



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 307-85

To adopt Amendment Number 72  
and Amendment Number 72 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 72 and Amendment Number 72 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 72 and Amendment Number 72 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 16th day of October, 1985.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

ORIGINAL

*Rj-hu 307-85*


AMENDMENT NUMBER 72  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 72 A  
to the Consolidated Official Plan  
for the City of Brampton Planning Area

21 - OP 0031 - 072 - 1

Amendment No. 72A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 72 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 72A to the Consolidated Official Plan and Amendment No. 72 to the Official Plan for the Brampton Planning Area.

Date .. *Dec. 9, 1985* .....

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



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KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 72 TO THE OFFICIAL PLAN  
FOR THE CITY OF BRAMPTON AND  
AMENDMENT NUMBER 72 A  
TO THE CONSOLIDATED OFFICIAL PLAN  
FOR THE CITY OF BRAMPTON

1.0 Purpose:

The purpose of this amendment is to:

- add a "Highway and Service Commercial" designation to Schedule F of the City of Brampton Official Plan;
- change the land use designation of the subject lands from "Industrial" to "Highway Commercial" in the applicable secondary plan; and,
- add a policy to the secondary plan to accommodate the proposed land use.

The affected lands are outlined on Schedule A to this amendment.

2.0 Location:

The lands subject to this amendment:

- have an area of approximately 0.3 hectares;
- are located on the southeast corner of Highway Number 7 and West Drive; and,
- are more particularly described as part of Block E, Registered Plan 895.

3.0 Amendment and Policies Thereto:

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

- (1) by adding to Schedule F thereto, the land use designation of "Highway and Service Commercial" for the lands shown outlined on Schedule A to this amendment;
- (2) by deleting subsection 7.2.7.19, and substituting therefor the following:

"7.2.7.19 Area 19: Bramalea West Industrial

Chapter C34, Section C of Part C and Plate Number 12, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 19, as amended by Official Plan Amendment 26 and 72 A, shall constitute the Bramalea West Industrial Secondary Plan."

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

- (3) by adding, to the legend of Plate Number 12 thereof the land use category of "Highway Commercial";
- (4) by adding, to Plate Number 12 thereof, the land use designation of "Highway Commercial" for the lands shown outlined on Schedule A to this amendment; and,
- (5) by adding, to Policy 2.6, "Lands South of Highway Number 7", of Chapter C34, a new policy as follows:

"2.6.3 The lands designated as "Highway Commercial" on the southeast corner of Highway Number 7 and West Drive, as shown on Plate Number 12, shall be used only for a gas bar and service bay facility. Council intends that these lands be developed to be compatible with surrounding land uses, particularly institutional uses to the east. In this regard, the following development principles shall be adhered to:

- (a) the use of the lands shall be subject to controls of ingress and egress to minimize the impact on the proper functioning of the intersection. In this regard, access to/from Highway Number 7 shall not be permitted;
- (b) signs and advertising devices shall be subject to control with regard to location, design and illumination, to ensure a high quality of development and to minimize any adverse impact on adjacent land uses;
- (c) adequate landscaping and screening shall be provided on site to enhance the appearance of the subject lands and to complement the aesthetics of adjacent developments; and,
- (d) as the subject lands are visible from the intersection of two major roads, it is desirable to maintain a high degree of aesthetic and architectural integrity. Accordingly, the massing and conceptual design of the proposed structures on the subject lands shall be subject to site plan control.

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 72 AND 72 A

Attached hereto is a copy of a staff report dated July 24, 1985 dealing with a development application to amend the Official Plan. Also attached, is a further staff report forwarding a copy of the notes of a public meeting held on September 4, 1985, in connection with the development application, subsequent to placing notices in two local newspapers and the mailing of notices to property owners within 120.0 metres of the subject lands.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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July 24, 1985

**TO:** Chairman of the Development Team  
**FROM:** Planning and Development Department  
**RE:** Application to Amend the Official Plan  
and Zoning By-law  
Part of Block E, R. P. 895  
Ward Number 8  
BRAMALEA LIMITED  
Our File Number C3E5.11

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### 1.0 Introduction

An application has been received to amend the City's Official Plan and Zoning By-law to permit the establishment of a self-serve gas bar and 6 bay service facility on the above captioned property.

