



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 224-92

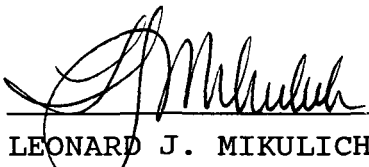
To adopt Amendment Number 211
and Amendment Number 211 A
to the Official Plan of the City
of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1990, c.P.13 hereby ENACTS as follows:

1. Amendment Number 211 and Amendment Number 211 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 211 and Amendment Number 211 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN
COUNCIL, this 28th day of September, 19 92.


PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH
CITY CLERK

APPROVED
BY THE FORM
LAWYER DEPT.
BRAMPTON
DATE

[Handwritten signature]
92/09/21

AMENDMENT NUMBER 211
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 211 A
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 211
AND
AMENDMENT NUMBER 211 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to expand the range of permitted land uses for an existing commercial plaza located at the north-east corner of Hurontario Street and Fisherman Drive. Specifically this amendment:

- o re-designates the subject lands for "HIGHWAY and SERVICE COMMERCIAL" purposes in the City's primary Official Plan and the relevant secondary plan; and,
- o provides specific policy direction in the applicable secondary plan with respect to the nature of permitted land uses.

2.0 Location

The lands subject to this amendment, as shown on Schedule A to this amendment, are located on the west side of Highway Number 10 approximately 305 metres (1000 feet) south of Sandalwood Parkway. The lands constitute part of the east half of Lot 13, Concession 1, W.H.S. in the geographic Township of Chinguacousy, in the City of Brampton. The subject lands form Block 1 of Registered Plan 43M-766. These lands have a frontage of 100 metres (328 feet) on Highway Number 10, and an area of 1.24 hectares (3.06 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 211 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (a) by changing, on Schedule A (General Land Use Designation) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from COMMERCIAL (Site 30) to HIGHWAY AND SERVICE COMMERCIAL; and
- (b) by changing on Schedule F (Commercial) thereto, the lands shown outlined on Schedule B to this amendment, from SITE SPECIFIC DESIGNATION (Site 30) to HIGHWAY AND SERVICE COMMERCIAL.

3.2 Amendment Number 211 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Sandalwood Industrial East Secondary Plan (being Chapter C55 of Section C of Part C, and Plate 38 thereto, as amended), is hereby further amended:

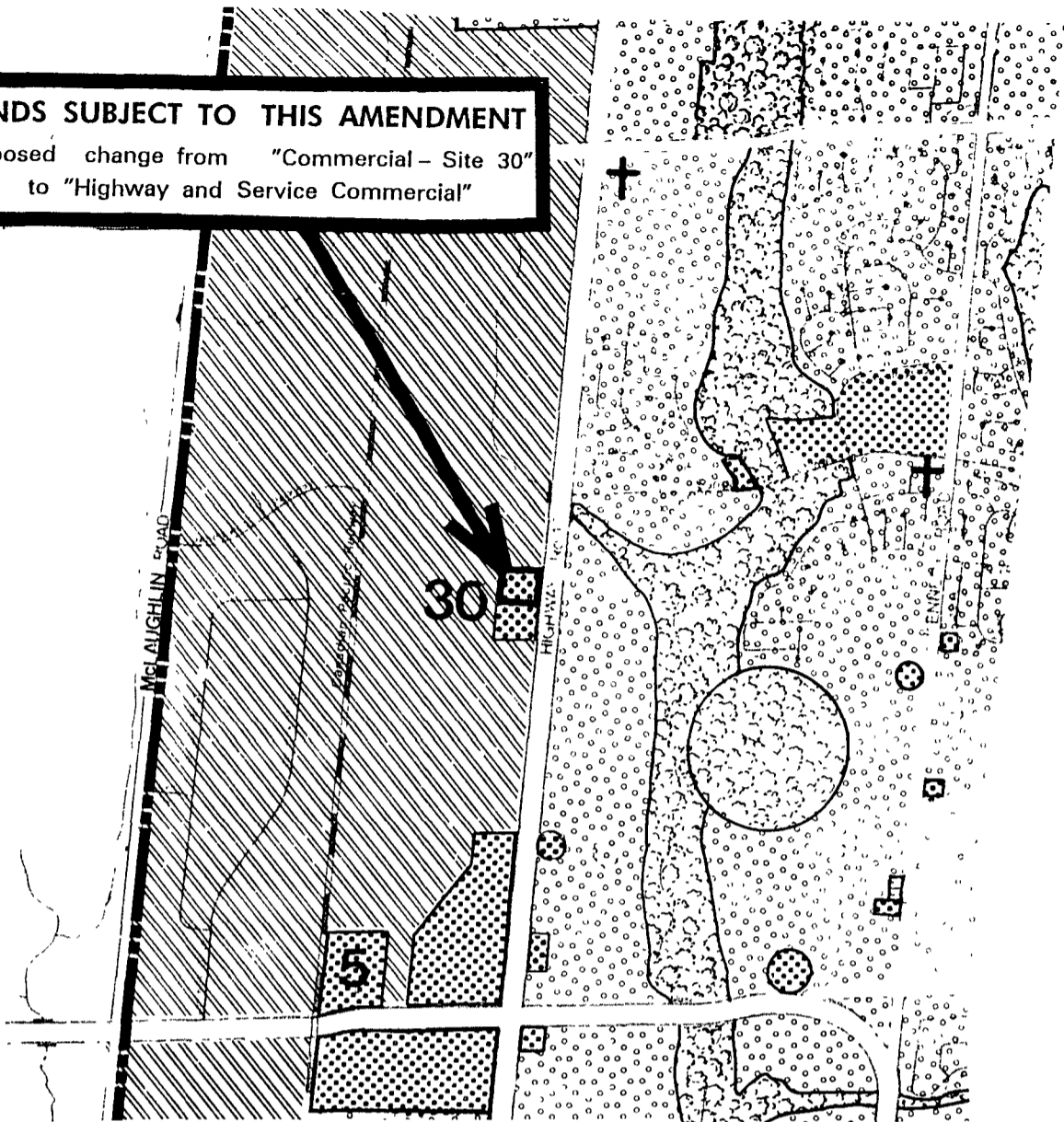
- (a) by changing on Plate 38 thereto, the land use designation of the lands outlined on Schedule C to this amendment, from SPECIAL COMMERCIAL - INDUSTRIAL USE AREA (SITE B) to HIGHWAY AND SERVICE COMMERCIAL;

(b) by adding to Section 2.3(d) of Chapter C55, Part C, Section C thereof, the following as Section 2.3(d)(3):

"(3) The specific commercial uses permitted by the zoning by-law on the lands identified as HIGHWAY AND SERVICE COMMERCIAL shall be of a highway and service commercial nature and may include uses such as a retail warehouse, a convenience store, and uses related to the service or repair of motor vehicles."

LANDS SUBJECT TO THIS AMENDMENT

Proposed change from "Commercial - Site 30"
to "Highway and Service Commercial"



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A' TO THE BRAMPTON OFFICIAL PLAN - MAY 1987

----- URBAN BOUNDARY

RESIDENTIAL

OPEN SPACE

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PRIVATE COMMERCIAL RECREATION

