



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 88-2005

To amend By-law 270-2004 (know as "Zoning By-law 2004"), as amended

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

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) by changing on Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
HIGHWAY COMMERCIAL ONE SECTION 2565 (HC1 -SECTION 2565)	COMMERCIAL THREE - SECTION 2826 (C3-SECTION 2826)
and	
COMMERCIAL THREE HOLDING - SECTION 2826 (C3(H)-SECTION 2826)	
and	
RESIDENTIAL HAMLET TWO (RHm2)	

- (2) by deleting Section 2826 and replacing it with the following:

"2826 The lands designated C3 - SECTION 2826 of Schedule A to this By-law:

2826.1 shall only be used for the following purposes:

 - (a) a retail establishment having no outside storage;
 - (b) a supermarket;
 - (c) a service shop;
 - (d) a personal service shop;
 - (e) a bank, trust company and finance company;
 - (f) an office;

- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a printing and copying establishment;
- (j) a place of commercial recreation, but not including a billiard hall;
- (k) a community club;
- (l) a health centre;
- (m) purposes accessory to the other permitted uses.

2826.2 shall also be subject to the following requirements and restrictions:

- (a) the Maximum Gross Floor Area shall not exceed 11,765 square metres;
- (b) the Maximum Gross Leasable Floor Area devoted to the sale of food within a supermarket shall not exceed 5,850 square metres;
- (c) Minimum Lot Width: 165 metres;
- (d) Minimum Lot Area: 1.8 hectares;
- (e) Minimum Front Yard Setback abutting Steeles Avenue West: 6 metres;
- (f) Minimum Rear Yard Setback: 20 metres;
- (g) Parking Spaces:

1 space for every 19 square metres of gross commercial floor area for a supermarket, provided that the supermarket has a minimum of 40 percent of the gross commercial floor area devoted to the sale of non-food merchandise.
- (h) Maximum Building Height:

No restriction except within 25 metres of the rear lot line, a maximum of 2 storeys shall apply.
- (i) Minimum Landscaped Open Space:
 - (i) 6.0 metres along Steeles Avenue West, except at approved access locations;
 - (ii) 2.5 metres abutting the interior (easterly) lot line, except at approved access locations;
 - (iii) 3.0 metres abutting all other lot lines, except at approved access locations;
- (j) all garbage and refuse storage areas including containers for recycling materials shall be located within a building;

- (k) no outside storage of goods, materials or machinery shall be permitted;
- (l) adult entertainment parlours, adult video stores, pool halls, amusement arcades, temporary open air markets, and movie theatres shall not be permitted;

2826.3 shall also be subject to the requirements and restrictions of the C3 zone and all the general provisions of this by-law that are not in conflict with the ones set out in Section 2862.2.

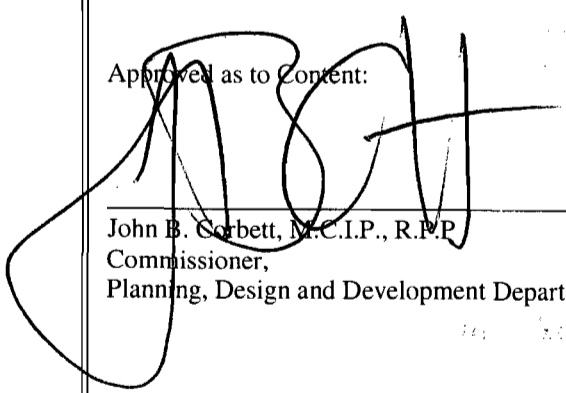
2826.4 for the purposes of Section 2826:

- a) a SUPERMARKET shall mean a building or structure, or part thereof engaged primarily in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres, and may also include non-food retail goods and services such as a pharmacy, a florist shop, a photo lab, a wine shop, dry cleaners, a music/book/video store, a kitchenware store, a take-out restaurant, and a seasonal garden centre sales establishment only in conjunction with a supermarket;
- b) The lot line abutting Steeles Avenue West shall be the front lot line;
- c) the entire lands zoned C3-Section 2826 shall be considered as a single lot for zoning purposes."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
 this **21st** day of **March** 2005.


