



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 105-88

To amend By-law 139-84 (part of Lot 14, Concession 1, W.H.S. in the geographic Township of Toronto)

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

1. By-law 139-84, as amended, is hereby further amended:

(1) by adding to Section 3.1.2 thereof, after the zone name "Commercial One C1", the following zone name and symbol:

"Commercial Three C3"

(2) by adding to Section 5.0 thereof, after the definition of AGRICULTURAL USE, the following definition:

"AMUSEMENT DEVICE shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill, which is used to offer entertainment or amusement to the operator, and, without limiting what is commonly known as a pinball game, an electronic game, and a video game."

(3) by adding thereto, as Section 23.3, the following section heading and sections:

"SECTION 23.3 COMMERCIAL THREE ZONE - C3

23.3 The lands designated C3 on Schedule A to this by-law:

Permitted Purposes

23.3.1 shall only be used for the following purposes:

(a) Commercial

(1) a retail establishment having no outside storage;

- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (11) a service station;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade;
- (16) a temporary open air market;
- (17) a place of commercial recreation;
- (18) a community club;
- (19) a health centre;
- (20) a tavern;
- (21) a taxi or bus station;
- (22) a theatre;
- (23) a custom workshop;
- (24) a motor vehicle or boat sales establishment;
- (25) a motor vehicle repair shop; and
- (26) a swimming pool sales and service establishment.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

23.3.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 21.0 metres.
- (b) Minimum Interior Side Yard Width: 3.0 metres, except that where the interior side yard abuts a Residential

or Institutional Zone, the minimum interior side yard width shall be 18.0 metres.

(c) Minimum Exterior Side Yard Width: 18.0 metres.

(d) Minimum Rear Yard Depth: 6.0 metres, except that:

1) where the rear yard abuts a Residential or Institutional Zone, 18.0 metres, and

2) where the rear yard abuts a 0.3 metre reserve or a street, 21.0 metres.

(e) Minimum Lot Width: 21.0 metres.

(f) Maximum Building Height: No restriction.

(g) Minimum Landscaped Open Space: 8 percent of the lot area."

(4) by changing, on Sheet 6 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 ZONE - SECTION 634 (C3-SECTION 634), SERVICE COMMERCIAL ONE ZONE - SECTION 635 (SC1-SECTION 635) and SERVICE COMMERCIAL ONE HOLDING ZONE - SECTION 636 (SC1(H)-SECTION 636).

(5) by adding thereto the following sections:

"634. The lands designated C3-SECTION 634 on Sheet 6 of Schedule A to this by-law:

634.1 shall only be used for the following purposes:

a) Commercial

- (1) the purposes permitted by section 23.3.1, excluding sections 23.3.1(a)(11) - a service station, 23.3.1 (a)(15) - an amusement arcade, 23.3.1(a)(24) - a motor vehicle or boat sales establishment and 23.3.1(a)(25) - a motor vehicle repair shop;
- (2) a convenience store;
- (3) a variety store;
- (4) a fast food restaurant; and
- (5) a home furnishings and improvement retail outlet.

b) Non-Commercial

- (1) a library;
- (2) a religious institution, including an associated place of public assembly; and

c) Accessory

- (1) purposes accessory to the other permitted purposes.

634.2 shall be subject to the following requirements and restrictions:

- a) the maximum gross commercial floor area of the permitted purposes, excluding upper storey offices, shall not exceed 14865 square metres;
- b) the maximum gross commercial floor area of upper storey office uses shall not exceed 5615 square metres,
- c) the maximum gross commercial floor area of a supermarket shall not exceed 4180 square metres;
- d) beer and liquor stores shall not be located within 60 metres of the intersection of a road allowance and any driveway access to the site;
- e) an adult entertainment parlour shall not be permitted;
- f) amusement devices shall not be permitted;

- g) a fast food restaurant shall not be situated within a freestanding building of less than 1000 square metres of gross commercial floor area or within a building with a setback of less than 21.0 metres to a street;
- h) the maximum building height shall not exceed 3 storeys;
- i) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- j) garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
- k) the minimum building setback from Ray Lawson Boulevard shall be:
  - (1) 3.0 metres for a freestanding restaurant or building with less than 500 square metres of gross commercial floor area; and
  - (2) 21.0 metres for any other building or structure;
- l) the minimum building setback from Hurontario Street shall be:
  - (1) 6.0 metres for a freestanding restaurant or building with less than 750 square metres of gross commercial floor area; and
  - (2) 21.0 metres for any other building or structure;
- m) the minimum rear yard depth abutting an Institutional Zone shall be 9.0 metres;
- n) the minimum interior side yard width shall be 3.0 metres;
- o) a loading space may be situated in the front yard abutting Ray Lawson Boulevard provided:
  - (1) the loading space is setback a minimum of 15 metres from the street; and

(2) the loading space is fully screened by a solid decorative wall and landscaping;

- p) a landscaped open space area with a minimum width of 6.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Hurontario Street;
- q) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting Ray Lawson Boulevard; and
- r) a landscaped open space area with a minimum depth of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along the rear lot line abutting an Institutional Zone.

