



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 11-85

To amend By-law 139-84 (The Mississauga Comprehensive Zoning By-law)

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

1. By-law 139-84 is hereby amended:

(1) by deleting therefrom section 1.2, and substituting therefor the following:

"1.2	5500	5668	5985	5986
	6074	6149	6459	7321
	7528	7704	7942	8058
	8059	8187	8409	8468
	8495	8585	9123	9125
	9292	9878	10,897	
	614-74	55-76	115-77	136-77
	137-77	210-77	43-78	54-78
	97-78	23-79	84-79	93-79
	134-79	319-79	12-80	79-80
	127-80	210-80	211-80	230-80
	6-81	12-81	40-81	254-81
	257-81	265-81	293-81	299-81
	305-81	310-81	5-82	62-82
	187-82	213-82	215-83	4-84
	59-84	101-84	281-84"	

(2) by adding the following, in the appropriate numerical sequence, to section 3.2(2):

"Schedule C - Section 563.2  
Schedule C - Section 585  
Schedule C - Section 587"

(3) by deleting section 554.1, and substituting therefor the following:

"554.1 shall only be used for offices"

- (4) by deleting from section 577.1(3) the words "other than a real estate office"
- (5) by deleting from section 578.1(b) the words "other than offices for a health care practitioner or realtor"
- (6) by adding thereto the following, as sections 587 and 588:

"587. The lands designated RH-Section 587 on Schedule A to this by-law:

587.1 shall only be used for the following purposes:

- (1) a single family detached dwelling;
- (2) a group home;
- (3) a home occupation;
- (4) the keeping and training of horses;
- (5) a horse riding school or riding camp, and
- (6) purposes accessory to the other permitted purposes.

587.2 shall be subject to the following requirements and restrictions:

- (a) The buildings shown as "Existing Concrete Block Building", "Arena" and "Existing Dwelling" may only be located within the areas so identified on Schedule C-Section 587.

587.3 shall also be subject to the requirements and restrictions of the RH zone which are not in conflict with the ones of section 587.2.

588. The lands designated RH - Section 588 on Schedule A to this by-law:

588.1 shall only be used for the purposes permitted in the RH zone.

588.2 shall be subject to the following requirements and restrictions:

- (a) minimum centre line setback: 19 metres
- (b) minimum width for northerly side yard: 3 metres

588.3 shall also be subject to the requirements and restrictions of the RH zone which are not in conflict with the ones of section 588.2."

- (7) by adding thereto, as Schedule C - Section 587, Schedule A to this by-law.
- (8) by deleting Sheet 3 of Schedule A, and substituting therefor Schedule B to this by-law.
- (9) by deleting Schedules B-1 and B-2, and substituting therefor Schedules C and D, respectively, to this by-law.
- (10) by deleting Sheet 10 of Schedule A, and substituting therefor Schedule E to this by-law.
- (11) by deleting Sheet 7 of Schedule A, and substituting therefor Schedule F to this by-law.
- (12) by deleting Sheet 5 of Schedule A, and substituting therefor Schedule G to this by-law.
- (13) by adding thereto the following sections:

"584. The lands shown as M1-SECTION 584 on Schedule A to this by-law:

584.1 shall only be used for the following purposes:

- (1) the manufacturing, cleaning, packaging, processing, repairing, warehousing or assembly of goods and products within an enclosed building;
- (2) retail sales and offices and other purposes accessory to the purposes permitted by section 584.1(1);
- (3) one dining room restaurant only, and
- (4) one business and professional office only, other than an office of a health care practitioner.

584.2 shall be subject to the following requirements and restrictions:

- (1) the gross commercial floor area used for any accessory purpose permitted by section 584.1(2) shall not exceed 10% of the gross floor area used for the principal purpose;

- (2) the gross commercial floor area used for the purpose permitted by section 584.1(3) shall not exceed 364 square metres;
- (3) the gross commercial floor area used for the purpose permitted by section 584.1(4) shall not exceed 35 square metres;
- (4) minimum parking facilities shall be provided as follows:
  - (a) for the purposes permitted by section 584.1(1), one space for every 45 square metres of gross commercial floor area or portion thereof;
  - (b) or the purposes permitted by section 584.1(2), one space for every 19 square metres of gross commercial floor area or portion thereof;
  - (c) for the purposes permitted by section 584.1(3), one space for every 9.6 square metres of gross commercial floor area or portion thereof;
  - (d) for the purposes permitted by section 584.1(4), one space for every 31 square metres of gross commercial floor area or portion thereof;
- (5) an adult entertainment parlour shall not be permitted in connection with or as accessory to a dining room restaurant.

584.3 shall also be subject to the requirements and restrictions relating to the M1 6one which are not in conflict with the ones set out in section 584.2.

585.1 The lands designated as SC-SECTION 285 on Schedule A to this by-law:

585.1.1 shall be used only for the following purposes:

- (a) bank, trust company or financial institution;
- (b) business or professional offices, other than offices for a health care practitioner;

- (c) dining room restaurant;
- (d) tobacco shop or variety store;
- (e) gift shop or card shop;
- (f) insurance agency;
- (g) travel agency;
- (h) interior design or art gallery;
- (i) photographic studio;
- (j) clothing store;
- (k) hair dresser and beauty salon, and
- (l) purposes accessory to the other permitted purposes.

