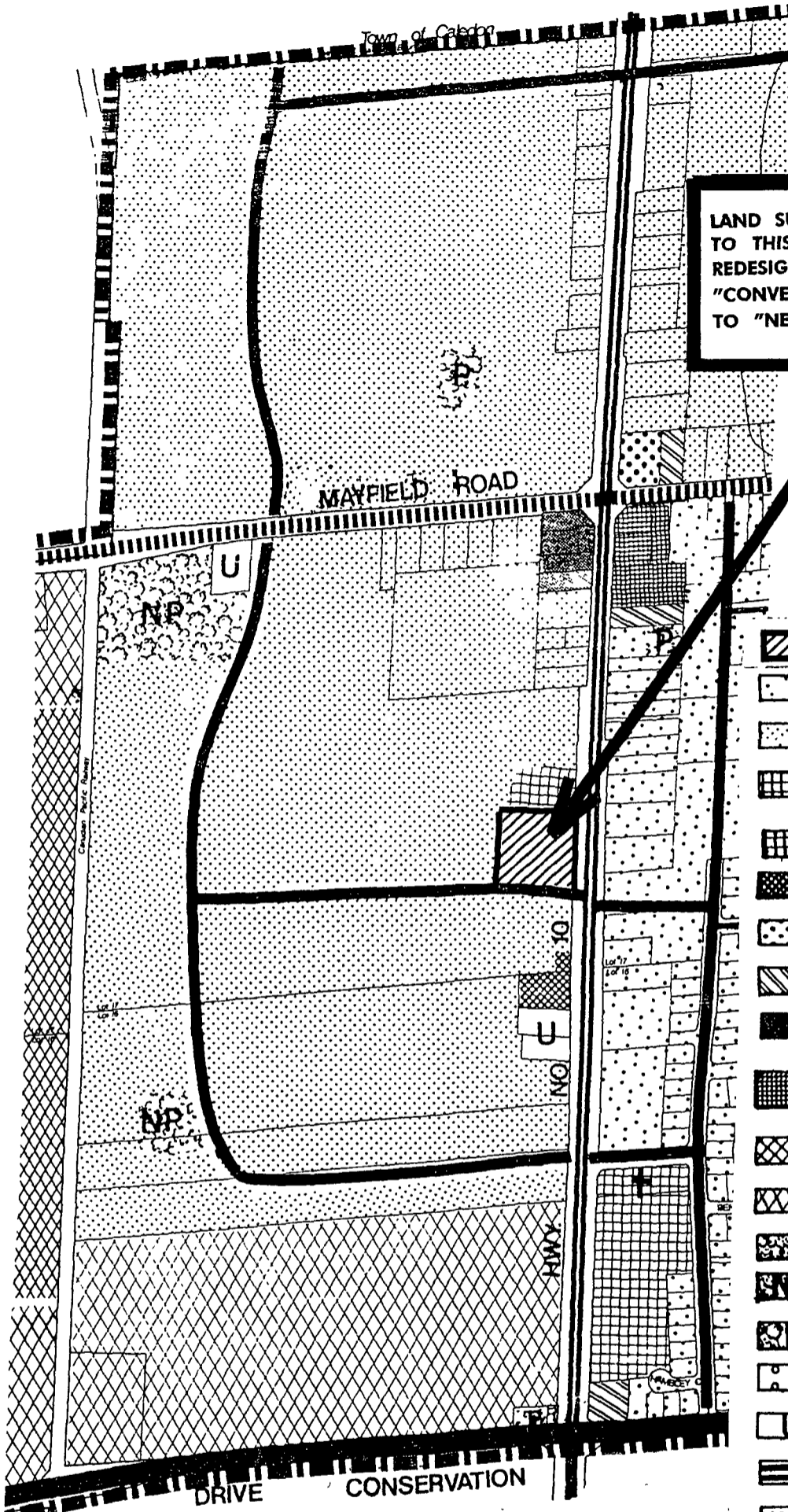
SCHEDULE 'A'

By-law 159-93



























CITY OF BRAMPTON
Planning and Development

Date: 1993 06 08 Drawn by: K.M.H.
File no. CIW17.8 Map no. 6-17E



LAND SUBJECT TO THIS AMENDMENT REDESIGNATED FROM "CONVENIENCE COMMERCIAL" TO "NEIGHBOURHOOD COMMERCIAL"

LAND USE CONCEPT

-  NEIGHBOURHOOD COMMERCIAL
-  LOW DENSITY RESIDENTIAL- SNELGROVE EAST
-  LOW DENSITY RESIDENTIAL- SNELGROVE NORTH & WE
-  INSTITUTIONAL
-  SEPARATE ELEMENTARY SCHOOL SITE
-  SERVICE COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  HIGHWAY AND SERVICE COMMERCIAL
-  SPECIALTY OFFICE AND SERVICE COMMERCIAL
-  GENERAL INDUSTRIAL
-  LIGHT INDUSTRIAL
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-  HAZARD LAND
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-  MINOR ARTERIAL ROAD
-  MAJOR COLLECTOR ROAD
-  MINOR COLLECTOR ROAD
-  LOCAL ROAD
-  SNELGROVE SECONDARY PLAN AREA BOUNDARY

**SCHEDULE SP1(A)
SNELGROVE SECONDARY PLAN**

Scale 1:8000

SCHEDULE E. to OFFICIAL PLAN AMENDMENT
No. 170 AND 170 A

O.P. AMENDMENT NO. 236
SCHEDULE 'B'
By-law 159-93



CITY OF BRAMPTON
Planning and Development
Date: 1993 06 08 Drawn by: K.M.H.
File no. CIW17.8 Map no. 6-17F

AMENDMENT NUMBER 236

to the 1984 Official Plan of the
City of Brampton Planning Area

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 236
OF THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report dated January 13, 1993, a planning report dated February 10, 1993 forwarding the notes of the Public Meeting held on February 3, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached.

Region of Peel June 19, 1992

Ministry of Transportation August 25, 1992

AMENDMENT NUMBER 236
to the 1984 Official Plan of the
City of Brampton Planning Area

21 OP 0031 236 - 1

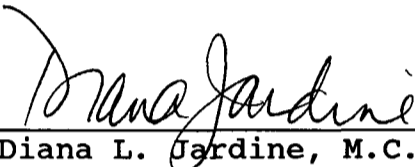
RECEIVED
CLERK'S DEPT.
NOV 23 1992

REQ. No. 1
FILE No. 1 P35 #236

AMENDMENT NO. 236
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 236 to the Official Plan for the City of Brampton Planning Area, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1993-11-17



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON CERTIFIED A TRUE COPY

BY-LAW

[Signature]
Deputy Clerk
City of Brampton
AUG 27 1993

19

Number 159-93

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APPROVED
AS TO FORM
LAW DEPT
BRAMPTON
DATE *[Signature]*

[Signature: Paul Palleschi]
PAUL PALLESCHI - ACTING MAYOR

[Signature: Kathryn Zammitt]
KATHRYN ZAMMIT - DEPUTY CLERK

AMENDMENT NUMBER 236
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate lands shown outlined on Schedule 'A' to this amendment from "Convenience Commercial" to "Neighbourhood Commercial" on Schedule "F", Commercial, of the Official Plan and to set out appropriate development principles for the subject lands. Specifically, this amendment will facilitate the development of a supermarket on the lands generally located on the westerly limit of Highway #10, approximately 371 metres (1217.1 feet) south of Mayfield Road.

2.0 Location

The lands subject to this amendment are described as Part of Lot 17, Concession 1, W.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated on the west side of Highway Number 10 approximately 371 metres (1217 feet) south of Mayfield Road. The lands have an area of 1.6 hectares (4.07 acres).

3.0 Amendment and Policies Relative Thereto:

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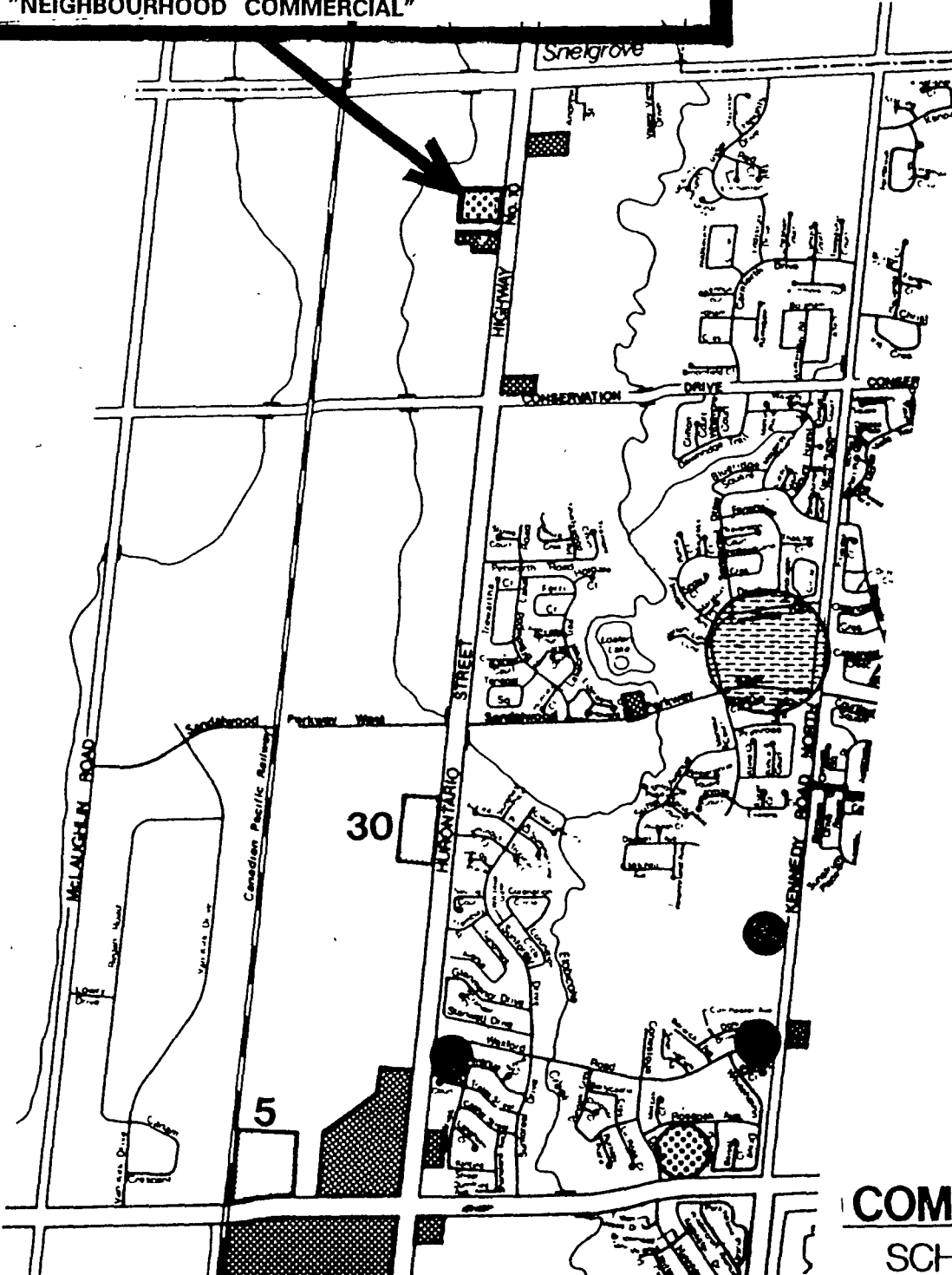
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- (3) by adding to the legend shown on Schedule SP1(A) of Chapter 1A of Part IV, thereto, the land use category of "Neighbourhood Commercial".

