



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 92-79

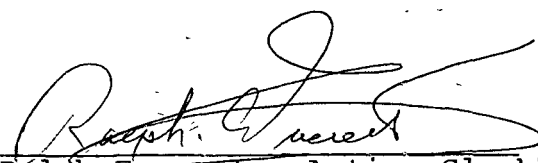
A By-law to amend the Official Plan  
of the City of Brampton Planning Area.  
(Amendment No. 34- Texaco Service Station)

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council  
this 23rd day of April, 19 79

  
James E. Archdekin, Mayor

  
Ralph Everett - Acting Clerk

PASSED April 23, 19 79

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# BY-LAW

No. 92-79

A By-law to amend the Official Plan  
of the City of Brampton Planning Area  
(Amendment No. 34 - Texaco Service  
Station)

DUPLICATE ORIGINAL

1979 SEP 11 PM 12 51

OPC 0006-34

3

AMENDMENT NUMBER 34  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE CITY  
OF BRAMPTON PLANNING AREA

ASSC. PLAN NO. 551

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

*1979 Sept 11, p.m. 12.51*

*Katherine Bayle, D.L.R.*  
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~

*City of Brampton*

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 92-79

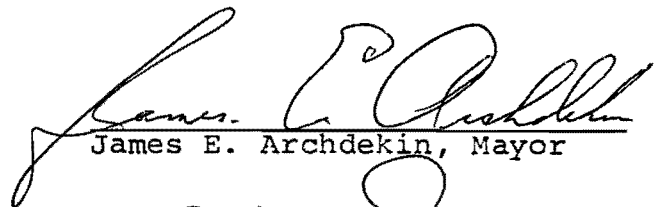
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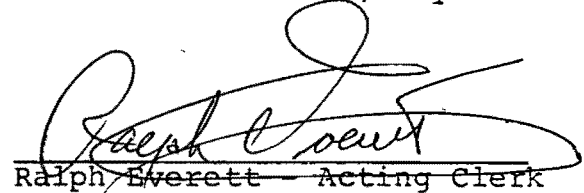
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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council  
this 23rd day of April, 19 79

  
James E. Archdekin, Mayor

  
Ralph Everett - Acting Clerk

Amendment No.34

to the

Consolidated Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of Section 17 of The Planning Act, as follows:

1. Section 3.0 Land Use, beginning on page 3 is modified by adding a new Section 3.3 after Section 3.2, as follows:  

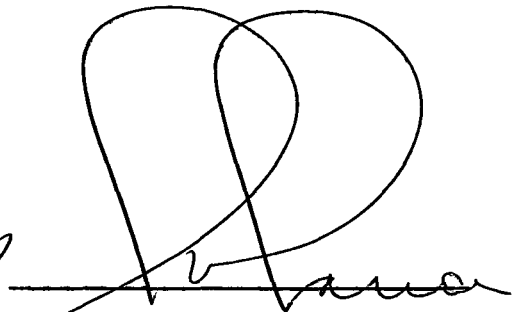
"3.3 Plate No.1 of this Plan shall be amended to substitute Chapter A20 in place of Chapter A2, with respect to the subject land as shown on this Plate."
2. Section 4.3, on page 4, is modified by deleting the second sentence.
3. Section 5.2, on page 5, is deleted and replaced with the following new Section 5.2:  

"5.2 The Corporation of the City of Brampton may enter into one or more agreements, under the provisions of Section 35a of The Planning Act and other relevant legislation, incorporating various aspects of site and building design not implemented by the zoning by-law, as deemed necessary by City Council."

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No.34 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date .....

*Aug. 27/79*

  
G. M. FARROW, Executive Director  
Plans Administration Division  
Ministry of Housing

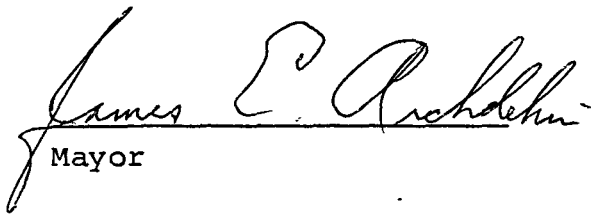
CONSOLIDATED OFFICIAL PLAN

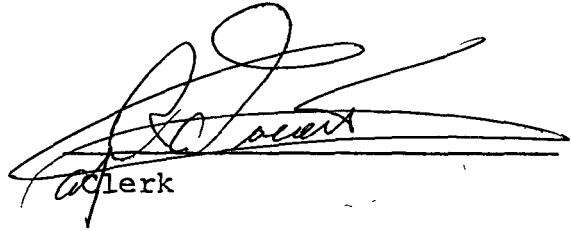
OF

THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 34

The attached maps Schedule 'A' and 'B' and explanatory text, constituting Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 92-79, in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 23rd day of April 1979.

  
Mayor

  
Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 20 to the Consolidated Official Palm of the City of Brampton Planning Area.~~

\_\_\_\_\_  
Date

AMENDMENT NO. 34  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

Title

The title of this Amendment is Amendment No. 34 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment No. 34 .

Relative Parts

Part B only of this Amendment constitutes Amendment No. 34 Part A - Preamble, and Part C - Appendices, are included only to provide background for Part B and shall not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment comprising a new chapter to be added to the Official Plan contains Six Sections , as follows:

Section 1.0 - Purpose and property location

Section 2.0 - Definitions

Section 3.0 - Land Use

Section 4.0 - Development Principles

Section 5.0 - Implementation

Section 6.0 - Interpretation

Background

The approximately 0.22 hectare (0.55 acre) parcel of land, located on the west side of Highway Number 10 nearly 300 metres south of Steeles Avenue and having a frontage of 30 metres (98 feet) on Highway Number 10 is designated Agricultural under the Official Plan of the City of Brampton Planning Area. The property is zoned 'Agricultural' under By-law 5500, as amended, of the former Town of Mississauga. The subject land is presently occupied by an Automobile Gasoline Filling Station. An application was made to the City of Brampton requesting an amendment to the Official Plan and the Restricted Area By-law to permit automobile servicing facilities on the site.



