



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 5-90

To amend By-law 56-83, as amended,  
(Part of Lot 3, Concession 10, N.D., in  
the geographic Township of Toronto Gore)

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 21 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to SERVICE COMMERCIAL - SECTION 578 (SC - SECTION 578), SERVICE COMMERCIAL - SECTION 579 (SC - SECTION 579), INDUSTRIAL FOUR - SECTION 580 (M4 - SECTION 580) and FLOODPLAIN (F) being part of Lot 3, Concession 10, Northern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto the following section:

"578.1 The lands designated SC - Section 578 on Sheet 21 of Schedule A to this by-law:

578.1.1 shall only be used for:

- (1) a Home Design Centre;
- (2) only in conjunction with a Home design Centre, a Home Improvement Centre;
- (3) only in conjunction with a Home design Centre, a Home Furnishing Centre;
- (4) an Office dealing specifically with home design, improvement or decorating;

- (5) only in conjunction with the uses permitted in Section 578.1.1(1) to 578.1.1(3), a Bank, Trust Company, or Financial Institution;
- (6) only in conjunction with the uses permitted in Section 578.1.1(1) to 578.1.1(3), one Standard Restaurant; and
- (7) purposes accessory to other permitted purposes.

578.1.2 shall be subject to the following requirements and restrictions:

- (1) the maximum gross commercial floor area of the standard restaurant shall not exceed 10 per cent of the total gross commercial floor area of all buildings on the site.
- (2) the minimum exterior side yard width shall be 15 metres.
- (3) the minimum lot width shall be 70 metres.
- (4) the minimum lot area shall be 1.2 hectares.
- (5) the gross commercial floor area of all buildings and structures shall not exceed 35 per cent of the lot area.
- (6) the maximum building height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (7) the minimum landscaped open space shall be:

- (a) in the front yard, 60 per cent of the required front yard depth;
  - (b) in an exterior side yard, 60 per cent of the required exterior side yard width, and
  - (c) 15 metres in width abutting Highway Number 7 and Highway Number 50.
- (8) no buildings or structures shall be located closer than 15 metres to Highway Number 7 or Highway Number 50.
- (9) no outside storage or display of goods, materials or machinery shall be permitted.
- (10) refuse storage shall be enclosed and shall be screened from all highways and streets.
- (11) refuse storage for a standard restaurant shall be enclosed in a climate controlled area within the building.
- (12) all buildings shall have a sloped style roof treatment.

578.1.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law that are not in conflict with those set out in section 578.1.2.

578.2 For the purpose of section 578:

Home Design Centre shall mean a building or buildings where new home improvement and home furnishing products are stored, displayed or

kept for sale and shall include a model home and showroom for the display of home improvement and furnishing products, ideas and services.

Home Improvement Centre shall mean a building or part thereof where new home improvement products, such as electrical supplies, plumbing supplies, building materials, including wood products, plants, gardening and landscaping supplies and hardware are stored, displayed or kept for sale.

Home Furnishing Centre shall mean a building or part thereof where new home furnishing and decorating products such as furniture, appliances, draperies, carpets, floor coverings, paint and wall coverings are stored, displayed or kept for sale.

579.1 The lands designated SC - Section 579 on Sheet 21 of Schedule A to this by-law:

579.1.1 shall only be used for:

- (1) a Home Improvement Centre;
- (2) a Home Furnishing Centre;
- (3) an Office dealing specifically with home design, improvement or decorating;
- (4) only in conjunction with the uses permitted in Section 579.1.1(1) to 579.1.1(2), a Bank, Trust Company, or Financial Institution; and
- (5) purposes accessory to other permitted purposes.

579.1.2 shall be subject to the following requirements and restrictions:

- (1) the minimum exterior side yard width shall be 15 metres.
- (2) the minimum lot width shall be 70 metres.
- (3) the minimum lot area shall be 1.2 hectares.
- (4) the gross commercial floor area of all buildings and structures shall not exceed 35 per cent of the lot area.
- (5) the maximum building height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (6) the minimum landscaped open space shall be:
  - (a) in the front yard, 60 per cent of the required front yard depth;
  - (b) in an exterior side yard, 60 per cent of the required exterior side yard width, and
  - (c) 15 metres in width abutting Highway Number 50.
- (7) no buildings or structures shall be located closer than 15 metres to Highway Number 50.
- (8) no outside storage or display of goods, materials or machinery shall be permitted.
- (9) refuse storage shall be enclosed and shall be screened from all highways and streets.

