



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 248-98

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

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

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 - SECTION 528 (M4-SECTION 528) to HIGHWAY COMMERCIAL ONE - SECTION 537 (HC1-SECTION 537).

(2) by adding thereto, the following section:

"537 The lands designated HC1-SECTION 537 on Sheet 18 of Schedule A to this by-law:

537.1 shall only be used for the following purposes:

(a) Commercial

- (1) a dining room restaurant, a standard restaurant, a take-out restaurant;
- (2) a service station;
- (3) a motor vehicle washing establishment;
- (4) only in conjunction with a non-commercial operation permitted in section 537.1(b), a corporate office building;
- (5) only in conjunction with an industrial mall, an office use, but excluding a real estate office or an office for medical, health care, or dental practitioners, or for accredited or licensed professionals such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/ appraisers, and urban planners;

- (6) only in conjunction with an industrial mall;
 - (i) a retail establishment, having no outside storage and excluding a supermarket;
 - (ii) a service shop;
 - (iii) a health centre;
 - (iv) a custom workshop;
 - (v) a day nursery;
 - (vi) a dry cleaning and laundry establishment;
 - (vii) a religious institution, including an associated place of public assembly;
 - (viii) a crisis care facility;
 - (ix) a bank, trust company or financial institution;
 - (x) a banquet facility; and,
 - (xi) a commercial, technical or recreational school.

(b) Non-Commercial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) a warehouse
- (3) a community club
- (4) a radio or television broadcasting and transmission establishment;
- (5) an animal hospital;
- (6) a recreation facility or structure; and,
- (7) a printing establishment.

(c) Accessory

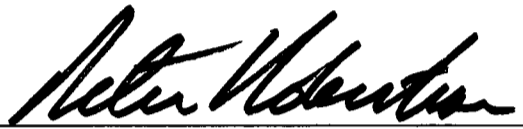
- (1) an ancillary educational purpose;
- (2) an ancillary office use operated in connection with a particular purposes permitted by section 537.1(b), provided that the total gross floor area of the office is not more than 50 percent of the total gross floor area of the particular industrial use;
- (3) an ancillary retail outlet operated in connection with a particular use permitted by section 537.1(b), provided that the total gross floor area of the retail outlet is not more than 15 percent of the total gross floor area of the particular industrial use; and,
- (4) purposes accessory to the other permitted purposes.

537.2 shall be subject to the following requirements and restrictions:

- (a) no more than two restaurant uses shall be permitted;
- (b) maximum gross commercial floor area devoted to the restaurant uses permitted in section 537.1(a)(1) shall not exceed 511.0 square metres in total, and with no individual restaurant exceeding 279.0 square metres of gross leasable floor area;
- (c) maximum gross commercial floor area devoted to the office uses permitted in section 537.1(a)(5) shall be restricted to 5 % of the gross floor area of the entire building, to a maximum of 465 square metres;
- (d) maximum gross commercial floor area devoted to the commercial and institutional uses permitted in section 537.1(a)(6) shall be restricted to 5 % of the gross floor area of the entire building, to a maximum of 465 square metres;
- (e) landscaped open space having minimum widths of 9.0 metres, 4.0 metres, and 3.0 metres shall be provided and maintained along Airport Road, Intermodal Drive, and Devon Road, respectfully, except at approved driveway locations;
- (f) the minimum building setbacks to Airport Road, Intermodal Drive, and Devon Road, shall be 15.0 metres, 15.0 metres, and 6.0 metres respectfully;
- (g) an adult entertainment parlour, an adult video store or adult book store shall not be permitted;
- (h) all garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials shall be enclosed;
- (i) for those non-commercial uses permitted in Section 537.1.(b) and (c), the requirements and restrictions as set out in a M4 zone.

537.3 shall also be subject to the requirements and restrictions relating to the HC1 zone and all the general provisions of this by-law which are not in conflict with those set out in section 537.2.