AGRICULTURAL

OPEN SPACE - CEMETERIES

0m 250 500 1000 2000metres

OFFICIAL PLAN AMENDMENT NO. 211
OFFICIAL PLAN AMENDMENT NO. 211A



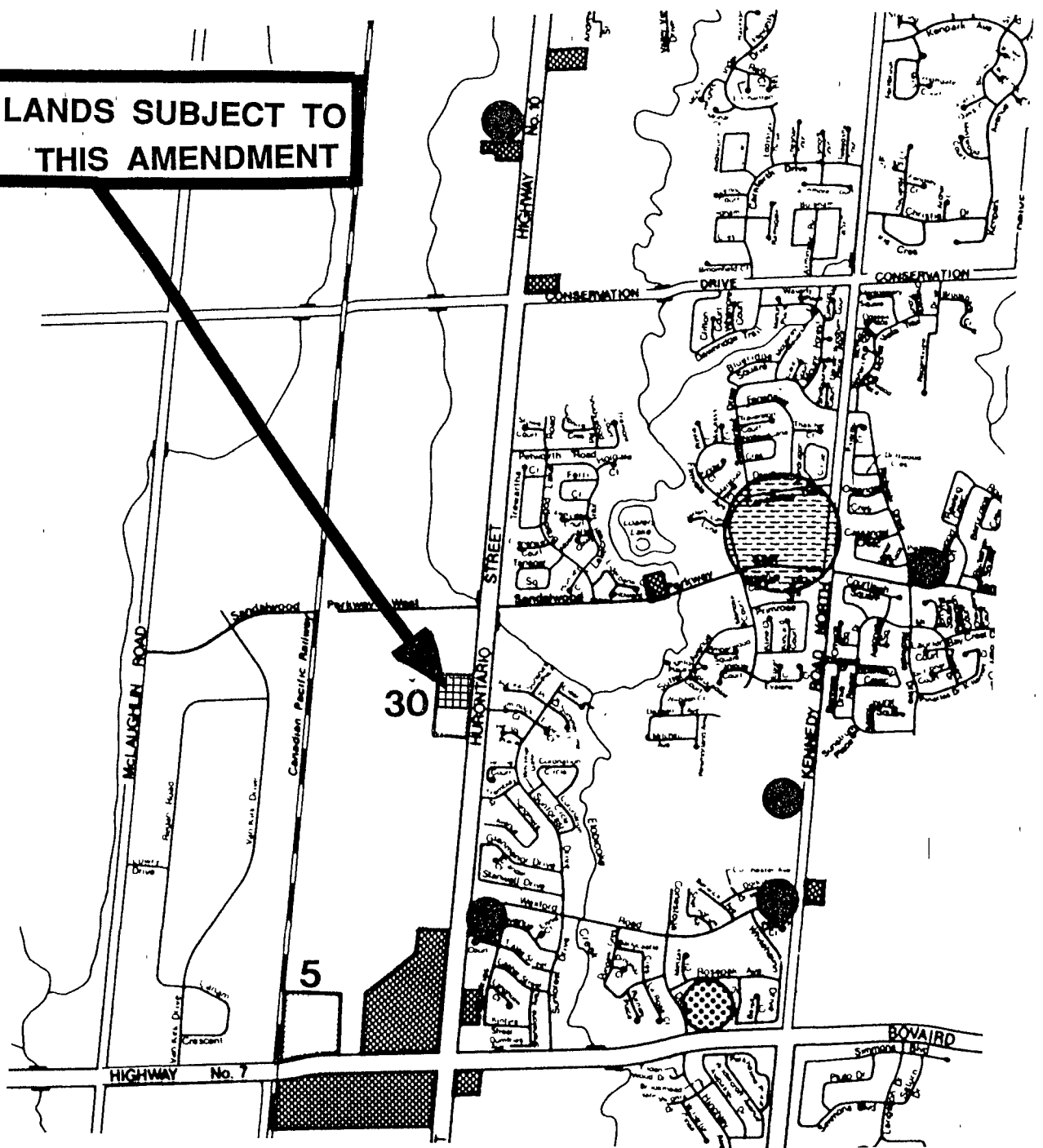
CITY OF BRAMPTON
Planning and Development

SCHEDULE A

BY-LAW 224-92

Date: 1992 09 11 Drawn by: K.M.H.
File no. CIW13.9 Map no. 24-56E

LANDS SUBJECT TO THIS AMENDMENT



SCHEDULE 'F' - COMMERCIAL TO THE BRAMPTON OFFICIAL PLAN - MAY 1987

-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS



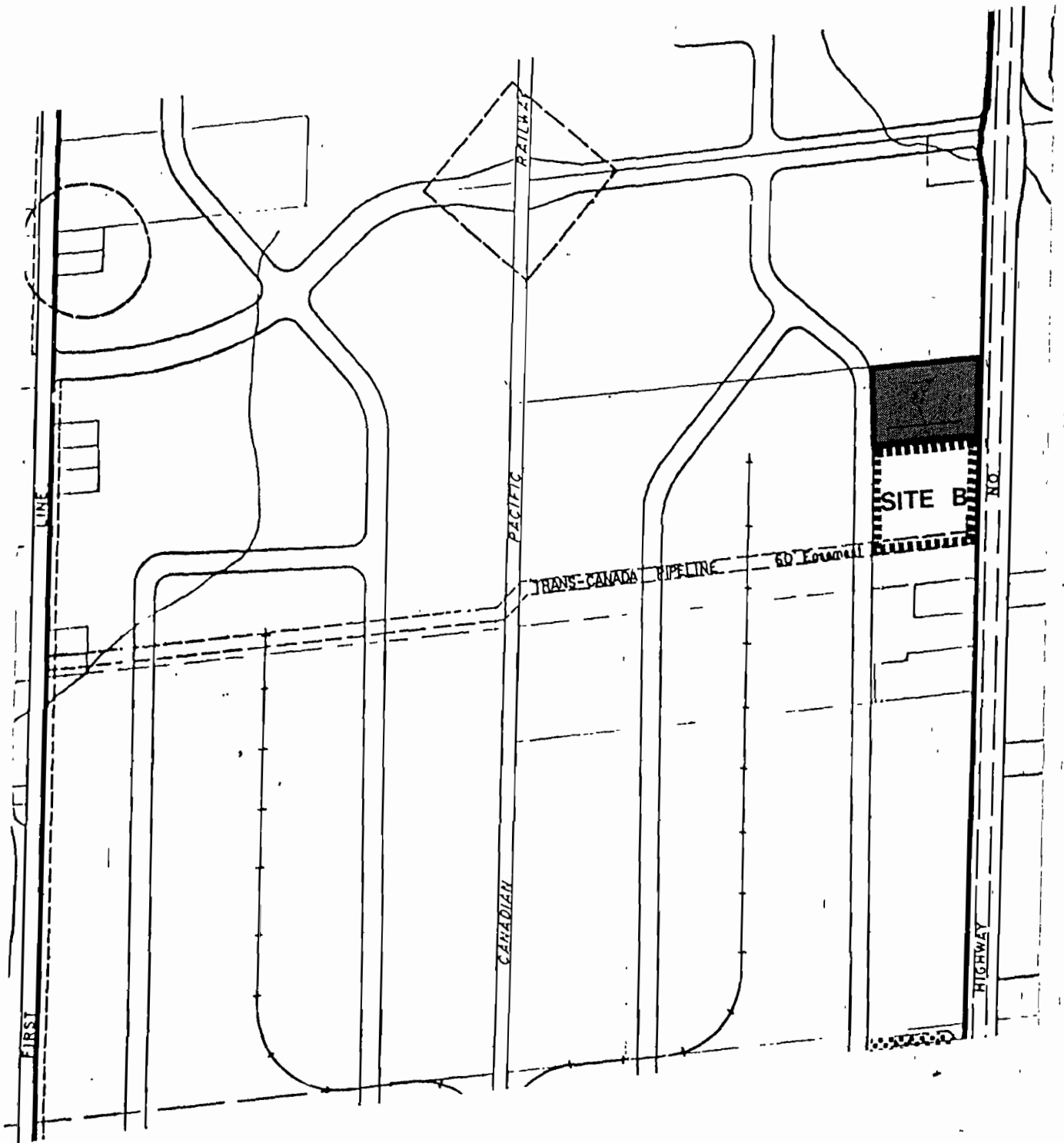
OFFICIAL PLAN AMENDMENT NUMBER 211

SCHEDULE B BY-LAW 224-92


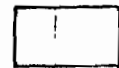




CITY OF BRAMPTON
Planning and Development

Date: 1992 08 26 Drawn by: K.M.H.
File no. CIW13.9 Map no. 24-56 F



LEGEND

-  Lands Subject to this Amendment Change from "Special Commercial Industrial" to "Highway & Service Commercial"
-  Industrial
-  Vicinity Of Special Land Reserve
-  Future Grade Separation

-  Highway Commercial
-  Special Commercial Industrial

OFFICIAL PLAN AMENDMENT
NUMBER 211

SCHEDULE C BY-LAW 224-92



CITY OF BRAMPTON
Planning and Development

Date: 1992 08 26 Drawn by: K.M.H.
File no. CIW/3.9 Map no. 24-56G

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 211 and 211A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on December 9, 1992.

Dated at the City of Brampton this 18th day of December, 1992.


L.J. Mikulich - City Clerk

ORIGINAL

BY-LAW 224-92

AMENDMENT NUMBER 211
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 211 A
to the Official Plan of the
City of Brampton Planning Area

21 OP 0031 -211

AMENDMENT NO. 211 AND 211A

TO THE

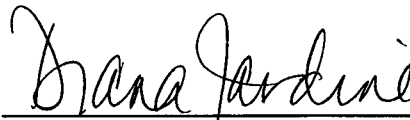
OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

This Amendment No. 211 and 211A to the Official Plan for the City of Brampton, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P. 13.

Date:

1997-12-09



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

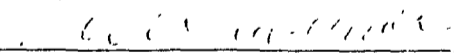
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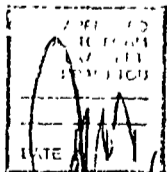
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READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of September, 19 92.

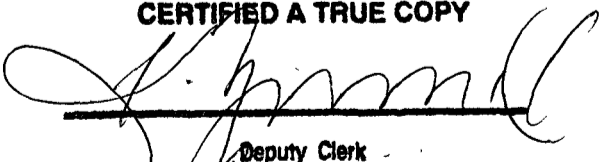

PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH
CITY CLERK



22/90

CERTIFIED A TRUE COPY


Deputy Clerk
City of Brampton
Oct 13 19 92

AMENDMENT NUMBER 211
AND
AMENDMENT NUMBER 211 A
TO THE OFFICIAL PLAN OF THE CITY
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1.0 Purpose:

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- o re-designates the subject lands for "HIGHWAY and SERVICE COMMERCIAL" purposes in the City's primary Official Plan and the relevant secondary plan; and,
- o provides specific policy direction in the applicable secondary plan with respect to the nature of permitted land uses.

