



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 183-98

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 18 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to INDUSTRIAL FOUR - SECTION 521 (M4-SECTION 521).
- (2) by adding thereto, the following section:

"521.1 The lands designated M4-SECTION 521 on Sheet 18 of Schedule A to this by-law:

521.1.1 shall only be used for the following purposes:

(a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a warehouse; and,
- (3) a printing establishment; and,

(b) Non-Industrial

- (1) only in conjunction with an industrial use permitted in section 521.1.1(a) a corporate office building;
- (2) only in conjunction with an industrial mall, one of the following:
  - (i) one dining room restaurant; or,
  - (ii) one standard restaurant; or,
  - (iii) one take-out restaurant;
- (3) only in conjunction with an industrial mall, an office use, excluding a real estate office or an office for medical, health care, or dental practitioners;
- (4) only in conjunction with an industrial mall;
  - (i) a retail establishment, having no outside storage and excluding a supermarket;
  - (ii) a service shop;
  - (iii) a community club;
  - (iv) a health centre;
  - (v) a custom workshop;
  - (vi) an animal hospital;
  - (vii) a day nursery;
  - (viii) a dry cleaning and laundry establishment;
  - (ix) a radio or television broadcasting and transmission establishment;
  - (x) a recreation facility or structure;
  - (xi) a religious institution, including an associated place of public assembly; and,
  - (xii) a crisis care facility; and,
- (5) only in conjunction with an industrial mall;
  - (i) a bank, trust company or financial institution;
  - (ii) banquet facility; and,
  - (iii) a commercial, technical or recreational school.

(c) Accessory

- (1) an ancillary educational purpose;
- (2) an ancillary office use operated in connection with a particular purposes permitted by section 521.1.1(a), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;

- (3) an ancillary retail outlet operated in connection with a particular use permitted by section 521.1.1(a), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
- (4) purposes accessory to the other permitted purposes.

521.1.2 shall be subject to the following requirements and restrictions:

- (a) maximum gross commercial floor area devoted to those restaurant type uses permitted in section 521.1.1(b)(2) shall be restricted to 5 % of the gross floor area of the entire building, to a maximum of 465 square metres;
- (b) maximum gross commercial floor area devoted to those office type uses permitted in section 521.1.1(b)(3) shall be restricted to 5 % of the gross floor area of the entire building, to a maximum of 465 square metres;
- (c) maximum gross commercial floor area devoted to those commercial and institutional type uses permitted in section 521.1.1(b)(4) shall be restricted to 5 % of the gross floor area of the entire building, to a maximum of 465 square metres;
- (d) landscaped open space having minimum widths of 9.0 metres and 6.0 metres shall be provided and maintained along Airport Road and Intermodal Drive, respectfully, except at approved driveway locations; and,
- (e) an adult entertainment parlour, an adult video store or adult book store shall not be permitted.

521.1.3 shall also be subject to the requirements and restrictions relating to the M4 zone and all the general provisions of this by-law which are not in conflict with those set out in section 521.1.2.

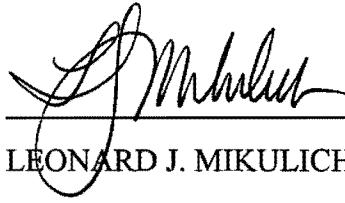
521.2 for the purpose of section 521:

FRONT LOT LINE shall mean the lot line nearest and parallel to Intermodal Drive.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 12 day of August, 1998.

