



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 51-96

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

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

1. By-law 56-83, as amended, is hereby further amended:
  - (1) by changing, on Sheet 18 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL FOUR (HOLDING) - SECTION 567 (M4 (H) - SECTION 567), INDUSTRIAL THREE - SECTION 568 (M3 - SECTION 568), INDUSTRIAL THREE SECTION 524 (M3 - SECTION 524) and FLOODPLAIN (F) to SERVICE COMMERCIAL - SECTION 567 (HOLDING) (SC (H) SECTION 567), SERVICE COMMERCIAL - SECTION 568 (SC - SECTION 568) and FLOODPLAIN (F).
  - (2) by deleting sections 567 and 568, and substituting the following sections:

"567           The lands designated SC (H) - Section 567 on Sheet 18 of Schedule A to this by-law:

567.1.1       shall only be used for the following purposes:

    - (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
    - (2) retail warehousing;
    - (3) a home furnishing and a home improvement retail warehouse;
    - (4) a recreation facility and structure;
    - (5) a community club;
    - (6) an automobile sales dealership and establishment;
    - (7) a garden centre sales establishment;
    - (8) a public and utility use;
    - (9) a service shop;

- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

567.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 6070 square metres;
- (2) maximum coverage - 35 per cent;
- (3) minimum lot frontage - 50 metres;
- (4) all buildings and structures shall have a minimum setback of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (5) all buildings and structures shall have a minimum setback of 15.0 metres from the Canadian National Railway right-of-way;
- (6) a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road other than Highway Number 7 or Goreway Drive;
- (7) a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7 and Goreway Drive;
- (8) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- (9) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Goreway Drive;
- (10) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (11) the holding symbol (H) shall not be removed until the owner of the lands has entered into a subdivision agreement in a form satisfactory to the City and the Region of Peel, and has registered a plan of subdivision which includes the subject lands; and,
- (12) until the holding (H) symbol is removed, the subject lands shall only be used for those purposes permitted in an Agricultural(A) zone as set out in Section 46.1, subject to the requirements and restrictions of the Agricultural (A) zone, and

all general provisions thereto

567.1.3 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 567.1.2.

567.2 For the purpose of this section,  
RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

568.1 The lands designated SC - Section 645 on Sheet 18 of Schedule A to this by-law:

568.1.1 shall only be used for the following purposes:

- (1) a manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage use within a wholly enclosed building;
- (2) retail warehousing;
- (3) a home furnishing and a home improvement retail warehouse;
- (4) a recreation facility and structure;
- (5) a community club;
- (6) an automobile sales dealership and establishment;
- (7) a garden centre sales establishment;
- (8) a public and utility use;
- (9) a service shop;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

568.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 6070 square metres;
- (2) maximum coverage - 35 per cent;
- (3) minimum lot frontage - 50 metres;

- (4) all buildings and structures shall have a minimum setback of 15.0 metres from the Canadian National Railway right-of-way;
- (5) maximum building height - no restriction;
- (6) a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;
- (7) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (8) all buildings, structures, sheds and other appurtenances, including paved surfaces shall have a minimum setback of 10 metres from any Floodplain (F) zone.

568.1.3

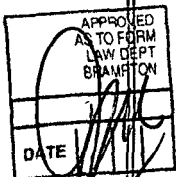
shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in section 645.1.

568.2

For the purpose of this section,

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format."

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of March, 1996.