- (4) by changing on Schedule SP1(A) of Chapter 1A of Part IV, thereto, the land use designation of the lands shown outlined on Schedule B to this amendment, from "Convenience Commercial" to "Neighbourhood Commercial";
- (5) by deleting therefrom section 6.4.1 of Chapter 1A of Part IV and substituting therefore, the following:

"6.4.1 The Neighbourhood Commercial facility designated on Schedule SP1(A) in the area west of Highway #10, approximately 371 metres (1217.1 feet) south of Mayfield Road, shall consist of a supermarket, retail stores, service establishments and offices planned and developed as a unit. The maximum site area to be developed for neighbourhood commercial purposes shall be approximately 1.6 hectares (4.1 acres). The gross leasable commercial floor area of the supermarket shall be approximately 2787 square metres."

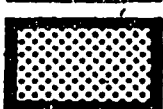
LANDS SUBJECT TO THIS AMENDMENT
TO BE REDESIGNATED FROM "CONVENIENCE COMMERCIAL"
TO "NEIGHBOURHOOD COMMERCIAL"



COMMERCIAL*
SCHEDULE 'F'



DISTRICT COMMERCIAL



NEIGHBOURHOOD COMMERCIAL



CONVENIENCE COMMERCIAL



HIGHWAY & SERVICE
COMMERCIAL



SITE SPECIFIC DESIGNATIONS

City of Brampton
Planning and Development Department

Date: MAY 1987

O.P. AMENDMENT NO. 236

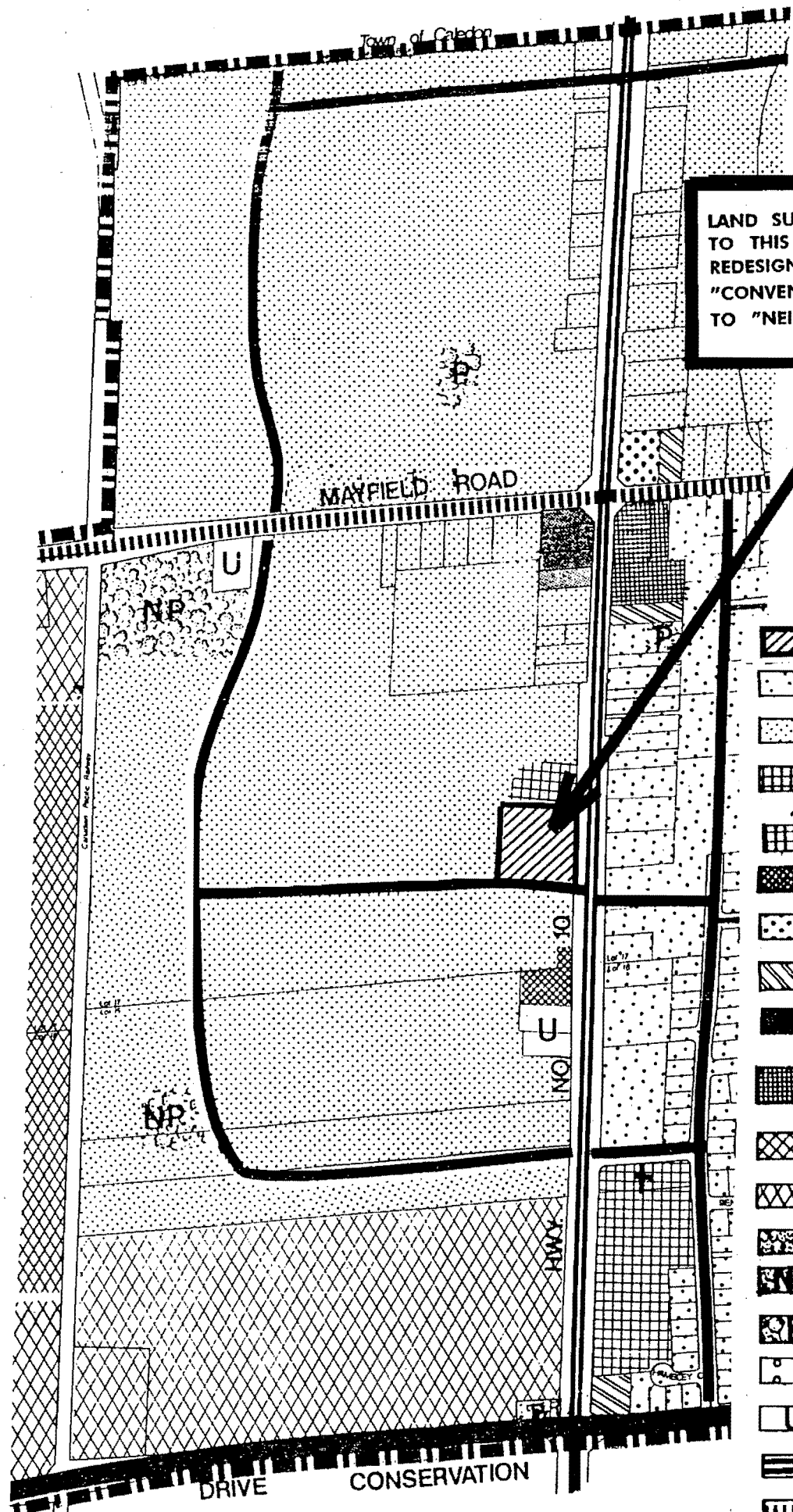
SCHEDULE 'A'

By-law 159-93



























CITY OF BRAMPTON
Planning and Development

Date: 1993 06 08 Drawn by: K.M.H.
File no. CIW17.8 Map no. 6-17E



LAND SUBJECT TO THIS AMENDMENT REDESIGNATED FROM "CONVENIENCE COMMERCIAL" TO "NEIGHBOURHOOD COMMERCIAL"

LAND USE CONCEPT

-  NEIGHBOURHOOD COMMERCIAL
-  LOW DENSITY RESIDENTIAL- SNELGROVE EAST
-  LOW DENSITY RESIDENTIAL- SNELGROVE NORTH & WEST
-  INSTITUTIONAL
-  SEPARATE ELEMENTARY SCHOOL SITE
-  SERVICE COMMERCIAL
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-  MINOR COLLECTOR ROAD
-  LOCAL ROAD
-  SNELGROVE SECONDARY PLAN AREA BOUNDARY

**SCHEDULE SP1(A)
SNELGROVE SECONDARY PLAN**

Scale 1:6000

SCHEDULE E. to OFFICIAL PLAN AMENDMENT
No. 170 AND 170 A

O.P. AMENDMENT NO. 236
SCHEDULE 'B'
By-law 159-93



CITY OF BRAMPTON
Planning and Development

Date: 1993 06 08 Drawn by: K.M.H.
File no. CIW17.8 Map no. 6-17F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 236
OF THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

Attached is a copy of a planning report dated January 13, 1993, a planning report dated February 10, 1993 forwarding the notes of the Public Meeting held on February 3, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached.

Region of Peel June 19, 1992

Ministry of Transportation August 25, 1992

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

DATE: January 13, 1993
TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department

RECEIVED
CLERK'S DEPT.
JAN 14 1993

RE: **EXECUTIVE SUMMARY**
Application to Amend the Official Plan and Zoning By-law
GREAT L DEVELOPMENTS INC.
Part of Lot 17, East Half of Concession 1, W.H.S.
Block 441 of Draft Approved Plan 21T-78032B
Ward Number 2
Region of Peel File Number: 21T-78032B
Our File: C1W17.8

REG. NO.:
FILE NO.: C1W17-8

The attached staff report examines a proposal for a neighbourhood commercial development on the west side of Highway #10, south of Mayfield Road. The proposal consists of:

- 4,130 square metres (44,500 square feet) of total leasable commercial space consisting of a 2,323 square metre (25,000 square foot) supermarket and 1,807 square metres (19,500 square feet) of retail space;
- 227 parking spaces; and
- access from an internal street (Street 'B') and a right-out driveway to Highway #10.

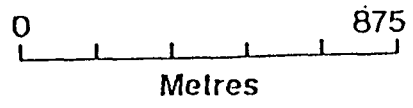
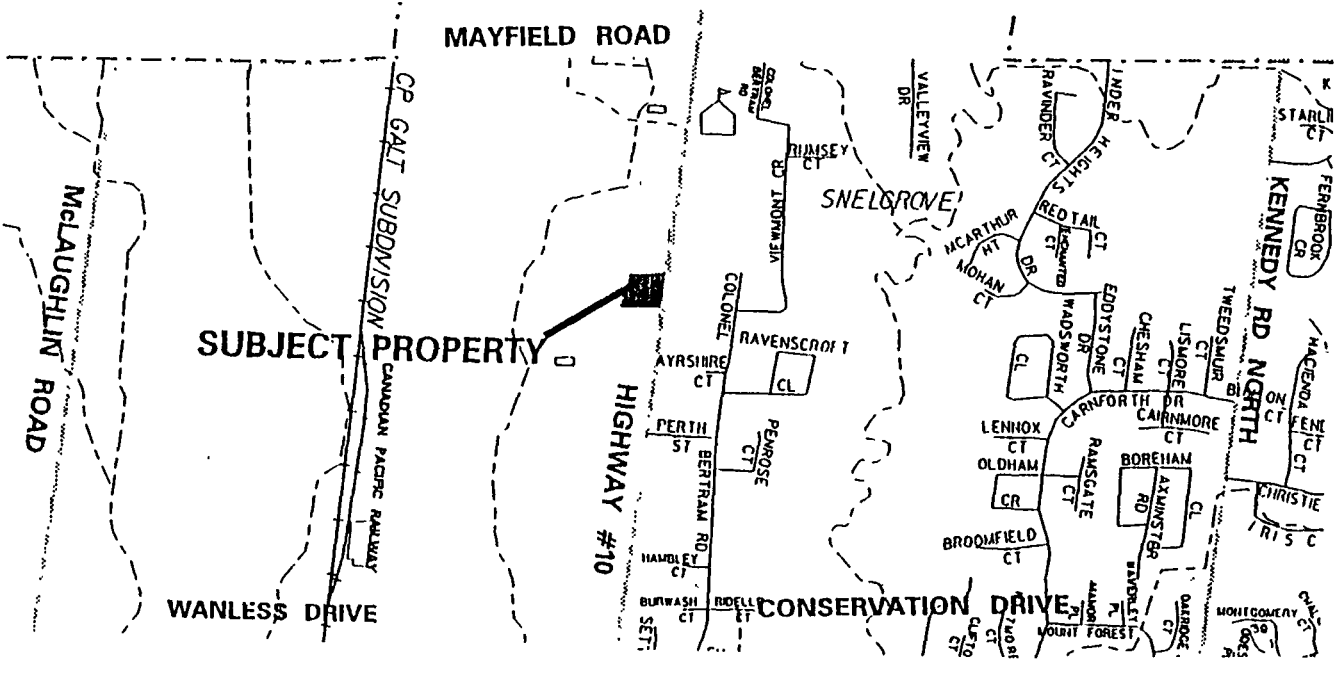
The site coverage would be 25%. The applicant requests a Neighbourhood Commercial Official Plan designation and a Commercial Two (C2) Zoning. The applicant has submitted a market feasibility study for the shopping centre, in accordance with Official Plan requirements.

This proposal has been thoroughly analysed, and the results of that analysis are summarized in Table 1 - Summary Impact Table, below.

TABLE 1
SUMMARY IMPACT TABLE

ISSUE	SUMMARY
Official Plan/ Secondary Plan	requires an amendment to change the land use designation from "Convenience Commercial" to "Neighbourhood Commercial" in both the Official Plan and Snelgrove Secondary Plan;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
GREAT-L DEVELOPMENTS INC.