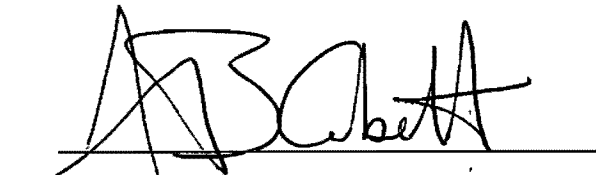


PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

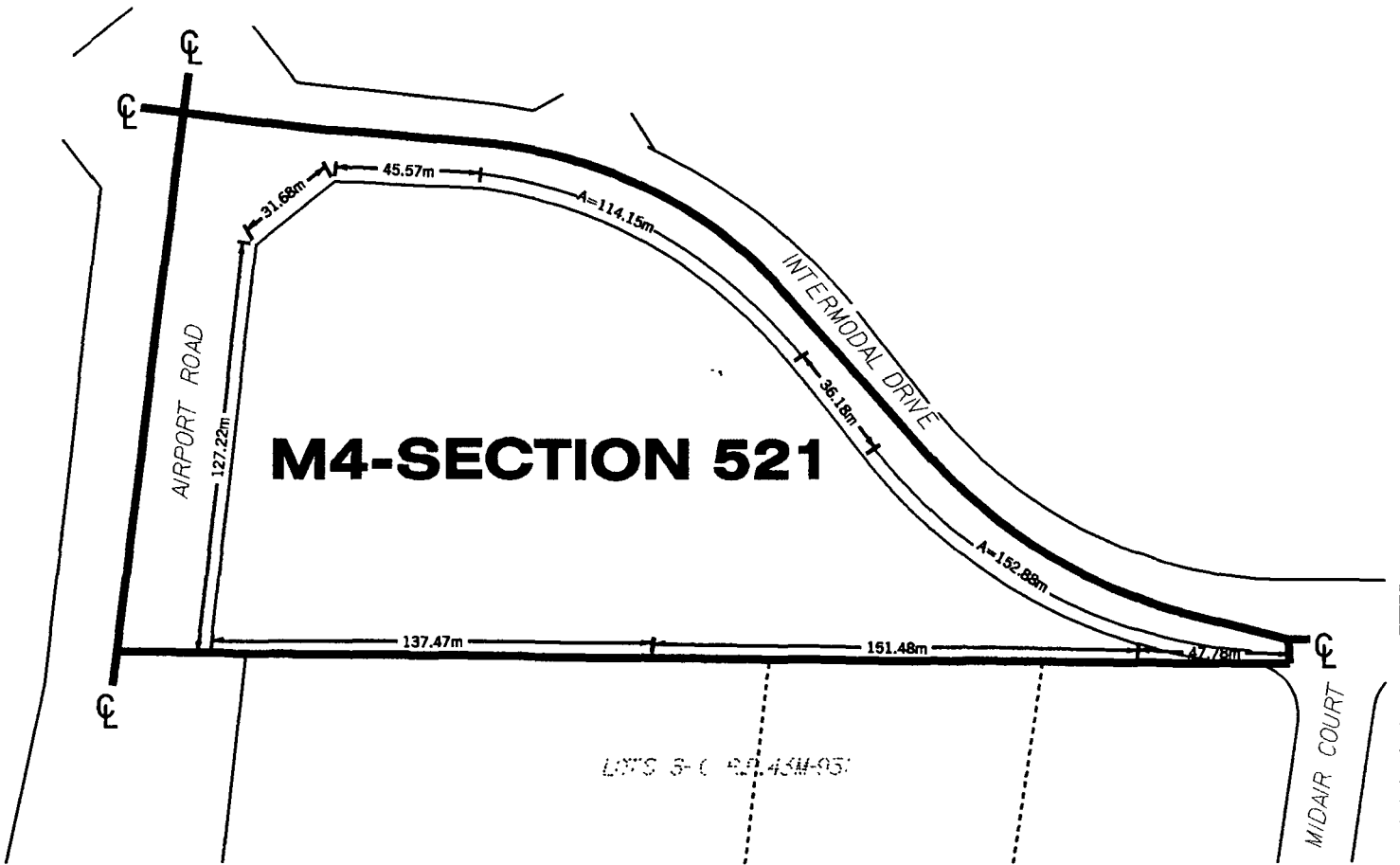
AGREED AS TO CONTENT:



JOHN B. CORBETT, M.C.I.P., R.P.P.  
DIRECTOR, DEVELOPMENT SERVICES

3/98

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 12/10/98



**LEGEND**

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- METRES

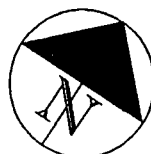
**PART LOT 2, CONCESSION 7 N.D.**

**BY-LAW** 56-83

**SCHEDULE A**

**By-Law** 183-98

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1998 03 04

Drawn by: CJK

File no. C7E2.11

Map no. 66.53F

(no appeal)

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

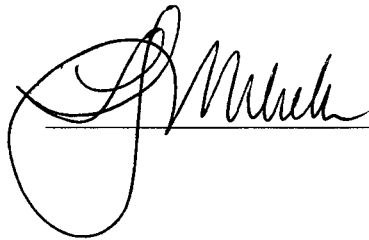
AND IN THE MATTER OF the City of Brampton  
By-law 183-98 being a by-law to amend  
comprehensive zoning By-law 56-83 as amended  
(CANADIAN TIRE CORPORATION LTD. – File:  
C7E2.11)

DECLARATION

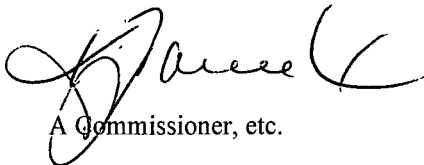
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 183-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 12<sup>th</sup> day of August, 1998.
3. Written notice of By-law 183-98 as required by section 34(18) of the *Planning Act* was given on the 19<sup>th</sup> day of August, 1998, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were 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 )  
November 6, 1998 )



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A Commissioner, etc.

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

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

81-98, 147-98, 183-98



Leonard J. Mikulich  
City Clerk  
November 6, 1998