



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 197-2004

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 Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to COMMERCIAL TWO SECTION 1278 (C2-SECTION 1278).

(2) by adding thereto, the following section:

"1278 The lands designated C2-SECTION 1278 on Schedule A to this by-law:

1278.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company, and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;

- (8) a laundromat;
- (9) a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a commercial school;
- (12) a garden centre sales establishment, with no outside storage;
- (13) a temporary open air market;
- (14) a place of commercial recreation but not including a billiard hall;
- (15) a community club;
- (16) a health or fitness centre;
- (17) a custom workshop;
- (18) an animal hospital;
- (19) a day nursery.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

1278.2 shall be subject to the following requirements and restrictions:

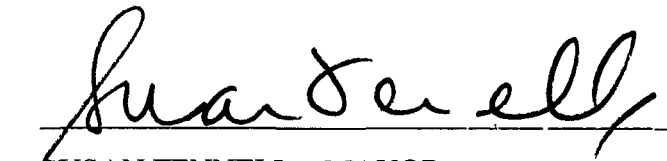
- (a) The maximum gross leasable commercial floor area of a supermarket: 5,388 square metres.
- (b) Minimum Yard Depth or Width:
 - (i) Abutting the Countryside Drive lot line: 6.0 metres;
 - (ii) Abutting the Airport Road lot line: 6.0 metres;
 - (iii) Abutting all public road lot lines: 4.5 metres;
 - (iv) Abutting all other lot lines: 3.0 metres;
- (c) Stacking spaces for a drive through facility shall not be located closer than 3.0 metres to the north lot line (Countryside Drive), and shall not be located closer than 15.0 metres to the east lot line (Airport Road);
- (d) A supermarket shall not be located within 90 metres of Airport Road.
- (e) A dining room restaurant, a convenience restaurant, and a take-out restaurant; shall not be located within 40.0 metres of the rear lot line;
- (f) Maximum Building Height: 1 storey;

- (g) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (h) The openings for waste disposal facilities of any buildings shall face away from residential uses and a public street, or shall be screened from view from residential uses or a public street.
- (i) Truck loading doors shall not be located within 40.0 metres of any adjacent public road, unless screened from such public road.
- (j) Minimum Landscaped Open Space:
 - (1) a minimum 3.0 metres wide abutting all lot lines, except at approved access locations.
- (k) Notwithstanding any other zoning provisions, to the contrary, the lands zoned C2-Section 1278 shall be treated as a single lot for zoning purposes.

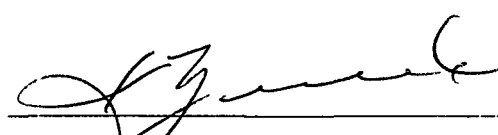
1278.3 shall also be subject to the requirements and restrictions of the C2 zone, and all the general provisions of this by-law which are not in conflict with those set out in Section 1278.2.

1278.4 for the purposes of Section 1278:
 FRONT LOT LINE shall mean the lot line abutting Countryside Drive.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 14th day of July 2004.




