



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48-84

To adopt Amendment Number 31 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment Number 31 A to the Consolidated 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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 31 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 31 A to the Consolidated 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 and Housing for approval of Amendment Number 31 to the Official Plan of the City of Brampton Planning Area and Amendment Number 31 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 20th day of February, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

IN THE MATTER OF the Planning Act,
1983, section 34;

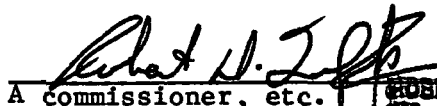
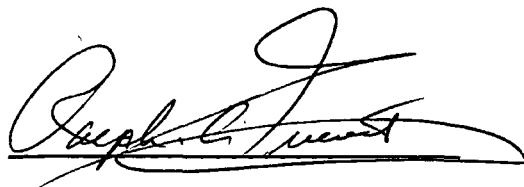
AND IN THE MATTER OF the City of
Brampton By-law 49-84.

DECLARATION

I, RALPH A. EVERETT, of the City of Brampton, in the Region
of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of
Brampton and as such have knowledge of the
matters herein declared.
2. By-law 48-84 which adopted Amendment Number 31 and
By-law 49-84 were passed by the Council of the
Corporation of the City of Brampton at its meeting
held on February 20th, 1984.
3. Written notice of By-law 49-84 as required by
section 34 (17) of the Planning Act, 1983 was
given on February 29th, 1984 in the manner and in
the form and to the persons and agencies
prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the
Planning Act, 1983 has filed with me to the date
of this declaration.
5. Official Plan Amendment 31, approved by the
Ministry of Municipal Affairs and Housing on July
16th, 1984.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 24th day of July, 1984.)



A commissioner, etc.

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton,
Expires May 25th, 1985.

ORIGINAL

11 Nov 48-84

AMENDMENT NUMBER 31
TO THE OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA


AMENDMENT NUMBER 31 A
TO THE CONSOLIDATED OFFICIAL PLAN FOR
THE CITY OF BRAMPTON PLANNING AREA

21-0P 0031-031

Amendment 31 to the Official Plan
for the City of Brampton Planning Area
and Amendment 31A to the Consolidated Official Plan
for the City of Brampton Planning Area

This amendment to the Official Plan for the City of Brampton Planning Area and the Consolidated Official Plan for the City of Brampton Planning Area, 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 Amendments 31 and 31A to the Official Plan for the City of Brampton Planning Area and the Consolidated Official Plan for the City of Brampton Planning Area respectively.

July 16, 1984


Minister of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48-84

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

This 20th day of February, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AMENDMENT NUMBER 31
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 31 A
to the Consolidated Official Plan for
The City of Brampton Planning Area

1. Purpose:

The purpose of this amendment is to change the land use designation of the land shown outlined on Schedule A to this amendment.

2. Location:

The lands subject to this amendment are located on the north-east corner of the intersection of Highway Number 10 and Number 15 Sideroad, being part of Lot 16, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy.

3. Amendment:

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

- (1) by deleting paragraph one of subsection 7.2.7.1 (Area 1: Snelgrove), and substituting therefor the following:

"7.2.7.1 Area 1: Snelgrove

Chapter 1 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, and Amendment Number A, as they apply to Secondary Plan Area Number 1, are combined, and shall constitute the Snelgrove Area Secondary Plan."

- (2) by changing, on Schedule A to the Official Plan, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from SPECIAL STUDY AREA to COMMERCIAL.

