



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 229-80

To amend By-law 861, as amended, of the former Township of Chinguacousy, now in the City of Brampton.

The Council of The Corporation of the City of Brampton hereby ENACTS as follows:

1. Schedule A to By-law 861, as amended, is hereby further amended by changing from
COMMERCIAL ONE (C1),
COMMERCIAL TWO (C2),
INDUSTRIAL ONE (M1),
INDUSTRIAL TWO (M2), and
AGRICULTURAL (A)
to
HIGHWAY COMMERCIAL ONE (HC1),
HIGHWAY COMMERCIAL TWO (HC2),
HIGHWAY COMMERCIAL-SECTION 285 (HC-SEC.285),
HIGHWAY COMMERCIAL-SECTION 286 (HC-SEC.286),
HIGHWAY COMMERCIAL-SECTION 287 (HC-SEC.287), and
HIGHWAY COMEMRCIAL-SECTION 288 (HC-SEC.288),
the zoning designations of the lands shown outlined on Schedules A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q attached to this by-law.
2. Schedules A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q to this by-law are hereby made part of By-law 861, and are attached to By-law 861 as part of Schedule A.
3. By-law 861, as amended and renumbered by By-law 877, and as further amended, is hereby amended:
 - (1) by deleting subsection 5 of section 2 (DEFINITIONS) and substituting therefor the following:

"(5) AUTOMOBILE SERVICE STATION shall mean a building or place where gasoline, diesel fuel, oil, lubricants, anti-freeze, tires, tubes, light bulbs, spark plugs, batteries, and other minor parts and accessories for motor vehicles are kept for sale at retail, but shall not include a motor vehicle repair shop, a motor vehicle

sales establishment, a motor vehicle washing establishment, or a gas bar, although motor vehicles may be oiled, lubricated or washed, and repairs essential to the actual operation of motor vehicles may be carried out, but only by service station attendants".

(2) by adding to section 2 (DEFINITIONS) the following, as subsection 20a:

"(20a) DRY CLEANING AND LAUNDRY DISTRIBUTION STATION shall mean a building or place used for the purpose of receiving and distributing articles or goods or fabrics to be dry cleaned, dry-dyed, cleaned or pressed off the premises.";

(3) by adding to section 2 (DEFINITIONS) the following, as subsection 30a:

"(30a) GAS BAR shall mean a building or place where gasoline, oil, lubricants, and other motor vehicle parts and accessories are kept for sale at retail but where no repairs or other automotive services are performed.";

(4) by adding to section 2 (DEFINITIONS) the following, as subsection 31a:

"(31a) GROCERY STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.";

(5) by adding to section 2 (DEFINITIONS) the following, as subsections 39b, 39c and 39d:

"(39b) MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or an automobile service station.

(39c) MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

(39d) MOTOR VEHICLE WASHING ESTABLISHMENT shall mean a building or place containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices, also includes a self-service operation.";

(6) by adding to section 2 (DEFINITIONS) the following, as subsection 51c:

"(51c) RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.";

(7) by adding to section 2 (DEFINITIONS) the following, as subsection 57aa:

"(57aa) TAVERN shall mean a building or place having as its primary purpose the sale and consumption of alcoholic beverages.";

(8) by adding to subsection 2 of section 3 (ZONES) the zone symbol, "HC1" and "HC2";

(9) by adding to subsection 3 of section 3 (ZONES) the following zone classifications and zone symbols:

"HIGHWAY COMMERCIAL HC1"; and

"HIGHWAY COMMERCIAL HC2";

(10) by adding thereto, after the section setting out the uses and restrictions for a C5A zone, the following, as sections 16J and 16K:

"16J (1) Permitted Purposes in a Highway Commercial One Zone - HC1

No person shall within any HC1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (i) a hotel or motel;
- (ii) a motor vehicle or boat sales, rental, or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (iii) a parking station;
- (iv) a restaurant or take-out restaurant;
- (v) a tavern;
- (vi) a taxi or bus station;
- (vii) banquet facilities;
- (viii) a private club;
- (ix) an automobile service station;
- (x) a motor vehicle washing establishment; and
- (xi) only in conjunction with an automobile service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;

(b) Accessory

- (i) use accessory to other permitted purposes;
- (ii) an accessory building used only for the storage or disposal of garbage; and

(iii) an accessory building subject to section 12 of the by-law and to the following requirements and restrictions:

- A. not to exceed 4.5 metres in height;
- B. not to be constructed in a front yard or flankage side yard; and
- C. not be less than .6 metres from any lot line abutting a commercial zone, and not less than 6 metres from any lot line abutting a residential zone.

(2) Zone Requirements and Restrictions

No person shall within any HCl Zone use any lot or erect, alter or use any building or structure for purposes indicated in clauses (i) to (viii), inclusive, of section (1) (a), except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 6 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: No restriction except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 2 storeys.

- (g) Minimum Landscaped Open Space:
 - (1) 20 per cent of the minimum front yard; and
 - (2) 50 per cent of the minimum exterior side yard.

(3) No person shall within any HCl Zone use any lot or erect, alter or use any building or structure for the purposes indicated in clauses (ix), (x) and (xi) of section (1) (a), except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All Gasoline Pump Islands and Related Canopies:
 - (i) Location: 6 metres from street line and a minimum of 7.5 metres from any lot line adjoining a residential zone.

For corner property, 3 metres back from straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the actual or projected intersection of the said lot lines.

(i) Entrance and Exit Ramps:

(i) Location: at least 15 metres from any intersecting street or highway and a minimum of 6 metres from the side or rear lot lines of the site.

(ii) Minimum width: 7.5 metres, measured perpendicular to the centre line of the ramp.

(iii) Minimum Distance Between Ramps: 10.5 metres.

(j) On-site Fuelling Spaces:

(i) Number of Spaces: 1 fuelling space for every 2 fuelling hoses, at least 4 fuelling spaces for each site.

(ii) Minimum Size: 2.75 metres by 6 metres.

(iii) Circulation: all fuelling spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.

(k) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

- (l) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- (m) No underground gasoline storage tanks or intake valves or fume exhaust outlets for such storage tanks, shall be located in the minimum required yards adjacent to Residential Zones.

16K (1) Permitted Purposes in a Highway Commercial Two Zone - HC2

No person shall within any HC2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

- (a) a gas bar;
- (b) an automobile service station;
- (c) a motor vehicle washing establishment; and
- (d) only in conjunction with a gas bar or an automobile service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a mixed-service restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.

(2) Zone Requirements and Restrictions

No person shall within any HC2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.

(f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the the streets, each such point being distant 15 metres from the actual or projected intersection of the said lot lines.

(g) Maximum Building Height: 2 storeys.

(h) All Gasoline Pump Islands and Related Canopies:

(i) Location: 6 metres from street line and a minimum of 7.5 metres from any lot line adjoining a residential zone.

For corner property, 3 metres back from straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the actual or projected intersection of the said lot lines.

(i) Entrance and Exit Ramps:

(i) Location: at least 15 metres from any intersecting street or highway and a minimum of 6 metres from the side or rear lot lines of the site.

(ii) Minimum width: 7.5 metres, measured perpendicular to the centre line of the ramp.

(iii) Minimum Distance Between Ramps: 10.5 metres.

(j) On-site Fuelling Spaces:

(i) Number of Spaces: 1 fuelling space for every 2 fuelling hoses, at least 4 fuelling spaces for each site.

(ii) Minimum Size: 2.75 metres by 6 metres.

(iii) Circulation: all fuelling spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.

(k) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

(l) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.

(m) No underground gasoline storage tanks or intake valves or fume exhaust outlets for such storage tanks shall be located in the minimum required yards adjacent to Residential Zones."

(11) by adding thereto the following sections:

"285. The land designated as HC-SEC.285 on Schedule A hereto attached:

285.1 shall only be used for

(1) an automobile service station;

285.2 shall be subject to the requirements and restrictions set out in Section 16J(3).

286. The land designated as HC-SEC.286 on Schedule A hereto attached:

286.1 shall only be used for

(1) an automobile service station, and

(2) a convenience retail establishment;

286.2 shall be subject to the requirements and restrictions set out in Section 16J(3).

287.1 The land designated as HC-SEC.287 on Schedule A hereto attached:

287.1.1 shall only be used for

- (1) an automobile service station, and
- (2) an agency bulk plant;

287.1.2 shall be subject to the requirements and restrictions set out in Section 16J(3).

287.2 For the purposes of this section,

AGENCY BULK PLANT shall mean a place where land is used for the storage and sale of petroleum products, in compliance with the provisions of the Ontario Gasoline Handling Act."

288.1 The land designated as HC-SEC.288 on Schedule A hereto attached:

288.1.1 shall only be used for

- (1) a gas bar, and
- (2) an agency bulk plant;

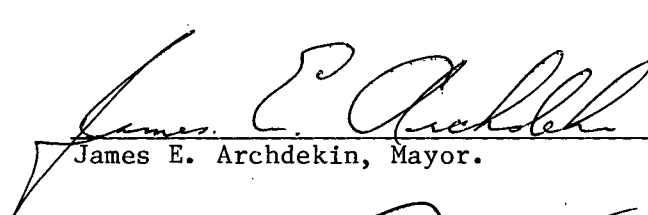
288.1.2 shall be subject to the requirements and restrictions set out in Section 16J(3).

