



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126-93

To amend By-law 200-82,
(part of Lot 5, Concession 2, W.H.S.,
in the geographic Township of Chinguacousy)

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

1. The zoning designation of the lands shown on Schedule A to this by-law is changed from AGRICULTURAL (A), as provided in By-law 151-88, to COMMERCIAL TWO SECTION-370 (C2-SECTION 370), as provided in By-law 200-82, such lands being part of Lot 5, Concession 2, West of Hurontario Street, in the geographic Township of Chinguacousy.
2. By-law 200-82, as amended, is hereby further amended:
 - (1) by including, within the land to which By-law 200-82 applies, the lands shown outlined on Schedule A to this by-law.
 - (2) by deleting the Key Plan of Schedule A thereto, and substituting therefor Schedule B to this by-law;
 - (3) by deleting therefrom Sheet 47 of Schedule A, and substituting therefor Schedule C to this by-law;
 - (4) by adding thereto the following section:

"370. The lands designated C2-SECTION 370 on Sheet 47 of Schedule A to this by-law:

370.1(a) shall only be used for the following purposes:

 - (1) a retail establishment, including a wine, liquor or beer outlet, having no outside storage;

- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company, with or without a drive through facility;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take out restaurant, a drive-in restaurant and a fast food restaurant, with or without a drive through facility;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;
- (14) a community club;
- (15) a fitness centre;
- (16) a health centre;
- (17) a tavern;
- (18) a custom workshop;

- (19) a convenience store;
- (20) a library;
- (21) a day nursery; and,
- (22) purposes accessory to the other permitted purposes.

(b) a place of commercial recreation, adult entertainment parlours, billiard parlours, pool halls, amusement arcades, adult video rental stores and temporary open air markets shall not be permitted.

370.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 7,148.4 square metres;
- (b) the maximum gross leasable commercial floor area for a supermarket shall not exceed 2,322.5 square metres which may be increased to 3,056.5 square metres when it is confirmed by the Commissioner of Planning and Development that the area bounded by Chinguacousy Road to the west, Steeles Avenue to the south, Main Street to the east and the Canadian National Railway line to the north, has reached a population of 41,900;

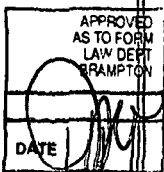
- (c) for the purpose of section 370.2(b) the population shall be calculated by multiplying the dwelling unit count by the per person unit ratio of 3.4 for densities lower than 51 dwelling units per net residential hectare and 2.1 for densities of 51 dwelling units per net residential hectare or greater;
- (d) minimum interior side yard width - 9.0 metres;
- (e) minimum rear yard depth - 9.0 metres;
- (f) minimum front yard depth - 25.0 metres;
- (g) minimum exterior side yard width - 20.0 metres;
- (h) maximum building height - 1 storey;
- (i) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (j) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (k) except for driveway locations, landscaped open space shall be provided as follows:
 - (i) a minimum 1.0 metre wide strip along the south and east property boundaries;

- 5 -

- (ii) a minimum 1.5 metre wide strip along the north and west property boundaries not abutting Queen Street West or Chinguacousy Road;
- (iii) a minimum 4.5 metre wide strip abutting Queen Street West; and,
- (iv) a minimum 3.0 metre wide strip abutting Chinguacousy Road.