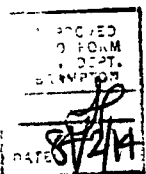
3.2 The Consolidated Official Plan for the City of Brampton Planning Area is hereby amended:

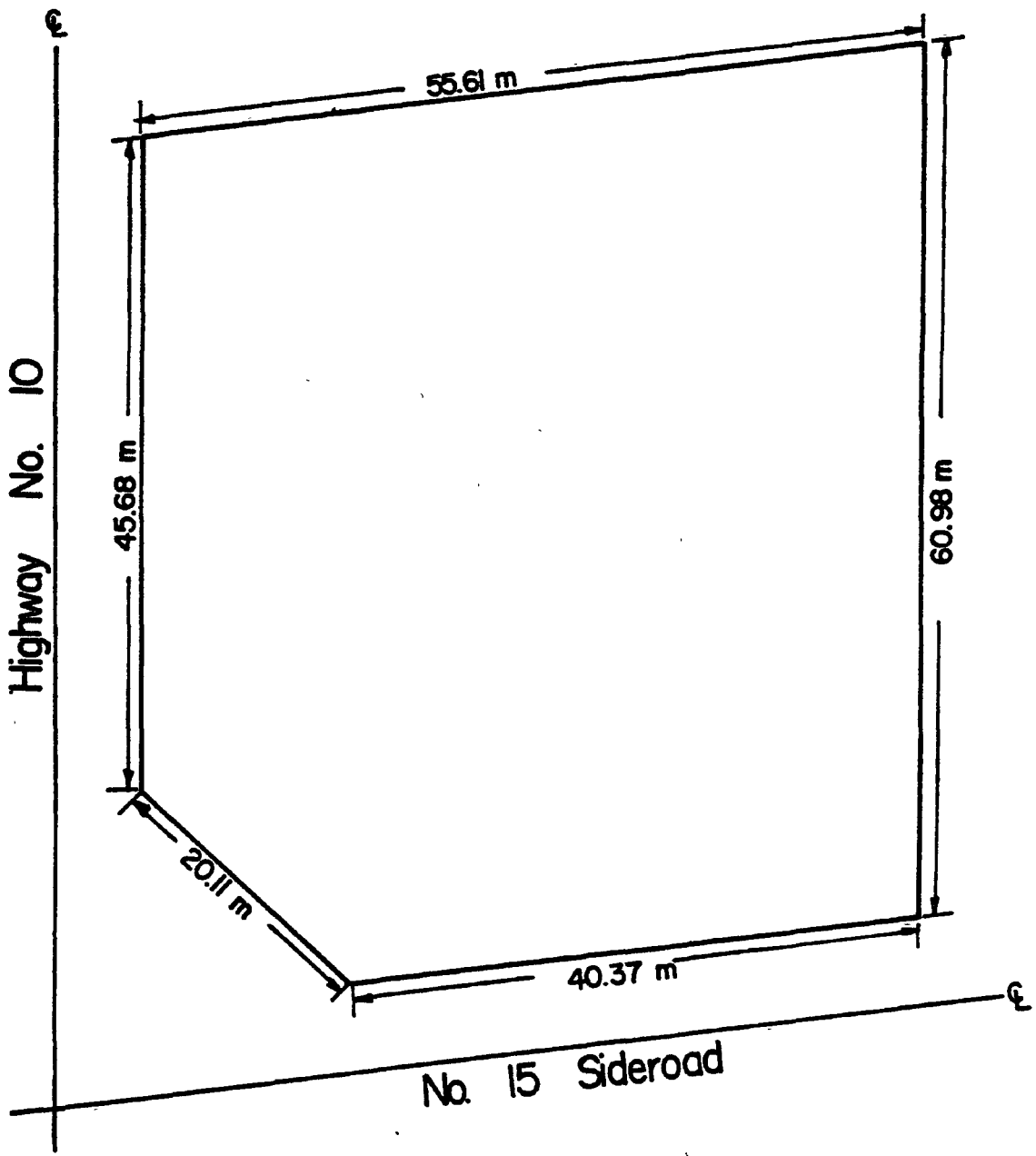
- (1) by changing, on Plate Number 2, the land use designation of the lands located at the north-east corner of the intersection of Highway Number 10 and Number 15 Sideroad, as shown outlined on Schedule A to this amendment, from AGRICULTURE to HIGHWAY COMMERCIAL.

