



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 90-98  
To amend By-law 151-88, as amended.

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

1. By-law 151-88, as specifically amended by by-law 275-94 and by-law 262-95, is hereby further amended:
  - (1) by changing, on Sheet 30 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from COMMERCIAL THREE-SECTION 747 (C3-SECTION 747) to COMMERCIAL THREE- SECTION 845 (C3-SECTION 845) and COMMERCIAL THREE – SECTION 747 (C3-SECTION 747).
  - (2) by deleting therefrom section 747.3 , and substituting therefore, the following:

"747.3 shall also be subject to the following requirements and restrictions:

    - (a) Minimum Front Yard Depth: 20 metres;
    - (b) Minimum Interior Side Yard Width: 0 metres;
    - (c) Minimum Exterior Side Yard Width: 5 metres;
    - (d) Minimum Rear Yard Depth: 11 metres; and,
    - (e) Minimum Lot Width: 121 metres.
    - (f) Maximum Building Height: One Storey;
    - (g) A minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
    - (h) Maximum gross leasable commercial floor area for a supermarket: 5,806 square metres;

- (i) Maximum gross leasable commercial floor area: 16,966 square metres;
- (j) Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (k) All garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- (l) Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area."

(3) by adding thereto, the following section:

"845 The lands designated C3-Section 845 on Sheet 30 of Schedule A to this by-law:

845.1 shall only be used for the following purposes :

- (1) a retail establishment having no outside storage of goods and materials;
- (2) a hotel or motel;
- (3) a parking lot;
- (4) a tavern;
- (5) a taxi or bus station;
- (6) banquet facilities;
- (7) a community club;
- (8) a convenience store;
- (9) a personal service shop;
- (10) a tool and equipment rental establishment;
- (11) a dry cleaning and laundry distribution centre;
- (12) a bank, trust company and finance company, with or without a drive-through facility;
- (13) a dining room restaurant, a standard restaurant, a take-out restaurant, a drive-through restaurant, with or without drive-through facility;
- (14) crisis care facilities subject to the requirements of section 30.6; and,
- (15) purposes accessory to the other permitted purposes.

845.2 Notwithstanding section 845.1, the following purposes shall not be permitted: adult entertainment parlours; pool halls; amusement arcades; and, temporary open air markets shall not be permitted.

845.3 shall also be subject to the following requirements and restrictions:

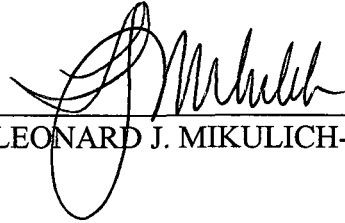
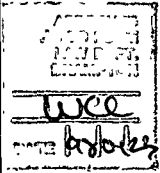
- (a) Minimum Front Yard Depth: 20 metres;
- (b) Minimum Interior Side Yard Width: 0 metres, except where abutting a residential zone, then the minimum interior side yard width shall be 12.0 metres;
- (c) Minimum Rear Yard Depth: 11 metres; and,
- (d) Minimum Lot Width: 180 metres.
- (e) Maximum Building Height: One Storey;
- (f) A minimum 4.5 metre wide landscaped open space area abutting Bovaird Drive and a minimum 3.0 metre wide landscaped open space area abutting Mountain Ash Road and a residential zone except at designated driveway access locations;
- (g) Maximum gross leasable commercial floor area: 16,966 square metres;
- (h) Restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (i) All garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and,
- (j) Parking shall be provided on the basis of 1 parking space for every 19 square metres of gross leasable commercial floor area.

845.4 Shall be subject to the requirements and restrictions relating to the C3 zone, and all of the general provisions of By-law 151-88, which are not in conflict with the ones set out in section 845.3”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in  
OPEN COUNCIL, this 27th day of April 1998.

