



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 309-2001

To amend By-law 151-88, as amended

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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 24G of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL FOUR A – SECTION 186 (M4A-SECTION 186) and COMMERCIAL THREE – SECTION 850 – (C3 - SECTION 850) to COMMERCIAL THREE – SECTION 1108 – (C3 – SECTION 1108).

(2) by adding thereto the following section:

“1108 the lands designated “Commercial Three – Section 1108” on Sheet 24G of Schedule ‘A’ to this by-law:

1108.1 shall only be used for the following purposes:

- (a) a retail warehouse;
- (b) a building supplies sales establishment;
- (c) a retail establishment, excluding a supermarket;
- (d) a furniture and appliance store;
- (e) a bank, a trust company, a finance company;
- (f) an office;
- (g) a dining room restaurant, a convenience restaurant and a take out restaurant;
- (h) a tavern;
- (i) a service shop;
- (j) a personal service shop;

- (k) a place of commercial recreation, but not including a billiard hall;
- (l) a garden centre sales establishment;
- (m) a motor vehicle sales and leasing establishment;
- (n) a motor vehicle repair shop;
- (o) a boat sales and leasing establishment;
- (p) a motor vehicle washing establishment;
- (q) a service station;
- (r) a gas bar;
- (s) a custom workshop;
- (t) a tools and equipment rental establishment;
- (u) a recreational facility or structure;
- (v) a community club;
- (w) a theatre;
- (x) a banquet facility;
- (y) a dry cleaning and laundry distribution station;
- (z) a printing or copying establishment;
- (aa) a temporary open air market; and,
- (bb) purposes accessory to other permitted uses.

1108.2 shall be subject to the following requirements and restrictions:

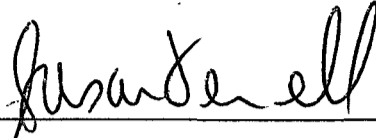
- (a) the aggregate maximum gross leaseable floor area shall not exceed 27,870 square metres;
- (b) for the purpose of this section, any use permitted by sections 1108.1 (a) and (c) shall not include a supermarket or any establishment greater than 600 square metres in gross floor area which is primarily used for the sale of food;
- (c) minimum setback requirements shall be as follows:
  - (i) Highway 7 (Bovaird Drive) - 14.0 metres
  - (ii) McLaughlin Road - 9.0 metres
  - (iii) Regan Road - 3.0 metres
  - (iv) Van Kirk Drive - 3.0 metres
  - (v) other yard setback - 3.0 metres
- (d) minimum landscaped open space shall be as follows:
  - (i) 6.0 metres abutting Highway 7 (Bovaird Drive) and McLaughlin Road; except at approved access locations;
  - (ii) 3.0 metres abutting Van Kirk Drive and Regan Road, except at approved access locations;

- (e) an adult entertainment parlour and adult videotape store shall not be permitted;
- (f) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be screened from public rights-of-way;
- (g) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (h) outdoor display of goods and materials shall be permitted in conjunction with a retail warehouse, a retail establishment, a motor vehicle and boat sales establishment, a temporary open air market, a farm produce stand and a garden centre sales establishment, and shall be restricted to areas not required for landscaping and parking.
- (i) ancillary outdoor storage shall be permitted for those uses set out in Section 1108.1(c) exceeding a gross floor area of 7,432 square metres, to a maximum of 200 square metres provided such storage is screened from public rights-of-way.
- (j) Outdoor display or outdoor storage of goods and materials shall not be located within the required yard setbacks.
- (k) Notwithstanding any other provision of Zoning By-law 151-88, as amended, to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

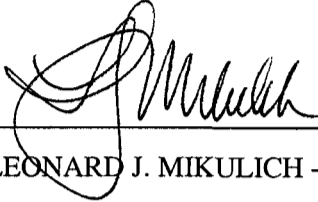
1108.3 shall also be subject to the requirements and restrictions of the C3 zone and all the general requirements and restrictions of this by-law, which are not in conflict with those set out in section 1108.2.

1108.4 for the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this  
29th day of October 2001.