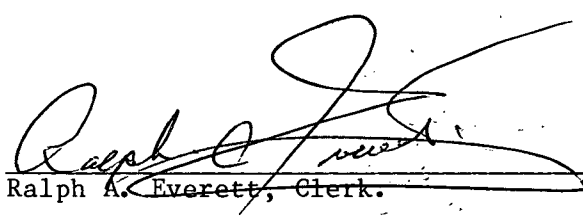
288.2 For the purposes of this section:

AGENCY BULK PLANT shall mean a place where land is used for the storage and sale of petroleum products, in compliance with the provisions of the Ontario Gasoline Handling Act."

4. By-law 263-77 is hereby repealed.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council
this 11th day of August, 1980.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

SIXTH LINE WEST

50.83m

71.18m

50m

HC
Sec 285

77m

STEELES AVENUE WEST

*Part of Lot 1, Concession 6 W.H.S.
By-Law 861, Schedule A*

By-LAW No. 229-80, SCHEDULE A



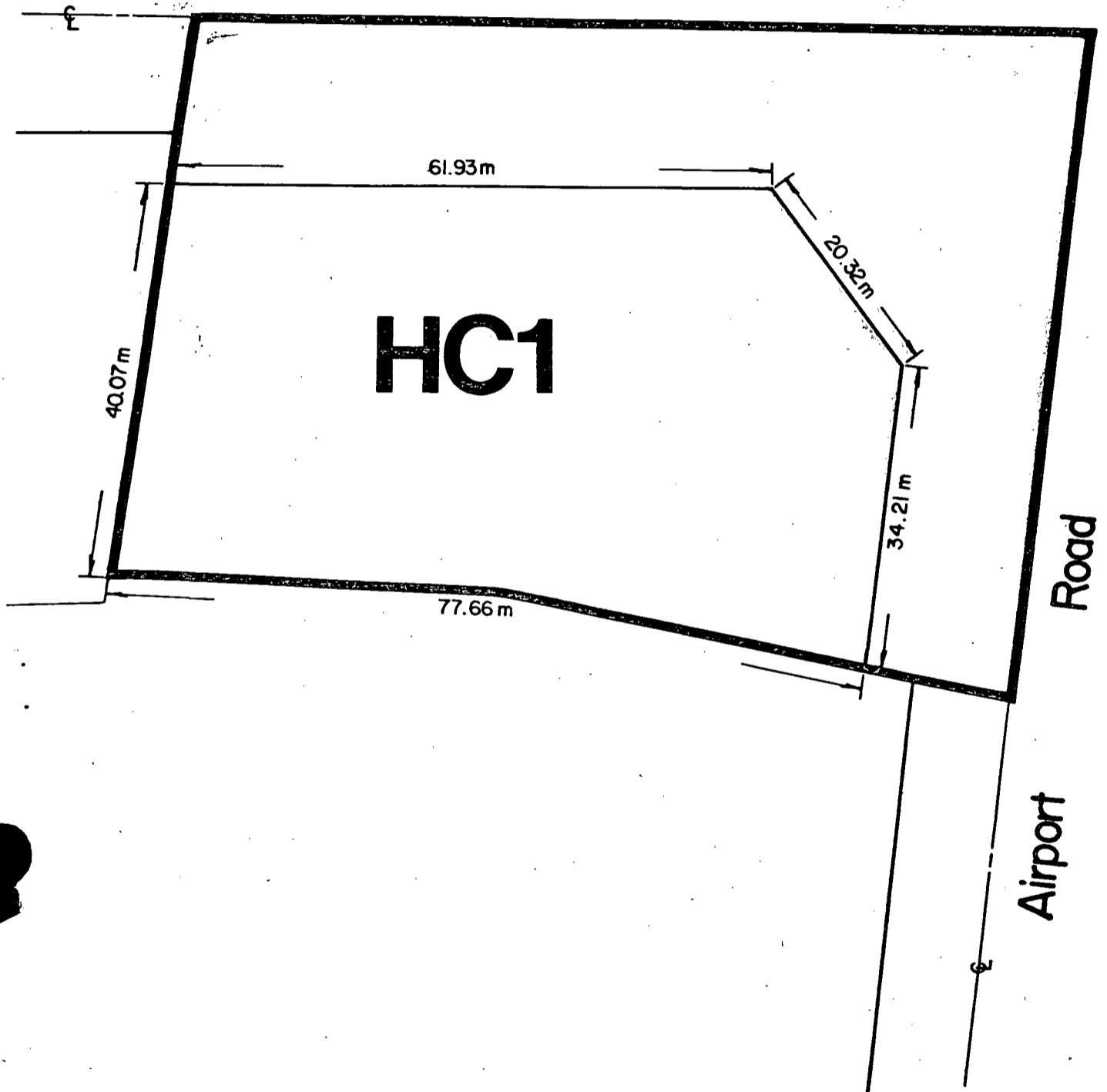
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CITY OF BRAMPTON
Planning and Development

Date: 80 07
File no.

Drawn by: *alc*
Map no.

Highway No. 7



Part Lot 5, Concession 6 E.H.S.
By Law 816 Schedule A

BY-LAW 229-80 SCHEDULE B

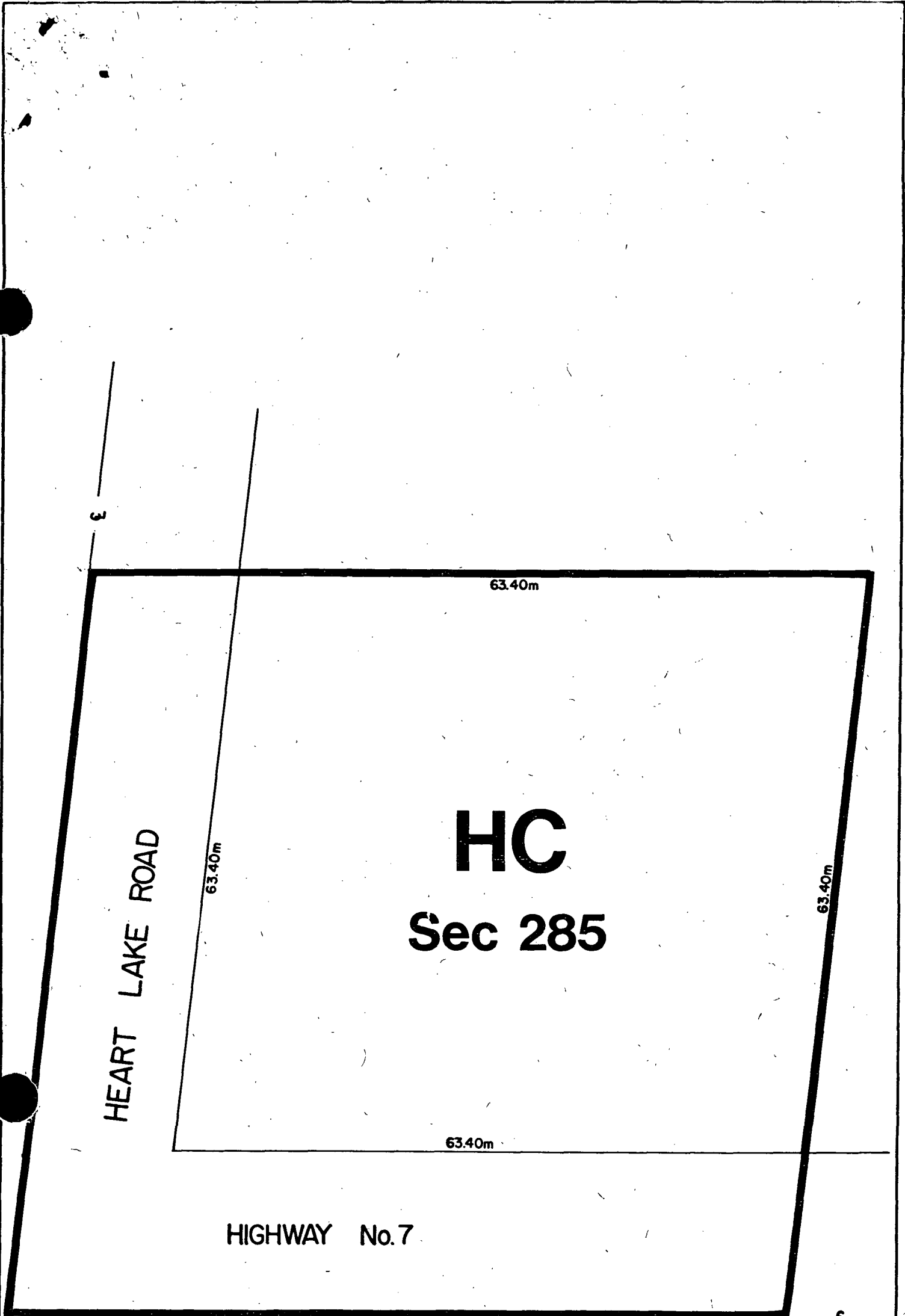


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CITY OF BRAMPTON
Planning and Development

Date: 1980 08 06
File no.