585.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: 10,000 square metres;
- (b) maximum height of buildings: 4 storeys;
- (c) maximum gross floor area for all buildings: 5,850 square metres;
- (d) maximum gross floor area for a restaurant: 465 square metres;
- (e) maximum gross floor area for a tobacco shop or variety store: 120 square metres;
- (f) minimum front yard depth, rear yard depth and side yard widths shall be as shown on Schedule C - Section 585;
- (g) minimum landscaped open space: 20% of area of entire parcel;
- (h) maximum building coverage: 20%;
- (i) minimum lot width: 40 metres;
- (j) the number of parking spaces required by section 8.2 may be reduced to the number obtained from

performing the following calculations and using Table 585.1:

1. calculate the number of parking spaces required by section 20.3 for each use on the site;
2. multiply each number in the row beside a use in Table 285.1 by the number of parking spaces required by section 20.3 for that particular use;
3. total each column, and,
4. the highest number in the Total row is the minimum to which the number of parking spaces may be reduced.

Table 585.1

<u>Land Use</u>	<u>PEAK PERIOD PERCENTAGES</u>			
	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
Office Use	100	90	95	10
Restaurant	20	100	30	100
Other	80	65	100	100
TOTAL	<hr/>			

(k) the exterior of the main buildings shall be primarily precast concrete and glass.

585.1.3 shall also be subject to those requirements and restrictions of the SC zone which are not in conflict with the ones set out in section 585.1.2."

(14) by adding thereto, as Schedule C-Section 585, Schedule H to this by-law.

(15) by deleting section 563.2, and substituting therefor the following:

"563.2 The land designated RM4-SECTION 563.2 on Schedule A to this by-law:

563.2.1 shall only be used for the following purposes:

- (1) senior citizen residence;

- (2) nursing home;
- (3) in connection with and for a senior citizen residence or a nursing home only, an administrative office, library, auditorium, dining room, snack bar and other such service facilities;
- (4) other purposes accessory to a senior citizen residence or a nursing home;
- (5) a bank, or
- (6) a gift shop.

563.2.2 shall be subject to the following requirements and restrictions:

- (1) not more than a total of 324 senior citizen dwelling units shall be permitted;
- (2) not more than 100 units of the permitted 324 units shall be 2 bedroom units;
- (3) not more than 120 beds shall be permitted in the nursing home;
- (4) as shown on Schedule C-Section 563.2 to this by-law,
  - (a) the senior citizen dwelling units shall be in senior citizen residences located within Building Areas 1, 3 and 4;
  - (b) the nursing home shall be located within Building 5, and
  - (c) all buildings shall be located within Building Areas 1, 2, 3, 4, and 5.
- (5) the maximum height for buildings within the building areas shown on Schedule C-Section 563.2 shall be:
  - (a) 6 storeys for Building Area 1;
  - (b) 2 storeys for Building Areas 2 and 5;
  - (c) 7 storeys for Building Area 3, and

- (d) 13 storeys for Building Area 4.
  - (6) the minimum front, rear and side yards depths and widths shall be as shown on Schedule C-Section 563.2;
  - (7) a minimum of 50% of the lot area shall be landscaped open space;
  - (8) waste disposal facilities shall not be located in the front yard or exterior side yard, and shall be completely screened from any public road by buildings or masonry walls;
  - (9) at least 268 parking spaces shall be provided;
  - (10) the gross floor used for commercial purposes in all buildings shall not exceed 100 square metres, and
  - (11) not more than a total of 650 auditorium seats shall be permitted."
- (16) by adding thereto, as Schedule C-Section 563.2, Schedule I to this by-law.
- (17) by deleting Sheet 9 of Schedule A, and substituting therefor Schedule K to this by-law.
- (18) by adding thereto the following section:
- "589. The lands designated SC1 - SECTION 589 on Schedule A to this by-law:
- 589.1 shall only be used for the following purposes:
- (1) a garden centre sales establishment;
  - (2) a sporting goods sales establishment;
  - (3) offices, and
  - (4) purposes accessory to the other permitted purposes.
- 589.2 shall be subject to the following requirements and restrictions:
- (1) maximum building height: 7.5 metres



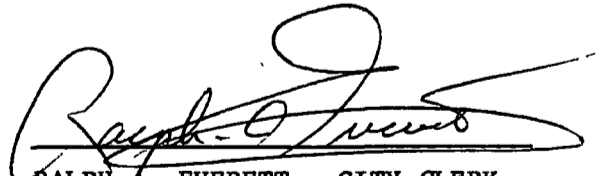
- (2) maximum gross commercial floor area: 930 square metres
- (3) minimum lot width: 90 metres
- (4) minimum front yard setback from the centre line of Dixie Road: 50 metres
- (5) minimum side yard width: 10 metres, but the combined total width of both side yards shall not be less than 60 metres
- (6) minimum landscaped open space: 50 percent of the lot area, including a strip at least 10 metres wide along the front lot line, except where the driveway is located
- (7) minimum building setback from the top-of-bank as defined by the Metropolitan Toronto and Region Conservation Authority: 10 metres

READ A FIRST, SECOND AND THIRD TIME IN OPEN COUNCIL

This 14th day of January, 1985.



