



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 272-85

To adopt Amendment Number 69  
and Amendment Number 69 A to  
the Official Plan of the City of  
Brampton Planning Area

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

1. Amendment Number 69 and Amendment Number 69 A to the Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 69 and Amendment Number 69 A to the Official Plan of the City of Brampton Planning Area.

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

this 23rd day of September, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

*Bp hu 272-85*

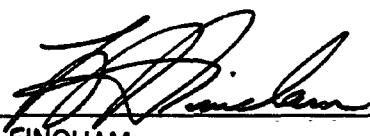
AMENDMENT NUMBER 69  
AND  
AMENDMENT NUMBER 69 A TO  
THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

21-0P 0031-069 -1

Amendment No. 69A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 69 to the  
Official Plan for the  
City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 69A to the Consolidated Official Plan and Amendment No. 69 to the Official Plan for the Brampton Planning Area.

Date ... *Oct. 16, 1985* .....

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

this 23rd day of September, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

AND

AMENDMENT NUMBER 69 A TO THE  
OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to change the land use designation of land shown outlined on Schedule A to this amendment, and to amend the policies relating to the development of the land.

2. Location:

The land subject to this amendment is located at the northwest corner of the intersection of the westerly extension of County Court Boulevard and Highway Number 10, approximately 546 metres south of Steeles Avenue, comprising part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

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

3.1 Amendment 69 :

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

- (1) by deleting therefrom subsection 7.2.7.24, and substituting therefor the following:

"7.2.7.24                    Area No 24: Fletchers Creek South  
Amendment No. 61 to the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendments Numbers 25A, 36A and 69 A, shall constitute the Fletchers Creek South Secondary Plan."

3.2 Amendment 69 A:

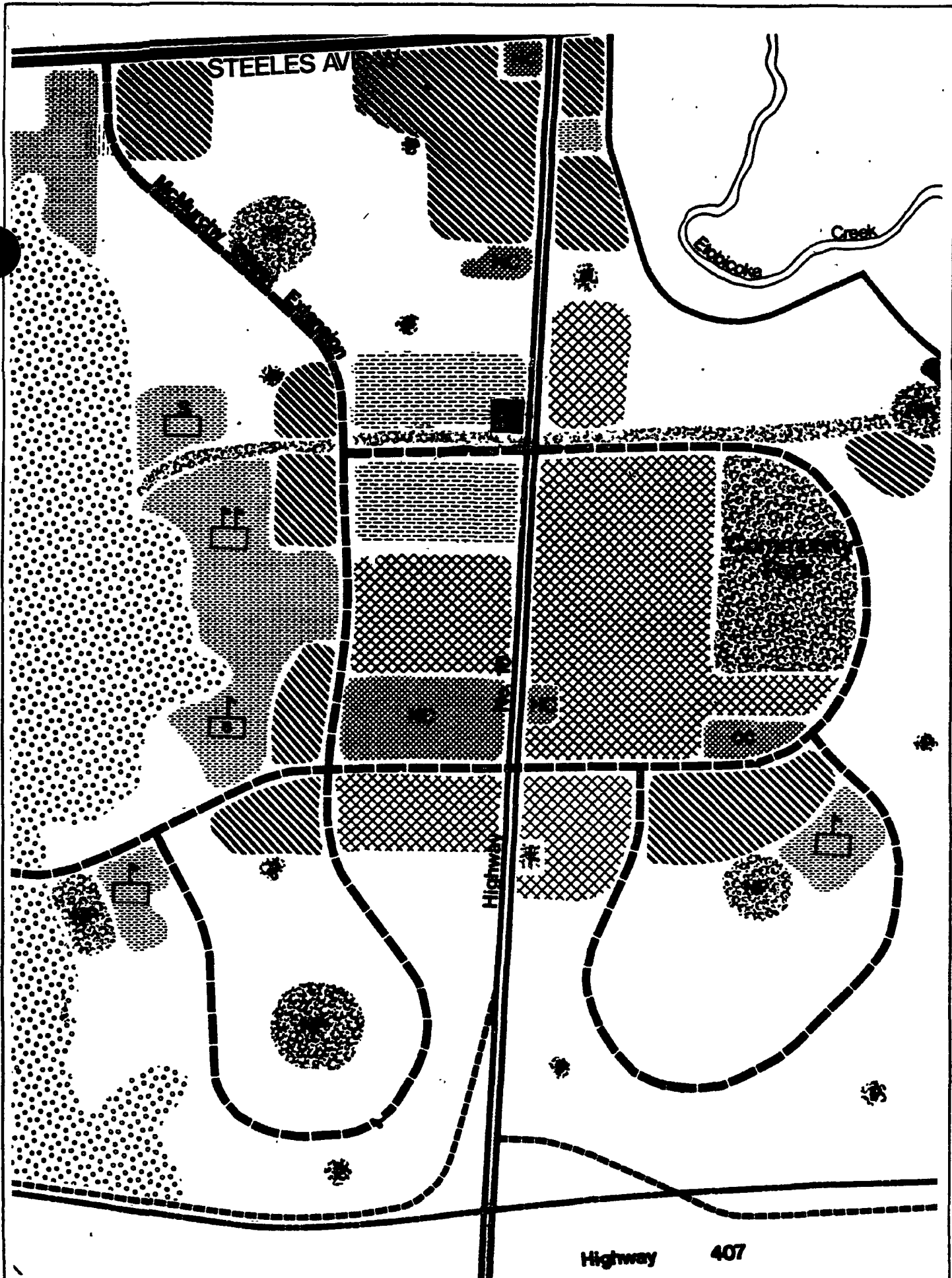
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 61, 25A and 36A, which constitutes the Fletchers Creek South Secondary Plan, is hereby amended:

- (1) by changing, on Plate 43 thereof, the land use designation of the land shown outlined on Schedule A to this amendment, from INSTITUTIONAL to HIGHWAY COMMERCIAL
- (2) by adding thereto, after section 6.8.2 of Chapter A21, the following:

"6.8.3 The Highway Commercial designation at the northwest corner of the intersection of the westerly extension of County Court Boulevard and Highway Number 10 shall permit only a gas bar and the retail sales of convenience goods from the gas bar kiosk. Access from Highway Number 10 shall be restricted to a right-turn in and right-turn out only driveway."

(3) by deleting therefrom section 8.2 of Chapter A21, and substituting therefor the following:

"8.2 The Institutional designation on the west side of Highway Number 10 is intended primarily for community service facilities, but may also include an office building near the intersection of the collector ring road with the highway. An integrated development with a single access onto the ring road will be a condition for development approval."



 LANDS REDESIGNATED FROM INSTITUTIONAL TO HIGHWAY COMMERCIAL

OFFICIAL PLAN AMENDMENT NO. 69  
 OFFICIAL PLAN AMENDMENT NO. 69A  
 SCHEDULE A



1:7200

**CITY OF BRAMPTON**  
 Planning and Development

Date: 85.06.12 Drawn by: J.K.  
 File no. TIW15.6 Map no. 75-10C

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 69  
AND  
AMENDMENT NUMBER 69 A

Attached are one copy of reports dated May 6, 1985 and June 7, 1985, including the notes of a special meeting of Planning Committee held on June 5, 1985 after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 120 metres of the subject site.



C1

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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May 6, 1985

TO: Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 15, Concession 1, W.H.S.  
(Toronto Township)  
Ward Number 4  
518815 ONTARIO INC.  
Our File Number T1W15.6

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1.0 Background

An application has been filed to amend the Official Plan and zoning by-law for a 0.41 hectare (1 acre) site located at the north-west corner of the intersection of Ray Lawson Boulevard and Highway Number 10.

