



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 410-2007

To amend Zoning By-law 270-2004, as amended

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

1. Zoning By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

from

to

COMMERCIAL THREE- SECTION
915 (C3-915) and
SERVICE COMMERCIAL-
SECTION 916 (SC-916)

COMMERCIAL THREE – SECTION
915 (C3-915) and
COMMERCIAL THREE – SECTION
916 (C3-916)

(2) by deleting therefrom Sections C3-915 and SC-916 and replacing therewith the following:

"915 The lands designated C3 - SECTION 915 on Schedule A to this by-law:

915.1 shall only be used for the following purposes:

- (a) a retail establishment subject to the provisions of Section 915.2(k);
- (b) a service shop;
- (c) a personal service shop;
- (d) a convenience store with a maximum floor area of 185 square metres;
- (e) a bank, trust company and finance company;
- (f) an office;
- (g) a dry cleaning and laundry distribution station;
- (h) a laundromat;
- (i) a parking lot;

- (j) a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- (k) a printing or copying establishment;
- (l) a commercial school;
- (m) a place of commercial recreation, but not including a billiard hall;
- (n) a community club;
- (o) a health centre;
- (p) a community centre
- (q) a gas bar;
- (r) a furniture and appliance store;
- (s) a retail warehouse subject to the provisions of Section 915.2(k);
- (t) a home and auto supply store;
- (u) a screened outdoor area devoted to the year round display and sale of products and commodities only in conjunction with the purposes permitted by Section 915.1(a), (r), (s), (t), and (w);
- (v) a garden centre, only in conjunction with a supermarket,
- (w) a supermarket subject to the provisions of Section 915.2(n).
- (x) purposes accessory to the other permitted purposes.

915.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
 - a minimum 3.0 metre wide strip abutting North Park Drive;
 - a minimum 4.5 metre wide strip abutting Airport Road;
- (b) Minimum Front Yard Depth: 4.5 metres;
- (c) Minimum Exterior Side Yard Depth: 4.5 metres;
- (d) Minimum Interior Side Yard Depth: 4.5 metres
- (e) Minimum Rear Yard Depth: 0 metres;
- (f) Maximum Building Height: no restriction;
- (g) Minimum Landscaped Open Space: 5 percent of the lot area;
- (h) Minimum Parking Space Requirements:
 - i) for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof
 - ii) for all other uses listed in Section 915.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof

- iii) the entire lands zoned C3-915 and C3-916 shall be treated as one lot for the purpose of providing required parking spaces
- (i) notwithstanding any other provision of this by-law, to the contrary, the lands zoned C3-Section 915 shall be treated as a single lot for zoning purposes;
- (j) the Aggregate Maximum Gross Leasable Area for the purposes permitted by Section 915.1 shall not exceed 16,725 square metres;
- (k) a retail establishment or a retail warehouse with a floor area selling in excess of 1,858 square metres of food space floor area shall not be permitted;
- (l) a maximum of two dining room restaurants; and,
- (m) the following uses shall not be permitted: (i) adult entertainment parlour; (ii) adult videotape store; (iii) department store; and (iv) movie theatres.
- (n) the Maximum Gross Floor Area devoted to the sale of food within a supermarket shall not exceed 7,246 square metres.

915.3 for the purposes of Section 915:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Section 915.1(r).

Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment.

Supermarket shall mean a building or structure, or part thereof engaged primarily in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres, and may also include non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant."

"916 The lands designated C3 - SECTION 916 on Schedule A to this by-law:

916.1 shall only be used for the following purposes:

- (a) the purposes permitted in an M4 zone;
- (b) a commercial school;
- (c) a retail establishment subject to the provisions of Section 916.2(n);
- (d) a convenience store with a maximum floor area of 185 square metres;
- (e) a service shop;

- (f) a personal service shop;
- (g) a bank, trust company and finance company;
- (h) an office with a maximum floor space index of 0.5
- (i) a dry cleaning and laundry distribution station;
- (j) a laundromat;
- (k) a parking lot;
- (l) a dining room restaurant, a convenience restaurant; a take-out restaurant, with or without a drive through facility;
- (m) a printing or copying establishment;
- (n) a community club;
- (o) a health centre;
- (p) a retail warehouse subject to provisions of Section 916.2(n);
- (q) a place of commercial recreation, but not including a billiard hall;
- (r) a furniture and appliance store;
- (s) a home and auto supply store; and
- (t) purposes accessory to the other permitted purposes.

916.2 shall be subject to the following requirements and restrictions:

- (a) except for driveway locations, landscaped open spaces shall be provided as follows:
 - a minimum 4.5 metre wide strip abutting Airport Road;
 - a minimum 4.5 metre wide strip abutting Bovaird Drive;
- (b) Minimum Front Yard Depth: 4.5 metres;
- (c) Minimum Exterior Side Yard Depth: 4.5 metres, except abutting lands zoned C3-915, where no minimum shall be required;
- (d) Minimum Interior Side Yard Depth: 4.5 metres, except abutting lands zoned C3-915, where no minimum shall be required;
- (e) Minimum Rear Yard Depth: 6.0 metres, except abutting lands zoned C3-915, where no minimum shall be required;
- (f) Maximum Building Height: no restriction;
- (g) Minimum Landscaped Open Space: 5 percent of the lot area;
- (h) Minimum Parking Space Requirements:
 - (i) for an office, 1 parking space for each 31 square metres of gross commercial floor area or portion thereof.
 - (ii) for all other uses listed in Section 916.1 of this by-law, 1 parking space for each 19 square metres of gross leasable commercial floor area or portion thereof.

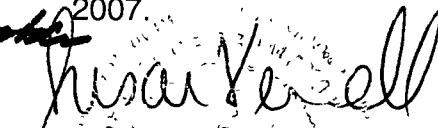
- (iii) the entire lands zoned C3-915 and C3-916 shall be treated as one lot for the purpose of providing required parking spaces.
- (i) notwithstanding any other provision of this by-law, to the contrary, the lands zoned SC-Section 916 shall be treated as a single lot for zoning purposes;
- (j) the Aggregate Maximum Gross Leasable Area for the purposes permitted by Section 916.1 shall not exceed 27,875 square metres;
- (k) a screened outdoor area devoted to the year round display and sale of products and commodities shall be permitted only in conjunction with the purposes permitted by Section 916.1(c), (p), (r), and (s);
- (l) the following purposes shall not be permitted: (i) a supermarket; (ii) movie theatres; (iii) a department store; (iv) adult entertainment parlour; (v) adult videotape store;
- (m) a maximum of two dining room restaurants;
- (n) a retail establishment, a retail warehouse, or a convenience store with a floor area devoted to the selling of food products in excess of 93 square metres shall not be permitted; and,
- (o) except as provided for in Section 916.2(k), the outdoor storage of goods and materials shall not be permitted.

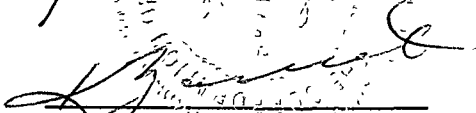
916.3 for the purposes of Section 916:

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format. A retail warehouse is not defined as a furniture and appliance store as permitted by Section 916.1(r).

Home and Auto Supply Store shall mean a building occupied by a store primarily engaged in the retailing of a wide range of home related commodities, with a significant portion of the store area devoted to the sale of auto parts and accessories, including a speciality auto repair establishment."


READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 12 day of December 2007.


Susan Fennell - Mayor


Kathryn Zanmit - City Clerk

APPROVED AS TO FORM LAW DEPT. BRAMPTON
TJAO
DATE Dec 9/07

Approved as to Content:


Adrian J. Smith, MCIP, RPP
Director, Planning and Land Development Services

BOVAIRD DRIVE

C3-SECTION 916

C3-SECTION 915

AIRPORT ROAD

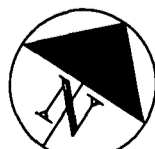
NORTH PARK DRIVE

LEGEND

 ZONE BOUNDARY

PART LOT 10, CONCESSION 6 E.H.S.

By-Law 410-2007 Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 11 26 Drawn by: CJK
File no C06E10 009zbla Map no. 48-56



SUBJECT LANDS



PART LOT 7, CONCESSION 10 N.D.

By-Law 410-2007

Key Map

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 410-2007 being a
by-law to amend Comprehensive Zoning By-law 270-2004, as amended
Zelinka Priamo Ltd. - Loblaw Companies Limited - File C06E10.009


DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and
say as follows:

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. By-law 410-2007 was passed by the Council of the Corporation of the City of
Brampton at its meeting on December 12, 2007;
3. Written notice of By-law 410-2007 as required by section 34(18) of the *Planning
Act* was given on the December 20, 2007, 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 notice of appeal was filed under section 34(19) of the *Planning Act* on or
before the final date for filing objections.
5. Zoning By-law 410-2007 is deemed to have come into effect on December 12,
2007, in accordance with Section 34(19) 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)
11th day of January, 2008.)


Peter Fay


A Commissioner, etc.