



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 41-89

To adopt Amendment Number 156
and Amendment Number 156 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:

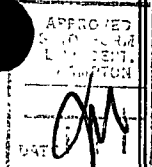
1. Amendment Number 156 and Amendment Number 156 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 156 and Amendment Number 156 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 13th day of February, 1989.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK



AMENDMENT NUMBER 156
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 156 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 156

and

AMENDMENT NUMBER 156 A

TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to change land use designation of land from Service Commercial to Highway Commercial to permit the development of a gas bar, car wash and convenience store.

2.0 LOCATION

The land subject to this amendment is located at the north-east corner of the intersection of Torbram Road and Walker Drive and is described as Block 3, Plan 43M-643.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO

3.1 Amendment Number 156 :

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

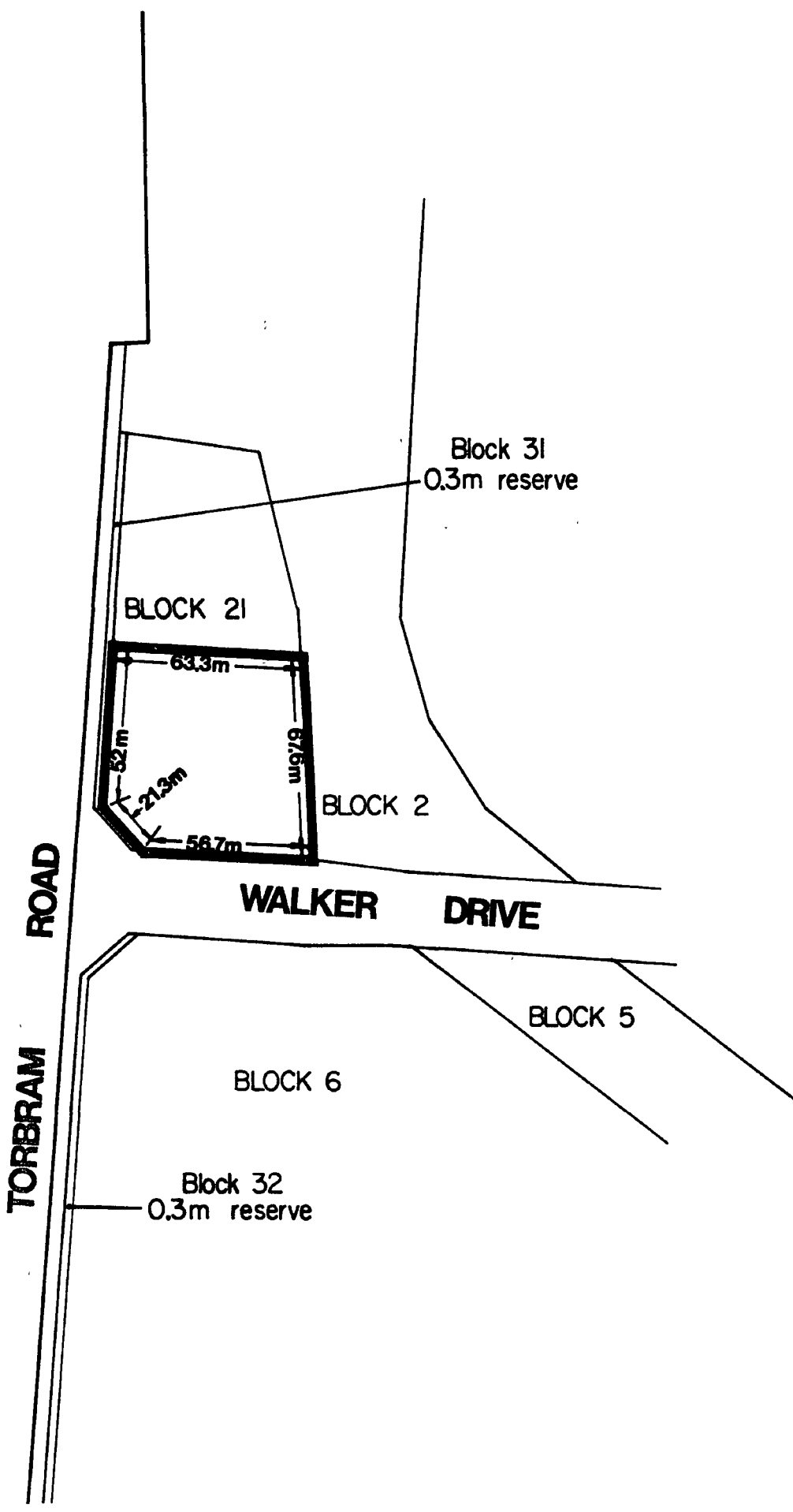
- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 22 and set out in the first paragraph of section 7.2.7.22, Amendment Number 156 A;