2.0 Property Characteristics

The proposed site will have a frontage on Ray Lawson Boulevard excluding a visibility triangle, of about 55 metres (180 feet) and a flankage distance along Highway Number 10, excluding the visibility triangle, of about 79 metres (259.2 feet). The area would be about 0.41 hectares (1 acre).

The site is relatively flat having a slight west to east slope.

No significant vegetation exist on the property.

The land has been used in the past as part of a golf driving range.

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Abutting the property to the north is part of the previously noted golf drawing range, to the east on the east side of Highway Number 10, is a developing residential subdivision, an undeveloped commercial site and at the south-east corner of County Court Boulevard and Highway Number 10 is the provincial court house and the registry office building. To the south is the Region of Peel Police headquarters building and to the west is part of the golf driving range noted earlier.

3.0 Official Plan and Zoning Status

The site is designated by the Official Plan as Institutional. By-law 139-84 zones the property as Agricultural A.

4.0 Proposal

The applicant proposes to develop the site for a service station purpose. One access from Highway Number 10, being an entrance is proposed, whilst the exit would be onto Ray Lawson Boulevard.

The subject site is within a draft plan of a proposed subdivision - Region of Peel File No. 21T-84047B, our File No. T1W15.5 - but the applicant has requested that the highway commercial/service station application be processed separately.

Nevertheless, the commenting agencies have commented principally on the subdivision plan.

5.0 Comments

The Ministry of Transportation and Communications has advised that it is not prepared to grant commercial access to Highway Number 10 from the subject lands. The existing entrance to the golf drawing range must be closed upon redevelopment of the site. The Ministry notes that:

"Highway Number 10 is an important link in our highway system. Therefore, we are in the process of designating it as a controlled access highway. While existing entrances will remain (for the

existing uses) and new residential entrances may be granted to service existing vacant parcels, we will not grant commercial entrances to parcels which are not presently zoned for commercial purposes.

In this instance, the parcel also fronts on Ray Lawson Boulevard. Therefore, we have no objections to the proposed zoning change provided all access is restricted to the local road."

The Ministry requires a 0.3 metre across the entire Highway Number 10 frontage and a widening across the length of the frontage which is 2.0 metres deep at the north property limit and 3.5 metres deep at the south property limit.

The Building Division has indicated no comment, as has the Community Services Department - Transit. The Community Services Department - Office of the Fire Chief has indicated no objection.

The Commissioner of Community Services recommends the elimination of the service station.

The Planning and Research Bureau, Peel Regional Police Force have noted that the access/exit of the Commercial Block is directly across from the police access/exit point, which may cause difficulty due to heavy traffic flow and possible congestion at peak hours, and thus feel it is necessary to examine the position of the access/exit point in more detail. Further, the Bureau notes that "... over the past three years, during Spring thaw, our employees have experienced some difficulty in using this street due to heavy accumulations of water. We feel that a more in-depth study should be completed to assess the grading and drainage of this street and the surrounding area."

The Transportation Policy Division, Planning Department, Region of Peel has noted the following with respect to the highway commercial block:

"Only right-in/right-out movements should be permitted from Highway Number 10 to the service station (highway commercial Block 97); therefore to ensure this, the island/median on Highway Number 10 should be extended northerly."

"In addition, once the site plans for the Blocks 98 (commercial office service commercial) and Block 97 (highway commercial) are finalized, location and design of accesses should be approved by the City and the Ministry of Transportation and Communication, where applicable."

The Public Works Division, City of Brampton has noted that there is no frontage on County Court Boulevard east of Highway Number 10 and recommends that no frontage be permitted on Street 'G'. The Division also advises "... that it is our opinion that no further driveway accesses off Highway Number 10 should be approved until such time as an overall plan for all of Highway Number 10 from Steeles Avenue to the south City limits has been prepared showing all existing roads and driveways and all potential roads and driveways. At that point, the additional allowable driveway entrances should be established and only plans conforming with that approved plan should be accepted". It is also noted by the Division that widenings and 0.3 metre reserves along Highway Number 10 should be provided as required by the Ministry of Transportation and Communications and a sanitary sewer easement is to be granted to the Region of Peel on the west side of Highway Number 10, is not already granted. Finally, the Division has advised that the problems with respect to road drainage will be resolved if and when the proposed development proceeds, providing the full right-of-way and the piped storm sewer outlet.