2.0 Location

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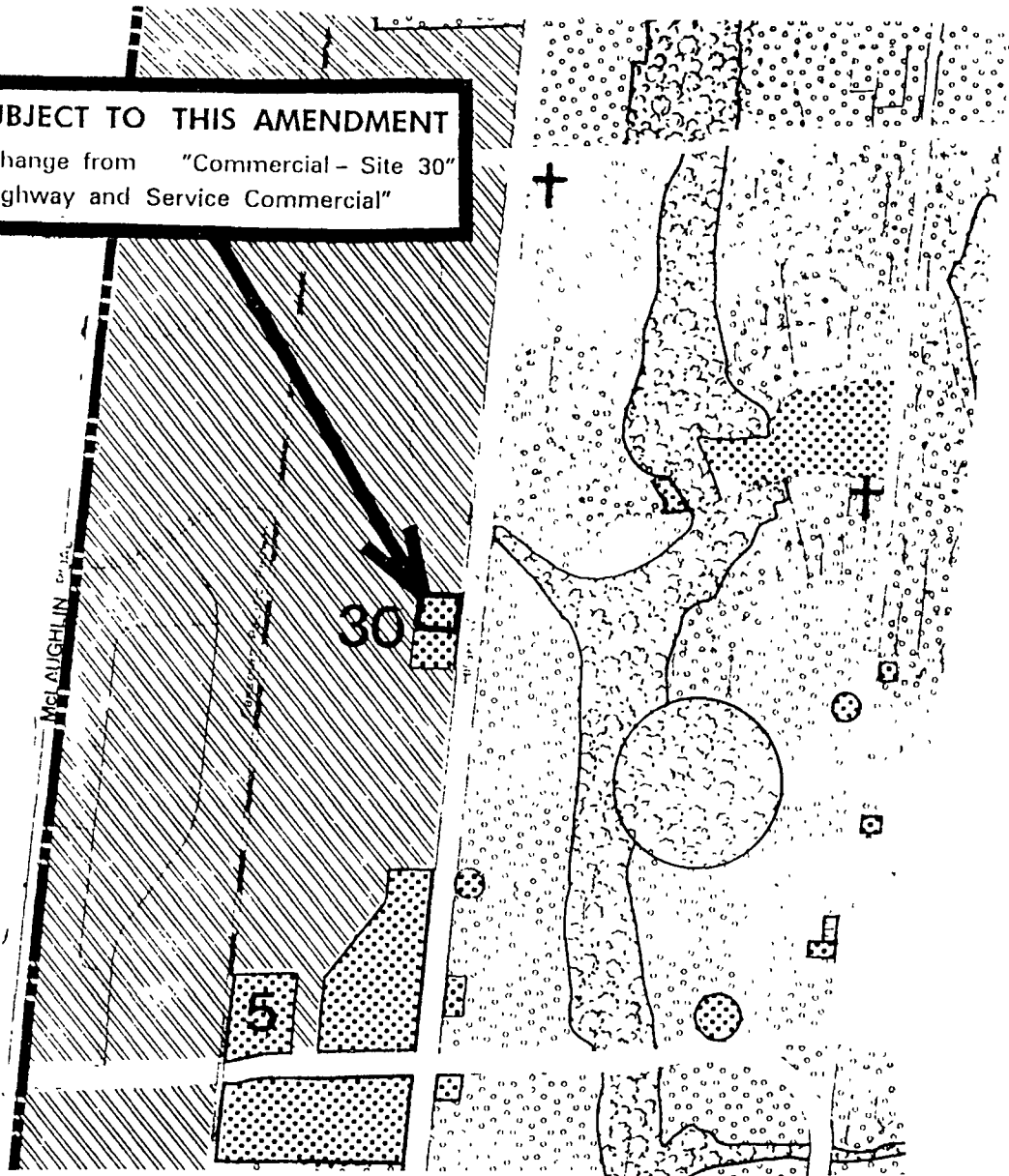
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LANDS SUBJECT TO THIS AMENDMENT

Proposed change from "Commercial - Site 30"
to "Highway and Service Commercial"



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A' TO THE BRAMPTON OFFICIAL PLAN - MAY 1987

----- URBAN BOUNDARY

RESIDENTIAL

OPEN SPACE

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

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OFFICIAL PLAN AMENDMENT NO. 211
OFFICIAL PLAN AMENDMENT NO. 211 A




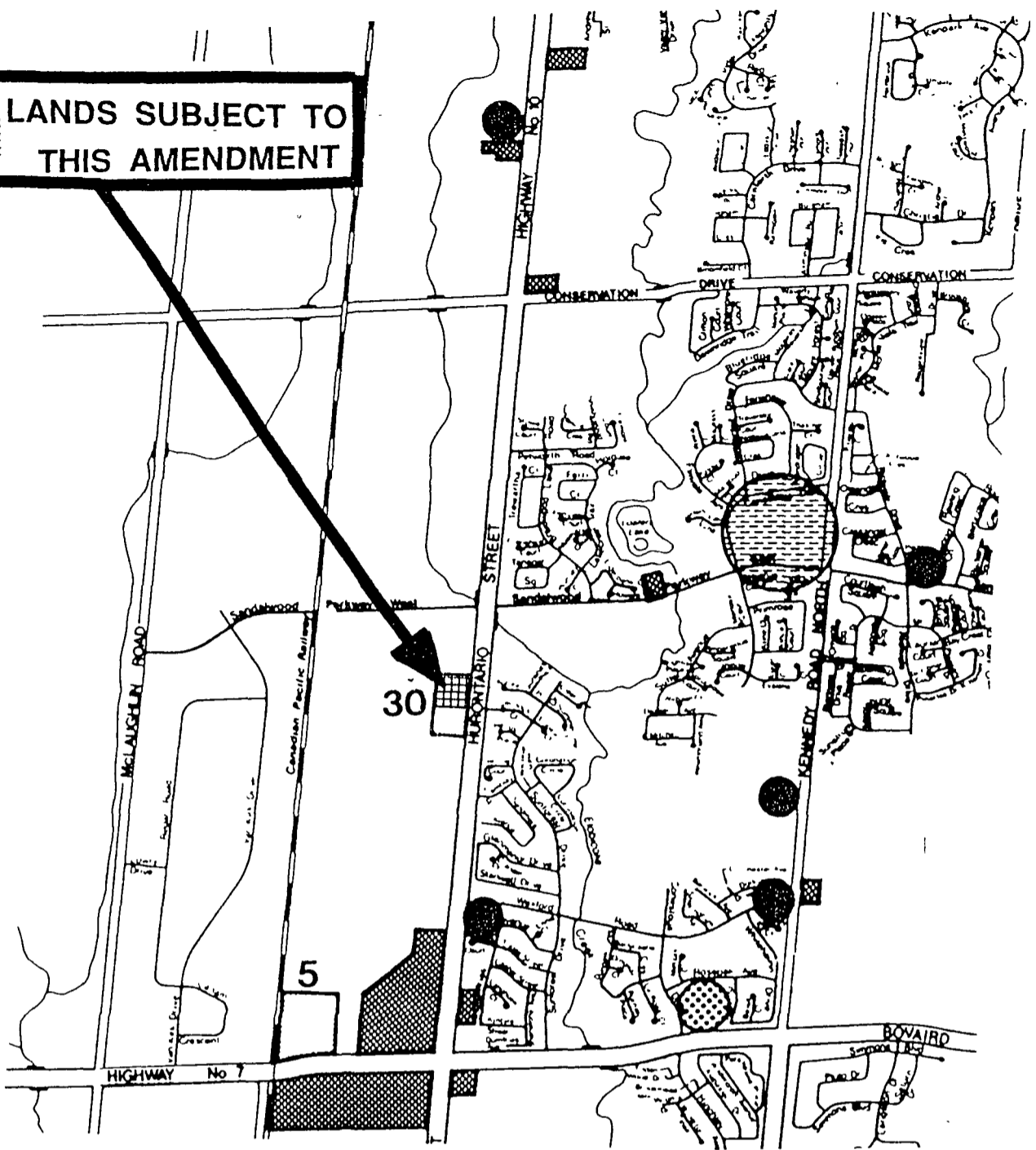
CITY OF BRAMPTON
Planning and Development