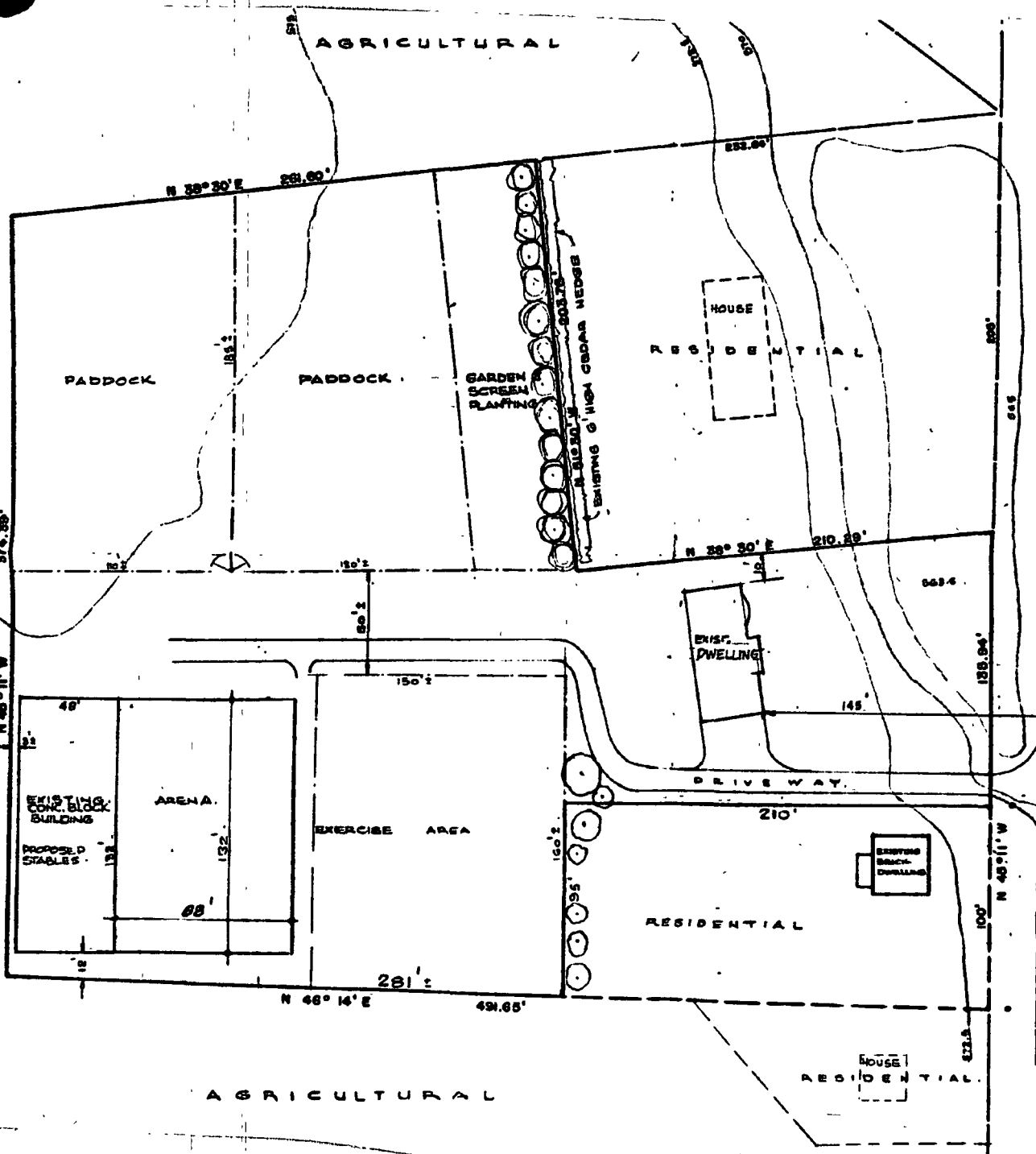
KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE | | |



Schedule C - Section 587  
 BY-LAW 139-84

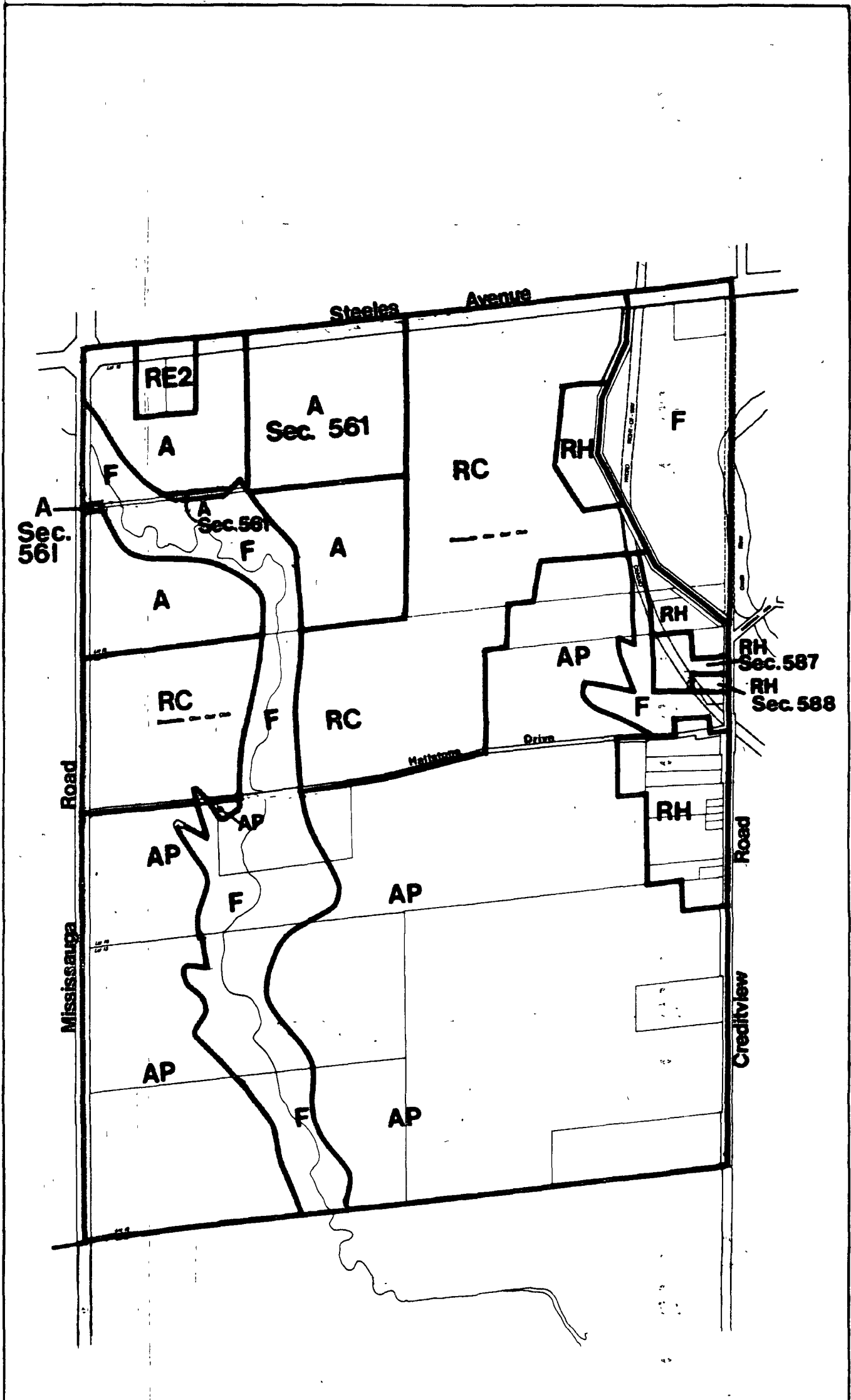


**CITY OF BRAMPTON**  
 Planning and Development


By-law 11-85 Schedule A

I:933

Date: 84-12-13 Drawn by:  
 File no. Map no.



Schedule A Sheet 3  
**BY-LAW 139-84**  
 Bylaw 11-85 Schedule B

 CITY OF BRAMPTON  
 Planning Department  
 CON. 4 W.H.S. LOTS 12-15  
 1:10000

Schedule B-1 to By-law 139-84

(Schedule C to By-law 11-85)

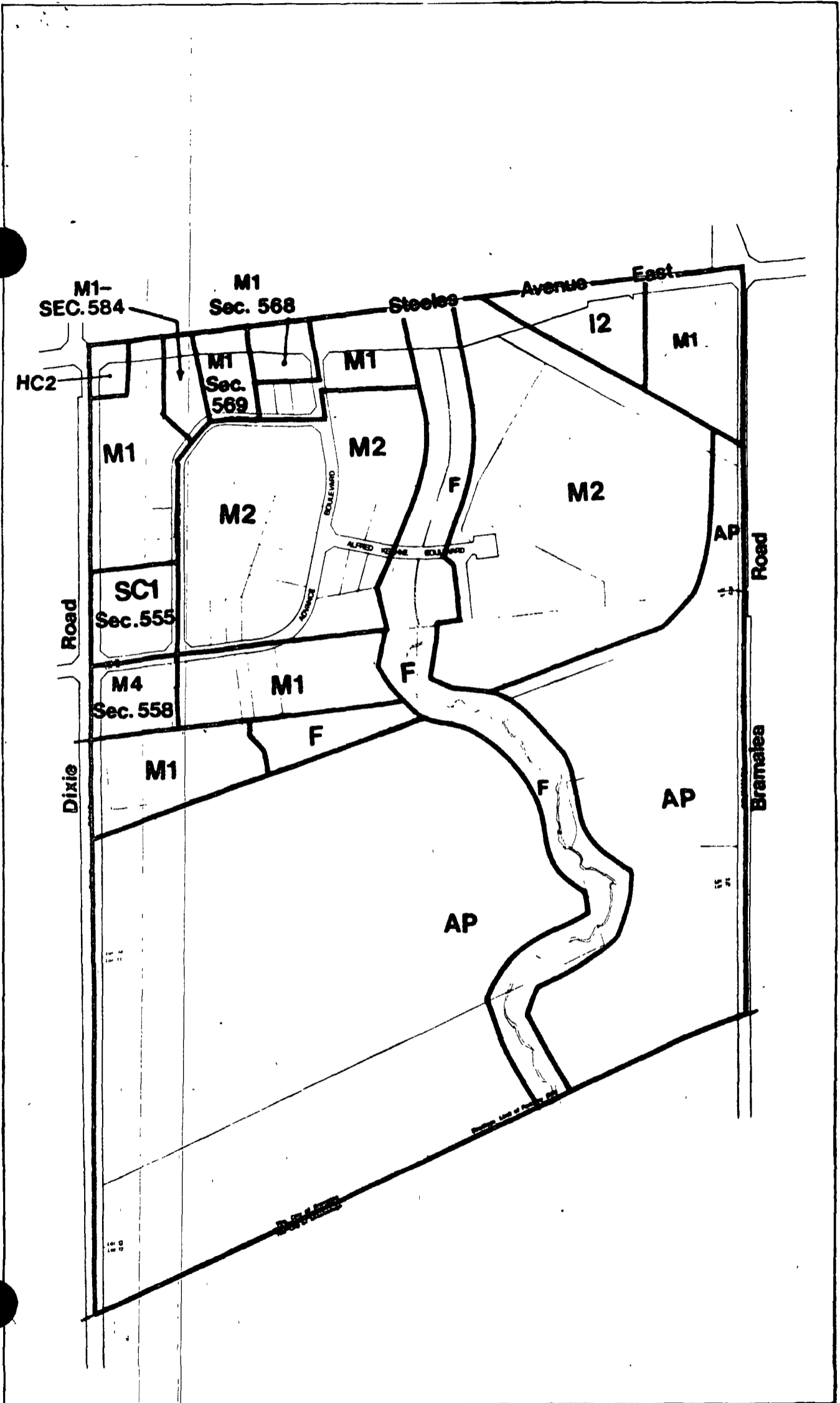
ROAD ALLOWANCES FOR REGIONAL ROADS

<u>DESIGNATED ROAD ALLOWANCE</u>	<u>REGIONAL NUMBER</u>	<u>ROAD DESCRIPTION</u>
36 metres (120 feet)	15	Steeles Avenue from Winston Churchill Boulevard (Regional Road 19) to Highway Number 50
45 metres (150 feet)	1	Mississauga Road from Highway Number 401 to Highway Number 7
	4	Dixie Road from Queen Elizabeth Way to Hillside Drive in the City of Brampton and from Bovaird Drive in the City of Brampton to the 17th Sideroad (Regional Road 14)
	7	Airport Road from Highway Number 427 to the 17th Sideroad (Regional Road 14)

