



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 123-98

To amend By-law 151-88 as amended.

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

1. By-law 151-88, as amended, is hereby further amended:

(1) by changing on Sheet 24G of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL FOUR A – SECTION 186 (M4A – SECTION 186) to COMMERCIAL THREE – SECTION 850 (C3 – SECTION 850).

(2) by adding thereto the following sections:

"850 The lands designated C3 – SECTION 850 on Sheet 24G of Schedule A to this by-law:

850.1 shall only be used for:

- (a) a retail warehouse, excluding a department store;
- (b) a building supplies sales establishment;
- (c) a retail establishment, excluding a supermarket and a department store;
- (d) a bank, a trust company, a finance company;
- (e) an office;
- (f) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (g) a garden centre sales establishment;

- (h) a community club;
- (i) a custom work shop;
- (j) a tools and equipment rental establishment;
- (k) a banquet facility;
- (l) a motor vehicle sales and leasing establishment;
- (m) a boat sales and leasing establishment;
- (n) a recreational facility or structure;
- (o) a service station;
- (p) a gas bar;
- (q) a car washing establishment;
- (r) a temporary open air market; and
- (s) a farm produce stand.

850.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross floor area shall be 27,870 square metres;
- (b) for the purpose of this section, a retail establishment permitted by sections 850.1(a) and (c) shall not include a department store, a supermarket, or any establishment over 600 square metres in gross floor area which is primarily used for the sale of food;
- (c) minimum lot area - 9 hectares;
- (d) minimum yard requirements shall be as follows:
  - (i) Highway 7 (Bovaird Drive) - 20 metres,
  - (ii) McLaughlin Road - 15 metres,
  - (iii) Regan Road - 15 metres,
  - (iv) Van Kirk Drive - 15 metres,
  - (v) interior side yard width - 8 metres.
- (e) maximum lot coverage - 50 percent of the lot area;
- (f) minimum landscaped open space shall be as follows:
  - (i) 9 metres abutting Highway 7 (Bovaird Drive),
  - (ii) 3 metres abutting McLaughlin Road, Van Kirk

Drive and Regan Road,

- (g) outdoor display of goods and materials shall be permitted in conjunction with a retail warehouse, motor vehicle and boat sales establishments, temporary open air markets, farm produce stands and a garden centre sales establishment, and shall be restricted to areas not required for landscaping and parking.

850.3 shall also be subject to the requirements and restrictions of the C3 zone and all the general requirements and restrictions of this by-law which are not in conflict with those in 850.2 .”

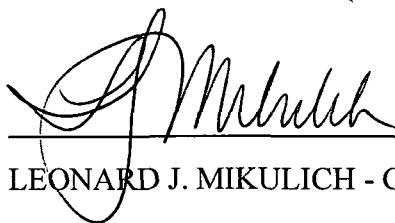
850.4 for the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

850.5 for the purpose of this section, a Department Store shall mean a retail facility that is primarily engaged in retail dealing in a general line of merchandise which must include wearing apparel, furniture, appliances, and home furnishings but which may also include paint, hardware, toiletries, cosmetics, photographic equipment, jewellery, toys, sporting goods and so on, with no commodity line representing more than 50 percent of total revenue. Merchandise lines may be arranged in separate departments with the accounting on a departmental basis. The departments and functions are integrated under a single management and such stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

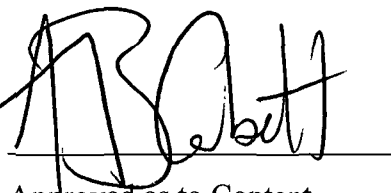
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 8th day of June, 1998.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK



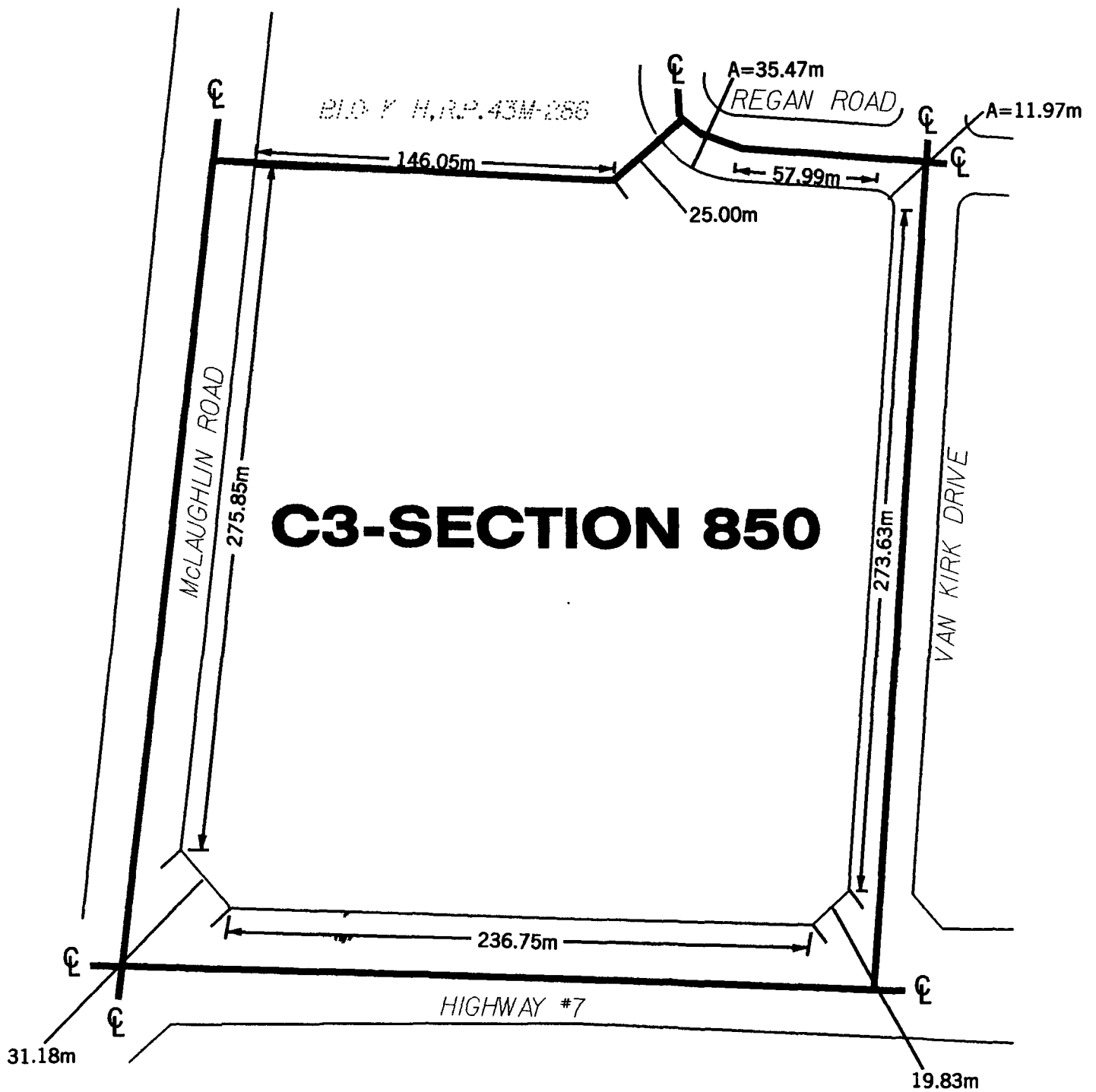
Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services

2/98

*Approved  
by Council  
City Clerk*



**LEGEND**

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- METRES

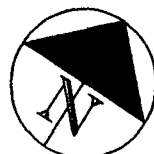
**PART LOT 11, CONCESSION 1 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 123-98**