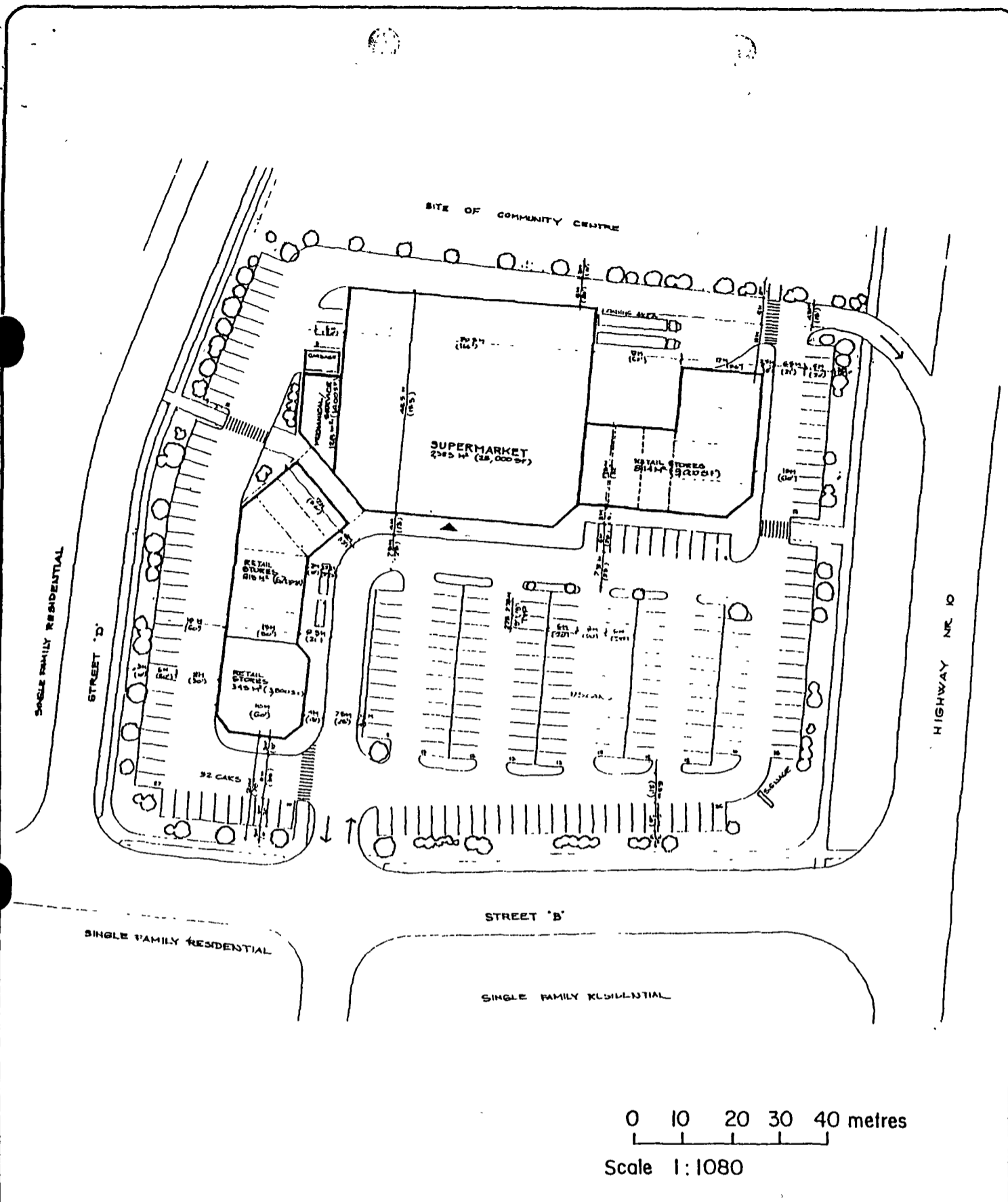
CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
 File no. C1W17.8 Map no. 6-17A



LOCATION MAP

**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT-L DEVELOPMENTS**



CITY OF BRAMPTON

Date: 1992 03 23 Drawn by: K.M.H.
 File no. C1W17.8 Map no. 6-17B



SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT L - DEVELOPMENT INC.

Zoning By-law requires amendment from Commercial One (C1) to Commercial Two (C2) special section;

Land Use requested commercial land uses can be supported;

Strategic Plan proposal is in keeping with "Prosperous Economy" goal stream;

Parking proposed parking is in conformance with the standards contained in the zoning by-law (an approximate excess of 9 parking spaces is illustrated on the proposed concept site plan);

Phasing recommend that the issuance of building permits for the commercial development be tied to construction of dwelling units in the subdivision;

Site Access right out to Highway #10 to be eliminated and new access to proposed Street "D" to be included;

Financial will provide \$2 million in commercial property and business assessment; benefits the City's 60/40 assessment goal; net financial gain of approximately \$16,000 yearly; and,

OVERALL SUMMARY **the proposal is supportable based on the submission of a satisfactory market impact study, positive financial impact, land use parking and traffic considerations; accordingly staff are prepared to recommend approval of the application subject to a number of appropriate conditions.**

AR/greatl.exsum

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

DATE: January 13, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
GREAT L DEVELOPMENTS INC.

Part of Lot 17, East Half of Concession 1, W.H.S.

Block 441 of Draft Approved Plan 21T-78032B

Ward Number 2

Region of Peel File Number: 21T-78032B

Our File: C1W17.8

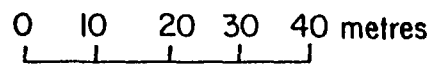
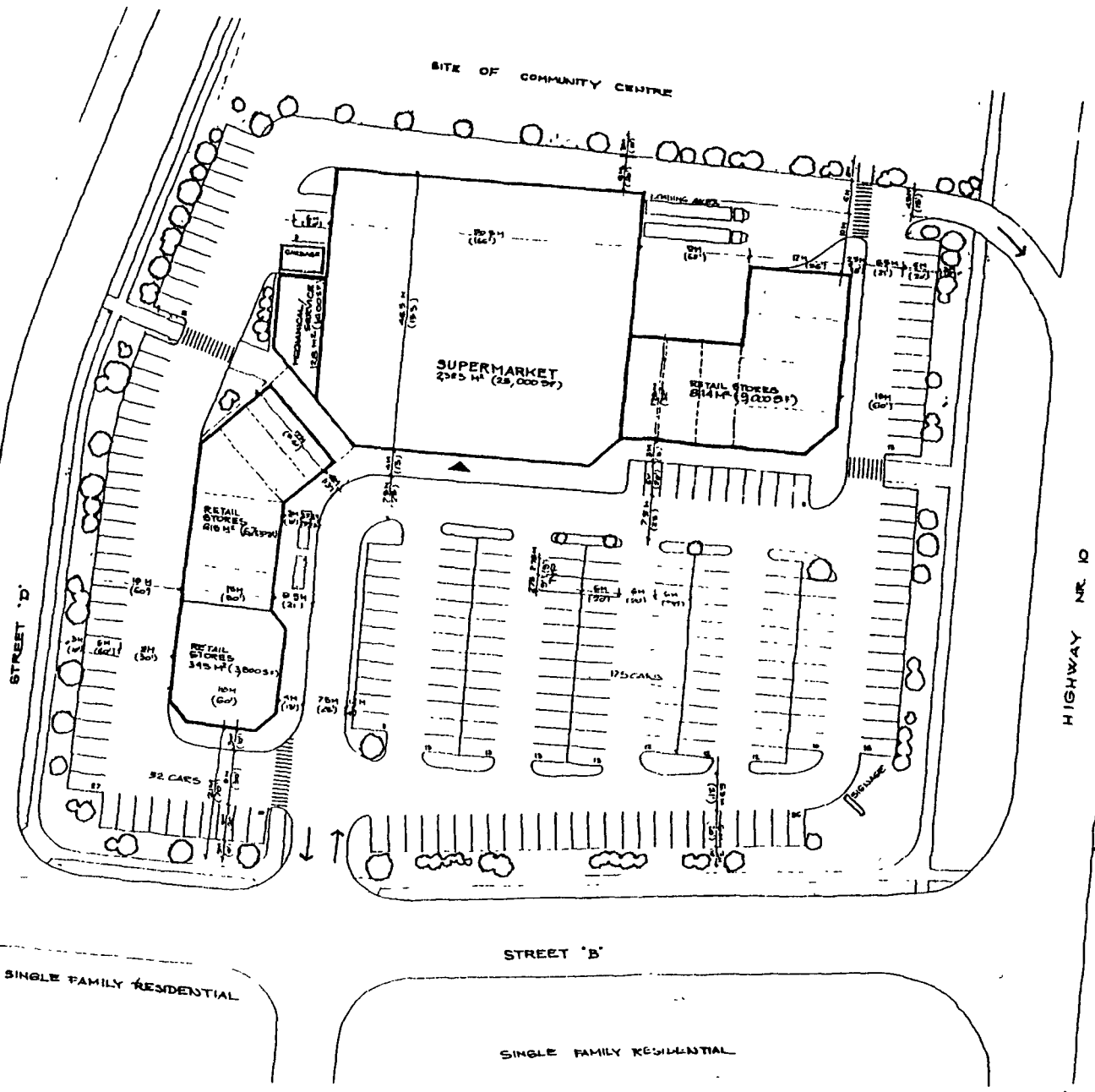
1.0 PROPOSAL

The above referenced development application was referred to Planning staff by City Council on April 13, 1992:

The applicant proposes to amend the Official Plan and zoning by-law to permit "neighbourhood commercial" development. Specifically, the applicant proposes:

- 4,130 square metres (44,500 square feet) of total leasable commercial space consisting of a 2,323 square metre (25,000 square foot) supermarket and 1,807 square metres (19,500 square feet) of retail space;
- site coverage of 25%;
- 227 parking spaces;
- a two-way (full turning movements) driveway to proposed Street "B";
- a one way right turn driveway to Hurontario Street; and,
- a 3 metre (10 foot) wide landscaped strip along all property lines.

The applicant requests a "Neighbourhood Commercial" Official Plan designation and a "Commercial Two (C2)" zoning. The applicant has submitted a market feasibility study in accordance with Official Plan policy.



Scale 1:1080

CITY OF BRAMPTON
 Date: 1992 03 23 Drawn by: K.M.H.
 File no. C1W17.8 Map no. 6-17B



SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT L - DEVELOPMENT INC.

2.0 PROPERTY CHARACTERISTICS

The property subject to this application is located on the west side of Hurontario Street approximately 371 metres (1217.1 feet) south of Mayfield Road. The property has the following characteristics:

- an **AREA** of 1.65 hectares (4.07 acres);
- **FRONTAGE** of approximately 98.7 metres (323.8 feet) on Hurontario Street;
- a **DEPTH** ranging from 124 metres (406.8 feet) to 142 metres (465.8 feet);
- the property is flat and has no significant drainage or vegetative features; and,
- is currently vacant.

The subject property is located within draft approved plan of subdivision 21T-78032B (Great L Developments Inc., Our File: C1W17.3, Region of Peel File: 21T-78032B). The draft approved plan includes the following: 439 lots to be used for single family detached dwellings, a park block and the subject commercial block. An application to amend the zoning by-law for a portion of the subdivision has been filed with the City (Great L Developments Inc., Our File: C1W17.9, Region of Peel File: 21T-78032B). The application proposes to relot a portion of the plan to permit 56 lots to be developed for single family dwelling units.

