



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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

Number 208-98

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 48B of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to SERVICE COMMERCIAL - SECTION 894 (SC- SECTION 894).
 - (2) by adding thereto, the following section:

"894 The lands designated SC-Section 894 on Sheet 48 B of Schedule A to this by-law:

894.1 shall only be used for the following purposes:

 - (a) a retail establishment having no outside storage or display of goods and materials;
 - (b) a retail warehouse;
 - (c) a building supplies outlet;
 - (d) a garden centre sales establishment;
 - (e) an automobile service station and repair facility;
 - (f) a dining room restaurant, a standard restaurant, a take-out restaurant, a fast food restaurant;
 - (g) a convenience store;
 - (h) a personal service shop;
 - (i) an office;
 - (j) a bank, trust company and finance company;
 - (k) a hotel;
 - (l) a motel;

- (m) a dry cleaning and laundry distribution station;
- (n) a place of commercial recreation;
- (o) a community club;
- (p) a banquet hall;
- (q) a service shop;
- (r) a home furnishings and improvement retail warehouse;
- (s) a motor vehicle sales and leasing establishment;
and,
- (t) purposes accessory to the other permitted purposes.

894.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted: (i) adult entertainment parlours; (ii) adult video stores; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a supermarket; (vii) movies theatres; and, (viii) a department store;
- (b) the maximum floor space index for office purposes shall be 0.5;
- (c) a maximum of two dining room restaurants;
- (d) maximum gross floor area- 21, 533 square metres;
- (e) minimum front yard depth- 5.0 metres;
- (f) minimum interior side yard width- 9.0 metres;
- (g) minimum exterior side yard width- 4.5 metres;
- (h) minimum rear yard depth- 6.0 metres;
- (i) minimum lot width- 38 metres;
- (j) maximum building height- no restrictions;
- (k) landscaped buffer areas:
 - except at approved driveway locations, a landscaped buffer area having a minimum width of 4.5 metres shall be provided abutting Highway Number 7;
 - except at approved driveway locations, a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Chrysler Drive; and,

- a landscaped buffer area having a minimum width of 7.0 metres shall be provided along the northerly property line.

- (l) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (m) all garbage and refuse storage areas, including containers for recycling materials, shall be located within a building;
- (n) no permanent outside storage of goods, materials or machinery shall be permitted;
- (o) a retail establishment or a retail warehouse with a floor area selling in excess of 929 square metres of food shall not be permitted; and,
- (p) a maximum of 3% of the maximum commercial floor area shall comprise retail establishments less than 465 square metres.

894.3 shall be subject to the requirements and restrictions of the SC zone, and all the general provisions of the By-law 151-88, as amended, which are not in conflict with the ones set out above.

894.4 For the purposes of section 894:

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user, where the principal uses is the sale of products displayed and stored in a warehouse format. "

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 28 day of Sept. 1998.