Drawn by: P.S.
Map no.



**HC
Sec 285**

HEART LAKE ROAD

HIGHWAY No. 7

63.40m

63.40m

63.40m

63.40m

*Part of Lot 6, Concession 3 E.H.S.
By-Law No. 861, Schedule A*

By-Law No. 229-80 SCHEDULE C

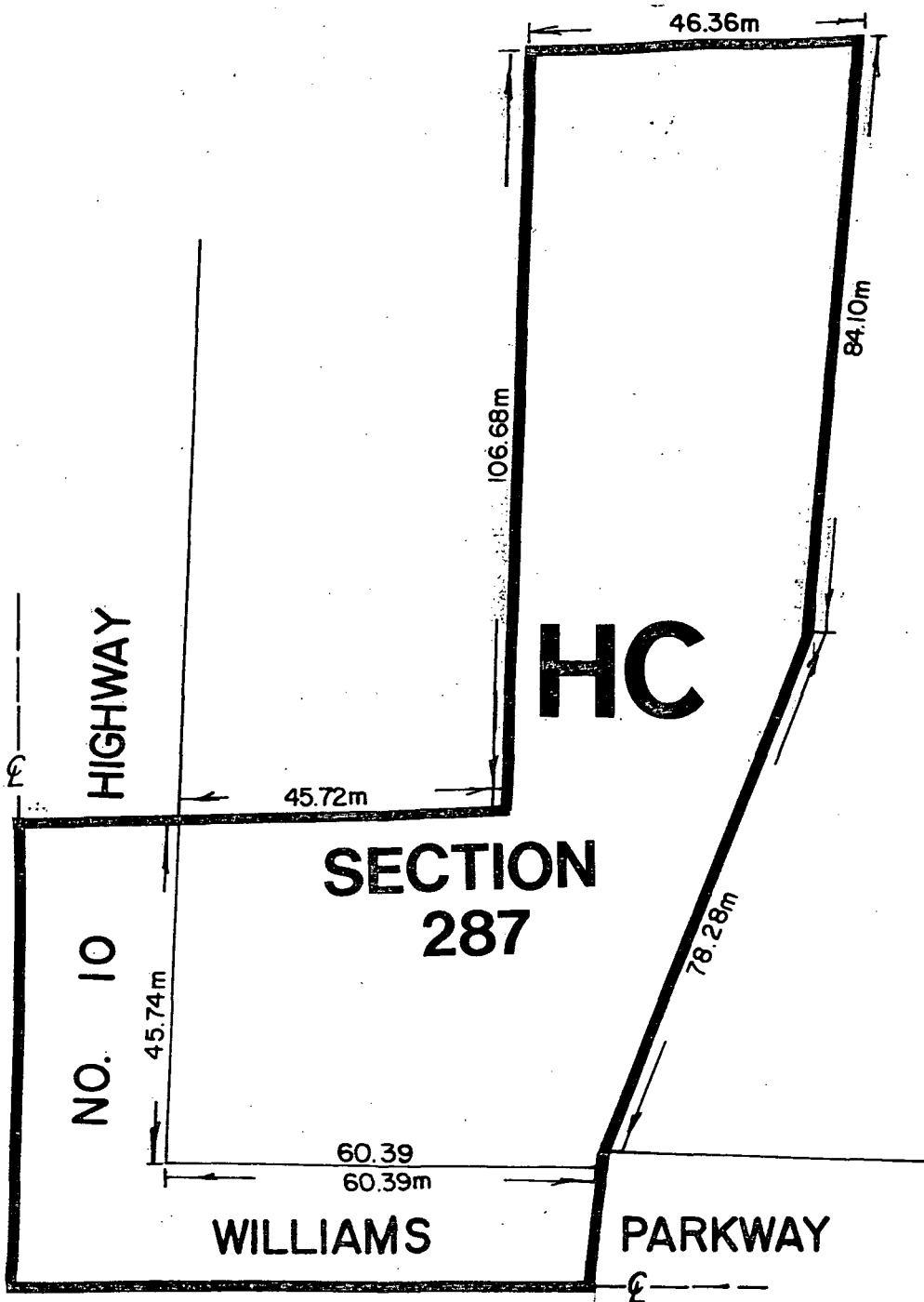


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CITY OF BRAMPTON
Planning and Development

Date: 1980 08
File no.

Drawn by: *DLK*
Map no.



Part of Lot 9, Concession 1 E.H.S.
By-Law No. 861, Schedule A

BY-LAW No. 229-80 SCHEDULE D



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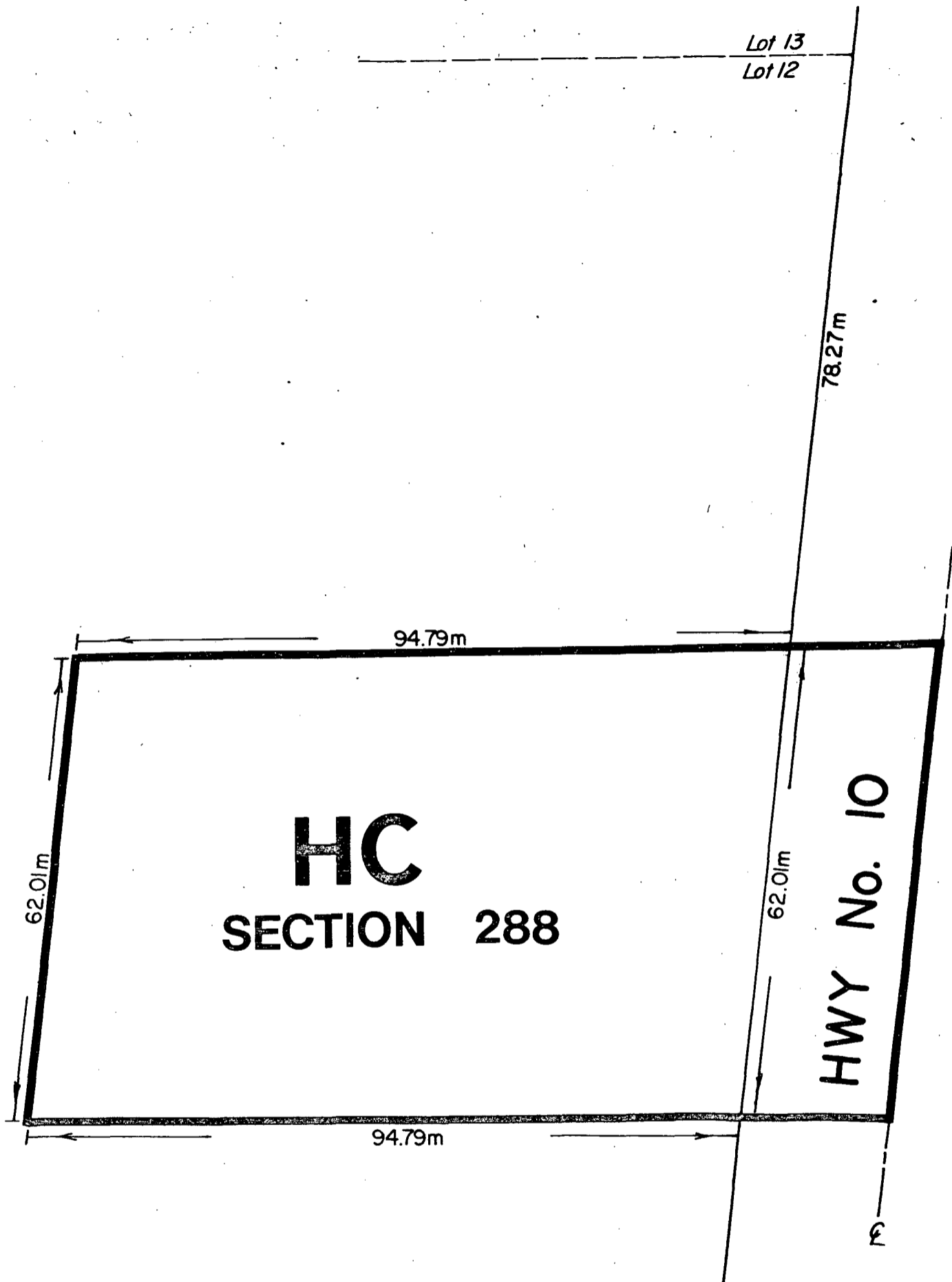
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Planning and Development

Date: 1980 08

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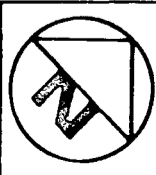
Drawn by: J.M.L.

Map no.



