



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 22-2010

To amend By-law 270-2004, as amended

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

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

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

From:	To:
AGRICULTURAL (A)	COMMERCIAL THREE C3 -1465 (C3-1465) and;  OPEN SPACE (OS);  FLOODPLAIN (F); and  RESIDENTIAL SINGLE DETACHED F-21.1 -1433 (R1F- 21.1-1433).  RESIDENTIAL SINGLE DETACHED F-15.0 -1428 (R1F- 15.0 -1428).

(2) by adding thereto the following section:

"1465 The lands designated C3 -1465 on Schedule A to this by-law:

1465.1 shall only be used for the following purposes:

- a) Purposes permitted in the C3 zone; excluding a motor vehicle or boat sales establishment, a service station, gas bar a convenience restaurant or laundromat;
- b) An art gallery;
- c) A convenience store or grocery store;
- d) A furniture and appliance store;
- e) A department store;

- f) A home furnishings and home improvement retail warehouse;

1465.2 shall be subject to the following requirements and restrictions:

- a) Minimum front yard depth 3 metres
- b) Minimum exterior side yard width 3 metres
- c) Minimum rear yard depth 8 metres
- d) Minimum 6 metre wide landscaped open space area along Mississauga Road except at approved driveway accesses;
- e) Minimum 3 metre wide landscaped open space area along Royalwest Drive except at approved driveway accesses;
- f) Minimum 6 metre wide landscaped open space area along Williams Parkway except at approved driveway accesses;
- g) Minimum 3 metre landscaped open space area between commercial and non-commercial areas;
- h) Provided they are sufficiently screened; loading spaces may be permitted along an exterior side yard, excluding a side yard abutting Mississauga Road;
- i) Shall be required to have a supermarket with a minimum gross floor area of 4,645 square metres;
- j) A drive through facility shall only be permitted in association with a bank;
- k) Outdoor areas for the display and sales of goods and products shall only be permitted in association with the home furnishings and home improvement retail warehouse, and the department store, subject to the following:
  - i. Shall only be permitted facing Mississauga Road, but not within 20 metres of Williams Parkway or on required parking spaces or landscaped areas.
  - ii. Notwithstanding section 1465.2k(i) shall be permitted within required parking areas facing Mississauga Road, from April 1st to August 31<sup>st</sup>, and shall be restricted to a maximum size of 929 sqm for each of the home furnishings and home improvement retail warehouse, and a department store.
- l) A motor vehicle repair shop shall only be permitted in conjunction with the department store, subject to the following:
  - i. Shall not be permitted within 100 metres of the rear property line
  - ii. Shall not be permitted facing Mississauga Road
  - iii. Shall not be permitted facing Royalwest Drive.

1465.3 Shall also be subject to the requirements and restrictions relating to the C3 Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in 1465.2.

1465.4 Notwithstanding any other provision of this zoning by-law, to the contrary, the lands zoned Commercial Three 1465 (C3 – 1465) shall be treated as a single lot for zoning purposes;

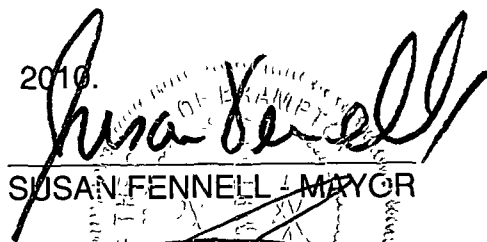
1465.5 For the purposes of this by-law a Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home

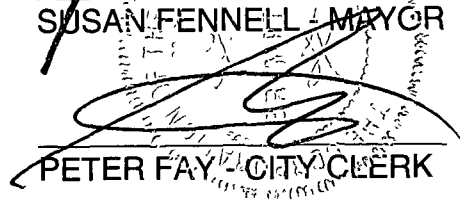
improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical and lighting fixtures, building supplies, carpets and floor coverings, landscape and garden supplies, plants, bathroom, kitchen and plumbing supplies/fixtures.

1465.6 For the purposes of this by-law a Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, a dining room or take-out restaurant, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, a children's amusement facility, a travel agency, personal services and a motor vehicle repair shop."

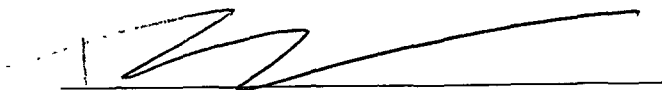
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 27<sup>th</sup> day of January, 2010.

  
SUSAN FENNEL - MAYOR

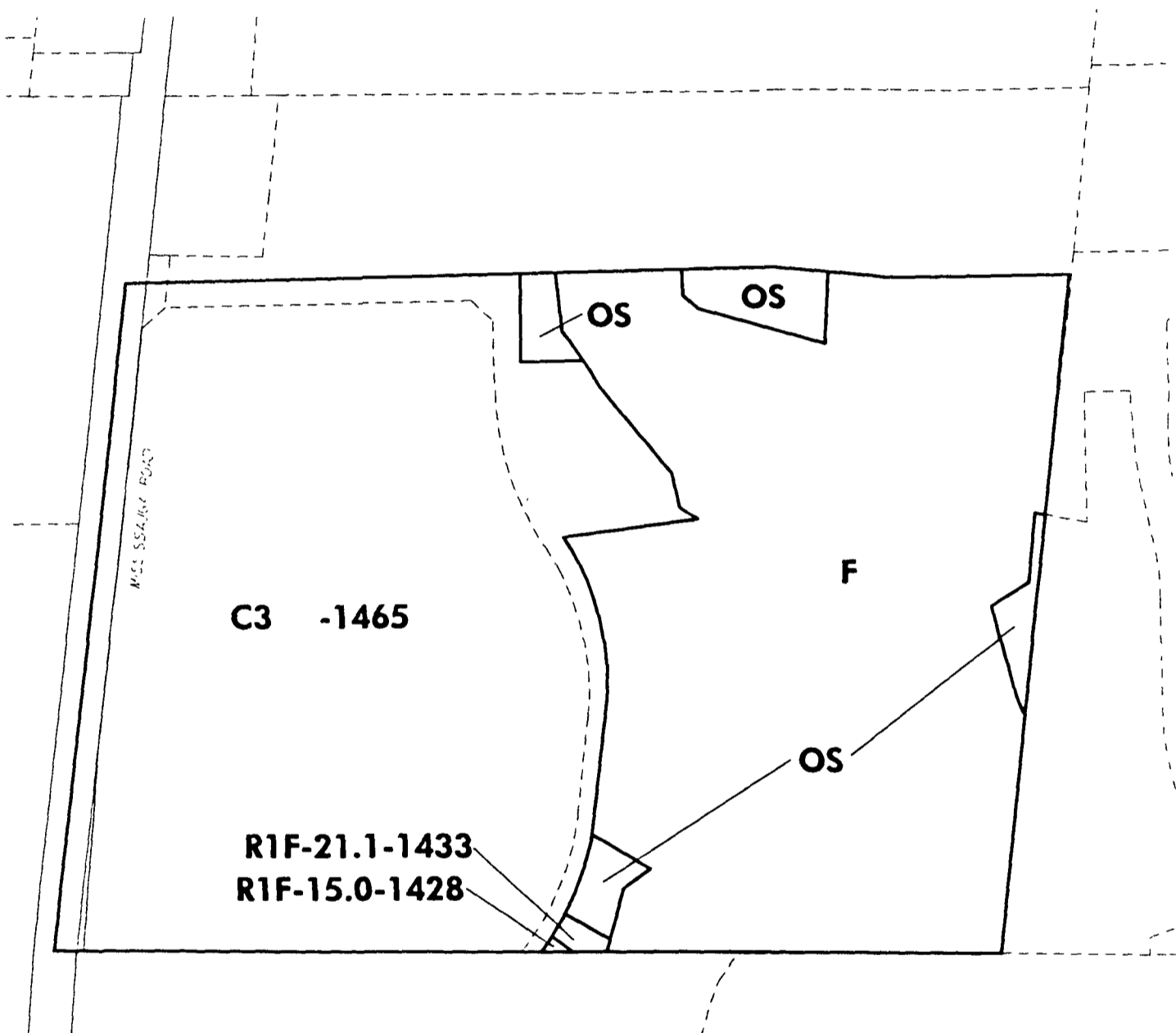
  
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, M.C.I.P., R.P.P  
Director, Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
CG
DATE 21/01/10



**LEGEND**

—— ZONE BOUNDARY

**PART LOT 8, CONCESSION 4 W.H.S.**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date. 2009 12 07

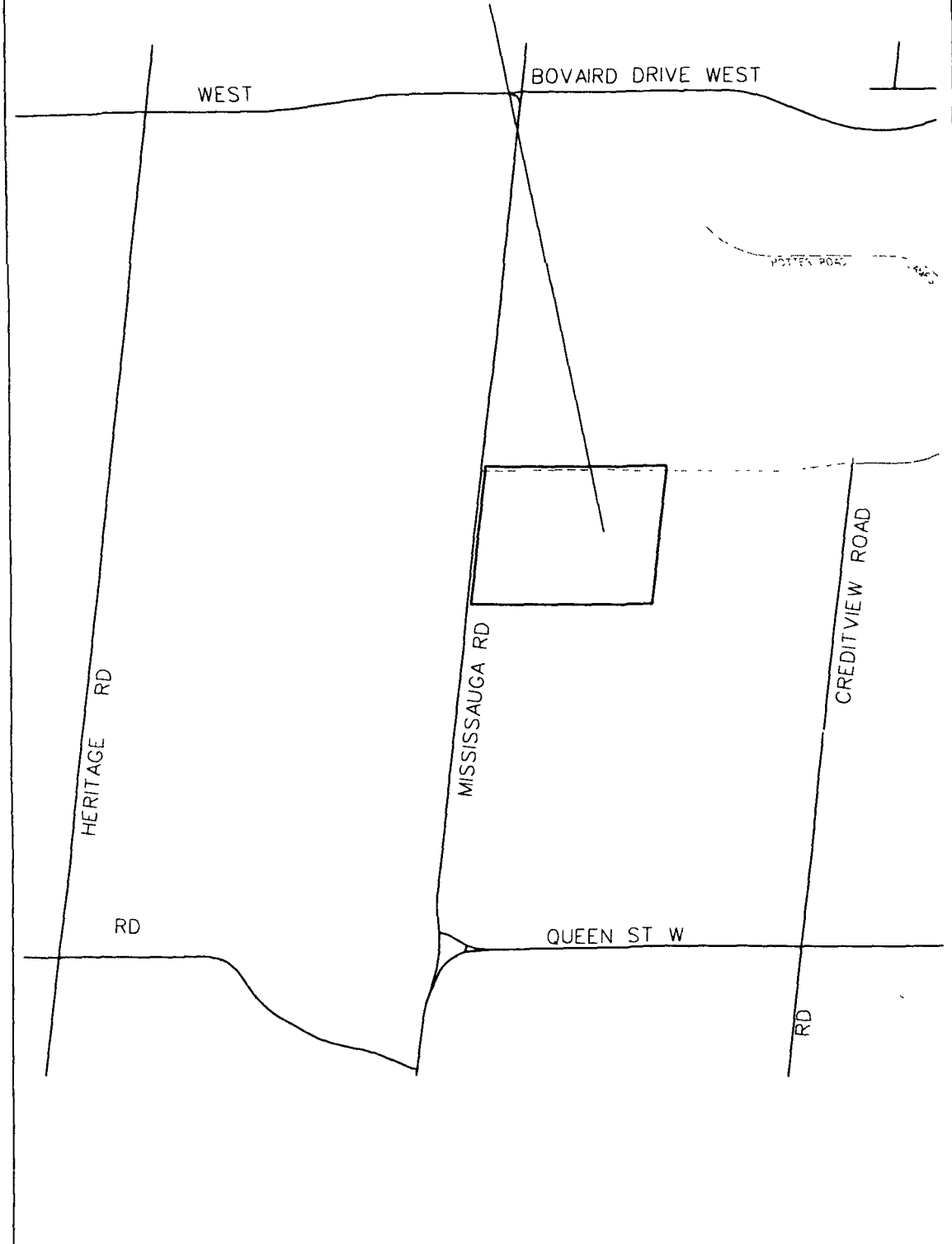
Drawn by. CJK

**By-Law 22-2010**

**Schedule A**

File no C04WG6 003zDia

# SUBJECT LANDS



Key Map By-Law

**22-2010**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2009 09 30

Drawn by: CJK

File no. C04W08.003zkm