Existing land uses surrounding the subject property are described as follows:

NORTH: a City of Brampton community centre, beyond which is vacant land proposed for single family dwelling units (GREAT - L DEVELOPMENTS LTD., Region of Peel File Number: 21T-78032B, Our File: C1W17.3 & .9);

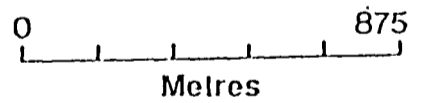
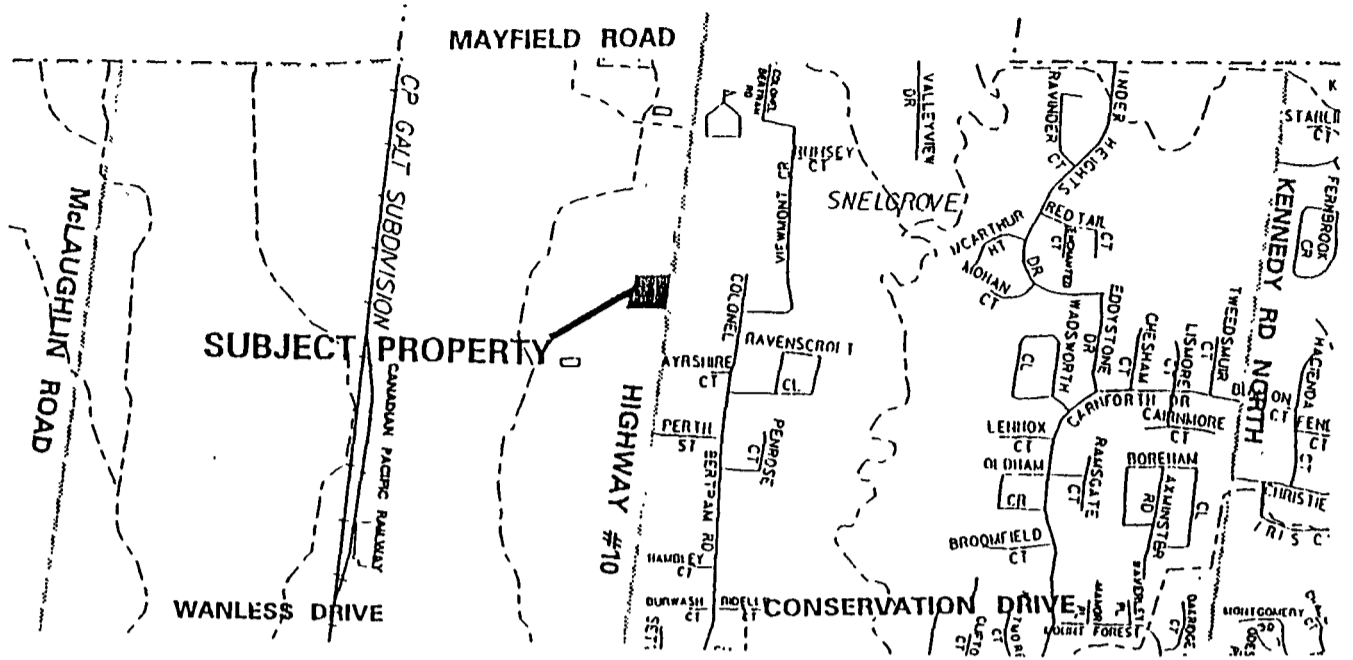
SOUTH & WEST: vacant land proposed for a local road and single family dwelling units (GREAT - L DEVELOPMENTS LTD., Region of Peel File Number: 21T-78032B, Our File: C1W17.3 & .9); and

EAST: Hurontario Street, beyond which are single family dwelling units.

3.0 OFFICIAL PLAN AND ZONING STATUS

The subject lands are:

- designated "Commercial" by the Official Plan (Schedule A, General Land Use Designations);
- designated "Convenience Commercial" by the Official Plan (Schedule F, Commercial);



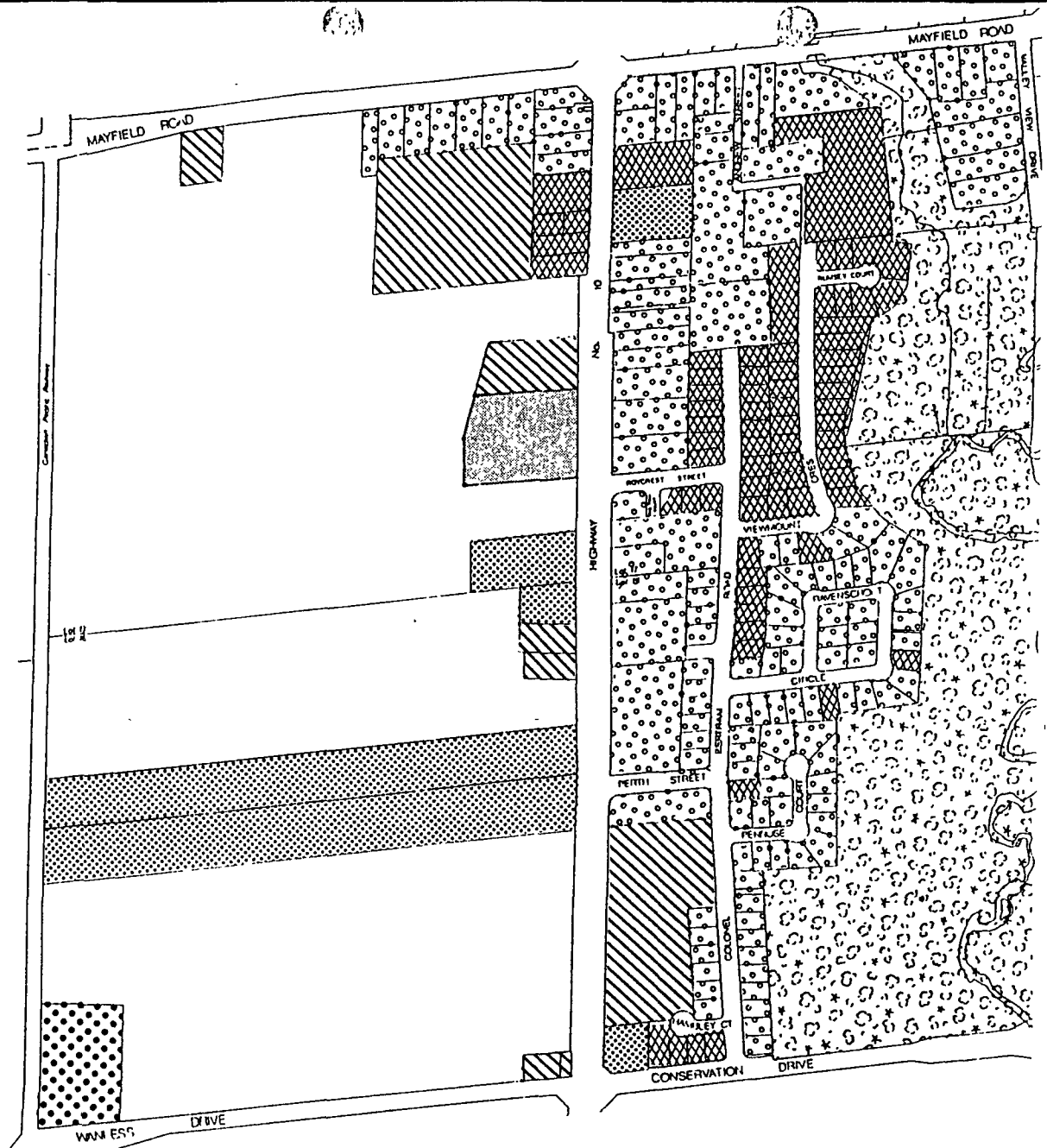
CITY OF BRAMPTON









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 File no. C1W17.8 Map no. 6-17A

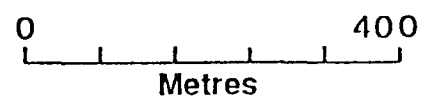


**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT-L DEVELOPMENTS**

LOCATION MAP



- | | | | |
|---|------------------|---|--------------------|
|  | SUBJECT PROPERTY |  | OPEN SPACE |
|  | INDUSTRIAL |  | AGRICULTURAL |
|  | RESIDENTIAL |  | VACANT |
|  | INSTITUTIONAL |  | HIGHWAY COMMERCIAL |



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
 File no. C1W17.8 Map no. 6-17C



LAND USE MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT-L DEVELOPMENTS

- designated "Convenience Commercial" by Schedule SP1(A), Official Plan Amendment Number 170 and 170A, amending the Snelgrove Secondary Plan (Official Plan Amendment Number 26); and
- zoned Commercial One - Section 495 (C1 - Section 495) by By-law 151-88, as amended by By-laws 176-91 and 23-92.

Accordingly, to implement the proposal, a full Official/Secondary Plan amendment is required, as well as a zoning by-law amendment to establish appropriate "neighbourhood commercial" development standards.

4.0 STRATEGIC PLANNING IMPLICATIONS

The City's Strategic Plan identifies a series of goal streams, objectives, and strategic initiatives. This application is most in keeping with the "Prosperous Economy" goal stream. The goal is to " . . . provide a progressive and responsive municipal government to encourage desirable and sustainable economic growth in order to build a firm foundation for long term community prosperity." The development would assist in implementing several objectives contained under this goal. The development would increase employment opportunities and contribute towards the improvement of the commercial/industrial assessment ratio.

4.1 FINANCIAL IMPACT

The application would have a positive financial impact. After development, the property should yield approximately \$2 million in commercial property and business assessment. This will benefit the City's 60/40 goal. It will also yield a net financial gain to the City's operating fund of approximately \$16,000 yearly (all dollars in \$1991).

5.0 ANALYSIS

A full review and circulation of the application has been completed and the comments received in response are included as Appendix A to this report. In the detailed review of the proposal, the following factors were considered:

- official plan and other policy considerations;
- distribution of other commercial facilities in the Snelgrove community;
- market impact study;
- site plan factors; and,
- the implementing zoning by-law.

5.1 OFFICIAL PLAN AND POLICY CONSIDERATIONS

The proposal conforms to general intent of the Official Plan to establish commercial development on the subject lands. The subject property is designated "Commercial" by the Official Plan (Schedule A, General Land Use Designations) and "Convenience Commercial" (Schedule F, Commercial). An amendment to Schedule F is required because neighbourhood commercial is proposed.

The proposal most closely implements the neighbourhood commercial definition contained in Section 2.2.3.19 and Table 2 - Criteria for Major Retail/Service Shopping Centres in the Official Plan (as modified by Official Plan Amendment #197 which has been approved by City Council but provincial approval is still pending). The subject property is located at the intersection of an arterial road and collector road, would include a supermarket and is within the 1.6 to 3.2 hectare (4 to 8 acre) site area. In terms of the gross leasable area, 4,130 square metres (44,500 square feet) is proposed which falls into the permitted range of 1400 square metres (15,100 square feet) to 7500 square metres (80,700 square feet).

The applicant has provided a market feasibility study in accordance with Official Plan policy 2.2.3.24. The market feasibility study is discussed below. Policy 2.2.3.25 requires "The location and configuration of Regional, District and Neighbourhood Commercial areas and all other commercial uses shall be indicated in Secondary Plan". The subject property is designated "Convenience Commercial" by Schedule SP1(A), Official Plan Amendment Number 170 and 170A, amending the Snelgrove Secondary Plan (Official Plan Amendment Number 26), therefore and amendment to the secondary plan is required.

The proposal conforms to the policies contained under Objective 2.2.5 - Aesthetically attractive commercial development. Specifically, the development would be buffered by abutting residential developments by a 3 metre (10 foot) wide landscaped open space and by the width of the right-of-way of local streets.