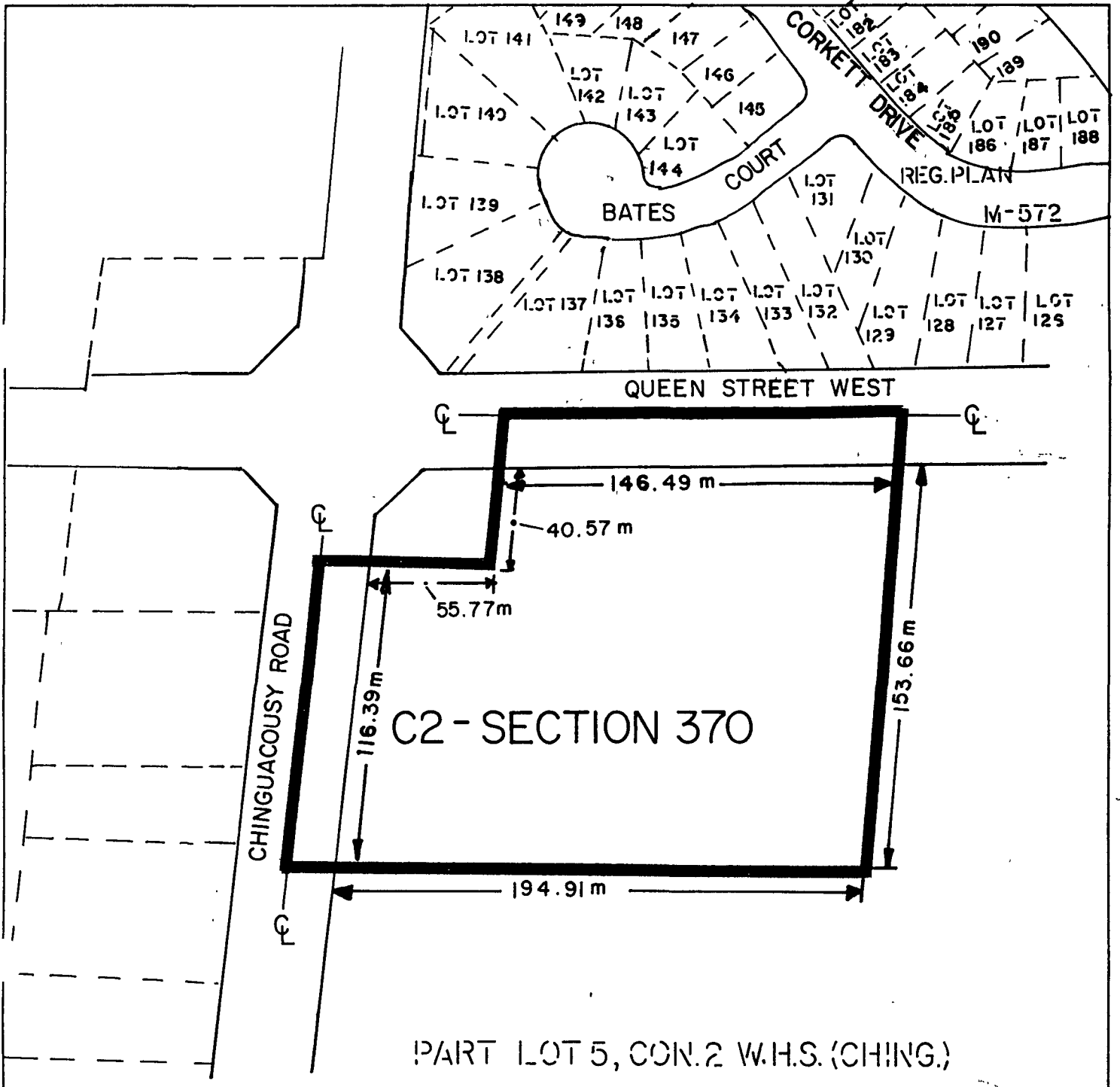
370.3 shall be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law which are not in conflict with those set out in section 370.2".

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 12th day of July 1993



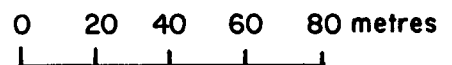
PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH -
CITY CLERK



LEGEND:

- ZONE BOUNDARY
- m METRE
- CENTRELINE OF ROAD ALLOWANCE



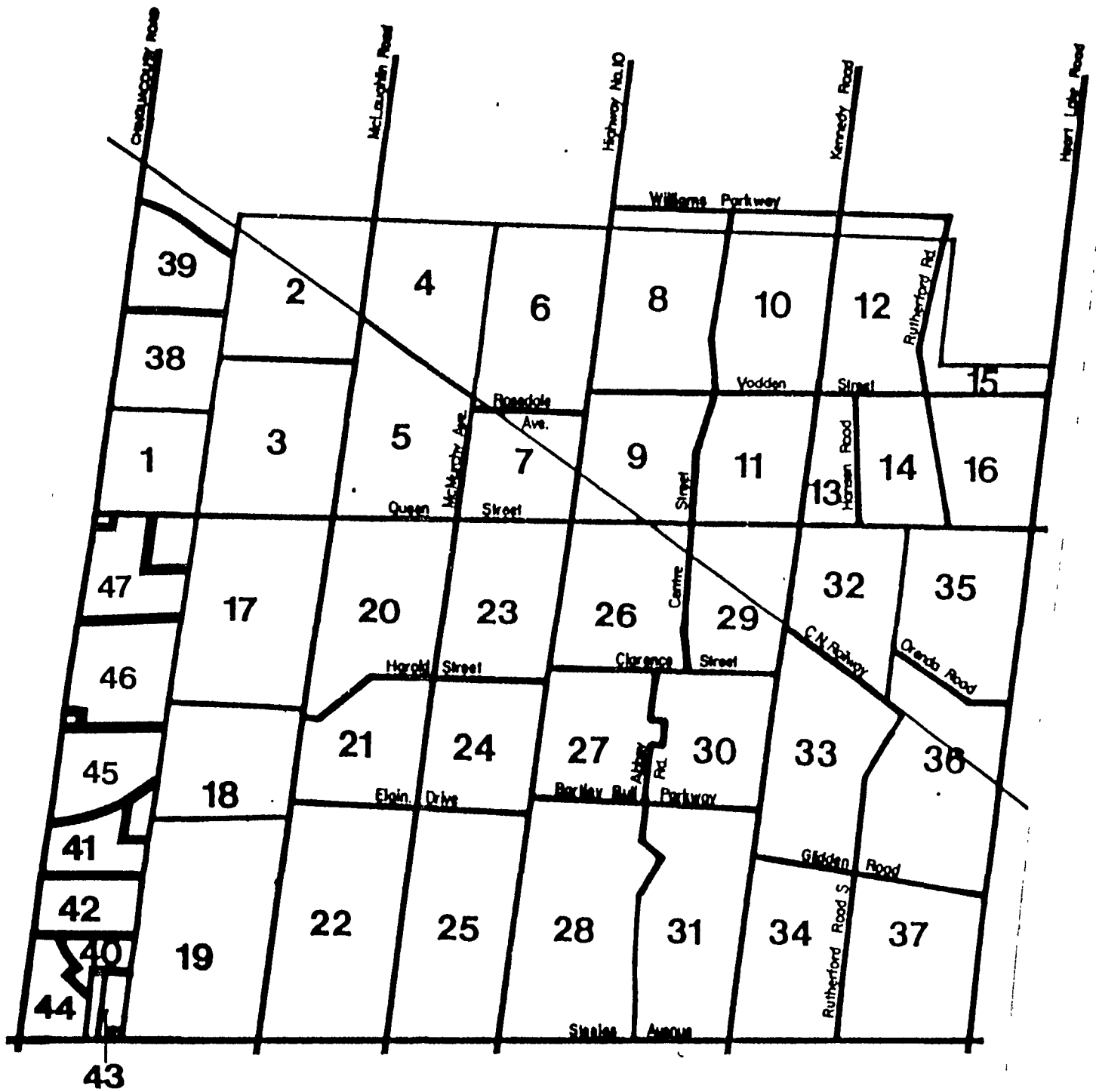
PART LOT 5, CON.2 W.H.S. (CHING.)
 BY-LAW 200-82 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

