



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 316-86

To adopt Amendment Number 105 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 105 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 and Housing for approval of Amendment Number 105 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 December, 1986.



KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 105
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to include policies relating to gas regulator facilities in certain areas of the planning area.

2.0 The Amendment

The Official Plan of the City of Brampton, Planning area is hereby amended:

- (1) by deleting section 1.1.1(1)(e) and substituting therefor the following:

"(e) Consents must be serviced by public water and sanitary sewers or evidence must be provided of other sanitary waste treatment facility, as approved by the Medical Officer of Health and of other adequate potable water supply, except where the consent is acquired by a Conservation Authority for conservation purposes, or the consent is for the purpose of a public or private utility installation. Areas serviced by the South Peel Water and Sewer Scheme should utilize these services when consents are considered.";

- (2) by deleting section 1.1.1(2)(d) and substituting therefor the following:

"(d) a parcel created by consent should have similar lot depth and shape as adjoining lots, where appropriate;"

- (3) by deleting section 1.1.1(2)(g) and substituting therefor the following:

"(g) Each new lot created is to front on an existing public highway or street, except where the consent is acquired by a Conservation Authority for conservation purposes, or the consent is for the purpose of a public or private utility installation.";

- (4) by deleting the second sentence of section 1.1.2(2)(b)(ii)(D) and substituting therefor the following:

"Past and future conveyances for public purposes and for private utility installations shall not be considered in determining the number of conveyances permitted per each 40.5 hectares (100 acres) original farm half lot;"

(5) by adding the following section as section 5.5.1.3:

"5.5.1.3 Gas regulator facilities may be permitted on the lands designated Residential, Commercial, Industrial, Institutional, Private Commercial - Recreation, Rural - Commercial and Agricultural in this Plan subject to the following:

- (a) gas regulator facilities may be permitted as-of-right on lands zoned primarily for commercial, industrial, large institutional and agricultural purposes;
- (b) a site-specific zoning by-law amendment will be required to permit the establishment of a gas regulator facility in an area zoned primarily for residential purposes;
- (c) gas regulator facilities on lands zoned primarily for commercial purposes or on lands abutting a residential zone shall be screened by means of opaque fencing and other means in order to minimize the visual effects of such facilities; and
- (d) where a gas regulator facility is established on lands zoned primarily for agricultural purposes but designated for urban development in this plan, the location and siting of such a facility shall take into account the type and pattern of the future urban development."

APPENDIX

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 105

Attached as background material to this amendment are the following:

1. a report to Planning Committee from the Planning and Development Department dated 1986 10 15; and
2. a report to Planning Committee from the Planning and Development Department dated 1986 11 12, forwarding notes of a public meeting held on November 5, 1986.

In accordance with the policies of the Official Plan, notice of the meeting was given by advertisement in the Brampton Daily Times and the Brampton Guardian.

33/86/3

C12

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

October 15, 1986

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Consumers' Gas Proposal to Amend the
City of Brampton Zoning By-laws and
Official Plan in respect of Gas
Regulator Facilities
Planning File Numbers: B6 and O2.6

ORIGIN

Consumers Gas, through Mr. Walter Tkach, Property Agent, has requested the City to amend the Official Plan and comprehensive zoning by-laws to permit gas regulator facilities "as of right" in certain zones of the City. This would avoid the necessity of site-specific rezonings for the establishment of these facilities.

BACKGROUND

As an integral part of the overall gas distribution system in the City of Brampton, The Consumers' Gas Company Ltd. requires a network of gas regulator facilities at various locations in the municipality. Their primary function is to reduce and regulate incoming high pressure gas volume to pressure suitable to meet their consumer gas load requirements.

The size and number of stations in a particular area vary proportionally to volume of gas to be supplied. In Brampton, there are nine district gas regulator facilities in the following locations:

- east side of Highway Number 10, north of Williams Parkway;

C12-2

- 2 -

- west side of Main Street, north of Steeles Avenue (abutting Sunoco service station);
- east side of McLaughlin Road, south of Sandalwood Parkway;
- northwest corner of Sandalwood Parkway and Highway Number 10 (Caterpillar site);
- Hansen Road, south of Queen Street (at the rear of Consumers' Gas building);
- north side of Steeles Avenue, north of the C.N/Steeles Avenue Grade Separation;
- southeast corner of Steeles Avenue and Torbram Road;
- southeast corner of Williams Parkway and Torbram Road; and
- east side of Mississauga Road, north of Queen Street

Except for the McLaughlin Road/Sandalwood Parkway site, the above gas regulator facilities are typically comprised of large above-ground pipes and valves that occupy a 3-4 metre square area within a fenced enclosure of approximately 6-8 metres square. The enclosure typically consists of 6 foot chain link fencing, with a gate; and in two cases there is 6 foot privacy fencing outside of the chain link fencing and chain link fencing over the top of the enclosure. The facilities appear to be very secure with a locked gate and with the valves covered and locked. Gas regulator facilities are designed and installed according to C.S.A. standards.

