



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 33-98

To amend By-law 151-88, as amended.

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) by changing, on Sheet 27 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to COMMERCIAL THREE-SECTION 851 (C3 - SECTION 851).
 - (2) by adding thereto, the following section:

"851 The lands designated C3-Section 851 on Sheet 27 of Schedule A to this by-law:

851.1 shall only be used for the following purposes:

 - (a) a retail establishment;
 - (b) a service shop;
 - (c) a personal service shop;
 - (d) a bank, trust company, finance company;
 - (e) an office;
 - (f) a dry cleaning and laundry distribution station;
 - (g) a laundromat;
 - (h) a parking lot;
 - (i) a dining room restaurant, a standard restaurant, a take-out restaurant, a fast food restaurant a drive-in restaurant;
 - (j) a printing or copying establishment;
 - (k) a place of commercial recreation, but not including a billiard hall;

- (l) a community centre;
- (m) a health centre;
- (n) a custom workshop;
- (o) a service station;
- (p) a commercial school;
- (q) a garden centre sales establishment;
- (r) an amusement arcade; but not including a billiard hall;
- (s) a temporary open air market;
- (t) a tavern;
- (u) a taxi or bus station;
- (v) a motor vehicle or boat sales establishment;
- (w) a motor vehicle repair shop;
- (x) a swimming pool sales and service establishment;
- (y) an animal hospital;
- (z) a dairy bar;
- (aa) a motor vehicle washing establishment;
- (bb) a hotel;
- (cc) a home furnishings and home improvement retail warehouse;
- (dd) a convenience store;
- (ee) an art gallery;
- (ff) a retail warehouse;
- (gg) a department store;
- (hh) a home and auto supply store;
- (ii) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by section 851.1 (q), 851.1 (v), 851.1 (x), 851.1 (cc), 851.1 (ff), 851.1 (gg) , 851.1 (hh) and 851.1 (jj);
- (jj) one only supermarket; and,
- (kk) purposes accessory to the other permitted purposes.

851.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
 - a minimum 6.0 metre wide strip abutting Bovaird Drive;
 - a minimum 3.0 metre wide strip abutting Highway Number 410;
 - a minimum 5.0 metre wide strip abutting the easterly extension of Nasmith Street.
- (b) Minimum Front Yard Depth- 9.0 metres;
- (c) Minimum Exterior Side Yard Depth- 9.0 metres;
- (d) Minimum Interior Side Yard Depth- 9.0 metres;
- (e) Minimum Rear Yard Depth- 9.0 metres;
- (f) No buildings or structures shall be located within 13.7 metres of the Highway Number 410 right-of-way;
- (g) Maximum Building Height- No restriction;
- (h) Restaurant refuse storage shall enclosed in a climate controlled area within a building;
- (i) Any commercial unit having a floor area greater that 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses, and shall be appropriately screened;
- (j) Minimum Landscaped Open Space: 5% of the lot area;
- (k) Minimum Parking Space Requirements:
 - For a hotel, as per section 30.3;
 - For an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof;
 - For all other uses listed in section 851.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof, except for the purpose permitted by section 851.1 (ii) that shall have a parking requirement of 1 parking space for every 100 square metres.
- (l) Notwithstanding any other provision of Zoning By-law 151-88, as amended, to the contrary, the lands

zoned C3-Section 851, shall be treated as a single lot for zoning purposes.

- (m) The aggregate maximum gross leasable floor area for the purposes permitted by Section 851.1, excluding the uses permitted by Section 851.1 (e), shall not exceed 74,320 square metres.
- (n) The maximum gross leasable floor area devoted to the sale of food within a supermarket shall not exceed 5,946 square metres.

851.3 shall also be subject to the requirements and restrictions relating to the C3 zone and all the general provisions of this by-law that are not in conflict with those set out in section 851.2

851.4 For the purposes of section 851:

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food products. A Retail Warehouse is not defined as a Home Furnishings and Home Improvement Retail Warehouse as permitted by Section 851.1 (cc).


DEPARTMENT STORE shall mean a building occupied by a store primarily engaged in general merchandising at retail of a wide range of commodities organized into a number of individual departments within such building.

HOME AND AUTO SUPPLY STORE shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a specialty auto repair establishment.”