5.2 DISTRIBUTION OF OTHER COMMERCIAL FACILITIES IN THE SNELGROVE COMMUNITY

Within the Snelgrove Secondary Plan area (bounded by Wanless/Conservation Drive on the south, McLaughlin Road on the west, Kennedy Road on the east and the northern municipal boundary to the north) are few sites currently used or designated for future commercial development. At the north-east corner of Highway #10 and Mayfield Drive, there are a gas station, convenience food store and an insurance office. Gas stations are also located four lots south of Mayfield Road on the east side of Highway #10, and at the north-east corner of the intersection of Highway #10 and Conservation Drive. South of the subject property on the west side of Highway #10 is a veterinary clinic and auto supply establishment.

The Snelgrove Secondary Plan also designates the four lots fronting on the west side of Highway #10 south of Mayfield Road as "Highway and Service Commercial". These lots are currently used for single family detached housing purposes. The Secondary Plan also designates the four lots at the south-east corner of Mayfield Road and Highway #10 as "Specialty Office and Service Commercial". These lots are currently used for single family detached housing purposes. Please refer to the Appendix B for Schedule SP1(A), from the Snelgrove Secondary Plan. This schedule shows the sites in Snelgrove that have been designated for commercial development.

Staff note that a supermarket is not permitted elsewhere in the Snelgrove Secondary Plan area. The nearest competing facilities are:

- Conservation Plaza, two kilometres south at the south-east corner of the intersection of Highway #10 and Conservation Drive (1393.5 square metre convenience shopping centre);
- Main Street Centre, four kilometres south at the north-west corner of the intersection of Highway #10 and Fisherman Drive (2601.2 square metre convenience shopping centre); and
- Heart Lake Shopping Centre, 4.5 kilometres south-east at the north-west corner of the intersection of Sandalwood Parkway and Kennedy Road (18,600 square metres neighbourhood shopping centre with a supermarket).

From a locational analysis, staff support a supermarket on the subject property. The site is centrally located on a major arterial to conveniently serve the Snelgrove area. Approved and proposed density increases for draft plans of proposed subdivision in Snelgrove (Wilson and Wilson, Mazurka Construction Ltd., Vaughanwood, and Great L) assist in justifying the up-grade from convenience to neighbourhood commercial development.

Staff also note that the existing Commercial One (C1) Zoning would allow the same site gross floor area as proposed. The only difference proposed are a greater range of commercial land uses, in particular, a supermarket.

5.3 MARKET IMPACT STUDY

The applicant has completed a market feasibility study which indicates that the 4130 square metre (44,500 square foot) development including a supermarket can be supported. The study has been reviewed by the Business Development Office and Planning and Development Department, Planning Policy and Research Division.

The study estimates that 3009 dwelling units and 9326 new residents will be added in the service area of the subject property. The primary trade area was defined as the area north of Petworth Road to approximately one

kilometre north of the Brampton's northern boundary and the half concession east and west of Highway #10. The secondary trade was defined as the remainder of the land south of Mayfield Road to Bovaird Drive, east of McLaughlin Road and west of Heart Lake Road. The report estimates that the primary trade area population of 2500 residents will increase as follows: 1993 - 3000, 1994 - 4900, 1995 - 8200 and 1996 - 11,400. Within the next 5 years the secondary trade area population of 28,000 is projected to increase to 30,000 people.

It is estimated that by 1995/1996, the total new floor space of 11,984 square metres (129,000 square feet) to 18,487 square metres (199,000 square feet) can be supported in the trade area. The subject site would have 4130 square metres (44,500 square feet) of space. The study allocates all of the increase in supportable floor space for a supermarket in the trade area to the subject property (2787 square metres (30,000 square feet)).

The Planning Policy and Research Division agree with the report's findings that the subject site's primary trade area would consist of residents within the Snelgrove area, located in both the municipalities of Caledon and Brampton. As such, its impact on existing F.C.T.M. space within the secondary trade area would be limited.

The Division is concerned that the projected residential unit and population levels from 1992 to 1996 stated within the report are on the high side. Therefore, staff are requesting that the population of the primary trade area within the City of Brampton municipal limits achieve the report's 1996 forecast of 8,665 persons (does not include population growth within the Town of Caledon's portion of the primary trade area) before the subject site's supermarket component is released for development.

5.4 SITE PLAN FACTORS

The discussion of the site plan factors shall be discussed in under the following headings:

- site access;
- design compatibility with surrounding land uses;
- garbage facilities; and
- parking and on site circulation.

5.4.1 Site Access

The Ministry of Transportation has indicated that the proposed right-out onto Highway #10 is not satisfactory and should be deleted. The Public Works and Building Department, Traffic Engineering Services and Development Services Division advise that an additional access/exit at the north-west corner of the site plan onto Street "D" to improve accessibility to the site. Staff have recommend a condition of approval requiring that the development not be built until Street 'B' is

constructed from the intersection of Highway #10 west to the intersection of Street 'D', and until Street 'D' is constructed from the intersection of Street 'B' north to the north limit of the property line of the Snelgrove Community Centre. This will provide satisfactory access to the development and Snelgrove Community Centre. Staff recommend that a 0.3 metre reserve be conveyed to the City of Brampton where the subject site abuts Street 'B' east of the proposed driveway to this street. This will prevent access to Street 'B' being located too close to the intersection of Highway #10 and Street 'B'.

5.4.2 Design Compatibility with Surrounding Land Uses

The applicant has provided a 3 metre (10 wide) landscaped buffer around the entire site, in conformance with City policy. Fencing will be addressed during site plan review. The Parks and Recreation Division has requested that a 1.8 metre (6 foot) high fence of a similar quality to a noise abatement fence be provided along the northly site limits. This will buffer the rear of the commercial plaza from the Snelgrove Community Centre.

The Urban Design and Zoning Division also requires that the architectural character be in conformity with the future residential character to the west and south, ie. sloped roof, screened roof top mechanical facilities, detailed treatment of rear facade, etc. These requirements will be addressed during the site plan review process.

5.4.3 Garbage Facilities

The garbage facility located at the west side of the proposed supermarket is not located in a suitable location. The Urban Design and Zoning Division request that it be relocated to the rear or eastern side of the supermarket and be situated such that it will not face single-family residents to the west. This aspect can also be addressed during the site plan review process.

5.4.4 Parking and On Site Circulation

The applicant is proposing parking for 227 cars which is a surplus of 9 spaces above zoning by-law requirements. The layout of the parking is satisfactory, as is the proposed on site circulation.

5.5 IMPLEMENTING ZONING BY-LAW

The implementing zoning by-law should permit the uses contained in the standard Commercial Two (C2) zone. The applicant has requested that the amusement arcade and taxi or bus station uses not be included in the zoning by-law. Other proposed uses include a supermarket, convenience store and swimming pool sales and service establishment. The maximum gross leasible floor area for a convenience store is 3600 square metres according to the definition in By-law 151-88. Staff recommend that of the 2323 square metres that is supportable for food stores that the gross floor area of a convenience store be included in this total.

A comparison of the permitted uses and requirements/restrictions of the Commercial Two (C2) Zone and proposed for the subject property is located in Appendix C.

The standard requirements and restrictions of the Commercial Two (C2) zone shall apply in conjunction with the following:

- the maximum floor area of all buildings and structures shall not exceed 4,130 square metres;
- the maximum floor area of the supermarket shall not exceed 2,787 square metres;
- buildings or structures shall be located a minimum of 14 metres from the limit of Highway #10;
- standard parking provisions shall apply;
- maximum building height: 1 storey;
- all garbage and refuse containers shall be located within the building;
- all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
- an adult entertainment parlour, adult video store or amusement arcade shall not be permitted; and
- no outside storage or display of goods shall be permitted.

6.0 **CONCLUSIONS AND RECOMMENDATION**

In light of the foregoing, it is recommended that Planning Committee recommend to City Council that:

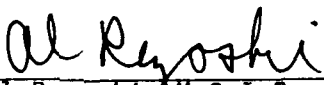
- A. A Public Meeting to address the proposed commercial development be held in accordance with City Council procedures, and,
- B. Subject to the results of the Public Meeting, the application be approved, staff be directed to prepare an appropriate amendment to the Official Plan and Zoning By-law and that the following conditions of approval shall apply:
 - 1. The site specific zoning by-law shall delete and replace sections C1-Section 495 of Zoning by-law 151-88, as amended, and shall contain the following:
 - a) shall only be used for the following purposes:
 - i) in addition to the purposes permitted in the C2 zone (with the exception of an adult video store, adult entertainment parlour and amusement arcade), convenience store and a swimming pool sales and service establishment.

- b) *the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 4,130 square metres;*
 - c) *the maximum gross leasable commercial floor area of the supermarket shall not exceed 2,787 square metres;*
 - d) *all garbage and refuse containers shall be located within the building;*
 - e) *all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;*
 - f) *no outside storage or display of goods shall be permitted;*
 - g) *a supermarket shall be permitted when it is confirmed by the Commissioner of Planning and Development that the area bounded by the municipal boundary on the north, Petworth Road on the south, the Canadian Pacific Railway on the west and Etobicoke Creek on the east has reached a population of 8665;*
 - h) *the site specific zoning by-law shall permit access to Street 'D' and no access to Highway #10; and,*
 - i) *buildings or structures shall be located a minimum of 14 metres from the limit of Highway #10; and*
 - j) *the maximum building height shall be one storey.*
2. *Development of the site shall be subject to a development agreement and the development agreement shall contain the following:*
- a) *Prior to the issuance of a building permit, a site plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.*
 - b) *The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges in accordance with their respective Development Charges By-laws.*

- c) *The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.*
- d) *The applicant shall agree that the proposed development have a sloped roof, screened roof top mechanical facilities, and detailed treatment of the rear facade in order to make the development architecturally compatible with the future residential development to the west and south.*
- e) *The applicant shall pay cash-in-lieu of parkland in accordance with City policy.*
- f) *All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.*
- g) *The applicant shall agree that waste disposal facilities contained on site be located so as not to face the future residents of the single family housing to the west.*
- h) *The applicant shall submit for the approval of the Commissioner of Planning and Development, a site development plan indicating suitable locations for temperature controlled restaurant waste disposal rooms and restaurant exhaust pipes/fans.*
- i) *The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.*
- j) *The site development plan shall show a concrete bus stop pad in a location satisfactory to the Commissioner of Community Services.*
- k) *The applicant shall agree that the development be phased such that building permits not be issued until Street 'B' is constructed from the intersection of Highway #10 west to the intersection of Street 'D', and until Street 'D' is constructed from the intersection of Street 'B' north to the north limit of the property line of the Snelgrove Community Centre.*
- l) *The applicant shall agree to provide access to Street 'D' and delete access to Highway #10.*

- m) The applicant shall agree to convey to the City of Brampton a 0.3 metre reserve where the subject site abuts Street 'B' east of the proposed driveway to this street.
- n) The applicant shall agree to obtain land use and sign permits from the Ministry of Transportation.
- o) The applicant shall agree to supply and install a fence 1.8 metres high with a similar quality to a noise abatement fence along the northerly boundary of the site to the satisfaction of the Commissioner of Community Services.
- p) The applicant shall show the location of the proposed 2.4 metre wide asphalt bicycle path on the site plan drawings. The location of the bicycle path shall conform to the Great 'L' development drawings.

Respectfully submitted,


Al Rezoski, M.C.I.P.
Development Planner

AGREED:


John A. Marshall, M.C.I.P.,
Commissioner of Planning
and Development


John Corbett, M.C.I.P.,
Director, Development
Services

AR/great1.rep

APPENDIX A

The following departments/divisions have no comments:

Public Works and Building Department, Building Division, Region of Peel Planning Department.