The McLaughlin Road/Sandalwood Parkway facility is a much larger "gate station" associated with the TransCanada PipeLine. The enclosure here is approximately 30 metres square and the facilities are much more extensive than the typical gas regulator facilities described above.

All of the existing district gas regulator facilities are located in existing or designated industrial, commercial or agricultural areas.

Apart from their appearance, the only impact of such facilities is a metallic "hissing" sound that is created by gas flowing through the pipes and valves. Except for the gate station facility, the volume of this noise is relatively low.

The Consumers' Gas Company Ltd. are intending to install gas regulator facilities in the Spring of 1987, in the following locations:

- on the south side of Steeles Avenue, between Winston Churchill Boulevard and Heritage Road, abutting an existing TransCanada Pipeline regulator facility; and
- on the east side of Torbram Road, north of Bovaird Drive.

In addition, Consumers' Gas intend to construct six more gas regulator facilities in Brampton over the next three to five years.

Section 5.5 of the Brampton Official Plan contains policies relating to gas transmission facilities, with particular reference to the TransCanada Pipeline. If Council were to agree to amend the comprehensive zoning by-laws to permit gas regulator facilities in certain zones, a policy to this effect should be included in the Official Plan.

The new comprehensive zoning by-laws for the City contain general provisions permitting utility installations of public authorities in all zones, subject to certain requirements and restrictions. Since the Consumers' Gas Company is not a public authority, these provisions do not apply to gas regulator facilities.

The Consumers' Gas Company Ltd. therefore requests that the Official Plan and comprehensive zoning by-laws be amended to permit gas regulator facilities to be established in various areas of the City "as of right".

C12-4

- 4 -

This would avoid the company having to apply for a site specific rezoning for each proposed gas regulator facility.

Unless the company has been able to acquire a small remnant parcel, a severance is usually required for the establishment of these facilities. As part of the process of negotiating a severance, Consumers' Gas is often required by the owner to provide particular fencing and landscaping.

COMMENTS

After having reviewed the subject of gas regulator facilities with Consumers Gas staff and having inspected various facilities in Brampton, staff have concluded that:


- because of their physical appearance and associated noise, gas regulator facilities should not be permitted "as of right" in residential zones
- gas regulator facilities are an acceptable use in industrial, commercial, large institutional and agricultural areas
- these facilities, if constructed on commercial sites or on sites abutting residential zones should be enclosed by both 6 foot chain link fencing and privacy fencing, and be no closer than 8 metres to a residential property line.
- since the owners of land from whom Consumers' Gas purchased a severed parcel for a gas regulator facility have control over the siting of the facility, the only yard requirement should be a minimum 5 metre setback from a street.

RECOMMENDATION

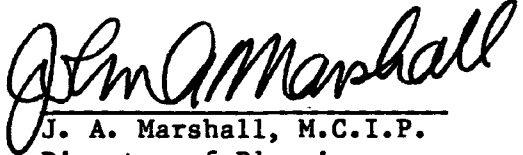
That the Official Plan and comprehensive zoning by-laws be amended to permit district gas regulator facilities in Industrial, Commercial, large

Institutional and Agricultural zones, and that a Public Meeting be held in accordance with Council procedures.

CONCUR:



F. R. Dalzell, Commissioner of
Planning and Development



J. A. Marshall, M.C.I.P.
Director of Planning
Policy and Research

JAM/hg/21

D8

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1986 11 12

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: GAS REGULATOR FACILITIES
Our File: B-6

The notes of the Public Meeting held on Wednesday, November 5, 1986, are attached for the information of the 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 proposal.

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


- A) The notes of the public meeting be received; and,
- B) Staff be directed to present the appropriate documents to City Council.

Respectfully Submitted,



J. A. Marshall, M.C.I.P.,
Director of Planning Policy
and Research

AGREED



F. R. Dalzell
Commissioner of Planning
and Development

JAM/ec
attachment

D8-3

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:49 p.m. with respect to GAS REGULATOR FACILITIES (File- B-6). The Consumers' Gas Company Ltd. has requested the City to amend the Official Plan and Comprehensive Zoning By-laws to permit gas regulator facilities in certain zones of the City. In response to this request, it is proposed that the Official Plan and Comprehensive Zoning By-laws be amended to permit gas regulator facilities in Industrial, Commercial, large Institutional and Agricultural Zones, subject to certain requirements and restrictions.