Background (Continued)

The City Council at its meeting held on January 29, 1979, directed that an Official Plan and Restricted Area By-law be prepared.

A public meeting to consider the proposal of extending the existing gasoline filling station to accommodate automobile servicing facilities was held on October 5, 1978, in the Council Chambers of The City of Brampton.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached maps constitutes Amendment Number 34 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new Chapter, Chapter A20 after Chapter A19.

CHAPTER A20

1.0 Purpose and Property Location

1.1 The purpose of this Chapter is to redesignate certain lands located within the City of Brampton Planning Area from Agricultural to Commercial and to establish principles for the redevelopment of such lands for an Automobile Service Station.

1.2 This Amendment is concerned with lands situated on the west side of Highway Number 10, approximately 300 metres (980 feet) south of Steeles Avenue, described particularly as being part of Lot 15, Concession 1, W.H.S.

2.0 Definition

Commercial, as pertaining to above mentioned lands, outlined on Schedule 'A', means that the use of land is for an Automobile Service Station and a Gasoline Filling Station.

3.0 Land Use

3.1 The land use classification of lands as outlined on Schedule 'A', attached hereto, shall be designated as commercial. The commercial area designation shall apply to the said lands shown on a larger scale on Schedule 'B' attached hereto.

MODIFICATION

NO 1

UNDER SECTION 14(1) OF THE PLANNING ACT

Land Use (Continued)

3.2 Plate No. 2 Generalized Land Use of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A', hereto attached.

4.0 DEVELOPMENT PRINCIPLES

4.1 Within the area designated commercial by this amendment, the use of the land as shown on Schedule 'B' shall be limited to an Automobile Gasoline Filling Station, as the principal use and will include Automobile Servicing Facilities as accessory or a secondary use.

4.2 The development of the site for commercial purposes shall be such as to minimize any adverse impact and the creation of such conditions that will unduly affect the amenities of the existing residential development to the north and south.

4.3 As the lands are located on a major highway, it is desirable to maintain a high degree of aesthetic and architectural integrity. ~~Therefore, the exterior design and the choice of materials for the proposed structures of the subject land shall be subject to the approval of the Planning Board which approval shall not be unreasonably withheld.~~

MODIFICATION  
NO 2  
UNDER SECTION 14(1) OF  
THE PLANNING ACT

4.4 The use of the said land as shown on Schedule 'B', being limited to an Automobile Gasoline Filling and Service Station, shall be subjected to further controls as to the access driveways in order to ensure that the traffic function of the highway will not be unduly affected.

4.5 The signs and advertising devices shall be subject to control with regard to location, size and illumination in order to ensure a high quality of development and to minimize any adverse impact on the abutting lands.

Development Principles (continued)

- 4.6 A provision of adequate landscaping and screening shall be made on the site in order to protect the abutting lands and to enhance the appearance of the subject lands.
- 4.7 Sufficient number of off-street parking facilities shall be provided on the site to satisfy the requirements of the employees, as well as those of the customers.

Implementation

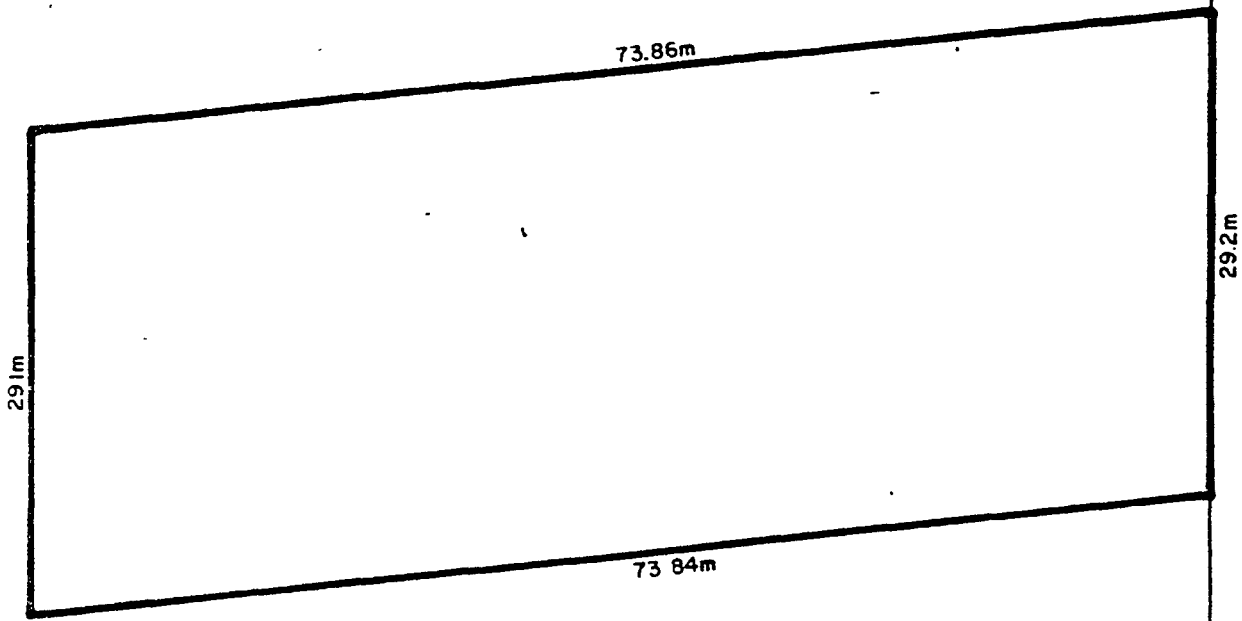
- 5.1 Amendment Number 34 shall be implemented by an amendment to the restricted area by-law in such a manner as to impose the appropriate zoning classification and regulation in conformity to the development principles, as above.
- 5.2 ~~The Corporation of the City of Brampton may enter into one or more agreements incorporating various aspects of site and building design implemented by the zoning by-law including financial and other matters, as deemed necessary by City Council.~~
- MODIFICATION**  
**NO 3**  
**UNDER SECTION 14(1) OF**  
**THE PLANNING ACT**