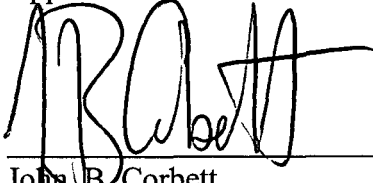


PETER ROBERTSON- MAYOR



LEONARD J. MIKULICH- CITY CLERK

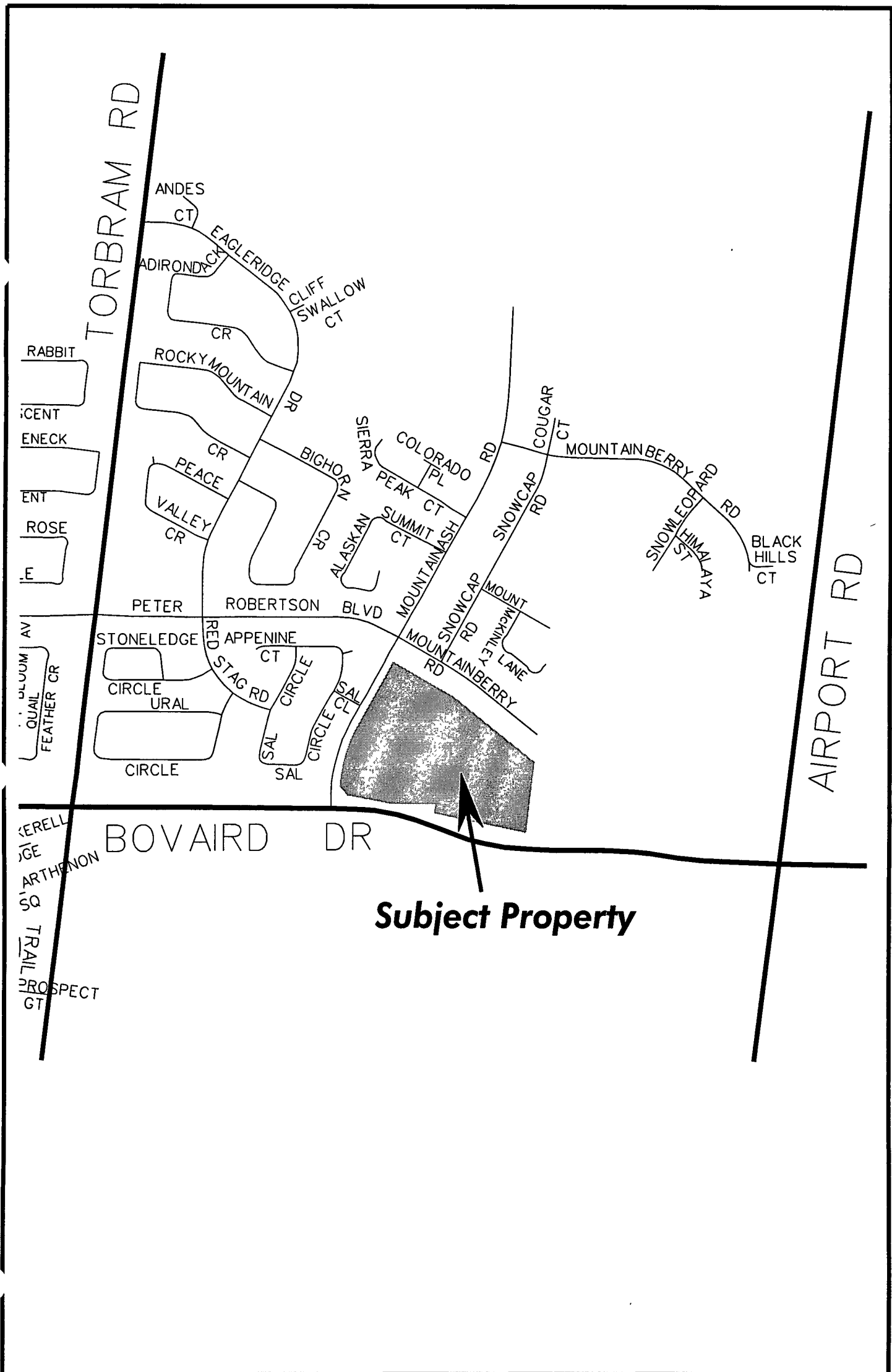
Approved as to Content:



John B. Corbett  
Director of Development Services

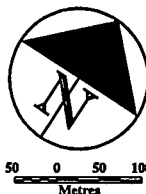
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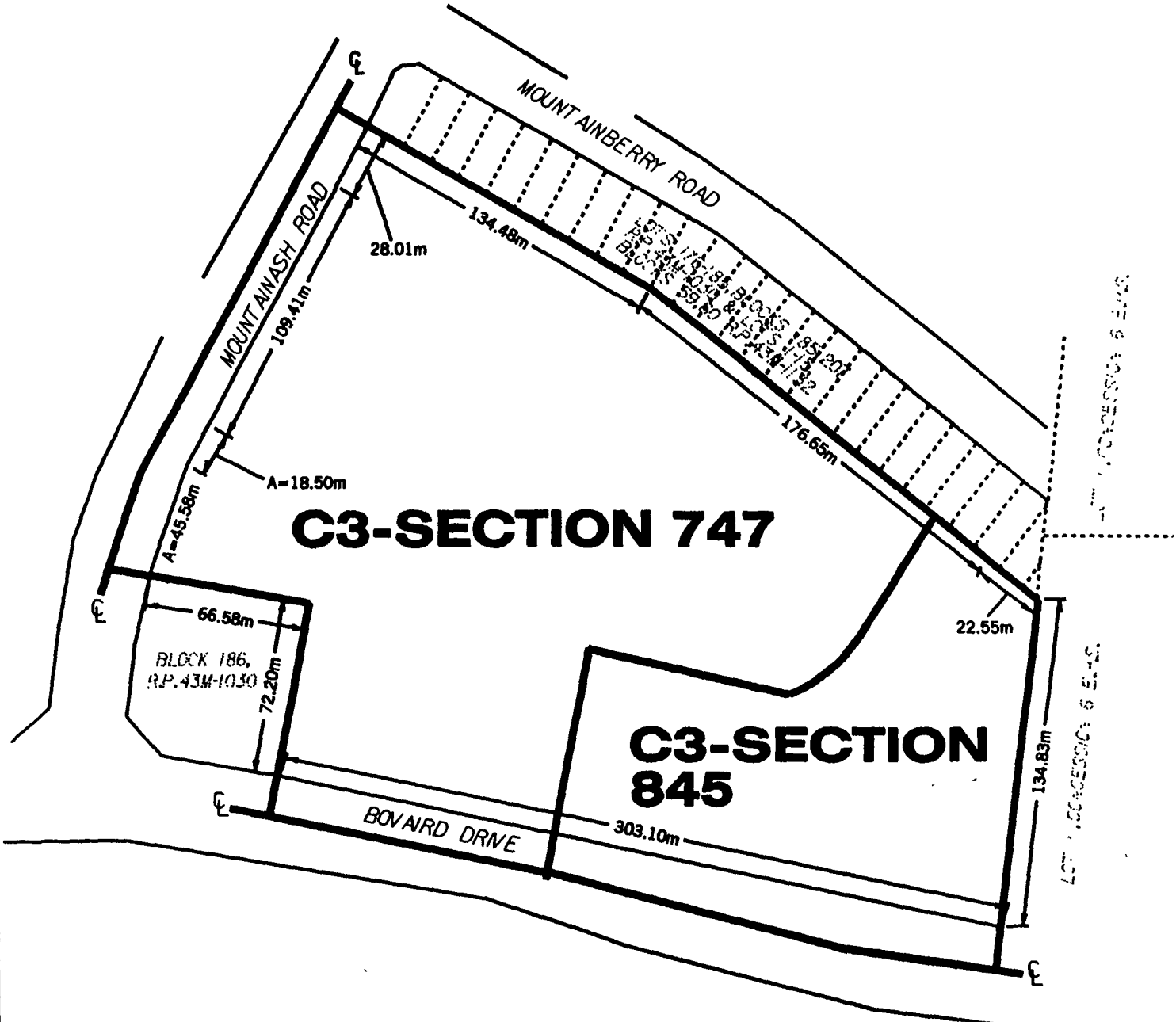
**Subject Property**

