



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 230-80

To amend By-law 5500, as amended, of the former Town of Mississauga now in the City of Brampton.

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

1. Maps 44, 46 and 47 of Schedule B to By-law 5500, as amended, are hereby further amended by changing from
RESIDENTIAL 3 (R3),
AUTOMOBILE COMMERCIAL (AC), and
HIGHWAY COMMERCIAL (HC),
to
AUTOMOBILE COMMERCIAL 6 (AC6),
AUTOMOBILE COMMERCIAL 7 (AC7),
AUTOMOBILE COMMERCIAL-SECTION 771 (AC-SEC.771), and
AUTOMOBILE COMMERCIAL-SECTION 772 (AC-SEC.772),
the zoning designation of the lands shown outlined on Schedules A, B, C, D and E, attached to this by-law.
2. By-law 5500, as amended, is hereby further amended:
 - (1) by deleting subsection 4 of section 2 (DEFINITIONS) and substituting therefor the following:

"(4) AUTOMOBILE SERVICE STATION shall mean a building or place where gasoline, diesel fuel, oil, lubricants, anti-freeze, tires, tubes, light bulbs, spark plugs, batteries, and other minor parts and accessories for motor vehicles are kept for sale at retail, but shall not include a motor vehicle repair shop, a motor vehicle sales establishment, a motor vehicle washing establishment, or a gas bar, although motor vehicles may be oiled, lubricated or washed, and repairs essential to the actual operation of motor vehicles may be carried out, but only by service station attendants".

(2) by adding to section 2 (DEFINITIONS) the following, as subsection 9a:

"(9a) DRY CLEANING AND LAUNDRY DISTRIBUTION STATION shall mean a building or place used for the purpose of receiving and distributing articles or goods or fabrics to be dry cleaned, dry-dyed, cleaned or pressed off the premises.";

(3) by adding to section 2 (DEFINITIONS) the following, as subsection 16a and 16b:

"(16a) GAS BAR shall mean a building or place where gasoline, oil, lubricants, and other motor vehicle parts and accessories are kept for sale at retail but where no repairs or other automotive services are performed.

(16b) GROCERY STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.";

(4) by adding to section 2 (DEFINITIONS) the following, as subsections 21a, 21b and 21c:

"(21a) MOTOR VEHICLE REPAIR SHOP shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop as a principal use, a motor vehicle sales establishment, or an automobile service station.

(21b) MOTOR VEHICLE SALES ESTABLISHMENT shall mean a building or place used for the display, sale or rental of motor vehicles.

(21c) MOTOR VEHICLE WASHING ESTABLISHMENT shall mean a building or place containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices, also includes a self-service operation.";

(5) by adding to section 2 (DEFINITIONS) the following, as subsection 23a:

"(23a) PARKING LOT shall mean an open area, other than a street, used for the parking of 4 or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients, visitors, customers or residents.";

(6) by adding to section 2 (DEFINITIONS) the following, as subsections 31a and 31b:

"(31a) RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public.

(31b) SERVICE SHOP, PERSONAL shall mean an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.";

(7) by adding to section 2 (DEFINITIONS) the following, as subsection 35a:

"(35a) TAVERN shall mean a building or place having as its primary purpose the sale and consumption of alcoholic beverages.";

(8) by adding to subsection 3 of section 4 the zone symbols, "AC5", "AC6" and "AC7";

(9) by deleting the word "seven" in the first line of section 90, and substituting therefor the word "nine";

(10) by adding to section 90, after the symbol "AC5", the symbols "AC6" and "AC7";

(11) by adding thereto, after section 96A, the following:

"96B (1) Permitted Purposes in an Automobile Commercial Six Zone - AC6

No person shall within any AC6 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

(a) Commercial

- (i) a hotel or motel;
- (ii) a motor vehicle or boat sales, rental, or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (iii) a parking lot;
- (iv) a restaurant, a drive-in restaurant or a take-out restaurant;
- (v) a tavern;
- (vi) a taxi or bus station;
- (vii) banquet facilities;
- (viii) a private club;
- (ix) an automobile service station;
- (x) a motor vehicle washing establishment; and
- (xi) only in conjunction with an automobile service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company;