Interpretation

- 6.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.
- All numerical figures on Schedule 'A' and Schedule 'B' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.
- 6.2 The provisions of the Consolidated Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.

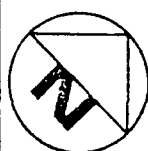
PART C - APPENDICES

Attached are copies of the staff reports to Planning Committee dated 1978 09 15 & 1979 01 15 on the subject of this Amendment. Also attached is a copy of the notes of the Public Meeting held on October 5, 1978, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.



*Part of Lot 15, Concession 1 W.H.S.*

*OFFICIAL PLAN AMENDMENT* 34  
*Schedule 'B'*



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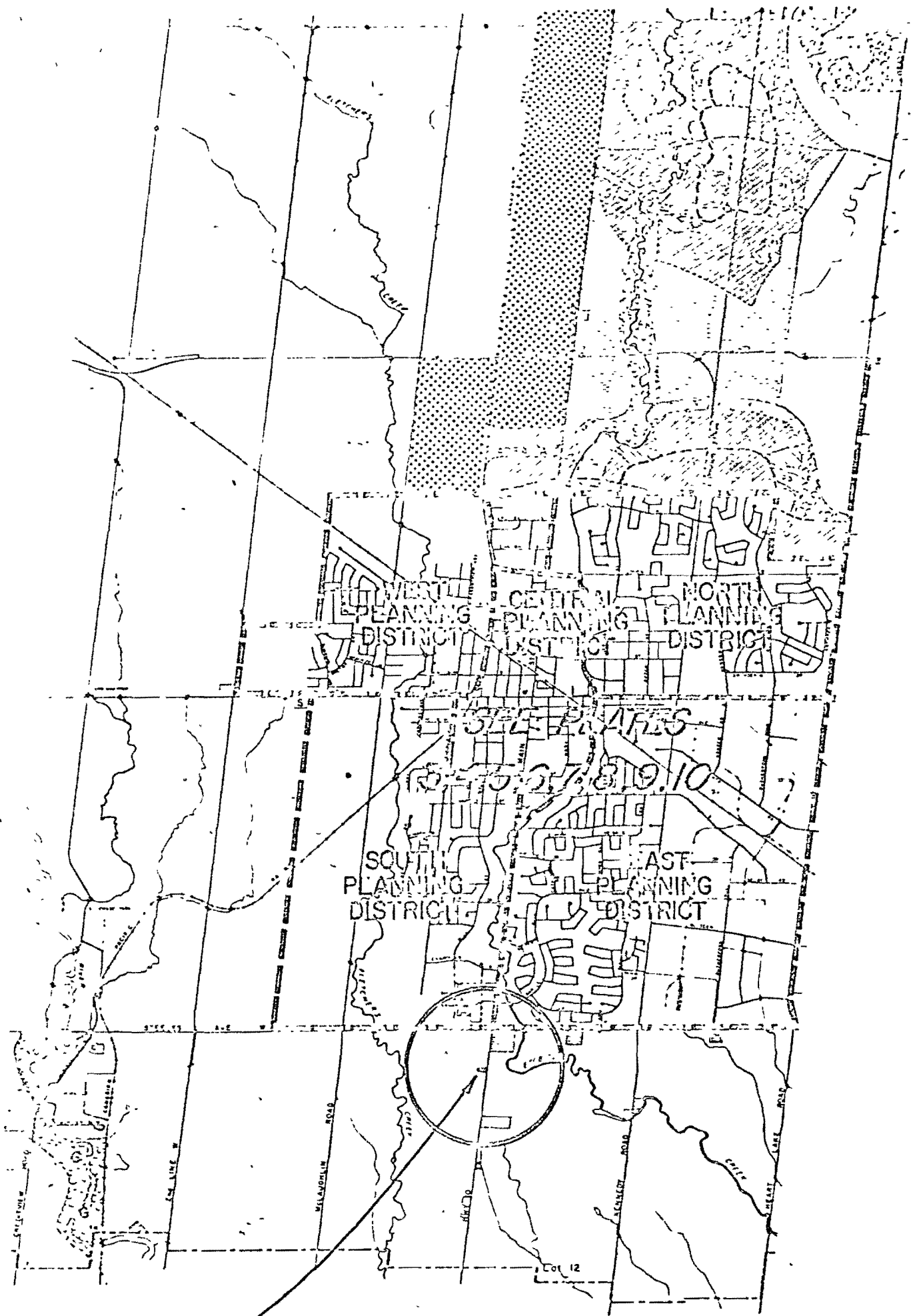
**CITY OF BRAMPTON**  
Planning and Development

Date: 1979 04

Drawn by: D.V.C.

