



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 233-86

To adopt Amendment Number 100  
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 100 to the Official Plan of the City of Brampton Planning Area is 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 100 to the Official Plan of the City of Brampton Planning Area.

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

this 8th day of September, 1986.

APPROVED
AS TO FORM
LAWS DEPT.
BRAMPTON
DATE

*Susan Di Marco*  
 \_\_\_\_\_  
 Susan Di Marco - Acting Mayor

*Leonard J. Mikulich*  
 \_\_\_\_\_  
 LEONARD J. MIKULICH - CLERK

ORIGINAL

*By-law 233-86*

AMENDMENT NUMBER 100  
to the Official Plan of the  
City of Brampton Planning Area

21-0P 0031-100-1

Amendment No. 100  
to the  
Official Plan for the  
City of Brampton

This Amendment No. 100 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 section 17 of the Planning Act, 1983, as Amendment No. 100 to the Official Plan for the Brampton Planning Area.

Date *Jan 21, 1987*....



---

**L. J. FINCHAM**  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs 1



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 233-86

To adopt Amendment Number 100  
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 100 to the Official Plan of the City of Brampton Planning Area is 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 100 to the Official Plan of the City of Brampton Planning Area.

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

this 8th day of September, 1986.

APPROVED  
AS TO FORM  
LAST PART  
BY ME  
DATE

Susan Di Marco - Acting Mayor

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk  
City of Brampton

SEP 11 1986

AMENDMENT NUMBER 100  
TO THE OFFICIAL PLAN

1. Purpose:

The purposes of this amendment are to permit the lands shown outlined on Schedule A to this amendment to be used for specific commercial purposes and to provide appropriate development policies for the specific commercial use.

2. Location:

The lands subject to this amendment are located on the southeast corner of the intersection of Steeles Avenue West and Mississauga Road, being part of Lot 15, Concession 4, W.H.S., in the geographic Township of Toronto, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 100 :

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

(a) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from AGRICULTURAL to COMMERCIAL (NUMBER 31);

(b) by identifying, on Schedule F thereto, the lands shown outlined on Schedule A to this amendment as a SITE SPECIFIC DESIGNATION with the number 31,

(c) by adding to PART II, CHAPTER 2, Section 2.2 thereto, the following:

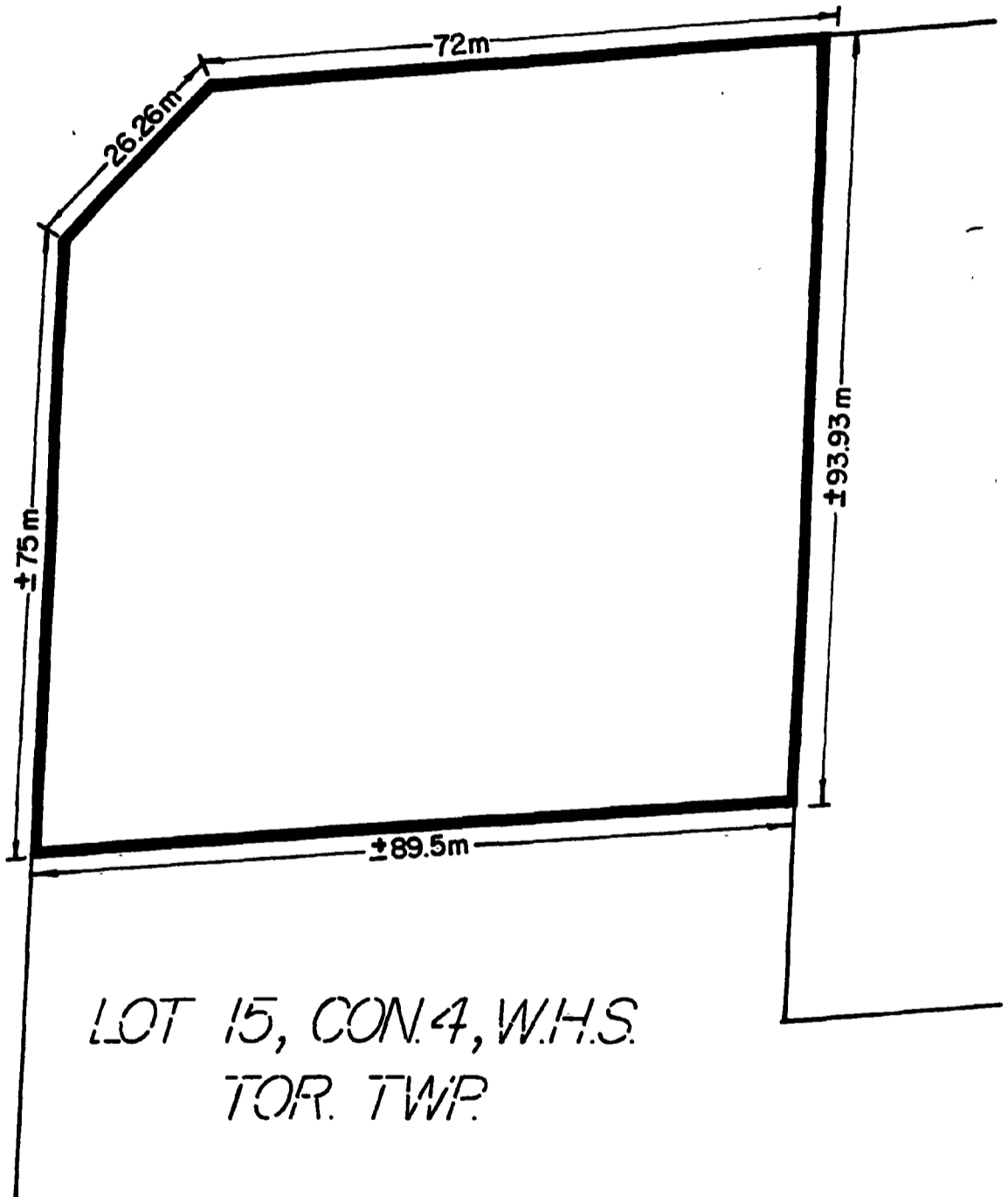
"2.2.22 SITE 31 (Part of Lot 15, Concession 4, W.H.S., geographic Township of Toronto)

2.2.22.1 Definition

The property designated "Commercial" and identified by the number 31 on Schedules A and F shall only be used for gas bar and convenience store purposes."

STEELES AVENUE WEST

MISSISSAUGA ROAD



LOT 15, CON. 4, W.H.S.  
TOR. TWP.

— LANDS SUBJECT TO THIS AMENDMENT

OFFICIAL PLAN AMENDMENT NO. 100

Schedule A



1:760

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 06 07 Drawn by: K.L.  
File no. T4W15.3 Map no. 72-11E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 100

Attached are copies of reports from the Planning and Development Services Division dated May 13, 1986 and a copy of a report from the Planning and Development Services Division, dated June 10th, 1986 forwarding notes of a public meeting held on June 4, 1986.

9-86/2

# INTER-OFFICE MEMORANDUM

C7

## Office of the Commissioner of Planning & Development

---

May 13, 1986

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 4, W.H.S.  
Ward Number 6  
UNIPETRO RESOURCES INC.  
Our File Number T4W15.3

---

### 1.0 Introduction

An application for amendment to the Official Plan and Zoning By-law to permit a self-serve gas bar and convenience store on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

### 2.0 Property Description

The subject property is located on the southeast corner of Steeles Avenue and Mississauga Road. The site which is subject to this application has a frontage of 79 metres (259 feet) on Steeles Avenue, a depth of 93.9 metres (308 feet) and an area of approximately 0.74 hectares (1.8 acres). There are no buildings on the site at the present time.

The lands which are subject to the application are part of a larger property, as shown on the attached site plan, and a severance would be required to create the site if the application is approved. On the remainder of the property are two single family dwellings, and a storage shed. Access to these buildings is from Mississauga Road via



a driveway adjacent to the southwest corner of the proposed gas bar/convenience store site. A tributary of the Credit River traverses the southwest corner of the property between the buildings and Mississauga Road.

The surrounding land uses are as follows:

- to the immediate east is a vacant lot, and to the east of the vacant lot is a single family dwelling that contains an art gallery as a home occupation;
- the lands on the north side of Steeles Avenue are occupied by a farm;
- there is a single family dwelling on the west side of Mississauga Road, and
- the lands to the south of the subject property are occupied by a farm.