(b) Accessory

- (i) use accessory to other permitted purposes;
- (ii) an accessory building used only for the storage or disposal of garbage; and
- (iii) an accessory building subject to the following requirements and restrictions:
 - A. not to exceed 4.5 metres in height;
 - B. not to be constructed in a front yard or flankage side yard; and
 - C. not be less than .6 metres from any lot line abutting a commercial zone, and not less than 6 metres from any lot line abutting a residential zone.

(2) Zone Requirements and Restrictions

No person shall within any AC6 Zone use any lot or erect, alter or use any building or structure for purposes indicated in clauses (i) to (viii), inclusive, of section (1) (a), except in accordance with the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres.
- (b) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 6 metres.
- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: No restriction except for a building on a lot which abuts a Residential Zone, in which case the maximum building height is 2 storeys.

- (g) Minimum Landscaped Open Space:
 - (1) 20 per cent of the minimum front yard; and
 - (2) 50 per cent of the minimum exterior side yard.

(3) No person shall within any AC6 Zone use any lot or erect, alter or use any building or structure for the purposes indicated in clauses (ix), (x) and (xi) of section (1) (a), except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.
- (h) All Gasoline Pump Islands and Related Canopies:
 - (i) Location: 6 metres from street line and a minimum of 7.5 metres from any lot line adjoining a residential zone.

For corner property, 3 metres back from straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the actual or projected intersection of the said lot lines.

(i) Entrance and Exit Ramps:

(i) Location: at least 15 metres from any intersecting street or highway and a minimum of 6 metres from the side or rear lot lines of the site.

(ii) Minimum width: 7.5 metres, measured perpendicular to the centre line of the ramp.

(iii) Minimum Distance Between Ramps: 10.5 metres.

(j) On-site Fuelling Spaces:

(i) Number of Spaces: 1 fuelling space for every 2 fuelling hoses, at least 4 fuelling spaces for each site.

(ii) Minimum Size: 2.75 metres by 6 metres.

(iii) Circulation: all fuelling spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.

(k) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

(l) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.

(m) No underground gasoline storage tanks or intake valves or fume exhaust outlets for such storage tanks, shall be located in the minimum required yards adjacent to Residential Zones.

96C (1) Permitted Purposes in an Automobile Commercial Seven Zone - AC7

No person shall within any AC7 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

- (a) a gas bar;
- (b) an automobile service station;
- (c) a motor vehicle washing establishment; and
- (d) only in conjunction with a gas bar or an automobile service station, a retail establishment having no outside storage, a grocery store, a personal service shop, a mixed-service restaurant, a take-out restaurant, a dry cleaning and laundry distribution station, or a bank, trust company or finance company.

(2) Zone Requirements and Restrictions

No person shall within any AC7 Zone use any lot or erect, alter or use any building or structure except in accordance with the following requirements and restrictions:

- (a) Minimum Lot Width: 45 metres.
- (b) Minimum Lot Depth: 45 metres.
- (c) Minimum Front Yard Depth: 15 metres.
- (d) Minimum Interior Side Yard Width: 3 metres, except that in the case where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard width shall be 6 metres.
- (e) Minimum Exterior Side Yard Width: 6 metres.
- (f) Minimum Rear Yard Depth: 6 metres, except that in the case where the rear yard abuts a Residential or Institutional Zone the minimum rear yard depth shall be 9 metres.
- (g) Maximum Building Height: 2 storeys.

(h) All Gasoline Pump Islands
and Related Canopies:

(i) Location: 6 metres from street line and a minimum of 7.5 metres from any lot line adjoining a residential zone.

For corner property, 3 metres back from straight line between points on the lot lines abutting the streets, each such point being distant 15 metres from the actual or projected intersection of the said lot lines.