Members Present: Alderman J. Hutton - Chairman
Councillor N. Porteous
Alderman T. Piane
Alderman L. Bissell
Councillor F. Andrews
Alderman P. Palleschi

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
J. A. Marshall, Director of Planning Policy
and Research
J. Corbett, Policy Planner
E. Coulson, Secretary

The Chairman enquired if notification of the public meeting had been 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 7:50 p.m.



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

this 8th day of December, 1986.



KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

by Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

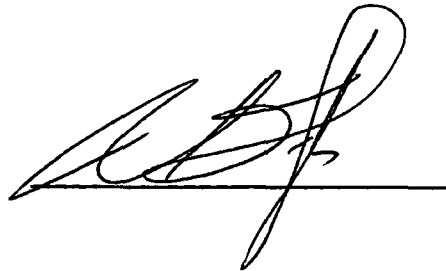
December 16th 1986

RE: O.P.A. 105

I, ROBERT D. TUFTS, Assistant Clerk for The Corporation of the City of Brampton, certify as follows:

1. Notice of a public meeting in connection with the above-noted O.P.A. was given in accordance with section 17 (2) of the Planning Act, 1983, and regulations thereunder, by publishing the attached notice in the local newspapers on October 29th, 1986.
2. A public meeting in respect of the above-noted O.P.A. was held on November 5th, 1986.
3. The notice requirements of section 17(8) of the Planning Act, 1983 have been complied with.

Dated at Brampton, this 16th day of December, 1986.

A handwritten signature in black ink, appearing to be 'R. D. Tufts', written over a horizontal line. The signature is stylized and cursive.

THE CORPORATION OF THE CITY OF BRAMPTON

150 CENTRAL PARK DRIVE, BRAMPTON ONT

L6T 2T9

TELEPHONE 793-1110

PLANNING ACT, 1983 NOTICE OF PUBLIC MEETING

The Planning Committee of the Council of the City of Brampton will hold a public meeting on WEDNESDAY, NOVEMBER 5th, 1986. The meeting will be held in the Municipal Council Chambers, 3rd floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. The agenda for this meeting are:

An application by FAITH GOSPEL TABERNACLE MINISTRIES (File Number C3W10.2 - Ward 6) to amend the Zoning By-law and the Official Plan.

An application by RUSHVILLE CONSTRUCTION LTD. (File Number C7E17 - Ward 8) to amend the Zoning By-law.

An application by CARLOS DE FARIA (File Number: 14E15.16 - Ward to amend the Zoning By-law.

An application by JIM CHONG (File Number: C4E5.22 - Ward 8) to amend the Zoning By-law.

An application by W. FRANK FENTON (File Number: C1W7.34 - Ward 5) to amend the Zoning By-law.

An application by SANFOUR DEVELOPMENTS LTD (File Number: T1W15.10 - Ward 4) to amend both the Zoning By-law and the Official Plan, HOME OCCUPATION USES (File Number: B6.5), and

GAS REGULATOR FACILITIES (File Number: B6).

The following is a brief explanation of the items on the agenda:

FAITH GOSPEL TABERNACLE MINISTRIES (C3W10.2)

Location:
The subject property is located in part of Lot 10, Concession 3, W.H.S. and is situated on the north west side of Highway Number 7 and the south side of Redview Road (3rd Line West)

Size:
The subject property is triangular in shape and has an area of approximately 1.6 hectares (3.78 acres) with frontages of about 302 metres (990 feet) and 329 metres (1,080 feet), along Redview Road and Highway Number 7 respectively.

Official Plan Status:
The subject property is designated as Agricultural by the Official Plan.

Zoning Status:
By-law 861 zones the subject property as "Agricultural Class One (A1)."

Proposal:
To amend both the Official Plan and the Zoning By-law to permit a church on the subject property.

For further information contact:
MR. DAVID ROSS at 793-4110, Extension 239.

RUSHVILLE CONSTRUCTION LTD (C7E17)

Location:
The subject property is located in part of Lot 1, Concession 7, N.D. and is situated adjacent to the north-east corner of the intersection of Airport Road and Steeles Avenue.

Size:
The subject property has an irregular shape, an area of approximately 24.95 hectares (61.6 acres), a frontage of about 511.5 metres (1,678.2 feet) and an average depth of about 410 metres (1,345 feet).

Official Plan Status:
The subject property is designated as Parkway Belt West and the Parkway Belt West Plan designates the subject property as "Special Complementary Use Area."

Zoning Status:
By-law 56-83, as amended, zones the subject property as "Agricultural (A)."

