



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 248-87

To adopt Amendment Number 127
to the Official Plan of the City
of Brampton Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 127 to the 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 127 to the Official Plan of the City of Brampton Planning Area.

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

this 26th day of October, 1987.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK


AMENDMENT NUMBER 127
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031-127-1

AMENDMENT NO. 127
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 127 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: 1993-09-24



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



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

this 26th day of October, 1987.

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

NOV - 3 1987

AMENDMENT NUMBER 127
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 Purpose:

The purposes of this amendment are to permit the lands shown outlined on Schedule A to this amendment to be used for specific commercial purposes and to provide appropriate development policies for the specific commercial use.

2.0 Location:

The lands subject to this amendment are located on the southwest corner of the T-intersection of Mayfield Road and Highway Number 50, being part of Lot 17, Concession 12, N.D., in the geographic Township of Toronto Gore, in the City of Brampton.

3.0 Amendment to the Policies Relative Thereto:

3.1 Amendment Number 127 :

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

- (1) by changing on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from AGRICULTURAL to COMMERCIAL (NUMBER 36);
- (2) by identifying on Schedule F thereto, the lands shown outlined on Schedule A to this amendment as a SITE SPECIFIC DESIGNATION with the number 36;
- (3) by adding to PART II, CHAPTER 2, Section 2.2 thereto, the following:

"2.2.23 SITE 36 (Part of Lot 17, Concession 12, N.D., geographic Township of Toronto Gore).

2.2.23.1 Definition

The property designated "Commercial" and identified by the number 36 on Schedules A and F shall only be used for gas bar and agricultural purposes.

2.2.23.2 Policy

The gas bar facility shall be located approximately in the easterly half of the property. "

HIGHWAY No. 50

ROAD

MAYFIELD

50m

82.92 m

60.41m

60.96m

114.59 m

60.96m

Lot 17, Concession 12 N.D.

Lands subject to this amendment

OFFICIAL PLAN AMENDMENT No. 127
Schedule A



1:600

CITY OF BRAMPTON
Planning and Development

Date: 87 09 16
File no. CI2E17.2

Drawn by: RB
Map no. 18-3F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 127

Attached is a copy of a report of the Director, Planning and Development Services Division, dated May 13, 1987, a copy of a report from the Director, Planning and Development Services Division, forwarding the notes of a public meeting held on June 29, 1987, and a copy of all written submissions received:

- Ministry of Transportation and Communications
A. Galloway
October 29, 1986
- Ministry of Agriculture and Food
Donald Dunn
January 19, 1987
- Town of Caledon
Nancy Mott
December 22, 1986
- Town of Vaughan
John Stevens
December 4, 1986
- Region of Peel
D. Billett
December 11, 1986

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 13, 1987

TO: The Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 17, Concession 12, N.D.
(former Township of Toronto Gore)
Ward Number 10
DYNACORP DEVELOPMENTS INC.
Our File Number: C12E17.2

1.0 Introduction

An application for amendment to the Official Plan and zoning by-law to permit a gas bar on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located on the southwest corner of the intersection of Highway Number 50 and Mayfield Road. The property has a frontage of 60.96 metres (200 feet), a depth of approximately 114.6 metres (375.98 feet) and a total area of 0.87 hectares (2.15 acres). The site is vacant at the present time.

The lands, which are subject to the application, are shown on the attached site plan. An apple orchard is located on the easterly portion of the site site.

The surrounding land uses are as follows:

- on the east side of Highway Number 50, lies a Suzuki automobile dealership as well as four single family residences to the south of the dealership;
- the lands on the north side of Mayfield Road are occupied by a farm while to the southwest are 4 single family residences approximately 480 metres from the intersection of Highway 50 and Mayfield Road.
- approximately 720 metres from the site to the west are two barns.
- the lands to the south of the subject property are occupied by a farm.

3.0 Official Plan and Zoning Status

The Official Plan designates the subject property as Agricultural. By-law 56-83, as amended, of the former Township of Toronto Gore, zones the property as Agricultural - (A).

4.0 Proposal

The applicant is requesting that the Official Plan and zoning by-law be amended to permit development of the site for a self-serve gas bar. The site plan submitted in support of the application shows two pump islands, a kiosk with a floor area of 94.8 square metres (1020.5 square feet), a canopy and twelve parking spaces. Access to the site is proposed via two driveway entrances to Highway Number 50 and one driveway entrance to Mayfield Road.

5.0 Comments

Public Works and Building Department

The Development and Engineering Services Division requires a grading and drainage plan showing existing and proposed elevations and the storm drainage outlets. In addition, the entrance off No. 17th Sideroad (Mayfield Road) is subject to approval by the Region of Peel and the entrance off Highway Number 50 is subject to Ministry of Transportation and Communications' approval.

The Zoning and By-law Enforcement Division has indicated that the applicant must comply with the minimum requirements of Section 24.2 of By-law 56-83.

Community Services Department

Parks and Recreation - no comments.

Fire - no comments.

Transit - no comments.

The Law Department had no comments.

Planning and Development Department

The Community Design Division has indicated that waste disposal facilities shall be provided. Additional landscaped areas shall be provided adjacent to the intersection of Highway Number 50 and Mayfield Road so that asphalt paved areas can be reduced. The exact location of the tile field and underground tanks must be shown.