SCHEDULE A

BY-LAW 224-92

Date: 1992 09 11 Drawn by: K. M. H.
File no. CIW13.9 Map no. 24-56 E

 LANDS SUBJECT TO THIS AMENDMENT



**SCHEDULE 'F' - COMMERCIAL
TO THE BRAMPTON OFFICIAL PLAN - MAY 1987**

-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS



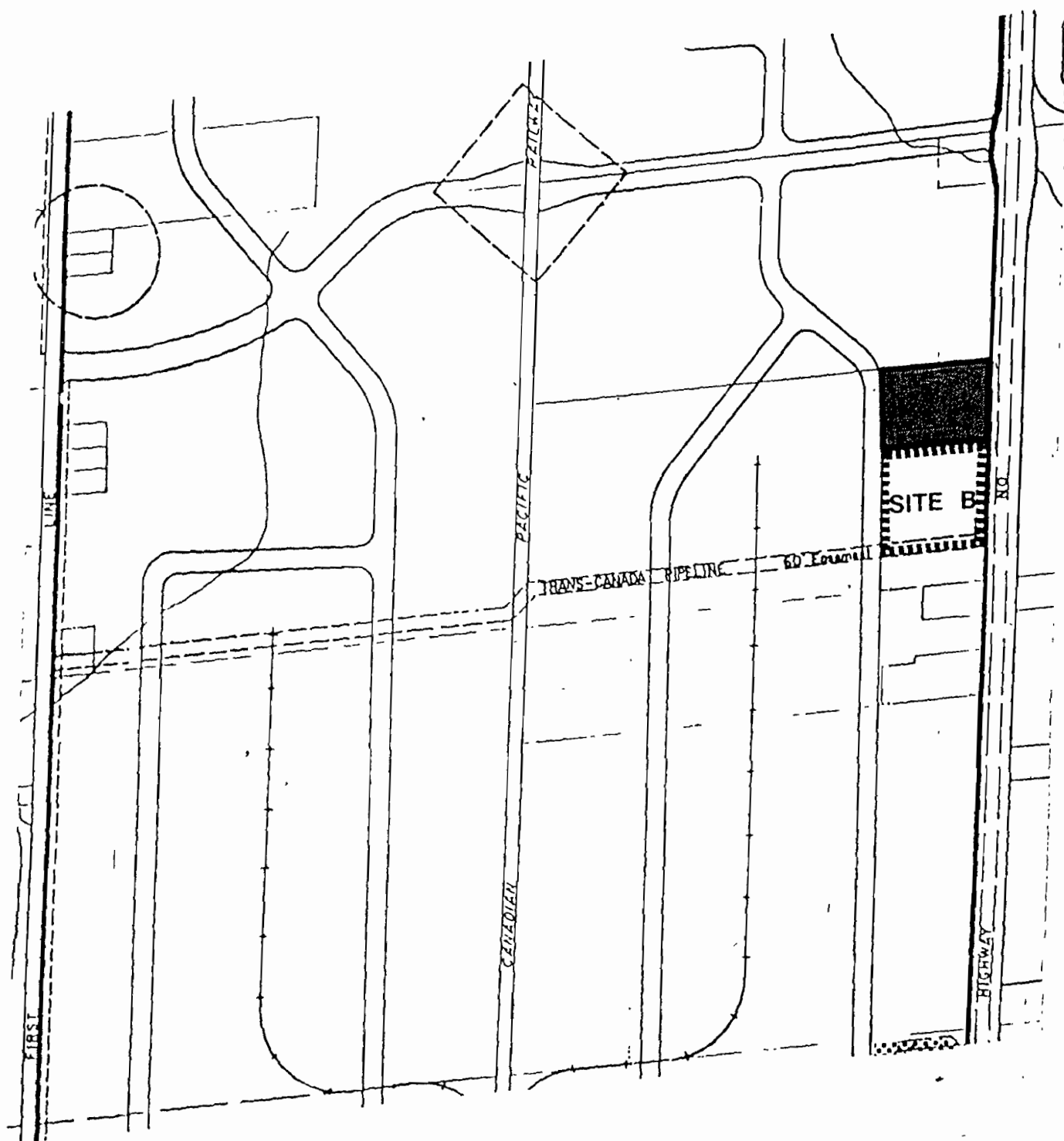
OFFICIAL PLAN AMENDMENT
NUMBER 211









CITY OF BRAMPTON
Planning and Development

SCHEDULE B BY-LAW 224-92

Date: 1992 08 26 Drawn by: K.M.H.
File no. CIW13.9 Map no. 24-56F



LEGEND

-  Lands Subject to this Amendment
Change from "Special Commercial Industrial"
to "Highway & Service Commercial"
-  Highway Commercial
-  Industrial
-  Special Commercial Industrial
-  Vicinity Of Special Land Reserve
-  Future Grade Separation

OFFICIAL PLAN AMENDMENT
NUMBER 211

SCHEDULE C BY-LAW 224-92



CITY OF BRAMPTON
Planning and Development

Date: 1992 08 26 Drawn by: K.M.H.
File no. CIW13.9 Map no. 24-56G

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 211
AND
AMENDMENT NUMBER 211A

Attached are copies of the planning report, dated June 10, 1992 and the notes of the public meeting held on July 8, 1992 after notification in the local newspapers and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

INTER-OFFICE MEMORANDUM

PC - June 15
E2

Office of the Commissioner of Planning and Development

June 10, 1992

To: The Chairman and Members of Planning Committee
From: Planning and Development Department
Re: Executive Summary
Application to Amend the Official Plan and Zoning By-law
Part of Lot 13, Concession 1, W.H.S.
Registered Plan 43M-766
Block 1
2 Fisherman Drive
KERBEL GROUP
Ward 2
Our File Number: CIW13.9

The attached staff report examines a proposal to amend the zoning by-law to permit an extended range of retail commercial uses, in an existing plaza. The applicant has received previous Committee of Adjustment approvals for a variety of commercial purposes, and wishes to amend the zoning by-law to include these previously approved purposes, and some additional retail purposes.

An amendment to the Official Plan is also necessary, to recognize the predominantly retail commercial nature of this property, and to bring the uses permitted through various Committee of Adjustment applications, into conformity with the Official Plan. Staff recommend that the property be redesignated to Highway and Service Commercial, with appropriate amendments to the zoning by-law to implement the applicant's proposal. As a result, this property will be recognized as a retail commercial plaza, with appropriate requirements for parking.

In examining this proposal it was noted that the parking provided by the applicant is exactly that which is required, based on 650 square metres of office space (at a ratio of 1 space per 31 square metres) and the remaining 2,856 square metres of retail (at a ratio of 1 space to 19 square metres).

The attached staff report recommends that the application be approved subject to a public meeting and conditions.

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JUN 11 1992

C 2759.92.

REG. No.:

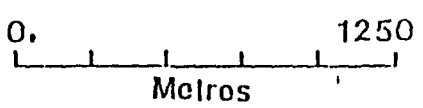
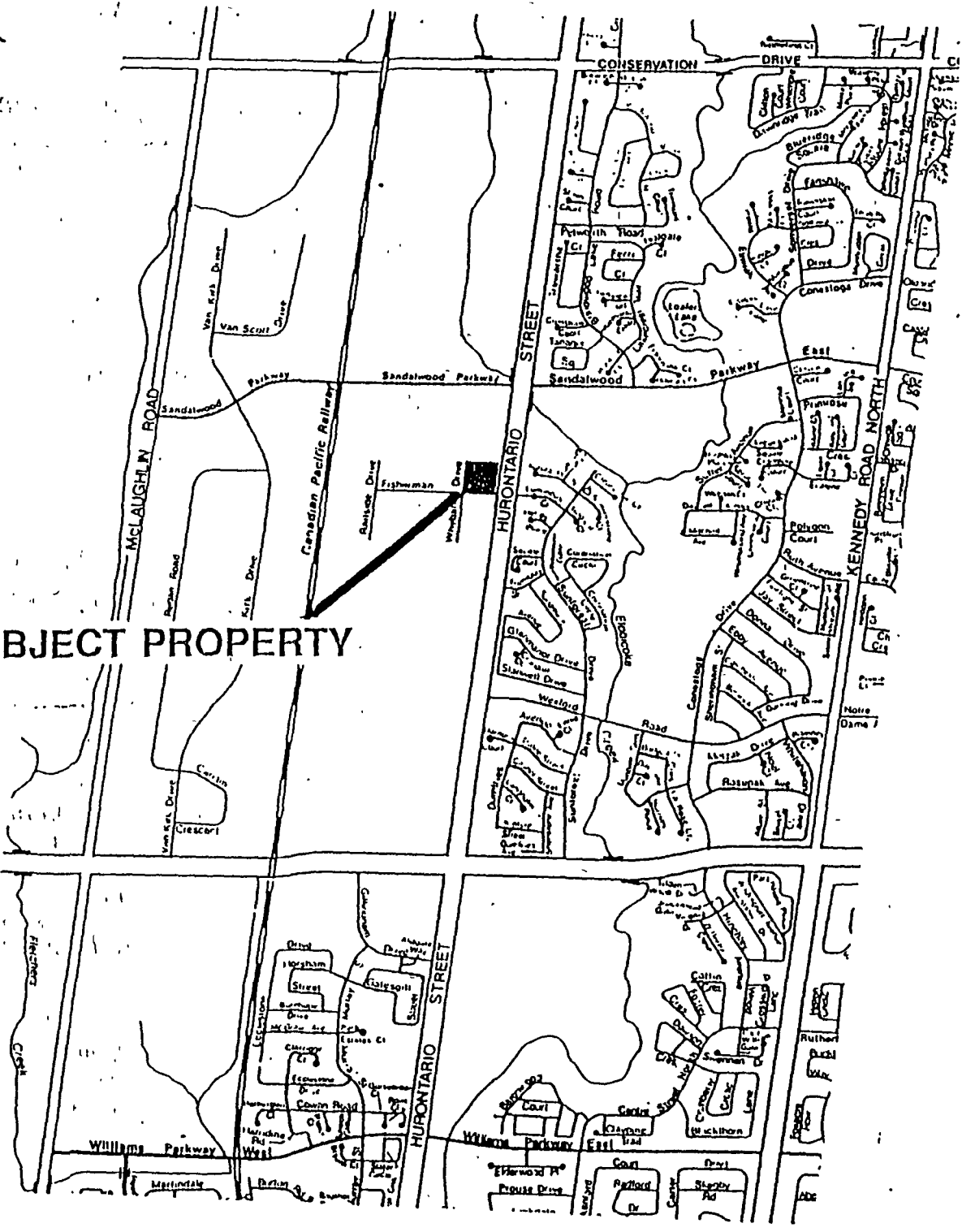
FILE No.:

CIW13.9

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP

Ea-2

SUBJECT PROPERTY



CITY OF BRAMPTON

Date: 92 02 04
File no. C1W13.9

Drawn by: SEJ.
Map no. 24-56A



LOCATION MAP

**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP**

INTER-OFFICE MEMORANDUM

E2-3

Office of the Commissioner of Planning and Development

June 4, 1992

To: The Chairman and Members of Development Team

From: Planning and Development Department

Re: Application to Amend the Official Plan and Zoning By-law
Part of Lot 13, Concession 1, W.H.S.
Registered Plan 43M-766
Block 1
2 Fisherman Drive
KERBEL GROUP
Ward 2
Our File Number: C1W13.9

1.0 INTRODUCTION

The above noted application to amend the zoning by-law to permit additional commercial uses in an existing plaza, was referred to staff by Council on February 10, 1992, for a report and recommendation.

2.0 PROPERTY DESCRIPTION

The subject property is located on the north-west corner of Highway Number 10 and Fisherman Drive, and is described as Block 1, Registered Plan 43M-766. There is a 0.3 metre reserve, Block 7, Registered Plan 43M-766, existing along the Highway Number 10 frontage of the property.

As shown in the Concept Site Plan, attached, the property is occupied by an existing 'L' shaped building, comprising 17 units, the majority of which are vacant. The occupied units include Firestone Tire Sales and Service, a food retail warehouse store (recently approved through Committee of Adjustment application A 13/92), and a dining room restaurant. There are approximately 650 square metres of office space provided as well. Approval has also been given for the free standing building shown in the Concept Site Plan, attached, for an automotive repair establishment. Taking into account the approved free standing building, there will be 171 parking spaces provided.

The property has access from Fisherman Drive and Whybank Drive.

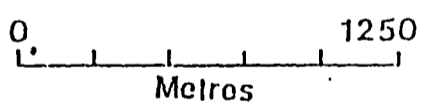
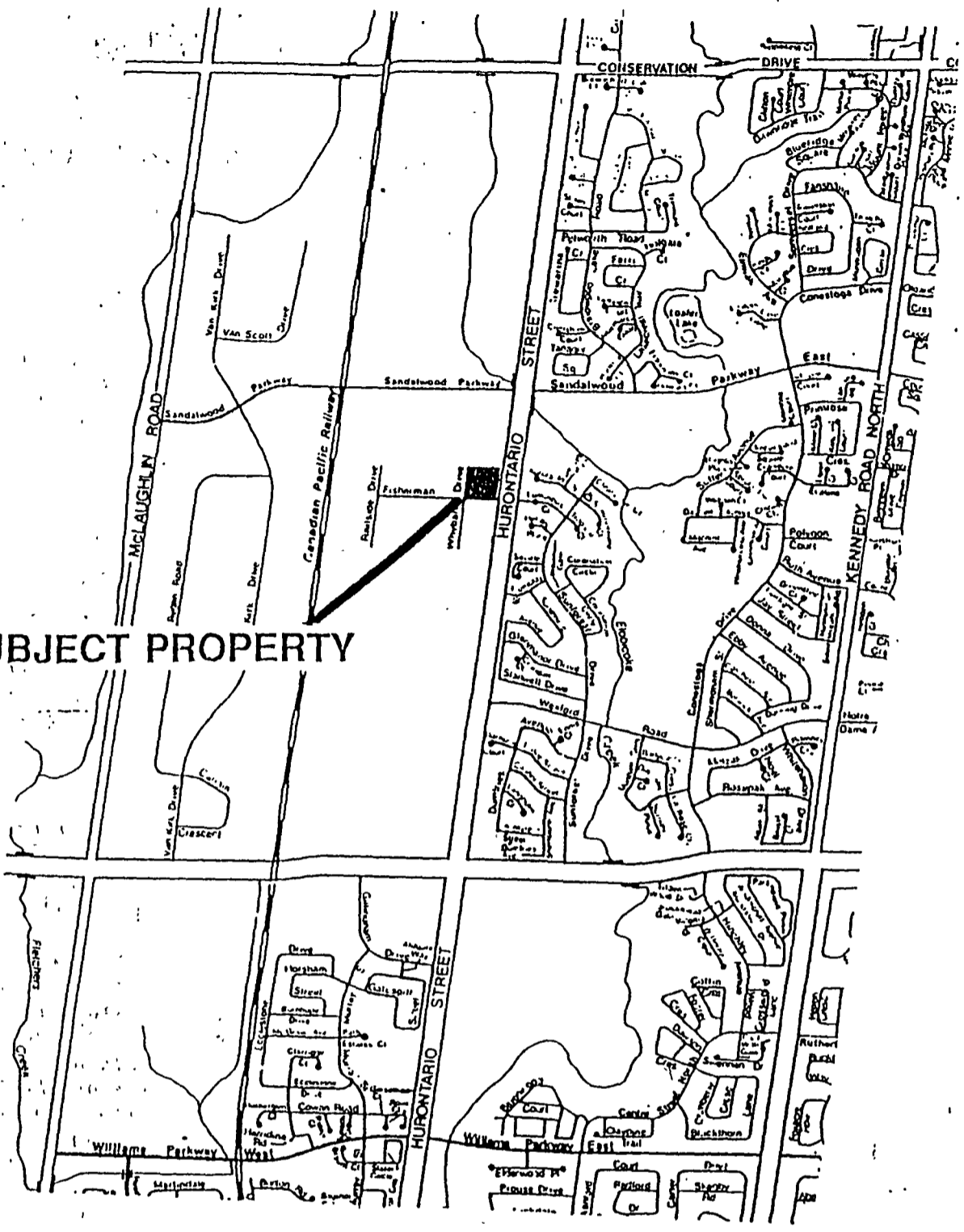
Surrounding land uses:

North: agricultural purposes;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP

E2-4

SUBJECT PROPERTY



CITY OF BRAMPTON

LOCATION MAP

Date: 92 02 04 Drawn by: SEJ.
 File no. C1W13.9 Map no. 24-56A



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 KERBEL GROUP

Ed-5

South: Fisherman Drive, and beyond that, vacant land and the Trans Canada Pipeline right-of-way;

East: Highway Number 10, and beyond that, low density residential development, and

West: Whybank Drive and beyond that, industrial condominium buildings and some vacant lands..

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The Official Plan, Schedule A, General Land Use Designations, designates the property as Commercial - Site 30.

The Sandalwood Industrial East Secondary Plan originally designated the property Industrial, and was amended by Official Plan Amendment Number 90, to the current designation of "Special Commercial-Industrial Use Area (Site B)".

By-law 151-88, as amended, zones the property Industrial Four A - Section 360 (M4A-Section 360), which permits industrial and some limited commercial uses. A copy of Section 360 of the zoning by-law is attached for information, as Appendix B to this report.