 SUSAN FENNELL - MAYOR

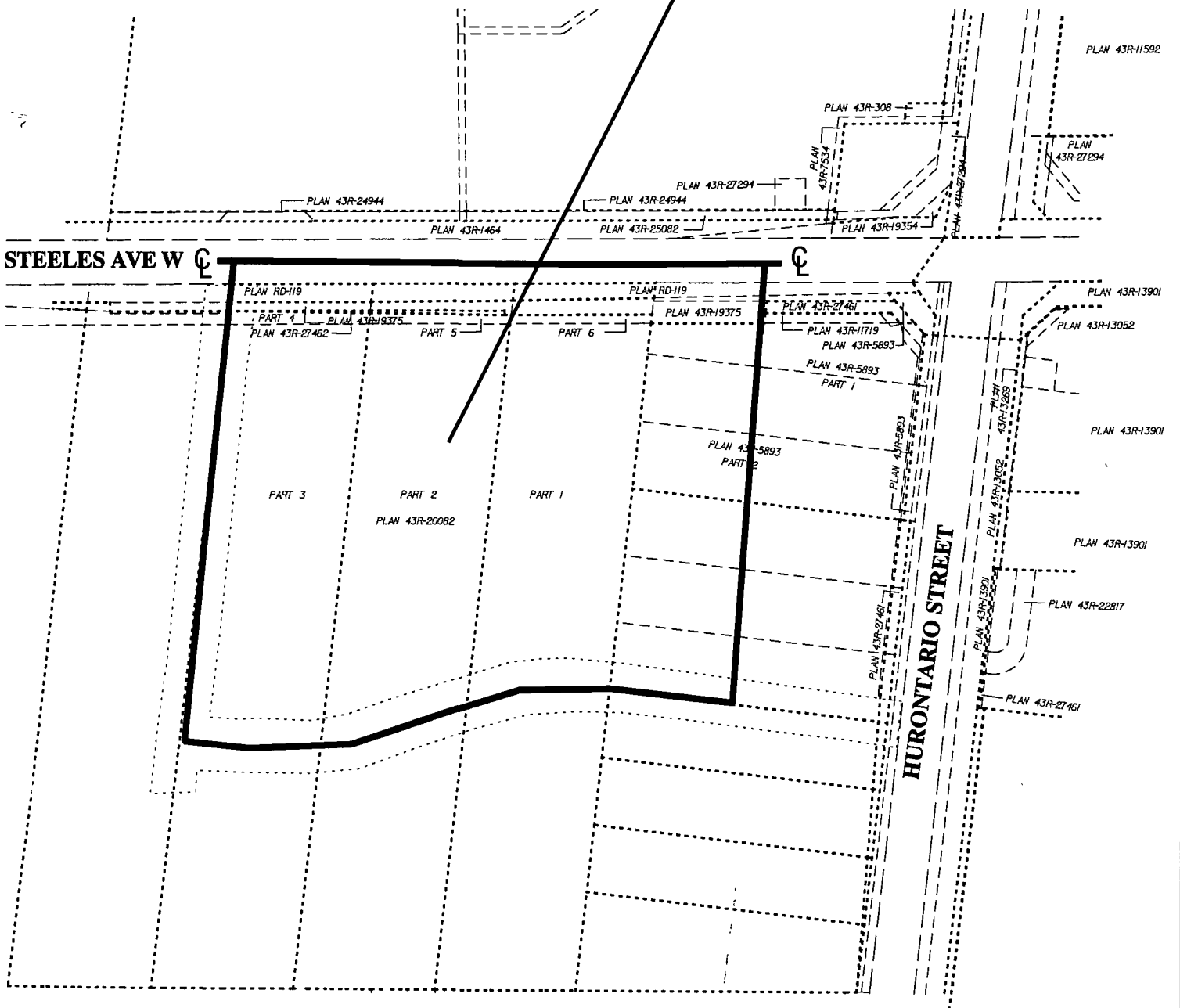
Approved as to Content:



John B. Corbett, M.C.I.P., R.P.P.
 Commissioner,
 Planning, Design and Development Department






 LEONARD J. MIKULICH - CITY CLERK

C3 - SECTION 2826



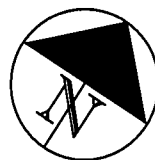
EXTRACTS FROM ZONING MAPS 59, 60, 75, AND 76 OF ZONING BY-LAW 270-2004 AS AMMENDED

LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES
-  PROPOSED ROADS

PART LOT 15 CONCESSION 1 W.H.S.

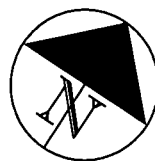
By-Law 88-2005 Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004-11-02 Drawn by. A.d.
File no. T1W15 31_ZBA Map no. 75-55

SUBJECT LANDS



In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 85-2005 being a by-law to adopt Official Plan Amendment OP93-244 and By-law 88-2005 to amend Zoning By-law 270-2004 (Zoning 2004) as amended - Loblaw Properties Limited (File: T1W15.31)

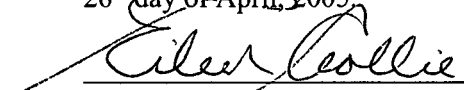
DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, in the County of Dufferin, 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 85-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 21st day of March, 2005, to adopt Amendment Number OP93-244 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 88-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 21st day of March, 2005, to amend Zoning By-law 270-2004 (Zoning 2004) as amended.
4. Written notice of By-law 85-2005 as required by section 17(23) and By-law 88-2005 as required by section 34(18) of the *Planning Act* was given on the 30th day of March, 2005, in the manner and in the form and to the persons and agencies prescribed by the Planning Act, R.S.O. 1990 as amended.
5. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the Planning Act requirements including regulations for notice.
7. OP93-244 is deemed to have come into effect on the 20th day of April, 2005, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

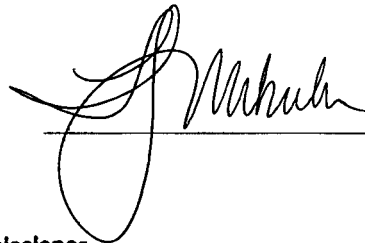
DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
26th day of April, 2005.)



Eileen Margaret Collie

A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.



Leonard Joseph Mikulich