



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 290-84

To adopt Amendment Number 46
and Amendment Number 46 A to
the Official Plan of the City of
Brampton Planning Area

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 46, and Amendment Number 46 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 and Housing for approval of Amendment Number 46 and Amendment Number 46 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 26th day of November, 1984.

KENNETH G. WHILLANS MAYOR

ROBERT D. TUFTS - ACTING CLERK



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

This 26th day of November, 1984.

KENNETH G. WHILLANS MAYOR

ROBERT D. TUFTS - ACTING CLERK

Amendment Number 46
and
Amendment Number 46 A 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 RESIDENTIAL LOW DENSITY to SERVICE COMMERCIAL, and to provide supplemental development principles for the development of the subject lands.

2. Location

The lands subject to this amendment are located on the east side of McLaughlin Road South, south of Queen Street West, being part of Lot 4, Concession 1, W.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto

(1) Amendment Number

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

(a) by deleting the first paragraph of section 7.2.7.16 and substituting therefor the following:

"Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 16, as amended by Amendment Numbers 18, 39, 42, 77, 39A and 46 A, shall constitute the Brampton South Secondary Plan."

(b) by changing on Schedule A thereto, the land use designation of lands shown outlined on Schedule A to this amendment from RESIDENTIAL to COMMERCIAL.

(c) by changing Schedule F thereto, to show the lands shown outlined on Schedule A to this amendment as SERVICE COMMERCIAL.

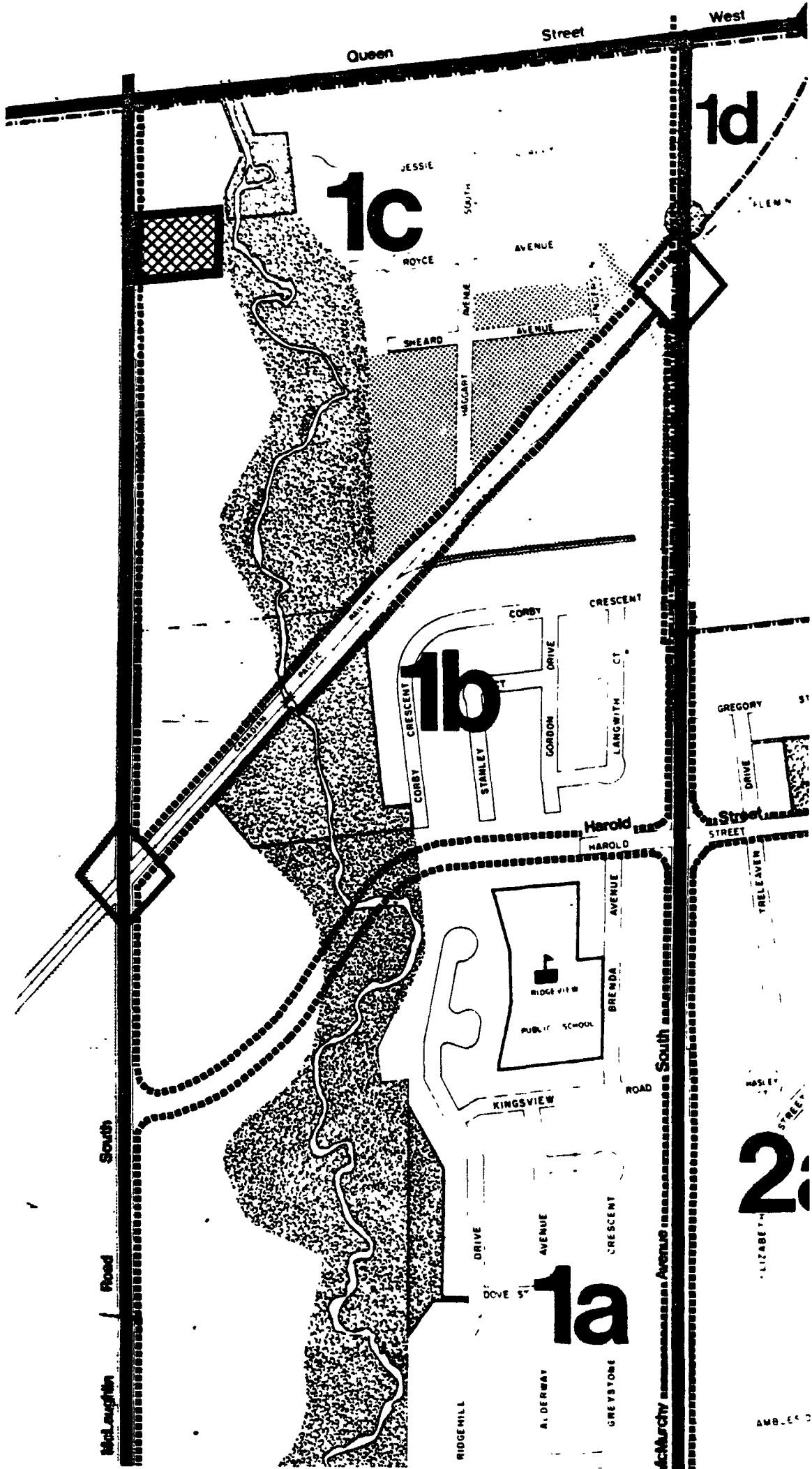
3.2 The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by changing, on Plate Number 7, the land use designation of the land shown outlined on Schedule A to this amendment from RESIDENTIAL to SERVICE COMMERCIAL.