(i) Entrance and Exit Ramps:

(i) Location: at least 15 metres from any intersecting street or highway and a minimum of 6 metres from the side or rear lot lines of the site.

(ii) Minimum width: 7.5 metres, measured perpendicular to the centre line of the ramp.

(iii) Minimum Distance
Between Ramps: 10.5 metres.

(j) On-site Fuelling Spaces:

(i) Number of Spaces: 1 fuelling space for every 2 fuelling hoses, at least 4 fuelling spaces for each site.

(ii) Minimum Size: 2.75 metres by 6 metres.

(iii) Circulation: all fuelling spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.

(k) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

(l) Where the site adjoins any Residential Zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.

(m) No underground gasoline storage tanks or intake valves or fume exhaust outlets for such storage tanks shall be located in the minimum required yards adjacent to Residential Zones."

(8) by adding thereto the following sections:

"771. The land designated as AC-SEC.771 on Map 47 hereto attached:

771.1 shall only be used for

- (1) an automobile service station; and
- (2) a motor vehicle washing establishment;

771.2 shall be subject to the requirements and restrictions set out in Section 96B(3).

772. The land designated as AC-SEC.772 on Map 47 hereto attached:


772.1 shall only be used for

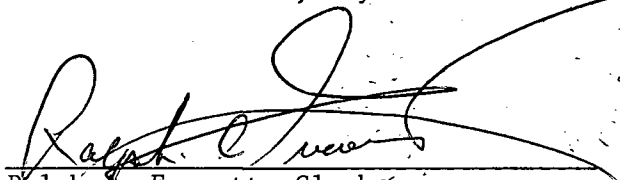
- (1) an automobile service station, and
- (2) a restaurant (including soda fountain, snack bar or lunch counter) connected with and forming an integral part of an automobile service station;

772.2 shall be subject to the requirements and restrictions set out in Section 96B(3)."

3. By-law 261-77 is hereby repealed.

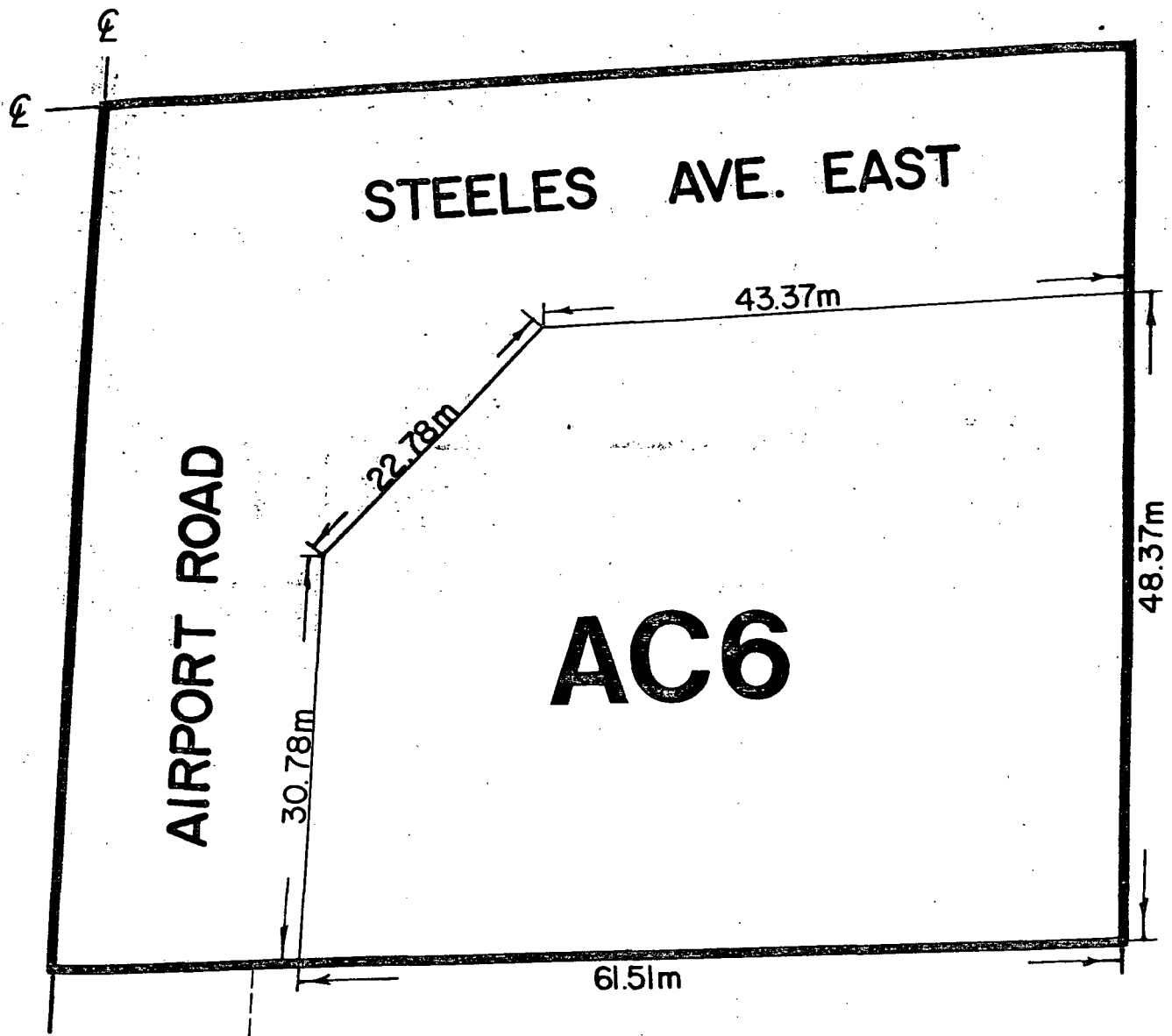
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council
this 11th day of August, 1980.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