The Law Department advise:

If the market study reveals that the proposed residential subdivision abutting the lands represents a significant part of the market for this commercial plaza, consideration should be given to linking the issuance of building permits for the commercial plaza to a suitable level of construction of the subdivision.

Treasury Services Department advise:

This application was evaluated to determine its impact on the City's annual net financial position and long term goal to achieve a 60/40 assessment ratio Residential-to-Commercial/Industrial/Business (C.I.B.). Planning Department data regarding coverage and Ontario Ministry of Revenue tax data was used within the calculations.

Results:

- 1. Currently, the 4.07 acre site is vacant and yields low assessment and net financial benefit to the City relative to a proposed developed case.*
- 2. After development, the property should yield approximately \$2 million in commercial property and business assessment. This will benefit the City's 60/40 goal. It will also yield a net financial gain to the City's operating fund of approximately \$16,000 yearly (all dollars in \$1991).*

Planning and Development Department, Planning Policy and Research Division advise:

Overall, staff are in support of the above noted study in terms of justifying the demand for a supermarket of approximately 30,000 sq.ft. On the subject site. Staff agree with the report's findings that the subject site's primary trade area would consist of residents within the Snelgrove area, located in both the municipalities of Caledon and Brampton. As such, its impact on existing F.C.T.M. Space within the secondary trade area would be limited.

However, staff are concerned that the projected residential unit and population levels from 1992 to 1996 stated within the report are on the high side. Therefore, staff are requesting that the population of the primary trade area within the City of Brampton municipal limits achieve the report's 1996 forecast of 8,665 persons before the subject site's supermarket component is released for development.

Planning and Development Department, Urban Design and Zoning Division advise:

1. The development shall be subject to the site plan approval process including the approval of landscape, grading, fencing, servicing, and architectural plans. The architectural character shall be in conformity with the residential character to the west and south, i.e. Sloped roof, screened roof top mechanical facilities, detailed treatment of rear facade, etc.
2. The garbage facility facing Street 'D' should be relocated.

The Business Development Office advise:

There is sufficient evidence in the Realty Research Group study to conclude that the viability of the retail centre depends on the capture of sales from residents living within the consultants defined primary trade area. Minimum draw (or sales transfer) from secondary markets, and therefore deleterious impact on existing major food stores is not expected according to the Consultant. Consequently, it must be concluded from the study that the proposed retail centre cannot function successfully unless a strong market exists in the defined primary trade area.

On this basis the Business Development office strongly feels that the marketplace should dictate when the retail centre could be supported. Municipal policy intervention, by way of a "phasing strategy" is not recommended.

Community Services Department, Parks and Recreation advise:

The applicant is to build Street 'D' in order that the service for the community centre can be connected. To implement the immediate connection of the services it is requested that street 'D' be constructed as part of the first phase of the subdivision plan.

That the applicant supply and install a fence 1.8 metres high with a quality similar to a noise abatement fence along the northerly boundary of the commercial site.

That the applicant pay cash in lieu of parkland in accordance with City policy.

The applicant shall show the location of the proposed 2.4 metre wide asphalt bicycle path on the site plan drawings. The location of the bicycle path shall conform to the Great 'L' development drawings. The development of the bicycle path is a condition of the subdivision agreement and is collected through development charges in lieu of sidewalks.

Community Services Department, Fire Department advise:

This department has no objections to this proposed amendment to the Official Plan and Zoning By-Law.

The Community Services Department, Transit Division advise that a concrete bus stop pad measuring 12 feet by 25 feet be shown on the engineering drawings at the following location:

- 1) On the west side of Highway #10, at and north of Street "B".

Public Works and Building Department, Traffic Engineering Services advise:

- all traffic engineering matters pertaining to Highway #10 shall be addressed by the Ministry of Transportation as this roadway is under their jurisdiction. Specifically, this authority shall review the feasibility of the proposed access (right out only) to Highway #10 as shown on the plan;
- in order to better serve the neighbourhood an access to Street "D" from the plaza should be incorporated in the final design of the site plan; and
- we require a 0.3 metre reserve to be deeded to the City along the Street "B" frontage east of the proposed access to Street "B".

Public Works and Building Department, Development Services Division advise:

1. A site plan agreement addressing grading, drainage and access will be required.
2. It is recommended that an additional access/exit at the north-west corner onto Street "D" be provided to minimize parking on Street "D".

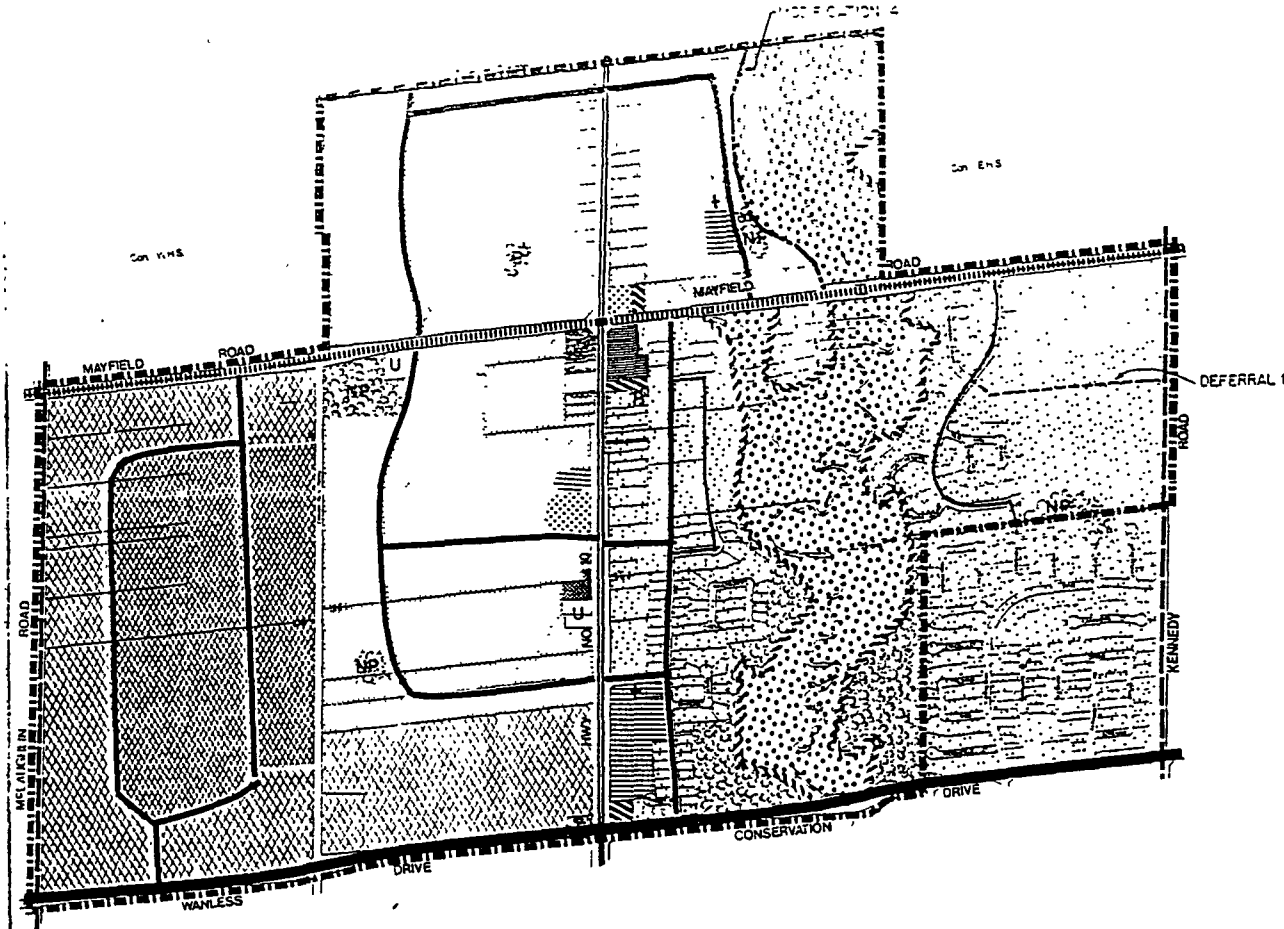
The Ministry of Transportation advise:

We have reviewed the proposed amendments and have no objection to them. However, as the site abuts Highway #10, please note the following:

- As noted in our comments on subdivision 21T-78032, access to Highway #10 will NOT be permitted. Therefore, the highway access shown on the site plan is not correct and should be deleted.
- All the Draft Approval conditions of subdivision 21T-78032 apply to this development.
- We require a minimum setback of 14 metres from the highway property line for all new buildings and structures.
- We request that the City ensures that sufficient parking is provided on the site to avoid parking on the highway right-of-way.
- Land use and sign permits will be required from this Ministry. The owner should contact our Toronto district office in this regard (telephone: 235-5385).

Appendix B

SCHEDULE SP1(A) SNELGROVE SECONDARY PLAN



- LAND USE CONCEPT
- LOW DENSITY RESIDENTIAL-SNELGROVE EAST
 - LOW DENSITY RESIDENTIAL-SNELGROVE NORTH & WEST
 - ▨ INSTITUTIONAL
 - ▩ SEPARATE ELEMENTARY SCHOOL SITE
 - ▧ SERVICE COMMERCIAL
 - ▦ CONVENIENCE COMMERCIAL
 - ▥ HIGHWAY COMMERCIAL
 - ▤ HIGHWAY AND SERVICE COMMERCIAL
 - ▣ SPECIALTY OFFICE AND SERVICE COMMERCIAL
 - ▢ GENERAL INDUSTRIAL
 - LIGHT INDUSTRIAL
 - PUBLIC OPEN SPACE
 - ▤ NEIGHBOURHOOD PARK
 - ▣ PARKETTE
 - ▢ HAZARD LAND
 - ▢ UTILITY
 - ▩ PROVINCIAL HIGHWAY
 - ▨ MAJOR ARTERIAL ROAD
 - ▧ MINOR ARTERIAL ROAD
 - ▦ MAJOR COLLECTOR ROAD
 - ▥ MINOR COLLECTOR ROAD
 - ▤ LOCAL ROAD
 - ▣ SNELGROVE SECONDARY PLAN AREA BOUNDARY
 - ▢ FILL REGULATION LINE

SCHEDULE E to OFFICIAL PLAN AMENDMENT
No. 170 AND 170 A

APPENDIX C

SECTION 31.2 COMMERCIAL TWO ZONE - C2
(STANDARD ZONING)

PROPOSED ZONING FOR SUBJECT
PROPERTY

Permitted Purposes

Commercial

- | | |
|---|---------------|
| (1) a retail establishment having no outside storage | permitted |
| (2) a supermarket | permitted |
| (3) a service shop | permitted |
| (4) a personal service shop | permitted |
| (5) a bank, trust company and finance company | permitted |
| (6) an office | permitted |
| (7) a dry cleaning and laundry distribution station | permitted |
| (8) a laundromat | permitted |
| (9) a parking lot | permitted |
| (10) a dining room restaurant, a standard restaurant, a take-out restaurant | permitted |
| (11) a service station | permitted |
| (12) a printing or copying establishment | permitted |
| (13) a commercial school | permitted |
| (14) a garden centre sales establishment | permitted |
| (15) an amusement arcade | permitted |
| (16) a temporary open air market | permitted |
| (17) a place of commercial recreation | permitted |
| (18) a community club | permitted |
| (19) a health centre | permitted |
| (20) a tavern | not permitted |

- | | |
|----------------------------|-----------|
| (21) a taxi or bus station | permitted |
| (22) a theatre; and | permitted |
| (23) a custom workshop. | permitted |

Additional permitted uses include a convenience store and swimming pool sales and service establishment.