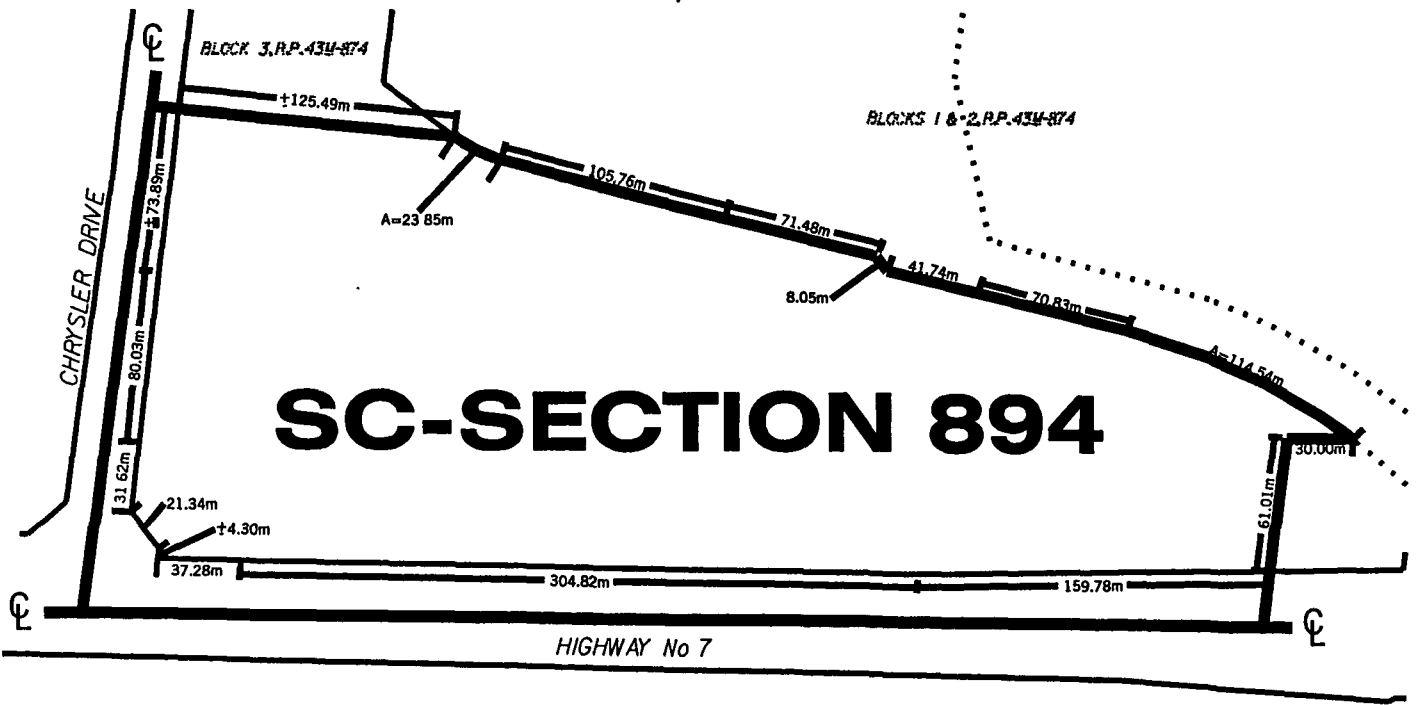
APPROVED
AS TO FORM
LAW ENFORCEMENT
DATE 23/09/98

PETER ROBERTSON- MAYOR



LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services



LEGEND

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



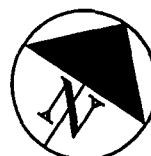
PART LOT 6, CONCESSION 6 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 208-98

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1998 08 18

Drawn by: CJK

File no. C6E6.25

Map no. 48-43F

(opa)

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

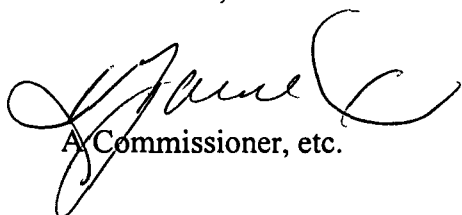
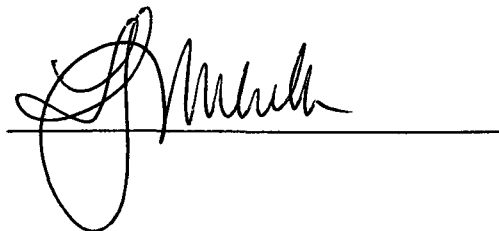
AND IN THE MATTER OF the City of
Brampton By-law 208-98 being a by-law to
amend comprehensive zoning By-law 151-
88, as amended (QC VII INC. –
C6E6.25/P25A93-102)

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 207-98 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28th day of September, 1998, to adopt Amendment Number OP93-102 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The Region of Peel approved the aforementioned Amendment on the 17th day of November, 1998.
4. By-law 208-98 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28th day of September, 1998.
5. Written notice of By-law 208-98 as required by section 34(18) of the *Planning Act* was given on the 2nd day of October, 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.
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)
December 1, 1998)


A Commissioner, etc.

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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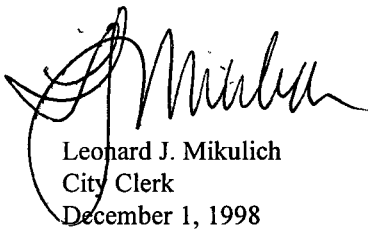
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250-94, 275-94

6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201-95, 204-95, 205-95, 212-95, 262-95,
265-95, 266-95, 274-95

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, 178-97, 180-97, 208-97, 233-97, 247-97, 248-97, 250-97, 252-97, 253-97, 255-97, 256-97,
258-97, 261-97, 270-97, 271-97

22-98, 33-98, 82-98, 90-98, 115-98, 123-98, 131-98, 138-98, 161-98, 162-98, 182-98, 186-98, 198-98,
200-98, 211-98, 212-98, 208-98



Leonard J. Mikulich
City Clerk
December 1, 1998