### 2.0 Property Description

The subject property:

- is located on the south-east corner of Highway No. 7 and West Drive;
- is more particularly described as Part of Block E, Registered Plan 895;
- has an area of 0.3 hectares; frontage of 51.6 metres along West Drive and has a depth of approximately 46.6 metres; and,
- has no significant vegetation and is relatively flat.

The subject property is currently vacant. Surrounding land uses, as shown on the attached map, are as follows:

- To the North: vacant lands and residential uses



- To the East: institutional and open space
- To the South: commercial and institutional uses including a car and truck rental operation abutting the subject property
- To the West: commercial (Bramalea Outlet Centre)

### 3.0 Proposal

The applicant, as previously noted, proposes that the site will be used for a self-serve gas bar and six bay service facility. Access to the site will be provided through two ingress/egress ramps on West Drive. (See attached site plan). The southerly ramp will be shared with the car and truck rental operation abutting the subject property to the south. It should be noted that a 0.3 metre reserve exists along Highway No. 7, owned by the Ministry of Transportation and Communications. Accordingly, no access shall be permitted to/from Highway No. 7.

The service garage component of the proposal will be situated separately from the gas bar, contiguous to the easterly property line. The attached site plan indicates the provision of a chain link fence and landscaped area between the service garage and the abutting institutional use.

Landscaped areas along Highway No. 7 and West Drive are also proposed.

### 4.0 Official Plan and Zoning Status

Schedule "A" of the Official Plan designates the subject lands as "Institutional". However, the Official Plan permits automobile service stations and car washes in all designated land uses provided that such uses are designated as "Highway Commercial" in secondary plans. In this regard, the applicable secondary plan:

- is identified as "Area 19 - Bramalea West",

- is comprised of Plate Number 12, Chapter C34 of The Consolidated Official Plan; and,
- designates the subject lands as "Industrial".

Accordingly, an Official Plan Amendment is required to permit the proposed development.

By-law 861 zones the subject property as "M1 - Select Industrial". However, the proposal does not conform with all of the requirements and restrictions applicable to a gas bar and service facility. Accordingly, an amendment to the zoning by-law is required.

#### 5.0 Results of Circulation

The application was circulated to a number of departments and agencies, and the following comments were obtained:

##### 5.1 The Ministry of Transportation and Communication has commented that:

- the owner be advised that building and sign permits may be obtained from their Toronto office.

##### 5.2 The Region of Peel Planning Department advises that:

- full municipal services are available on West Drive; and,
- Regional roads are not directly affected.

##### 5.3 The Building Division has advised that:

- the proposed use would be permitted in an "H.C.2 - Highway Commercial" zone requiring a minimum front yard of 15 metres (the site plan shows 13.72 metres) and a minimum interior side yard of 6.0 metres where it abuts a residential or institutional use (the site plan shows 1.5 metres); and,

- the garbage enclosure indicated on the site plan shall be relocated at least 6.0 metres from the proposed location.

5.4 The Law Department has no comments.

5.5 The Commissioner of Community Services advises that:

- an additional street hydrant adjacent to the entrance of West Drive is required; and,
- Transit has no comments or concerns.

5.6 The Director of Development and Engineering Services advises that:

- a 10 metre extension to the traffic island on West Drive is required to prevent left hand turns into the northerly driveway; and,
- that grading and drainage be carried out in such a manner as to not interfere with existing drainage on abutting properties.

6.0 Discussion

The Official Plan provides policy guidance for evaluating the appropriateness of automobile service station proposals, namely;

- locational criteria;
- the type of service provided and the market impact of the proposed facility on existing service stations;
- the physical and functional relationship between these uses and other commercial uses in the vicinity;
- the potential audio, visual and air pollution effects of such a use on adjacent existing or proposed uses; and,

- the potential effects of such a use on the parking and traffic circulation generated by adjacent uses, and on the traffic movement on adjacent streets.