- (2) by adding to Part C, Section C, Chapter C3, Subsection 1.1, the following, as paragraph (1):

"(1) The Highway Commercial designation of the land at the north-east corner of the intersection of Highway Number 10 and Number 15 Sideroad is intended to permit only a self-serve gasoline filling station on the land, subject to the following development principles:

- (1) The development of the site for commercial purposes shall be such as to minimize any adverse impacts on, and the creation of such conditions that will unduly affect, the amenities of the existing public Open Space to the east and north.
- (2) As the lands are located at a major highway intersection, it is desirable to maintain a high degree of aesthetic and architectural integrity. Therefore, the exterior design and the choice of materials for the proposed structures on the subject land shall be subject to the approval of the City.
- (3) The use of the land, being limited to self-serve gasoline filling station, shall be subject to further controls as to the access driveways, in order to ensure that the traffic function of the intersection will not be unduly affected. The City may require widening or the provision of centre medians as a means of prohibiting left turn movements to and from this parcel, subject to the approval of the Regional Municipality of Peel and the Ontario Ministry of Transportation and Communication.
- (4) The signs and advertising devices shall be subject to control with regard to location, size and illumination, in order to ensure a high quality of development and to minimize any adverse impact on the abutting lands.
- (5) Adequate landscaping and screening shall be provided on the site in order to protect the abutting lands and to enhance the appearance of the subject lands. Sufficient number of off-street parking facilities shall be provided on the site to satisfy the requirements of the employees."





OFFICIAL PLAN AMENDMENT No. 31
 OFFICIAL PLAN AMENDMENT No. 31/A
 Schedule A



1:480

CITY OF BRAMPTON
 Planning and Development

Date: 83 10 28 Drawn by: RB
 File no. C1 E16.3 Map no. 7-80

Attached are copies of reports dated 1983 05 12 and 1983 06 07, including the notes of a special meeting of the Planning Committee held on June 1, 1983, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 120 metres of the subject site.

C2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 05 12

TO: The Chairman of the Development Team
FROM: Planning and Development Department
RE: Application for an Amendment to
the Restricted Area By-law
Part of Lot 16, Concession 1, E.H.S.
IMPERIAL OIL LIMITED
Ward Number 2
Our File Number C1E16.3

1.0 Background

An application to amend the Restricted Area By-law to permit a self-serve gas bar on the subject site has been received by Council and referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located at the north-east corner of the intersection of Highway Number 10 and Number 15 Sideroad. The site has a flankage of approximately 60 metres (195 feet) on Highway Number 10 and a frontage of nearly 55 metres (170 feet) along Number 15 Sideroad. The area of the subject property is 0.31 hectares (0.76 acres).

The abutting lands to the north and east are owned by the Conservation Authority. To the south, a cemetery is located on the south side of Number 15 Sideroad. A map showing the location of the site is attached.

The vacant site is relatively flat and devoid of trees and has been cultivated as part of the abutting property.

3.0 Official Plan and Zoning Status

The subject property is designated Agriculture under the Consolidated Official Plan. The new Official Plan of the City of Brampton, as adopted by Council, includes the subject land in a Special Study Area. City Council has recently approved a concept plan for the Special Study Area which recommends the designation of the subject property as Open Space.

The existing zoning as per By-law 861 of the former Township of Chinguacousy, as amended by By-law 17-61, is Commercial (C2) which allows an automobile service station provided all the regulations are complied with.

4.0 Proposal

The current proposal is to build a self-serve gasoline filling station with four pump islands under a canopy. A cashier's kiosk, with a floor area of approximately 15 square metres (160 square feet), is also proposed to be built on the site. The proposal provides for two driveway ramps to Highway Number 10 and one driveway ramp to Number 15 Sideroad. Approximately the easterly half is proposed for landscaping to accommodate a tile bed for the septic tank. A reduced version of the site plan, as proposed, is attached.