634.3 shall also be subject to the requirements and restrictions relating to the C3 zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 634.2.

635. The lands designated SC1-SECTION 635 on Sheet 6 of Schedule A to this by-law:

635.1 shall only be used for the following purposes:

(a) Commercial

(1) an office; and

(b) Accessory

(1) purposes accessory to the other permitted purposes.

635.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross commercial floor area shall not exceed 28,630 square metres;
- (b) the maximum building height shall not exceed 10 storeys;
- (c) an underground parking structure shall not be located any closer than 3.0 metres to a lot line;

- (d) the minimum setback from a street for any access ramp to an underground parking structure shall be 15 metres;
- (e) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (f) the minimum distance between buildings shall be equal to half of the sum of the heights of the two applicable buildings;
- (g) the minimum building setback from a street shall be 10 metres;
- (h) the minimum interior side yard width shall be 3.0 metres;
- (i) the minimum rear yard depth shall be 6.0 metres; and
- (j) a landscaped open space area with a minimum depth or width of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street.

635.3 shall also be subject to the requirements and restrictions relating to the SCl zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 635.2.

636. The lands designated SCl(H)-SECTION 636 on Sheet 6 of Schedule A to this by-law:

636.1 shall only be used for the following purposes:

(a) Commercial

- (1) an office;

(b) Non-Commercial

- (1) a religious institution; and

(c) Accessory

(1) purposes accessory to the other permitted purposes.

636.2 shall be subject to the following requirements and restrictions relating to an office permitted by section 636.1(a)(1):

(a) the maximum gross commercial floor area shall not exceed 2450 square metres;

(b) the minimum building setback from a street shall be 10 metres;

(c) the maximum building height shall not exceed 2 storeys;

(d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;

(e) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and

(f) a landscaped open space area with a minimum width of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

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

636.3 shall be subject to the following requirements and restrictions relating to a religious institution permitted by section 636.1(b)(1):

(a) the minimum building setback from a street shall be 10 metres;



- (b) the minimum interior side yard depth shall be 3.0 metres;
- (c) the minimum rear yard depth shall be 6 metres;
- (d) garbage, refuse and waste containers shall be located within a main building and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted;
- (e) a landscaped open space area with a minimum depth of 3.0 metres, exclusive of driveways or access ramps, shall be provided and maintained abutting a street; and
- (f) a landscaped open space area with a minimum width of 3.0 metres and a 1.8 metre high solid decorative wall, with pedestrian gates, shall be provided and maintained along a lot line abutting an Institutional or Agricultural Zone.

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

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 25th day of April, 1988.

