



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 225-92

To Amend By-law 151-88
(part of lot 13, Concession 1,
W.H.S. geographic Township of Chinguacousy)

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

1. By-law 151-88, as amended, is hereby further amended:

(1) by changing on Sheet Number 24-F of Schedule A thereto the zoning designation of the land shown outlined on Schedule A to this by-law from INDUSTRIAL FOUR A - SECTION 360 (M4A - SECTION 360) to HIGHWAY COMMERCIAL ONE - SECTION 360 (HC1-SECTION 360), such lands being part of Lot 13, Concession 1, West of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.

(2) by deleting therefrom section 360 and substituting therefor the following:

"360. The lands designated HC1-SECTION 360 on Schedule A to this by-law:

360.1 shall only be used for the following purposes:

(a) Commercial

- (1) a hotel or motel;
- (2) a motor vehicle sales, rental or leasing establishment;
- (3) only one freestanding building for the purposes of motor vehicle repair not in

conjunction with a motor vehicle sales, rental, or leasing establishment;

- (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 garden centre sales establishment, a supermarket, and a department 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;
- (15) a community club;
- (16) a retail warehouse establishment having no outside storage;
- (17) a convenience store; and,

- (18) purposes accessory to the permitted purposes.

(b) 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.

(c) Accessory

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

- (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 building for motor vehicle repair purposes shall not exceed 440 square metres in gross floor area;

360.3 Shall also be subject to the requirements and restrictions relating to the HC1 zone, and all the general provisions of this by-law which are not in conflict with those set out in section 360.2.

360.4 For the purposes of this section a RETAIL WAREHOUSE shall mean a building or structure, or a part of a building or structure, where the building or structure is occupied by a single user, and where the principal use is warehousing and selling of goods and materials to the general public."

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 28th day of September, 19 92.

APPROVED
AS TO FORM
BY DEPT
BRAMPTON

DATE 09/21/92

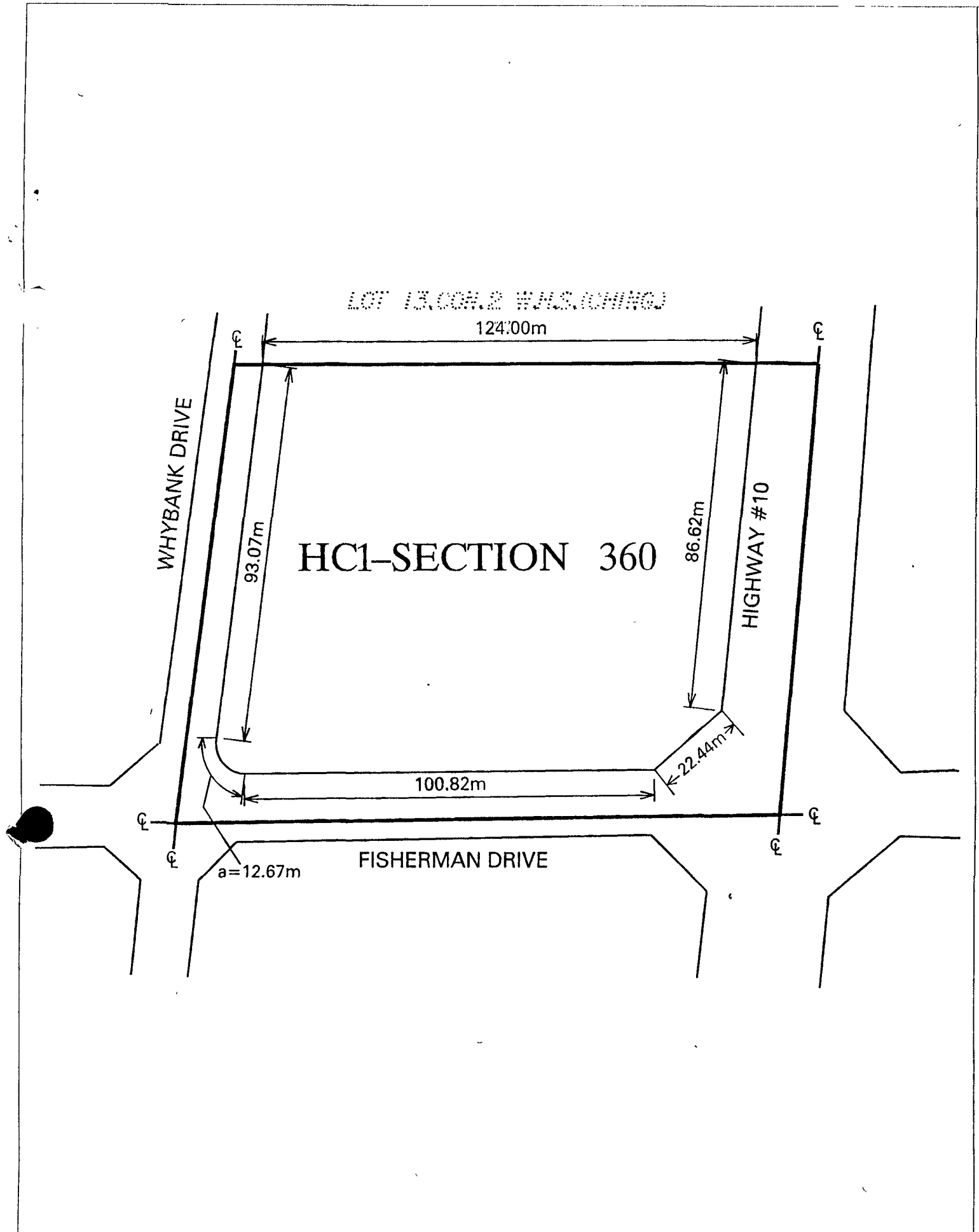
Peter Robertson

PETER ROBERTSON - MAYOR

Leonard J. Mikulich

LEONARD J. MIKULICH - CLERK

5-92/OPAKERBEL



LEGEND

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

PART LOT 13, CON. 1 W.H.S. (CHING.)

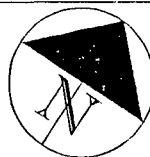
BY-LAW 151-88

SCHEDULE A

By-Law

225-92

Schedule A



CITY OF BRAMPTON
Planning and Development

Date: 1992 08 14

Drawn by: CJK

File no. CIW13.9

Map no. 24-56D

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 225-92 being a by-law
to amend comprehensive zoning By-law
151-88, as amended, pursuant to an
application by KERBEL GROUP
(File C1W13.9)

DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the County of
Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of the
City of Brampton and as such have knowledge of the
matters herein declared.
2. The Council of The Corporation of the City of
Brampton passed By-law 224-92 on the 28th day of
September, 1992, to approve Amendment No. 211 and
211A to the City of Brampton Planning Area, related
to this matter.
3. Amendment No. 211 and 211A was approved as modified
by the Ministry of Municipal Affairs on the 9th day
of December, 1992.
4. By-law 225-92 was passed by the Council of the
Corporation of the City of Brampton at its meeting
held on the 28th day of September, 1992.
5. Written notice of By-law 225-92 as required by
section 34(18) of the Planning Act, R.S.O. 1990
c.P.13 as amended, was given on the 7th day of
October, 1992, 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 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 18th)
day of December, 1992.)



A Commissioner, etc.



Kathryn Zammit