### 3.0 Official Plan and Zoning Status

The Official Plan designates the subject property as Agricultural.

By-law 139-84 of the former Town of Mississauga zones the property as A-Agricultural.

### 4.0 Proposal

The applicant is requesting a Highway Commercial designation in the Official Plan and an HCl zoning classification to permit the proposed self-serve gas bar and convenience variety store. The site plan submitted in support of the application shows the proposed driveway entrances, landscaped areas, pump islands, canopy and sales kiosk. The kiosk is 112 square metres (1205 square feet) in size and is to

accommodate the gas bar sales area as well as the convenience store. The gas bar component will consume 28 square metres and the convenience store component will consume 84 square metres. The applicant has advised that there will be 2 attendants, 1 for each component of the operation.

The site plan also indicates seven parking spaces, a garbage enclosure, a septic tile field and a 7.25 metre road widening across Mississauga Road.

## 5.0 Comments

### Public Works and Building Department

The Public Works Division has no comments other than that the driveways, road widenings and 0.3 metre reserves must be approved by the Region of Peel. If and when a site plan application is submitted, they wish to comment on it with respect to internal traffic circulation and drainage.

The Building Division has no comments.

### Community Services Department

There were no comments with respect to Fire, Transit and Parks and Recreation.

### Region of Peel

The Regional Public Works Department has advised that municipal water and sewers are not available. With regard to Regional roads, sufficient widening is required to provide for 22.5 metres from the centreline which will result in a 7.25 metre widening on Mississauga Road. A 15 metre daylight triangle is also required. It was noted that in accordance with recently established procedures for acquiring

widenings and 0.3 metre reserves, etc. along Regional roads, the City should advise the applicant that prior to the issuance of any building permits, signed and sealed deeds together with reference plans are to be submitted to the Regional Realty Services Section. Upon registration of the deeds, Realty Services will advise the City's Building Department that permits can be issued.

The Regional Department of Health has provided the following comments:

"It would appear the site will have to be serviced by a private sewage system and this should not present insurmountable problems. A parcel of this size should also accommodate a private well water supply if required at the prescribed clearance distance from the sewage system.

The site should also accommodate the proposed Convenience Store with an area of 84 square metres. It should be noted at this time that the Convenience Store must not include any preparation of food for immediate consumption on the premises, or operation that would generally be described as a restaurant or snack-bar. If there is any intention to provide food for immediate consumption, we would want an opportunity to re-evaluate suitability of the site from a private sewage disposal standpoint.

We have no unfavourable comments or objections to the application."

The Ontario Ministry of Agriculture and Food has provided the following comments:

"Based on the information provided it is noted that the proposed amendment is meant to redesignate the subject property from "Agriculture" to "Highway Commercial" in order that a self-serve gas bar and convenience variety store be established on the subject property.

As a result of a site visit it is noted that there is agricultural land located to the north of the subject property. There is also a large commercial dairy farm located immediately to the north of the subject parcel. Ideally non-farm commercial uses should not be allowed within the agricultural designation. Such spot commercial development often perpetuates additional commercial development. Such a form of non-farm development is not in the long term best interest of the agricultural resource.

In conclusion, from an agricultural land use point of view we are not in the position to support the proposed amendment. Having said this we are at the same time not prepared to object to the amendment if it were approved by the City of Brampton."

## 6.0 Discussion

The subject property is located in the Agricultural designation of the Official Plan, which does not permit non-agricultural uses such as the subject proposal. The evaluation of this application, which requires amendments to both the Official Plan and Zoning By-law, shall be based on both the Foodland Guidelines of the Ontario Government and the City's Official Plan.

### 6.1 Foodland Guidelines

The Foodland Guidelines, a policy statement of the Ontario Government, indicate that agricultural uses must be given priority in evaluating alternative uses. The guidelines indicate that the need for alternate uses must be documented and that need must be justified based on four basic issues:

1. the necessity for the land use;
2. the amount of land needed;

3. the reasons for the choice of location; and
4. the consideration of alternate locations on lower capability agricultural land.