File no. TIW15.3

Map no. 75-4C



*SUBJECT  
PROPERTY  
(Redesignated from  
Agricultural to Commercial)*

*OFFICIAL PLAN AMENDMENT 34  
Schedule A*



14900

CITY OF FARGO  
Planning and Development

D. 1979 04  
FILE TIV 153

D. 1, DVC.  
M. 75 CE

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, OCTOBER 5, 1978 in the Council Chambers, 24 Queen Street East, Brampton, Ontario commencing 8:20 p.m. with respect to an application by NICK and DANNY GRANTIS to demolish an existing concrete block and stucco building and replace it with a single storey structure to provide a fast service for oil change and lubrication of automobiles.

Members present were: F.R. DALZELL - Chairman  
K.G. WHILLANS - Councillor  
F.W. ANDREWS - Alderman  
R.F. RUSSELL - Alderman  
W. BROWN - Alderman

Staff present were: L.W.H. Laine - Planning Director  
J. Singh - Principal Planner  
W.M. Lee - Planner

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Messrs. Nick and Danny Grantis were in attendance. No other members of the public with an interest in the application were in attendance.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent and whether the notification was placed in the local newspaper. Mr. Laine replied in the affirmative.

The Chairman adjourned the meeting at 8:25 p.m.



Office of Planning Director

1978 10 12

TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application for Amendments to the  
Official Plan and Restricted Area By-law  
NICK AND DANNY GRANTIS  
(Texaco Service Station)  
Our File : T1W15.3

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A Public Meeting was convened on Tuesday, October 5, 1978 at 8.20 p.m. in the Council Chambers at 24 Queen Street East, Brampton.

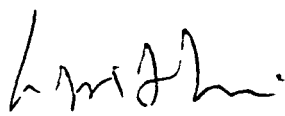
No members of the public attended and the meeting was adjourned.

No enquiries or correspondence has been received by the Planning Department with respect to the application.

The notes of the adjourned public meeting are attached for your information.

It is recommended that Planning Committee recommend to City Council that steps be directed to prepare the appropriate Official Plan Amendment and amending zoning by-law for consideration of City Council.

JS/rla

  
L.W.H. Laine  
Planning Director

attachment

1979 01 15

TO: Chairman of the Development Team

FROM: Director of Planning and Development

RE: Application for Amendment to the  
Consolidated Official Plan and  
Restricted Area By-law  
Part Lot 15, Concession 1, W.H.S.  
7890 Hurontario Street  
Texaco Service Station  
NICK & DANNY GRANTIS  
Our File : T1W15.3

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1.0 BACKGROUND:

The original application to permit a fast-food outlet and to legalize the existing use of the site as a gasoline filling station was refused by the Planning Committee and Council. The proposal was subsequently revised by deleting the fast food outlet and providing an automobile service building for fast oil change and lubrication.

A staff report on the revised proposal was presented to the Planning Committee in September 1978. As directed by the Committee a public meeting on this application was held on October 5, 1978.

Council, at its meeting held on October 23, 1978, adopted the Planning Committee's recommendation to approve this application and directed that a development agreement and amendments to the Official Plan and Restricted Area By-law be prepared and presented to City Council.

The applicants have subsequently submitted a revised proposal which has been circulated to the City departments and other agencies.

2.0 DESCRIPTION OF SITE:

The subject site is located on the west side of Highway Number 10, approximately 300 metres (980 feet) south of Steeles Avenue. It is a rectangular parcel of land with a frontage of approximately 30 metres (98 feet) on Highway Number

2.0 DESCRIPTION OF SITE: (cont'd..)

10 and a depth of 74 metres (243 feet). Located on the site is an Automobile Gasoline Filling Station. In addition to a single storey structure used as an office for the Gasoline Filling Station, a concrete block and stucco building, in a dilapidated condition, existed at the rear part of the site. The dilapidated structure has since been removed.

To the immediate north and south of the site the lands are occupied by single family detached dwellings. The adjacent lands to the west are lying vacant.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan of the City of Brampton Planning Area designates the subject site as Agriculture. The existing zoning as per By-law 5500 of the former Town of Mississauga is 'Agricultural'. The current use of the property as an Automobile Gasoline Filling Station appears to be a legal-non-conforming use.

4.0 PROPOSAL:

The current proposal is to build an extension of approximately 8.5 metres (28 feet) by 9.15 metres (30 feet) abutting the rear of the existing office building to provide two bays for the servicing of automobiles. An area of approximately 24.3 metres (80 feet) in depth to the rear of the proposed extension would be paved to contain 8 parking spaces. The balance of the land and the strips along the northerly and southerly property boundaries would be landscaped.

The details of the proposal are shown on Map 1 attached.

5.0 COMMENT:

The current proposal has been revised from the proposal approved by the Planning Committee and Council, with respect to the size and location of the proposed building and also with respect to type of servicing facility to be located on the site. The

5.0 COMMENT:

The size of the presently proposed 2-bay service building is slightly larger than the 9.15 metres by 7.3 metres (30ft x 24 ft) free standing structure originally proposed. The original proposal, as approved, is shown on Map 2 attached. The current proposal to locate the building abutting the rear of the existing structure is considered an improvement from the site development point of view.

As regards the change in the nature of operation from a fast oil change and lubrication service to a regular service station use, there is no objection as long as the automobile servicing is limited to running repairs only. In other words, any major repairs to the engines, transmissions, etc and body work be prohibited on the site. It is also advisable to prohibit parking for the trucks and tractor trailers on the subject site.


As mentioned above, the revised proposal has been circulated to the City departments and the Region of Peel Planning Department and Health Unit, Ministry of Transportation and Communications and the Metropolitan Toronto and Region Conservation Authority. At the time of writing this report, no adverse comment has been received from any of the City departments or other agencies.