4.0 PROPOSAL

The applicant is proposing to change the zoning on the property to permit an extended range of commercial uses, including those uses currently excluded by the existing zoning, Section 360. Specifically, the uses currently excluded by Section 360 are as follows:

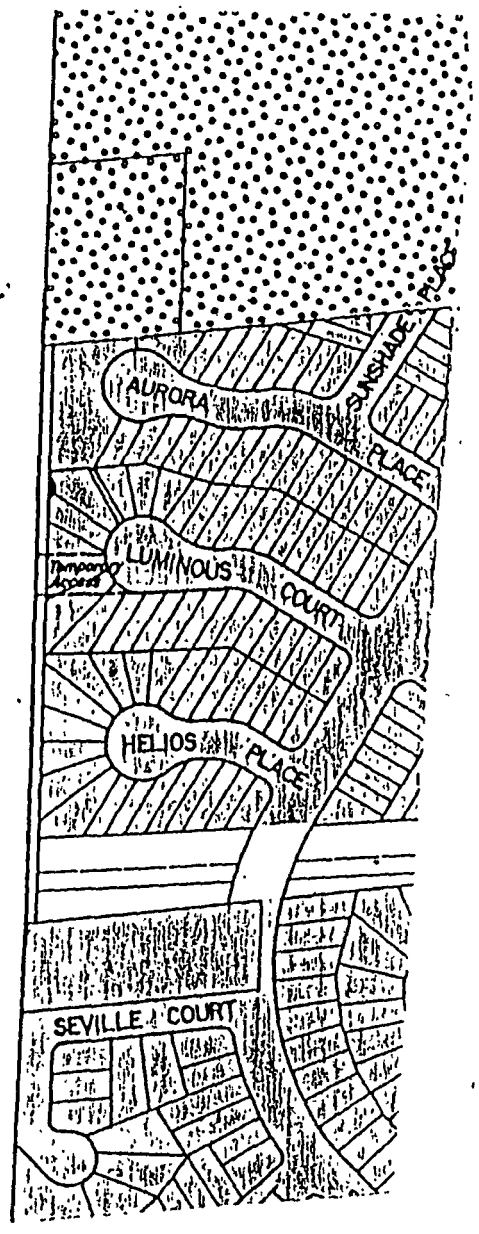
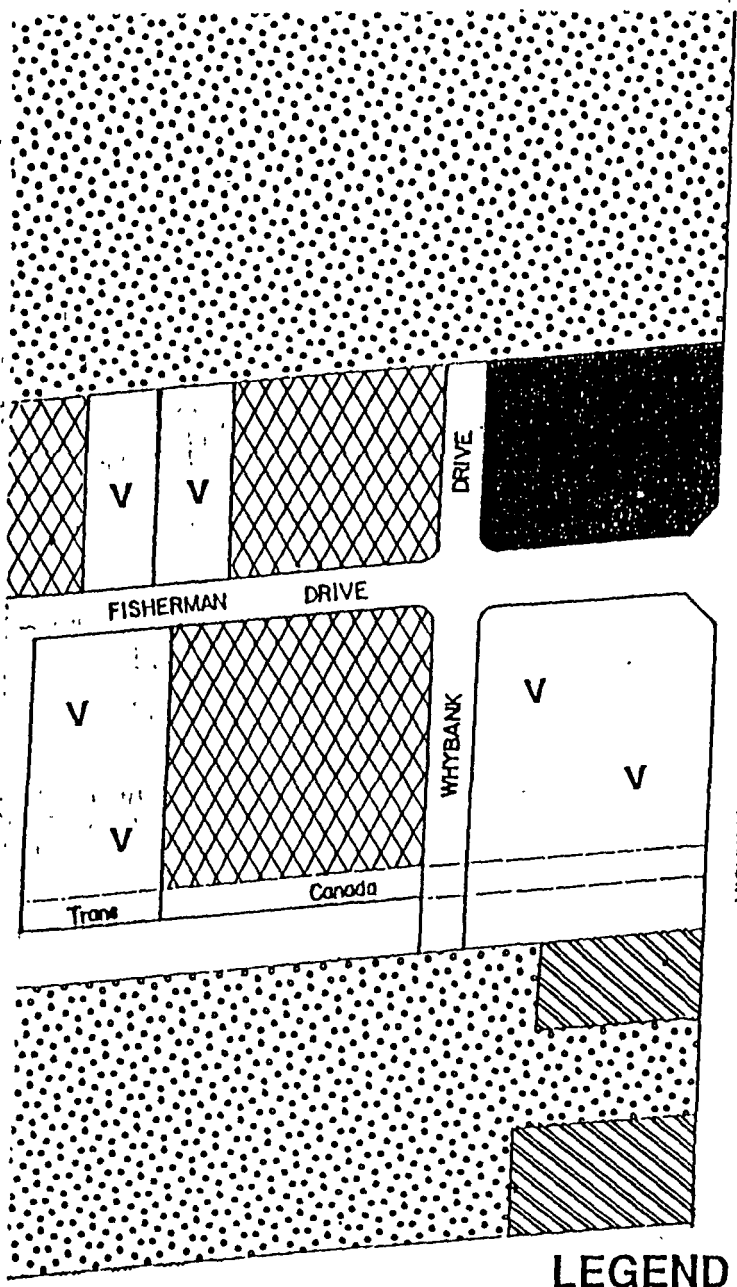
- o a convenience store'
- o a garden centre sales establishment
- o a supermarket
- o a department store
- o a book and stationery store
- o a camera shop
- o a clothing or shoe store
- o a drugstore or pharmacy
- o a gift shop
- o a jewellery store
- o a leather goods store
- o an optical store
- o a record or video store.

The applicant has requested that the above noted uses be permitted uses, with the exception of the garden centre sales establishment, the supermarket and the department store. It should be emphasized that this proposal will not entail any physical expansion to the existing development.




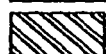


5.0 DISCUSSION

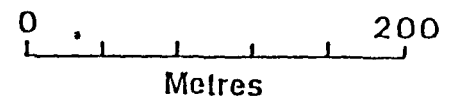
A full review and circulation of this application has been completed, and the comments received in response are included as Appendix A to this report.

EA-6



LEGEND

- | | | | |
|---|------------------|--|--------------|
|  | SUBJECT PROPERTY |  | VACANT |
|  | RESIDENTIAL |  | COMMERCIAL |
|  | INDUSTRIAL |  | AGRICULTURAL |