Region of Peel

The Regional Public Works Department has advised that municipal water and sewers are not available. With regard to Regional roads, a 2.76 metre road widening is required along Mayfield Road. Site grading and drainage plans must be submitted to the Engineering and Construction Division for approval.

The Regional Department of Health has indicated that due to the level area of the property and available space for private sewage disposal, they have no objection.

The Town of Vaughan has provided the following comments:

"It appears to have no significant land use impacts for the Town of Vaughan. It will have implications for Highway Number 50 (i.e. plans for widening, siting of accesses, etc.) but as it is a Provincial Highway, I assume that the City will be addressing the concerns which the Ministry of Transportation and Communications expresses. Assuming that the City will be addressing these, the Town of Vaughan has no objection to approval."

The Ministry of Transportation and Communications has provided the following comments:

- "1. As a rezoning is involved, this Ministry requests the dedication of a 4.0 metre strip along the entire frontage due to scheduled widening of Highway Number 50 to five lanes. Property should be rezoned to meet development requirements prior to this Ministry issuing permits.
2. Ministry building setbacks should be based on the future right-of-way. A Building and Land Use Permit is required prior to construction commencing.
3. The Entrance Standard should conform to Ministry of Transportation and Communications Standard CS-7. The blue lines on the returned plan denote this configuration."

The Town of Caledon has provided the following comments:

"The land in the Town of Caledon which lies to the north of the subject property is designated for Agricultural use. The

establishment of a gas station may have an adverse impact on the continued use of the land in Caledon for farm purposes. The Town encourages the location of commercial uses in existing Settlement Areas rather than as strip development on major roads.

The proposed site plan for the development shows access to both Highway Number 50 and Mayfield Road. The Town's Director of Public Works has advised that this intersection may be realigned or upgraded in the future. The development of the subject property for a highway commercial use is considered premature in light of this situation."

The Ontario Ministry of Agriculture and Food has provided the following comments:

"Consideration has been given to the proposal in terms of the goals and objectives of the Ministry and in terms of the policies outlined in the Foodland Guidelines which support those goals and objectives.

The subject lands are rated as Class 1 for agriculture under the Canada Land Inventory mapping. This area is predominantly agricultural in nature. A highway commercial use at this location would be incompatible with the agricultural uses in the area.

Therefore, we come to the conclusion that the proposed rezoning and Official Plan Amendment is contrary to the Foodland Guidelines. Therefore, we do not support the proposed Official Plan Amendment and rezoning application."

6.0 Discussion

The subject property is located in the Agricultural designation of the Official Plan, which does not permit non-agricultural uses such as the subject proposal. The evaluation of this application, which requires amendments to both the Official Plan and zoning by-law

shall be based on both the Foodland Guidelines of the Ontario Government and the City's Official Plan.

6.1 Foodland Guidelines

The Foodland Guidelines, a policy statement of the Ontario Government, indicate that where high capability agricultural lands have been identified, the use of lands for agricultural purposes must be given priority in evaluating alternative uses. The guidelines indicate that the need for alternate uses must be documented and that need must be justified based on four basic issues:

1. necessity for the land use;
2. amount of land needed;
3. reasons for the choice of location; and
4. consideration of alternate locations on lower capability agricultural land.

The need for the proposed use can be analyzed by examining the inventory of gasoline stations within the surrounding area and the projected population for the planning area. Existing gasoline stations are located in Wildfield, on the north side of Mayfield Road and in Tullamore on the southwest corner of Mayfield Road and Airport Road. Another service station is located 360 metres south of the site on the east side of Highway 50 at Central Road. A Shell station is located at Coleraine on the east side of Highway 50. In addition, several stations are located north of the site in Bolton on Highway Number 50. As a result, several service stations are located throughout the area. Due to the rural location of the proposed use, it is not anticipated that there will be a substantial population increase to warrant the future demand for a station in this area.

With respect to the amount of land required for the proposed use, the Foodland Guidelines indicate that the land

area needed should be based on consideration for the potential for infilling existing areas. This application is not an example of an infilling situation. However, potential for infilling exists in nearby Rural Settlement Areas.

The Foodland Guidelines list the following considerations for choosing a location for an alternative use in an agricultural area:

- "site which comprises the lowest capability farmland of the potential sites;
- no poor agricultural land could be used;
- infilling between existing non-agricultural development;
- logical extension of an existing community;
- prior servicing commitments, and
- special use that requires special locational requirements."

Traditionally, highway commercial establishments, such as the one being proposed, do not need to be located on good agricultural land to operate effectively. In fact, this use should be directed to urban areas or permitted only on low capability agricultural lands. This application, however, is situated on Class 1 agricultural land according to the Canada Land Inventory.

As mentioned earlier, this application is not an infilling situation. It does not allow for development between existing non-agricultural developments because the site is surrounded by farms to the south. Similarly, it is

not a logical extension of an existing community, nor is it identified as a special use that requires special locational requirements, particularly on good agricultural land.

Consideration should be given to an alternate location for the proposed use on lower capability agricultural lands. For example, consideration could be given to locating this service station in a nearby Settlement, i.e. Castlemore.

The preceding analysis of the proposed use is the basis for staff's conclusion that the subject application conflicts with the Foodland Guidelines.

The conclusion that it conflicts with the Foodland Guidelines is supported by the comments from the Ontario Ministry of Agriculture and Food. For this reason, the Ministry does not support the proposed application.