Part of Lot 12, Concession 1 W.H.S.
 By-law No. 861, Schedule A

BY-LAW No. 229-80, SCHEDULE E

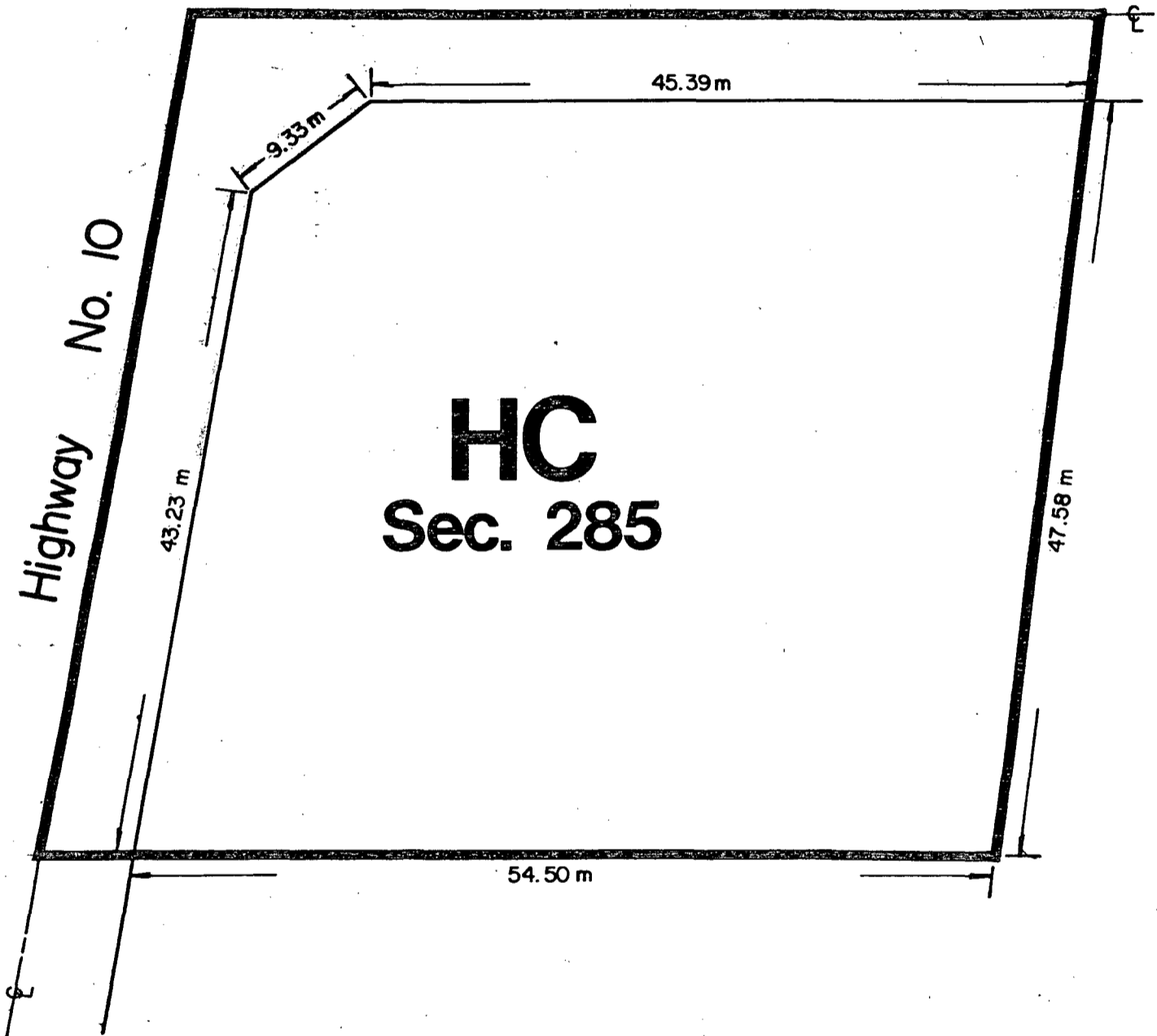


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CITY OF BRAMPTON
 Planning and Development

Date: 1980 08 08 Drawn by: J.M.S.
 File no. Map no.

Highway No. 7



HC
Sec. 285

Concession 1 E.H.S. Lot 10

*Part Lot 10, Concession 1 E.H.S.
By-Law No. 861 Schedule A*

BY-LAW No. 229-80 SCHEDULE F



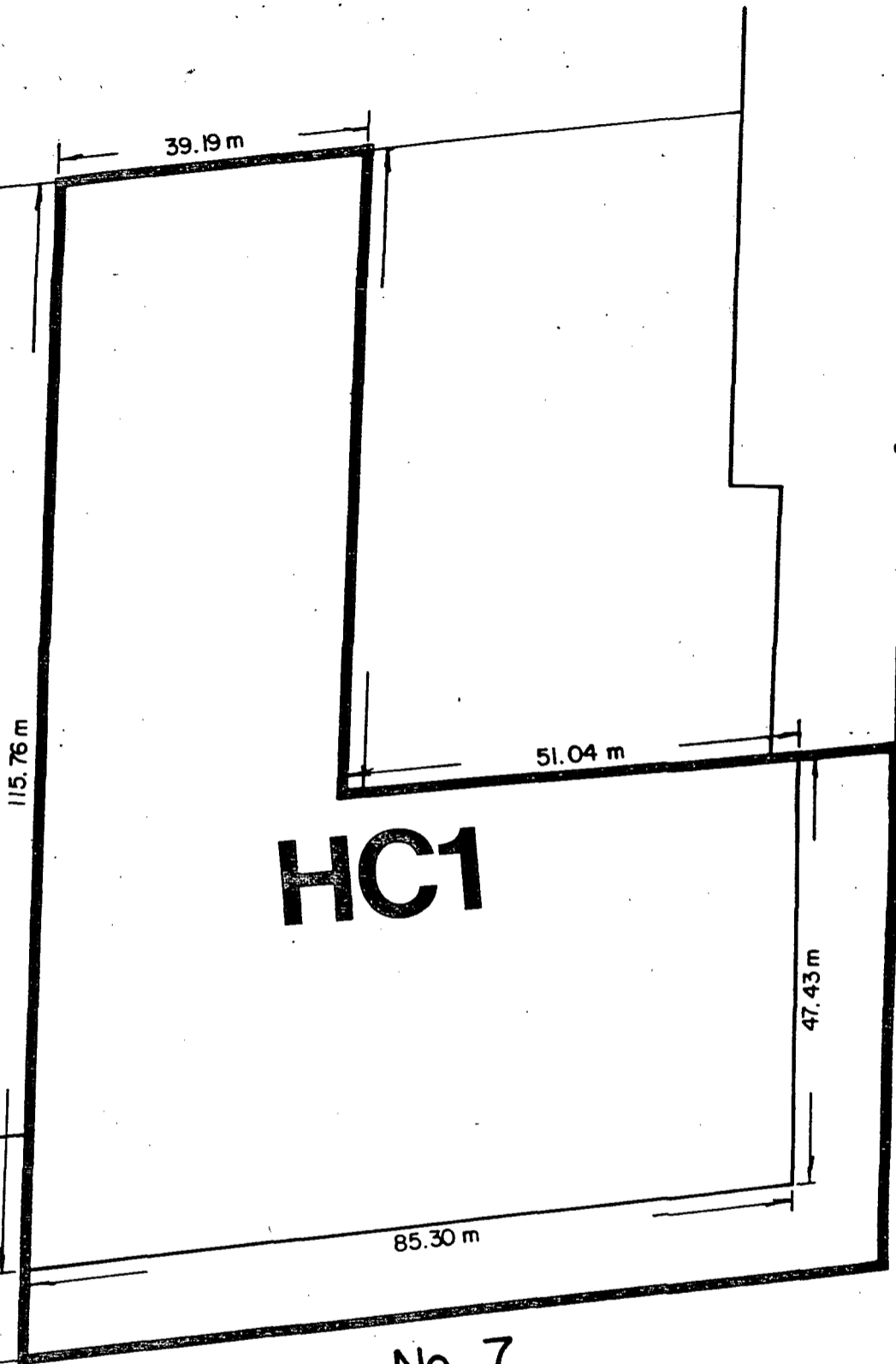
CITY OF BRAMPTON
Planning and Development

Date: 1980 07 30
File no. CIE10.3

Drawn by: *PS*
Map no.