3.2 Amendment Number 156 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Bramalea South Industrial Secondary Plan, is hereby amended:

- (1) by changing on Plate Number 18 thereof, the land use designation of the land outlined on Schedule A to this amendment from SERVICE COMMERCIAL to HIGHWAY COMMERCIAL
- (2) by deleting the first paragraph of clause (C)(V) from section 2.0 of Chapter C23 thereof, and substitute therefor the following:

"Block C4, located at the north-east corner of the intersection of Torbram Road and the easterly extension of East Drive (Road N3) is designated for the northerly portion as Service Commercial to serve the future industries and its employees, and for the southerly half as Highway Commercial to include motor vehicle servicing facilities and a convenience establishment."



LAND BEING REDESIGNATED **—————**

OFFICIAL PLAN AMENDMENT NO. 156
 OFFICIAL PLAN AMENDMENT NO. 156 A
 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development
 Date: 87. 12 08 Drawn by: J.K.
 File no. C6E1.1A Map no. 65-4E

ORIGINAL

By kw 41-89

AMENDMENT NUMBER 156
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 156 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

21-0P-0031-156

RECEIVED
CLERK'S DEPT.

MAY 11 1989

REG. No: 3686
FILE No: 7-1-6

Amendment No. 156
and Amendment No. 156A
to the
Official Plan for the
City of Brampton

Amendment No. 156 and No. 156A to the Official Plan for the Brampton Planning Area, 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. 156 and No. 156A to the Official Plan for the Brampton Planning Area.

Date 1989.04.20.....

Diana Jardine
Diana Jardine
Acting Director
Plans Administration Branch
Central and Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 41-89

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and Amendment Number 156 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:

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

this 13th day of February, 1989.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

AMENDMENT NUMBER 156
and
AMENDMENT NUMBER 156 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to change land use designation of land from Service Commercial to Highway Commercial to permit the development of a gas bar, car wash and convenience store.

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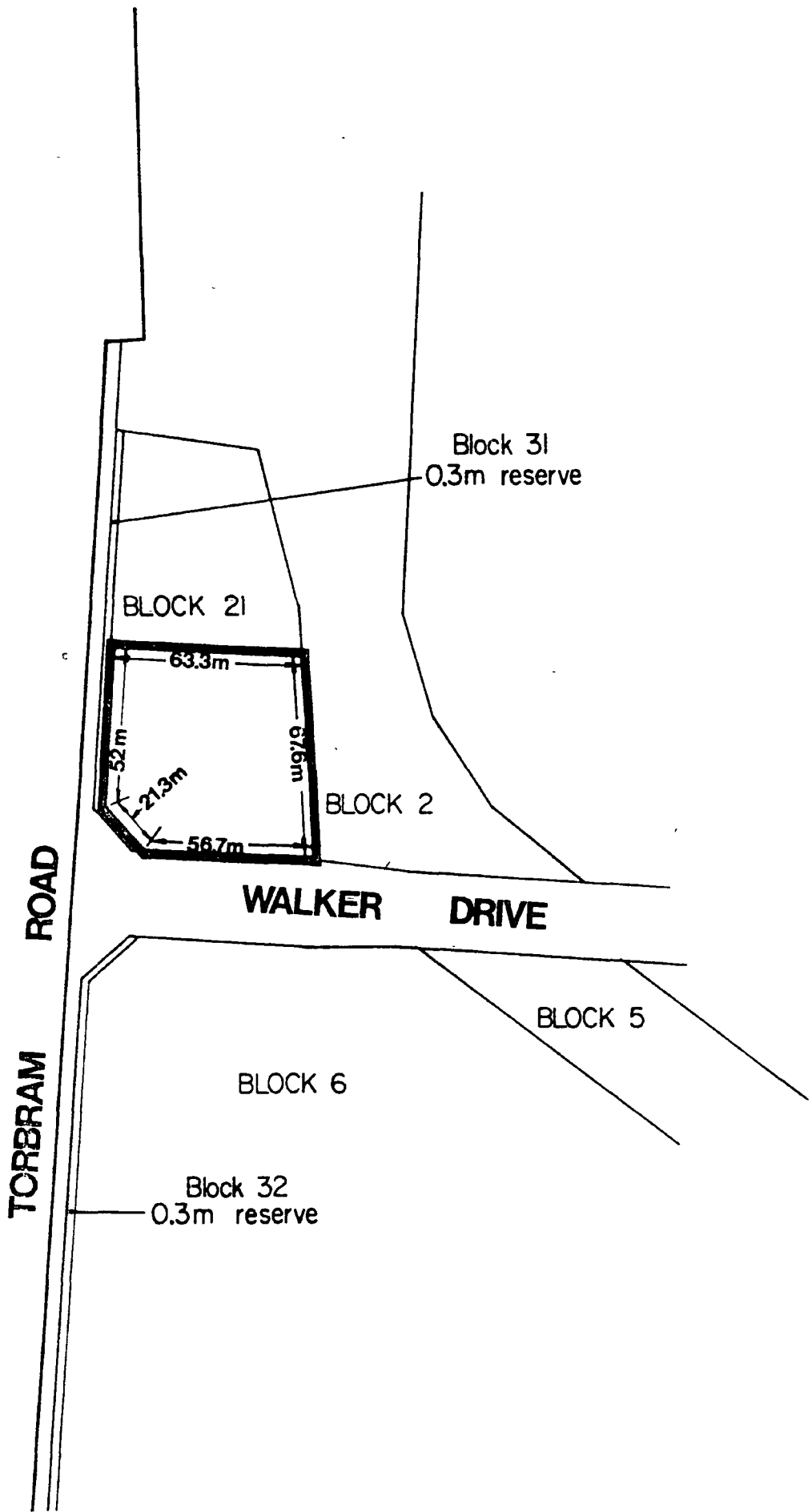
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"Block C4, located at the north-east corner of the intersection of Torbram Road and the easterly extension of East Drive (Road N3) is designated for the northerly portion as Service Commercial to serve the future industries and its employees, and for the southerly half as Highway Commercial to include motor vehicle servicing facilities and a convenience establishment."