6.2 Official Plan Considerations

The matters which the Official Plan indicates should be considered when reviewing applications for gasoline stations are as follows:

- (i) the type of service being provided.
- (ii) the market impact of a proposed service station on existing service stations;
- (iii) the physical and functional relationship between these uses and other commercial uses in a planned commercial centre or a highway or service commercial area;
- (iv) the potential audio, visual, and air pollution effects of such a use on adjacent existing or proposed uses, and

- (v) the potential effect of such a use on the parking and traffic circulation generated by adjacent uses, and on the traffic movement on adjacent streets.

The first criterion to be considered is the type of service being provided and it is noted that the applicant is proposing a self serve gas bar. A greater level of service would be provided if the gasoline station were neighbourhood oriented such as in a Settlement location. Due to its periphery location, it could be argued that this service station does little to serve the residents of Brampton.

There is a potential market impact of the proposed gas bar on existing service stations because other similar facilities are relatively close to the subject site. There is one service station located in Tullamore and another in Wildfield. Another station is located north of the site on the east side of Highway Number 50 and two to the south. It is, therefore, concluded that a potential for an adverse impact exists on existing service stations in the area. There has been no evidence of a growing demand for service stations.

The third criterion pertaining to the relationship between a proposed use and other adjacent commercial uses is applicable. Bolton, in the Town of Caledon, is nearby the site. This community contains a variety of commercial uses including several service stations.

The fourth criterion is with respect to potential audio, visual and air pollution impacts on adjacent uses. The use on the adjacent properties which would be affected by the proposed service station are predominantly agricultural. The Official Plan has identified that areas having long term resource capabilities for agriculture should encourage

agricultural uses, uses compatible with agriculture, and uses directly related to agriculture and necessary in close proximity to agriculture. A service station does not complement the agricultural area, nor is it compatible.

The fifth criterion is with respect to potential effects on traffic circulation generated by adjacent uses and the traffic movement on adjacent streets. The traffic of adjacent agricultural uses, particularly on the surrounding concession roads could be adversely affected by traffic generated by the proposed service station, which could result in a conflict with agricultural activities, such as movement of farm machinery. The intent of the Official Plan is to prevent potential conflicts between agricultural activities and non-agricultural activities such as the one noted above. The Town of Caledon has also raised these concerns.

Preservation of the agricultural landscape is also an objective of the City of Brampton Official Plan. The location of the proposed gas bar is situated in an agricultural area known to have Class 1 soils identified by the Canada Land Inventory. This inventory is supported by the Official Plan in preserving good agricultural lands having a Class 1 to Class 4 soil capability for agriculture.

Based on the foregoing discussion, staff are of the opinion that the proposed service station, at the location identified, is contrary to the Ontario Foodland Guidelines and conflicts with the goals and objectives of the City of Brampton Official Plan.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that this application to amend the Official Plan and zoning by-law be refused.

Respectfully submitted,

Kathy Ash
Kathy Ash
Development Planner

AGREED:

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

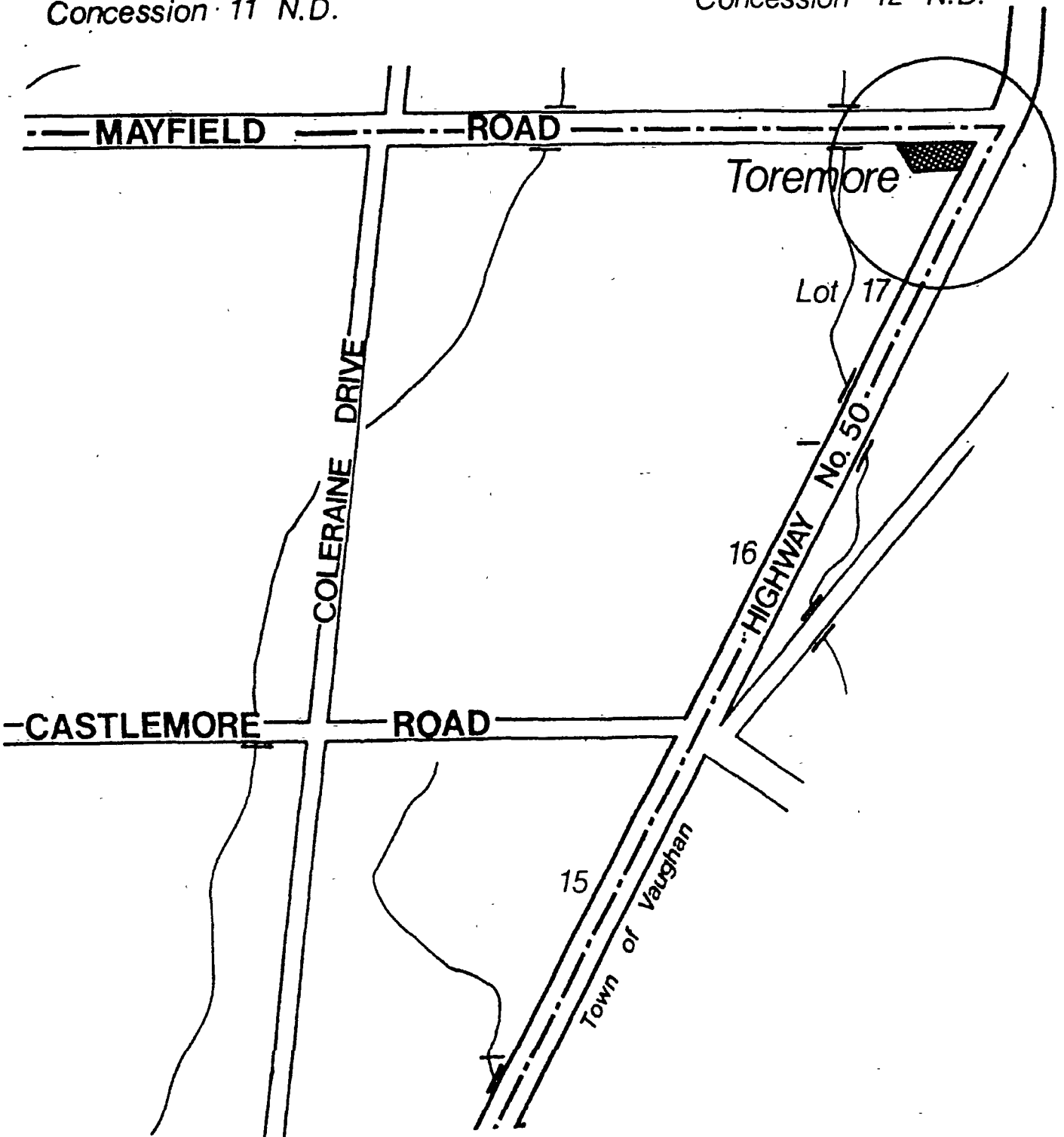
L. W. H. Laine
L. W. H. Laine, Director,
Planning and Development
Services Division