1:400

Concession 1 W.H.S. Lot 11



Highway No. 7

Highway No. 10

Part Lot 11, Concession 1 W.H.S.
By-Law 861 Schedule A

BY-LAW 229-80 SCHEDULE G



1:725

CITY OF BRAMPTON
Planning and Development

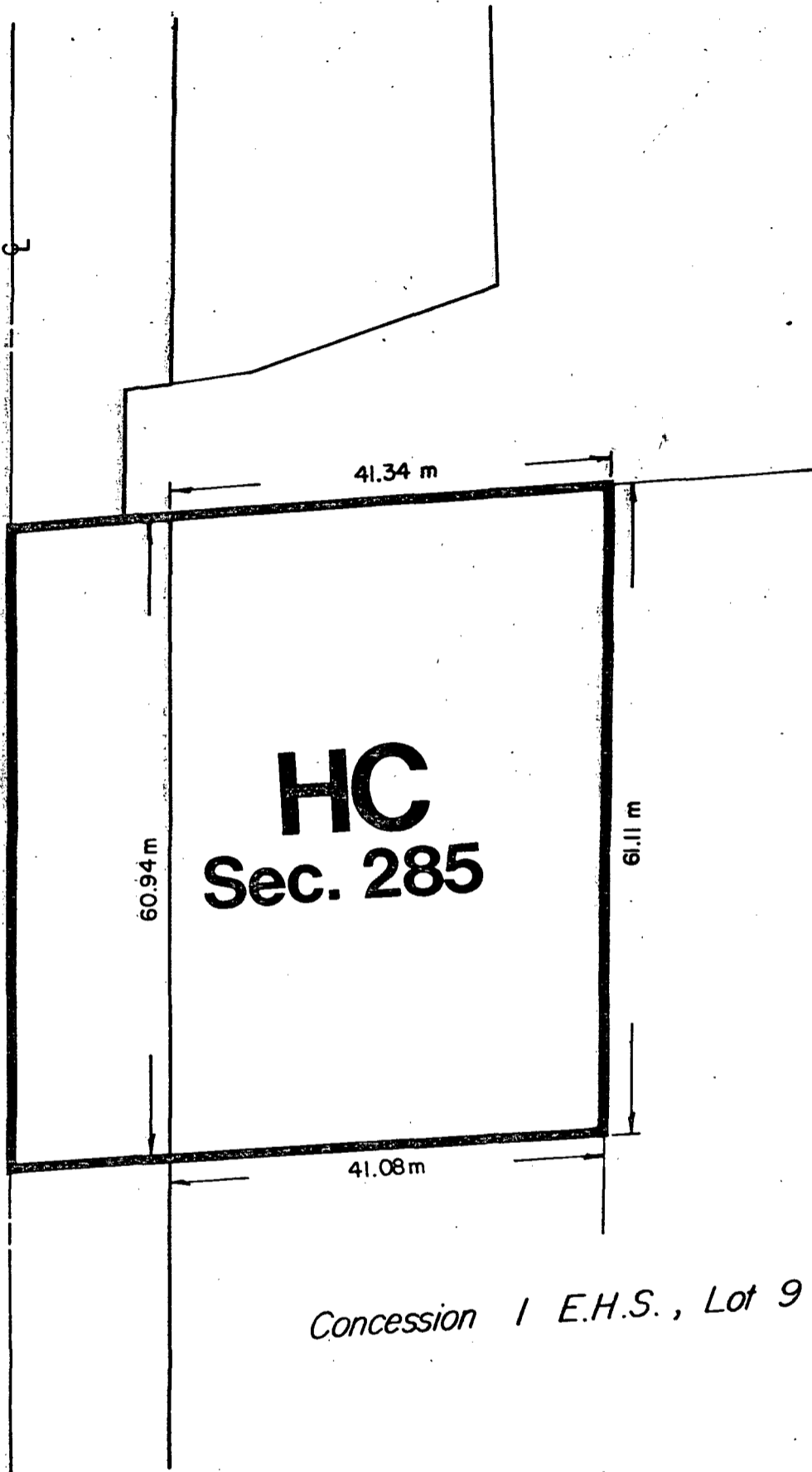
Date: 1980 07 31

Drawn by: *P.S.*

File no. CIW11.4

Map no.

No. 10
Highway



Part Lot 9, Concession 1 E.H.S.
By-Law 816 Schedule A

BY-LAW 229-80 SCHEDULE H



1:600

CITY OF BRAMPTON
Planning and Development

Date: 1980 08 07

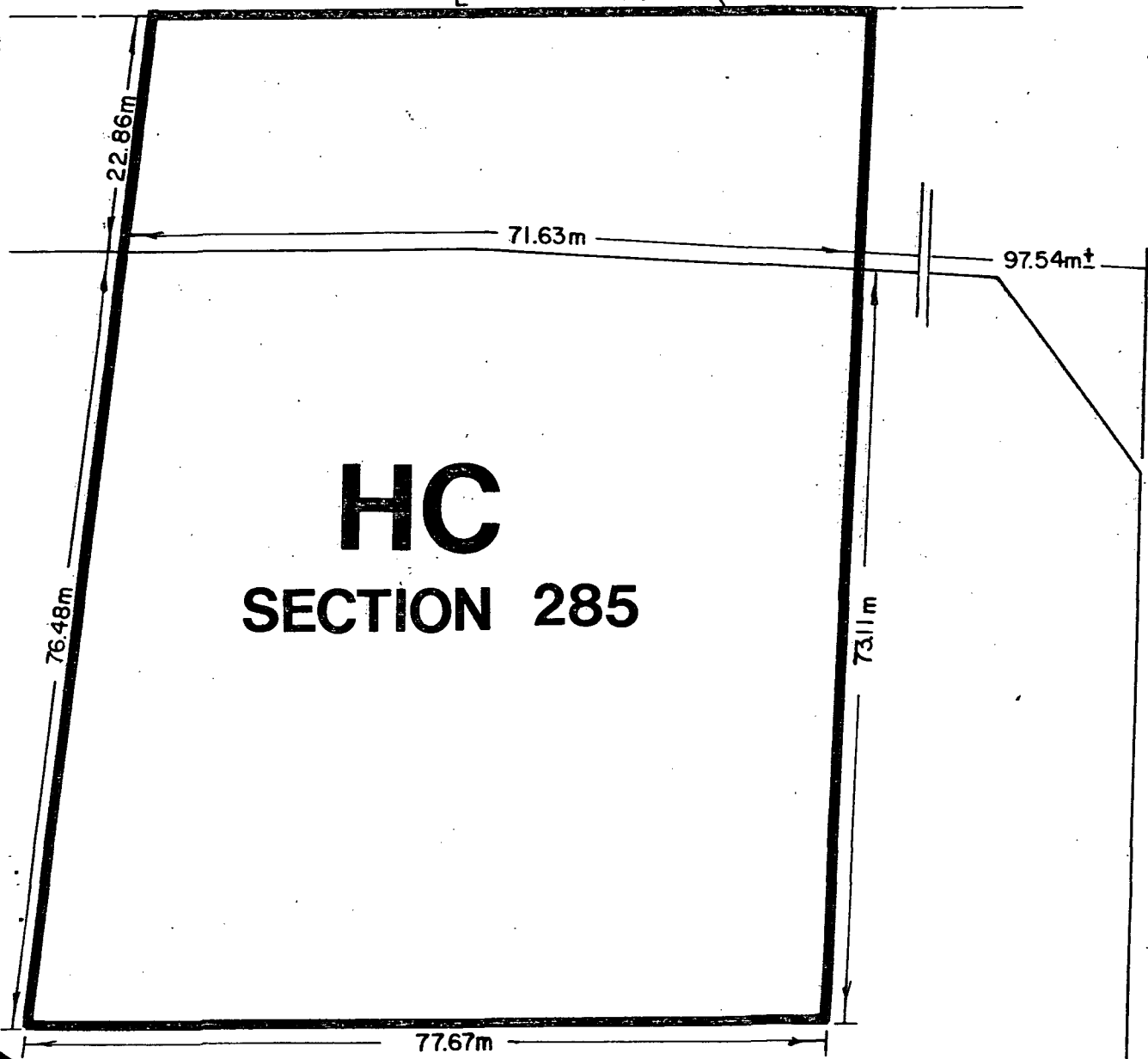
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Map no.

HWY. No. 7

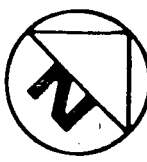
⊕ Road Allowance



HC
SECTION 285

BRAMALEA RD.

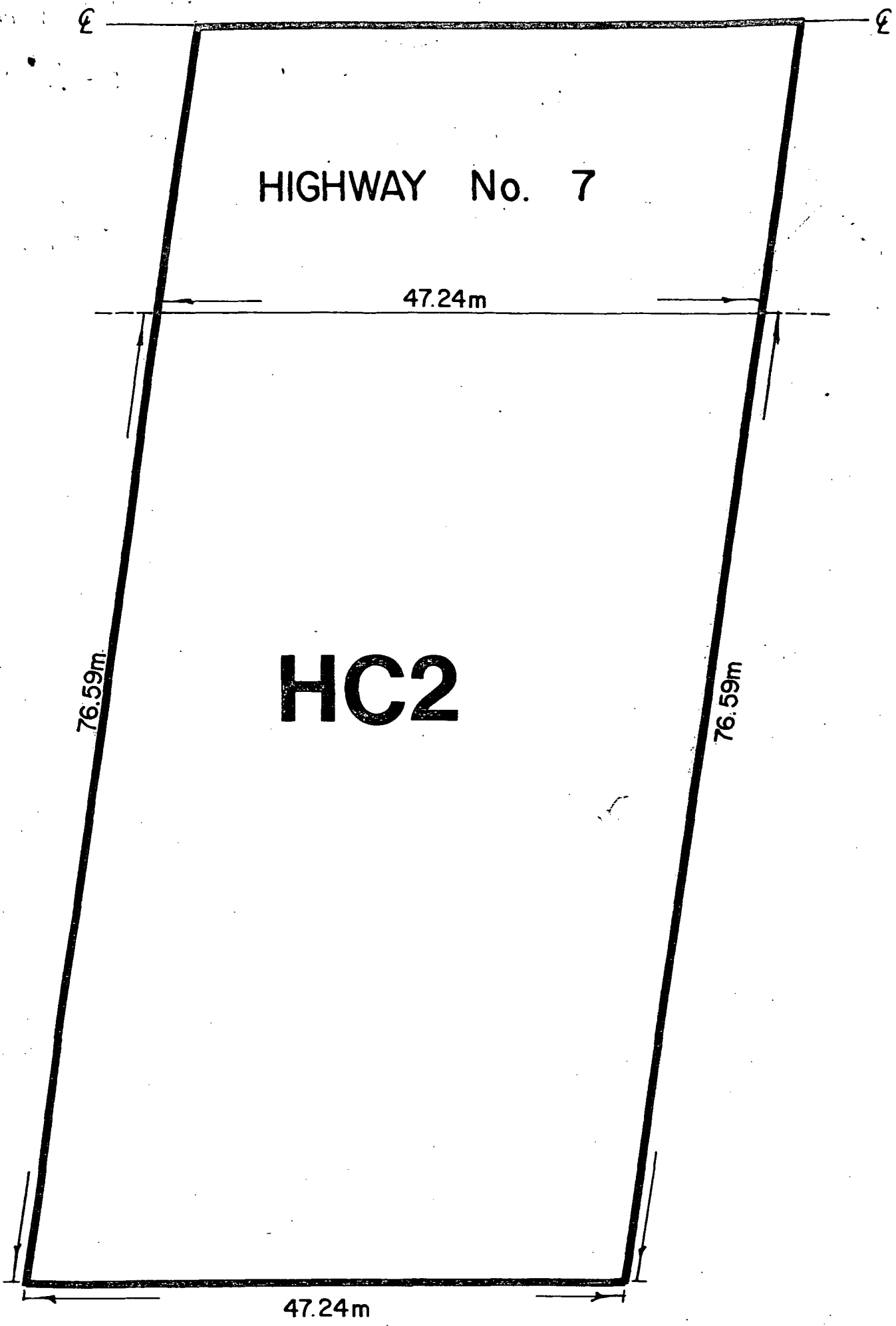
Part of Lot 5, Concession 4 E.H.S.
By-law No. 861, Schedule A
BY-LAW No. 229-80 SCHEDULE 1