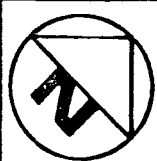
DATE 5/8/80



AC6

Part of Lot 15, Concession 7 E.H.S.

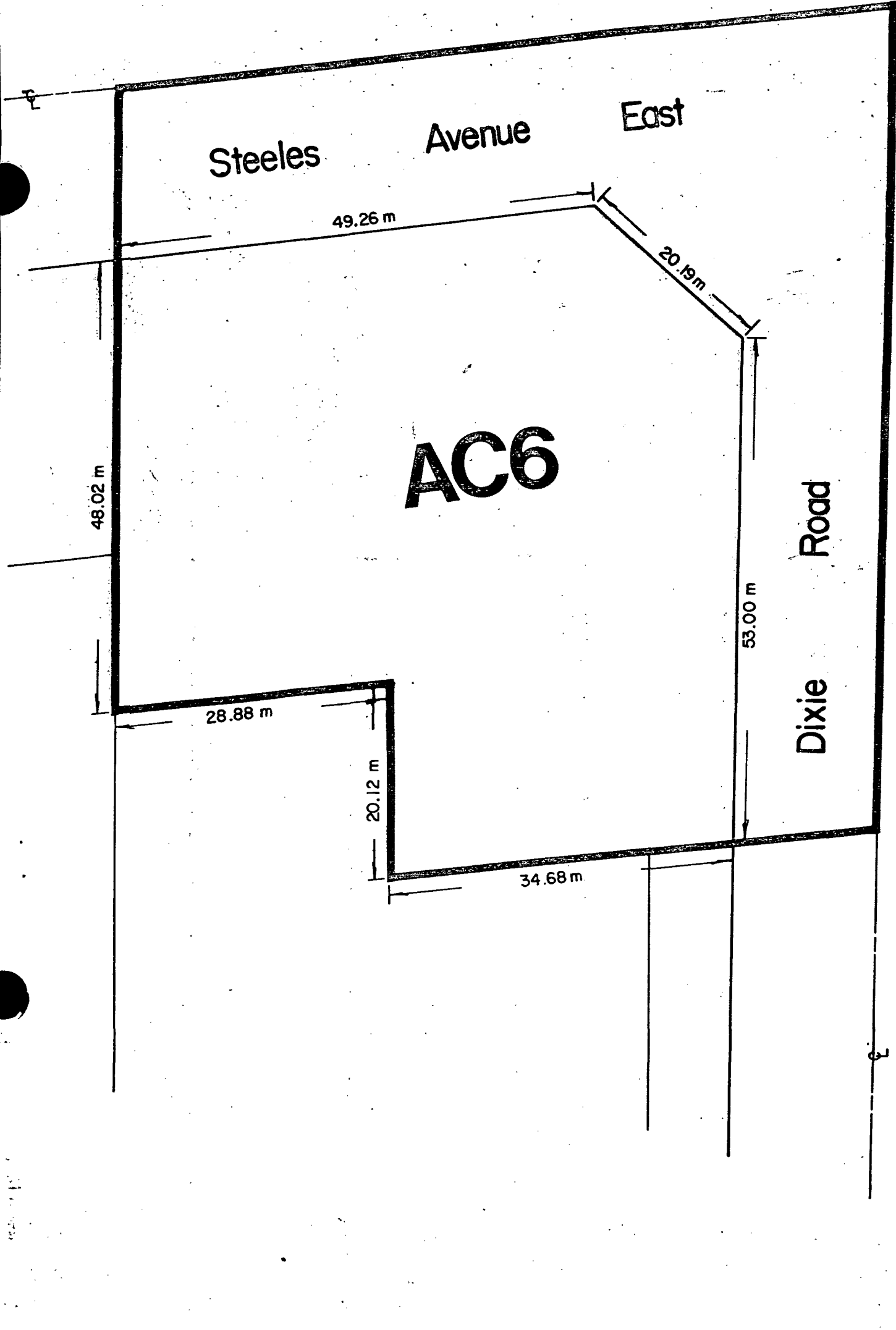
BY-LAW No. 230-80, SCHEDULE A



1:500

CITY OF BRAMPTON
 Planning and Development

Date: 1980 08 05 Drawn by: J.M.S.
 File no. Map no.

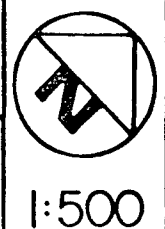


AC6

Steeles Avenue East

Dixie Road

Part Lot 15, Concession 3 E.H.S.
 BY-LAW 230-80 SCHEDULE B



CITY OF BRAMPTON
 Planning and Development
 Date: 1980 08 05 Drawn by: *PS*
 File no. Map no.

Highway No. 10

68.58 m

65.11 m

AC7

68.58 m

65.36 m

Concession 1 E.H.S. Lot 14

Part Lot 14, Concession 1 E.H.S.

BY-LAW 230-80 SCHEDULE C



1:500

CITY OF BRAMPTON
Planning and Development

Date: 1980 07 31

File no.

Drawn by: *P.S.*

Map no.

STEELES AVENUE

58.55m

20.27m

AC
Sec 771

60.18m

53.61m

HIGHWAY No.10

73.20m

Part Lot 15, Concession 1 W.H.S.