KA/hg/1

C.8-12

Concession 11 N.D.

Concession 12 N.D.



DYNACORP DEVELOPMENTS LTD.

Location Map



1:2000

CITY OF BRAMPTON

Planning and Development

Date: 87 04 10 Drawn by: K.L.

File no. C12E17.2 Map no. 18-3B

(REGION ROAD No. 14)

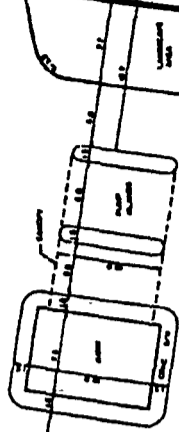
17 SIDE ROAD

17-1/2

17-1/2

17-1/2

17-1/2



DYNACORP DEVELOPMENTS LTD.

Site Plan



1:705

CITY OF BRAMPTON
Planning and Development

Date: 87 04 10
File no. CI2EI7.2

Drawn by: K.L.
Map no. 18-3 A

C8-14

Highway No. 50

17 Side Road

(REGION ROAD No 14)

FUTURE 4m R.O.W.

EXISTING R.O.W.

2.76 m FROM EXISTING R.O.W.

DYNACORP DEVELOPMENTS LTD.
Site Plan - Redlined Revised



CITY OF BRAMPTON
Planning and Development

Date: 87 04 10 Drawn by: K.L.
File no. C12E17.2 Map no. 18-3C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 2, 1987

TO: The Chairman and Members of Planning
Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 17, Concession 12, N.D.
(former Township of Toronto Gore)
Ward Number 10
DYNACORP DEVELOPMENTS INC.
Our File Number: C12E17.2

The notes of the Public Meeting held on Monday, June 29, 1987, are attached for the information of Planning Committee.

No members of the public appeared at the Public Meeting and no letters or objections have been received. However, since staff had recommended refusal of the application in the planning report dated May 13, 1987 and Planning Committee approved the application, subject to no further application for commercial on the remaining acre, staff did not comment on the detailed aspects of the site plan in the previous planning report. As a result, staff has now had an opportunity to address the details of the site plan, which are addressed as conditions in the recommendations below.

In order to ensure that the kiosk's use on the site is restricted to gas bar purposes, which does not include a convenience store, staff recommends that the size of the kiosk be reduced from 94.8 square metres (1020.452 square feet) to 28 square metres (301.399 square feet).

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

- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the following conditions:
1. The site specific Zoning By-law include the following:
 - (a) the site shall only be used for:
 - i) a gas bar;
 - ii) open space;
 - iii) purposes accessory to the other permitted purposes.
 - (b) the maximum gross commercial floor area of the building shall not exceed 28 square metres;
 - (c) the maximum building height shall not exceed 1 storey;
 - (d) location of garbage enclosure, and
 - (e) the building envelope, landscaped areas and driveways and parking areas shall be identified on a schedule to the by-law.
 2. That the site plan be revised, as per the attached redlined site plan, indicating:
 - (a) a 4.0 metre right-of-way widening along the Highway 50 frontage of the site,

- (b) a 2.76 metre right-of-way widening along the Mayfield Road frontage of the site,
 - (c) a 14.0 metre setback of the canopy from Highway 50, as widened,
 - (d) a kiosk with a floor area not to exceed 28 square metres, to be located in accordance with a revised building envelope.
 - (e) location of garbage and enclosure behind the kiosk.
 - (f) deletion of parking spaces along the southerly portion of the site and deletion of the two spaces abutting the northern end of the kiosk,
 - (g) widening of landscaped open space at the northeast corner of the site,
 - (h) adjustment to the northern driveway on Highway 50 to the satisfaction of MTC and the requirements of By-law 56-83.
 - (i) location of tile field and underground tanks,
 - (j) a revised site plan incorporating all the changes pursuant to road widenings set back requirements, and other matters specified above.
3. Prior to the enactment of the site specific zoning by-law, a development agreement shall be executed.
4. The development agreement shall contain the following:

- (a) prior to the issuance of a building permit, a site plan, a landscaping plan, a grading and drainage plan and elevation cross section drawings and storm drainage outlets shall be approved by the City and site grading and drainage plans must be approved by the Region of Peel;
 - (b) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
 - (c) the applicant shall obtain a Certificate of Approval to construct a private sewage system prior to issuance of a building permit;
 - (d) the applicant shall dedicate a 2.76 metre road widening across the Mayfield Road frontage to the Region of Peel. In this regard, the City shall not issue building permits until the Realty Services Section of the Region of Peel advises that the deed has been registered;
 - (e) the applicant shall dedicate a 4.0 metre road widening across the Highway 50 frontage to the Ministry of Transportation and Communications;
 - (f) that a Building and Land Use Permit be required from MTC prior to construction commencing;
 - (g) the applicant shall agree to pay Industrial/Commercial Capital Contribution in accordance with City policy prior to issuance of a building permit.
- C) staff be directed to present appropriate documents for Council's consideration.

Respectfully submitted,

Kathy Ash
Kathy Ash, M.C.I.P.
Development Planner

AGREED:

F.R. Dalzell
F.R. Dalzell, Commissioner,
Planning and Development

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

KA/am/2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Monday, June 29, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:57 p.m. with respect to an application by DYNACORP DEVELOPMENTS INC. (File: C12E17.2 - Ward 10) to amend both the Official Plan and Zoning By-law to permit the development of the subject property for a self-serve gas bar.

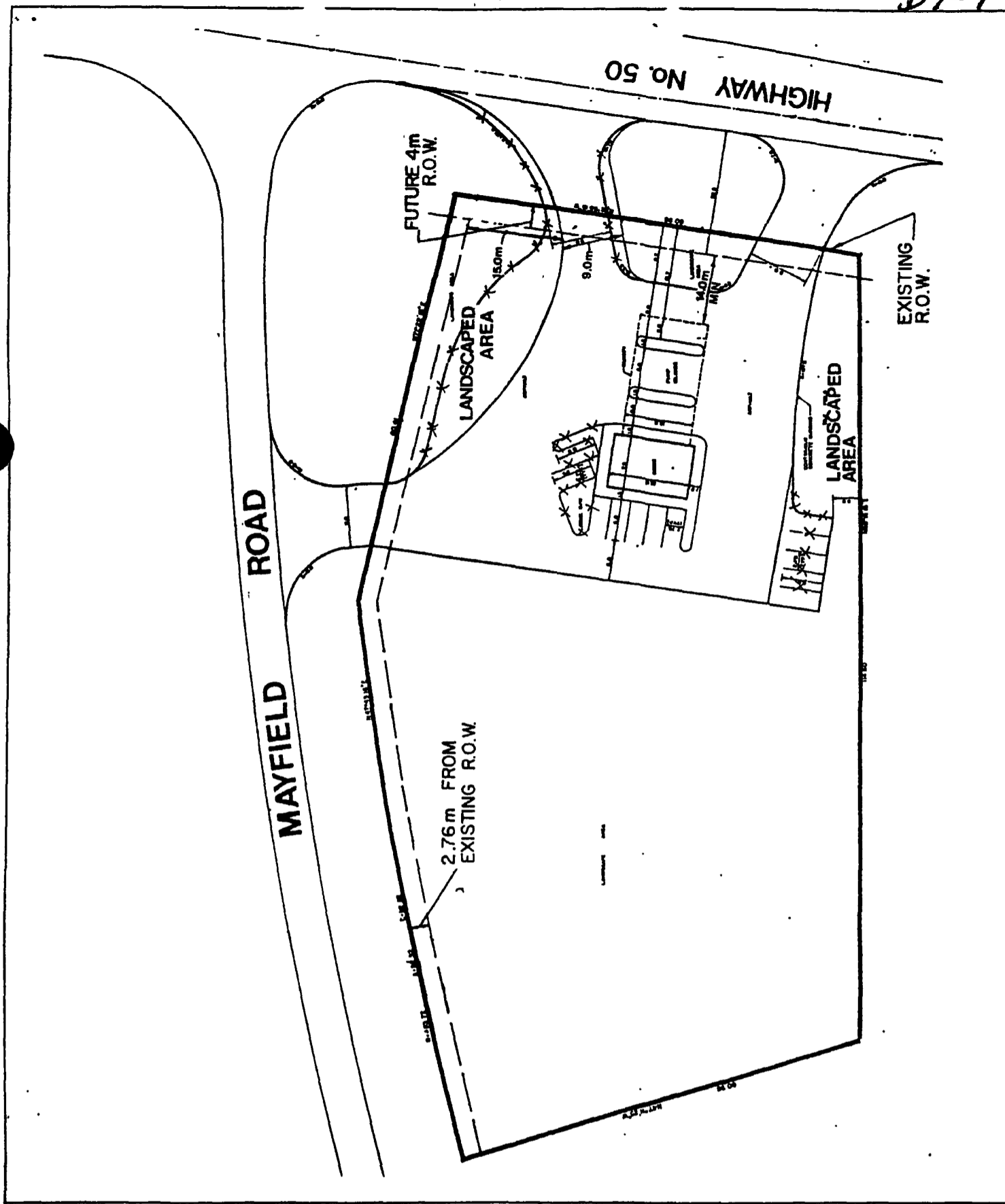
Members Present: Councillor P. Robertson - Chairman
Alderman P. Palleschi
Councillor F. Russell
Alderman J. Shadrach
Alderman P. Beisel
Alderman H. Chadwick
Councillor E. Mitchell

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
R. Burnett, Development Planner
K. Ash, Development Planner
C. Brawley, Policy Planner
G. Speirs, Development Planner
E. Coulson, Secretary

The Chairman inquired about notification to the public of the Public Meeting.