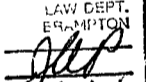
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 9th day of November, 1998.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

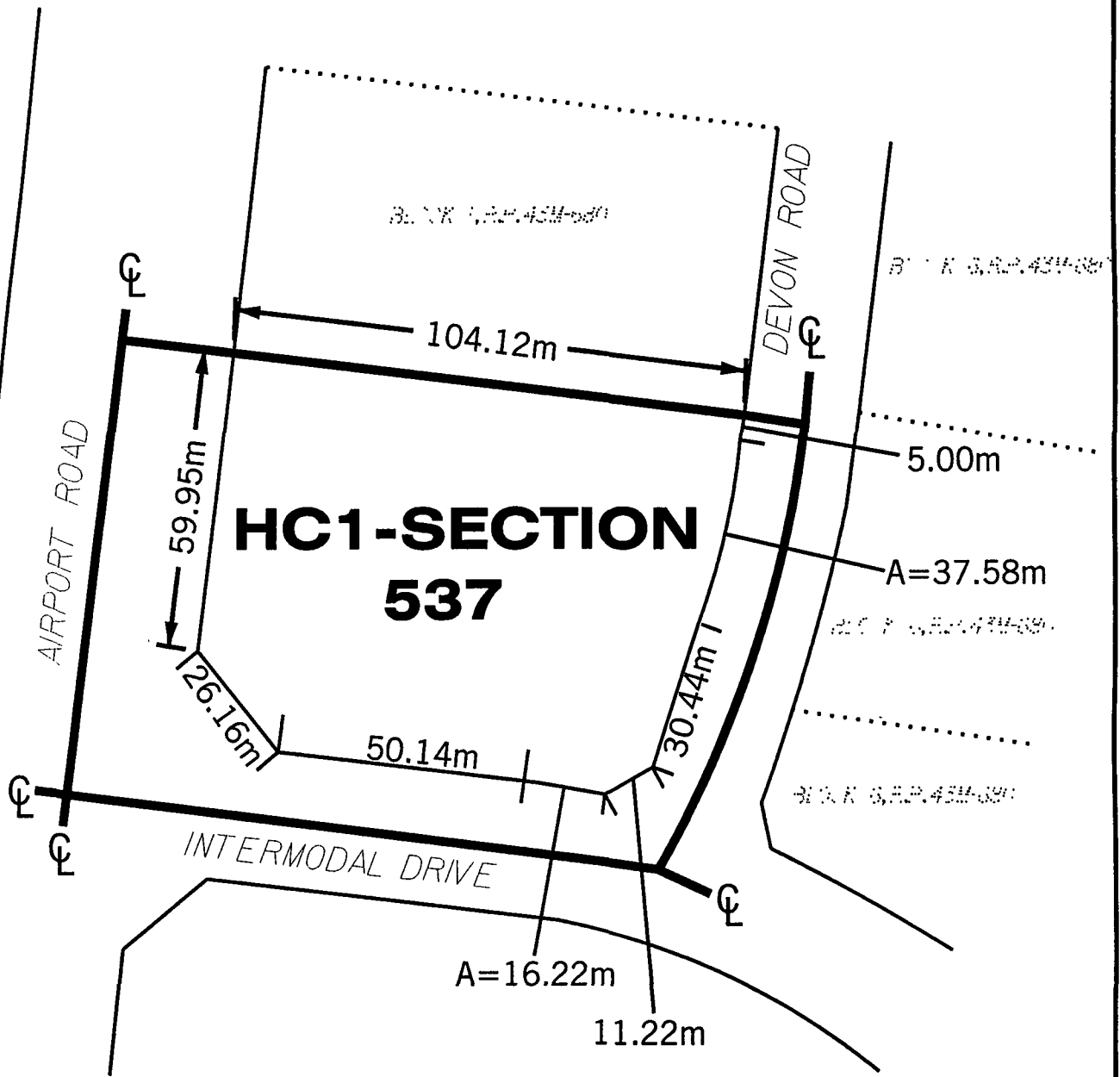
APPROVED
AS TO FORM
LAW DEPT.
EXEMPTION

DATE 11/10/98

AGREED AS TO CONTENT:






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

07/98



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

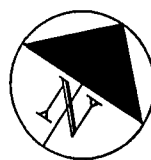
PART LOT 2, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 248-98

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 1998 09 02

Drawn by: CJK

File no. C7E2.12

Map no. 66-56F

AIRPORT ROAD

DEVON RD

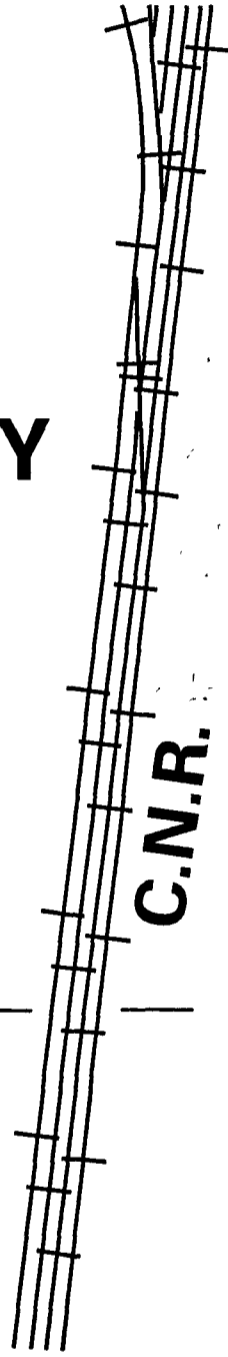
SUBJECT PROPERTY

INTERMODAL

MID AIR
CT

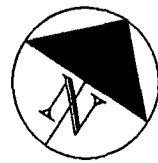
C.N.R.

NHP



Key Map By-Law

248-98



CITY OF BRAMPTON
Planning and Building

Date: 1998 05 08

Drawn by: CJK

File no. C7E2.12

Map no. 66-56E

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

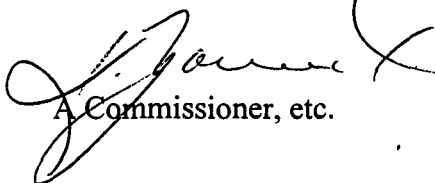
AND IN THE MATTER OF the City of Brampton
By-law 248-98 being a by-law to amend
Comprehensive Zoning By-law 56-83, as amended
(1068893 ONTARIO INC. – File C7E12.2)

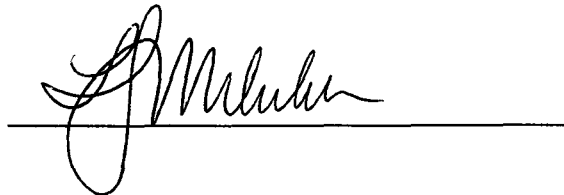
DECLARATION

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 247-98 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 9th day of November, 1998, to adopt Amendment Number OP93-104 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The Region of Peel approved the aforementioned Amendment on the 18th day of December, 1998.
4. By-law 248-98 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 9th day of November, 1998.
5. Written notice of By-law 248-98 as required by section 34(18) of the *Planning Act* was given on the 18th day of November, 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
7th day of January, 1999


A Commissioner, etc.



I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,

87-85, 125-85, 127-85, 264-85, 330-85,

35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,

22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,
249-87, 261-87, 266-87, 308-87,

29-88, 41-88, 64-88, 68-88, 120-88, 175-88, 199-88, 204-88, 230-88, 249-88, 280-88, 282-88, 288-88,

7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,

5-90, 68-90, 78-90, 94-90, 120-90, 187-90, 195-90, 211-90, 254-90,

42-91, 48-91, 153-91, 195-91, 197-91, 224-91,

11-92, 170-92, 185-92, 190-92, 192-92, 196-92, 221-92, 237-92,

227-93, 290-93,

61-94, 65-94, 73-94, 120-94, 165-94, 170-94, 251-94

33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95

51-96, 74-96, 176-96

6-97, 7-97, 59-97, 113-97, 120-97, 176-97, 248-97

81-98, 147-98, 183-98, 204-98, 240-98, 248-98



Leonard J. Mikulich
City Clerk
January 7, 1999