CITY OF BRAMPTON

Date: 92 02 04
File no. C1W13.9

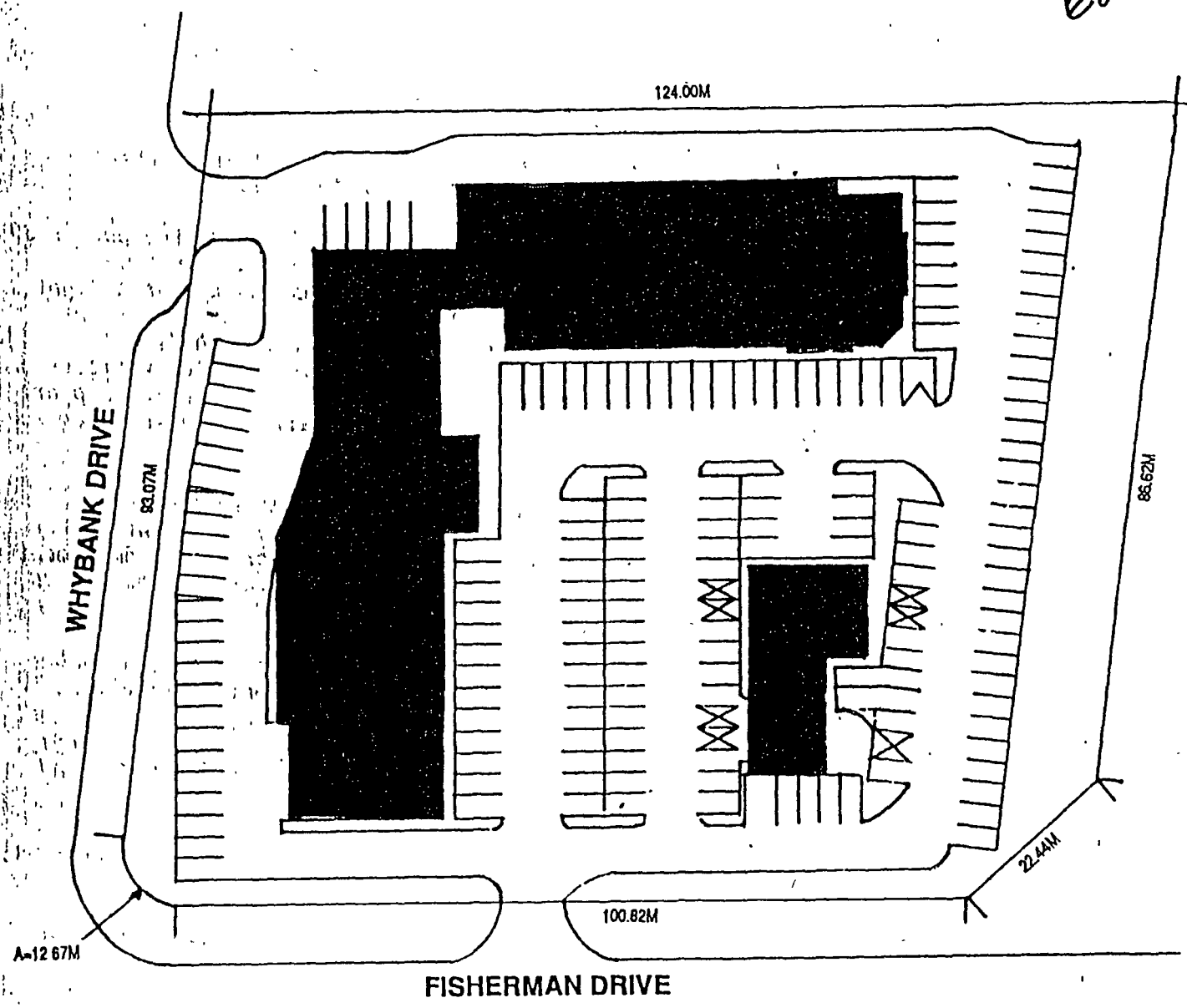
Drawn by: SEJ.
Map no. 24-56B



LAND USE MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP

E2-7



LEGEND

 BUILDINGS



CITY OF BRAMPTON

Date: 92 02 04 Drawn by: SEJ.
 File no. C1W13.9 Map no. 24-56C



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 KERBEL GROUP

E2-9

As a result, this development can be deemed to be a shopping centre of more than 2,000 square metres gross floor area, which requires a parking provision of 1 space per every 19 square metres of gross floor area. The existing building contains 3,506 square metres of gross floor area, and is, therefore, a shopping centre greater than 2,000 square metres gross floor area. However, that applicant has indicated that there are 650 square metres of office space provided in the existing building, which requires a parking provision of 1 space per 31 square metres. As a result, the office component of this development requires 21 parking spaces.

Once the office component is subtracted from the overall gross floor area, the remaining 2,856 square metres requires parking at the previously noted rate of 1 space per 19 square metres gross floor area. Thus, an additional 150 parking spaces are required to service the remainder of the shopping centre. In total, 171 parking spaces are required, which the applicant is providing. As a result, the applicant is providing sufficient parking to service the additional commercial uses, provided that the office portion of the development remains.

The M4A-Section 360 zone shall be amended to require the provision and maintenance of a minimum of 650 square metres of office space, and a minimum of 171 parking spaces on the site.

Staff are of the opinion that the application is supportable from a land use planning perspective and recommend it be approved subject to conditions.

Due to the nature of the proposed amendment to the zoning by-law, which would expand the range of allowable commercial purposes, and which entails no physical changes to the existing site development, no development agreement is required.

6.0 RECOMMENDATION

IT IS RECOMMENDED that Planning Committee recommend to City Council that:

- A) a public meeting be held in accordance with City Council procedures, and
- B) subject to the results of the public meeting, the application be approved, subject to the following conditions:
 - 1. That the M4A-Section 360 zone of the By-law be amended to implement the proposal as follows:
 - (a) clause 360.1(b)(7) be deleted and the following substituted therefore:
 - "(7) a retail establishment having no outside storage but not including a garden centre sales establishment, a supermarket, and a department store;"
 - (b) that the following be added to the list of

E2-8

The merits of this proposal have been evaluated relative to the pertinent Official Plan policies, and parking requirements.

5.1 Official Plan Policies

Section 2.2.21 of the Official Plan contains the following definition with respect to the commercial designation of this site:

"The lands designated "Commercial" and identified by the number 30 on Schedule A may be used for both industrial and commercial purposes. Industrial uses shall be non-obnoxious and of a light manufacturing or light industrial nature. Commercial uses shall be of a highway and service commercial nature but shall not include uses related to the service or repair of motor vehicles such as a gas bar, service station, motor vehicle repair shop or body shop. Permitted and accessory uses shall be specified by a site specific zoning by-law."

As previously noted, this property was originally designated for industrial development by Consolidated Official Plan Amendment Number 4. That amendment was subsequently amended by Official Plan Amendment Number 90, which designated the property as Commercial Site Number 30, defined as noted above.

Following the approval of Official Plan Amendment Number 90, a number of uses were permitted through Committee of Adjustment applications. Specifically, an automotive repair facility was approved, which is not in conformity with the requirements of the Official Plan. Accordingly, staff are of the opinion that the Official Plan, and relevant secondary plan should be amended to:

- o bring the full range of permitted purposes into conformity with the Official Plan, and
- o recognize the predominantly retail commercial nature of this property.

Such an Official Plan/Secondary Plan amendment would change the designation of the subject property to "Highway and Service Commercial".

As a result, this plaza would be recognized as a commercial plaza containing over 2,000 square metres of gross leaseable floor area, with an office component of 650 square metres.

5.2 Parking Requirements

This development meets the definition of a shopping centre, as included in By-law 151-88, which states:

"SHOPPING CENTRE shall mean the premises upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants."

EA-10

permitted purposes for section 360.1(b):

- "(16) only one freestanding motor vehicle repair shop, not in conjunction with a motor vehicle sales, rental, or leasing establishment;
- (17) only one retail warehouse establishment having no outside storage;
- (18) only one convenience store.

(c) that the following clauses be added to section 360.2:

- "(k) a minimum of 650 square metres of office space shall be provided and maintained within the existing building;
- (l) a minimum of 171 parking spaces shall be provided on the site;
- (m) the freestanding motor vehicle repair shop shall not exceed 440 square meters in gross floor area;
- (n) the retail warehouse shall not exceed 520 square meters in gross floor area."

(d) that the following definition be added to section 360:

"RETAIL WAREHOUSE shall mean a building or structure, or a part of a building or structure, having a maximum gross leasable floor area of 520.0 square metres, where the building or structure, or part of the building or structure, is occupied by a single user, and where the principal use is warehousing and retailing of goods and materials to the general public."

Respectfully submitted,

Cheryl Logan
Cheryl Logan B.E.S.
Development Planner

AGREED:

John A. Marshall
John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development

John Corbett
John Corbett, M.C.I.P.
Director, Development Services
Division

Appendix A

EA-11

Comments from Internal Departments and External Agencies

The following departments and/or agencies have indicated that they have no comment or concern with this application:

The Public Works and Building Department, Building Division, Development Engineering Services Division; Law Department; Community Services, Transit.

The Planning and Development Department, Urban Design and Zoning Division has the following comments:

- "1. If this application is to be approved, a "convenience store" and/or a "retail warehouse" should be a permitted use to meet the applicant's intent. Further, a "department store" should not be a permitted use.*
- 2. Those uses previously approved through Committee of Adjustment applications should be included in the amending by-law."*

The Public Works and Building Department, Traffic Engineering Services Division has the following comments:

"This division has no objection, subject to minimum parking provisions/requirements being adhered to for the site as a whole."

Comments have not been received from the following departments and/or agencies:

Community Services, Parks and Recreation, Fire; Business Development; The Regional Municipality of Peel, Planning and Development Department.

APPENDIX 'B'

359.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 40.0 metres
- (b) Minimum Lot Depth: - 45.0 metres
- (c) Minimum Front Yard Depth: - 15.0 metres
- (d) Minimum Interior Side Yard Width:
 - 3.0 metres, except that where the interior side yard abuts a residential or agricultural zone, the minimum interior side yard width shall be 6.0 metres.
- (e) Maximum Building Height: - one storey.

359.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 359.2.

360. The lands designated M4A - SECTION 360 on Schedule A to this by-law:
(24-F)

360.1 shall only be used for the following purposes:

- (a) Industrial
 - (1) the warehousing and storage of goods and products within an enclosed building;
 - (2) a printing establishment;
 - (3) light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,
 - (4) shops for the repair and manufacturing of small goods and wares.

- 400

APPENDIX 'B'

359.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: - 40.0 metres
- (b) Minimum Lot Depth: - 45.0 metres
- (c) Minimum Front Yard Depth: - 15.0 metres
- (d) Minimum Interior Side Yard Width:
 - 3.0 metres, except that where the interior side yard abuts a residential or agricultural zone, the minimum interior side yard width shall be 6.0 metres.
- (e) Maximum Building Height: - one storey.

359.3 shall also be subject to the requirements and restrictions relating to the HC2 Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 359.2.

360. The lands designated M4A - SECTION 360 on Schedule A to this by-law:
(24-F)

360.1 shall only be used for the following purposes:

- (a) Industrial
 - (1) the warehousing and storage of goods and products within an enclosed building;
 - (2) a printing establishment;
 - (3) light manufacturing activities including the manufacturing and assembly of tubing, pipes, tools, instruments, electrical and electronic components, building hardware, telephone, television and radio components, drugs and pharmaceutical products, cosmetics and associated products; and,
 - (4) shops for the repair and manufacturing of small goods and wares.