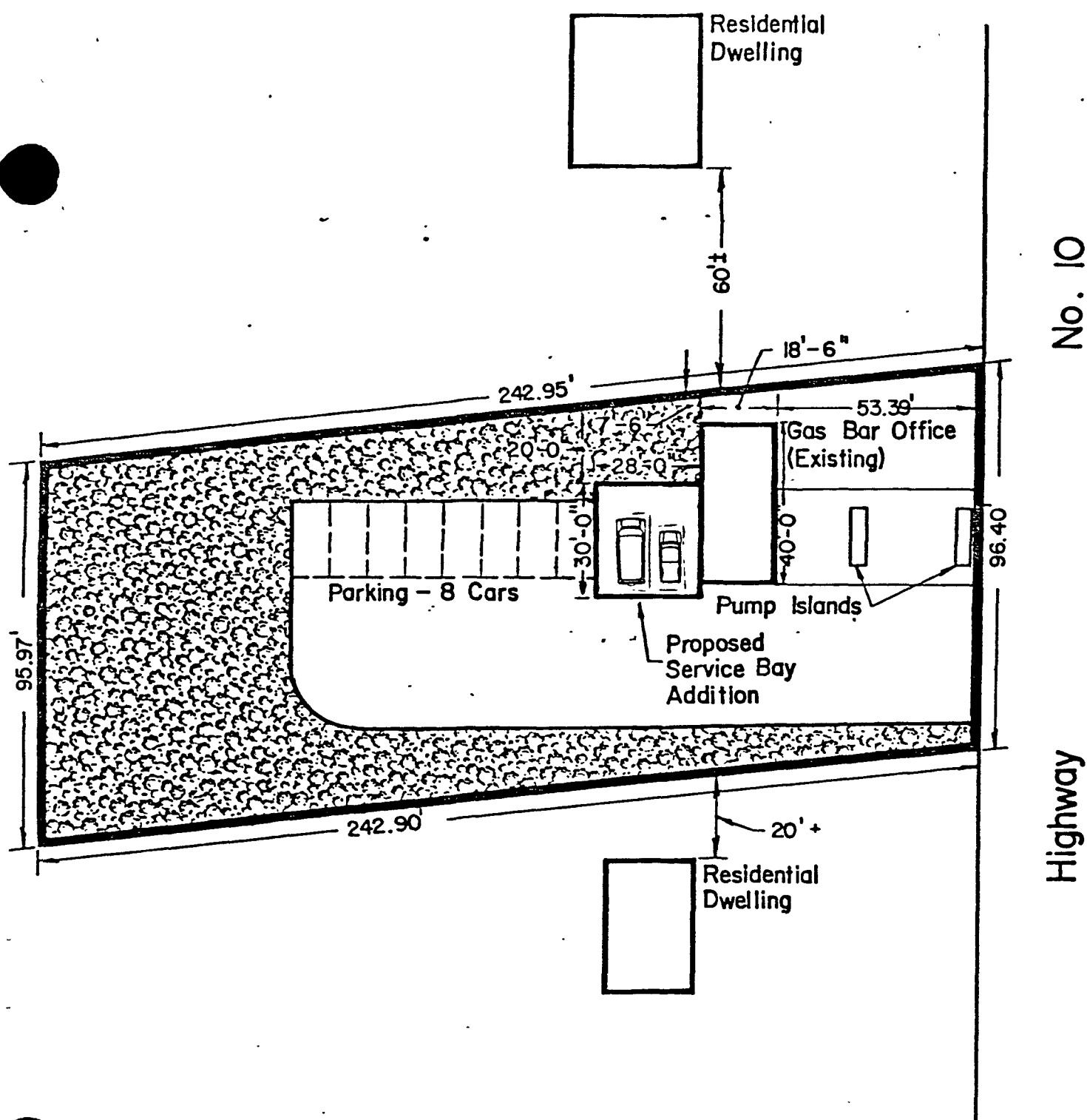
Considering that the revised proposal is not a major deviation from the proposal originally approved and that at the time the public meeting on this application no representation were made by the public, the Planning Committee may consider not holding a public meeting to consider this application.

6.0 RECOMMENDATION:

It is recommended that the Planning Committee recommend to Council that the revised proposal to extend the existing structure to locate a two-bay service station be approved and the staff be directed to prepare a development agreement and amendments to the Restricted Area By-law and Official Plan for presentation to City Council.

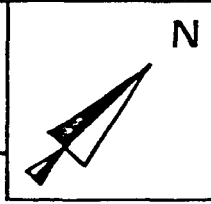
JS/rla  
attachments

  
L.W.H. Laine  
Planning Director



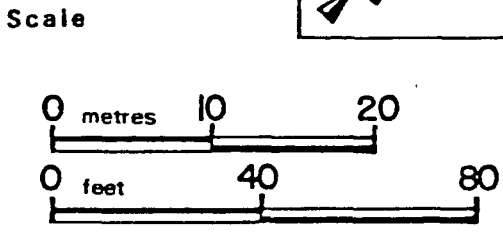
MAP - 1

Application  
**TEXACO GAS BAR**  
 (Nick & Danny Grantis)