Schedule B-2 to By-law 139-84

(Schedule D to By-law 11-85)

MINIMUM CENTRE LINE SETBACK				MINIMUM STREET LINE SETBACK		
Designated Road Allowance	All Non-Residential Development With Access	All Non-Residential Development With No Access Permitted	All Residential Development With or Without Access	All Non-Residential Development With Access	All Non-Residential Development With No Access Permitted	All Residential Development With or Without Access
45m (150')	36m (120')	30m (100')	36m (120')	14m (45')	8m (25')	14m (45')
40m (130')	34m (110')	28m (90')	34m (110')	14m (45')	8m (25')	14m (45')
36m (120')	32m (105')	26m (86')	32m (105')	14m (45')	8m (25')	14m (45')
30m (100')	29m (95')	23m (75')	29m (95')	14m (45')	8m (25')	14m (45')
26m (86')	27m (88')	21m (68')	27m (88')	14m (45')	8m (25')	14m (45')
20m (66')	17m (58')	17m (58')	17m (58')	8m (25')	8m (25')	8m (25')



Schedule A Sheet 10  
**BY-LAW 139-84**

By-law 11-85 Schedule E

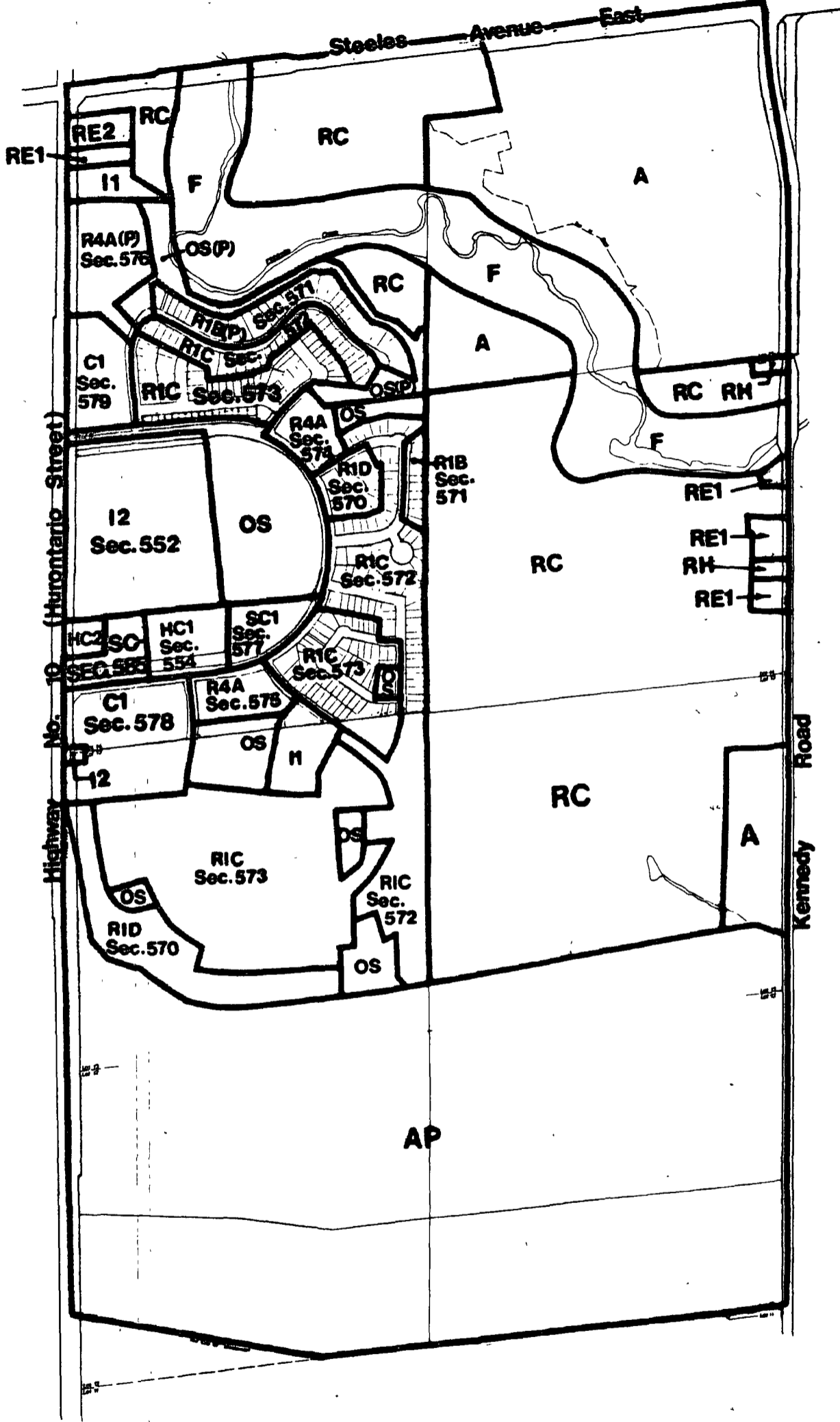


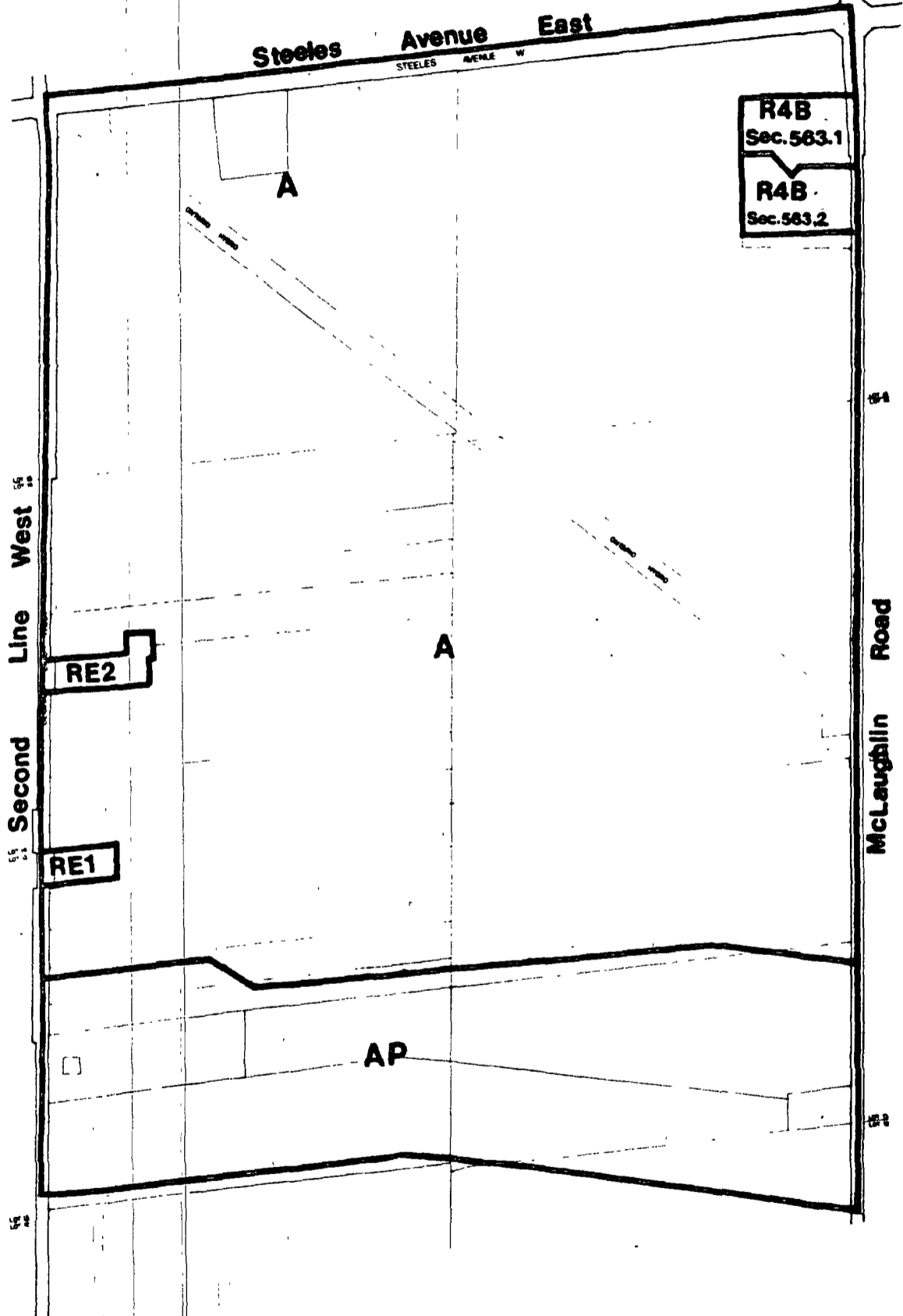
**CITY OF BRAMPTON**  
 Planning & Development  
 Department

