



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 325-2001

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 21 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 698 (SC-SECTION 698).

(2) by adding thereto, the following section:

"698.1 The lands designated SC-SECTION 698 on Sheet 21 of Schedule A to this by-law:

698.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company, and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;

- (10) a dining room restaurant, a convenience restaurant, and a takeout restaurant;
- (11) a gas bar;
- (12) a printing or copying establishment;
- (13) a commercial school;
- (14) a garden centre sales establishment;
- (15) an amusement arcade, but not including a billiard hall;
- (16) a temporary open air market;
- (17) a place of commercial recreation but not including a billiard hall;
- (18) a community club;
- (19) a health centre
- (20) a tavern;
- (21) a theatre;
- (22) a custom workshop;
- (23) a motor vehicle or boat sales establishment;
- (24) a motor vehicle repair shop, but excluding a motor vehicle body shop;
- (25) a motor vehicle washing establishment;
- (26) a swimming pool sales and service establishment;
- (27) an animal hospital;
- (28) a banquet hall;
- (29) a hotel / motel

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

698.1.2 shall be subject to the following requirements and restrictions:

- (a) The Minimum Front Yard Depth:
 - 9.0 metres, except at a street intersection and/or at a full turns access driveway location, in which case the minimum front yard setback may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes.
- (b) Minimum Interior Side Yard Width - 6.0 metres.
- (c) Minimum Exterior Side Yard Width – 6.0 metres.
- (d) Minimum Rear Yard Depth - 10.0 metres.

- (e) No building, structure, parking space or driveway shall be located within 10.0 metres of a Floodplain (F) zone boundary.
- (f) Minimum Lot Width: None.
- (g) Maximum building height:
 - no restrictions, except when a building is within 60 metres from a residentially zoned property, the maximum building height shall be 2 storeys.
- (h) The maximum gross leasable commercial floor area for a supermarket shall not exceed 9,500 square metres.
- (i) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (j) A screened outdoor area devoted to the year round display and sale of products only in conjunction with a supermarket, and shall be restricted to areas not required for parking and landscaping.
- (k) Except for approved access locations, landscaped open space shall be provided as follows:
 - (1) a minimum 9.0 metres wide strip along Regional Road 50, except at a street intersection and/or at a full turns access driveway location, in which case the minimum landscaped open space may be reduced to 6.0 metres when the area between the building and property limit are landscaped and not used for parking or driveway purposes;
 - (2) a minimum 6.0 metre wide strip along Ebenezer Road;
 - (3) a minimum 10.0 metre wide strip abutting a Floodplain (F) zone boundary;
 - (4) a minimum 3.0 metre wide strip along all other roads or property limits .
- (l) All rooftop units shall be screened.

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(m) Truck parking and loading/unloading areas shall not be located within 60 metres of any adjacent public road, unless screened from such public road.

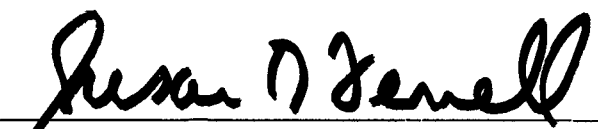
(n) Notwithstanding any other zoning provisions, within By-law 56-83, as amended, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

698.1.3 shall also be subject to the requirements and restrictions relating to the SC zone, and all the general provisions of this by-law which are not in conflict with those set out in Section 698.1.2.

698.2 for the purposes of Section 678:

FRONT LOT LINE shall mean the lot line abutting Regional Road Number 50.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 14 day of NOVEMBER 2001.



SUSAN FENNEL - MAYOR



LEONARD J. MIKULICH - CITY CLERK

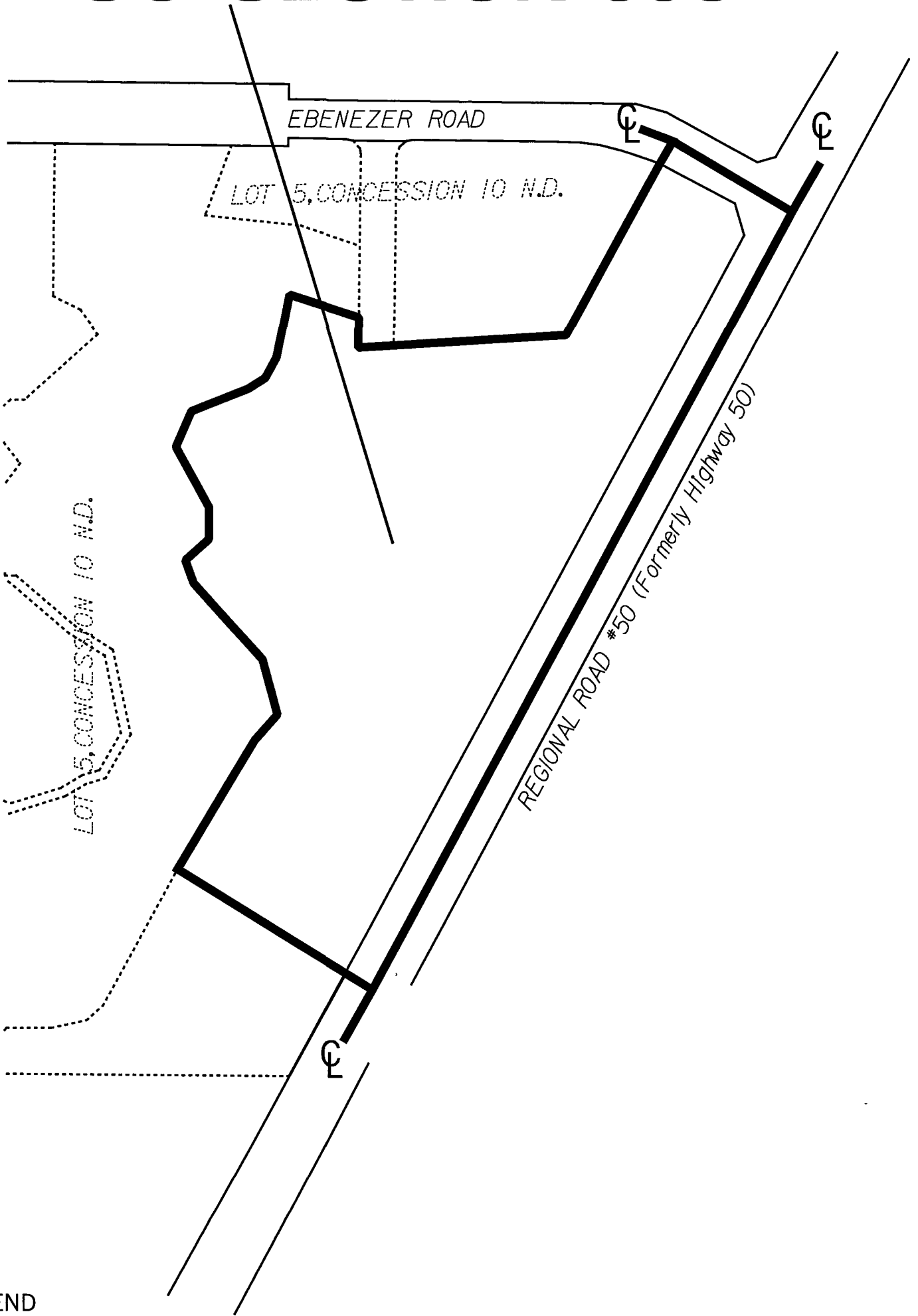
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APPROVED AS TO CONTENT:





JOHN B. CORBETT, M.C.I.P., R.P.P.
DIRECTOR, DEVELOPMENT SERVICES

SC-SECTION 698



LEGEND

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



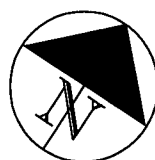
PART LOT 5, CONCESSION 10 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 325-2001

Schedule A



CITY OF BRAMPTON
Planning and Building

Date 2001 11 06

Drawn by CJK

File no. C10E5.9

Map no 69-12L

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended,
sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 324-2001
being a by-law to adopt Official Plan Amendment No. OP93-174 and
Zoning By-law 325-2001 to amend Comprehensive Zoning By-law
56-83 as amended (Patrick Sweet & Associates Limited – Fonteselva
Brampton Inc. (File: C10E5.9)


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 324-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 14th day of November, 2001, to adopt Amendment Number OP93-174 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 14th day of November, 2001.
4. By-law 325-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 14th day of November, 2001, to amend Comprehensive Zoning By-law 56-83, as amended.
5. Written notice of By-law 324-2001 as required by section 17(23) and By-law 325-2001 as required by section 34(18) of the *Planning Act* was given on the 28th 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.
6. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-174 is deemed to have come into effect on the 19th day of December, 2001, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
20th day of December, 2001.)


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.

