



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 4-2002

To amend By-law 56-83 as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 13 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from AGRICULTURAL (A), RESIDENTIAL ESTATE HOLDING (REH) and INDUSTRIAL FOUR (M4) to SERVICE COMMERCIAL - SECTION 636 (SC - SECTION 636) and SERVICE COMMERCIAL - SECTION 638 (SC - SECTION 638).

(2) by adding thereto, the following sections:

"636. The lands designated SC - Section 636 on Sheet 13 of Schedule A to this by-law:

636.1 shall only be used for the following purposes:

- (1) a garden centre sales establishment, within an enclosed building;
- (2) a home furnishings and improvement retail outlet;
- (3) a service station;
- (4) a dining room restaurant, a convenience restaurant, and a takeout restaurant;
- (5) a personal service shop;

- (6) a bank, trust company, and finance company;
- (7) a retail establishment having no outside storage;
- (8) an office;
- (9) a motor vehicle repair shop;
- (10) a recreation facility or structure;
- (11) a hotel or motel;
- (12) a banquet hall; and,
- (13) purposes accessory to the other permitted purposes.

636.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 4047 square metres;
- (2) maximum coverage - 28 per cent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from Humberwest Parkway and the Regional Road Number 107 (Queen Street) right-of-way;
- (4) except for approved access locations, landscaped open space shall be provided as follows:
 - (a) a minimum 9.0 metre wide strip along Humberwest Parkway and Regional Road # 107 (Queen Street); and,
 - (b) a minimum 3.0 metre wide strip along all other public roads; and,
- (5) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (6) the maximum floor space index:
 - (a) for office purposes shall be 0.5; and,
 - (b) for all other purposes, other than offices, shall be 0.38;
- (7) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking.

- (8) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road # 107 (Queen Street) and Humberwest Parkway;
- (9) the uses permitted within section 636.1(9) will not be permitted on lands that abuts Humberwest Parkway;
- (10) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

636.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 636.2.

638.1 The lands designated SC - Section 638 on Sheet 13 of Schedule A to this by-law:

638.1.1 shall only be used for the following purposes:

- (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- (2) a home furnishings and improvement retail outlet;
- (3) a recreation facility and structure;
- (4) a community club;
- (5) an automobile sales dealership and establishment;
- (6) a garden centre sales establishment;
- (7) a service shop;
- (8) a banquet hall;
- (9) a heavy equipment sales, rental or leasing, establishment, with associated servicing and storage;
- (10) a retail warehouse;
- (11) purposes accessory to the other permitted purposes.

638.1.2 shall be subject to the following requirements and restrictions:

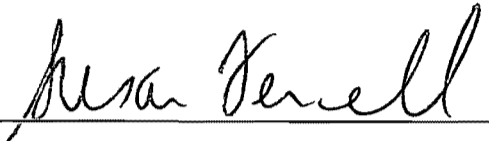
- (1) minimum lot area - 6070 square metres;
- (2) maximum coverage - 38 per cent;
- (3) minimum lot frontage - 50 metres;
- (4) the maximum floor space index: 0.45;
- (5) except for approved access locations, landscaped open space shall be provided as follows:
 - (a) a minimum 3.0 metre wide strip along all public roads;
- (6) a screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking;
- (7) outdoor storage shall only be permitted in conjunction with the uses permitted within section 638.1.1, shall be within a screened side yard, and/or a rear yard, and shall only be permitted on lands located west of Sun Pac Boulevard;
- (8) the uses permitted within section 638.1.1(9) shall only be permitted on lands located west of Sun Pac Boulevard; and,
- (9) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

638.1.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 638.1.2.

638.2 For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The uses permitted shall be for the sale of non-human food products, that are displayed and stored in a warehouse format.”


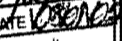
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this
14th day of January 2002.