1:637

CITY OF BRAMPTON
Planning and Development

Date: 1980 08 07 Drawn by: J.M.A.
File no. C4E5.11 Map no.



Part of Lot 5, Concession 4 E.H.S.
By-Law No. 861, Schedule A

BY-LAW No. 229-80, SCHEDULE J

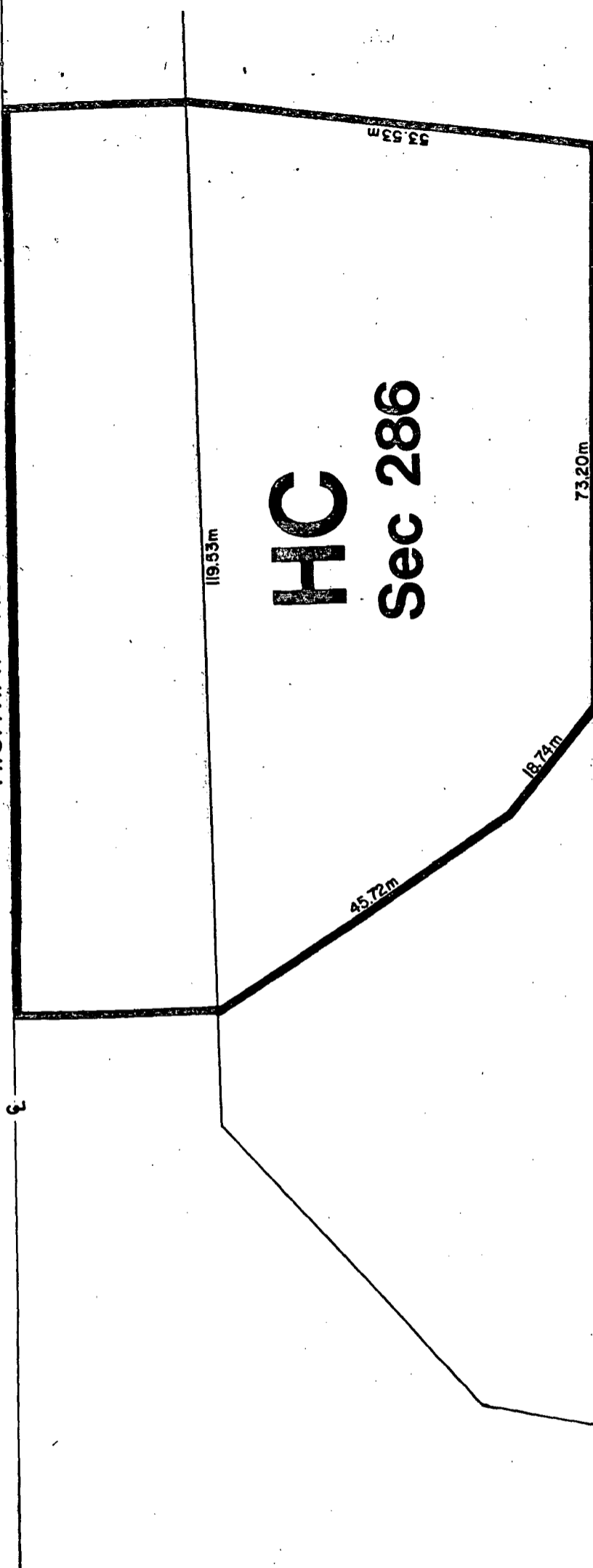


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CITY OF BRAMPTON
Planning and Development

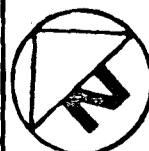
Date: 1980 07 29 Drawn by: J.M.S.
Map no.

HIGHWAY No. 7



Part of Lot 5, Concession 5E.H.S.
By-Law No. 861, Schedule A

BY-LAW No. 229-80 SCHEDULE K



1:720

CITY OF BRAMPTON
Planning and Development

Date: 1980 07

File no.

Drawn by: *dlc*

Map no.

Concession 4 E.H.S. Lot 5

Dixie Road

65.45 m

31.12 m

HC2

45.00 m

65.40m

19.37m

7.18 m

Clark Boulevard

Part Lot 5, Concession 4 E.H.S.
By-Law 816 Schedule A

BY-LAW 229-80 SCHEDULE L

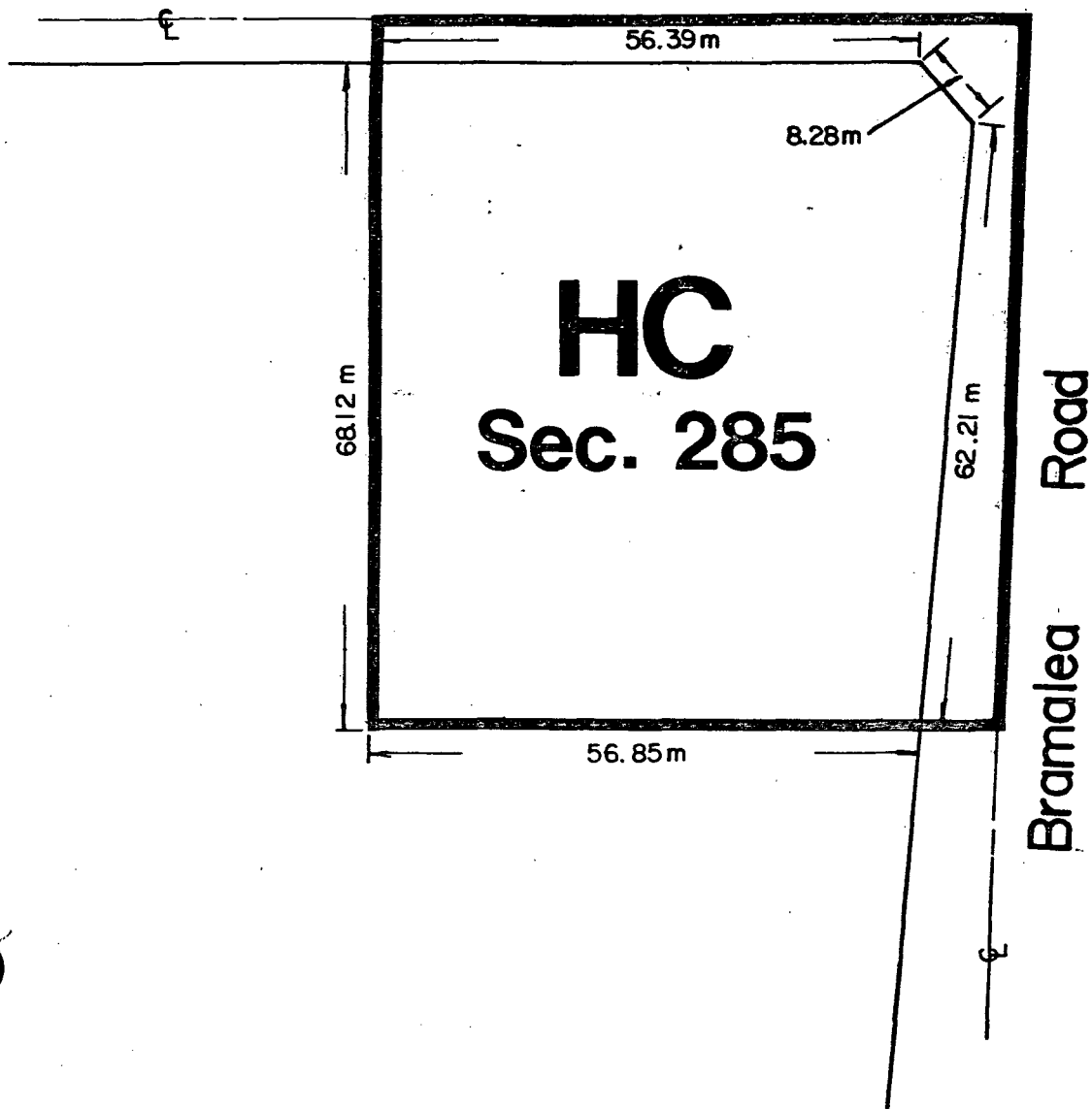


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CITY OF BRAMPTON
Planning and Development

Date: 1980 08 07 Drawn by: *PS.*
File no. Map no.