 SUSAN FENNELL – MAYOR



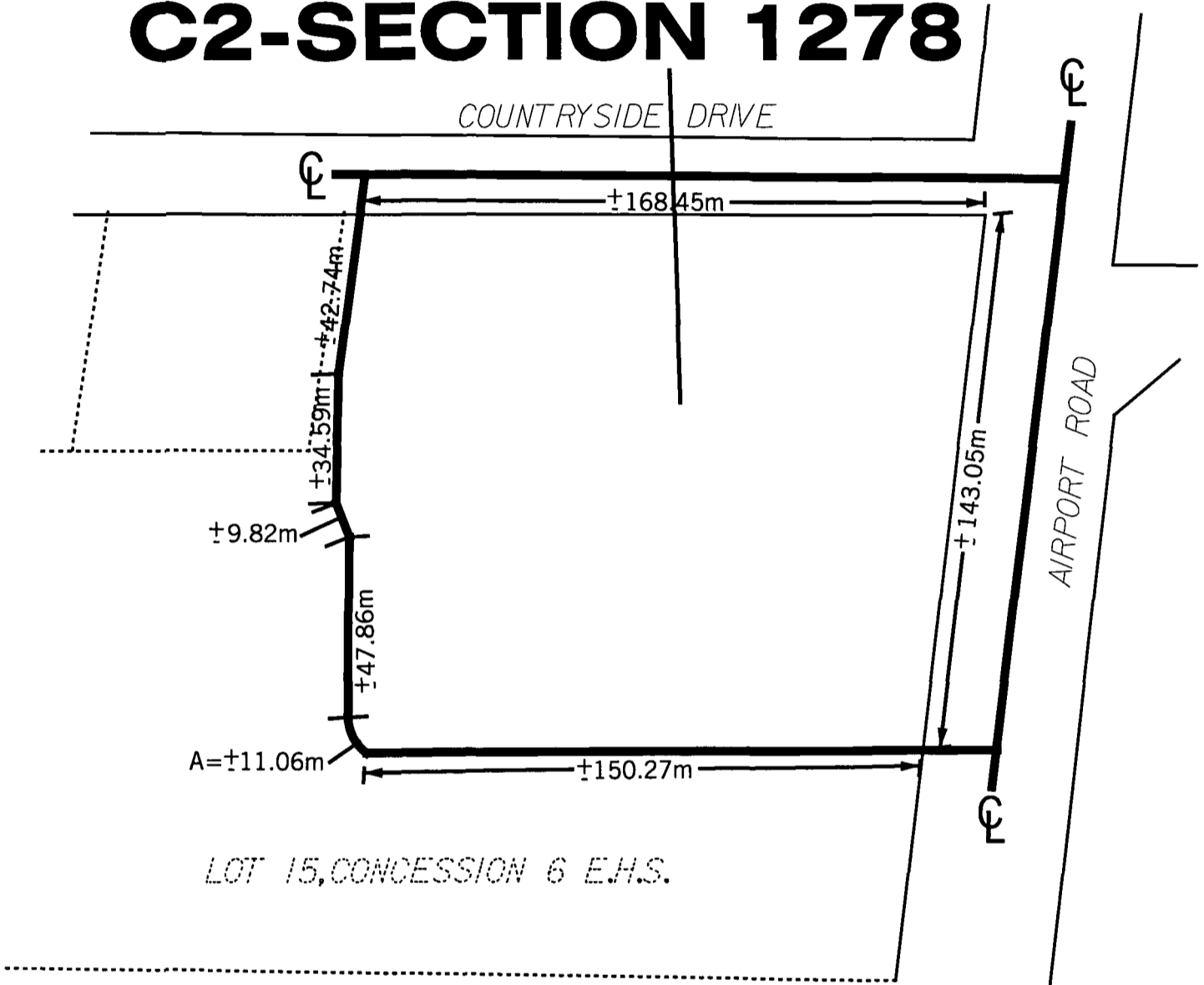
~~LEONARD J. MIKULICH – CITY CLERK~~
 KATHRYN ZAMMIT, ACTING CITY CLERK

APPROVED AS TO CONTENT:




 JOHN B. CORBETT M.C.I.P., R.P.P.
 DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES

APPROVED AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE | |
 June 30/04

C2-SECTION 1278



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



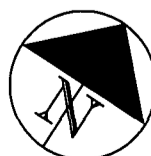
PART LOT 15, CONCESSION 6 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 197-2004

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date. JUNE 17, 2004

Drawn by: CJK

File no. C6E15 8

Map no. 30-37L

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 197-2004
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
Harbour View Investments Ltd. (File C6E15.8)

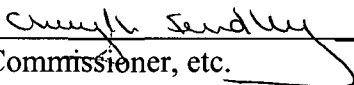
DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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 197-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14th day of July, 2004.
3. Written notice of By-law 197-2004 as required by section 34(18) of the *Planning Act* was given on the 23rd day of July, 2004, 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)
13th day of August, 2004)




A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.