(b) by adding to Part C, Section B, Chapter B1, sub-section B2.4, paragraph 4.0, the following:

"4.5 The Service Commercial designation at the southeast corner of the intersection of Queen Street West and McLaughlin Road South will serve not only the residents of the adjacent neighbourhoods in this district, but also neighbourhoods along McLaughlin Road in the West Planning District and the travelling public. The permitted uses shall include a gas bar and a alcoholic beverage retailing and warehousing operation."

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8/11/23



 Area of Amendment

OFFICIAL PLAN AMENDMENT No. 46
 OFFICIAL PLAN AMENDMENT No. 46 A
 Schedule A



CITY OF BRAMPTON
 Planning and Development

Date: 84 09 23 Drawn by: RB
 File no. CI W5.6 Map no. 59-8M

Amendment Number 46
and
Amendment Number 46 A to the
Official Plan for the City of Brampton
Planning Area

Attached is a copy each of reports dated May 8, 1984, July 24, 1984 and September 13, 1984 from the Planning and Development Department, including notes of a public meeting held on September 12, 1984 after publication of notices in the local newspaper and mailing of notices to assessed owners of properties within 120 metres of the subject site.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 8, 1984

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
LAKE MANOR HOLDINGS LIMITED
Part Lot 5, Concession 1, W.H.S.
Ward Number 5
Our File: CIW5.6

1.0 Background

An application has been submitted to amend both the Official Plan and the Zoning By-law for the commercial development on a parcel of land located as shown on the attached location map.

2.0 Site Description

The property comprises an area about 2.46 hectares (6.08 acres). It has approximately 104 metres (341 feet) of frontage onto Queen Street West and approximately 217 metres (712 feet) onto McLaughlin Road South. The site is located at the south-east corner of the intersection of the two aforementioned streets.

The provincial Correctional Centre is located to the west, the Fletchers Creek and City owned Jessie Street Park is to the east, residential uses to the north and south, and an existing commercial plaza is located at the north-west corner of the intersection of Queen Street and McLaughlin Road South.

The site is generally flat and appears to be well drained. There are several trees along the west bank of the creek and on the east side of McLaughlin Road South.

The site is presently occupied by a trailer for the sale of new homes to be located north of Queen Street West and west of existing residential development.

3.0 Official Plan and Zoning Status

As the result of a previous application for the northerly portion of the site, the site is presently designated partially for Commercial use and partially for Residential purposes in the Official Plan.

The northerly two thirds of the site is zoned by By-law 200-82, including a site plan schedule which restricts not only the uses but also the location of the buildings. The remainder of the site is zoned Residential Holding (RH).

4.0 Proposal

As shown on the attached site plan, the applicant proposes to subdivide the site into 3 parcels. The southerly parcel about 53.2 metres (174.5 feet) wide and 6.1 metres (200 feet) in depth will be occupied by the operation of Brewers' Warehouse. The northerly two parcels are proposed to be developed for two commercial buildings for a total gross area of 3238 square metres (34,856 square feet) and a self-serve gas bar at the north-west corner of the site. The applicant has submitted severance applications (File: B25/84B and B26/84B) to the Land Division Committee. The applications have been approved subject to conditions including the approval of the rezoning application.

The proposed Brewers operation will have a building area of 1718.71 square metres (18500 square feet). The proposal shows two accesses on McLaughlin Road South and 31 parking spaces.

The site plan for the middle parcel shows an "L" shaped building of 2052 square metres (22088 square feet) and 116 parking spaces. It is indicated that the loading and unloading activities will take place at the rear of the building and a garbage disposal facility will be located at the south-east corner of the parcel. The access to this parcel will be mutual access driveways with the parcels to the north and south.

In addition to the proposed gas bar, the northerly parcel will have a building area of 1186.22 square metres (12768.5 square feet) of retail commercial use. The site plan shows an access to Queen Street West somewhat designed to discourage left turn movements. The site plan shows a mutual access with the middle parcel and a right turn exit onto McLaughlin Road South adjacent to the visibility triangle. Seventy-eight (78) parking spaces are proposed. The loading and waste disposal facilities are arranged similar to that of the middle parcel.

5.0 Comment

The Credit Valley Conservation Authority has advised that the easterly portion of the site is located below the regulated Fill and Construction Control Line of Fletchers Creek and the valley lands are also susceptible to flooding from this watercourse during Regional storm conditions. In view of the 1979 commercial development on the site, the Authority stated concerns with respect to such matters as delineation of the top of the bank of valley, slope stability, the disposition of storm drainage, etc. Provisions relating to the concerns were included in a development agreement and a permit was issued by the Authority on August 21, 1980 to permit the construction of a storm sewer outfall and sanitary connection within the floodplain. However, this permit expired on August 26, 1981. The general concerns of the Authority relating to the development of the site have remained substantially unchanged since 1979. If the subject application is to be approved, the Authority requests that the approval be subject to the following conditions:

1. That the top-of-bank of Fletchers Creek valley be staked to the satisfaction of the Conservation Authority and the City and be shown as a surveyed line for the approval of the Authority and on any future plans prepared for the development.
2. That the proposed zoning by-law contain provisions which will have the effect of:
 - (a) placing all lands below the approved top-of-bank in an appropriate open space category,
 - (b) prohibiting the erection of buildings or structures of any kind below the approved top-of-bank, other than those required for flood and erosion control purposes,
 - (c) establishing a minimum setback of 7.6 metres (25 feet) from the approved top-of-bank for all buildings and structures for stability purposes.
3. That a detailed engineering submission be prepared to the satisfaction of the Credit Valley Conservation Authority which will outline:
 - (a) the means whereby stormwater will be conducted from the site to a receiving body and in this regard, pre and post development flows shall be submitted in order to ascertain which methods of stormwater management will be required,
 - (b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.
4. That a permit shall be obtained from the Conservation Authority pursuant to Ontario Regulation 162/80 for any proposed sanitary storm drainage works below the approved top-of-bank.