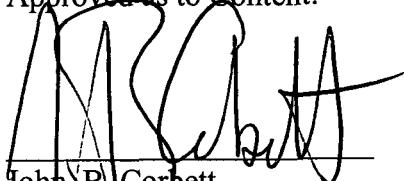
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 23rd day of Feb 1998.

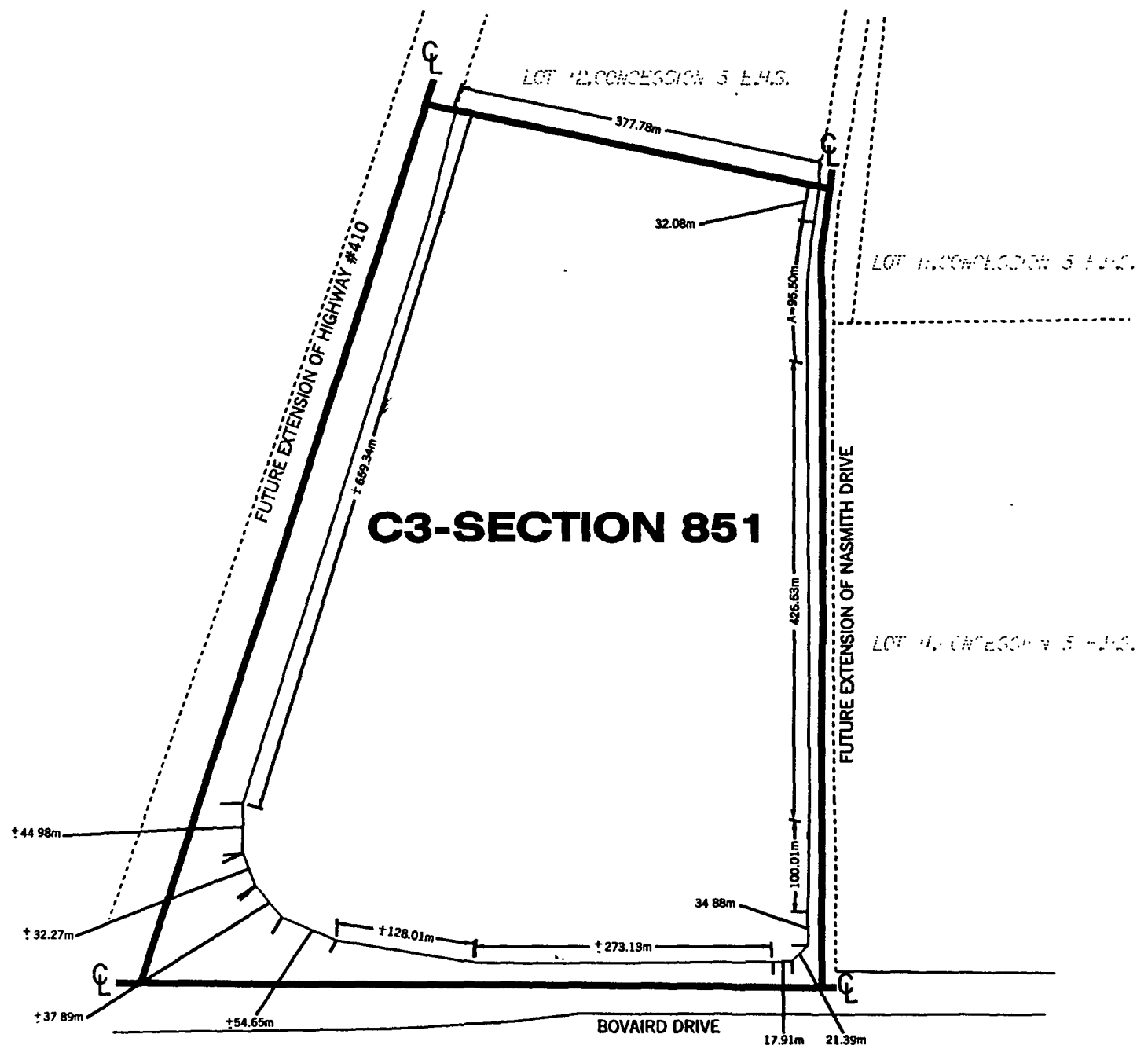

PETER ROBERTSON- MAYOR


LEONARD J. MIKULICH- CITY CLERK




APPROVED
AS TO FORM
LAW DEPT.
VERSION

DATE 2/24/98

Approved as to Content:


John B. Corbett
Director of Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



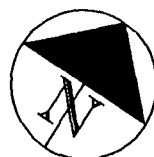
PART LOT 11 & 12, CONCESSION 3 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 33-98

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 1998 02 12

Drawn by: CJK

File no. C3E12.5

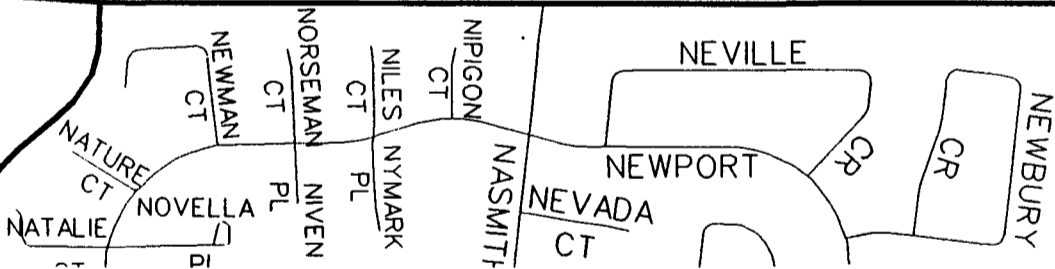
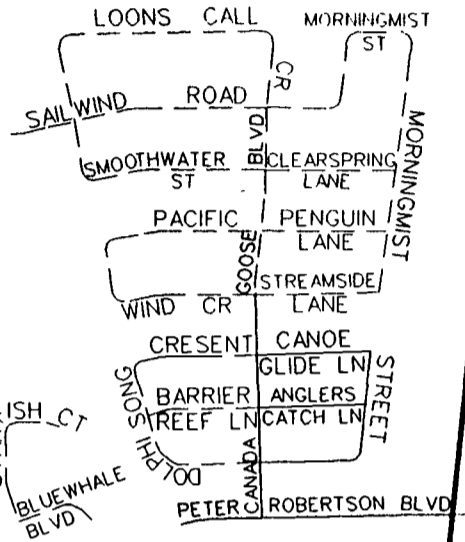
Map no. 27-15F

HEART LAKE ROAD

SUBJECT LANDS

BOVAIRD DRIVE

DIXIE ROAD



CITY OF BRAMPTON
 Planning and Building

Date: 1997 08 28

Drawn by: CJK

File no. C3E12.5

Map no. 27-15D

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

23-90, 57-90, 70-90, 96-90, 112-90, 113-90, 115-90, 131-90, 137-90, 138-90, 141-90, 178-90, 196-90,
207-90, 250-90, 268-90, 299-90, 300-90,

4-91, 7-91, 9-91, 14-91, 38-91, 44-91, 46-91, 59-91, 61-91, 69-91, 74-91, 91-91, 113-91, 114-91,
128-91, 148-91, 176-91, 187-91, 212-91, 225-91, 242-91, 247-91 251-91,

10-92, 17-92, 18-92, 23-92, 27-92, 31-92, 56-92, 57-92, 102-92, 106-92, 155-92, 156-92, 157-92,
168-92, 172-92, 181-92, 188-92, 197-92, 217-92, 222-92, 225-92, 260-92, 269-92, 273-92,

3-93, 4-93, 9-93, 16-93, 63-93, 65-93, 76-93, 94-93, 112-93, 116-93, 118-93, 136-93, 149-93, 152-93,
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7-94, 8-94, 21-94, 24-94, 31-94, 63-94, 70-94, 71-94, 86-94, 87-94, 95-94, 105-94, 111-94, 121-94,
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250-94, 275-94

6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201, 204-95, 205-95, 212-95, 262-95, 265-
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16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 72-96, 81-96, 125-96, 152-96, 154-96, 159-96, 174-96, 183-
96, 230-96

4-97, 26-97, 43-97, 62-97, 78-97, 79-97, 106-97, 107-97, 109-97, 136-97, 138-97, 111-97, 119-97,
137-97, 180-97, 208-97, 233-97, 247-97, 250-97, 253-97, 256-97, 258-97, 261-97, 270-97, 271-97

22-98, 33-98



Leonard J. Mikulich
City Clerk
June 10, 1998