



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 328-86

To adopt Amendment Number 106
and Amendment Number 106 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 106 and Amendment Number 106 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 106 and Amendment Number 106 A to the Official Plan of the City of Brampton Planning Area.

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

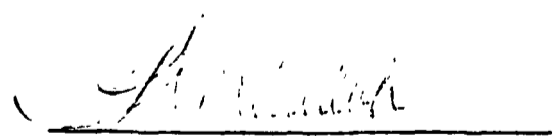
this 15th day of December, 1986.

APPROVED AS TO FORM AND CONTENT BY THE CLERK

DATE 12/18/86

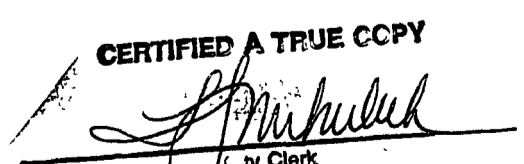


 KENNETH G. WHILLANS - MAYOR



 LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY



 City Clerk
 City of Brampton

DEC 18 1986 19

AMENDMENT NUMBER 106
AND
AMENDMENT NUMBER 106A
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 the lands shown outlined on Schedule A to this amendment from Industrial to Highway Commercial, and to provide principles for the development of the subject lands.

2. Location:

The lands subject to this amendment are located at the southeast corner of Clark Boulevard and West Drive, being part of Lot 4, Concession 3, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 106:

The document known as 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 INDUSTRIAL to COMMERCIAL;
- (2) by adding, to Schedule F thereto, the land use designation of HIGHWAY and SERVICE COMMERCIAL, for the lands shown outlined on Schedule A to this amendment;
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 19 set out in subsection 7.2.7.19, Amendment 106 A.

3.2 Amendment Number 106A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Bramalea West Industrial Secondary Plan (being Chapter C34 of Section C of Part C, and Plate Number 12, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 19, as amended), is hereby amended:

- (1) by changing, on Plate Number 12, the designation of lands shown outlined on Schedule A to this amendment, from INDUSTRIAL LAND USE to HIGHWAY COMMERCIAL;
- (2) by adding, to the legend of Plate 12, the land use category "HIGHWAY COMMERCIAL";
- (3) by labelling, on Plate Number 11, the land subject to this amendment, as shown outlined on Schedule A to this amendment, with the chapter reference "C76";
- (4) by adding thereto, as Chapter C76, the following text:

"Chapter C76

1.0 Purpose

The purpose of this chapter is to permit certain lands as identified in this chapter to be used for specific commercial purposes in accordance with the development principles set out in this chapter.

2.0 Location

The lands subject to this chapter are located at the southeast corner of Clark Boulevard and West Drive, being part of Lot 4, Concession 3, East of Hurontario Street, formerly in the Township of Chinguacousy, now within the City of Brampton.

The property has an area of approximately 0.44 hectares, with frontages of 56.4 metres and 37.8 metres along Clark Boulevard and West Drive, respectively.

3.0 Development Principles

The lands designated Highway Commercial by this chapter shall only be used for a gas bar and a motor vehicle washing establishment and shall be subject to the following development principles:

"3.1 Provision shall be made for adequate landscaping, yard widths and depths and buffers, to minimize any adverse influence of development upon adjacent uses and to enhance the appearance of the subject lands.