In terms of locational criteria, the Official Plan encourages automobile service stations at, or adjacent to the intersections of arterial roads or highways. Accordingly, the proposed site at the intersection of a Provincial Highway (Highway No. 7) at a Minor Arterial Road (West Drive) satisfies this criteria. It should be noted that automobile service stations require the high degree of visibility and accessibility afforded by such locations. It is assumed that this facility will serve automobile borne traffic on Highway No. 7 and West Drive, as well as residential areas to the north.

In terms of the physical and functional integration of the proposed land use, it should be noted that the commercialization of the subject property may be described as an extension to existing commercial development to the west (Bramalea Outlet Centre). The attached site plan does not indicate any physical separation (i.e. fencing or significant grade separation) between the proposed automobile service station and the abutting car/truck rental operation to the south. The applicant submits that there will be no intended functional integration in the operation of these two activities. However, it is planned that these uses will share the southerly ingress/egress ramp of West Drive. This will have a beneficial effect of reducing the number of potential turning movements from West Drive onto these sites. However, it is essential that the appropriate arrangements are established (through an easement) to guarantee permanent access to each site.

There would appear to be little potential for audio, visual and air pollution impacts of additional significance emanating from the proposed service station; given:

- the intensity of existing commercial development in the area;  
and,

- the existing high volumes of traffic on Highway No. 7.

However, there may be some concern for the potential impact on institutional uses to the east. In this regard, the site plan includes such mitigating features as:

- a chain link fence 1.8 metres in height and a landscaped area along the east property boundary; and,
- the placement of the six bay service garage backing onto the institutional uses. This will, in effect screen the institutional use from much of the service station operation.

However, it is important that the east elevation of the service bay building be designed to enhance the compatibility between these uses. In this regard, all on-site lighting should be oriented and designed to minimize glare.

In addition, the institutional building is set back significantly from the subject lands, and is buffered somewhat by a parking lot and landscaped area. Accordingly, concerns regarding the potential impact on the abutting institutional use seem to be obviated by the proposed site design of the gas bar and service station, and the physical separation between the two uses.

Additional landscaped areas should be provided abutting Highway No. 7 and West Drive. The applicant should be required to install sidewalks on adjacent roads and provide boulevard tree planting.

With respect to traffic concerns, it has been recommended by the Development and Engineering Services Department that the existing traffic island on West Drive be extended 10.0 metres to prevent left hand turns into the northerly ingress/egress ramp.

The minimum front yard requirement has been determined on the basis that the subject property has frontage along Highway No. 7.

However, as noted previously, there is an existing 0.3 metre reserve (owned by the Ministry of Transportation and Communications) abutting the subject lands along Highway No. 7, thereby restricting access to/from this roadway. Accordingly, the frontage of the subject property is actually along West Drive. This being the case, the front yard setback, as indicated on the proposed site plan is 20.9 metres. The required minimum front yard in the "H.C.2" zone is 15.0 metres. Hence, under these circumstances, the proposed site plan would appear to conform to this standard.

In addition, the proposal appears to conform to the minimum side yard requirements of the "H.C.2" zone, with frontage along West Drive.

The proposed site plan indicates a significant reduction in the rear yard requirement (from 9.0 metres to 1.5 metres).

However, the proposed 1.5 metre rear yard would appear acceptable under these circumstances considering:

- the proposed building arrangements and site configuration of the subject property;
- the previously noted advantages with respect to the buffering effect of the proposed positioning of the service bay building relative to the abutting institutional use to the east; and,
- the significant distance between the adjacent institutional building and the easterly property line of the subject lands.

In addition, the garbage enclosure should be roofed and relocated to be consistent with the 1.5 metre rear yard set back maintained by the service bay facility.

The parking standards established by By-law 861 requires:

- for a motor vehicle repair shop:

1 parking space for each 18 square metres of gross commercial floor area or portion thereof, which 50% of the required spaces may be tandem spaces; and,

- for a motor vehicle service station:

1 parking space for each 23 square metres of gross commercial floor area or portion thereof.

On this basis, a minimum of 19 spaces shall be required.

#### 7.0 Conclusion

Based on the foregoing discussion, it appears that the application for an Official Plan and Zoning By-law Amendment to permit an automobile service station on the subject lands, can be supported.