**Key Map By-Law** 90-98






**CITY OF BRAMPTON**  
 Planning and Building

Date: 98 05 05      Drawn by: JRB  
 File no. C6E11.13      Map no. 30-21j



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

**PART LOT 11, CONCESSION 6 E.H.S.**

**BY-LAW** 90-98

**SCHEDULE A**

**By-Law**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 1997 06 09

Drawn by: CJK

File no. C6E11.13

Map no. 30-21H

(no appeal)

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

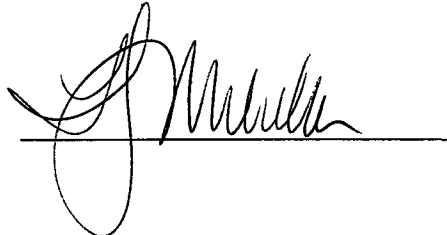
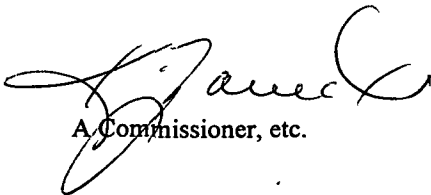
AND IN THE MATTER OF the City of Brampton  
By-law 90-98 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(MOUNTAIN SPRINGS LIMITED (File C6E11.13))

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 90-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27<sup>th</sup> day of April, 1998.
3. Written notice of By-law 90-98 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of May, 1998, 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 )  
 July 3, 1998 )

A. Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,  
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,  
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

23-90, 57-90, 70-90, 96-90, 112-90, 113-90, 115-90, 131-90, 137-90, 138-90, 141-90, 178-90, 196-90,  
207-90, 250-90, 268-90, 299-90, 300-90,

4-91, 7-91, 9-91, 14-91, 38-91, 44-91, 46-91, 59-91, 61-91, 69-91, 74-91, 91-91, 113-91, 114-91,  
128-91, 148-91, 176-91, 187-91, 212-91, 225-91, 242-91, 247-91 251-91,

10-92, 17-92, 18-92, 23-92, 27-92, 31-92, 56-92, 57-92, 102-92, 106-92, 155-92, 156-92, 157-92,  
168-92, 172-92, 181-92, 188-92, 197-92, 217-92, 222-92, 225-92, 260-92, 269-92, 273-92,

3-93, 4-93, 9-93, 16-93, 63-93, 65-93, 76-93, 94-93, 112-93, 116-93, 118-93, 136-93, 149-93, 152-93,  
161-93, 205-93, 208-93, 229-93, 244-93, 269-93, 272-93, 291-93


7-94, 8-94, 21-94, 24-94, 31-94, 63-94, 70-94, 71-94, 86-94, 87-94, 95-94, 105-94, 111-94, 121-94,  
122-94, 136-94, 137-94, 166-94, 167-94, 168-94, 173-94, 174-94, 183-94, 201-94, 245-94, 246-94,  
250-94, 275-94

6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201, 204-95, 205-95, 212-95, 262-95, 265-  
95, 266-95, 274-95

16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 81-96, 125-96, 152-96, 154-96, 159-96, 183-96, 230-96

4-97, 26-97, 43-97, 62-97, 78-97, 79-97, 106-97, 107-97, 109-97, 136-97, 138-97, 111-97, 119-97,  
137-97, 180-97, 208-97, 233-97, 247-97, 250-97, 253-97, 256-97, 258-97, 261-97, 270-97, 271-97

90-98



Leonard J. Mikulich  
City Clerk  
July 3, 1998