3.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of

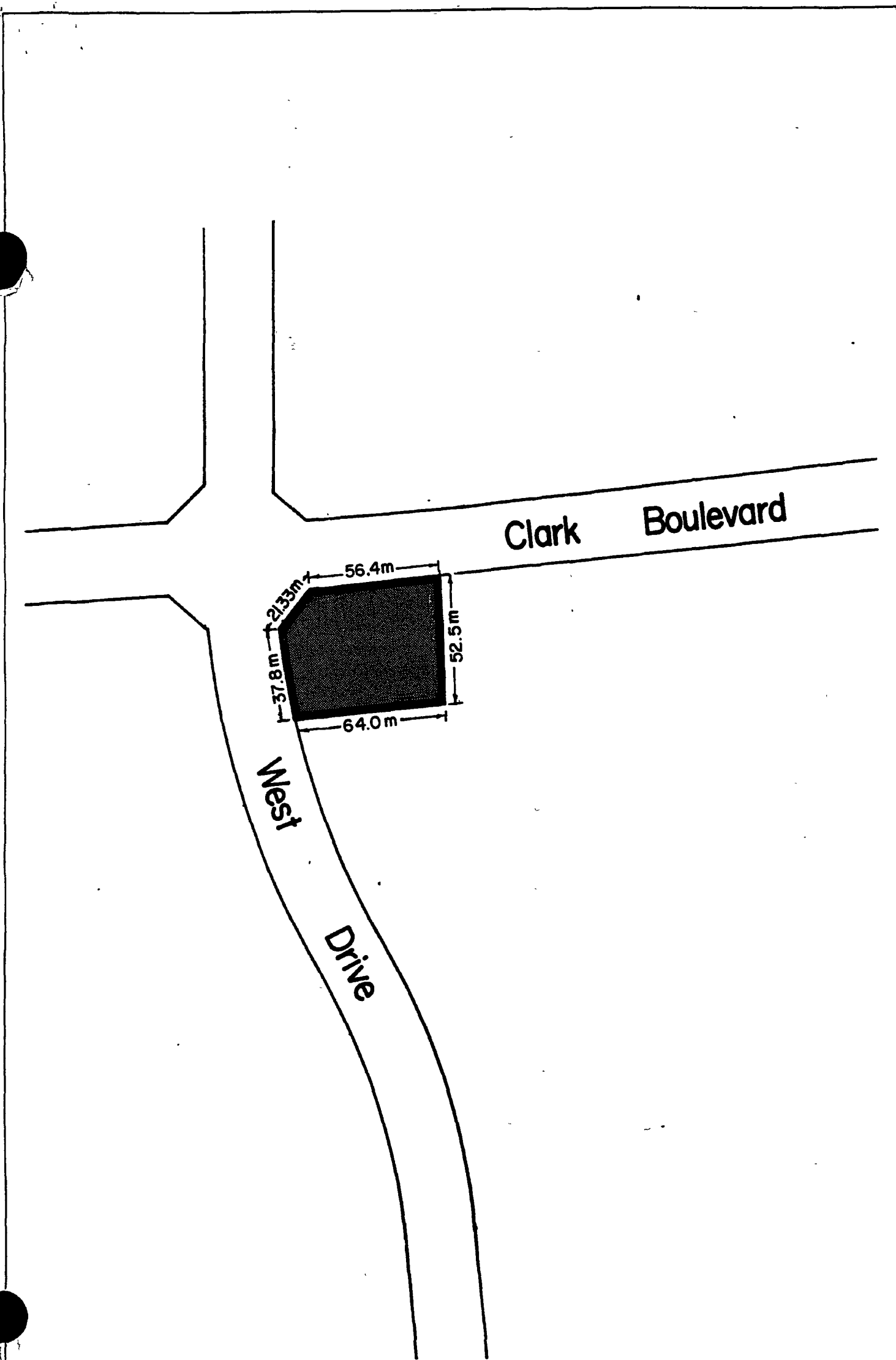
parking facilities shall have regard to the convenience of customers and employees.

3.3 The location and design of access ramps shall be to the satisfaction of the road authority having jurisdiction.

4.0 Implementation

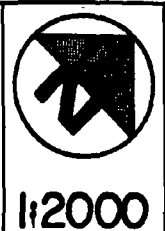
4.1 This chapter will be implemented by an appropriate amendment to the zoning by-law to impose the appropriate zone classification and regulations in conformity with the development principles outlined in section 3.0.

4.2 The City may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to section 40 of the Planning Act, 1983."



 Lands subject to this amendment

OFFICIAL PLAN AMENDMENT No. 106
 OFFICIAL PLAN AMENDMENT No. 106A
 Schedule A



CITY OF BRAMPTON
 Planning and Development
 Date: 1986 06 18 Drawn by: *P.S.*
 File no. C3E4.14 Map no. 62-29E

BACKGROUND TO
AMENDMENT NUMBER 106
AND
AMENDMENT NUMBER 106A

Attached is a copy of a report from the Planning and Development Department, dated June 25, 1986 and a copy of a report from the Planning and Development Department, dated July 24, 1986 forwarding the notes of a public meeting held on July 23, 1986.

C5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 25, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and the Zoning By-law
Part of Lot 4, Concession 3, E.H.S.
TEXACO CANADA INC.
WARD NUMBER 8
Our File Number: C3E4.14

1.0 Introduction

An application to amend the Official Plan and the Zoning By-law to permit a gas bar and car wash facility has been referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located at the southeast corner of Clark Boulevard and West Drive with frontages of 56.4 metres and 37.8 metres on these roads respectively. It has an area of 0.44 hectares.