CON. 4 E.M.S. LOTS 10-15

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Map No. 70





Schedule A Sheet 5  
**BY-LAW 139-84**  
 By-law 11-85 Schedule G



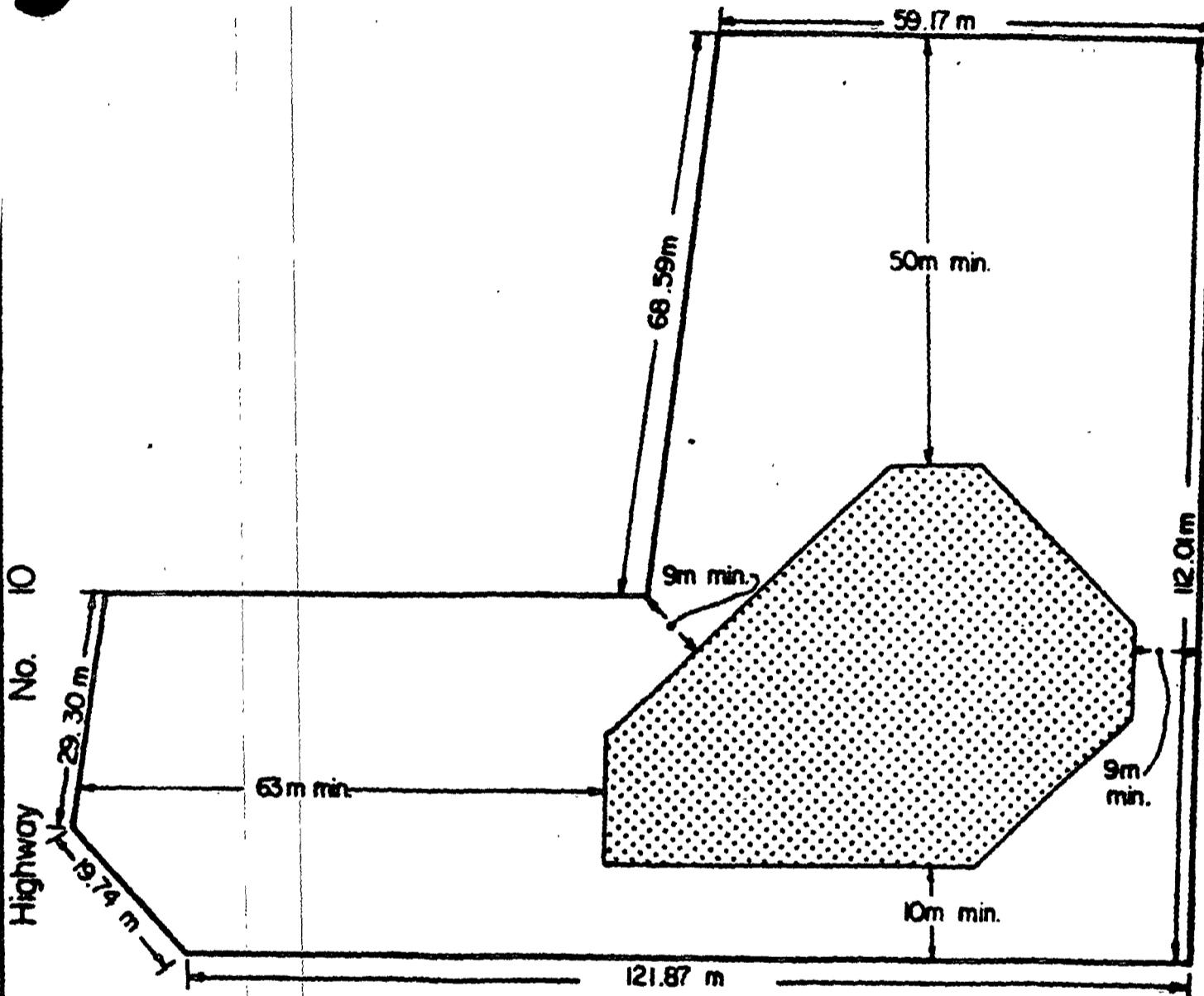
CITY OF BRAMPTON  
 Planning Department

CON. 2 MAPS. LOTS 12 13

1:10000

Map No. 24





County Court Boulevard

 BUILDING ENVELOPE

Schedule C — Section 585  
 BY-LAW 139-84

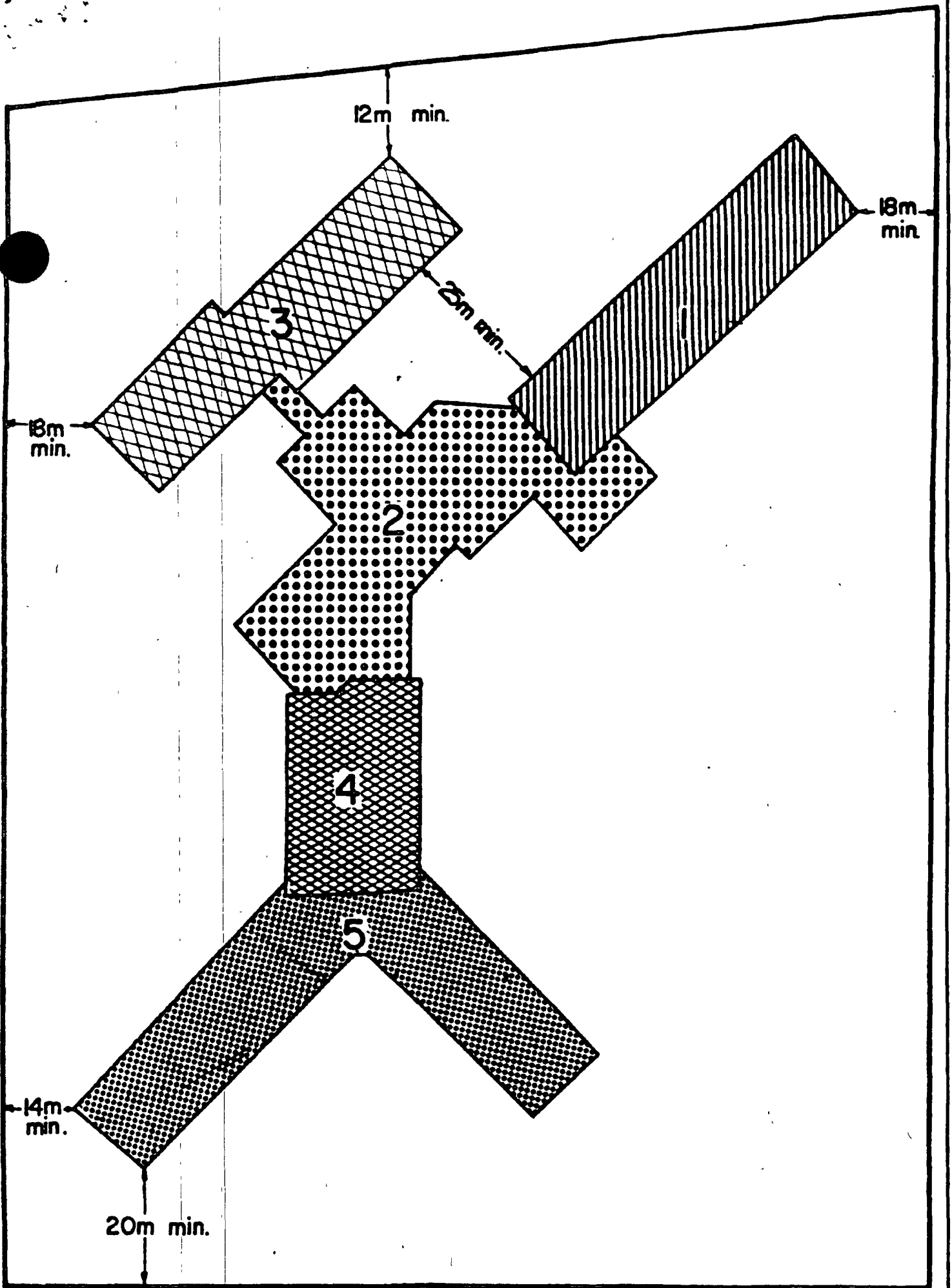


CITY OF BRAMPTON  
 Planning and Development




Date: 84-09 Drawn by:

Bylaw 11-85 Schedule H

1:750



KEY

- BUILDING AREA 1 
- BUILDING AREA 2 
- BUILDING AREA 3 

- BUILDING AREA 4 
- BUILDING AREA 5 

Schedule C  
BY-LAW 139-84

Section 563.2



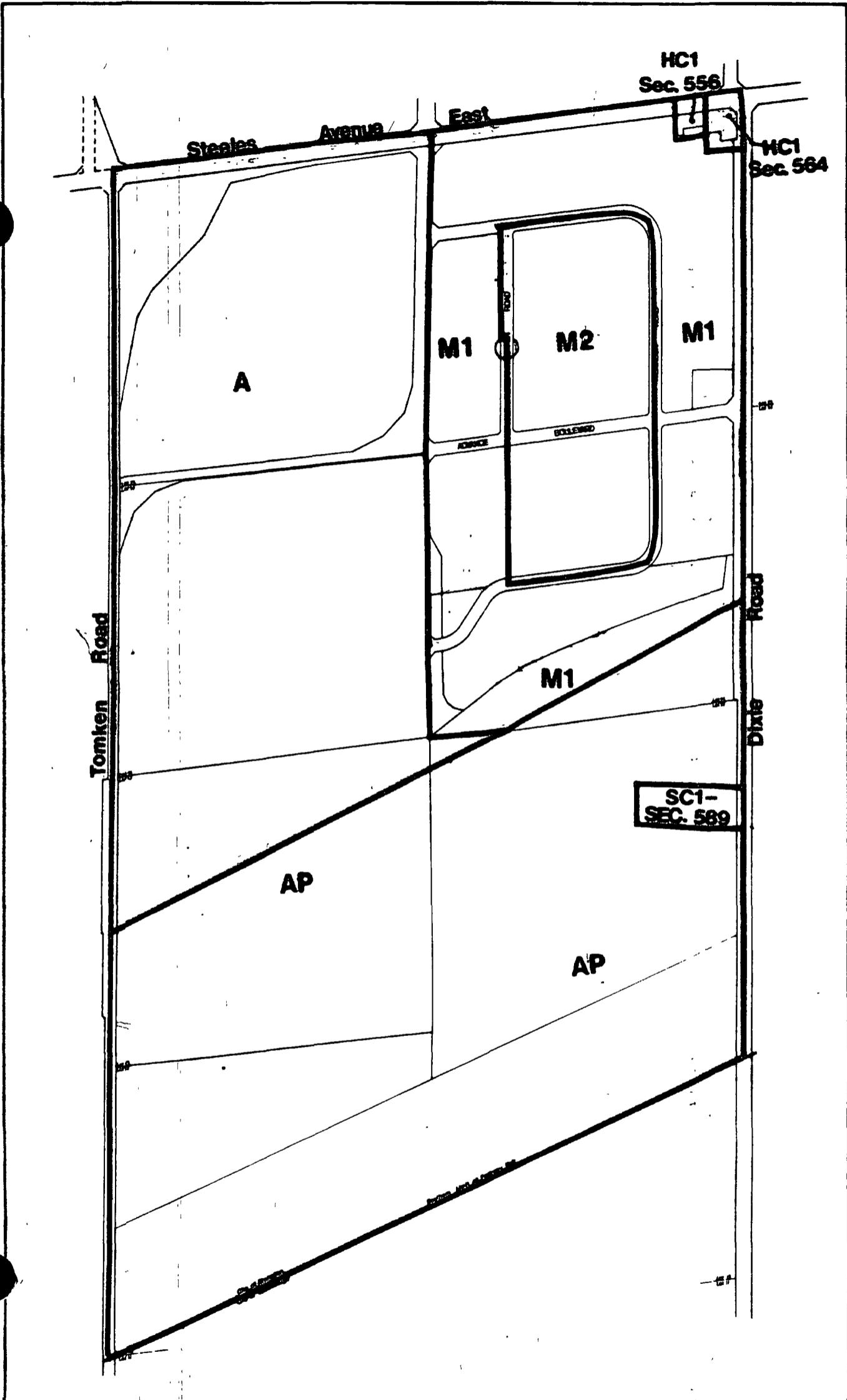
CITY OF BRAMPTON  
Planning and Development

By-law 11-85 Schedule I

1:1200

Date: 84-09  
File no.

Drawn by:  
Map no.



Schedule A Sheet 9  
**BY-LAW 139-84**

By-law 11-85 Schedule K



**CITY OF BRAMPTON**  
 Planning & Development  
 Department  
 CON. 3 EMS. LOTS 12-15

1:10000

Map No. 78



R 840452

Ontario Municipal Board

IN THE MATTER OF Section 34 of The Planning Act, 1983

- and -

IN THE MATTER OF appeals by Whitehouse Family Holdings, Rodney Construction, Eugene Whitehouse and others in respect of Zoning By-law 139-84 of the Corporation of the City of Brampton

- and -

IN THE MATTER OF an appeal by Sanrose Construction Ltd. in respect of Zoning By-law 11-85 of the Corporation of the City of Brampton

B E F O R E :

T. F. BAINES  
Member

)  
)  
)

Friday, the 24th day of  
January, 1986

THESE APPEALS having come on for public hearing and after the hearing of the appeals the Board having reserved its decision until this day;

THE BOARD ORDERS that the appeals in respect to Zoning By-laws 139-84 and 11-85 are hereby dismissed.

*P. P. P. P.*  
SECRETARY

ENTERED
O. B. No. R84-2
Folio No. 148
APR 17 1986
<i>P. P. P. P.</i>
SECRETARY, ONT. MUNICIPAL BOARD