LAND BEING REDESIGNATED 

OFFICIAL PLAN AMENDMENT NO. 156
 OFFICIAL PLAN AMENDMENT NO. 156 A
 SCHEDULE A



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 87. 12 08 Drawn by: J.K.
 File no. C6E1.1A Map no. 65-4E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 156
AND
AMENDMENT NUMBER 156 A

Attached is a copy of a planning report, dated November 13, 1987, the notes of a Public Meeting held on December 2, 1987 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and a copy of written submissions received.

Written Submissions

Date

The Regional Municipality of Peel

March 20, 1986 and April 9,
1987

The Metropolitan Toronto and Region
Conservation Authority

April 21, 1986, and April
21, 1987

38/87/7

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 13, 1987

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Block 3, Registered Plan 43M-643
Part Lot 1, Concession 6, E.H.S.
Ward Number 9
PETRO-CANADA
(formerly Bramalea Limited)
Our File Number: C6E1.1A

1.0 Background

Pursuant to the review and registration of the draft plan for Industrial 8, land located at the north-east corner of the intersection of Torbram Road and Walker Drive was designated, Commercial and Service Commercial by Amendment 45 and 45A to the Official Plan. The lands were not rezoned pending submission of a specific development proposal by the applicant.

Subsequent to the registration of the Industrial 8 subdivision, Bramalea submitted a development proposal to develop the land located at the corner of the intersection of Torbram Road and Walker Drive for a gas bar, car wash and a convenience store.

The property has been sold to Petro-Canada.

2.0 Property Characteristics

The subject site, being all of Block 3, Plan 43M-643, excluding the daylight triangle, has a dimension of 56.764 metres (186.23 feet) along Walker Road, 52 metres (170.6 feet) adjacent to Torbram Road and a depth of about 67.6 metres (221.6 feet). The area of the site is 4427.7 square metres (1.094 acres). The property is vacant.

The adjacent land uses are:

1. to the west on the west side of Torbram Road, industry;
2. to the north, vacant land, subject to a rezoning application by Bramalea Limited, our File C6E2.2, to develop the property, Block 21, Plan 43M-643 for office, bank and retail purposes;
3. to the south, on the south side of Walker Drive, vacant land, subject to development for industrial purposes, and
4. to the east, drainage channel of the Mimico Creek and beyond that; land under development for industrial purposes.

3.0 Official Plan and Zoning Status

The subject site is designated by the Official Plan as Commercial (General Land Use Designations, Schedule A). The designation on Schedule F, Commercial is Highway and Service Commercial, whilst Bramalea South Industrial Secondary Plan, by Amendment Number 45 and 45A, designates the land as Service Commercial.