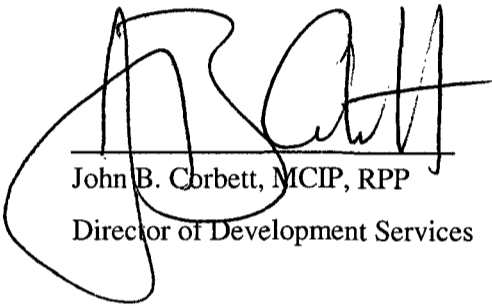


SUSAN FENNELL - MAYOR



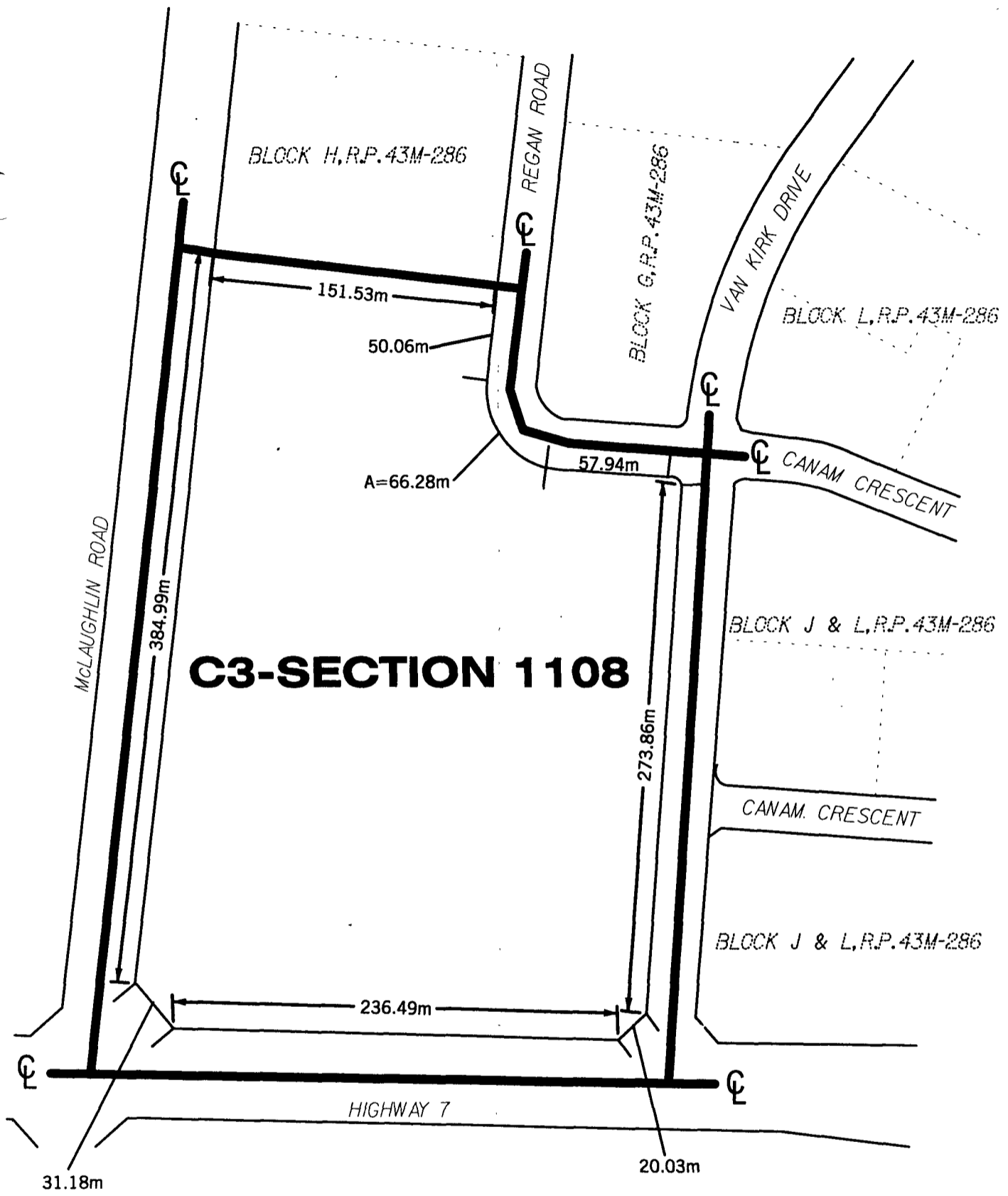
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:





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

APPROVED  
AS TO FORM  
LAW OFFICE  
BUREAU  
wcc  
DATE 11/10/01



**C3-SECTION 1108**

**LEGEND**

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



**PART LOT 11, CONCESSION 1 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 309-2001**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 2001 09 28

Drawn by: CJK

File no. C1W11.26

Map no. 24-87H

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 309-2001 being a by-law to amend comprehensive zoning By-law 151-88 as amended (NA REALTY ACQUISITION CORP. – CENTREFUND DEVELOPMENT GROUP)  
File: C1W11.26


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 309-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 29<sup>th</sup> day of October, 2001.
3. Written notice of By-law 309-2001 as required by section 34(18) of the *Planning Act* was given on the 9<sup>th</sup> day of November, 2001 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  
December 4, 2001

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A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc..  
Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2002.