Drawn	t.s.
Date	1979 01 12
File No.	TIWI5.3
Dwg. No.	A

- Legend
- Landscaped Area
  - Pavement

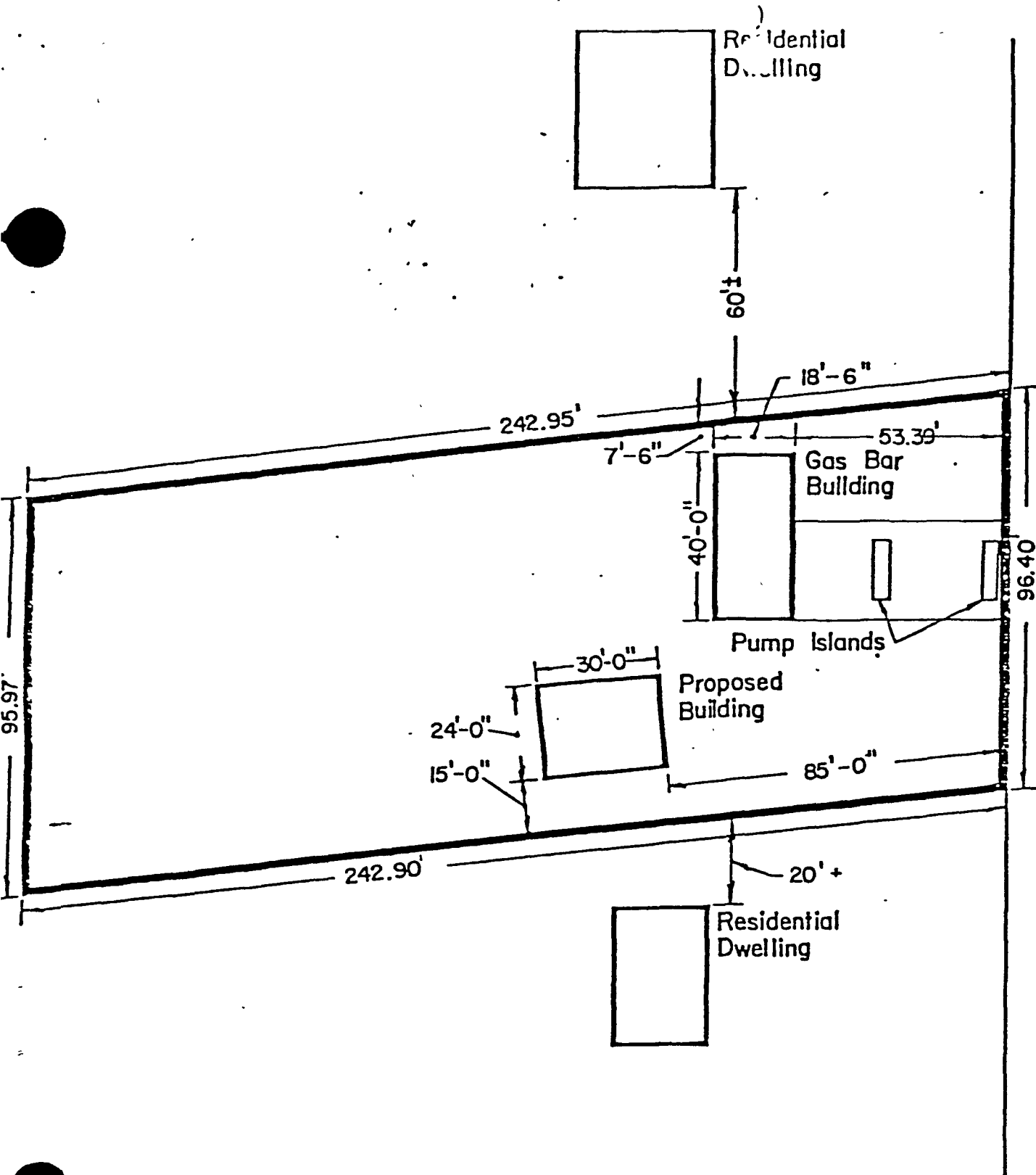


**SITE PLAN**

CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT

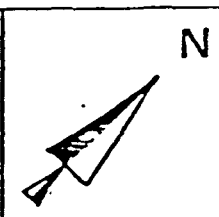
No. 10

Highway



MAP - 2

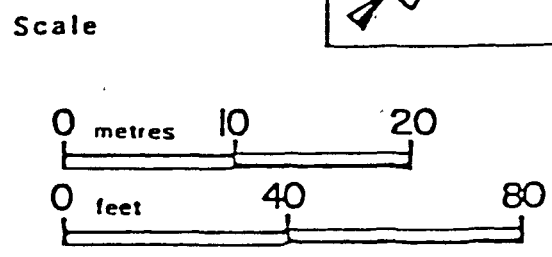
Application  
**TEXACO GAS BAR**  
 (Nick & Danny Grantis)



Drawn	ps
Date	1978 09 15
File No.	TIWI5.3
Dwg. No.	A -

Legend

**SITE PLAN**



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT

Office of Planning Director

1978 09 15

TO: Chairman of the Development Team

FROM: Planning Department

RE: Application for Amendment to the Consolidated  
Official Plan and Restricted Area By-law  
Part of East Half of Lot 15, Concession 1, W.H.S.  
7890 Hurontario Street  
Texaco Service Station  
NICK AND DANNY GRANTIS  
Our File T1W15.3

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1.0 Background

A staff report on an application for amendments to the Official Plan and Restricted Area By-law to permit a fast-food outlet and legalize the existing use of the site as a service station was considered by the Planning Committee on February 13, 1978. The Committee's recommendation that this application be not endorsed were approved by the City Council on February 20, 1978.

At the time of the consideration of this application by the Planning Committee, some of the members of the Committee advised the applicant to reconsider his proposal for the subject site. It was indicated to the applicant that the Committee was not opposed to the existing use of the property as a service station, but was not in favour of the extension of the use to allow a fast-food outlet on this site.

Subsequently the applicant submitted a revised proposal for the subject site.