By-Law 126-93 Schedule A

Date: 1992 10 28 Drawn by: K.M.H.
 File no. C2W5.4 Map no. 58-25G



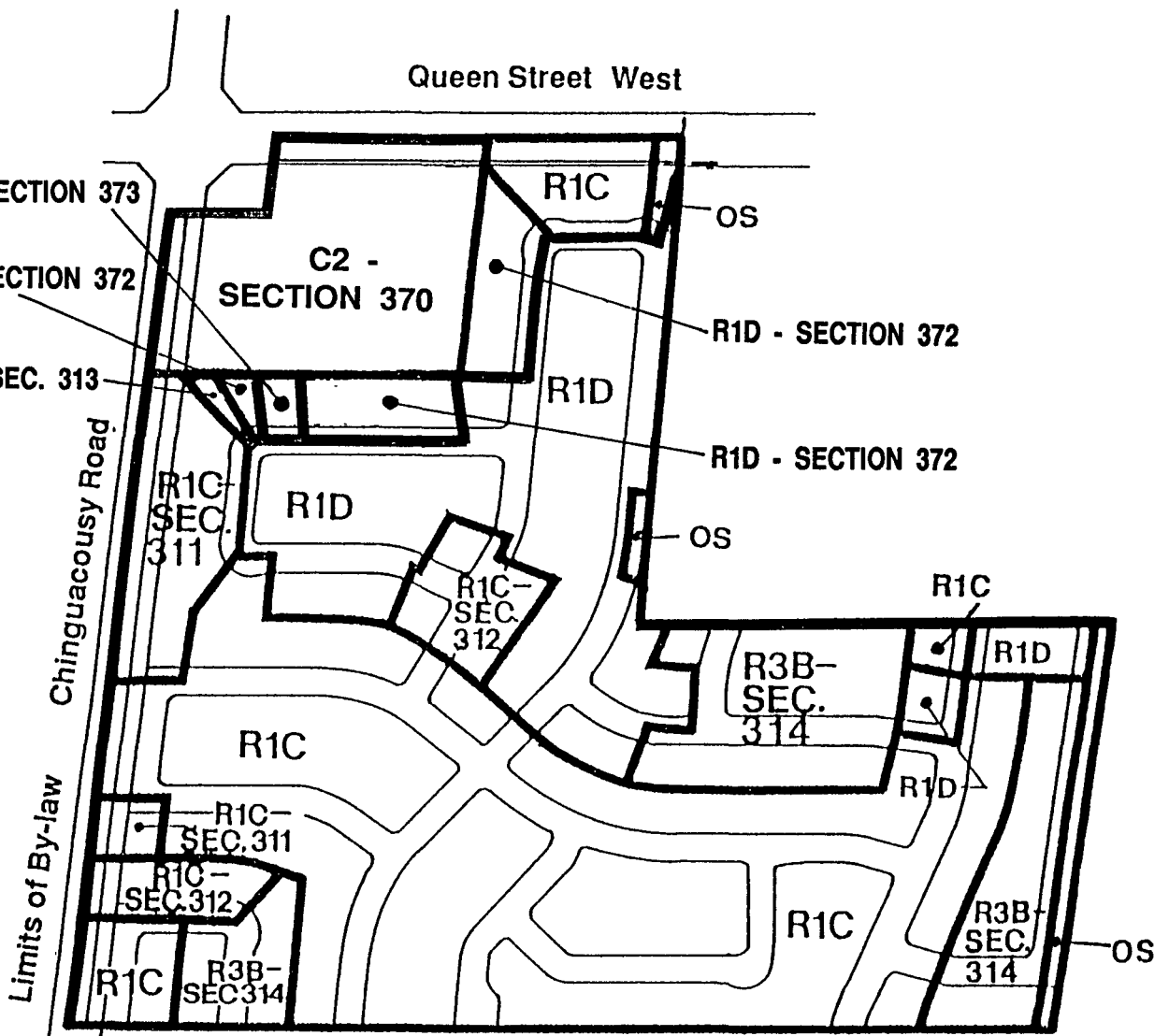
SCHEDULE A KEY PLAN
BY-LAW 200-82

By-law 126-93 Schedule B

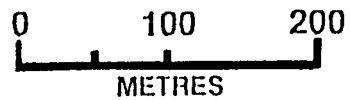


CITY OF BRAMPTON
Planning and Development

Date: 1992 10 28 Drawn by: K.M.H.
File no. C2W5.4 Map no. 58-25H



— ZONE BOUNDARY



SCHEDULE A
BY-LAW 200-82 SHEET 47

By-Law 126-93 Schedule C



CITY OF BRAMPTON
Planning and Development

Date: 1992 10 28 Drawn by: K.M.H.
File no. C2W5.4 Map no. 58-25I

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 126-93, being a by-law to
amend comprehensive zoning by-law 200-82,
as amended, pursuant to an application by
574971 ONTARIO LIMITED (File: C2W5.4)

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the Region 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. The Council of The Corporation of the City of Brampton passed By-law 124-93 on the 12th day of July, 1993 to approve Amendment No. 231 and 231A to the 1984 Official Plan of the City of Brampton Planning Area, related to this matter.
3. Amendment No. 231 and 231A was approved, by the Ministry of Municipal Affairs on the 4th of February, 1994.
4. By-law 126-93 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of July, 1993.
5. Written notice of By-law 126-93 as required by section 34(18) of the Planning Act, R.S.O. 1990 c.P.13 as amended, was given on the 21st day of July, 1993, 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 notices of appeal were filed under section 34(19) of the Planning Act, on or before the final dated for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
February 10, 1994.)


A Commissioner, etc.)



Eileen Margaret Collie a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of The City of Brampton
Expires March 23, 1996