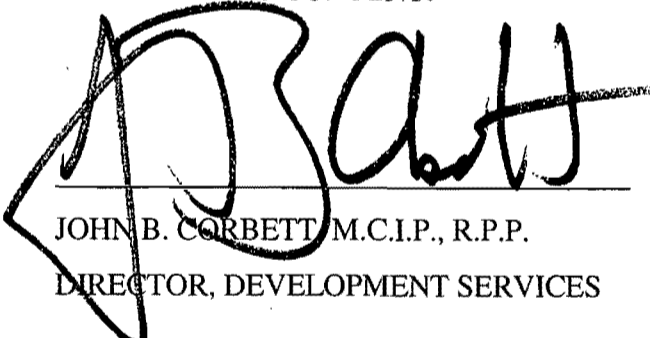
SUSAN FENNELL - MAYOR



LEONARD J. MIKULICH - CITY CLERK

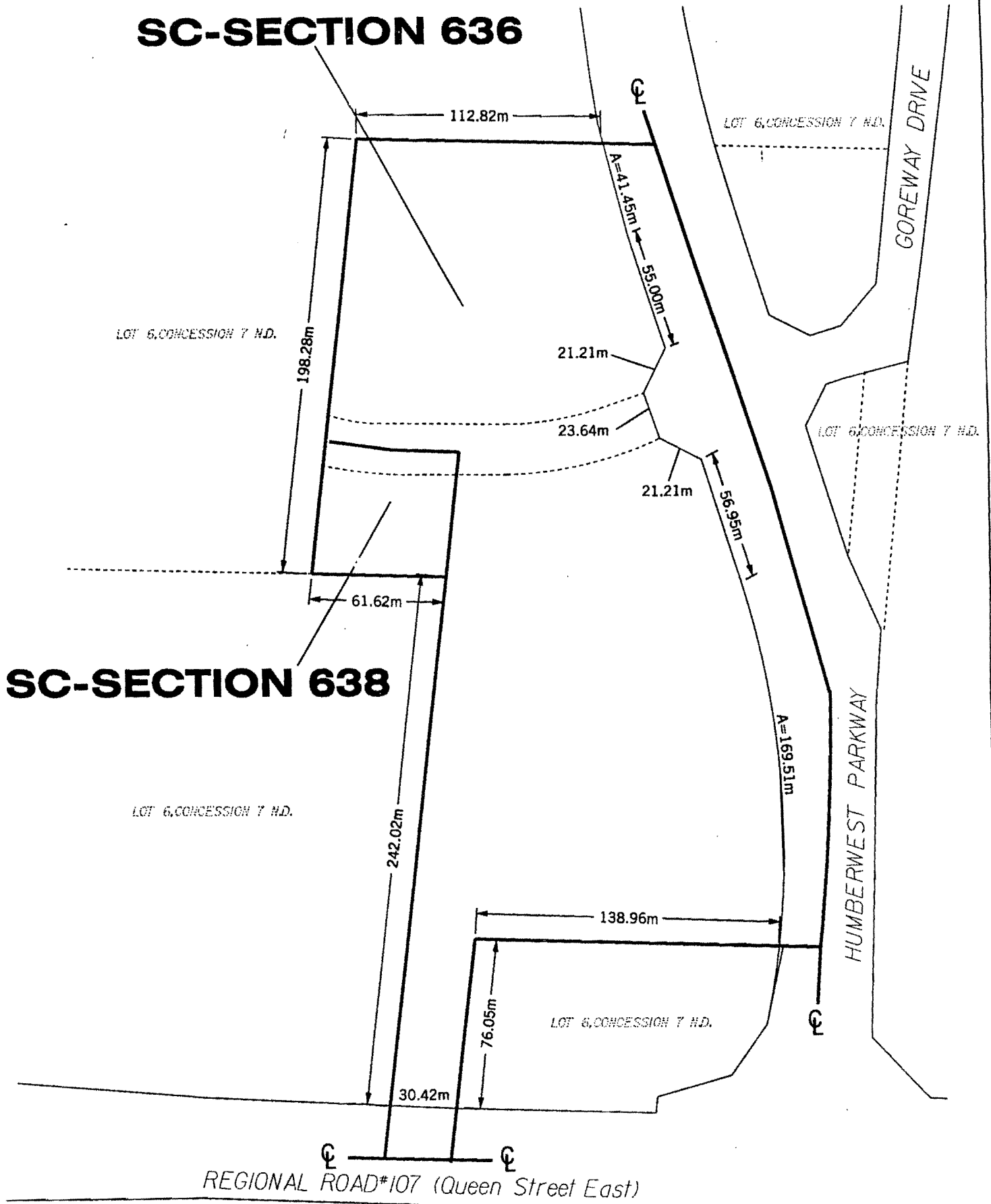
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 

AGREED AS TO CONTENT:





JOHN B. CORBETT M.C.I.P., R.P.P.
DIRECTOR, DEVELOPMENT SERVICES

SC-SECTION 636



SC-SECTION 638

LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



PART LOT 6, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 4-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2000 09 22

Drawn by: CJK

File no. C7E6.18

Map no. 49-48J

(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;

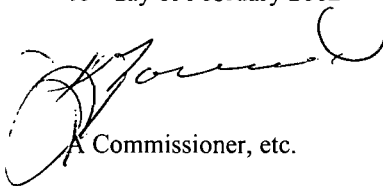
AND IN THE MATTER OF the City of Brampton By-law 4-2002 being a by-law to amend comprehensive zoning By-law 56-83, as amended (1217246 ONTARIO INC./DIPOCE MANAGEMENT – File: C7E6.18B)

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 4-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14TH day of January, 2002.
3. Written notice of By-law 4-2002 as required by section 34(18) of the *Planning Act* was given on the 22nd day of January 2002, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
15th day of February 2002)


A Commissioner, etc.