Mr. Dalzell responded that notices were hand delivered, mailed to out of town owners and placed in the local newspapers.

There were no interested members of the public present and the meeting adjourned at 9:58 p.m.



DYNACORP DEVELOPMENTS LTD.
 Site Plan - Redlined Revised



CITY OF BRAMPTON
 Planning and Development
 Date: 87 04 10 Drawn by: K.L.
 File no. C12E17.2 Map no. 18-3C



CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281

City of Brampton PLANNING DEPT.	
Date	DEC 15 1986 Rec'd.
File No.	C12E17.2



December 4, 1986

Janice Robinson
Development Planner
Planning & Development Department
Corporation of the City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Ms. Robinson:

Re: Application to Amend the Official Plan and Zoning By-law
(Your File: C12E17.2)

Planning staff have reviewed this application as requested. It appears to have no significant land use impacts for the Town of Vaughan. It will have implications for Highway #50 (i.e. plans for widening, siting of accesses, etc.) but as it is a Provincial highway, I assume that the City will be addressing the concerns which the Ministry of Transportation and Communications expresses. Assuming that the City will be addressing these, the Town of Vaughan has no objection to approval.

Thank you for the opportunity to comment.

Yours truly,

A handwritten signature in cursive script, appearing to read 'John H. Stevens'.

JOHN H. STEVENS
Director of Planning

PR/kt

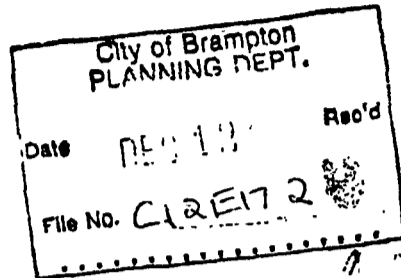
c.c. J. Kimble, Vaughan Engineering Department

Sk. 12. 14

December 11, 1986

City of Brampton
Planning and Development Dept.,
150 Central Park Drive
Brampton, Ontario

Attention: Ms. J. Robinson
Development Planner



Re: Application to amend the Official Plan
and Zoning By-Law - Dynacorp Dev. Inc.
Part Lot 17, Con. 12 N.D. (T.G.)
City of Brampton
Your File: C12E17.2
Our File: R42 12E6B

Dear Ms. Robinson:

Further to your letter of November 10, 1986 on the above subject, please be advised that the Regional Public Works Department has the following comments to offer:

Sanitary and water facilities are not available.

Regional Roads: A 2.76 m road widening is required along the 17th Sideroad frontage of the subject lands. Site grading and drainage plans shall be submitted to the Engineering and Construction Division for approval.

The Health Department's comments dated November 27, 1986 are attached for your consideration.

Yours truly,

A handwritten signature in dark ink, appearing to read "D.R. Billett".

D.R. Billett
Director of
Development Control

IAP/dm

A handwritten mark or signature in the bottom right corner of the page, possibly initials.



MEMORANDUM

To D.R. Billett
Director, Development Control

Date November 27 1986

From Clifford G. Clark
Director, Environmental Health

Subject **OFFICIAL PLAN AMENDMENT
AND REZONING
DYNACORP DEVELOPMENTS INCORPORATED
City of Brampton**

P/S 1-2

We have reviewed the above mentioned application and note that the O.P.A. and re-zoning is proposed to permit development of a gas bar at Highway 50 and Mayfield Road.

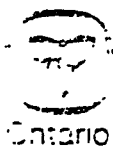
The site is relatively level and there appears to be adequate area available for development on a private sewage disposal basis. Consequently, we have no objection or unfavourable comment on this application.

PRC/np

Planning Dept
RECEIVED

DEC 3 86

	Action	Info.	Seen
Completed			
1. L.P.A. C-1			
2. P-1			
3. P-2			
4. P-3			
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RE: FILE: C12E17-2.
 from K. ANSWORTH
 M.T.C. 86/12/17.

J. KODINSON
 PLAN. DEPT.
 CITY OF BRAMPTON.

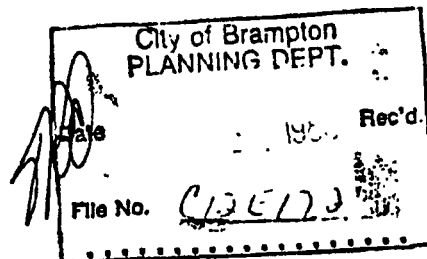
Ministry of
 Transportation and
 Communications

District #6
 5000 Yonge Street
 Willowdale, Ontario
 M2N 6E9

Tel: (416) 224-7475

1986 10 29

F. J. Reinders & Associates
 P.O. Box 278
 Brampton, Ontario
 L6V 2L1



Attn. Pamela Kraft
 Planner

Dear Madam,

Re: Proposed Gas Bar on the West Side of Hwy. 50
 in Part Lot 17, Conc. 12, City of Brampton

This will acknowledge your recent telephone conversation with this office concerning the above noted subject matter.