The need for the proposed uses can be demonstrated by examining the inventory of gasoline stations and convenience stores within the surrounding area. Existing gasoline stations are located in Springbrook (Queen Street West and Creditview Road), at Steeles Avenue and Highway Ten, and at Winston Churchill Boulevard and Steeles Avenue. With the exception of the Steeles Avenue/Winston Churchill Boulevard location, existing facilities are a considerable distance away. It is noted that the traffic volumes at the intersection on which the subject property is located are higher than at the intersection of Steeles Avenue/ Winston Churchill Boulevard, therefore the potential demand for gasoline at the location of the subject property would be higher.

The only existing convenience commercial outlets in the surrounding area are located in the urban area. There is one retail store in Huttonville, but its merchandise is limited primarily to ice cream, candy and craft items. Based on the foregoing, it is concluded that there is demand for the proposed uses.

With respect to the amount of land required for the proposed uses, it is noted that the area of the site has been reduced in accordance with staff's request to ensure that an excessive area of land is not zoned. This restricts any future possibilities of expansion. The Foodland Guidelines also indicate that the land area needed should be based on consideration of existing vacant developable land already designated or proposed for this purpose. There are no such lands in the surrounding area.

The Foodland Guidelines list the following considerations for

choosing a location for an alternative use in an agricultural area:

- "- site which comprises the lowest capability farmland of the potential sites;
- no poor agricultural land which could be used;
- infilling between existing nonagricultural development;
- logical extension of an existing community;
- prior servicing commitments, and
- special use that requires special locational requirements."

The subject site is part of a larger holding, but is somewhat isolated between a separate holding to the east, dwelling units to the south, and public highways on the north and west boundaries. Due to its small size and isolation from other agricultural lands, the site is considered to have low agricultural capability. Most land in this area of Brampton is Class 1 soil, therefore it is not possible to locate on poor agricultural land. However, as noted above, the ability to use the site for agricultural purposes is questionable.

The other applicable consideration in choosing a location is the locational requirements of the particular use. A gas bar and convenience store require a location at the intersection of major arterial roads to ensure exposure and accessibility. The location of the subject property meets this requirement.

The preceding analysis of the need for the proposed uses is the basis for staff's conclusion that the subject application does not conflict with the Foodland Guidelines. Staff recognize that the analysis is brief in comparison to what is required for a large secondary plan area, but consider it appropriate for the subject application.

The conclusion that there is no conflict with the Foodland Guidelines is supported by the comments from the Ontario Ministry of Agriculture and Food. The Ministry expressed a concern regarding the proximity of farm operations on the north side of Steeles Avenue, but did not object to the application.

## 6.2 Official Plan Considerations

The matters which the Official Plan indicates should be considered when reviewing applications for gasoline stations are as follows:

- (i) the type of service being provided;
- (ii) the market impact of a proposed service station on existing service stations;
- (iii) the physical and functional relationship between these uses and other commercial uses in a planned commercial centre or a highway or service commercial area;
- (iv) the potential audio, visual, and air pollution effects of such a use on adjacent existing or proposed uses, and
- (v) the potential effect of such a use on the parking and traffic circulation generated by adjacent uses, and on the traffic movement on adjacent streets.

The first criterion to be considered is the type of service to be provided and it is noted that the applicant is proposing a self-serve gas bar. Staff have no objection to the self-serve aspect of the proposal as this site will be serving primarily the travelling/commuting public. A greater level of service may be more appropriate if the gasoline station were neighbourhood oriented, however, the subject property is not close to residential communities.

The market impact of the proposed gas bar on existing facilities is expected to be negligible because other facilities are relatively distant from the subject site. The closest gas stations are located at Steeles Avenue and Highway Number Ten, on Queen Street in Springbrook and at Steeles Avenue and Winston Churchill Boulevard. It is therefore concluded that there will be minimal negative impact on existing facilities.

The third criterion pertaining to the relationship between a proposed use and other adjacent uses is not applicable because there are no other commercial uses in the vicinity of the property.