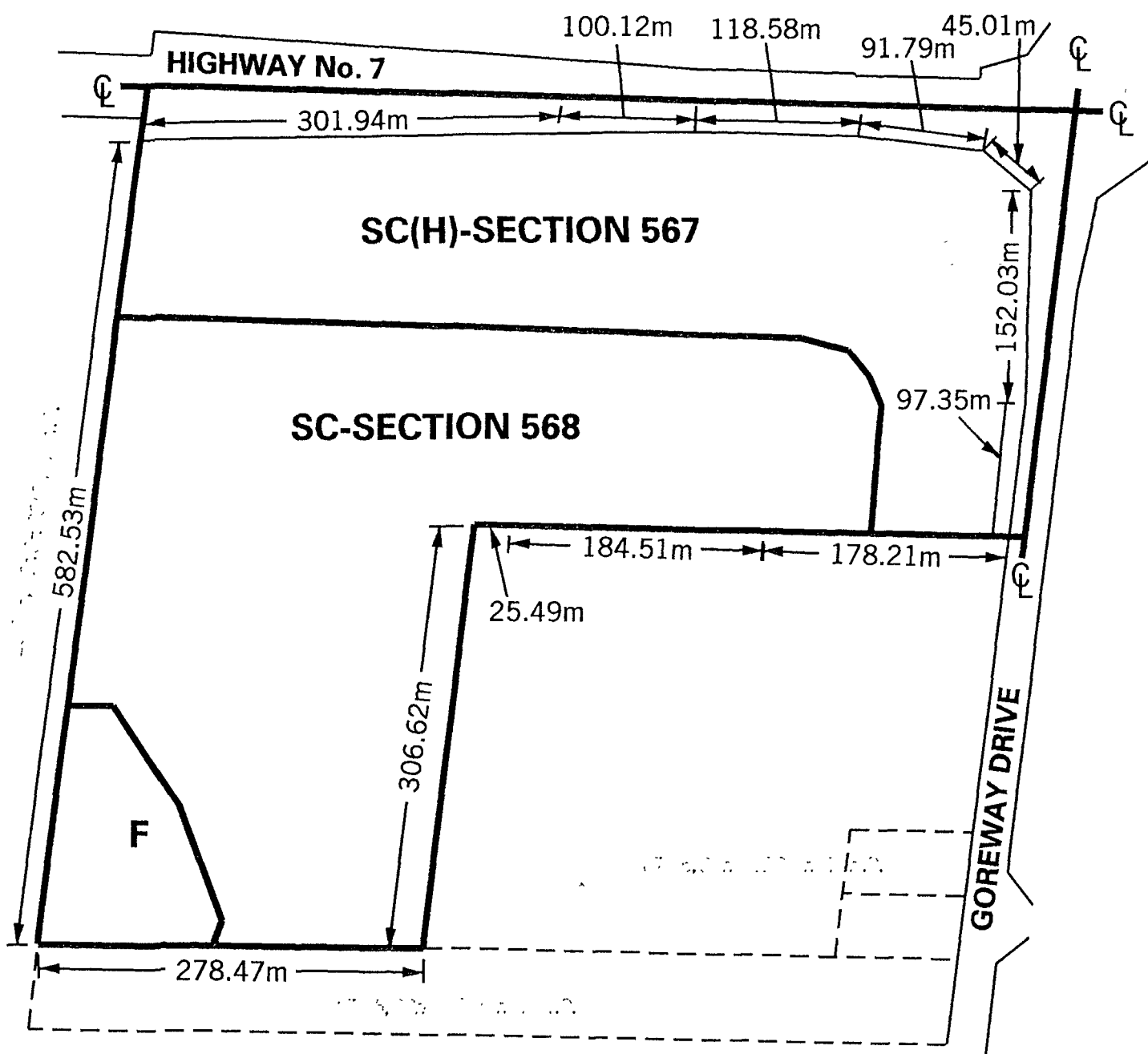


PETER ROBERTSON- MAYOR

LEONARD J. MIKULICH- CITY CLERK

01/96

NG/autozb2.wp



# LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



**PART LOT 5, CONCESSION 7 N.D.