However, enactment of the implementing zoning by-law amendment should be conditional on specific requirements related to:

- fencing;
- lighting;
- the installation of sidewalks and boulevard tree planting;
- the extension of the traffic island on West Drive; and,
- the establishment of an easement to guarantee permanent access to the subject property as well as the abutting property to the south through the southerly ingress/egress ramp.

The applicant shall be required to obtain site and landscape approval and be required to deposit securities to ensure fulfillment of the City's requirements.

#### 8.0 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, staff be instructed to prepare the appropriate documents for the consideration of Council as follows:
  - (1) An Official Plan Amendment to redesignate the subject lands from "Industrial" to "Highway Commercial".
  - (2) A Zoning By-law Amendment shall rezone the subject lands from "MI - Select Industrial" to "H.C.2 - Highway Commercial" containing the following provisions:
    - (i) the site shall only be used for:
      - (a) a gas bar; and,
      - (b) an automobile service station.
    - (ii) a building envelope shall be identified on the by-law schedule;
    - (iii) a minimum of 19 parking spaces shall be provided; and,
    - (iv) no outdoor storage or display of goods shall be permitted.
- C. The proposed development shall be subject to a development agreement, and prior to the issuance of a building permit, a site plan, a landscape plan and a grading and drainage plan shall be approved by the City.
- D. Prior to the issuance of building permits, the applicant shall obtain building and sign permits from the Ministry of Transportation and Communications.
- E. The applicant shall agree by agreement to:
  - (1) extend the traffic island on West Drive 10.0 metres to prevent left-hand turn into the northerly driveway;



- (ii) install a fire hydrant adjacent to the entrance on West Drive to the satisfaction of the Fire Chief;
- (iii) install sidewalks on abutting roads and provide boulevard tree planting on same;
- (iv) establish an easement with the abutting property owner to the south, guaranteeing permanent access to both properties;
- (v) install a chain link fence 1.8 metres in height along the easterly property boundary to the satisfaction of the City;
- (vi) provide and maintain a landscape area of at least 4.0 metres abutting Highway No. 7 and West Drive;
- (vii) design and orient all lighting on the site so as to minimize glare on the abutting institutional property; and,
- (viii) provide that any proposed paving or regrading shall not interfere with existing drainage on abutting properties.

AGREED:

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F. R. Dalzell  
Commissioner of Planning  
and Development