#### 6.0 Discussion

The traffic circulation concerns of Peel Police are related to the proposed commercial Block 98 (offices and service commercial) and not to the proposed service station exit (access).

The proposal for the service station, office and service commercial development deviates significantly from the Official Plan. Firstly, the Open Space Corridor on the north side of the Ring Road, which has been established on the east side of Highway Number 10 has been ignored in this case. To suppose that a sidewalk on the boulevard of Ray Lawson Boulevard is a suitable replacement and therefore in conformity with the Official Plan is not acceptable. Secondly, policy statement section 8.2 of Amendment Number 61, does not support the change of land use nor the intended traffic circulation treatment. The statement is as follows:

"8.2 The Institutional designation on the west side of Highway Number 10 is intended primarily for community service facilities but may also include an office building at the intersection of the collector Ring Road with the highway. An integrated development with a single access onto the Ring Road will be a condition for development approval."

Clearly, the Official Plan proposes an alternative use if the primary use of Institutional is not required, but also limits the number of accesses to the Ring Road and the crossings of the open space corridor to a single access for an integrated development. The proposal of the applicant is certainly not an integrated development.

The Ministry of Transportation and Communications is not persuaded that access onto Highway Number 10 is acceptable. The City Public Works Division has reservation about additional accesses onto Highway Number 10 and requests that an overall plan be developed for the Highway Number 10 corridor. But, the Division does not support an access onto Street G - Ray Lawson Boulevard. The Transportation Policy Division of the Region Planning Department, having acknowledged that the proposed (subdivision) plan does not conform to the Official Plan and thus has commented on the plan submitted, feel that right-in/right-out movements from Highway Number 10 are acceptable for the service station use. Notwithstanding, the

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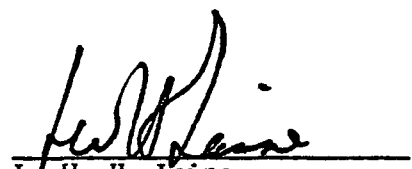
apparent contradictory position on the matter of access to Highway Number 10, it is staff's view that the comments do not support another access onto Highway Number 10 and onto Street G for a service station use.

With regard to the land use issue of a service station, the applicant has not demonstrated that another service station/gas bar is required along this section of Highway Number 10. At the present time there are 5 motor vehicle servicing establishments in the immediate area with access onto Highway Number 10. An appropriate location for a wide ranging motor vehicle servicing establishment would be in the Neighbourhood Commercial designation located at the north-west corner of the intersection of Highway Number 10 and the westerly extension of the south leg of County Court Boulevard.

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and zoning by-law to permit a service station at the north-west corner of Ray Lawson Boulevard and Highway Number 10 be refused.

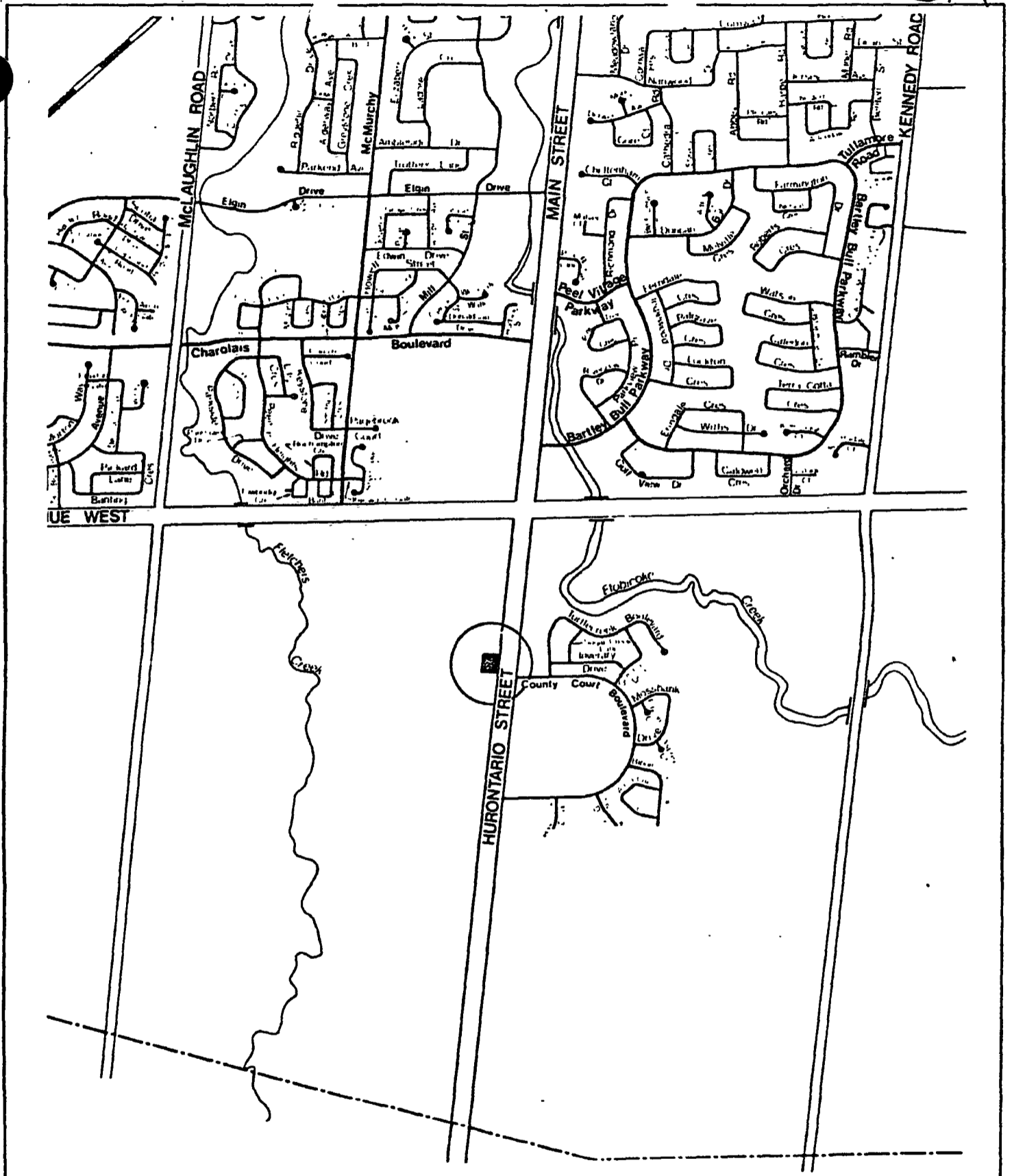
AGREED:

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

Attachment - 2

LWHL/thk/8



518815 ONTARIO INCORPORATED

Location Map

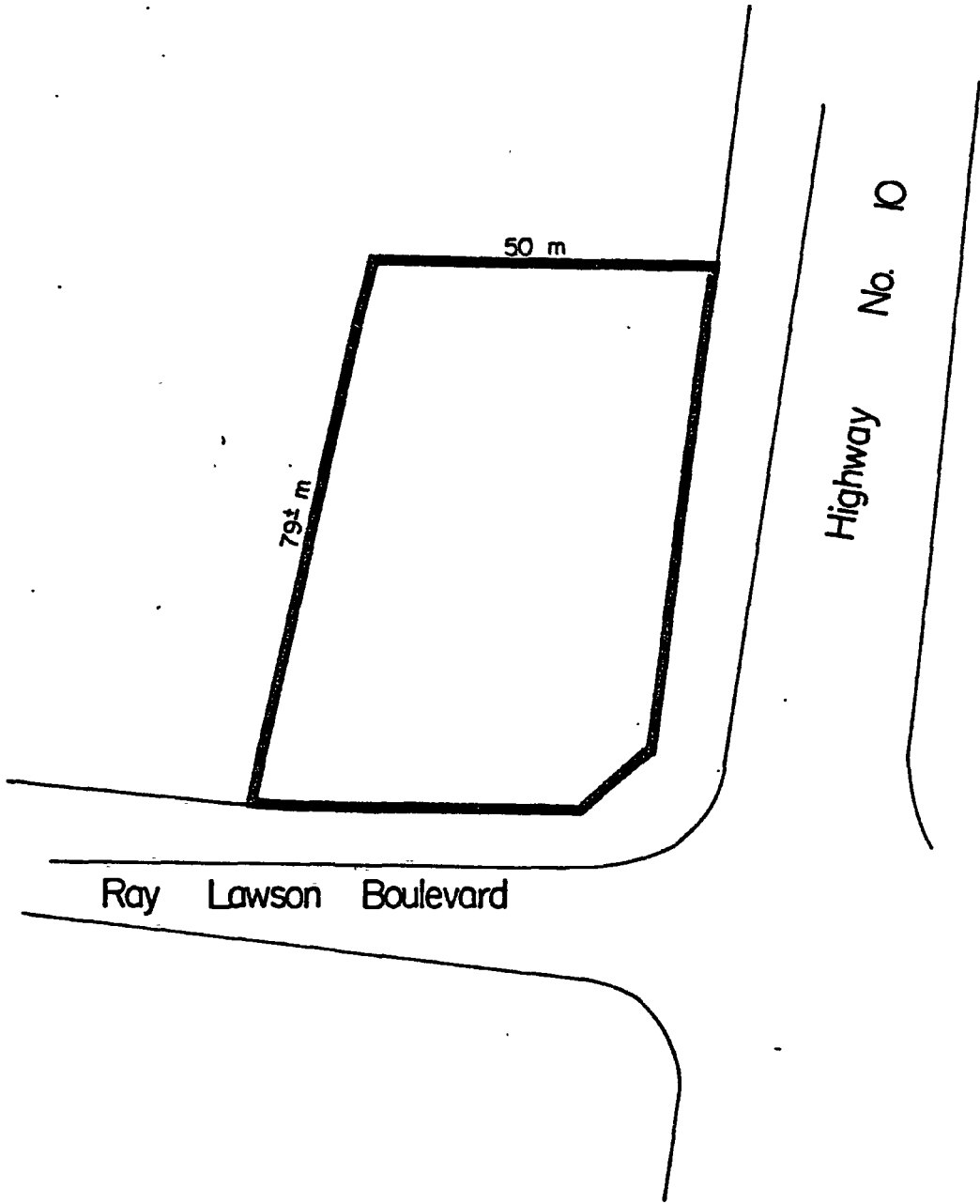


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CITY OF BRAMPTON  
Planning and Development

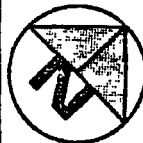
Date: 85 05 06      Drawn by: RB  
File no. T1 W15.6      Map no. 75-10B

C1-8



Service Station Site

Official Plan and Zoning By-law  
Amendment  
Site Location  
518815 Ontario Incorporated



1:1000

**CITY OF BRAMPTON**  
Planning and Development

Date: 85 05 06 Drawn by: RB  
File no. TIWI5.6 Map no. 75-10A



E1

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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June 12, 1985

TO: 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 15, Concession 1, W.H.S.  
(Toronto Township)  
Ward Number 4  
518815 ONTARIO INC.  
Our File Number T1W15.6

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The notes of the Public Meeting held on Wednesday, June 5th, 1985 are attached.

No one appeared at the meeting to note an objection or to seek further information.