**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 51-96**

**Schedule A**



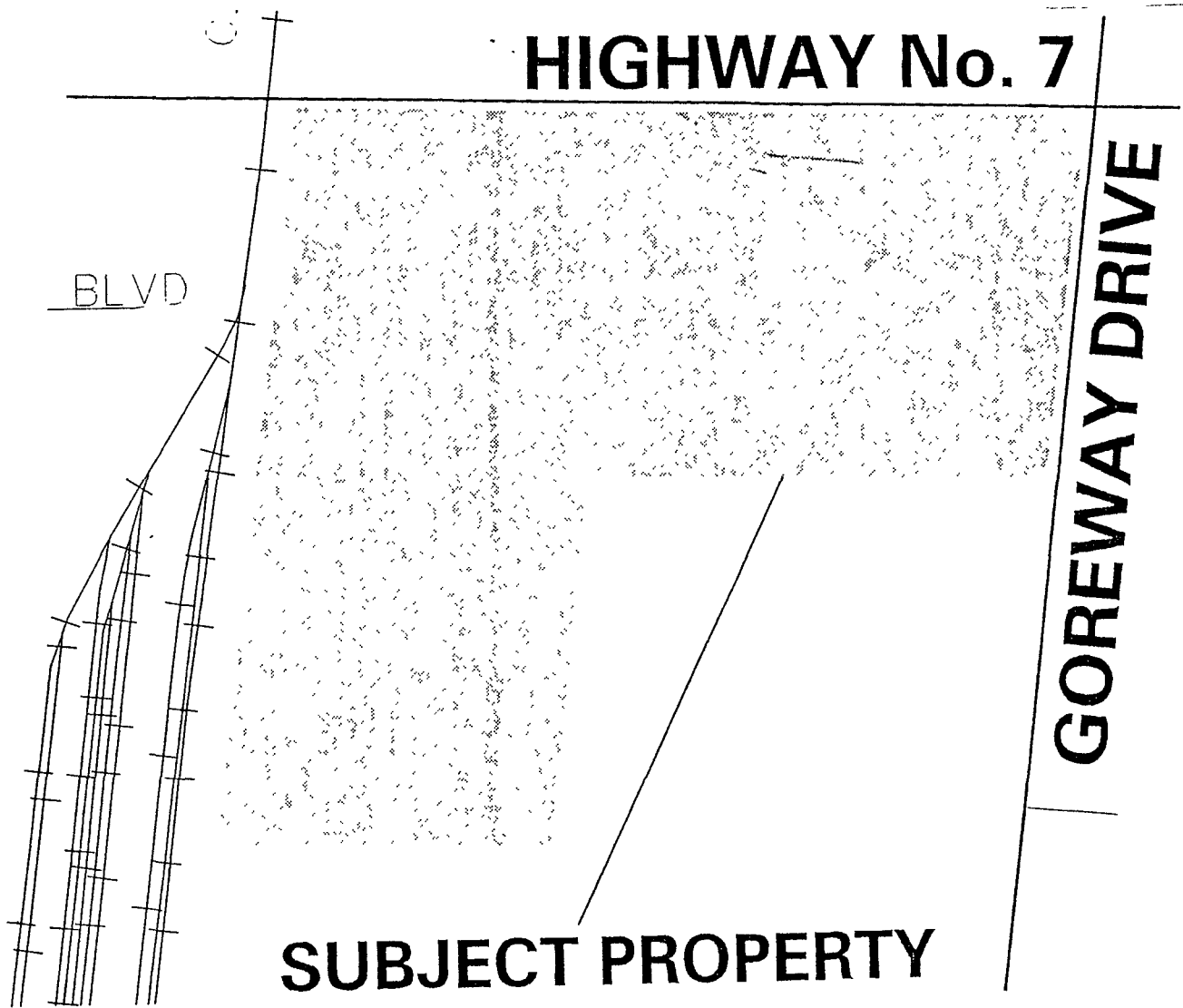
**CITY OF BRAMPTON**  
Planning and Building

Date: 1996 01 15

Drawn by: CJK

File no C7E5.9

Map no. 66-51F



0 50 100  
Metres