By-law 861, as amended, zones the property as Agricultural Class 1 (A1).

4.0 Proposal

The proposed development will include the following facilities:

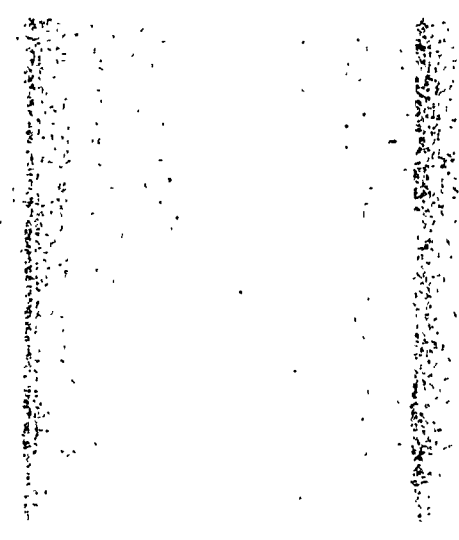
- 1) a self-serve gas bar with 8 pumps including a control kiosk comprising a gross floor area of 36.34 square metres (391.15 square feet);
- 2) 6 bay, coin-operated self-serve car wash building with a gross floor area of 295.68 square metres (3182.70 square feet);
- 3) 4 vacuum cleaner pumps;
- 4) convenience store with a gross floor area of 201.3 square metres (2166.85 square feet), and
- 5) free standing garbage enclosure with a gross floor area of 7.56 square metres (81.38 square feet).

One access driveway is proposed to Walker Road and two driveways to Torbram Road. The reserve, Block 31, Plan 43M-643, will have to be lifted along Torbram Road to effect the access. The northerly driveway will be shared with development to the north on Block 21 Plan 43M-643.

5.0 Comments

Circulation of the development proposal has produced comments from the following agencies.

The Metropolitan Toronto and Region Conservation Authority has noted that the property abuts the east side of the Mimico Creek. The creek has been channelized, but floodplain mapping shows that in the event of a regional storm, the creek would spill over its banks to an elevation of 183.5 metres. The east half of the subject site is



situated within the regional storm flood plain. The Authority would have no objection to the development of the site and recommend that all openings into the convenience store and the kiosk be established at a minimum elevation of 183.5 metres as a flood reduction technique. Further, to prevent unauthorized dumping of fill into the valley, a snow fence should be erected along the east property boundary prior to grading. A permit, in accordance with Ontario Regulation 170, will be required from the Authority to place fill and/or construct buildings on the property. Finally, the Authority requests the opportunity to review site and grading plans prior to issuance of a building permit.

The Public Works Department, Region of Peel has advised that full municipal services are available on Walker Drive and Torbram Road, and regional roads are not directly affected.

Development and Engineering Services Division requires the provision of the left turn lane on Torbram Road to serve the common driveway located at the north limit of the site.

Traffic Engineering Services Division has indicated that proposed access arrangements are satisfactory.

Zoning and By-law Enforcement Division has requested that the 5 required parking spaces for the convenience store, 10 waiting spaces for the self-serve car wash and the minimum of 4 waiting spaces for the gas bar be shown.

The Community Design Section has noted that there will be a massive quantity of asphalt pavement on the site. Further, the comment is made that the car wash building should face Walker Drive and the convenience store be located to the north.

The Community Services Department - Parks and Recreation questions the need for a convenience store in an industrial area, and

Transit notes that a transit shelter has been relocated to the south-east corner of Torbram Road and Walker Drive, and the developer is required to submit a cash-in-lieu deposit of \$1,800.00 for a future bus stop pad to be installed on Walker Drive east of Torbram Road.

The Law Department and Fire have no comments.

6.0 Discussion

The Service Commercial designation, by Amendment Number 45 and 45A, is intended to serve future industries and its employees. This designation does not permit a gas bar and car wash facility. Highway Commercial policy statement section 2.2.4.6 notes the following:

"Automobile service stations and car washes are permitted uses in all other land use categories on Schedule 'A' of this Plan provided that such uses are designated as Highway Commercial in Secondary Plans."

The location of a self-serve gas bar and a self-serve car wash at the north-east corner of the intersection of Torbram Road - an arterial road - and Walker Drive - a collector road would not compromise the highway system nor adversely affect adjacent land uses. The inclusion of a convenience store as part of the highway commercial uses is supportable because of the nearby location of a residential community.

The Metropolitan Toronto and Region Conservation Authority requirements can be fulfilled without undue difficulty by the proponent and can be implemented through a development agreement.

Access from Torbram Road is to be facilitated by the provision of a left turn lane, which cost should be shared with the developer to the north.

Since access to Torbram Road is prohibited by a 0.3 metre reserve, the applicant should be responsible for the preparation of the necessary plans and documents to remove the reserve at the driveway locations and to achieve the operation of the common driveway at the north-west corner of the property. It will be necessary for Bramalea Limited and Petro-Canada to grant to each other, a right-of-way over a portion of their property to provide for the joint driveway.

The gas bar kiosk with a gross commercial floor area of 36.34 square metres generates a parking requirement of 2 parking spaces on the basis of 1 space for each 23 square metres of floor area. The convenience store, on the basis of 1 parking space for each 23 square metres of gross commercial leasable floor area will require 9 parking spaces for a store having a floor area of 201.3 square metres. The total number of parking spaces provided equals 12, but the refuse enclosure encroaches on 2 parking spaces in the vicinity of the convenience store. The refuse enclosure should be relocated to provide unobstructed use of a parking space.

To minimize the scatter of litter from the convenience store, a chain link fence with a minimum height of 1.8 metres abutting the Mimico Creek channel, and a minimum height of 1.2 metres along the north property line, should be erected by the applicant.

The development will be subject to site plan approval procedures which will address detailed matters related to landscaping, driveway design and on-site circulation. Since the lands are also subject to Industrial 8 subdivision agreement the provision of street trees and sidewalks will be assured and the added requirement of architectural control will be available.

7.0 Conclusion

The proposed development of a gas bar, car wash and convenience store will require a further amendment to the Official Plan to designate the site Highway Commercial.

It is recommended that:

A. A Public Meeting be held in accordance with City Council's procedures with respect to an amendment to the Official Plan and to the zoning by-law, and

B. Subject to the results of the Public Meeting the proposed development be approved subject to the following conditions:

1. The applicant agree to enter into a site plan agreement that includes the following:

a) to satisfy the requirements of The Metropolitan Toronto and Region Conservation Authority namely:

i) openings into the convenience store and kiosk shall be at a minimum elevation of 183.5 metres;

ii) to prevent unauthorized dumping into the valley appropriate fencing acceptable to the authority shall be erected along the east property line;

iii) obtain a permit to place fill and/or construct buildings on the property, and

iv) submit site and grading plans for review prior to issuance of a building permit.


b) to erect a 1.8 metre high chain link fence along the east property limit and a 1.2 metre high chain link fence along the north property limit in accordance with City of Brampton specifications;


- c) to share, with the owner to the north, the cost of providing a left turn lane on Torbram Road opposite the northerly driveway;
- d) to bear the cost of preparing and registering, to the satisfaction of the City Solicitor, the appropriate plans and documents to remove the 0.3 metre reserve at the 2 driveway locations on Torbram Road;
- e) to grant and to obtain appropriate rights-of-way to permit the functioning of the common driveway located at the north-west corner of the site;
- f) to pay Industrial/Commercial Capital Contributions prior to issuance of building permit.
- g) to pay a cash-in-lieu deposit of \$1,800.00 for a bus stop pad to be installed on Walker Drive, east of Torbram Road.

2. The zoning by-law shall include the following:

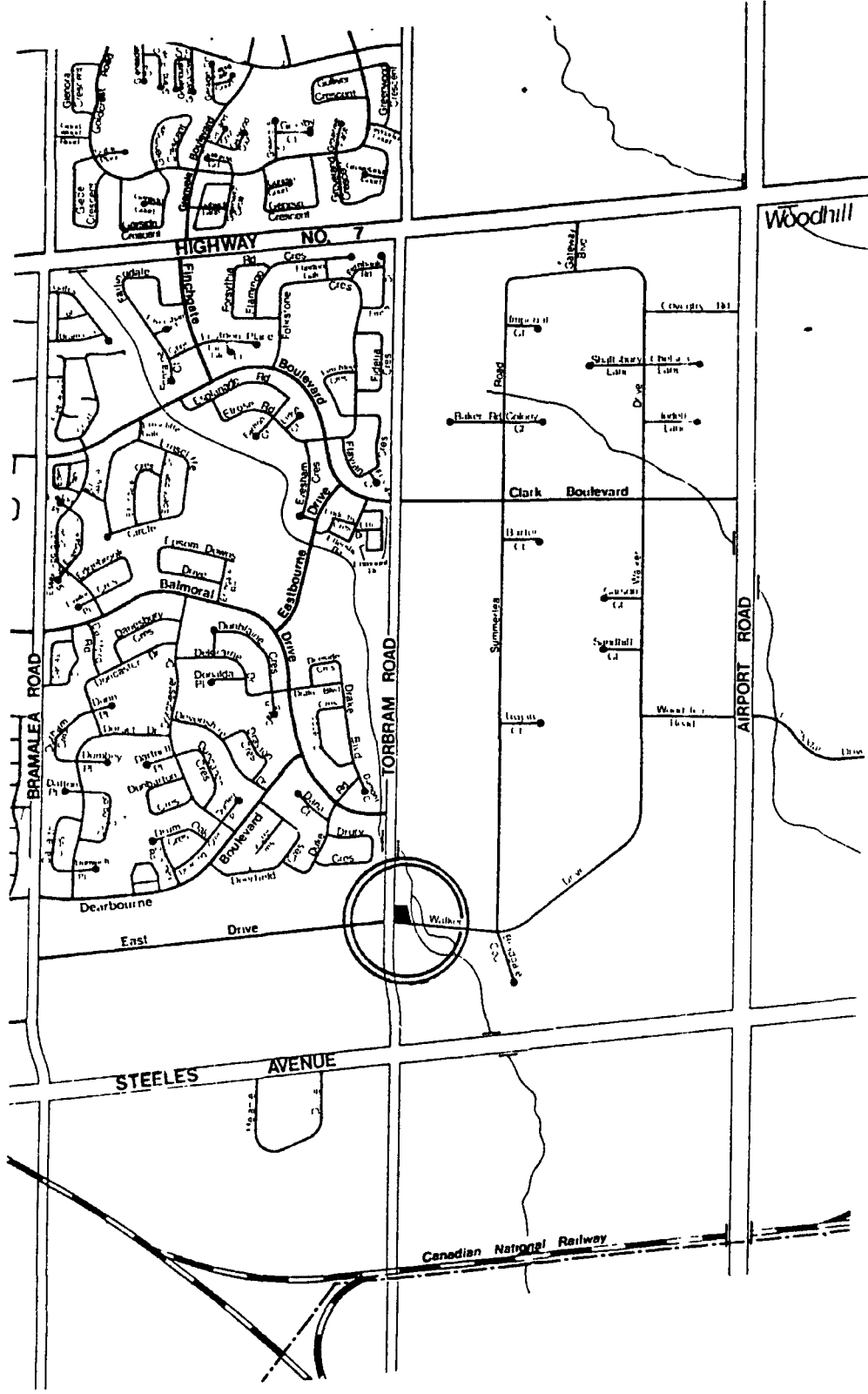
- a) a site plan schedule, based upon plot plan prepared by Petro-Canada, revised date May 23, 1987 and revised to relocate the refuse enclosure approximately 2 metres to the north.

AGREED:


F.R. Dalzell, Commissioner,
Planning and Development


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

LWH1/am/20



BRAMALEA LIMITED

Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 87 07 27 Drawn by: RB
File no. C6E1.1A Map no. 65-4C

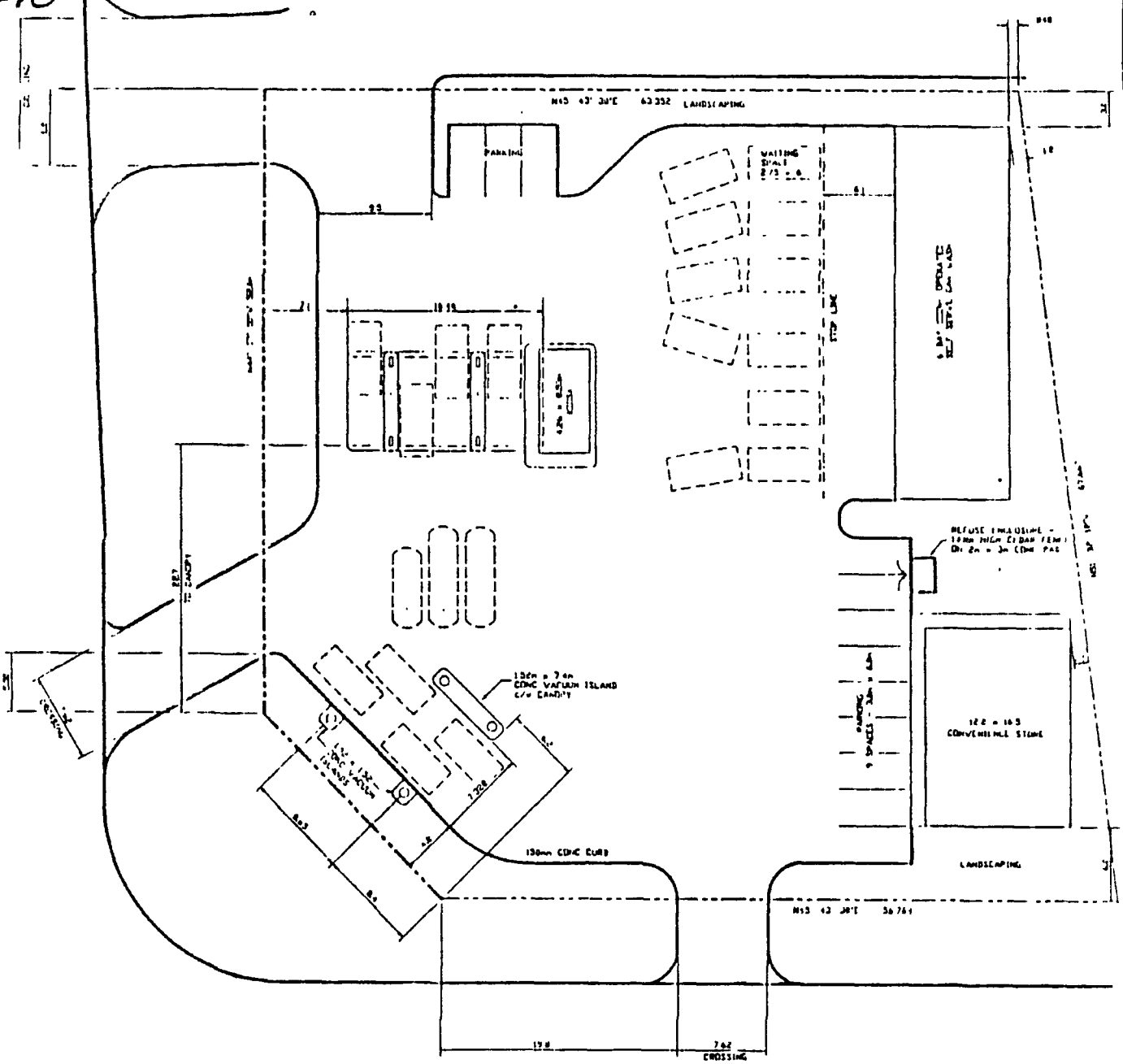
88-10

Rox

Torbram

Walker

Drive



BRAMALEA LIMITED

Site Plan



1:500

CITY OF BRAMPTON
Planning and Development

Date: 87 07 27 Drawn by: RB
File no. C6E1.1A Map no. 65-4D

DS

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1987 12 03

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Zoning By-law
Block 3, Registered Plan 43M-643
Part Lot 1, Concession 6, E.H.S.
Ward 9
PETRO-CANADA
(formerly Bramalea Limited)
Our File: C6E1.1A

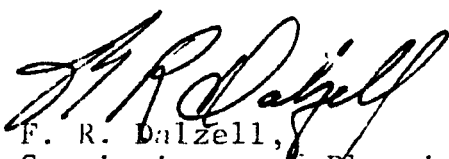
Notes of the Public Meeting held on Wednesday, December 2, 1987, are attached for the information of Planning Committee.

No members of the public appeared at the meeting. No communications have been received from the public to the present time.

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

- A) the notes of the Public Meeting be received;
- B) the submission be approved, subject to the conditions approved by City Council on November 23, 1987, and
- C) staff be directed to present the appropriate documents to City Council.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/ec
attachment



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

the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600

1986.04.21.

FILED
MAY 1 1986
MIMICO CREEK
C6E1.1A
[Signature]

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

ATTN.: L.W.H. Laine, Director
Planning & Development Services Division

Dear Sir:

RE: Proposed Self-Serve Gas Bar
Block 3, Plan 43M-643
City of Brampton
(Bramalea Limited)

We acknowledge receipt of your letter dated March 11, 1986, concerning the above-noted proposed development and a copy of a site plan.

Our staff has reviewed the plan and note that the property abuts the Mimico Creek on the east side. Although the creek was channelized a few years ago, Authority flood plain mapping shows that in the event of a regional storm, the creek would spill over its banks to an elevation of 183.5 m. As a result, the east half of the subject site is situated within the regional storm flood plain.

Although we would have no objections to development of the site, we would recommend that all openings into the proposed convenience store, and the kiosk be established at a minimum elevation of 183.5 m as a flood damage reduction technique. Also, the proposed chain link fence or a snow fence should be erected along the east property boundary prior to commencement of grading to prevent unauthorized dumping of fill into the valley.

...../2

The Corporation of the City of Brampton - ATTN.: L.W.H. Taine, Director
1986.04.21.

Page 2

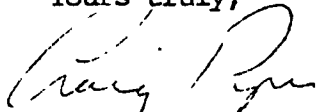
RE: Proposed Self-Serve Gas Bar
Block 3, Plan 43M-643
City of Brampton
(Bramalea Limited)

In accordance with Ontario Regulation 170, a permit will be required from this Authority to place fill and/or construct buildings on the property.

To ensure that our concerns have been addressed, we would appreciate the opportunity to review site and grading plans prior to a building permit being issued by the City.

If you wish to discuss our comments, please do not hesitate to contact this office.

Yours truly,



Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division

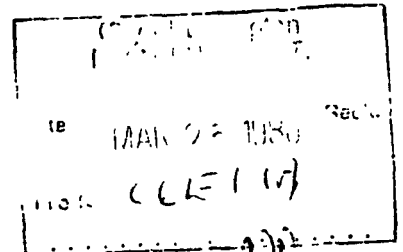
CP/al

March 20, 1986

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. L.W.H. Laine, Director,
Planning and Development Services

Re: Bramalea Limited
Block 3, Plan M-643
Your File: C6E1.1A
Our File: R42 6E16B



Dear Sir:

In reply to your letter of March 11, 1986 concerning the above noted proposal, please be advised that our Public Works Department has examined the information submitted and advises that full municipal services are available on Walker Drive and Torbram Road. Regional roads are not directly affected.

We trust that this information is of assistance.

Yours truly,

D.R. Billett
Director of
Development Control

VZ/dm

Handwritten note: D/L 86.03.25



City of Brampton
PLANNING DEPT
Date APR 24 1987 Rec'd
File No C6E1.1A

the metropolitan toronto and region conservation authority
5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600

1987.04.21.

City of Brampton,
Planning & Development Department,
150 Central Park Drive,
Brampton, Ontario.
L6T 2T9

ATTENTION: Mr. L.W.H. Laine, Director
Planning & Development Services Division

Dear Sir/Madame:

Re: Proposed Self-Serve Gas Bar
Block 3, Plan 43M-643
City of Brampton, Our File 02646, Your File C6E1.1A
(BRAMALEA LIMITED)

This will acknowledge receipt of the revised plans for the above-captioned application prepared by Petro Canada and dated December 3, 1986.

Our staff has examined these revisions and advise that our comments dated April 21, 1986 (copy enclosed) remain unaltered.

Yours truly,

for Barry Kay
Craig Piper, Plans Analyst,
Plan Review Section,
Water Resource Division.

CP/ljw

Enc.

*To file
8/20/87*

1986.04 21.

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

ATTN.: L.W.H. Laine, Director
Planning & Development Services Division

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...../2

The Corporation of the City of Brampton - ATTN.: L.W.H. Laine, Director
1986.04.21.
Page 2

RE: Proposed Self-Serve Gas Bar
Block 3, Plan 434-643
City of Brampton
(Bramalea Limited)

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To ensure that our concerns have been addressed, we would appreciate the opportunity to review site and grading plans prior to a building permit being issued by the City.

If you wish to discuss our comments, please do not hesitate to contact this office.

Yours truly,

Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division

CP/al

The Regional Municipality of Peel

Planning Department

April 9, 1987

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

City of Brampton PLANNING DEPT.	
Date	APR 13 1987 Rec'd
File No.	C6E1.1A

Attention: Mr. L.W.H. Iaine, Director
Planning and Development

Re: Development Proposal
Bramalea Limited
Your File: C6E1.1A
Our File: R42 6E16B

Dear Sir:

In reply to your letter of April 2, 1987 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and indicates that their previous comments still apply, copy attached for your convenience.

We trust that this information is of assistance.

Yours truly,



D. R. Billett
Director of
Development Control

VZ/dm

File not 13

March 20, 1986

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. L.W.H. Laine, Director,
Planning and Development Services

Re: Bramalea Limited
Block 3, Plan M-643
Your File: C6E1.1A
Our File: R42 6E16E

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D.R. Billett
Director of
Development Control

VZ/dm