5. That final detailed site, grading and drainage plans be submitted for the approval of the Credit Valley Conservation Authority prior to the issuance of any building permit. These plans shall indicate the exact locations and dimensions of all proposed buildings, structures, parking areas and existing and proposed grades.

Further, the Conservation Authority support the general policy of the City to require the gratuitous dedication of Valley lands to the municipality for public open spaces, in conjunction with the approval of development application.

The Public Works Department of the Regional Municipality of Peel has indicated the following comments:

1. Sanitary sewers are available in the Fletchers Creek trunk to the east of the subject land. Connections can be made at the north-east corner or the south-east corner of the site. If it is intended to serve the parcel, a private easement will be required for sanitary sewer services.
2. Water service is available on McLaughlin Road. Connection is to be made to the existing 400 mm (15 inches) watermain.
3. As the plan provides for sufficient access to the site from McLaughlin Road, the Region will not permit an entrance to Queen Street West. A 8.23 metre (27 feet) widening and a 0.3 metre reserve are required along the entire Queen Street frontage as well as the conveyance of a 15.24 metre (50 feet) daylight triangle.

The Fire Chief has indicated that further information regarding existing or proposed fire hydrants will be required.

The Building Division has indicated that 261 parking spaces would be required for the proposed development if the proposal is to be considered as an overall shopping centre. However, if the project

is to be dealt with as three parcels, Buildings A and B meet the parking requirements whereas Building C should have 91 parking spaces.

The Public Works Division has provided following comments:

1. A five lane cross section presently exists on McLaughlin Road from Queen Street to about 144 metres (472.5 feet) further south. There is a need for a 70 metre (230 foot) extension of this widening to accommodate the two southerly driveways (to be carried out on the east side of the street) plus 60 metres (197 feet) of taper back to the four lane portion. The applicant should submit a construction plan showing this improvement. There will also be a need to adjust the pavement markings which, over part of this area, are semi-permanent inlaid polymer film.
2. The width of the two central driveways on McLaughlin Road should be reduced to 11 metres (36 feet) for two exits and one ingress.
3. The proposed exit driveway for the gas bar adjacent to the intersection of McLaughlin Road and Queen Street meets recommended service station criteria. However, there is a concern that it may provide an "in" and "out" route to and from the plaza parking area since there is no physical separation between the two uses. The construction of a centre island on McLaughlin Road to control left turn movements at this access would entail widenings on McLaughlin Road south and north of Queen Street and, possible relocation of poles. Therefore a centre island would not be recommended in this instance. Nevertheless, the site plan should be revised to discourage through traffic movements.
4. A 8.23 metre (27 foot) wide road widening is required along McLaughlin Road South.

The Community Services Department has provided the following comments:

1. A landscaped buffer should be provided along the top-of-bank for planting and snow storage purposes.
2. Additional landscaped area should be provided.
3. Fencing should be provided along the easterly limits of the site and a masonry wall should be installed along the southerly site boundary.
4. The land to be conveyed to the City should be clearly indicated.
5. The site should be staked for staff and Conservation Authority to examine the top-of-bank line.
6. Boulevard planting along both McLaughlin Road and Queen Street West should be required.

6.0 Discussion

The site is designated for convenience commercial use in the Official Plan. According to the Official Plan commercial definitions, a Convenience Commercial use is generally in the range of about 1000 to 2000 square metres (10750 square feet to 21500 square feet) of gross leasable area. The proposed development of Buildings A and B for a total of 3238 square metres (34856 square feet) appears to be in the scale of a Neighbourhood Commercial use. Further, the proposed gas bar can be considered as a complimentary use of a Neighbourhood Commercial use but is not permitted in a Convenience Commercial use. The site is located at the intersection of two arterial roads. From all aspects, the site is of a character of a Neighbourhood Commercial. Policy 2.2.3.24 of the Official Plan states that an economic impact study should be submitted for a neighbourhood, district or regional commercial development. Although no such study has been submitted, staff believe that a study may be waived on the basis that the development of a 2694 square metre (29000 square foot) commercial use on the subject site has been already been approved.

However, according to the Official Plan, a neighbourhood commercial is a group of commercial establishments planned and developed as a unit. The applicant has indicated the intention to sever the site into 3 parcels. The approval of this type of development is an initiation of a strip commercial development along McLaughlin Road South which may be used as a precedent to justify similar development along McLaughlin Road. The reason given for the severance of the two retail commercial parcels is to permit the two partners in a holding company to split the ownership. If this is considered a reasonable argument, what if there are more than two partners in a holding company? Staff therefore, believe that the retail commercial shall be developed as a unit and no support to a severance should be forthcoming.

There is no service station along McLaughlin Road. A gas bar in this location is adequate to serve the residential development to the north and west. The size of the proposed commercial development of Buildings A and B is acceptable. However, in view of the required road widening, the layout should be revised to accommodate such requirements.

We concur with the concern of the City Public Works Division with respect to the exit driveway from the proposed gas bar. A minimum 3 metre wide landscaped strip should be provided parallel to McLaughlin Road between the area of the gas bar and the parking area of the plaza. Further, the width of the exit driveway should be reduced to discourage two-way traffic. The applicant should submit a detailed plan for this section of the development at a scale of 1:200 so that truck turning movements can be examined.