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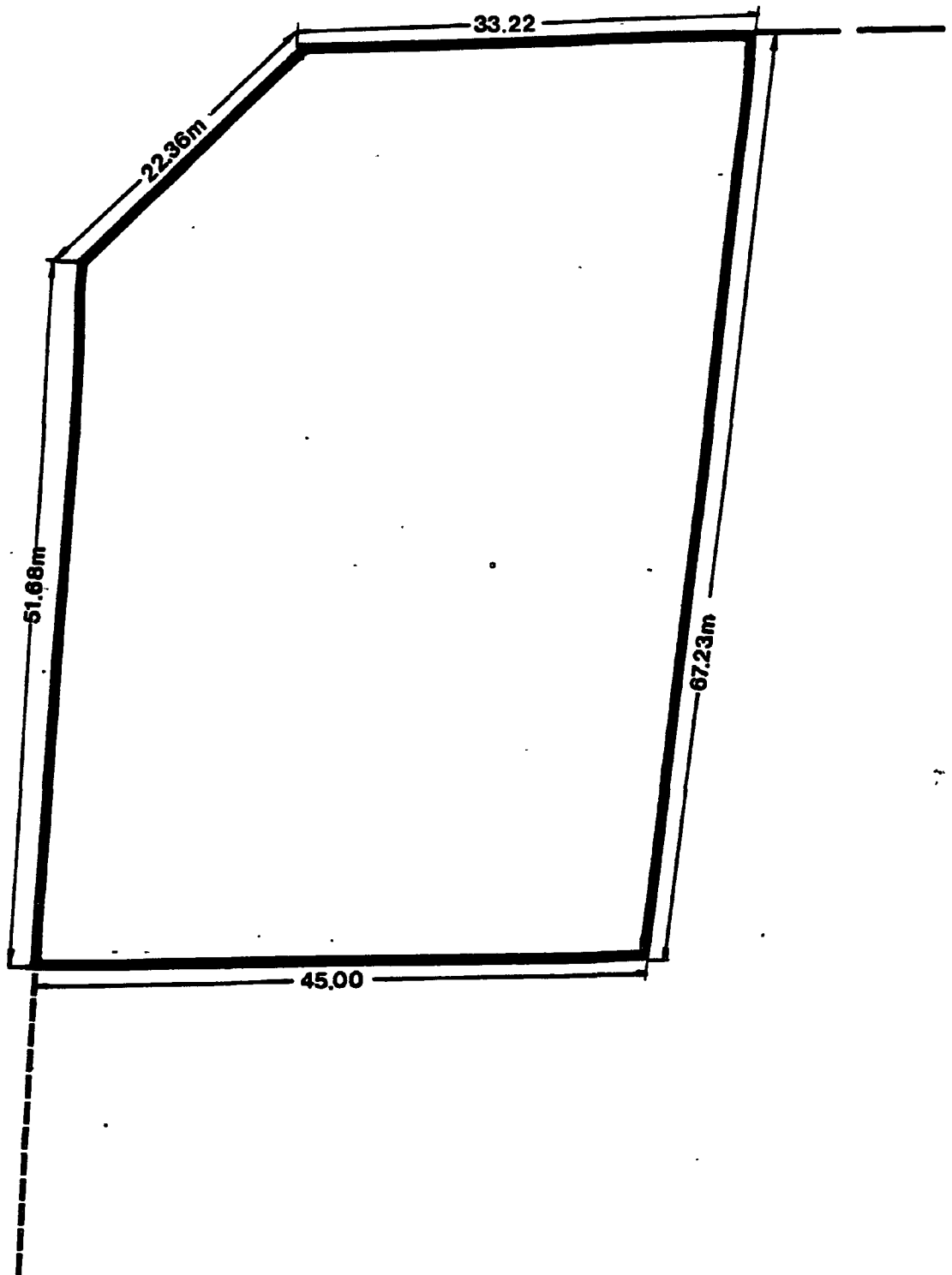
L. W. H. Laine  
Director, Planning and  
Development Services Div.