Orenda Road



HC
Sec. 285

Bramalea Road

Part Lot 1, Concession 5 E.H.S.
By-Law 816 Schedule A

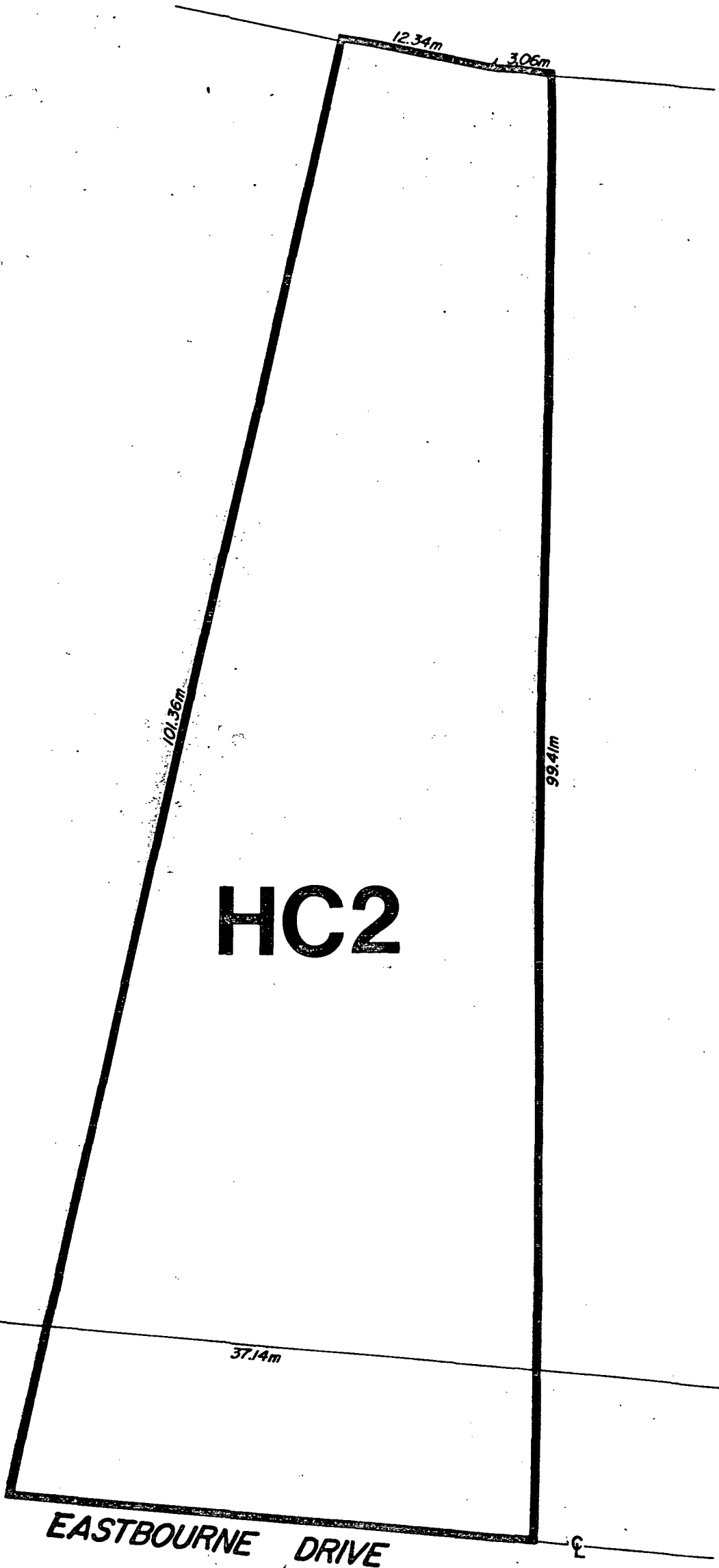
BY-LAW 229-80 SCHEDULE M



1:750

CITY OF BRAMPTON
Planning and Development

Date: 1980 08 08 Drawn by: *FS*
File no. Map no.



Part Block G, Block F, Reg. Plan 810.
 By-Law No. 861, Schedule A

BY-LAW No. 229-80 SCHEDULE N



1:400

CITY OF BRAMPTON
 Planning and Development

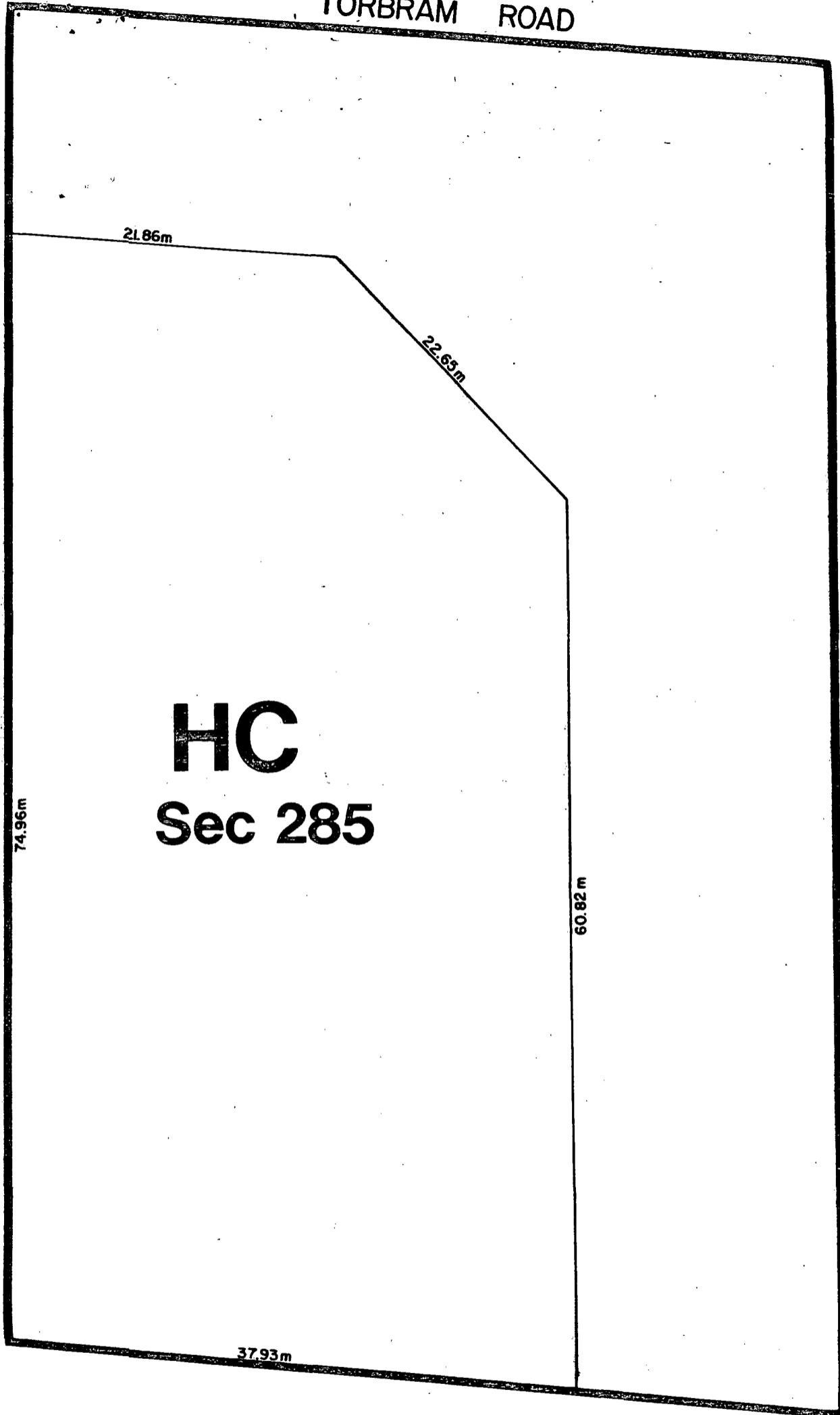
Date: 80 07

File no.

Drawn by: *dlc.*

Map no.