BY-LAW No 230-80 SCHEDULE D

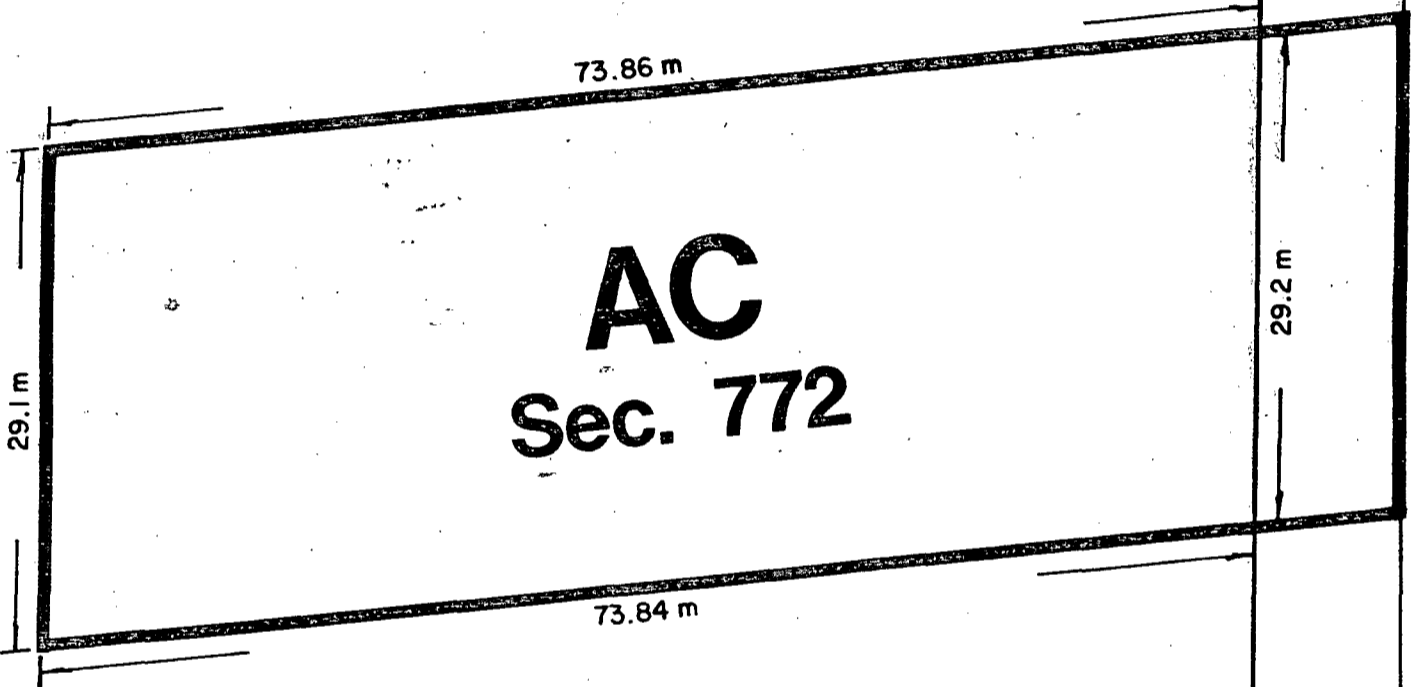


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CITY OF BRAMPTON
Planning and Development

Date: 1980 08
File no.

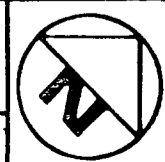
Drawn by: *DJC*
Map no.



Concession 1 W.H.S., Lot 15

Part Lot 15, Concession 1 W.H.S.

BY-LAW 230-80 SCHEDULE E



1:460

CITY OF BRAMPTON
 Planning and Development

Date: 1980 07 31 Drawn by: *PS*
 File no. TIW15.3 Map no.

PASSED August 11, 1980



BY-LAW

230-80

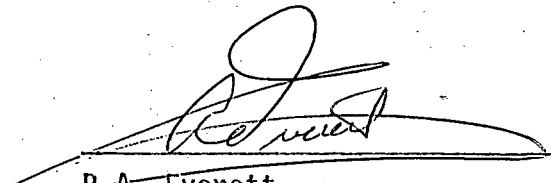
No. _____

To amend By-law 5500, as amended,
of the former Town of Mississauga
now in the City of Brampton.

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 230-80 of the Corporation of the City of Brampton, passed by the Council of the Corporation on the 11th day of August, 1980 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on November 19th, 1980 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

Dated at the City of Brampton this 2nd day of December, 1980.



R.A. Everett
City Clerk

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.

BY-LAW 230-80 AMENDED BY BY-LAW 12-81