As discussed, we have reviewed the Site Plan submitted for the subject proposal and offer the following comments:

1. As a rezoning is involved, this Ministry requests the dedication of a 4.00 M strip along the entire frontage due to scheduled widening of Hwy. 50 to 5 lanes. Property should be rezoned to meet development requirements prior to this Ministry issuing Permits.
2. Ministry building setbacks should be based on the future right-of-way. A Building and Land Use Permit is required prior to construction commencing.
3. The Entrance Standard should conform to Ministry of Transportation and Communications Standard CS-7 (copy attached). The blue lines on the returned Plan denote this configuration.
4. The red line revisions are for your information only and will be constructed to meet this CS-8 Standard (copy attached) upon 5-laning Hwy. 50.

Your Application for Entrance Permit is being held on file pending notification of the proper zoning and receipt of the enclosed Application for Building and Land Use Permit.

Yours truly,

Handwritten signature and date: 87.01.22 JAR

THE CORPORATION
OF THE
TOWN OF CALEDON

Box 1000, Caledon East, Ontario. L0N 1E0

Telephone:
416-584-2273
Georgetown, Erin and
Tottenham exchanges
use Zenith 86130

December 22, 1986

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

JAR

Date	DEC 30 1986	Rec'd
File	C12E17.2	

Dear Ms. Robinson:

re: Application to Amend the Official Plan
and Zoning By-law
Part Lot 17, Concession 12, N.D.
DYNACORP DEVELOPMENTS INC.
Your file: C12E17.2

Please find attached a copy of the Planning Report and resolution of the
Town of Caledon Council with respect to the above-noted application.

I trust that this information is of assistance to you. We would
appreciate receiving a notice of the decision on the application.

Yours truly,

Nancy Mott

Nancy Mott
Planner
TOWN OF CALEDON

NM:mw
cc: E. Pellett, Deputy Clerk

attachment

Janice Robinson
JAR

TOWN OF CALEDON

711

Date December 15, 1986

Moved by M. Judge

Seconded by Bob Cannon

RESOLVED that the recommendation contained in Planning Report 86-79 (Dynacorp Dev. Inc.) be approved.

Carved
MAYOR *Emil Kolb*



TOWN OF CALEDON

Date December 15, 1986

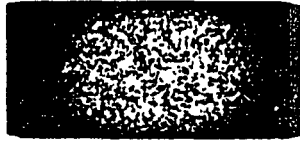
Moved by M. Judge

Seconded by Bob Cannon

RESOLVED that the recommendation contained in Planning Report 86-79 (Dynacorp Dev. Inc.) be approved.

MAYOR Emil Kall

Certified a True Copy
E. Y. Pellett
E. Y. PELLETT (Mrs.)
Deputy Clerk
TOWN OF CALEDON



TOWN OF CALEDON

Approved

Planning Report 86-79
December 15, 1986

TO: The Mayor and Members of Council.

SUBJECT:

Proposed Official Plan and Zoning By-law Amendment, City of
Brampton, (DYNACORP DEVELOPMENT INC.)

LOCATION:

Part of Lot 17, Concession 12, N.D., former Township of
Toronto Gore, City of Brampton, (southwest corner of High-
way No. 50 and Mayfield Road). See Appendix A, Site Plan.

BACKGROUND:

The City of Brampton Planning and Development Department
has asked Planning Staff to comment on the development of
the subject land. The property has an area of 2.15 acres
and is presently vacant.

The applicants are proposing to develop the site as a gas
station with two pump islands, a kiosk, a canopy and a
parking area for twelve cars.

The subject property is presently designated Agricultural
and Zoned Agricultural by the City of Brampton.

PLANNING COMMENTS:

The land in the Town of Caledon which lies to the north of
the subject property is designated for Agricultural use.
The establishment of a gas station may have an adverse
impact on the continued use of the land in Caledon for farm
purposes. The Town encourages the location of commercial
uses in existing Settlement Areas rather than as strip
development on major roads.

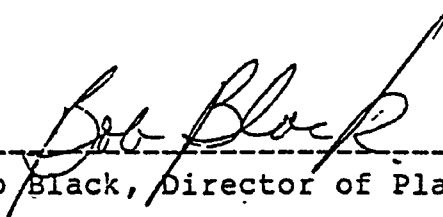
The proposed site plan for the development shows access to
both Highway 50 and Mayfield Road. The Town's Director of
Public Works has advised that this intersection may be re-
aligned or upgraded in the future. The development of the
subject property for a highway commercial use is considered
premature in light of this situation.

TOWN OF CALEDON

RECOMMENDATION:

The Planning Department recommends as follows:

1. that Planning Report 86-79 be adopted;
2. that the City of Brampton Planning Department be advised that the Town of Caledon considers the proposed change to be premature and that approval will only provide pressure on Caledon for more Commercial uses along Highway 50 south of the established settlement boundary.