JC thk/1

LOT 5 CONCESSION 3

HWY. 7

WEST DRIVE



OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_

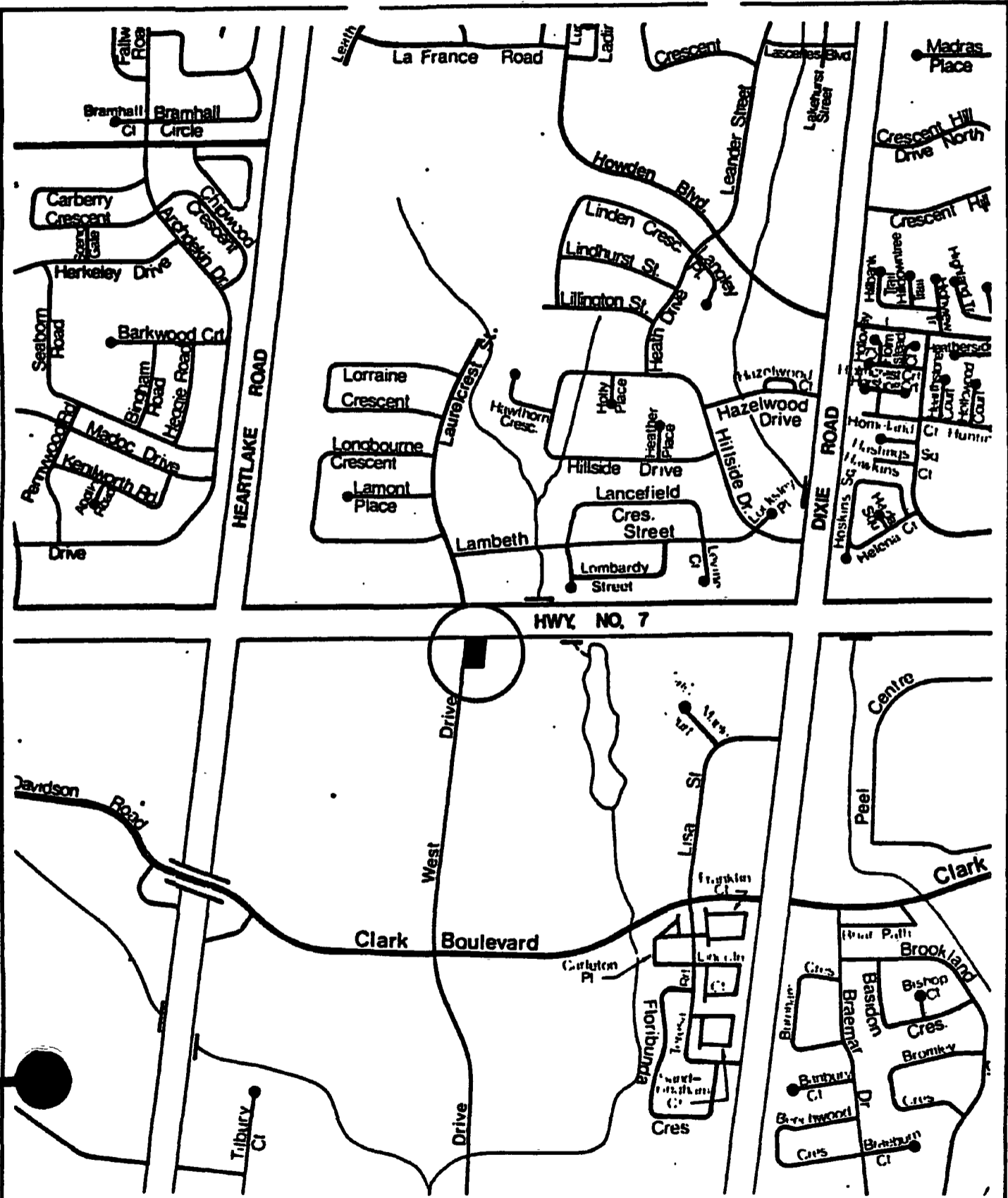
OFFICIAL PLAN AMENDMENT NO. \_\_\_\_A



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**CITY OF BRAMPTON**  
Planning and Development