E2-13

(b) Non-Industrial

- (1) a hotel or motel;
- (2) a motor vehicle sales, rental or leasing establishment;
- (3) only in conjunction with a motor vehicle sales, rental or leasing establishment, a motor vehicle repair shop;
- (4) a dining room restaurant;
- (5) banquet facilities;
- (6) an office, but not including the office of a health care practitioner;
- (7) a retail establishment having no outside storage but not including a convenience store, a garden centre sales establishment, a supermarket, a department store, a book and stationery store, a camera shop, a clothing or shoe store, a drugstore or pharmacy, a gift shop, a jewellery store, a leather goods store, an optical store and a record or video store;
- (8) a personal service shop;
- (9) a dry cleaning and laundry distribution station;
- (10) a bank, trust company, or finance company;
- (11) a custom workshop;
- (12) a radio or television broadcasting and transmission establishment;
- (13) a home furnishings and improvement retail warehouse;
- (14) a recreational facility or structure; and,
- (15) a community club.

(c) Accessory

- (1) an associated office;
- (2) a retail outlet operated in connection with a particular purpose permitted by section 360.1(a),

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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,

(3) purposes accessory to the other permitted purposes.

360.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: - 15.0 metres
- (b) Minimum Interior Side Yard Width:
 - 8.0 metres, except where the exterior side yard abuts a 0.3 metre reserve, the minimum exterior side yard width shall be 15.0 metres;
- (c) Minimum Rear Yard Depth: - 15.0 metres
- (d) Minimum Lot Width: - 45.0 metres
- (e) Minimum Lot Area: - 4,000 square metres
- (f) Maximum Lot Coverage: - 50 percent
- (g) Maximum Building Height: - 8.6 metres
- (h) Minimum Landscaped Open Space:
 - 50 percent of the required front, exterior side, interior side and rear yards.
- (i) Landscaped Buffer Area:
 - A landscaped buffer area of a minimum width of 15.0 metres abutting Highway Number 10 shall be provided and maintained in the location shown on SCHEDULE C - SECTION 360.
- (j) Outdoor Storage:
 - No storage shall be permitted outside a building.

360.3 shall also be subject to the requirements and restrictions relating to the M4A Zone, and all the general provisions of this by-law, which are not in conflict with those set out in section 360.2.

INTER-OFFICE MEMORANDUM *C- July 13.*

Office of the Commissioner of Planning and Development

July 9, 1992

To: *The Mayor and Members of Council*

From: *Planning and Development Department*

Re: *Application to Amend the Official Plan and Zoning By-law
Part of Lot 13, Concession 1, W.H.S.
Registered Plan 43M-766
Block 1
2 Fisherman Drive
KERBEL GROUP
Our File Number: C1W13.9*

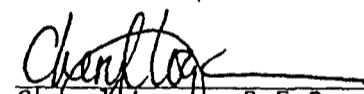
The notes of the public meeting held Wednesday, July 8, 1992 are attached for the information of Council.

No members of the public were present, and no telephone calls or written submissions were received by staff.

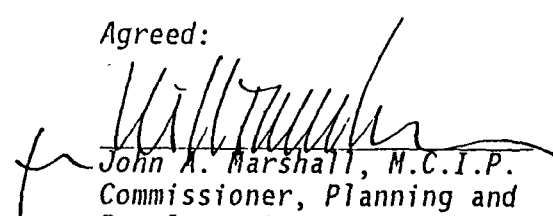
Accordingly, it is recommended:

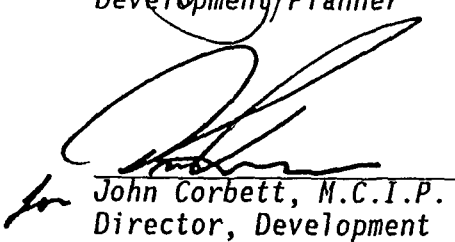
- A) That the notes of the public meeting be received;*
- B) That the application be approved in accordance with the conditions approved by Council on June 22, 1992, and*
- C) That staff be directed to prepare the appropriate documents for consideration of Council.*

Respectfully submitted,


*Cheryl Logan, B.E.S.
Development Planner*

Agreed:

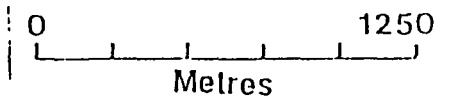
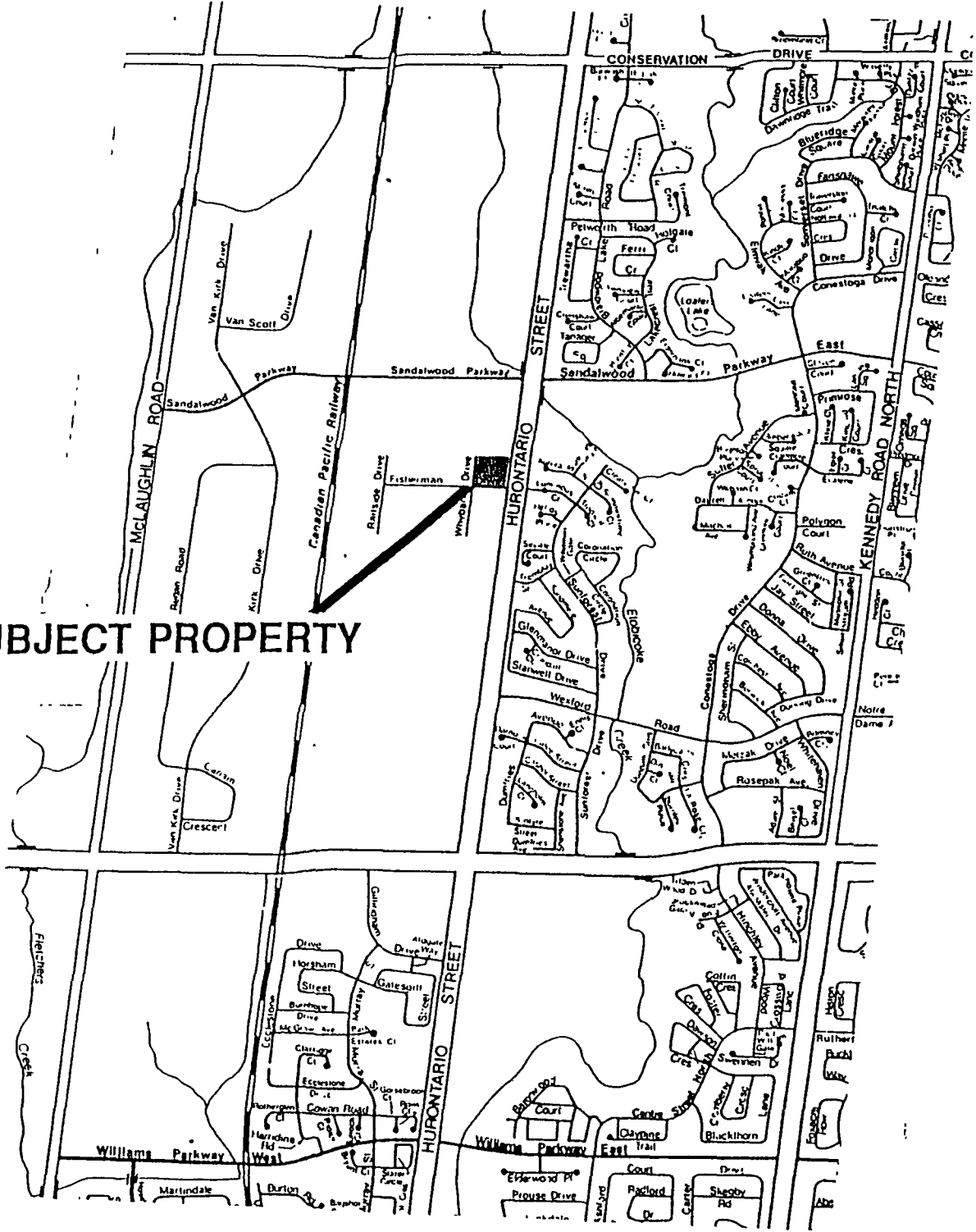

*John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development*


*John Corbett, M.C.I.P.
Director, Development
Services Division*

attachment

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP

SUBJECT PROPERTY



CITY OF BRAMPTON

Date: 92 02 04
File no. C1W13.9

Drawn by: SEJ.
Map no. 24-56A



LOCATION MAP

**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
KERBEL GROUP**

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 8, 1992, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:32 p.m., with respect to KERBEL GROUP to amend both the Official Plan and Zoning By-law (Our File: CIW13.9)

Members Present: Alderman Bob Hunter - Chairman
Alderman Linda Jeffrey
Alderman Peter Richards
Alderman Don McMullen
Alderman John Sprovieri

Staff Present: W.H. Winterhalt - Director, Planning Policy and Research
Bill Lee - Director, Urban Design and Zoning
Al Evans - Building Official & Director of Building
David Ross - Manager, Development Planning
Kathy Ash - Development Planner
Susan Jones - Development Planner
Cheryl Logan - Development Planner
Jeff Bender - Supervisor Technical Services
David Waters - Policy Planner
Ann Miller - Secretary

The Chairman inquired if notices to property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Lee replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:32 p.m.