The fourth criterion is with respect to potential audio, visual and air pollution impacts on adjacent uses. The uses on the adjacent properties which may be affected by the proposed commercial uses are the single family dwelling located on the west side of Mississauga Road and the single family dwelling located to the east of the subject property. For the purposes of this discussion, the potential impacts on the dwellings that are situated on the property that will remain after the gas bar site is severed off are not being considered because the owner has chosen to sell the gas bar site to the applicant.

With respect to the dwelling situated to the east, staff note that there is a vacant lot between the subject site and the dwelling resulting in a distance separation of at least 63 metres (208 feet). The dwelling on the west side of Mississauga Road is also approximately 63 metres (208 feet) away from the proposed gas bar and Mississauga Road separates the two properties. With this degree of separation between adjacent dwellings and the proposed gas bar, the audio and air pollution impacts would be minimal, whereas visual impacts might be a factor. It is the opinion of staff that any visual impacts that may occur could be softened through the provision of landscaping. It is recommended that the landscape areas across the frontages be widened to provide for further landscaping and that



a landscaped screen be provided on the south and east boundaries of the property.

The final criterion regarding the effect on traffic movements is not considered to be a problem. Both Steeles Avenue and Mississauga Road are Regional roads and the Regional Public Works Department has not expressed any concerns related to traffic movement. The volume of traffic at the intersection is high, but would not be expected to increase if a gas bar and convenience store were situated on the subject site. The final design of access driveways will be subject to approval of the Region of Peel as well as the City.

On the basis of the foregoing evaluation of the subject proposal in terms of the Official Plan criteria, the gas bar component of the application can be supported from a planning perspective provided that the appropriate site development requirements such as landscaping and screening are fulfilled.

With respect to the convenience commercial component of the proposal, a review of the Official Plan indicates that the intent of the policies is to restrict convenience commercial outlets to Rural Settlement Areas such as Huttonville. This would seem to preclude any convenience commercial proposals outside of Huttonville. In order to determine whether an exception to this principle can be made for the subject application, the appropriateness of relocating the proposed convenience commercial to Huttonville should be considered.

There is one store on Embleton Road that sells ice cream, candy and craft items, but it cannot be considered a convenience store. The most appropriate location for a convenience store in Huttonville would be a site that has exposure to Mississauga Road. Staff have investigated the Huttonville area and conclude that there is a lack of sites which could accommodate the proposal that possess the appropriate characteristics such as good exposure, safe and visible ingress and egress, adequate size and adequate separation from

conflicting uses. It would therefore be somewhat unreasonable to suggest that the convenience commercial use be located in Huttonville instead of on the subject property. On this basis, staff can support convenience commercial development on the subject property. It is also noted that the floor area to be devoted to the convenience commercial component does not appear to be large enough to significantly alter spending patterns in the areas which might occur if the floor area of the retail component was higher. Therefore, it is recommended that the floor area devoted to the convenience component be restricted to the size that has been proposed. The convenience commercial facility will be ancillary to the gas bar use and will serve the high volume of inter-municipal traffic utilizing Steeles Avenue and Mississauga Road.

In conclusion, staff have no objection to amendments to both the Official Plan and zoning by-law to permit a gas bar and a convenience store on the subject property.

As previously mentioned, it is recommended that the appearance of the proposed gas bar and convenience uses be improved by increasing the width of the landscaped areas that extend along the frontage of the property. The other modification to the site plan recommended by staff is to move the garbage enclosure to a location behind the kiosk adjacent to the parking spaces. In addition, a revision to the alignment of the southerly driveway access to Mississauga Road may be required when the site plan application is processed and a landscaped screen shall be required along the easterly and southerly boundaries of the property.

The above noted matters will be included as requirements in the site specific zoning by-law and development agreement for the subject proposal. The applicant shall be required to obtain site and landscape plan approval prior to the issuance of building permits.

## 7.0 Recommendation

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

- A. A public meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the public meeting, appropriate amendments to the Official Plan and zoning by-law and a development agreement be prepared for the consideration of Council, subject to the following conditions:
  1. The site specific zoning by-law include the following:
    - (a) the site shall only be used for:
      - (i) a gas bar;
      - (ii) a convenience store, and
      - (iii) purposes accessory to the other permitted purposes.
    - (b) the maximum gross commercial floor area of the building shall not exceed 112 square metres;
    - (c) the maximum gross commercial floor area devoted to a convenience store shall not exceed 84 square metres;
    - (d) the maximum building height shall not exceed 1 storey;
    - (e) all garbage and refuse containers shall be totally enclosed;

(f) the building envelope, landscaped areas and driveway and parking areas shall be identified on a schedule to the by-law; and

(g) parking shall be provided in accordance with the requirements contained in Section 20.0 to By-law 139-84.