2.0 Description of Site

The subject site is located on the west side of Highway #10, approximately 300 meters (980 feet) south of Steeles Avenue. It is a rectangular parcel of land with a frontage of approximately 30 meters (98 feet) on Highway #10 and a depth of 74 meters (243 feet). Located on the site is an Automobile Gasoline Filling Station. In addition to a single storey structure used as an office for the Gasoline Filling Station,

...2/

2.0 Description of Site (cont'd)

a vacant concrete block and stucco building, in a dilapidated condition, is also located on the subject site.

To the immediate north and south of the site the lands are occupied by single family detached dwellings. The adjacent lands to the west are lying vacant.

3.0 Official Plan and Zoning Status

The Consolidated Official Plan of the City of Brampton Planning area designates the subject site as Agriculture. The existing zoning as per By-law 5500 of the former Town of Mississauga is 'Agricultural'. The current use of the property as an Automobile Gasoline Filling Station appears to be a legal-non-conforming use.

4.0 Proposal

The applicant's current proposal is to demolish the vacant concrete block and stucco building located along the southerly property line and replace it with a 9.15 meters by 7.3 meter (30 feet X 24 feet) single storey structure to provide a fast service for oil change and lubrication of automobiles. The proposed building would be located at a minimum setback of 3 meters (10 feet) from the southerly property line and at a setback of approximately 25 meters (82 feet) from the westerly limit of Highway #10.

A landscaping strip of 3 meters (10 feet) in width along the southerly and 1.5 meters (5 feet) in width along the northerly property line is proposed to be provided. The rear 16 meters (52.4 feet) of the land is proposed to be maintained as green open space area. Part of the site located at the rear of the existing cash office structure is proposed to be maintained as a gravelled area for the parking of vehicles.

5.0 Comment

The current proposal as submitted by the applicant was circulated to the concerned City Departments, the Region



5.0 Comment (cont'd)

of Peel Planning Department, the Peel Region Health Unit and Ministry of Transportation and Communication.

Following is a summary of comments received from the City departments and other agencies

Building

"The above mentioned property is zoned agricultural and would be subject to the provisions of By-law Number 5500. I assume that the application for an amendment to the restricted area by-law would be from an agricultural zone to Automobile Commercial (AC), and therefore the property would then be required to conform with the requirements of Section 90-97 of the said By-law. The proposed extension shows a side yard of 10 feet whereas the By-law requires a minimum of 15 feet."

Fire Department

"No objection."

Public Works

"All drainage facilities and grading plans shall be designed to the latest City standards and shall be subject to the approval of the Engineering Department."

Parks & Recreation

1. "The site, if approved, should be subject to a site plan agreement which would include a landscape plan of the entire site.
2. The north, south and westerly perimeters of the site should be fenced with 4' black vinyl fencing and densely screen planted from the perimeter of the site.

5.0 Comment (cont'd)

Parks & Recreation (cont'd)

3. The proposed new lubrication bay building should be constructed with brick for aesthetic purposes particularly the southerly wall.
4. The area to the south property line indicated as a 10 foot landscaped strip should be extended westerly to the rear lot line and northerly along the rear lot line and then easterly to the gravel yard area.
5. The 5 foot landscaped strip to the north should be extended out to the easterly lot line and the Texaco sign and light pole should form a part of this landscaped strip in addition the strip should curve to meet the existing 25 foot ramp and provide more landscaped area. The same is true for the southerly entrance.
6. There does not appear to be any use indicated for the gravel yard area and it is my feeling that this area should be specified for use and certainly in view of the adjacent homes should be paved in order to reduce dust.
7. It would appear that by not indicating the use it has the potential of becoming a car graveyard or some similar type use would be offensive to the area. I would suggest that use be defined and restricted in the by-law."

Region of Peel Planning Department

The Director of Development Control has indicated no objection to the proposal.

Peel Regional Health Unit

"It appears that the proposal can be accommodated on a private sewage disposal basis provided there

5.0 Comment (cont'd)

Peel Regional Health Unit (cont'd)

is no car washing and no snack bar facilities. We would suggest that the use be restricted so that these or any other type of use resulting in a high volume of waste water will be excluded."

Ministry of Transportation and Communications

Mr. A. Zembal, head of the Corridor Control Section has informed that the Ministry has no objection to this proposal. A permit for any new sign or building is, however, required from the Ministry.

From a planning point of view, the extension of the gasoline filling station to accommodate the facility for automobile servicing, is not likely to have any adverse impact in the area. The present legal non conforming use, is not expected to be eliminated and replaced by an agricultural use for which the land is zoned and designated. The existing and expected automobile traffic volume on Highway #10 makes the gasoline filling facility at this location a most viable one. The proposed additional facility for a bay to provide a fast lubrication and oil change, is considered useful in view of the rapid change to self-serve gasoline stations and other service stations in the area. The present facility on the site is an attendant operated station and the applicant proposes to maintain it as such. The additional use is not expected to result in a significant increase in the flow of traffic into the subject site.

In case this application is approved by the City, it would be possible to restrict the ingress and egress from the site to right in and right out only. In addition, the existing concrete block and stucco building in a dilapidated condition would be removed as a result of this proposal and the general upkeep of the site may be improved. There is virtually no landscaping existing on the site. The adjacent dwellings have no protection from the existing automobile gasoline filling station.

5.0 Comment (cont'd)

If this application is approved, it is recommended that the applicant enter into a development agreement including the provisions of landscaping, buffering and maintenance of the site. The proposed new structure would be such that it is aesthetically designed and compatible to the existing structures in the site and adjoining uses.