5.0 Comment

The application to permit the self-serve gas bar on the subject site was circulated to the concerned agencies. Following is a summary of their comments:

Region of Peel Public Health Department

The Department has advised that the septic tank system and the extent of tile bed is satisfactory.

Region of Peel Public Works Department

The Department has informed that a 16 inch water main exists on Highway Number 10 and that frontage charges would apply.

With respect to sewers, the Department has advised that there are no budget provisions to provide sewers for the area to serve the development.

Ministry of Transportation and Communications

The Ministry officials have indicated no objection to the proposed access facilities onto Highway Number 10.

Metropolitan Toronto and Region Conservation Authority

The Authority has indicated no objection to the approval of this application.

City Public Works Department

The Department has indicated that the existing "singing median" on Highway Number 10 will not prevent left turns into and out of the proposed service station. The Department has advised that the applicant should be aware that in the future, a raised median may be necessary on Highway Number 10 which would restrict left-turn movements into and out of the site. In addition, the Public Works Department requires the driveway ramp on Number 15 Sideroad to be located as far as possible to the east, to the satisfaction of the Department.

With respect to the widening of Number 15 Sideroad, the Public Works Department has recommended that a 3.0 metres strip of land be conveyed along Number 15 Sideroad to provide for an ultimate 26 metres right-of-way width, at this location. Since there are no sidewalks on Highway Number 10 and 15 Sideroad, the Department recommends that the applicant pay cash-in-lieu for future sidewalks.

6.0 Discussion

As indicated above, the current designation of the site is Agriculture. As per the Snelgrove-Mayfield Concept Plan, approved by Council, the area is proposed for an Open Space designation. However, Planning Policy and Research Division staff have reviewed the Concept

C2-4

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Plan in light of the existing zoning on the subject plan, and indicated that the Secondary Plan, when presented to Council for adoption, would recommend a Highway Commercial designation on the property.

The existing zoning on the site being Commercial (C2) would permit an Automobile Service Station use. The existing zoning by-law regulations pertaining to this use require a minimum lot frontage of 45.72 metres (150 feet) and a minimum lot depth of 45.72 metres (150 feet) which can be satisfied by the subject site.

The current application to amend the By-law to permit the use of the site for a gasoline filling facility is acceptable from a land use perspective. However, it is necessary that the existing Consolidated Official Plan, together with the new Official Plan, as adopted, be amended and that these amendments be adopted prior to the passage of the amending by-law.

With respect to the proposed use being limited to a self-serve gas bar, staff has surveyed the existing service and gasoline filling station facilities in the area. The attached map indicates that on Highway Number 10, the existing service stations to the south (near Highway Number 7) and to the north (near Number 17 Sideroad) all provide service and attendant operated gasoline filling facilities. The nearest existing self-serve gas bar is located at the north-west corner of Kennedy Road and Sandalwood Parkway. However, an application has been approved to convert an existing full service station located at the south-east corner of Highway Numbers 7 and 10 to a self-service outlet. (Texaco Canada Incorporated, our File Number C1E10.3A). In view of the above, staff has no objection to the proposed use being limited to a self-serve gas bar at this location.

With respect to the vehicular access to the subject property, as noted above, a "singing median" 1.2 metres (4 feet) wide exists along the frontage of the property on Highway Number 10. The Ministry of

driveway locations. Further, the City Public Works Department has recommended that the applicant be advised that a raised median may be required on Highway Number 10 which would prohibit left-turn movements in and out of the subject site.

A minimum setback of 7.62 metres (25 feet) for the pump islands is acceptable provided it receives the Ministry of Transportation and Communications approval.

Prior to the recommendations being made to Council for the approval of this application, it is recommended that Planning Committee hold a public meeting to consider the amendments to the Official Plan and Zoning By-law.

