



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 165-97

To amend By-law 56-83 as amended

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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 19 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from OPEN SPACE to SERVICE COMMERCIAL - SECTION 517 (SC - SECTION 517).
  - (2) by adding thereto the following section:

"517.1 The lands designated SC - Section 517 on Sheet 19 of Schedule A to this by-law:

517.1.1 shall only be used for the following purposes:

Commercial

    - (1) a garden centre;
    - (2) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
    - (3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;

- (4) a parking lot;
- (5) a dining room restaurant, a drive-in restaurant, a fast food restaurant, a standard restaurant; a take out restaurant;
- (6) a taxi or bus station;
- (7) a banquet facility;
- (8) a community club;
- (9) a tool and equipment rental establishment;
- (10) a gas bar
- (11) a service station;
- (12) a motor vehicle washing establishment;
- (13) an animal hospital;
- (14) a retail establishment having no outside storage;
- (15) a health centre;
- (16) a service shop;
- (17) a personal service shop;
- (18) a dry cleaning and laundry distribution station;
- (19) a bank, trust company or finance company;
- (20) an office;
- (21) a retail warehouse;
- (22) a radio or television broadcasting and transmission establishment; and
- (23) a recreation facility or structure.

Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods, or materials within an enclosed building;
- (2) a printing establishment; and
- (3) a warehouse.

Non-Commercial

- (1) a crisis care facility.

Accessory

- (1) purposes accessory to other permitted uses.

517.1.2 shall be subject to the following requirements and restrictions:

- (1) no outside storage or display of goods shall be permitted;
- (2) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (3) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
- (4) an adult video store or an adult entertainment parlour shall not be permitted;
- (5) the uses permitted in section 517.1.1 (20) shall be restricted to a maximum gross commercial floor area of 930 square metres;
- (6) the uses permitted in section 517.1.1 (14) shall be restricted to 15% of the total gross commercial floor area to a maximum of 1,395 square metres;
- (7) the maximum gross commercial floor area devoted to the sale of food within any retail establishment shall not exceed 930 square metres;
- (8) for the uses permitted in section 517.1.1 (5) the following shall apply:
  - (i) a maximum of two restaurants shall be permitted on a lot;
  - (ii) when a restaurant is located in an industrial mall, a maximum of one restaurant shall be permitted in the industrial mall; and

(iii) shall have a maximum gross commercial area of 465 square metres per restaurant;

(9) a 12 metre wide landscaped area shall be provided along Goreway Drive and Highway #7 and a 3.5 metre wide landscaped open space shall be provided along a F zone; and

(10) all buildings and structures shall be set back a minimum of 14 metres from the right-of-way of Highway #7.

517.1.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 517.1.2.

517.2 For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 1,860 square metres and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.”

(3) by deleting Schedule C-Section 565 & 566 thereto, and substituting Schedule B to this by-law.


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of July, 1997.