The property is presently vacant and contains no significant vegetation. It is located within an industrial area and is surrounded by the following uses:

- to the north on the northeast and northwest corners of Clark Boulevard and West Drive lands are developed for industrial purposes.
- lands to the east are presently vacant while farther west is

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the Brampton Transit offices and garage.

- to the south, lands are also vacant while farther south they are developed for industrial purposes.
- lands to the west, on the opposite side of West Drive, are developed for industrial purposes.

3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Industrial" and is within the area known as the "Bramalea West Industrial" area. The secondary plan for this area (Plate Number 12 of the document known as the Consolidated Official Plan) also designates the site "Industrial".

By-law 861, as amended, zones the subject lands "Industrial General (M2)".

4.0 Proposal

The applicant is requesting that the Official Plan and the zoning by-law be amended to permit a gas bar (self-serve and full service) and a car wash facility. The preliminary site plan submitted in support of the application illustrates a free standing tunnel car wash building having an area of 131.04 square metres on the easterly side of the site. The pump islands are proposed in the centre of the site with two kiosks, totalling 46.8 square metres, covered by a 354.2 square metre canopy.

A total of 8 parking spaces are proposed to the west of the car wash building as well as 10 waiting spaces for the car wash along the south side of the property.

Access to the site is proposed via three 10.7 metre wide driveways, one to West Drive and two to Clark Boulevard. Landscaping areas on the site are proposed in the form of two 1.5 metre wide strips along

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the south and east boundaries of the site, a 3.0 metre wide strip abutting Clark Boulevard, a 8.0 metre wide area abutting the hypotenuse of the daylight triangle at the intersection of West Drive and Clark Boulevard.

5.0 Comments from Other Agencies and Departments

The Region of Peel advise they have no objection as full services are available and Regional roads are not directly affected.

The Community Services Department advise that Parks and Recreation and the Fire Department have no comments. Brampton Transit note that the applicant is required to provide a new bus stop pad to be located between the two entrances off Clark Boulevard.

Public Works and Building Department

The Development and Engineering Services Section have provided the following comments:

1. a grading and drainage plan is required to detail how the surface runoff will be accommodated;
2. cash-in-lieu for a sidewalk is required on West Drive, and
3. the existing islands on Clark Boulevard and West Drive must be extended to restrict access to the site to right-in and right-out turns only, with the exception of the most easterly access point to Clark Boulevard.

The Traffic Section has provided the following comments:

1. the existing islands on Clark Boulevard and West Drive must be extended to restrict access to the site to right-in and right-out turns only, with the exception of the most easterly access point to Clark Boulevard.

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2. the driveways to West Drive and Clark Boulevard should be reduced in width from 10.7 metres to 7.6 metres.

The Building Division advise that they have no objection to the subject proposal. They also note that the site plan as submitted does not illustrate the HC2 zoning standard of 6 metres distance to the lot line from the proposed car wash.

6.0 Discussion

As noted earlier, the subject lands are designated "Industrial" in the Official Plan. With respect to the proposed gas bar and car wash facility, the Official Plan permits such uses in all land use categories of the Official Plan provided that such uses are designated "Highway Commercial" in the appropriate secondary plan. The plan also states that consideration shall be given to such uses only the following general locations:

- (i) at or adjacent to the intersections of arterial roads or highways; and
- (ii) incorporated into planned shopping centres having a site area of greater than 0.8 hectares (2 acres) or into planned highway commercial areas.

The subject site is designated "Industrial" in the secondary plan for the area and consequently the applicant has requested the appropriate amendment to the Official Plan. The site is located at the intersection of a minor arterial road (West Drive) and a collector road (Clark Boulevard) and is a substantial distance (over 750 metres) from the intersection of two arterial roads or highways. The site is not, nor is it proposed to be, incorporated into a planned shopping centre have a site area greater than 0.8 hectares (2 acres) or into a planned highway commercial area.