TORBRAM ROAD

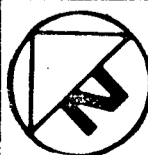


HC
Sec 285

STEELES AVENUE

*Part Lot 1, Concession 5 E.H.S.
By-Law No.861, Schedule A*

By-Law No. 229-80 Schedule O

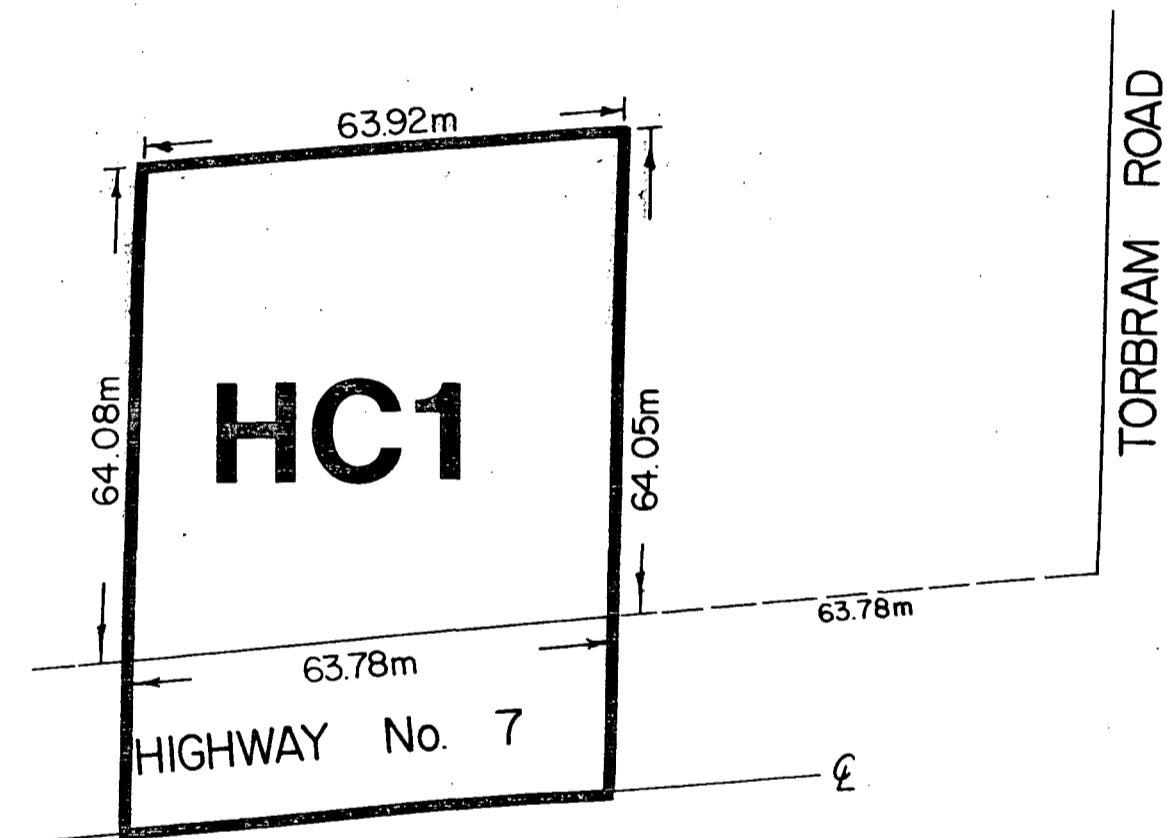


CITY OF BRAMPTON
Planning and Development

Date: 1980 07
File no.

Drawn by: gdc.
Map no.

1:360



Part of Lot 6, Concession 5 E.H.S.
By-Law No. 861, Schedule A

BY-LAW No. 229-80, Schedule P



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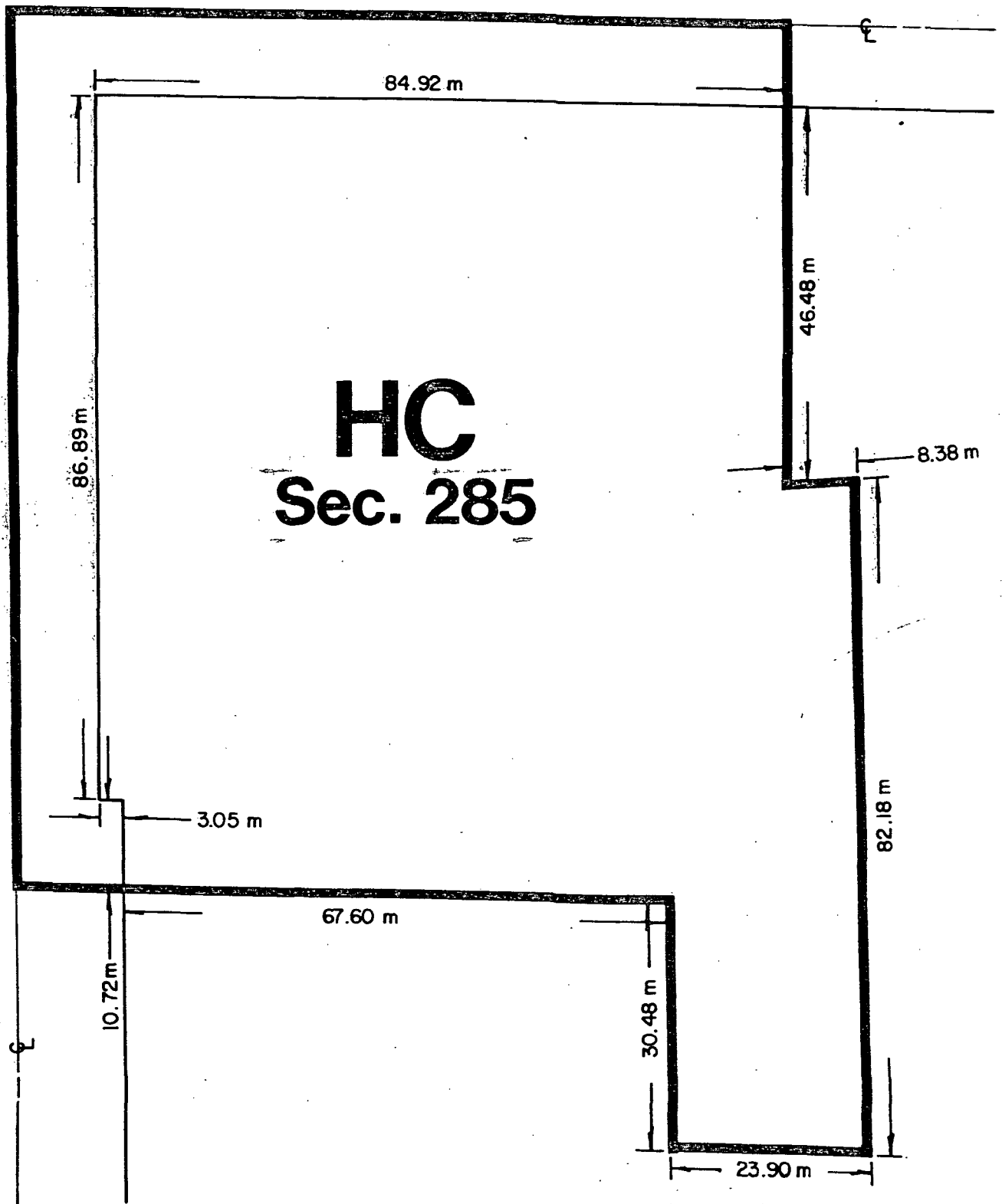
CITY OF BRAMPTON
Planning and Development

Date: 1980 07 30 Drawn by: J.M.d.
File no. Map no.

Airport Road

No. 17 Sideroad

HC
Sec. 285



Part Lot 17, Concession 6 E.H.S.
By-Law 816 Schedule A

BY-LAW 229-80 SCHEDULE Q



1:725

CITY OF BRAMPTON
Planning and Development

Date: 1980 08 06 Drawn by: *PS*
File no. C6E17.1 Map no.



R 81205

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act, (R.S.O. 1970,
c. 349)**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of its
Restricted Area By-law 229-80**

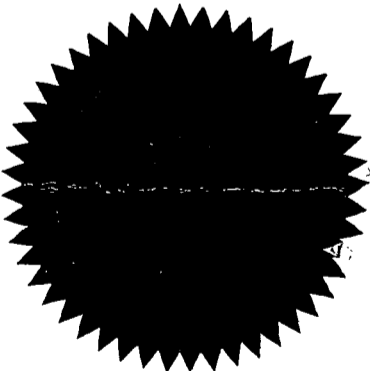
B E F O R E :

**D.L. SANTO
Member**

} Tuesday, the 28th day
|
| of April, 1981

**UPON CONSIDERATION of material filed and the only objector
to By-law 229-80 having consented to the approval of By-law
229-80 except insofar as such approval affects the lands set
out in Schedule I of said by-law;**

**THE BOARD ORDERS that By-law 229-80 is hereby approved save
and except insofar as it affects these lands set out in
Schedule I of By-law 229-80.**



H. Anderson

SECRETARY

ENTERED
7 B. No. <i>P.81-2</i>
Folio No. <i>21</i>
MAY 8 1981
<i>H. Anderson</i>
SECRETARY, ONTARIO MUNICIPAL BOARD