(10) all buildings shall have a sloped style roof treatment.

579.1.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law that are not in conflict with those set out in section 579.1.2.

579.2 For the purpose of section 579:

Home Improvement Centre shall mean a building or part thereof where new home improvement products, such as electrical supplies, plumbing supplies, building materials, including wood products, plants, gardening and landscaping supplies and hardware are stored, displayed or kept for sale.

Home Furnishing Centre shall mean a building or part thereof where new home furnishing and decorating products such as furniture, appliances, draperies, carpet, floor coverings, paint and wall coverings are stored, displayed or kept for sale.

580 The lands designated M4 - Section 580 on Sheet 21 of Schedule A to this by-law:

580.1 shall only be used for those uses permitted in the M4 zone by section 34.1.1 provided that the use is a dry use, namely a use that does not require water for cooling, processing or equipment washing and where water use is to serve the domestic needs of employees only.

580.2 shall be subject to the following requirements and restrictions:

(1) the minimum interior side yard width shall be 6 metres.

- (2) the minimum lot width shall be 50 metres.
- (3) the minimum lot area shall be 0.7 hectares.
- (4) the gross industrial floor area of all buildings and structures shall not exceed 40 per cent of the lot area.
- (5) the maximum building height shall be one storey except where the second storey is occupied only by an office, the maximum height shall be 2 storeys.
- (6) the minimum landscaped open space shall be:
  - (a) in the front yard, 60 per cent of the required front yard depth;
  - (b) 15 metres in width abutting Highway Number 50 or The Gore Road, and
  - (c) 7.5 metres in width abutting a F zone.
- (7) no buildings or structures shall be located closer than 15 metres to Highway Number 50 or The Gore Road.
- (8) no outside storage or display of goods, materials or machinery shall be permitted.
- (9) refuse storage shall be enclosed and shall be screened from all highways and streets.
- (10) loading areas shall be screened from all highways and streets.
- (11) no obnoxious industrial use shall be permitted.
- (12) no building or structures shall be located closer than 60 metres to any residential property within a RE1 or RE1 Section 515 zone.

580.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law that are not in conflict with those set out in section 580.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN  
COUNCIL, January  
this 8th day of January ~~1989~~.  
1990

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

64/89/icl/dr

APPROVED AS TO FORM LA / DEPT. BRAMPTON
DATE



IN THE MATTER OF the Planning Act,  
1983, section 34;

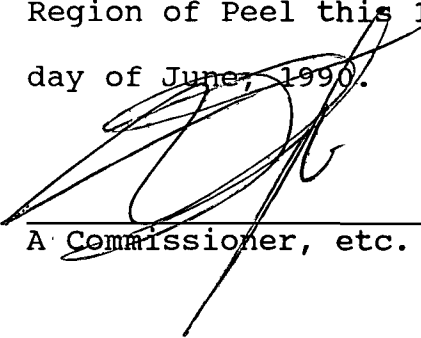
AND IN THE MATTER OF the City of  
Brampton By-law 5-90.


DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in  
the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City  
of Brampton and as such have knowledge of the  
matters herein declared.
2. By-law 4-90 which adopted Official Plan  
Amendment Number 174 was passed by the Council  
of the Corporation of Brampton at its meeting  
held on January 8th, 1990.
3. Written notice of By-law 5-90 as required by  
section 34 (17) of the Planning Act, 1983 was  
given on January 19th, 1990, in the manner and  
in the form and to the persons and agencies  
prescribed by the Planning Act, 1983, the last  
day for appeal being February 8th, 1990.
4. No notice of appeal under section 34 (18) of  
the Planning Act, 1983 has been filed with me  
on or before the last day for appeal.
5. Official Plan Amendment 174 was approved by  
the Ministry of Municipal Affairs on May 25th,  
1990.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this 11th )  
day of June, 1990. )

  
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A Commissioner, etc.

  
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