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Although the subject site does not comply with the criteria for locating uses such as gas bars and car washes, the current M2 zoning of the site permits a number of commercial uses in addition to industrial uses, one of which is an automobile service station. On November 18, 1985, City Council passed an interim control by-law (By-law 341-85) which in part, temporarily prohibited these commercial uses in industrial zones. The subject lands were excluded from these prohibitions of the interim control by-law in order not to place an undue hardship on the owners of the subject lands. By exempting the subject property from the prohibitions of the interim control by-law, the City has confirmed the use of the subject property for a highway commercial use, namely an automobile service station. Based on this decision of Council and since the proposed gas bar and car wash facility is a highway commercial use similar in nature to an automobile service, the subject proposal can be supported in principle from a development perspective, provided that the necessary steps are taken to ensure that the traffic function of West Drive and Clark Boulevard is not adversely affected and that the development is functional both now and in the future.

With respect to the traffic function of Clark Boulevard and West Drive, the Public Works Division has requested that access to the site be limited to right-in and right-out turns only with the exception of the most easterly access point to Clark Boulevard. As a result, adverse effect on the traffic function of either of these roads will be minimal. To ensure this restricted access arrangement, the Public Works Division has also requested that the applicant make satisfactory arrangements for the extension of the existing traffic islands on both West Drive and Clark Boulevard. Similarly, the Traffic Section has requested that although the three access points proposed by the applicant are acceptable with respect to location, their width should be reduced from 10.7 metres to 7.6 metres.

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A total of 8 parking spaces are proposed, which based on the City's standards of 5 spaces for a car wash and 1 space for every 23 square metres within the kiosks, is sufficient for the subject proposal. The provision of ten waiting spaces for the car wash are also sufficient for the subject proposal. The proposed locations of these eight parking spaces, the ten waiting spaces, the fuel islands, canopy kiosks and the car wash structure, in the opinion of staff, are satisfactory and will result in the proposal being functional both now and in the future. Although the car wash structure will not achieve the City's standard of a 6 metre setback from the easterly boundary of the site, considering the industrial zoning of the abutting property to the east, staff have no objection to the proposed reduction in this instance.

Also concerning the car wash facility, it is noted that special attention will be necessary in the grading and drainage of the site to minimize the amount of water being tracked by vehicles utilizing the car wash facility.

Like many developments of this nature, the landscaping of the site plays an important role in achieving an attractive development. To ensure that a sufficient amount of the site is devoted to landscaped open space, the following revisions are recommended:

- increase the depth of the landscaped island abutting Clark Boulevard from 3 metres to 5 metres;
- increase the width of the landscaped strip abutting the east boundary to 3.5 metres north and south of the car wash structure; and,
- increase the width of the landscaped strip abutting the south boundary of the site to 2.5 metres.

It is also recommended that the small landscaped areas to the north and south of the parking area be deleted and that street trees be provided on both West Drive and Clark Boulevard where they abut the subject site.

The proposed access to the site will necessitate the relocation of an existing bus stop pad on the south side of West Drive. In this respect it is recommended that the applicant, at his expense, be required to provide a new bus stop pad in a location and of a design satisfactory to the Community Services Department. Similarly, it is also recommended that the applicant be required to pay cash-in-lieu for the construction of a sidewalk on West Drive where it abuts the subject lands.

7.0 Conclusion

As outlined earlier, staff are of the opinion that the uses which are proposed are not dissimilar to the automobile service station use which was recently confirmed and is currently permitted on the subject property within the existing zoning, and therefore can be supported from a development perspective. Subject to the aforementioned revisions, staff are also of the opinion that the proposal will not have a significant impact on the traffic function of West Drive or Clark Boulevard and will be functional both now and in the future.

8.0 Recommendation

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

- A. A Public Meeting be held in accordance with City Council's procedures;

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- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
- 1) The site specific zoning by-law shall contain the following:
 - a) the site shall only be used for a gas bar and a motor vehicle washing establishment;
 - b) building envelopes, landscaped open space, parking and paved areas shall be identified which are consistent with the preliminary site plan with the revisions recommended by staff;
 - c) a minimum of ten (10) vehicle waiting spaces for the motor vehicle washing establishment shall be provided;
 - d) a minimum of eight (8) parking spaces shall be provided;
 - e) the gross commercial floor area of the kiosks shall not exceed 47 square metres;
 - f) the gross commercial floor area of the motor vehicle washing structure shall not exceed 132 square metres;
 - g) the area covered by the gas bar canopy shall not exceed 355 square metres; and,
 - h) the maximum height of all structures shall not exceed one storey.