2. Prior to the enactment of the site specific zoning by-law, a development agreement shall be executed.

3. The development agreement shall contain the following:

(a) a provision that prior to the issuance of a building permit, a site plan, a landscaping plan, a grading and drainage plan and elevation cross section drawings shall be approved by the City;

(b) a provision that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;

(c) a provision that the applicant shall obtain a Certificate of Approval to construct a private sewage system prior to issuance of a building permit;


(d) a provision that the applicant shall provide a landscape screen along the south and east boundaries of the property; and

(e) a provision that the applicant shall dedicate a 7.25 metre road widening across the Mississauga Road frontage and a 15 metre daylighting triangle to the Region of Peel. In this regard, the City


shall not issue building permits until the Realty Services Section of the Region of Peel advises that the deeds have been registered.

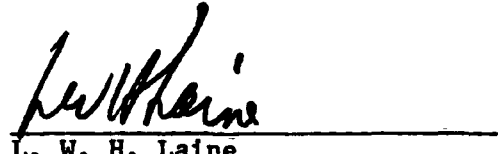
- 4. The site plan shall be revised as follows:
  - (a) to locate the garbage enclosure behind the kiosk and adjacent to the parking spaces;
  - (b) to widen the landscaped areas to 9 metres in width across the visibility triangle and 6 metres in width across the frontages; and
  - (c) the alignment of the driveways shall be designed to the satisfaction of the Regional Public Works Department.