Not permitted are an adult video store, adult entertainment parlour and amusement arcade.

Accessory

- | | |
|---|-----------|
| (1) purposes accessory to the other permitted purposes. | permitted |
|---|-----------|

Requirements and Restrictions (the standard Commercial Two Zone requirements and restrictions as follows are proposed for the subject property):

- | | |
|---------------------------------------|---|
| (a) Minimum Front Yard Depth: | 21.0 metres (exceeds the Ministry of Transportation's requirement for 14 metres from Highway #10) |
| (b) Minimum Interior Side Yard Width: | 3.0 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard with shall be 18.0 metres. |
| (c) Minimum Exterior Side Yard Width: | 18.0 metres |
| (d) Minimum Rear Yard Depth: | 6.0 metres, except that: |
| | (1) where the rear yard abuts a Residential or Institutional zone, 18.0 metres; and |
| | (2) where the rear yard abuts a 0.3 metre reserve or a street, 21.0 metres. |
| (e) Minimum Lot Width: | 21.0 metres |
| (f) Minimum Landscaped Open Space: | 8 percent of the lot area. |

PROPOSED ADDITIONS OR MODIFICATIONS TO THE STANDARD REQUIREMENTS AND RESTRICTIONS FOR THE SUBJECT PROPERTY

- a) *the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 4,130 square metres;*
- b) *the maximum gross leasable commercial floor area of the supermarket shall not exceed 2,787 square metres;*
- c) *all garbage and refuse containers shall be located within the building;*
- d) *all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;*
- e) *no outside storage or display of goods shall be permitted;*
- f) *a supermarket shall be permitted when it is confirmed by the Commissioner of Planning and Development that the area bounded by the municipal boundary on the north, Petworth Road on the south, the Canadian Pacific Railway on the west and Etobicoke Creek on the east has reached a population of 8665;*
- g) *the site specific zoning by-law shall permit access to Street 'D' and no access to Highway #10; and,*
- h) *the maximum building height shall be one storey.*

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

February 10, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
GREAT L DEVELOPMENTS INC.

Part of Lot 17, East Half of Concession 1, W.H.S.
Block 441 of Draft Approved Plan 21T-78032B

Ward Number 2

Region of Peel File Number: 21T-78032B

Our File: C1W17.8

RECEIVED
CLERK'S DEPT.

FEB 11 1993

CS35.13

C1W17.8

REG. No.:

The notes of the Public Meeting held on February 3, 1993 with respect to the above noted application are attached for the information of Planning Committee.

The property subject to this application is located on the west side of Hurontario Street approximately 371 metres (1217.1 feet) south of Mayfield Road.

The applicant proposes to amend the Official Plan and zoning by-law to permit "neighbourhood commercial" development. Specifically, the applicant proposes:

- 4,130 square metres (44,500 square feet) of total leasable commercial space consisting of a 2,323 square metre (25,000 square foot) supermarket and 1,807 square metres (19,500 square feet) of retail space;
- site coverage of 25%;
- 227 parking spaces;
- a two-way (full turning movements) driveway to proposed Street "B";
- a one way right turn driveway to Hurontario Street; and,
- a 3 metre (10 foot) wide landscaped strip along all property lines.

The applicant requests a "Neighbourhood Commercial" Official Plan designation and a "Commercial Two (C2)" zoning. The applicant has submitted a market feasibility study in accordance with Official Plan policy.

There were no members of the public present at the public meeting. Planning staff have received no correspondence or telephone calls in regards to the application.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
GREAT-L DEVELOPMENTS INC.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:


- A. The notes of the Public Meeting be received;
- B. That the application be approved subject to the conditions approved by City Council at its meeting of January 25, 1993 (attached in their entirety in Appendix A); and
- C. Staff be directed to prepare the appropriate documents for Council's consideration.

Respectfully submitted,


Al Rezoski, M.C.I.P.
Development Planner

AGREED:


John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development


John Corbett, M.C.I.P.
Director, Planning and Development
Services Division

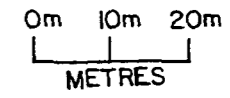
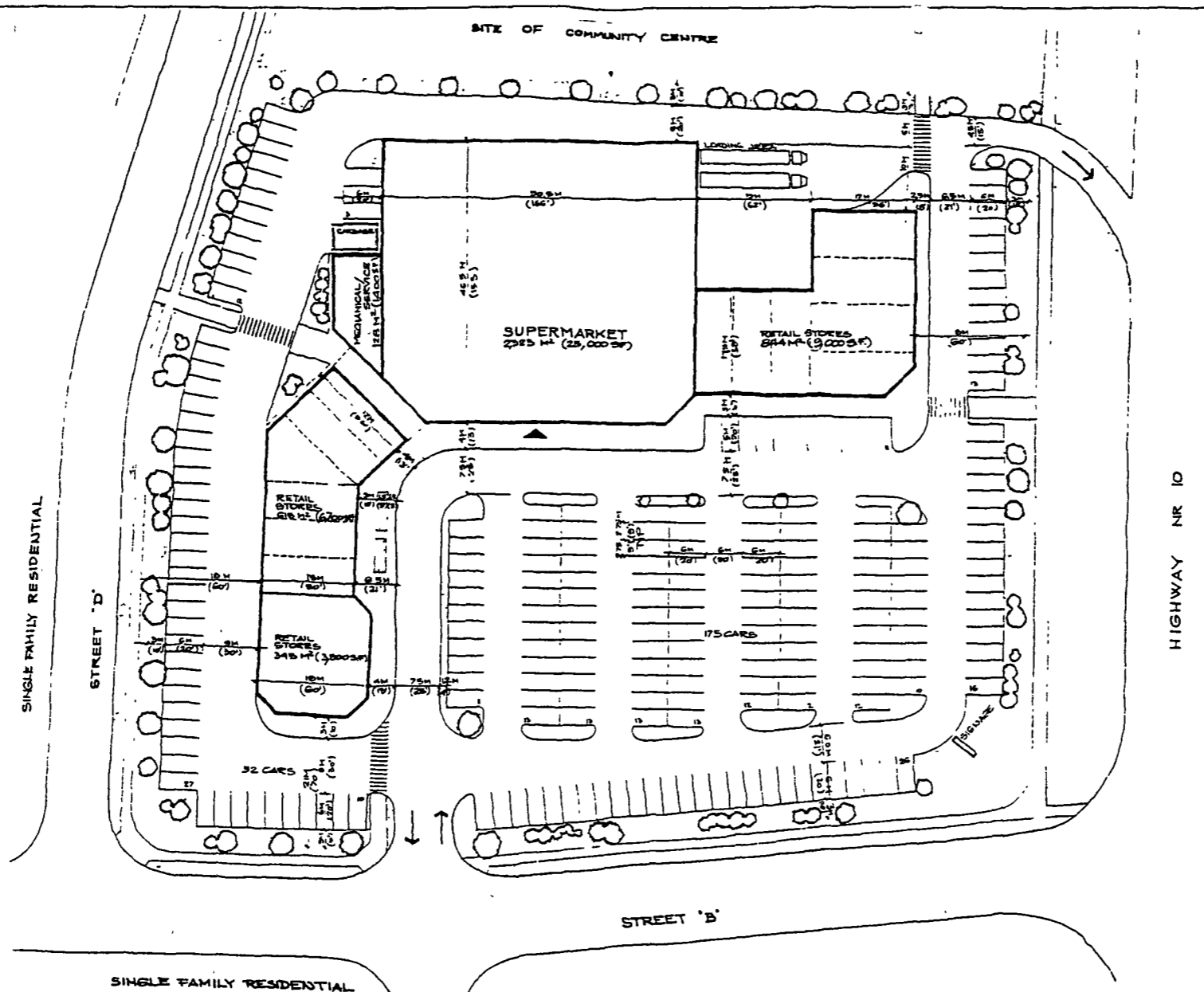
great1.pub

Appendix A

Conditions approved by City Council at its meeting on January 25, 1993 for the subject application.

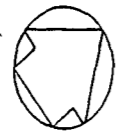
- A. A Public Meeting to address the proposed commercial development be held in accordance with City Council procedures, and,
- B. Subject to the results of the Public Meeting, the application be approved, staff be directed to prepare an appropriate amendment to the Official Plan and Zoning By-law and that the following conditions of approval shall apply:
 - 1. The site specific zoning by-law shall delete and replace sections C1-Section 495 of Zoning by-law 151-88, as amended, and shall contain the following:
 - a) shall only be used for the following purposes:
 - i) in addition to the purposes permitted in the C2 zone (with the exception of an adult video store, adult entertainment parlour and amusement arcade), convenience store and a swimming pool sales and service establishment.
 - b) the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 4,130 square metres;
 - c) the maximum gross leasable commercial floor area of the supermarket shall not exceed 2,787 square metres;
 - d) all garbage and refuse containers shall be located within the building;
 - e) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;
 - f) no outside storage or display of goods shall be permitted;
 - g) a supermarket shall be permitted when it is confirmed by the Commissioner of Planning and Development that the area bounded by the municipal boundary on the north, Petworth Road on the south, the Canadian Pacific Railway on the west and Etobicoke Creek on the east has reached a population of 8665;

- h) *The applicant shall submit for the approval of the Commissioner of Planning and Development, a site development plan indicating suitable locations for temperature controlled restaurant waste disposal rooms and restaurant exhaust pipes/fans.*
- i) *The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.*
- j) *The site development plan shall show a concrete bus stop pad in a location satisfactory to the Commissioner of Community Services.*
- k) *The applicant shall agree that the development be phased such that building permits not be issued until Street 'B' is constructed from the intersection of Highway #10 west to the intersection of Street 'D', and until Street 'D' is constructed from the intersection of Street 'B' north to the north limit of the property line of the Snelgrove Community Centre.*
- l) *The applicant shall agree to provide access to Street 'D' and delete access to Highway #10.*
- m) *The applicant shall agree to convey to the City of Brampton a 0.3 metre reserve where the subject site abuts Street 'B' east of the proposed driveway to this street.*
- n) *The applicant shall agree to obtain land use and sign permits from the Ministry of Transportation.*
- o) *The applicant shall agree to supply and install a fence 1.8 metres high with a similar quality to a noise abatement fence along the northerly boundary of the site to the satisfaction of the Commissioner of Community Services.*
- p) *The applicant shall show the location of the proposed 2.4 metre wide asphalt bicycle path on the site plan drawings. The location of the bicycle path shall conform to the Great 'L' development drawings.*