CS-9

2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:


- a) prior to the issuance of a building permit, a site plan, landscape plan, grading and drainage plan, elevation cross section drawings and a road works, parking areas and access ramp plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans;
- b) the landscape plan shall include the provision of street trees to the satisfaction of the City on West Drive and Clark Boulevard, where they abut the subject site;
- c) the grading and drainage plan shall include specific features, to the satisfaction of the City, for minimizing the amount of water tracked off the site by vehicles utilizing the motor vehicle washing facility;
- d) access to the site shall be restricted to right-in turns and right-out turns only on both West Drive and Clark Boulevard, with the exception of the most easterly access to Clark Boulevard;
- e) prior to the issuance of a building permit, arrangements shall be made to the satisfaction of the City's Public Works and Building Department for the extension of the traffic islands on West Drive and Clark Boulevard;

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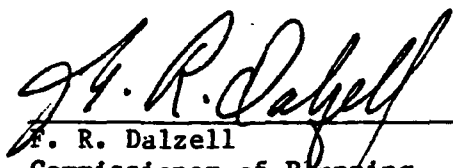
- f) the access ramps to the site from both West Drive and Clark Boulevard shall be 7.6 metres in width;
- g) prior to the issuance of a building permit the applicant shall pay to the City an amount, as estimated by the Commissioner of Public Works and Building, for the construction of a sidewalk on West Drive where it abuts the subject site; and,
- h) the applicant, at his expense, shall provide a new bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services.

Respectfully submitted,




David Ross
Development Planner

AGREED:



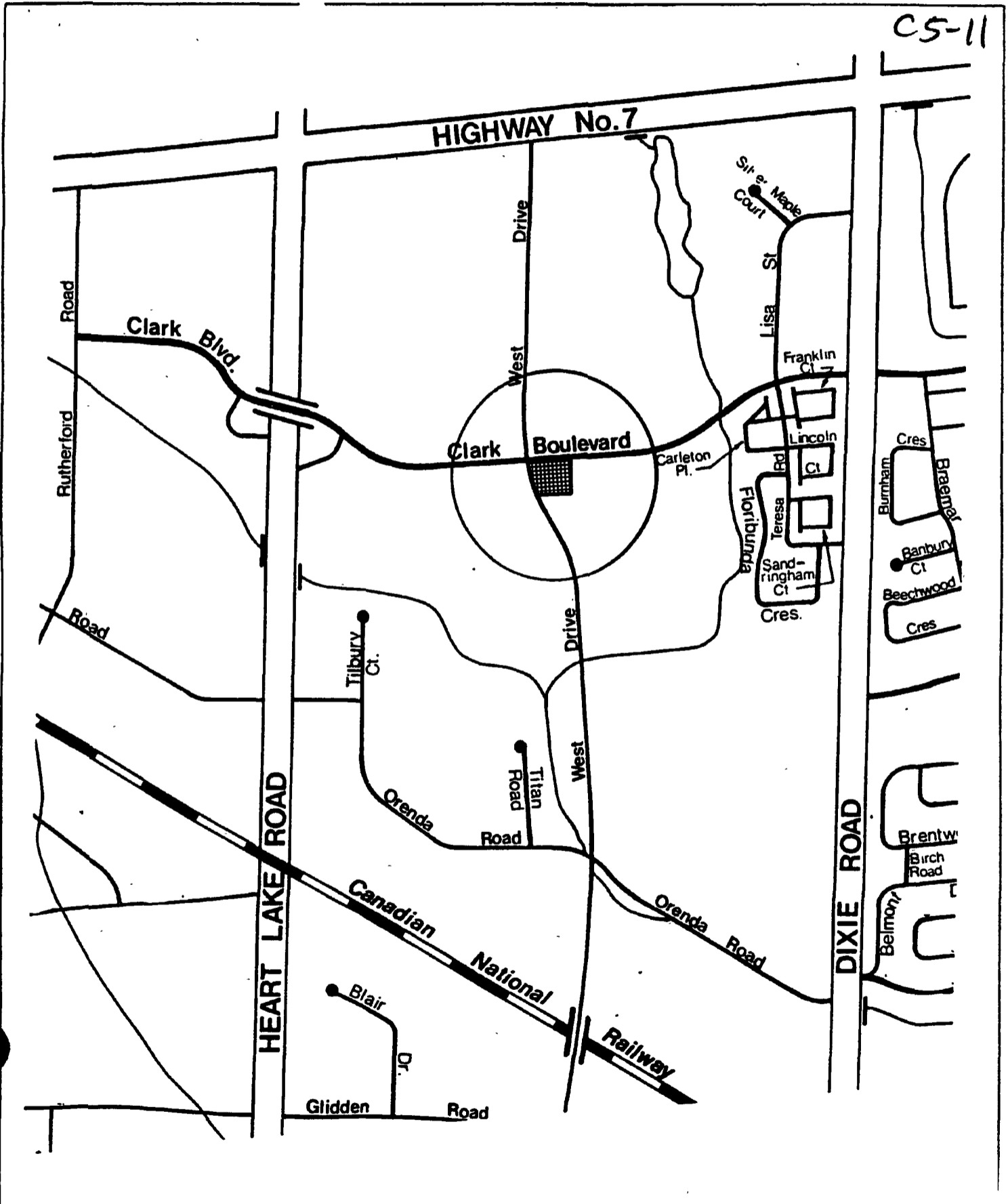
F. R. Dalzell
Commissioner of Planning
and Development