With respect to the spatial arrangement of the site, it is recommended that the new structure shall have a minimum building setback of 4.5 meters (15 feet) from the southerly property line and 18 meters (59 feet) from the westerly limit of Highway #10. A minimum landscaping strip of 3 meters (10 feet) in width be provided and maintained along the southerly and northerly property line and landscaping plan be prepared and approved by the City prior to the issuance of a building permit. The part of the site not occupied by buildings or covered by landscaping shall be required to be paved. No part of the site shall be permitted to be used as a salvage yard for wrecked cars or other vehicles.

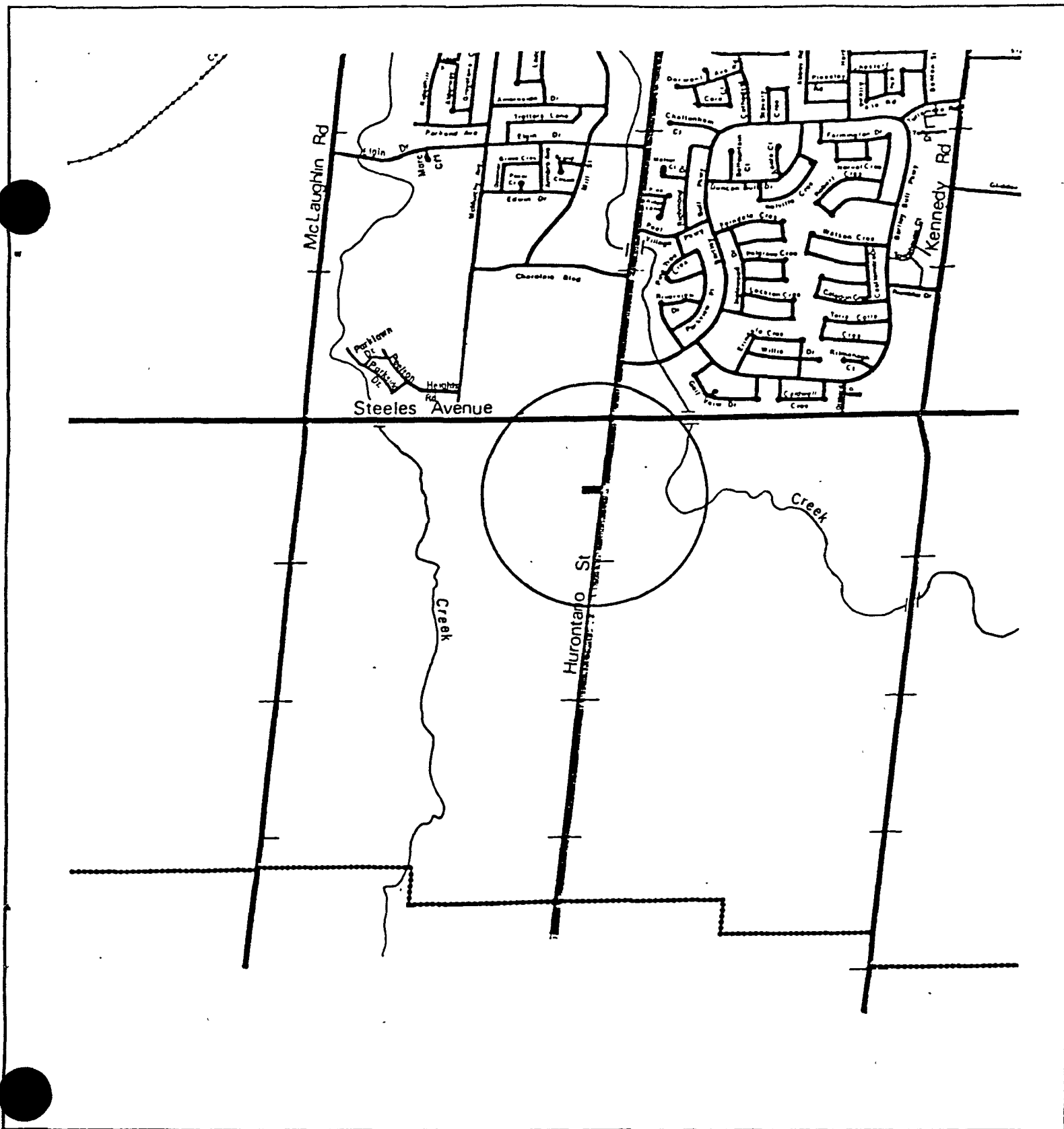
6.0 Conclusion

The proposed additional use of the site for a fast-servicing-bay locating the facilities for automobile lubrication and oil change is not expected to have any significant adverse impact on the area. The approval of this application would provide the City an opportunity to restrict the access and use of the site through a by-law and a development agreement.

It is recommended that this application be approved in principal and a public meeting, in accordance with the Council's policy be held prior to making a recommendation to the Council.

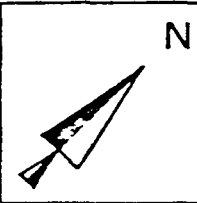
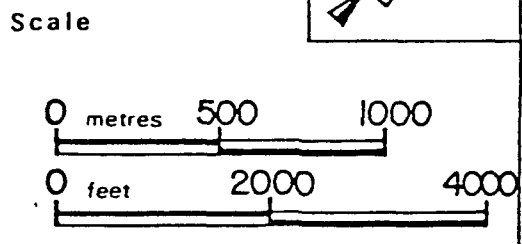
LWHL/JS/am

L.W.H. Laine,  
Planning Director



Application  
**TEXACO SERVICE STATION**  
 (Nick and Danny Grantis)

Legend  
 Location Plan



Drawn	ps
Date	Dec. 8, 1977
File No.	TIW15.3
Dwg. No.	A

CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT