

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, April 2, 2012**. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:00 P.M.

The purpose of this Public Meeting is to give an opportunity to the public to provide input into planning applications received by the City. These are not proposals by the City of Brampton unless specifically identified as City initiated proposals. No decisions are made at the public meeting. Members of Committee attend in order to hear public input and not engage in debate about the merits of the application. A recommendation report with respect to the item below will be prepared by staff and presented at a future Planning, Design and Development Committee. The item will then be forwarded to the Council of the City of Brampton for a decision. If the recommendation is favourable, the Council will not adopt the proposed amendment until at least 30 days from the date of the Public Meeting.

NOTE: Prior to the Planning, Design and Development Committee Meeting, an informal open house will be held in the Atrium, 1st Floor, with respect to the application. The open house will start at 6:15 P.M. and continue until 6:45 P.M.

The item on the agenda that may be of interest to you is:

An application made by **Salmona Tregunno Incorporated - 1509426 Ontario Incorporated (BVD Petroleum) (File: C07E05.022) WARD 10** to Amend to the Zoning By-Law.

Following is a brief description of the item on the agenda:

LOCATION:

The subject property is located on the southwest corner of Nevets Road and Delta Park Blvd. It is legally described as Lot 5 on Registered Plan 43M-879.

PROPOSAL:

An application to amend the Zoning By-law to permit the proposed truck fueling station and weigh scale as well as an associated office. The Zoning By-law permits limited non-industrial uses such as an automotive sales dealership and establishment. A truck fueling station is not listed as one of the non-industrial uses.

SIZE:

The site is 0.89 hectares (2.2 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property “Industrial”.

SECONDARY PLAN: The Secondary Plan designates the subject property “Industrial”. According to the Secondary Plan, the Industrial Use Area shall mean “*land which is predominately used for industry. This will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve the principal use, being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being uses auxiliary to the principle use.*”

The truck fueling station is a use that serves the principal industrial use. The proposal is consistent with the policies of the Secondary Plan.

ZONING: The subject property is zoned Zoned M4 – Section 1569 in the Zoning By-law 270-2004, as amended. This zone permits the primary manufacturing, processing and warehouse industrial uses and also some limited non-industrial uses such as automobile sales. A truck fueling station is not listed as one of those non-industrial uses.

The proposed use is interpreted as a “Gas Bar or Service Station” in the City’s Zoning By-law. A zoning amendment is required to permit the truck fueling station.

FOR MORE INFORMATION, PLEASE CONTACT: ANDREA DEAR-MULDOON, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2953 OR ANDREA.DEARMULDOON@BRAMPTON.CA.

Documentation with respect to the above noted item will be available for inspection in the Planning, Design & Development Department and may be viewed between the hours of 9:00 A.M. and 4:00 P.M. during the regular business week. Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above item.

The recommendations of Planning, Design & Development Committee with respect to the above item will be forwarded to the Council of the City of Brampton for adoption. The

Council of the City of Brampton will not adopt the proposed amendment/ until at least 30 days from the date of the Public Meeting.

If you wish to be notified of the adoption of an Official Plan amendment, the enactment of a proposed Zoning By-law or the decision of Council with respect to draft approval of a proposed Plan of Subdivision, you must make a written request to:

Peter Fay
 City Clerk
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

Note: a copy of this request **must** also be sent to Mr. John B. Corbett, Commissioner of Planning, Design and Development at the same address.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton in respect of a proposed plan of subdivision before the City gives or refuses to give approval to the draft plan of subdivision or before a zoning by-law is passed or before a proposed official plan amendment is adopted:

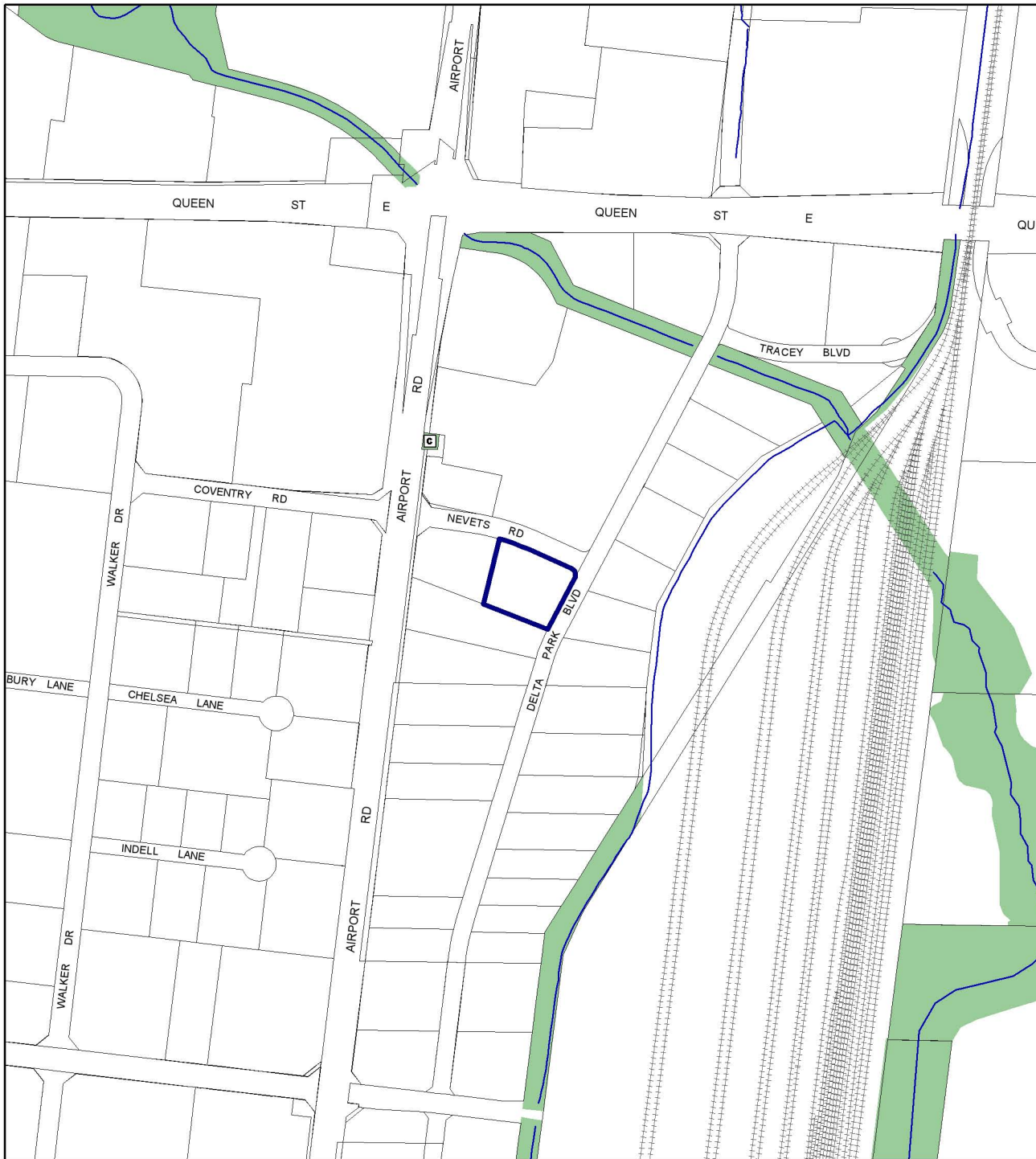
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.***

Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

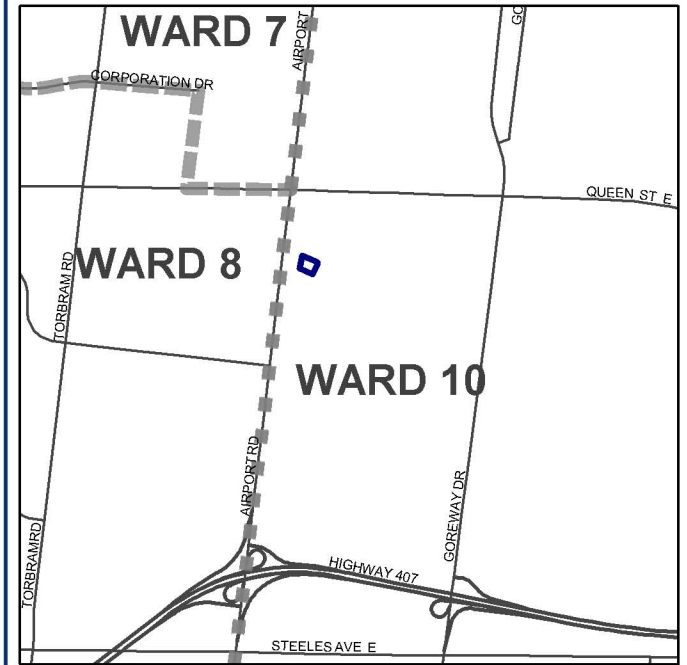
Dated at the City of Brampton this 6th day of March, 2012.

Dan Kraszewski, MCIP, RPP
 Director, Land Development Services,
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario L6Y 4R2



Note: This notice may also be accessed via our website at www.brampton.ca



Scale 1:8,000



Scale 1:50,000

- | | | | |
|--|---------------|---|-------------------|
|  | SUBJECT LAND |  | MAJOR WATERCOURSE |
|  | PROPERTY LINE |  | CEMETERY |
|  | OPEN SPACE | | |
|  | WARD BOUNDARY | | |

NOTE: OPEN SPACE IS AN EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE BRAMPTON OFFICIAL PLAN

MAP 2 - LOCATION
SALMONA TREGUNNO INC.
 1509426 Ontario Inc., BVD Petroleum

CITY FILE: C07E05.022



Drawn By: A.d.
 Date: 2012 02 14