



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 50-2002

To amend By-law 151-88, as amended.

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 48B of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL THREE A-SECTION 366 (M3A-SECTION 366) to SERVICE COMMERCIAL-SECTION 1127 (SC-SECTION 1127).
 - (2) by adding thereto, the following section:

"1127 The lands designated SC-Section 1127 on Sheet 48 B of Schedule A to this by-law:

1127.1 shall only be used for the following purposes:

EITHER:

 - (a) Industrial Uses
 - (1) warehousing and storage of goods and products and materials within enclosed structures;
 - (2) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; research and development facilities;
 - (3) research and development facilities; and,
 - (4) accessory uses including:
 - (a) an associated education purpose;
 - (b) an associated office;

- (c) one dwelling unit, as part of an industrial building only for the use of a caretaker or night watchman employed in connection therewith;
- (d) a retail outlet operated in conjunction with a particular use permitted by section 1127.1 (a) provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of a particular industrial use;
- (e) purposes accessory to the other permitted purposes.

OR:

(b) Non –Industrial, Highway and Service Commercial Uses

- (1) a motel;
- (2) a dining room restaurant, a convenience restaurant , a standard restaurant, a take out restaurant;
- (3) a banquet hall;
- (4) a bank, trust company, finance company;
- (5) offices, including business offices
- (6) a service shop;
- (7) a personal service shop;
- (8) a place of commercial recreation;
- (9) a retail establishment having no outside storage (excluding retail establishments selling more than 929 square metres of food)
- (10) a garden sales establishment;
- (11) a convenience store;
- (12) a motor vehicle, sales and leasing establishment;
- (13) radio and television broadcasting and transmission facilities;
- (14) a bakery;
- (15) dry cleaning and laundry distribution establishment ;
- (16) purposes accessory to the other permitted purposes.

1127.2 shall be subject to the following requirements and restrictions:

- (a) the following purposes shall not be permitted: (i) adult entertainment parlours; (ii) adult video stores; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets;
- (b) Minimum Lot Area: 5,000 square metres;
- (c) Minimum Front Yard Depth: 5.0 metres;

- (d) Minimum Side Yard Width: 3.0 metres;
- (e) Minimum Rear Yard Depth: 6.0 metres;
- (f) Maximum Building Height: No restriction;
- (g) Minimum Landscaped Open Space:
 - Except at approved driveway locations a landscaped open space area having a minimum width of 3.0 metres shall be provided along the westerly property line.
 - Landscaped open space areas having a minimum width of 1.5 metres shall be provided along the northerly, southerly and easterly property lines.
- (h) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (i) all garbage and refuse storage, other than for a restaurant, including any containers for the storage of materials, shall be enclosed.
- (j) truck loading or waste disposal facilities shall not be located in the front or exterior side yards;
- (k) Outside storage of goods and materials and equipment is permitted subject to the following conditions
 - (1) the storage area shall not be located in the front yard, exterior side yard, required interior side yard, or the required rear yard if such rear yard is abutting a street;
 - (2) the storage area shall be enclosed by an opaque fence or wall not less than 2.0 metres in height to screen the storage area from the street; and,
- (l) A 1.8 metre high chain link fence shall be provided and maintained where any lot line abuts a FLOODPLAIN (F) Zone; and,
- (m) The office uses permitted in section 1127.1(b)(5) shall not exceed an F.S.I. of 0.5


1127.3

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 the ones set out in section 1127.2.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED,
in OPEN COUNCIL, this 20th day of February 2002.



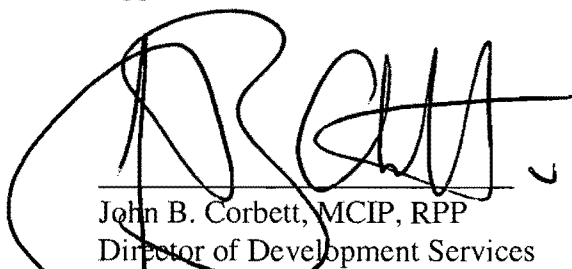
SUSAN FENNELL- MAYOR

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 1/28/02



LEONARD J. MIKULICH- CITY CLERK

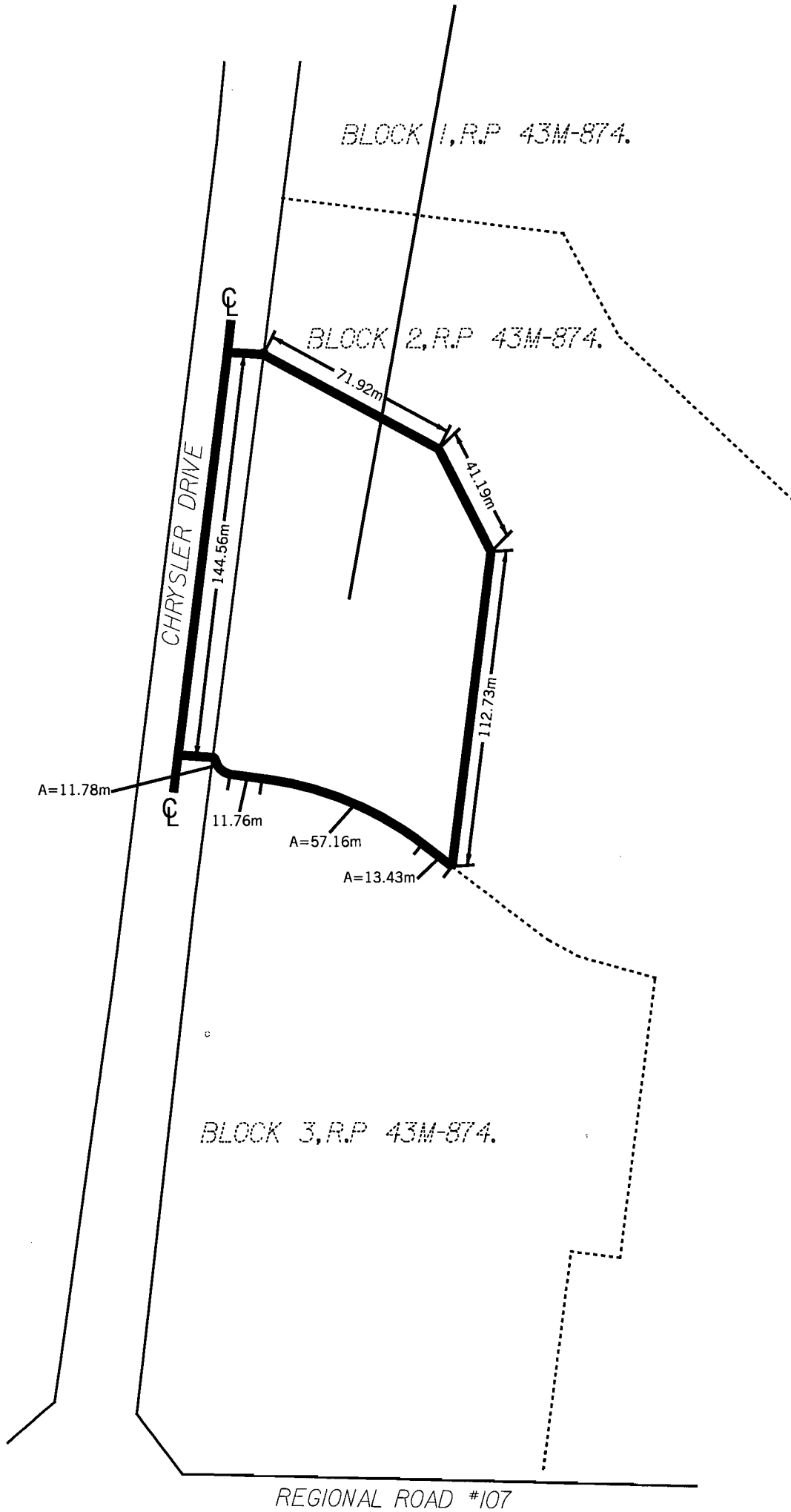
Approved as to Content:



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

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SC-SECTION 1127



LEGEND



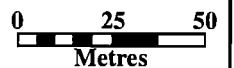
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



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

BY-LAW 151-88

SCHEDULE A

By-Law 50-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 01 29

Drawn by: CJK

File no. C6E6.28

Map no. 48-49H

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;

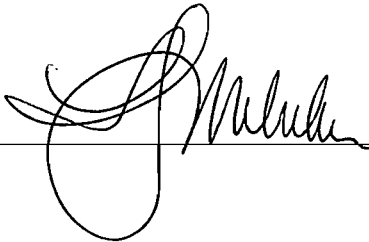
AND IN THE MATTER OF the City of Brampton By-law 50-2002 being a by-law to amend comprehensive zoning By-law 151-88 as amended – QC VII INC. (File C6E6.28)

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 50-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of February, 2002.
3. Written notice of By-law 50-2002 as required by section 34(18) of the *Planning Act* was given on the 5th day of March, 2002, 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)
28th day of March, 2002)





A Commissioner, etc.

**GLEEN MARGARET COULLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**