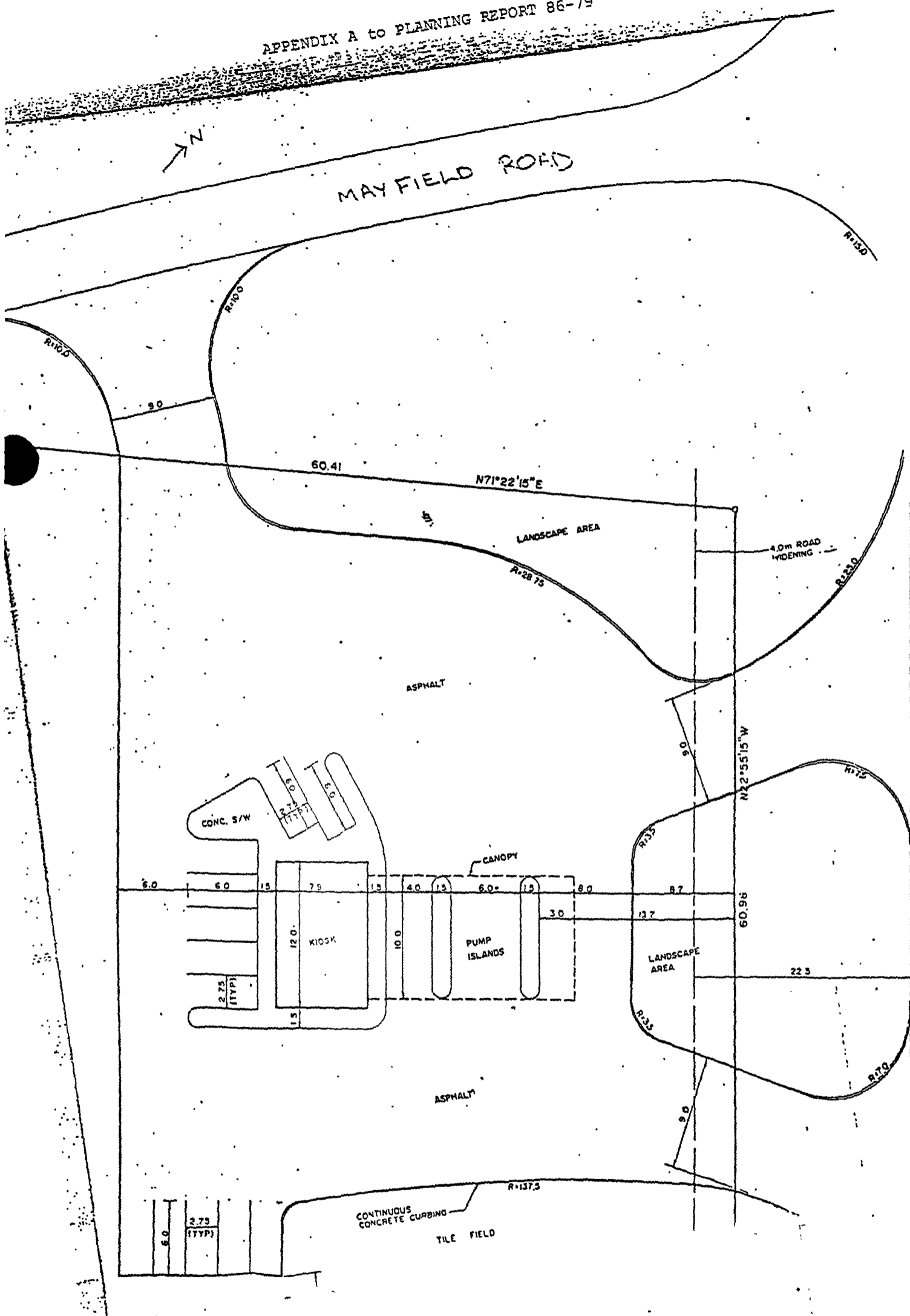


Bob Black, Director of Planning

NM:mw



MAYFIELD ROAD



HIGHWAY No. 50



Ontario

Ministry of
Agriculture
and Food

Foodland Preservation

19 January 1987

Ms. Janice Robinson
Planner
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Ms. Robinson,

Re: Official Plan Amendment
Zoning By-law Amendment
City of Brampton - Peel
Concession 12ND ; Lot 17 (Toronto Gore)
Dynacorp Developments Corp.

Staff of the Ontario Ministry of Agriculture and Food have reviewed the above mentioned Official Plan Amendment and Rezoning application. Consideration has been given to the proposal in terms of the goals and objectives of the Ministry and in terms of the policies outlined in the Foodland Guidelines which support those goals and objectives.

The subject lands are rated as class 1 for agriculture under the Canada Land Inventory mapping. This area is predominantly agricultural in nature. A highway commercial use at this location would be incompatible with the agricultural uses in the area.

City of Brampton
PLANNING DEPT.

Date

Rec'd.

File No.

8/13/87
C12E17-2

416/965-

9433

Legislative Buildings
Queen's Park
Toronto, Ontario

M7A 2B2

Therefore, we come to the conclusion that the proposed Rezoning and Official Plan Amendment is contrary to the Foodland Guidelines. Therefore, we do not support the proposed Official Plan Amendment and Rezoning Application.

If you have any questions, please contact Shirley Bailey, District Manager (Central Ontario), at (416) 965-9433, or Heather Gariepy, Land-use Specialist, at the same telephone number.

Yours truly,



DONALD DUNN,
Director

G:BZBOPA.HG