Respectfully submitted,

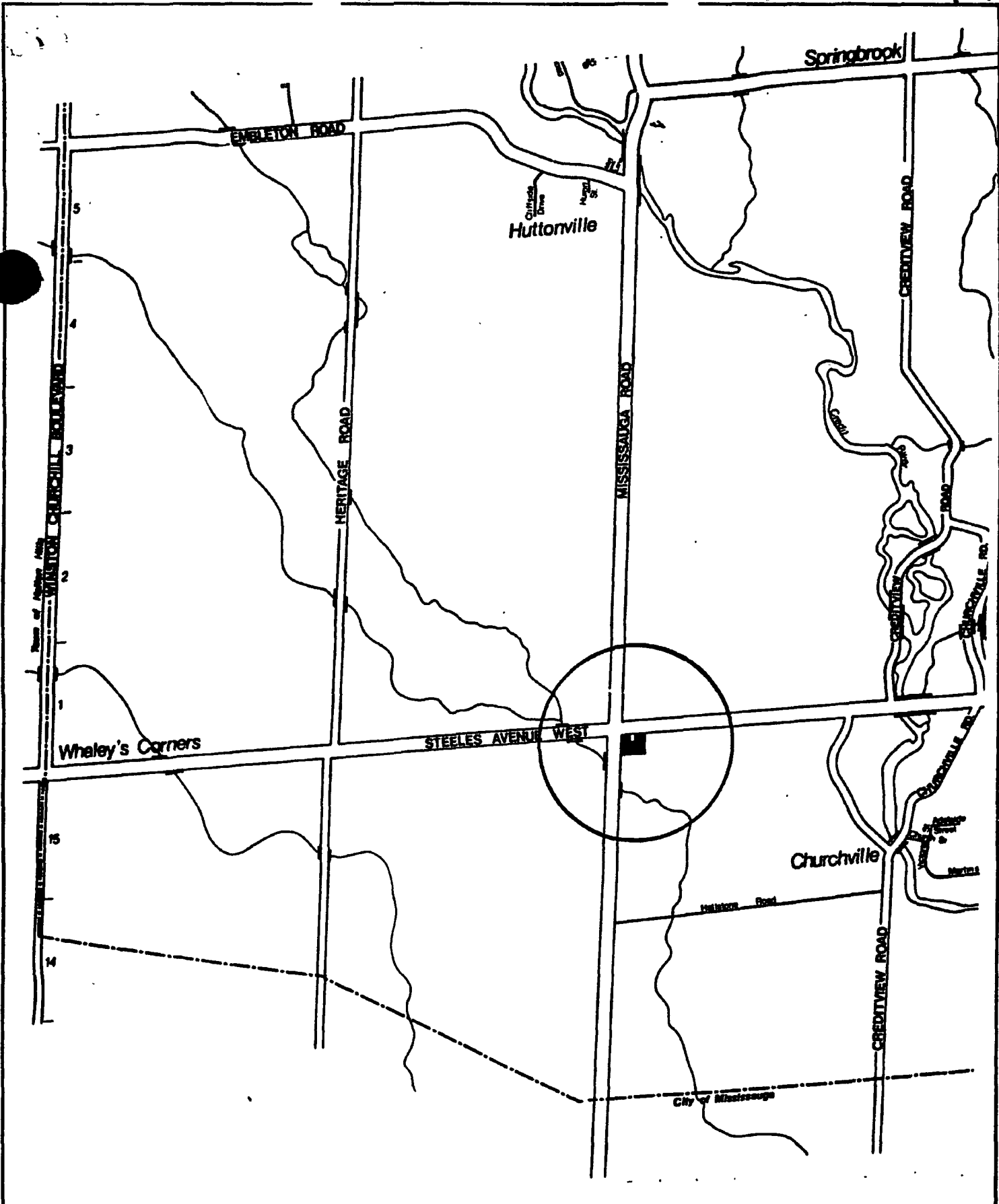
  
 Janice M. Robinson, M.C.I.P.  
 Development Planner

AGREED:

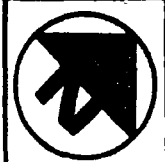
  
 F. R. Dalzell  
 Commissioner of Planning  
 and Development

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

JMR/thk/15



UNIPETRO RESOURCES INC.  
Location Map

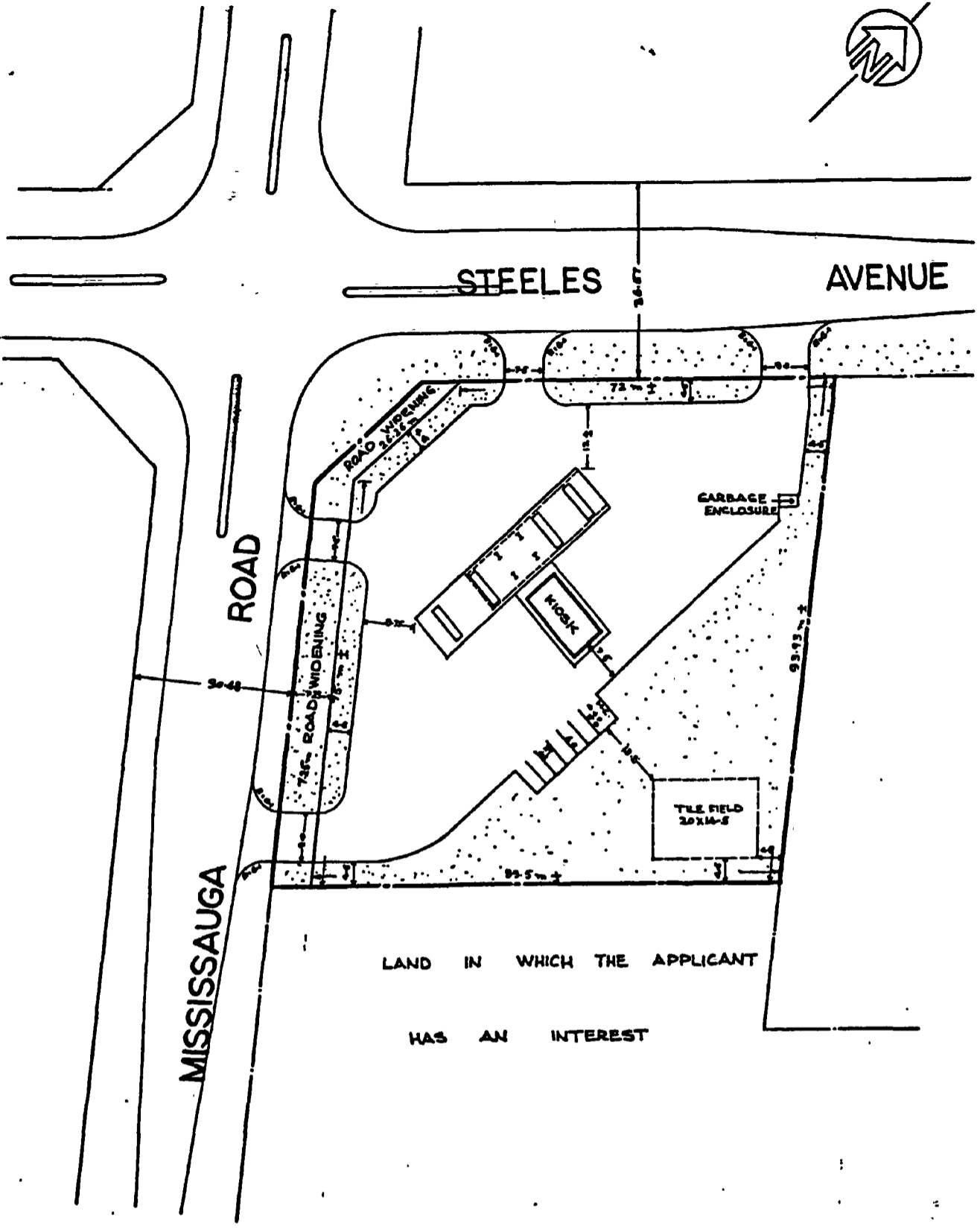
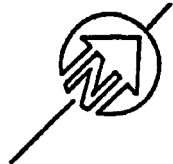