In 1979 when the 2694 square metres (29,000 square foot) commercial development was approved, a right in and out access onto Queen Street West, located about 10 metres (33 feet) further east, was approved by the Region. It appears that the Region now believes that there are sufficient accesses from McLaughlin Road, the access to Queen Street should be deleted. Staff support this position of the Regional

staff. Unless a centre island is constructed, the layout will not prevent undesirable left turn movements to and from the site on Queen Street.


The proposed Building C is to be used by Brewers Warehousing Company Limited for both retail and warehousing purposes. The parking arrangement for the retail component of this building will likely create traffic congestion similar to the situation at the entrance of the Gates of the Glen plaza at Torbram Road and Queen Street. The warehouse portion of the development is considered not compatible to the residential use abutting the site to the south. Staff had a meeting with the representative from Brewers Retail and were informed that 8 to 10 trucks per week or about 2 trucks per day will be operated at this site. Staff are of the opinion that retail component of Brewers operation should be part of the plaza and the warehouse component should be located in an industrial area. The area should be used for residential development. There is a residential property about 61 metres (200 feet) by 137 metres (450 feet) located between the subject site and the site of the Northwood Missionary Church. Staff believe that a residential development on a site combining the remainder of the subject site and the existing residential site to the south provides the best land use solution.

7.0 Recommendation

- A. It is recommended that the proposal for the Brewers operation be refused;
- B. It is recommended that prior to the holding of a public meeting for the retail commercial and gas bar development, a revised plan be submitted to the Planning Committee incorporating the following:
 - 1. The top-of-bank of Fletchers Creek as approved by the City and the Conservation Authority. The approved line to be shown as a surveyed block to be conveyed to the City.

2. A 8.23 metre wide road widening along the entire site frontage of McLaughlin Road South to be conveyed to the City.
3. A 8.23 metre wide road widening along the site frontage of Queen Street West, a 15.24 metre daylight triangle and 0.3 metre reserve to be conveyed to the Region.
4. The commercial development on the site to not exceed 3240 square metres plus a gas bar.
5. No access to be permitted onto Queen Street West.
6. The commercial development to be developed as a unit and the owner agrees to withdraw the severance application (File B26/84B to the Land Division Committee) for the separation of the retail commercial development into two parcels.
7. A 3 metre wide landscaped strip parallel to McLaughlin Road between the proposed gas bar development and the parking area of the retail commercial be provided to discourage through traffic movements.
9. A pavement widening plan of McLaughlin Road South be shown on the site plan.

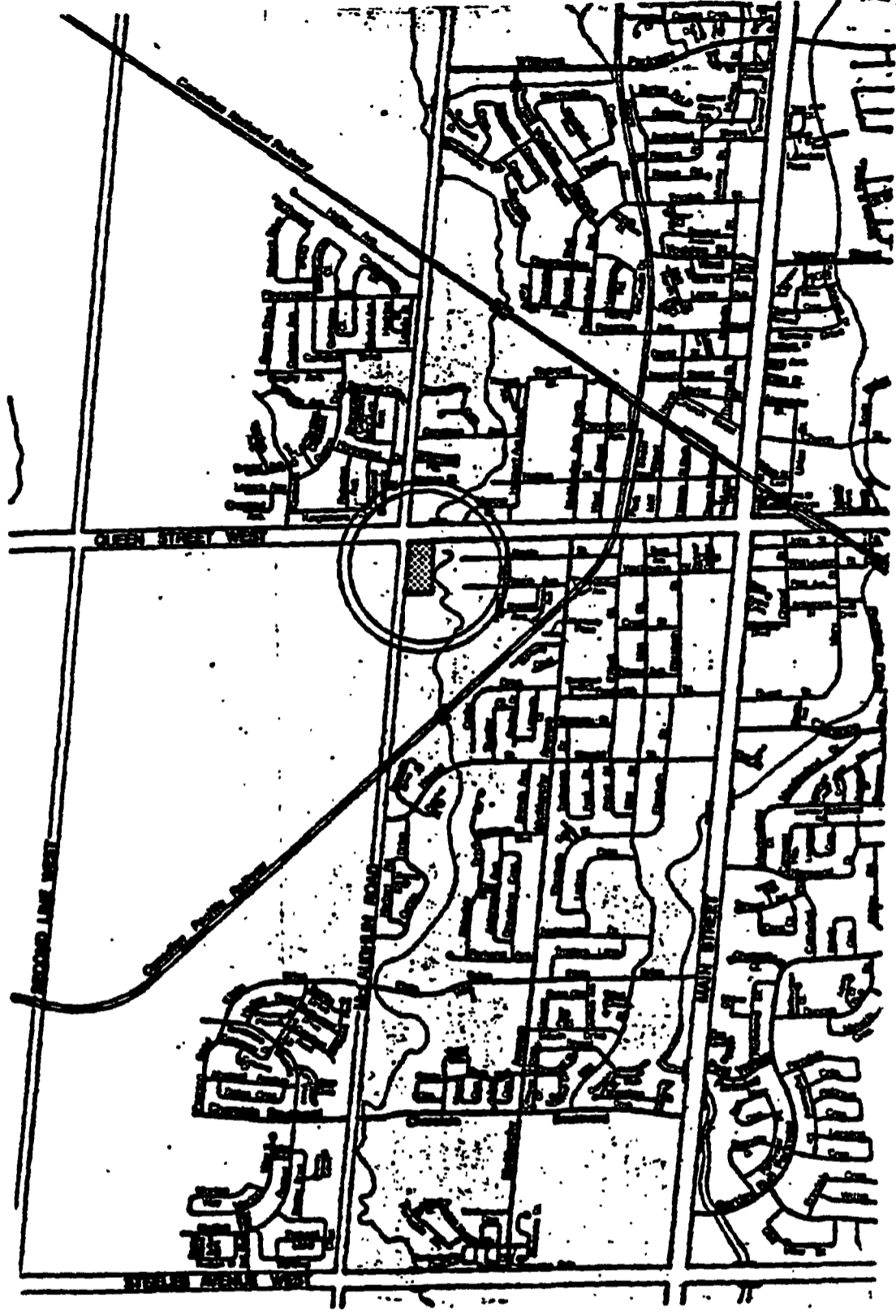
AGREED:


F. R. Dalzell
Commissioner of Planning
and Development

Attachments

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

WL/jb/3



LAKE MANOR HOLDINGS

Locations Map

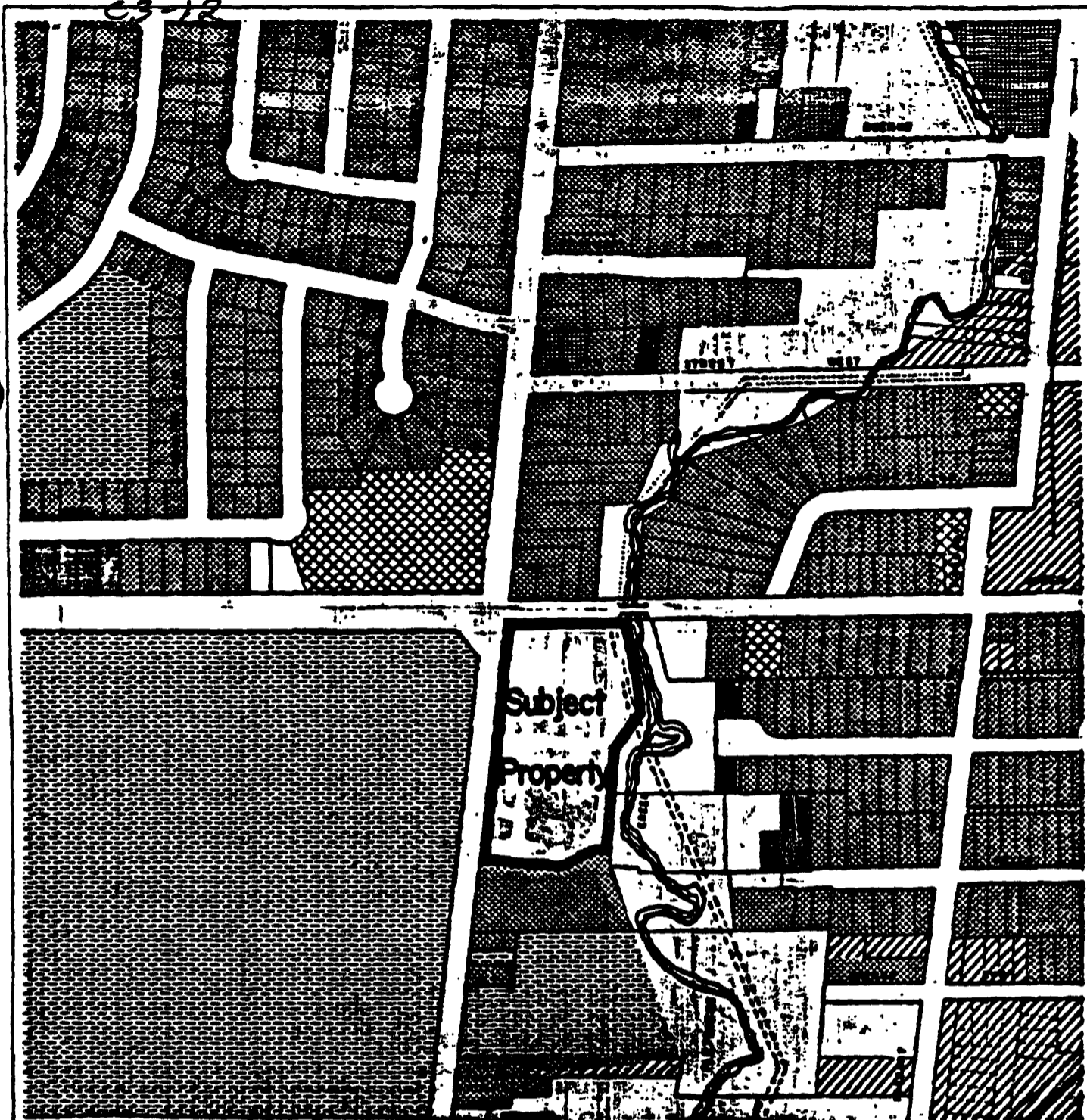


CITY OF BRAMPTON
Planning and Development

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File no. CIW5.6 Map no. 59-8H