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

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C5-11



TEXACO CANADA INC.

Location Map



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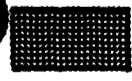


CITY OF BRAMPTON
Planning and Development





Date: 86 06 17 Drawn by: K.L.
File no. C3E4.14 Map no. 62-29A

C5-12



LEGEND

-  SUBJECT LANDS
-  INDUSTRIAL
-  OPEN SPACE

-  TRANSPORTATION
-  INSTITUTIONAL
-  UNDER CONSTRUCTION
-  VACANT

TEXACO CANADA INC.
Land Use Map

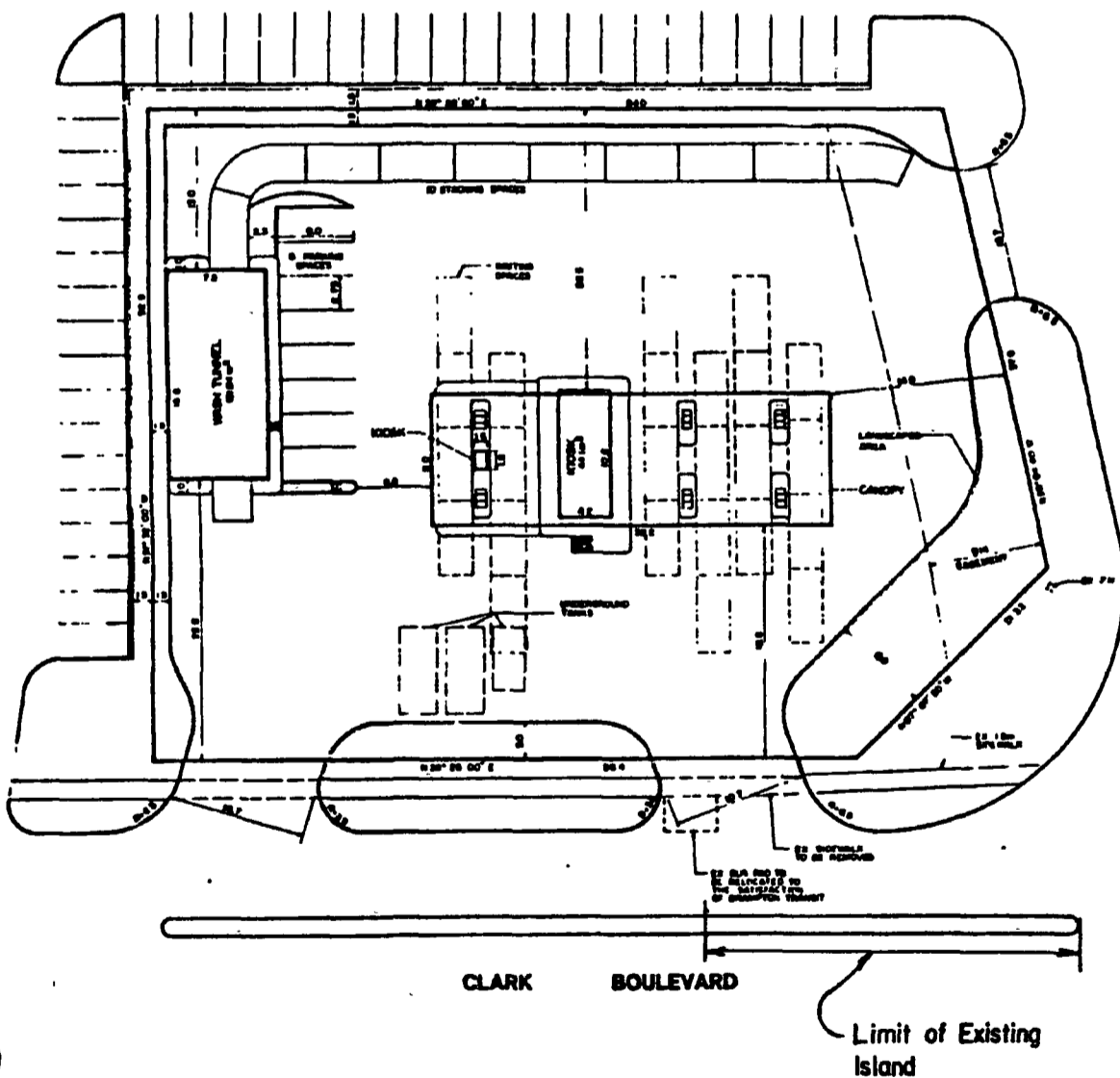


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CITY OF BRAMPTON
Planning and Development

Date: 86 06 17 Drawn by: K.L.
File no. C3E4.14 Map no. 62-200

C5-13



SITE INFORMATION

SITE AREA	0.44 ha.
BUILDING AREA	
Car Wash	271.6m ²
Cantary	254.7m ²
Kitchen	46.8m ²
PARKING PROVIDED	8 cars 24 waiting spaces 12 stacking spaces
PARKING REQUIRED	8 cars 1 id / 23m 4 id / pump stand 24 id
PRESENT ZONING	02

TEXACO CANADA INC.
Preliminary Site Plan

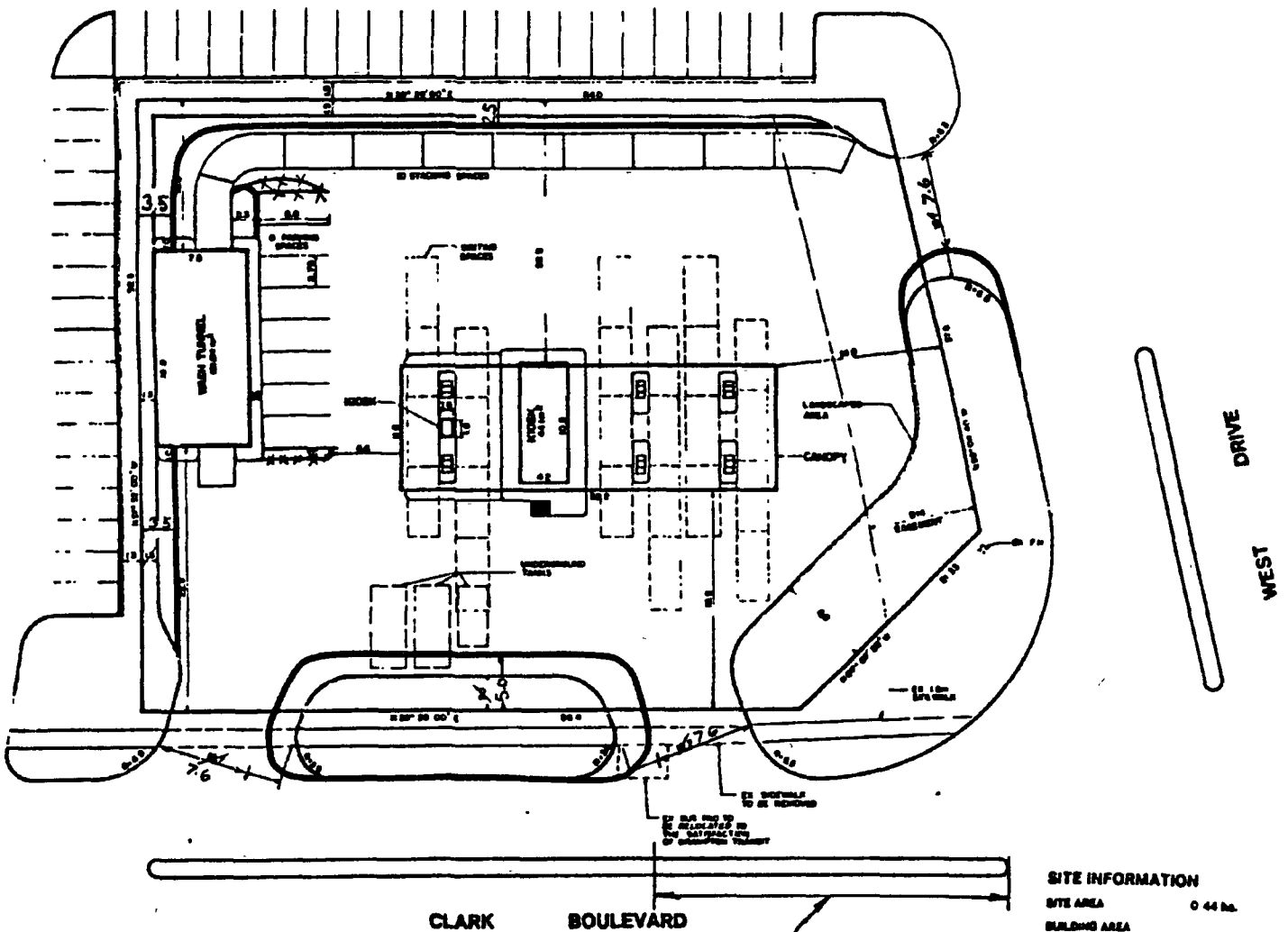


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CITY OF BRAMPTON
Planning and Development

Date: 86 06 17 Drawn by: K.L.
File no. C3E4.14 Map no. 62-29C

C5-14



SITE INFORMATION

SITE AREA	0.44 ha.
BUILDING AREA	
Car Wash	121.04m ²
Canopy	354.2m ²
Lotus	45.8m ²
PARKING PROVIDED	
8 cars	
24 waiting spaces	
22 stacking spaces	
PARKING REQUIRED	
1 sp / 23m	8 cars
4 sp / pump island	24 sp
PRESENT ZONING	M2

TEXACO CANADA INC.

Preliminary Site Plan
Proposed Revisions



1:584

CITY OF BRAMPTON
Planning and Development

Date: 86 06 17 Drawn by: K.L.
File no. C3E4.14 Map no. 62-29D

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INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 24, 1986

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 4, Concession 3, E.H.S.
Ward Number 8
TEXACO CANADA INC.
Our File Number: C3E4.14

The notes of the Public Meeting held on Wednesday, July 23, 1986 are attached for the information of Planning Committee.

No members of the public appeared at the meeting to express concerns or comments. In addition, no communications have been received with respect to the application.

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 conditions contained in the staff report dated June 25, 1986, and
- C) staff be directed to present the appropriate documents to Council.

Respectfully submitted,

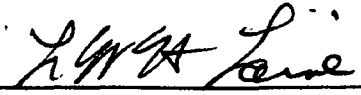


David Ross
Development Planner

AGREED:



F. R. Dalzell, Commissioner
of Planning and Development



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

Attachment
DR/hg

DI-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 23, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by TEXACO CANADA INCORPORATED (File: C3E4.14 - Ward 8) to amend both the Official Plan and the Zoning By-law, to permit the development of a gas bar (self-serve and full service) and car wash facility.

Members Present:

- Alderman E. Carter - Chairman
- Councillor F. Andrews
- Councillor E. Mitchell
- Alderman H. Chadwick
- Alderman P. Palleschi

Staff Present:

- F. R. Dalzell, Commissioner of Planning and Development
- L.W.H. Laine, Director, Planning and Development Services Division
- J.A. Marshall Director, Planning, Policy and Research
- G. Speirs Development Planner
- J. Corbett Policy Planner
- D. Ross Development Planner
- H. Gibson Secretary

The Chairman enquired 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 newspapers. Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting was adjourned at 7:31 p.m.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 328-86

To adopt Amendment Number 106
and Amendment Number 106 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 106 and Amendment Number 106 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 106 and Amendment Number 106 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 15th day of December, 1986.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By Aw 328-86

AMENDMENT NUMBER 106

AND

AMENDMENT NUMBER 106 A

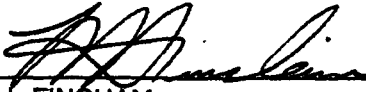
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

21 OP 0031-106-1

Amendment No. 106A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 106 to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Consolidated 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 under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 106A to the Consolidated Official Plan and Amendment No. 106 to the Official Plan for the Brampton Planning Area.

Date *Feb. 4, 1987.....*


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