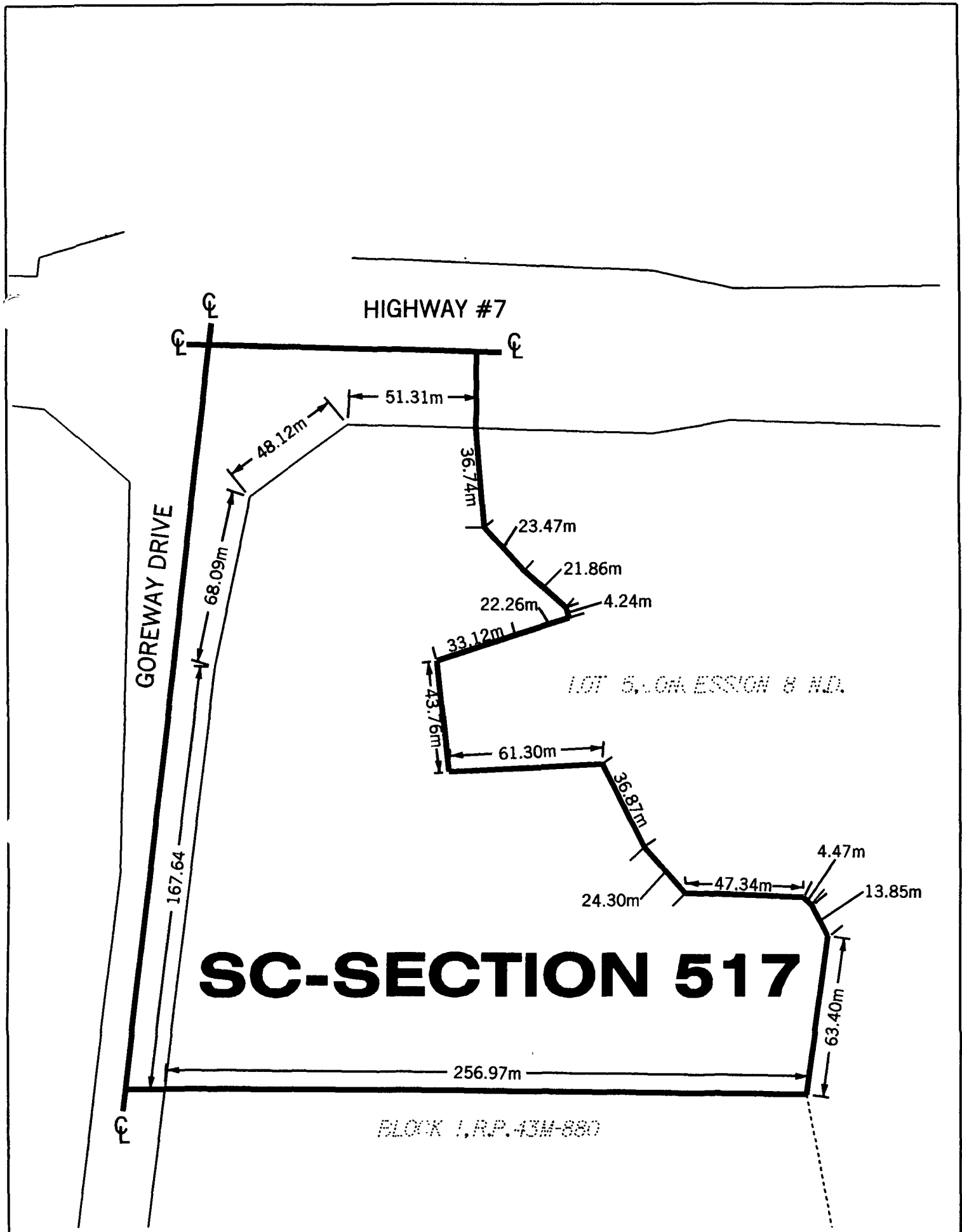
  
\_\_\_\_\_  
PETER ROBERTSON - MAYOR

  
\_\_\_\_\_  
LEONARD J. MIKULICH - CITY CLERK



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APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

DATE 



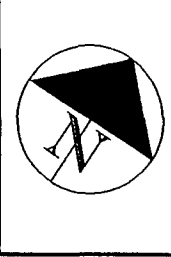
**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES

**PART LOT 5, CONCESSION 8 N.D.**

**BY-LAW 56-83**                      **SCHEDULE A**

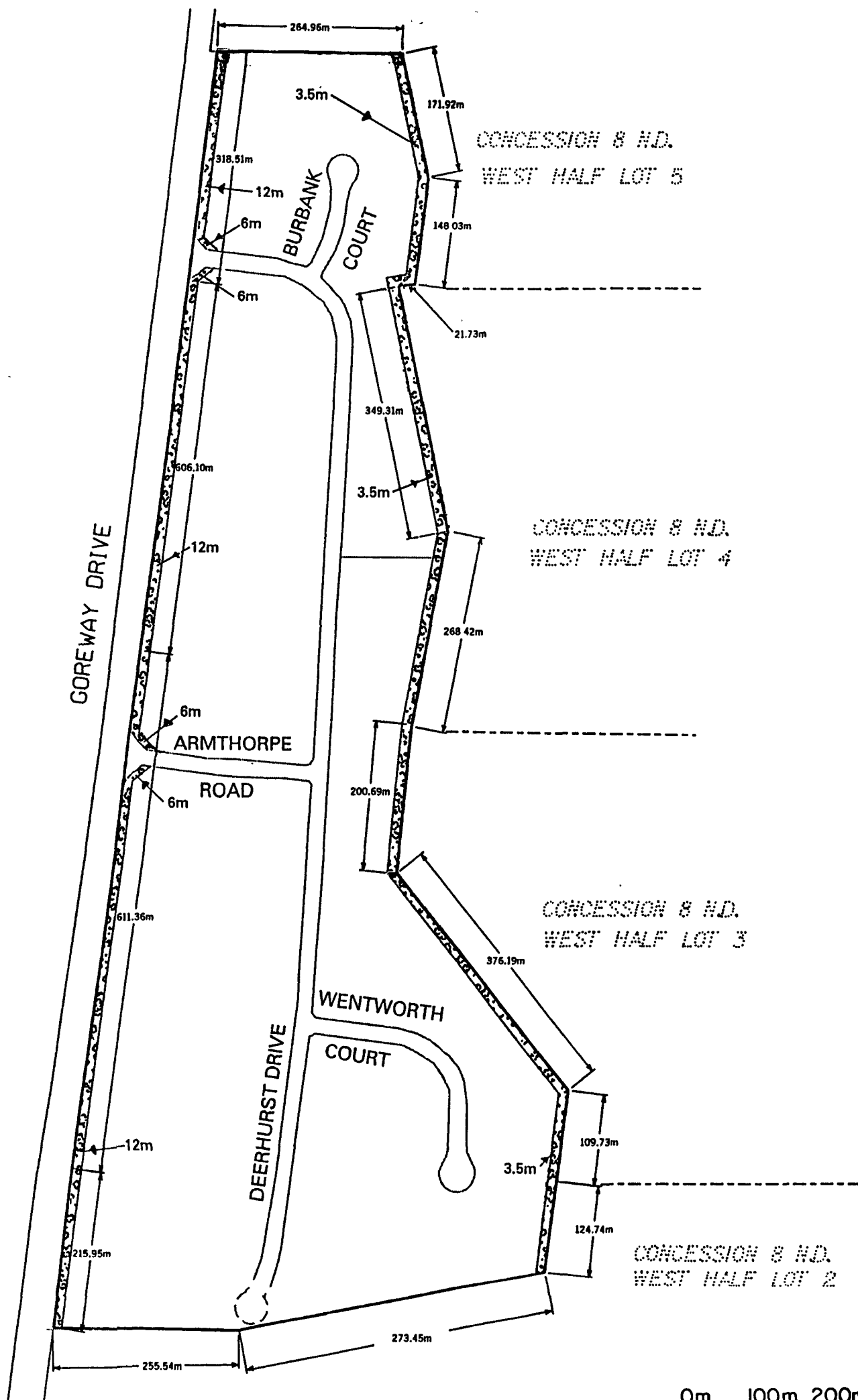
**By-Law 165-97**                      **Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building