C3-12



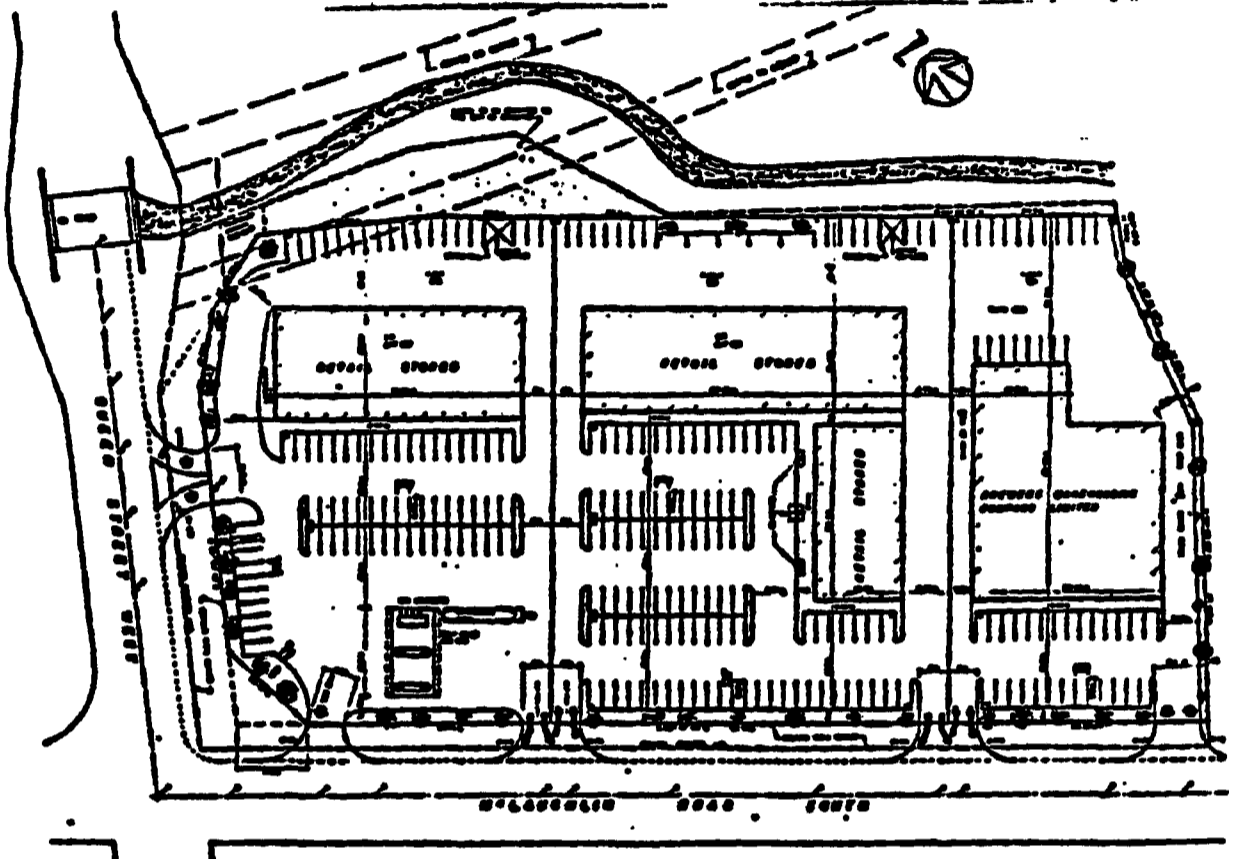
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|--|--------------------------|--|---------------|--|--------|
| | Single Family Dwelling | | Commercial | | Vacant |
| | Semi Detached Dwelling | | Industrial | | |
| | Multiple Family Dwelling | | Institutional | | |

LAKE MANOR HOLDINGS

City of Brampton
Planning Department

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LAKE MANOR HOLDINGS

Site Plan



1:300

CITY OF BRAMPTON
Planning and Development

Date: 84 04 06 Drawn by: RB
File no. CW5.6 Map no. 59-8G

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 24, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
LAKE MANOR HOLDINGS LIMITED
Part Lot 5, Concession 1, W.H.S.
Ward Number 5
Our File: C1W5.6

In May 1984, City Council approved the recommendation of Planning Committee that the above noted proposal including the Brewer's Retail operation be endorsed and that staff discuss the approved conditions with the developer. We recently received a revised site plan as shown on the attached sketch.

The revised plan was circulated to Credit Valley Conservation Authority and the Regional Municipality of Peel. The Credit Valley Conservation Authority has indicated that part of the rear parking and loading areas are located below the Regional Storm Floodline elevation. However, it is the Conservation Authority's policy to permit parking within floodplain areas only if the proposed parking area is located above the 100 Year flood elevation and if the depth of flooding in the area does not exceed 0.5 metres (18 inches) during Regional Storm conditions. It would appear that it is feasible for the development to meet the criteria. Therefore, the Conservation Authority requires that when the developer applies for storm drainage approval, an application should also be made to construct the parking and loading area within the floodplain.

The Regional Public Works Department has indicated that a right-in and right-out access from Queen Street will be acceptable subject to the review

Further, the Region has suggested that the right turn out from the gas bar on McLaughlin Road be deleted because of its proximity and potential interference to the Queen Street intersection.

However, after further review with the Regional and City staff, it is concluded that if the gas bar right-out access were deleted, customers and delivery vehicles for gas bar operation would have to manoeuvre through the plaza parking area resulting in an internal circulation problem. Another alternative that was considered involved independent accesses for the gas bar. This approach will interfere with the proposed accesses of the plaza. Therefore, a suggested modified arrangement is shown on the attached sketch. It will discourage plaza traffic using the gas bar exit. Although it is not an ideal solution, staff believe it is the best compromise.

It is recommended that:

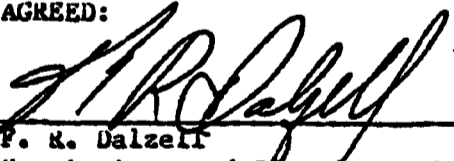
A. a public meeting be held, and

B. subject to the result of the public meeting, the proposal be approved subject to the following conditions:

1. The area below the top-of-bank by Fletchers Creek as determined by the Credit Valley Conservation Authority and the City shall be conveyed to the City.
2. A 8.23 metre wide road widening along Queen Street West, a 0.3 metre reserve and a daylight triangle shall be conveyed to the Region.
3. A 8.23 metre road widening along McLaughlin Road shall be conveyed to the City.
4. A site plan and storm water management shall be approved by the Credit Valley Conservation Authority and the City.

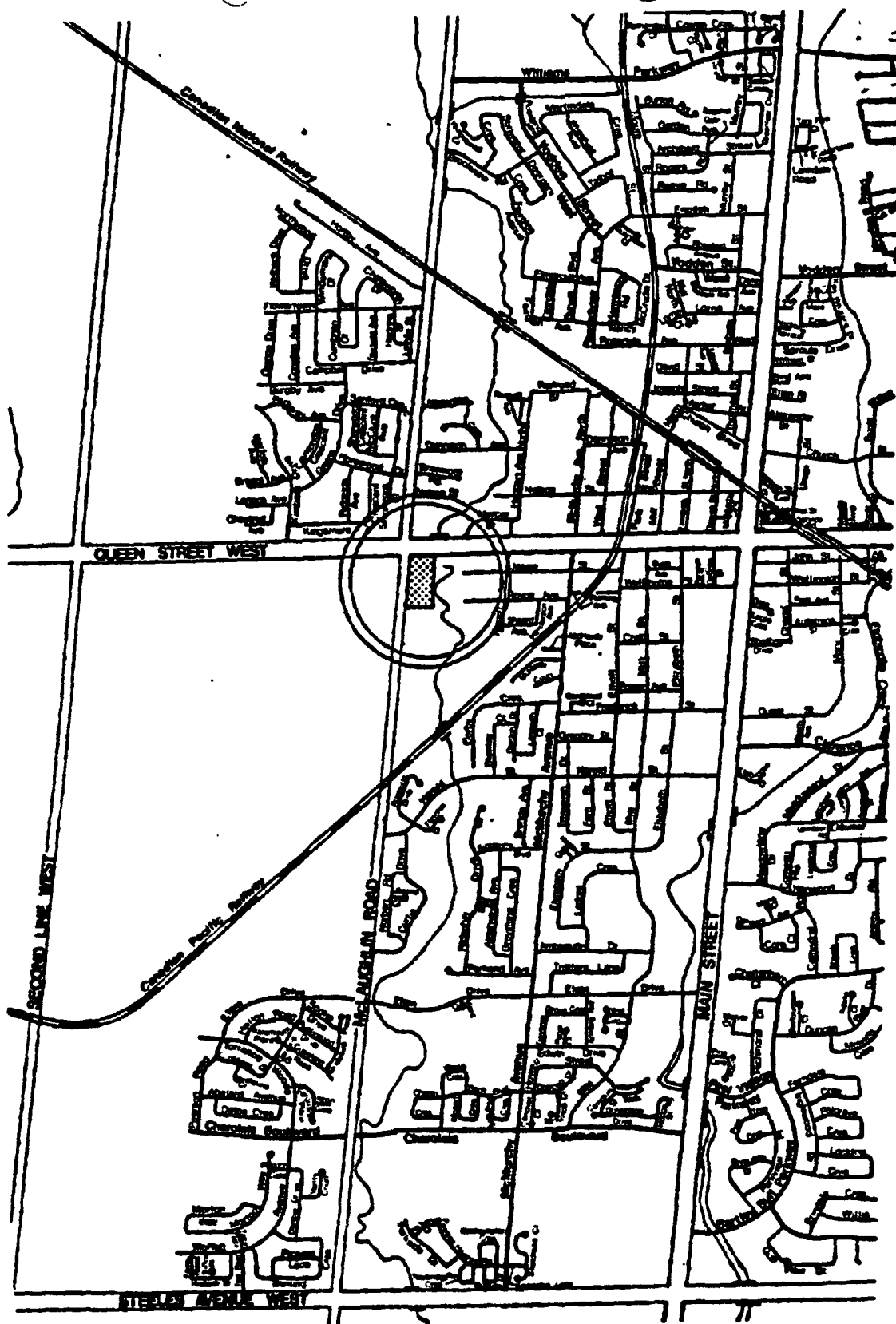
5. The developer shall provide sidewalks along the site frontages.
6. The developer shall widen the pavement of McLaughlin Road south to provide a 5 lane cross section along the entire frontage of the site appropriate tapering reducing the 5 lanes to 4 lanes further south.
7. The developer shall provide a 2 metre high brick or architectural block wall along the southerly site limits.
8. The developer shall provide a chain link fence, 1.8 metres high according to City specifications along the easterly limits.
9. The developer shall provide a 3 metre landscaped area along the easterly site limits.
10. The developer shall provide landscaped area as shown on the attached sketch to discourage through traffic between the plaza and the gas bar.
11. The developer shall agree that no fence shall be provided between parcels A and B.
12. The developer shall agree that between parcels B and C, no fence shall be provided from McLaughlin Road South to the front wall of the building.
13. The developer shall provide fire hydrants as required by the Fire Chief.
14. The proposal shall be subject to site plan approval process with respect to landscaping, engineering and architectural aspects.