APPROVED  
AS TO FORM  
LAW DEPT.  
HAMPTON  
DATE: 4/11

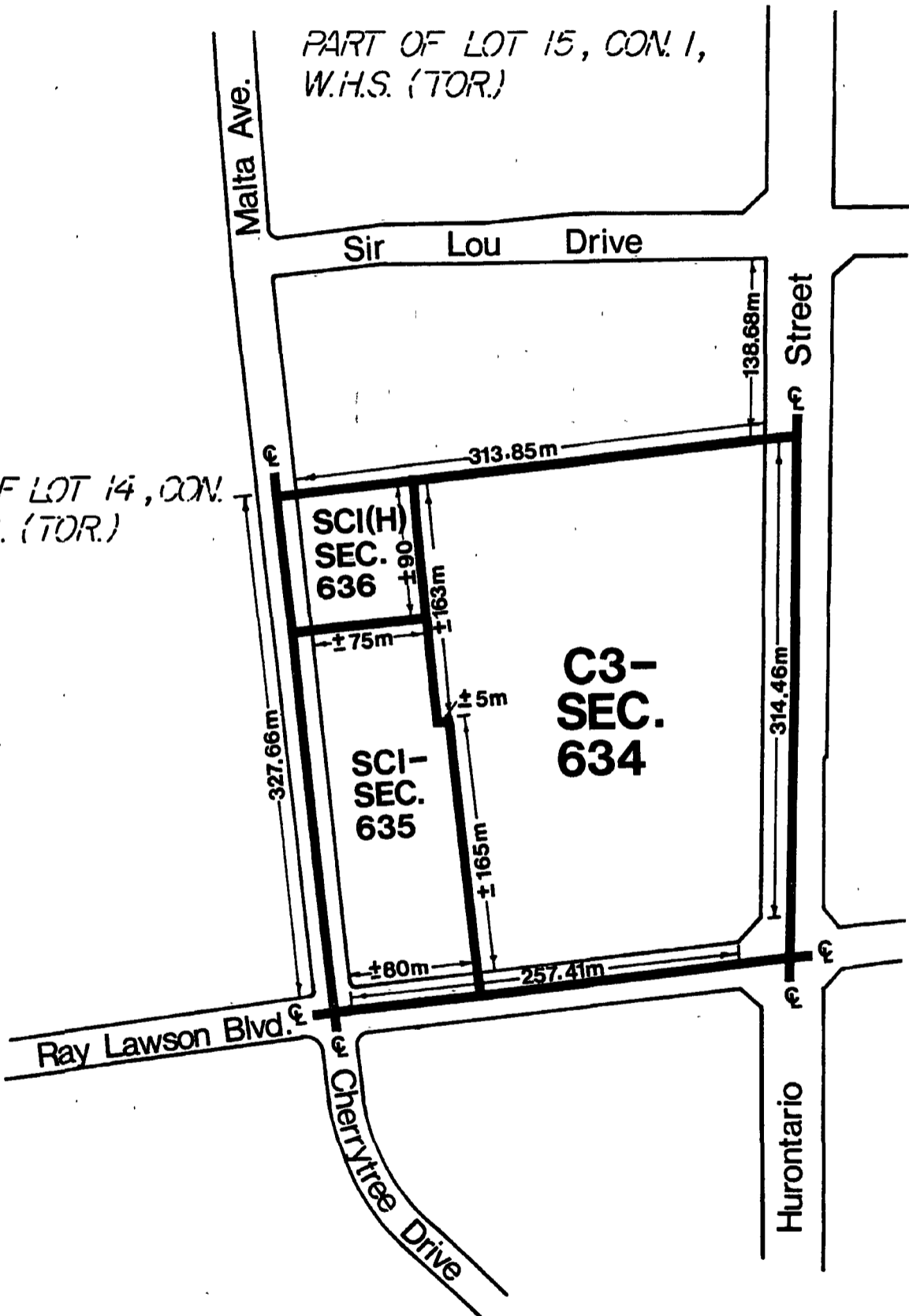
  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

18/88/13

PART OF LOT 15, CON. 1,  
W.H.S. (TOR.)

PART OF LOT 14, CON.  
1, W.H.S. (TOR.)



— Zone Boundary

PART LOT 14, CON. I W.H.S. (TOR.)  
BY-LAW 139-84, SCHEDULE A

By-Law 105-88 Schedule A



1:4000

**CITY OF BRAMPTON**  
Planning and Development

Date: 88 03 21 Drawn by: K.L.  
File no. TIW14.4 Map no. 75-20G

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

AND IN THE MATTER OF the City of  
Brampton By-law 105-88.

DECLARATION

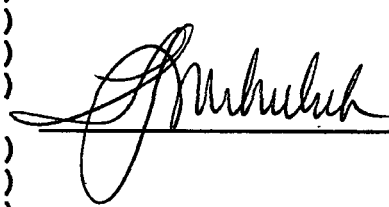
I, LEONARD J. MIKULICH, of the City of Brampton, in the  
Region of Peel, DO SOLEMNLY DECLARE THAT:

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 104-88 which adopted Amendment Number 144  
was passed by the Council of the Corporation of  
Brampton at its meeting held on April 25th, 1988.
3. Written notice of By-law 105-88 as required by  
section 34 (17) of the Planning Act, 1983 was given  
on May 5th, 1988, 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  
May 30th, 1988.
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 144 was approved by the  
Ministry of Municipal Affairs on June 9th, 1988.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this 17th )  
day of June, 1988. )

  
A Commissioner, etc.

ROBERT D. TUFTS, a Commissioner,  
etc., Judicial District of Peel, for The  
Corporation of the City of Brampton.  
Expires May 25th, 1991.

  
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