1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 02 25 Drawn by: K.L.  
File no. T4W15.3 Map no. 72-11A

C7-17



**UNIPETRO RESOURCES INC**  
 Site Plan



1:1000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 03 03 Drawn by: K.L.  
 File no. T4W15.3 Map no. 72-11D







# INTER-OFFICE MEMORANDUM

D9

## Office of the Commissioner of Planning & Development

June 10, 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 15, Concession 4, W.H.S.  
Ward Number 6  
UNIPETRO RESOURCES INC.  
Our File: T4W15.3

---

The notes of the Public Meeting held on Wednesday, June 4, 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.

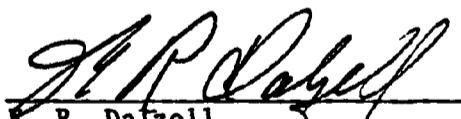
It is recommended that Planning Committee recommend to City Council that:

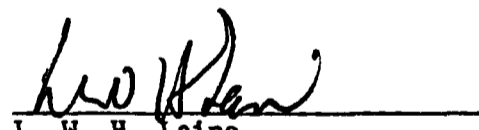
- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council on May 26, 1986, and
- C) staff be directed to present the appropriate documents to Council.

Respectfully submitted,

  
\_\_\_\_\_  
Janice M. Robinson  
Development Planner

AGREED:

  
\_\_\_\_\_  
F. R. Daizell  
Commissioner of Planning and  
Development

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

Attachment  
JM/jp/0

PUBLIC MEETING

---

A Special Meeting of Planning Committee was held on Wednesday, June 4, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:31 p.m. with respect to an application by UNIPETRO RESOURCES INCORPORATED (File: T4W15.3 - Ward 6) to amend both the Official Plan and the Zoning By-law to permit the subject property to be used for self-serve gas bar and convenience variety store purposes.

Members Present: Alderman Lorna Bissell - Chairman  
Councillor F. Russell  
Alderman H. Chadwick  
Alderman D. Metzak  
Alderman J. Hutton  
Alderman S. DiMarco

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
L.W.H. Laine, Director, Planning and  
Development Services  
C. Brawley, Development Planner  
J. Robinson, Development Planner  
D. Ross, Development Planner  
G. Speirs, Development Planner  
P. Schwartzberg, Policy Planner  
E. Coulson, 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 adjourned at 7:32 p.m.