**Schedule A**



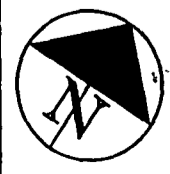
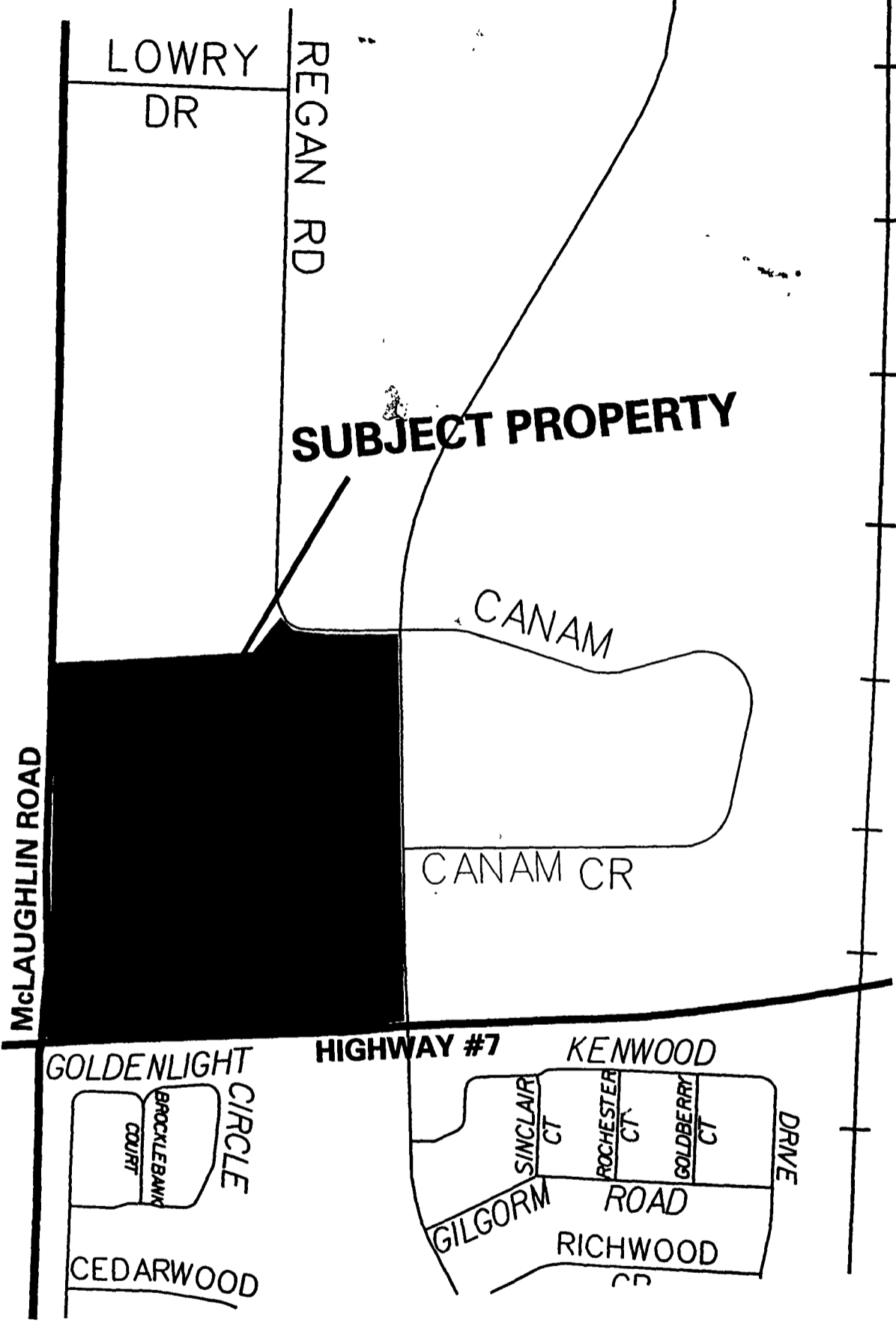
**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 12 15

Drawn by: CJK

File no. C1W11.23

Map no. 24-65N



**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 12 15

Drawn by: CJK

File no. C1W11.23

Map no 24-65P

(opa)

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

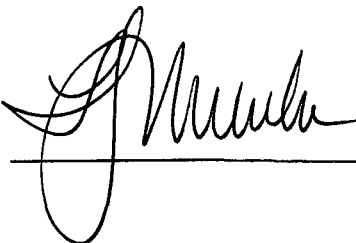
AND IN THE MATTER OF the City of  
Brampton By-law 123-98 being a by-law to  
amend comprehensive zoning By-law 151-  
88, as amended (ROYAL BANK OF  
CANADA – File C1W11.23)

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel,  
DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 122-98 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8<sup>th</sup> day of June, 1998, to adopt Amendment Number OP93-86 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The Region of Peel approved the aforementioned Amendment on the 21<sup>st</sup> day of July, 1998.
4. By-law 123-98 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8<sup>th</sup> day of June, 1998.
5. Written notice of By-law 123-98 as required by section 34(18) of the *Planning Act* was given on the 16<sup>th</sup> day of June, 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.
6. No notice of appeal was 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 27, 1998 )

  
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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, 201-95, 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, 72-96, 81-96, 125-96, 152-96, 154-96, 159-96, 174-96, 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, 178-97, 180-97, 208-97, 233-97, 247-97, 248-97, 250-97, 252-97, 253-97, 255-97, 256-97,  
258-97, 261-97, 270-97, 271-97

22-98, 33-98, 90-98, 115-98, 123-98



Leonard J. Mikulich  
City Clerk  
July 27, 1998