Since the staff report dated 1985 05 06 did not indicate development conditions, it is desirable that the requirement of Planning Committee, approved by City Council, respecting right-in access off Highway Number 10 only (no exit) be supplemented by additional development conditions.

The Ministry of Transportation and Communications has requested widening of Highway Number 10 and the imposition of a 0.3 metre reserve along the highway "frontage".

The right-of-way of Ray Lawson Boulevard should be provided to its full planned width to accommodate the appropriate number of traffic and turning lanes, boulevard landscaping and median facilities. The driveway entrance to the Regional Police Headquarters building from Ray Lawson Boulevard is

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approximately 120 metres (394 feet) west of Highway Number 10 roadway facilities. Consequently the location of driveway facilities from Ray Lawson Boulevard to the service station site should be to the satisfaction of the Commissioner of Public Works and Building.

The proper development of the property will require the provision of facilities normally supplied as part of the subdivision process. Thus sidewalks and boulevard tree planting will be required, as well as services and utilities. As part of the overall development process, the applicant will be required to pay a proportionate share of the cost of the Fletchers Creek Stormwater Management Study funded by Fletcher's Green Developments Limited.

With respect to the development of the site, the applicant should be required to submit for the approval of the City, a site plan submission that will ensure a high quality, harmonious and attractive "Gateway" to the City. In this respect, the applicant should acknowledge that the normal site plan approval process is inadequate to achieve the desired standard. Highway Number 10 corridor is to accommodate roadway facilities of a major arterial road, pedestrian facilities and significant tree planting to provide 2 widely spaced rows of trees. The on-site facilities of signs, canopy and building(s) are to be responsive to Council's desire to have an attractive entrance.

In recognition of the City Council's adoption of Planning Committee's recommendation it is recommended that:

A) The notes of the Public Meeting be received, and

B) The proposal be subject to the following conditions:

1. A widening of Highway Number 10, including a daylight triangle at the intersection of Ray Lawson Boulevard and Highway Number 10, acceptable to the Ministry of Transportation and Communications, be conveyed to the Ministry.

2. A 0.3 metre reserve along the widened limit of Highway Number 10 and the hypotenuse of the daylight triangle be conveyed to the Ministry of Transportation and Communications.
3. Sufficient property be dedicated as a public highway on Ray Lawson Boulevard to provide a right-of-way width of 30 metres along the frontage of Ray Lawson Boulevard.
4. A 0.3 metre reserve along the widened north limit and the west limit of Ray Lawson Boulevard be conveyed to the City of Brampton.
5. The applicant shall construct to the satisfaction of the City of Brampton and the Ministry of Transportation and Communications, Ray Lawson Boulevard to its planned cross section width including turning lanes and raised median(s) as may be required.
6. The applicant shall construct, or pay cash-in-lieu for a sidewalk along Highway Number 10 and Ray Lawson Boulevard at locations acceptable to the Ministry of Transportation and Communications and the City of Brampton with respect to Highway Number 10, and to the City, with respect to Ray Lawson Boulevard.
7. The applicant shall grant easements as may be required for the construction or installation of services and utilities.
8. The applicant shall construct services and utilities to the satisfaction of the appropriate agency.
9. The applicant shall reimburse Fletcher's Green Developments Limited at the rate of \$40.00 per acre as its share of the cost of the Fletchers Creek Stormwater Management Study.
10. The applicant, prior to the enactment of the zoning by-law and prior to the execution of a development agreement, shall submit for the approval of the Commissioner of Planning and Development a concept

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site plan of building, including elevations, signs and landscaping that will illustrate how the objectives of the Official Plan are to be satisfied. The concept site plan will deal with boulevard landscaping, site landscaping, location and design of visual screen walls, chain link fencing and vehicular access facilities.

11. The applicant shall enter into an agreement to ensure implementation of the financial, design, engineering and legal requirements of the City of Brampton, Regional Municipality of Peel and the Ministry of Transportation and Communications.

C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

AGREED:

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

Attachment (1)

LWHL/jp/4