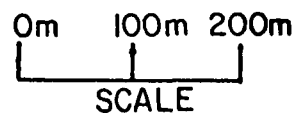
Date: 1997 03 24                      Drawn by: CJK

File no. C8E5.2                      Map no. 67-22F



**LEGEND**

- ZONE BOUNDARY
- LANDSCAPED OPEN SPACE



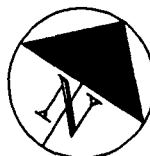
**SCHEDULE C - SECTION 565 & 566**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 165-97**

**Schedule B**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 05 22

Drawn by: CJK

File no. C8E5.2

Map no. 67-22J

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 34:

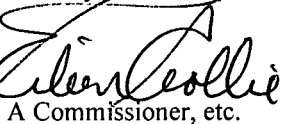
AND IN THE MATTER OF the City of Brampton  
By-law 165-97 being a by-law to amend  
Comprehensive Zoning By-law 56-83, as amended  
(METRUS DEVELOPMENT (Parkway Belt West) –  
File C8E5.2/P25A32)

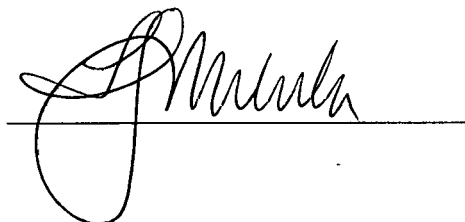
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, 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 83-95 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 27<sup>th</sup> day of March, 1995, to adopt Amendment Number OP93-32 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The Ministry of Municipal Affairs and Housing approved the aforementioned Amendment on the 29<sup>th</sup> day of August, 1997.
4. By-law 165-97 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 16<sup>th</sup> day of July 1997.
5. Written notice of By-law 165-97 as required by section 34(18) of the *Planning Act* was given on the 31<sup>st</sup> day of July 1997, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the       )  
City of Brampton in the       )  
Region of Peel this               )  
22<sup>nd</sup> day of February, 1999.     )

  
A Commissioner, etc.



**Eileen Margaret Collie a Commissioner etc..**  
Regional Municipality of Peel for  
The Corporation of The City of Brampton.  
Expires March 23, 2002.



I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,

87-85, 125-85, 127-85, 264-85, 330-85,

35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,

22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,  
249-87, 261-87, 266-87, 308-87,

29-88, 41-88, 64-88, 68-88, 120-88, 175-88, 199-88, 204-88, 230-88, 249-88, 280-88, 282-88, 288-88,

7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,

5-90, 68-90, 78-90, 94-90, 120-90, 187-90, 195-90, 211-90, 254-90,

42-91, 48-91, 153-91, 195-91, 197-91, 224-91,

11-92, 170-92, 185-92, 190-92, 192-92, 196-92, 221-92, 237-92,

227-93, 290-93,


61-94, 65-94, 73-94, 120-94, 165-94, 170-94, 251-94

33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95

51-96, 74-96, 176-96

6-97, 7-97, 59-97, 113-97, 120-97, 165-97, 176-97, 248-97

81-98, 147-98, 183-98, 204-98, 232-98, 240-98, 244-98, 248-98, 264-98



Leonard J. Mikulich  
City Clerk  
February 22, 1999