Date: 85 08 16 Drawn by: K.L.  
File no. C3E511 Map no. 62.24D



LOCATION MAP

**BRAMALEA LTD.**

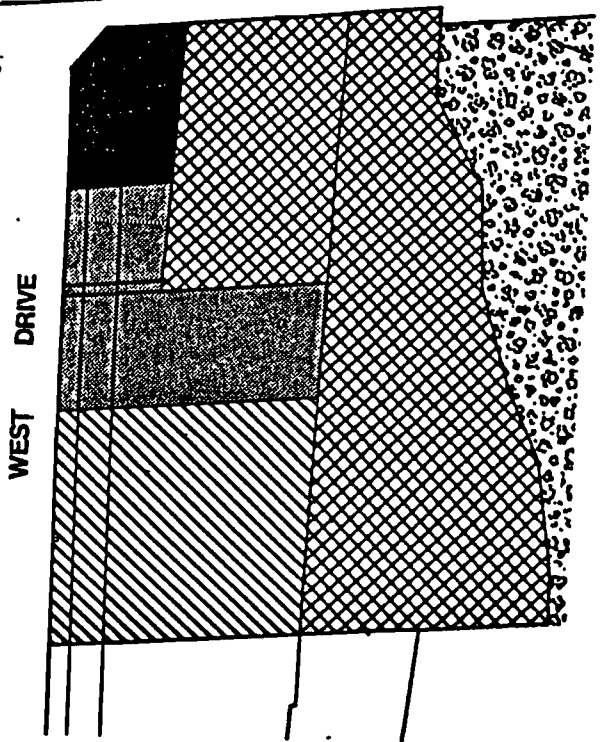
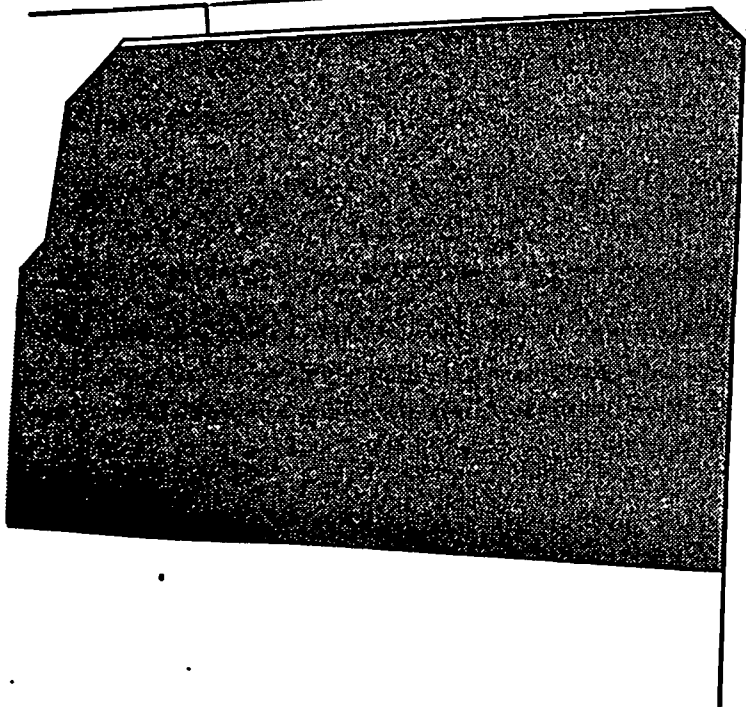
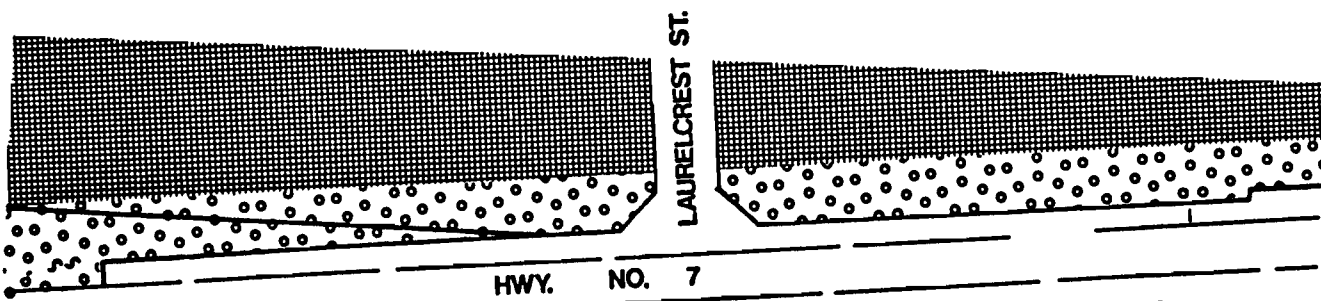









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**CITY OF BRAMPTON**  
 Planning and Development

Date: 85.06 26 Drawn by: J.K.

File no. C3E5.11 Map no. 62-25A



- KEY
-  INDUSTRIAL
  -  UNDEVELOPED
  -  INSTITUTIONAL
  -  COMMERCIAL
  -  RESIDENTIAL
  -  OPEN SPACE
  -  SUBJECT PROPERTY