AGREED:


F. K. Dalzell
Commissioner of Planning and
Development


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

Attachments
FRD/LWHL/WL/jb/3



LAKE MANOR HOLDINGS

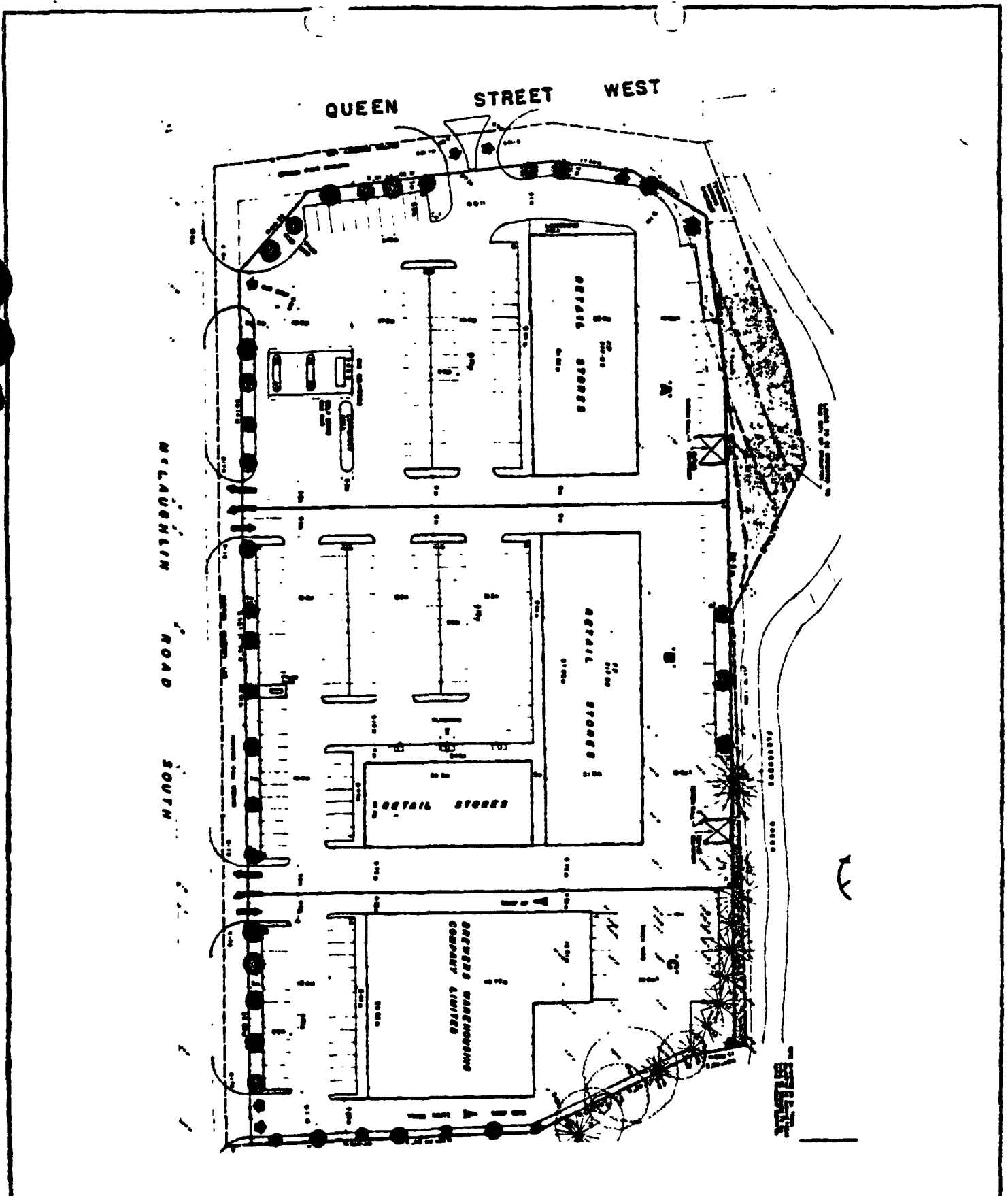
Location Map



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CITY OF BRAMPTON
 Planning and Development

Date: 84 04 06 Drawn by: RB
 File no. CIW5.6 Map no. 59-8H



LAKE MANOR HOLDINGS

Site Plan



1:1300

CITY OF BRAMPTON
Planning and Development

Date: 84 08 02

File: CIW5.6

Drawn by: RB

Map no. 59-8G

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 13, 1984

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
LAKE MANOR HOLDINGS LIMITED
Part of Lot 5, Concession 1, W.H.S.
Ward Number 5
Our File: CLW5.6


The notes of the Public Meeting held on September 12th, 1984 with respect to the above-noted application are attached for the information of the Planning Committee.


There were no objections to the proposed development.

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

- 1) Notes of the Public Meeting be received; and
- 2) Staff be directed to prepare documents for Council's consideration.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

Attachment

FRD/LWHL/WL/jb

AMENDMENT NUMBER 46
AND
AMENDMENT NUMBER 46 A TO
THE OFFICIAL PLAN
OF
THE CITY OF BRAMPTON
PLANNING AREA

-1

21-0P-0031-046

Amendment No. 46A

to the

Consolidated Official Plan for the
City of Brampton Planning Area and

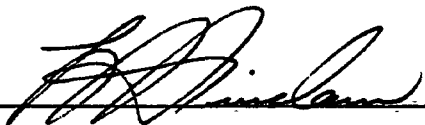
Amendment No. 46 to the

Official Plan for the

City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the 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 in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 46A to the Consolidated Official Plan and Amendment No. 46 to the Official Plan for the Brampton Planning Area.

Date *April 12, 1985..*



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