7.0 Recommendations

It is recommended that Planning Committee recommend to Council as follows:


- A. The applicant be required to submit an application for an amendment to the Official Plan;
- B. A public meeting to consider both the amendments to the Official Plan and Zoning By-law be held in accordance with Council's policy;
- C. Subject to matters raised at the Public Meeting that may affect the proposal, the application to amend the Official Plan and Restricted Area By-law to permit the use of the subject site for a self-serve gas bar, be approved subject to the following conditions:
 1. The applicant acknowledge that a raised median on Highway Number 10 may be required to prohibit left-turn movements in and out of the site;

C2-6

- 6 -

2. A 3 metre wide strip of land along Number 15 Sideroad be dedicated to the City for road widening;
3. Cash in-lieu for the sidewalks on Highway Number 10 and 15 Sideroad be paid to the City, and
4. A Development Agreement providing for the drainage, grading, fencing, and landscaping of the site and boulevard, and other matters with respect to the proposed use of the site, be executed by the applicant.

AGREED:

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F. R. Dalzell
Commissioner of Planning
and Development

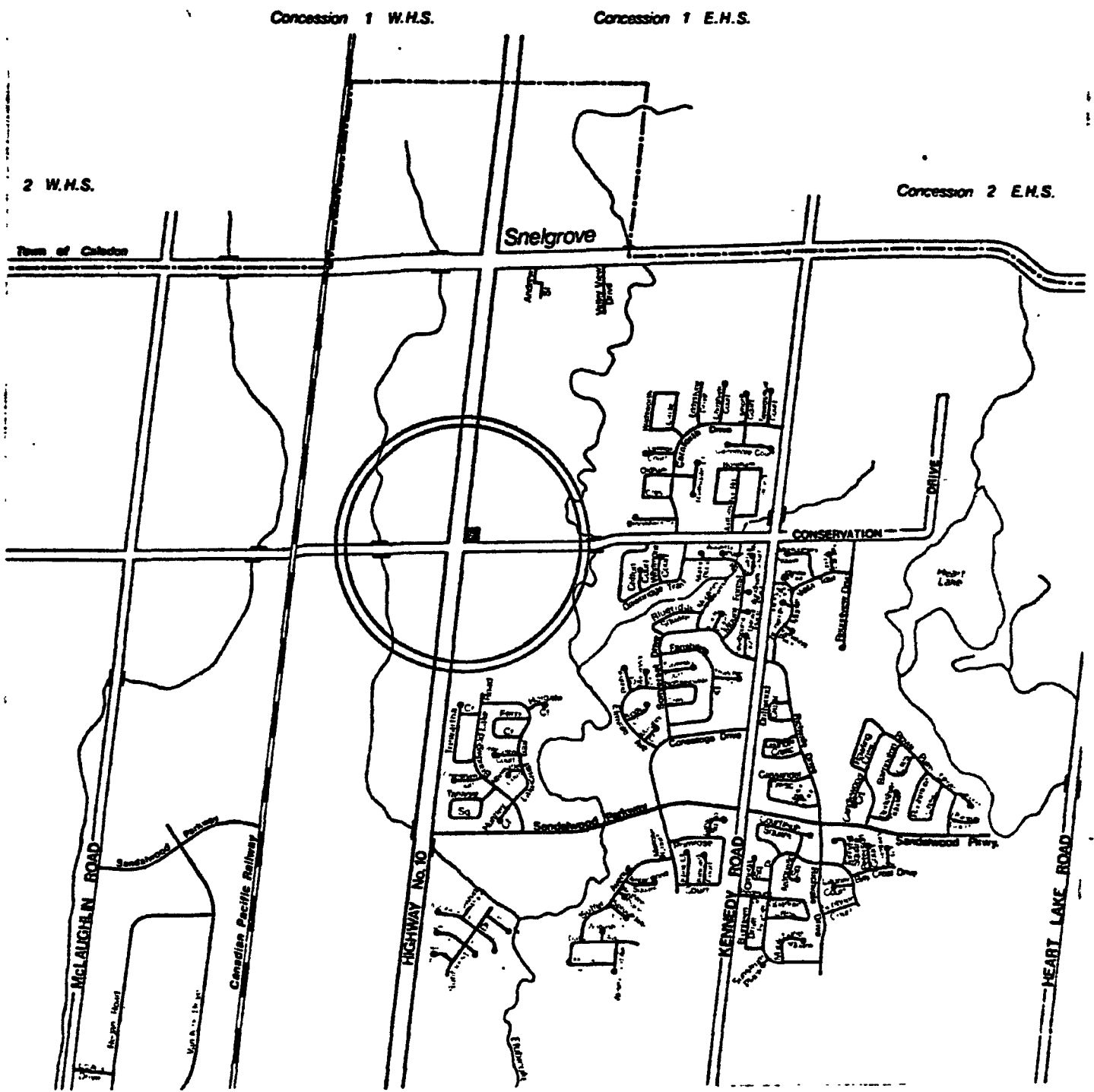


L.W.H. Laine
Director, Planning and
Development Services

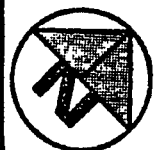
Enclosures - 3

LWHL/JS/thk

C2-7



Imperial Oil Limited
Location Plan



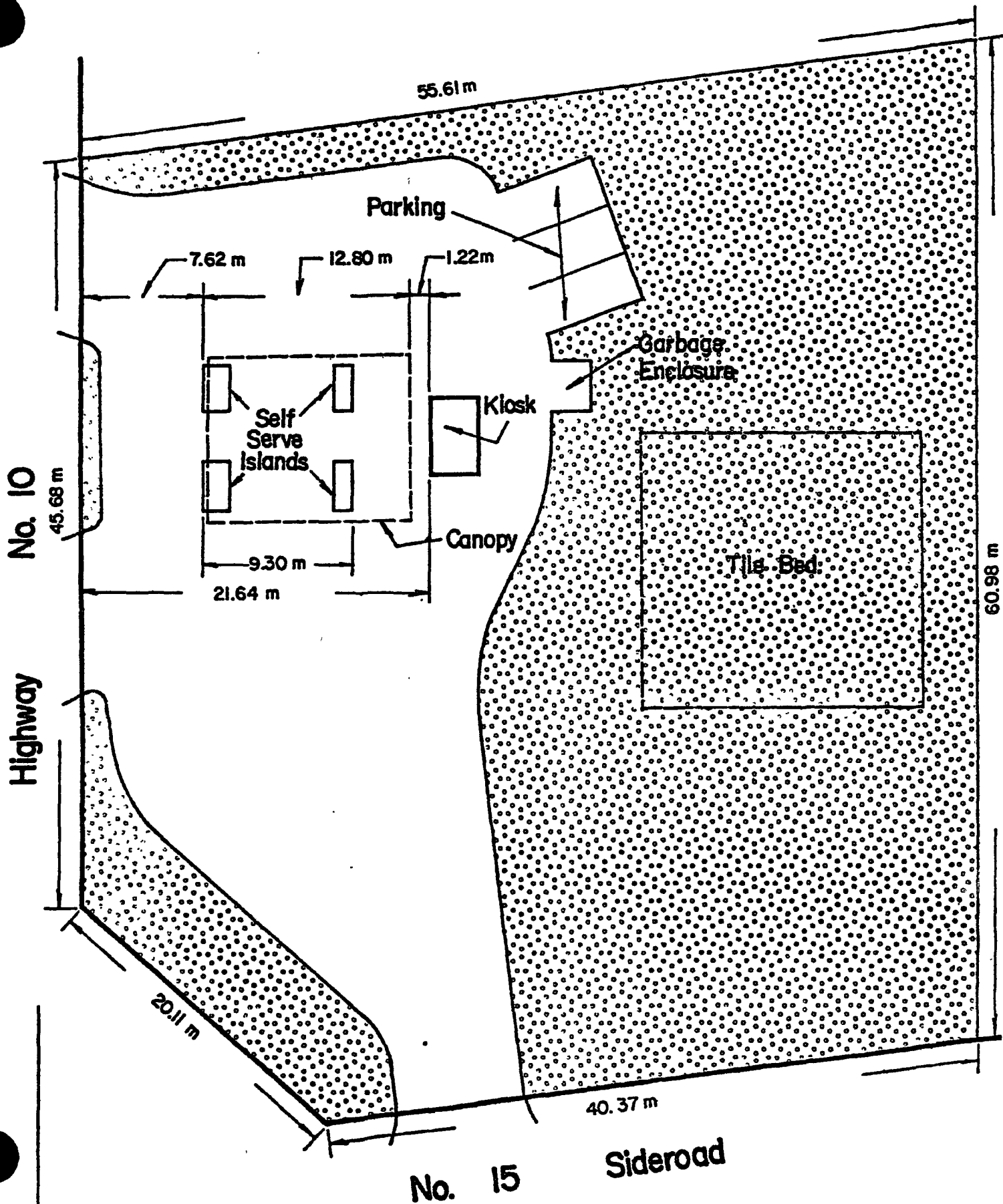
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CITY OF BRAMPTON
 Planning and Development

Date: 83 04 11
 File no. C1F16.3

Drawn by: *P.S.*
 Map no. 7-R

C2-8



 Landscaped Open Space

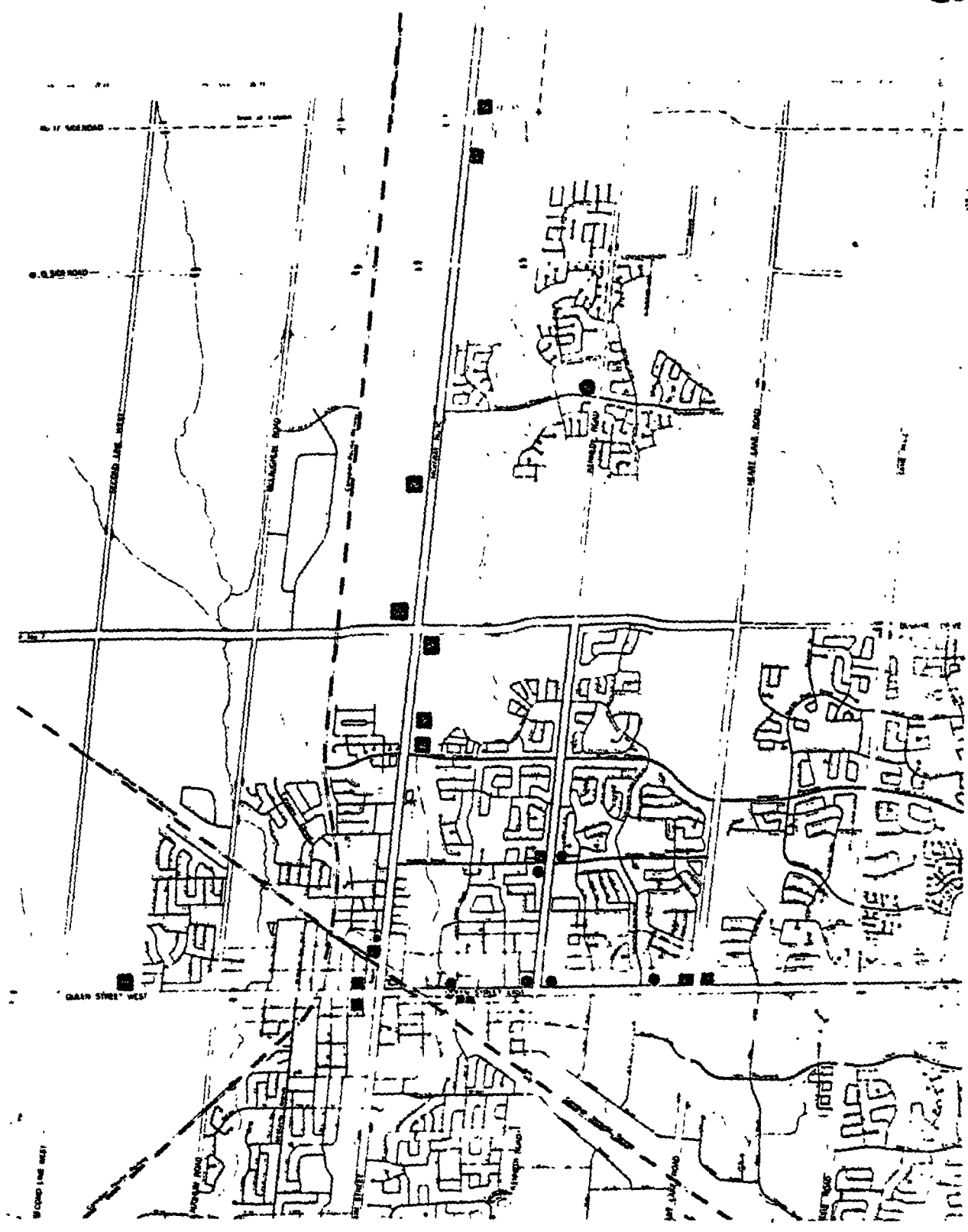
Imperial Oil Ltd.
SITE PLAN



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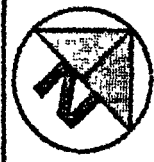
CITY OF BRAMPTON
Planning and Development

Date: 1983 05 05 Drawn by: *RS.*
File no. CIE16.3 Map no. 7-8 B



- Automobile Service Station
- Self-Serve Gas Bar

Location Map of Gasoline Stations



CITY OF BRAMPTON
 Planning and Development

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 06 07

To: The Chairman and Members of Planning Committee
From: Planning and Development Department
Re: Application to Amend the Official Plan
and the Restricted Area (Zoning) By-law
Part Lot 16, Conc. 1, E.H.S.
IMPERIAL OIL LTD.
Our File: C1E16.3


The notes of the Public Meeting held on Wednesday, June 1, 1983, with respect to the above noted application are attached for the information of Planning Committee.

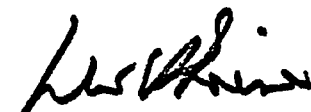
No objections were made to the approval of the application to amend the Official Plan and the Restricted Area By-law.

It is recommended that Planning Committee recommend to City Council that:

- 1) the notes of the Public Meeting be received, and
- 2) staff be directed to prepare amendments to the Official Plan and the Restricted Area By-law and Development Agreement for the consideration of City Council.

AGREED


F. R. Dalzell,


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

03-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 1, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:23 p.m., with respect to an application by IMPERIAL OIL LIMITED (File: C1E16.3) to amend both the Official Plan and the Restricted Area (Zoning) By-law, to permit the applicant to build a self-serve gasoline filling station with four pump islands under a canopy, and a kiosk.

Members Present: Councillor D. Sutter - Chairman
Councillor E. Mitchell
Councillor N. Porteous
Alderman M. Anecchini
Alderman D. Metzak
Alderman H. Chadwick
Alderman C. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
W. Lee, Development Planner
J. Singh, Development Planner
E. Coulson, Secretary

One interested member of the public was in attendance.

Mr. Singh outlined the proposal and explained the intent of the application.

The Chairman enquired if notices to the property owners within 400 feet 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 questions or comments and the meeting adjourned at 9:25 p.m.