LAND USE

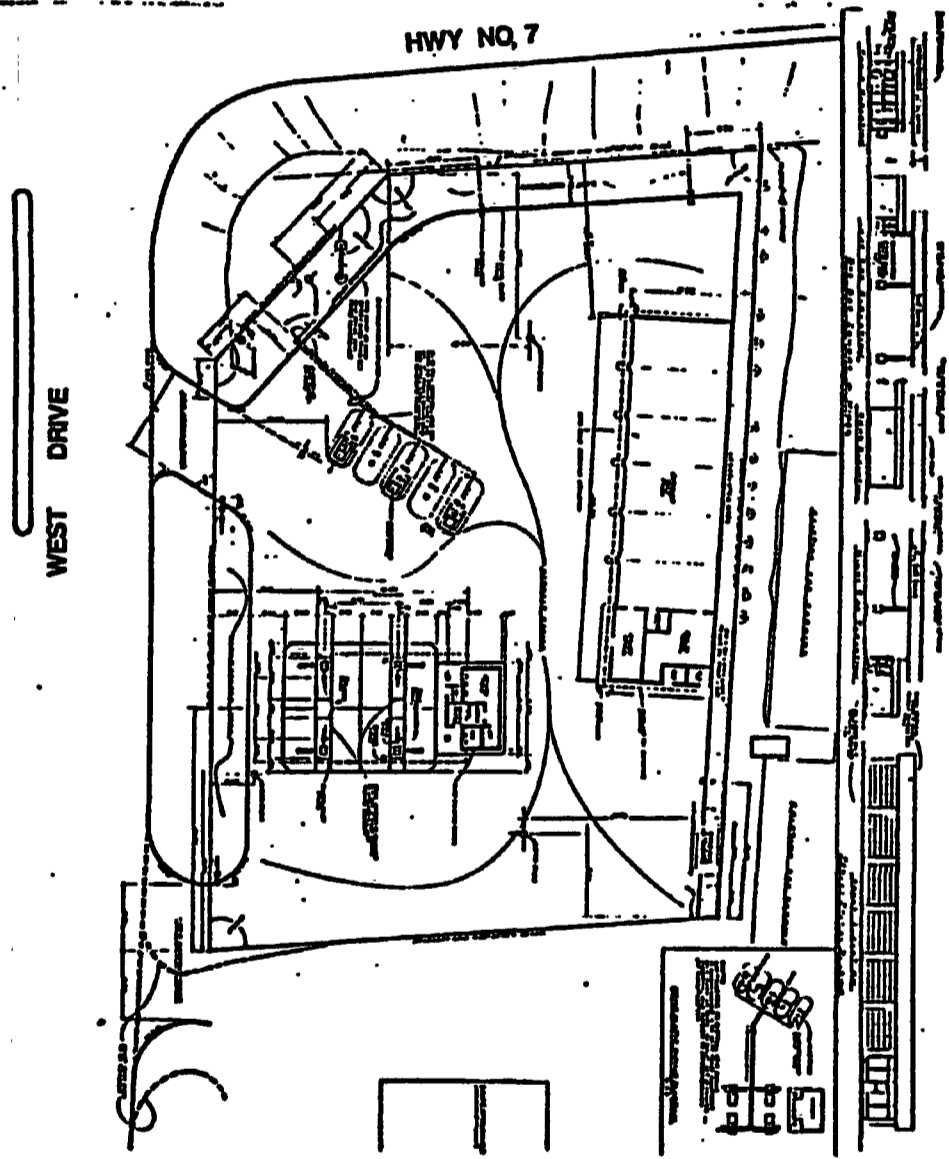
BRAMALEA LTD.



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**CITY OF BRAMPTON**  
 Planning and Development

Date: 85. 06 26 Drawn by: J.K.  
 File no. C3E5.11 Map no. 62-25B



SITE PLAN

BRAMALEA LTD.



1:660

**CITY OF BRAMPTON**  
 Planning and Development

Date: 85.07 12 Drawn by:

File no. C3E5.11 Map no. 62-25C

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, September 4, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9.19 p.m. with respect to an application by BRAMALEA LIMITED to amend both the Official Plan and the Zoning By-law (File: C3E5.11).

Members Present: Councillor E. Mitchell - Chairman  
Councillor N. Porteous  
Alderman R. Luciano  
Alderman F. Kee  
Alderman H.. Chadwick

Staff Present: L.W.H. Laine, Director, Planning and Development Services  
J. Marshall, Director of Planning Policy and Research  
W. Lee, Manager, Community Design  
S. Dewdney, Landscape Architect  
J. Corbett, Development Planner  
J. Robinson, Development Planner  
P. Tardif, Recording Secretary

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Approximately 30 members of the public were in attendance.

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. Laine replied in the affirmative.

There were no members of the public interested in this application and the meeting was adjourned at 9.19 p.m.