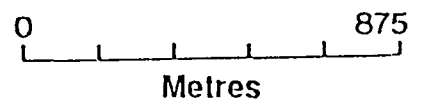
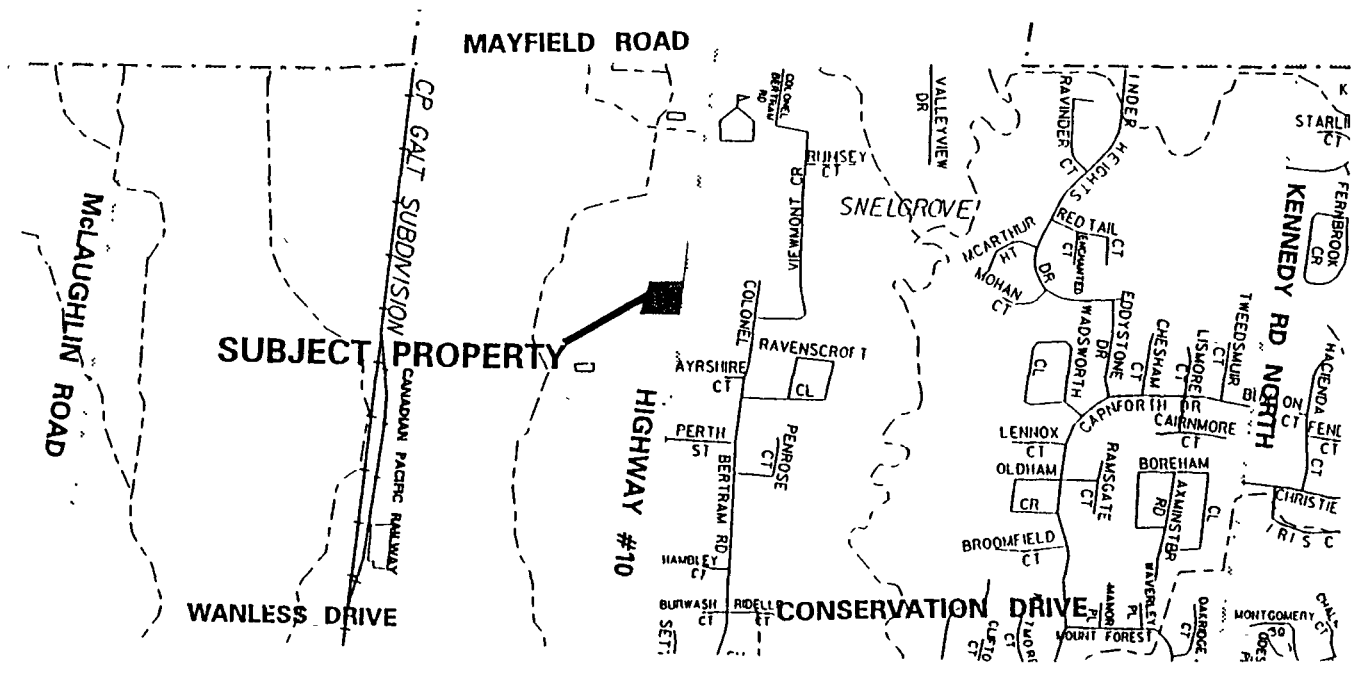
CITY OF BRAMPTON

Date: 1992 03 23 Drawn By: CJK
 File no. C1W17.8 Map no. 6-17B



CONCEPT SITE PLAN





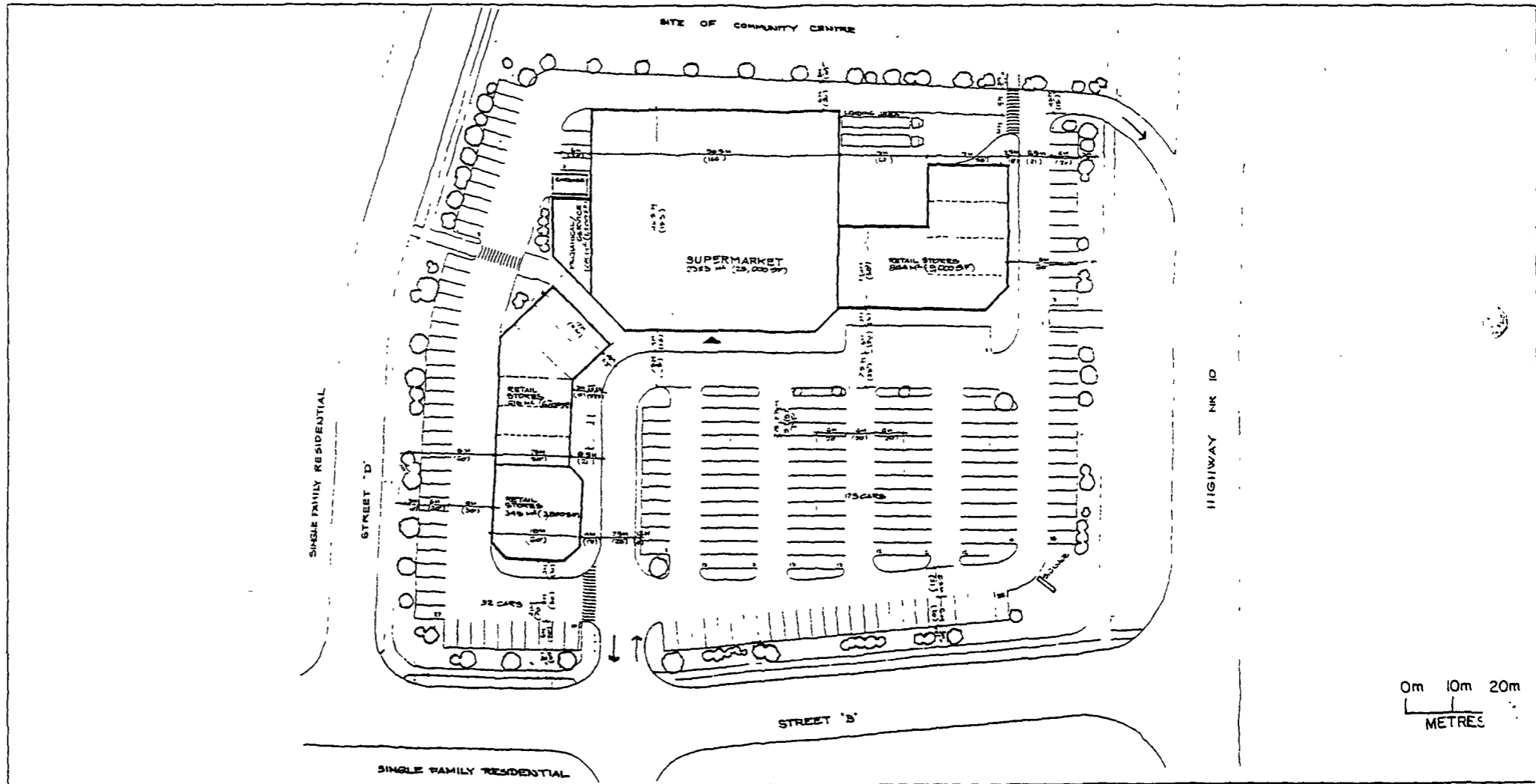
CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
 File no. C1W17.8 Map no. 6-17A



LOCATION MAP

**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT-L DEVELOPMENTS**



CITY OF BRAMPTON

Date: 1992 03 23 Drawn By: CJK
 File no CIW178 Map no. 6-17B



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 GREAT L - DEVELOPMENT INC.

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 3, 1993, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 8:01 p.m., with respect to an application by GREAT-L DEVELOPMENTS INC. (File: C1W17.8 - Ward 2) to amend the Official Plan and the Zoning By-law to permit Neighbourhood Commercial development of the subject property.

Members Present: City Councillor B. Hunter - Chairman
 City Councillor L. Jeffrey

Staff Present: J. Corbett, Director, Development
 Services
 D. Ross, Manager, Development
 Services
 A. Rezoski, Development Planner
 R. Nykyforchyn, Development Planner
 E. Coulson, Secretary

The Chairman inquired 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 newspaper.

Mr. Corbett replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 8:01 p.m.



June 19, 1992

CITY OF BRAMPTON
PLANNING AND DEVELOPMENT DEPARTMENT

DATE JUN 22 1992 Rec'd

C1W17.8

Mr. Al Rezoski, A.I.C.P.
Development Planner
City of Brampton
Planning Department
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Mr. Al Rezoski, A.I.C.P.
Development Planner

DEVELOPMENT SERVICES	
J.B.C.	JUN 22 1992
D.R.	
<input type="checkbox"/> K.A.	
<input type="checkbox"/> N.G.	
<input type="checkbox"/> C.L.	
<input type="checkbox"/> R.N.	
<input type="checkbox"/> M.L.P.	
<input checked="" type="checkbox"/> A.R.	92 06 22
<input type="checkbox"/> R.W.	
<input type="checkbox"/> FILE	

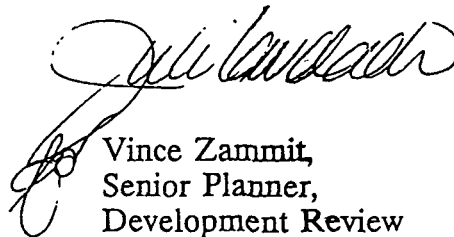
RE: Official Plan Amendment and Zoning Application
21T-78032B - GREAT L DEVELOPMENTS INC.
Part Lot 17, Concession 1 WHS
Your File: C1W17.8
City of Brampton

Dear Sir:

Further to your letter dated June 1, 1992 please be advised that we have reviewed the proposal for commercial development , and have no comments to offer.

We trust that this information is of assistance.

Yours truly,


Vince Zammit,
Senior Planner,
Development Review

JL:ln

In report
Sept. 3 1992



Ministry of Transportation
 Ministère des Transports

Ontario

City of Brampton
 PLANNING AND DEVELOPMENT DEPARTMENT

DATE AUG 31 1992

File No. C1W17.8

Tel. No. 235-3828
 Fax No: 235-4004

Transportation Corridor
 Management Office
 2nd floor, West Building
 1201 Wilson Avenue
 Downsview, Ontario
 M3M 1J8

August 25, 1992

Al Rezoski
 City of Brampton
 Planning Department
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

Dear Al:

DEVELOPMENT SERVICES	
J.B.C.	_____
D.R.	_____
<input type="checkbox"/> K.A.	_____
<input type="checkbox"/> N.G.	_____
<input type="checkbox"/> C.L.	_____
<input type="checkbox"/> R.N.	_____
<input type="checkbox"/> M.L.P.	_____
<input checked="" type="checkbox"/> A.R.	21T-78032
<input type="checkbox"/> R.W.	_____
<input type="checkbox"/> FILE	_____

RE: PROPOSED OFFICIAL PLAN / ZONING AMENDMENTS
 LOT 17, CON.1 WHS, HWY 10, BRAMPTON
 FILE NO.: C1W17.8 (21T-78032 - GREAT L DEVELOPMENTS)

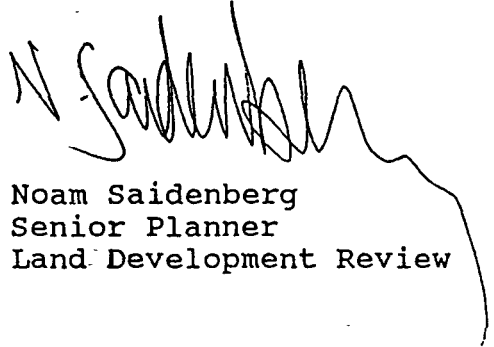
We reviewed the proposed amendments and have no objection to them. However, as the site abuts Hwy 10, please note the following:

- As noted in our comments on subdivision 21T-78032, access to Hwy 10 will NOT be permitted. Therefore, the highway access shown on the site plan is not correct and should be deleted.
- The original traffic report for the subdivision (dated September 25, 1987) is no longer valid due to significant changes to the proposed uses since then. A revised traffic study is required. The developer's traffic consultant should contact Has Shah of our Central Region office in Toronto to discuss our exact requirements of this report (tel: 235-5531).
- All the D/A conditions of subdivision 21T-78032 apply to this development.
- We require a minimum setback of 14 m from the highway property line for all new buildings and structures.

...../2
 In report
 Sept 3/92

- We request that the City ensures that sufficient parking is provided on the site to avoid parking on the highway right-of-way.
- Land use and sign permits will be required from this Ministry. The owner should contact our Toronto district office in this regard (tel: 416/235-5385).

Yours truly,



Noam Saidenberg
Senior Planner
Land Development Review

cc: Central Region - Has Shah
District 6
Region of Peel Plng Dept.
21T-78032