Proposal:
To amend the Zoning By-law to permit the subdivision of the subject property into five blocks ranging in size from 2.8 hectares to 6.7 hectares to be used for

3 CARLOS DE FARIA (14E15.16)

Location:
The subject property is located in part of Lot 15, Concession 4, E.H.S. and is situated on the east side of Dixie Road, south of Steeles Avenue. The subject property is more specifically known as Part of Block B, Registered Plan M-216.

Size:
The subject property has an area of approximately 1.16 hectares (2.9 acres) and contains a 29 units, one-storey industrial building.

Official Plan Status:
The subject property is designated as "Industrial" by both the Official Plan and the appropriate secondary plan.

Zoning Status:
By-law 139-84, as amended, zones the subject property as "Industrial One (M1)."

Proposal:
To amend the Zoning By-law to permit Units 11 and 12 of the complex to be used as a law firm branch office and as a storage facility for files.

For further information contact:
MS. GAIL SPEIRS at 793-4110, Ext. 240.

4 JIM CHONG (C4E5.22)

Location:
The subject property is located in part of Lot 5, Concession 4 E.H.S. and is

situated on the south west corner of the intersection of Bramalea Road and Queen Street West (Highway Number 7).

Size:
The subject property has an area of approximately 0.4 hectare (1.0 acre) with frontages along Highway Number 7 and Bramalea Road of about 46.06 metres (151.12 feet) and 97.32 metres (319.29 feet) respectively.

Official Plan Status:
The Official Plan designates the subject property as "Commercial" on Schedule "A" and as "Service Commercial" on Schedule "F". The appropriate secondary plan for the area designates the subject property as "Highway Commercial".

Zoning Status:
By-law 861, as amended by By-law 241-82, zones the subject property as "Commercial One - Section 348 (C1 - Sec. 348)."

Proposal:
To amend the Zoning By-law to permit the construction of a building to be used as a dining room restaurant with a take-out service.

For further information contact:
MS. GAIL SPEIRS at 793-4110, Extension 240.

5. W. FRANK FENTON (C1W7.34)

Location:
The subject property is located in part of Lot 7, Concession 1 W.H.S. and is situated on the north side of Market Street and is a through lot to the south side of Joseph Street. The subject property is more specifically known as Lot 29, Plan BR-4.

Size:
The subject property has an area of approximately 682 square metres (6553.4 square feet) with a frontage along Market Street of about 20.15 metres and a depth of about 31.95 metres.

Official Plan Status:
The subject property is designated as "Residential" by the Official Plan.

Zoning Status:
By-law 200-82, as amended, zones the subject property as "Residential Single-Family B Zone (R1B)".

Proposal:
To amend the Zoning By-law to permit a two-storey residential semi-detached building.

For further information contact:
MS. GAIL SPEIRS at 793-4110, Ext. 240.

6 SANFOUR DEVELOPMENTS LTD. (T1W15.10)

Location:
The subject property is located in part of Lot 15, Concession 1, W.H.S. and is situated to the north of Sirley Drive (a future road to be developed) approximately 115 metres west of Highway Number 10.

Size:
The subject property consists of two abutting parcels:

Parcel 1 - has an area of approximately 0.646 hectares (1.6 acres) with a depth of about 94.24 metres (309.17 feet) and a width, along the front lot line, of about 64.67 metres (212.17 feet).

Parcel 2 - has an area of approximately 0.622 hectares (1.54 acres) with a depth of about 92.48 metres (303.42 feet) and a width, along the front lot line, of about 67.11 metres (220.19 feet).

Official Plan Status:
Parcel 1 - is designated as "Institutional" by both the Official Plan and appropriate secondary plan.

Parcel 2 - is designated by the Official Plan as "High Density Residential".

Zone:
Both parcels are zoned "Agricultural (A)" as per By-law 139-84.

Proposal:
To amend both the Official Plan and the Zoning By-law to permit the construction of:

On Parcel 1 - A retirement home, and
On Parcel 2 - A 9 storey apartment building

For further information contact:
MR. JOHN CORBETT at 793-4110, Ext. 243.

8 GAS REGULATOR FACILITIES (B6)
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For further information contact:
MR. JOHN MARSHALL at 793-4110, Ext. 251.

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to, any of the above items.

The recommendations of Planning Committee with respect to the above items will be forwarded to the Council of the City of Brampton for adoption. The Council of the City of Brampton will not adopt the proposed amendments until at least 30 days after the date shown below.

Dated at the City of Brampton this 24th day of October, 1986.

Leonard J. Mikulich,
Clerk,

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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 316-86

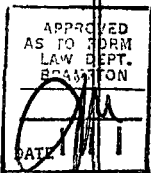
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LEONARD J. MIKULICH - CLERK

PASSED December 8 1986



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