



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 24 - 2006

To amend Zoning By-law 270-2004, as amended

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

1. Zoning By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

from

to

INDUSTRIAL ONE –
SECTION 1536 (M1 –
SECTION 1536)

INDUSTRIAL FOUR A - SECTION
1866 (M4A – SECTION 1866) and
FLOODPLAIN

(2) by adding thereto the following section:

"1866 The lands designated M4A – SECTION 1866 on Schedule A to this by-law;

1866.1 shall only be used for the following purposes:

(a) Industrial

- (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 printing or copying establishment
- (3) a warehouse
- (4) a parking lot

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment
- (2) an animal hospital
- (3) a recreational facility or structure
- (4) a community club

(c) Accessory

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

(d) Commercial

- (1) offices, including offices for doctors, dentists or drugless practitioners
- (2) a retail establishment
- (3) a bank, trust company, finance company
- (4) a dry cleaning establishment and laundry distribution centre
- (5) a service shop
- (6) a personal service shop
- (7) a custom workshop
- (8) a motel or hotel
- (9) a banquet hall
- (10) a commercial school
- (11) a health and fitness centre
- (12) a dining room restaurant and convenience restaurant
- (13) purposes accessory to the other permitted purposes

(e) the following purposes shall not be permitted:

- (1) an adult entertainment parlour
- (2) an adult video store
- (3) a massage or body rub parlour
- (4) an amusement arcade

1866.2 Shall be subject to the following requirements and restrictions:

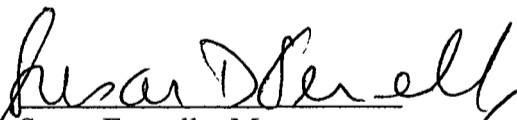
- (a) Minimum Lot Area: 0.8 hectares
- (b) Minimum Front Yard Depth: 7.5 metres
- (c) Maximum Front Yard Depth: 12.0 metres
- (d) Minimum Rear Yard Depth: 7.0 metres
- (e) Minimum Exterior Side Yard Width: 6.0 metres


- (f) Minimum Landscaped Open Space
 - (i) 9.0 metres wide abutting Regional Road 107 except at approved access locations
 - (ii) 3.0 metres wide abutting Beaumaris Drive and Brewster Road except at approved access locations.
- (g) Minimum Building Setback to a Floodplain (F) zone:
7.0 metres
- (h) Maximum Lot Coverage by all Buildings and Structures:

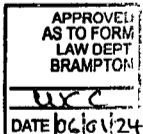
35% of the lot area
- (i) Total Maximum Gross Commercial Floor Area for the uses in Section 1866.1 (d), excluding the uses in Section 1866.1(d)(1), shall be 3,000 square metres on all lands zoned "M4A - Section 1866".
- (j) the buildings containing the uses permitted under Section 1866.1 (d) shall be located within 90 metres of the intersection of Regional Road 107 and Beaumaris Drive.
- (k) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107.
- (l) all restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- (m) no outside storage of goods, materials or machinery shall be permitted.
- (n) all lands zoned M4A – Section 1866 shall be treated as one property.

1866.3 shall also be subject to the requirements and restrictions relating to the M4A zone and all the general provisions of this by-law which are not in conflict with those set out in section 1866.2."


READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 30th day of January 2006.


Susan Fennell – Mayor

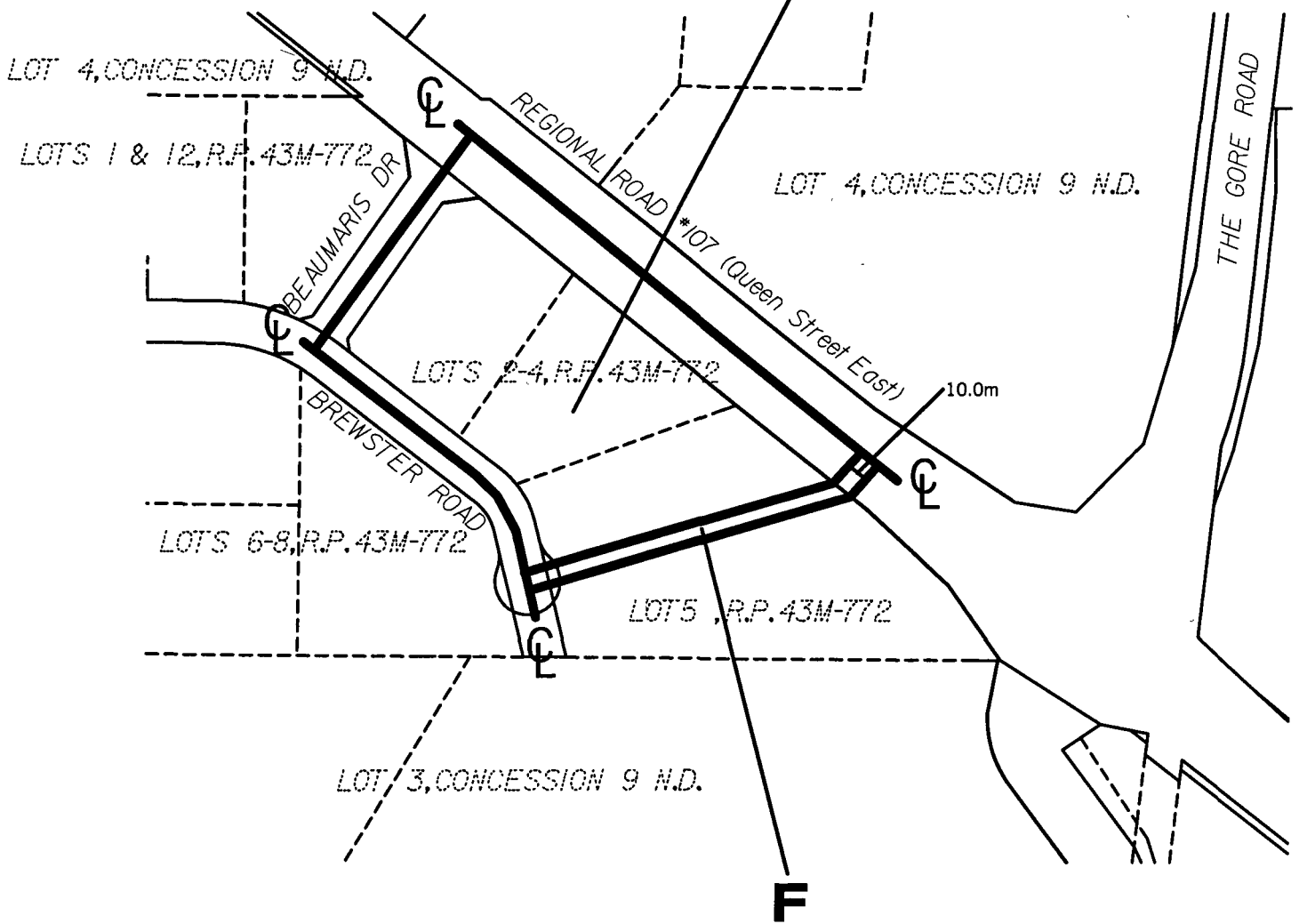

Leonard J. Mikulich – City Clerk



Approved as to Content:


Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services

M4A-SECTION 1866



LEGEND



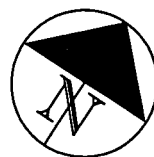
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 4, CONCESSION 9 N.D.



CITY OF BRAMPTON
Planning, Design and Development

Date. 2006 01 04

Drawn by: CJK

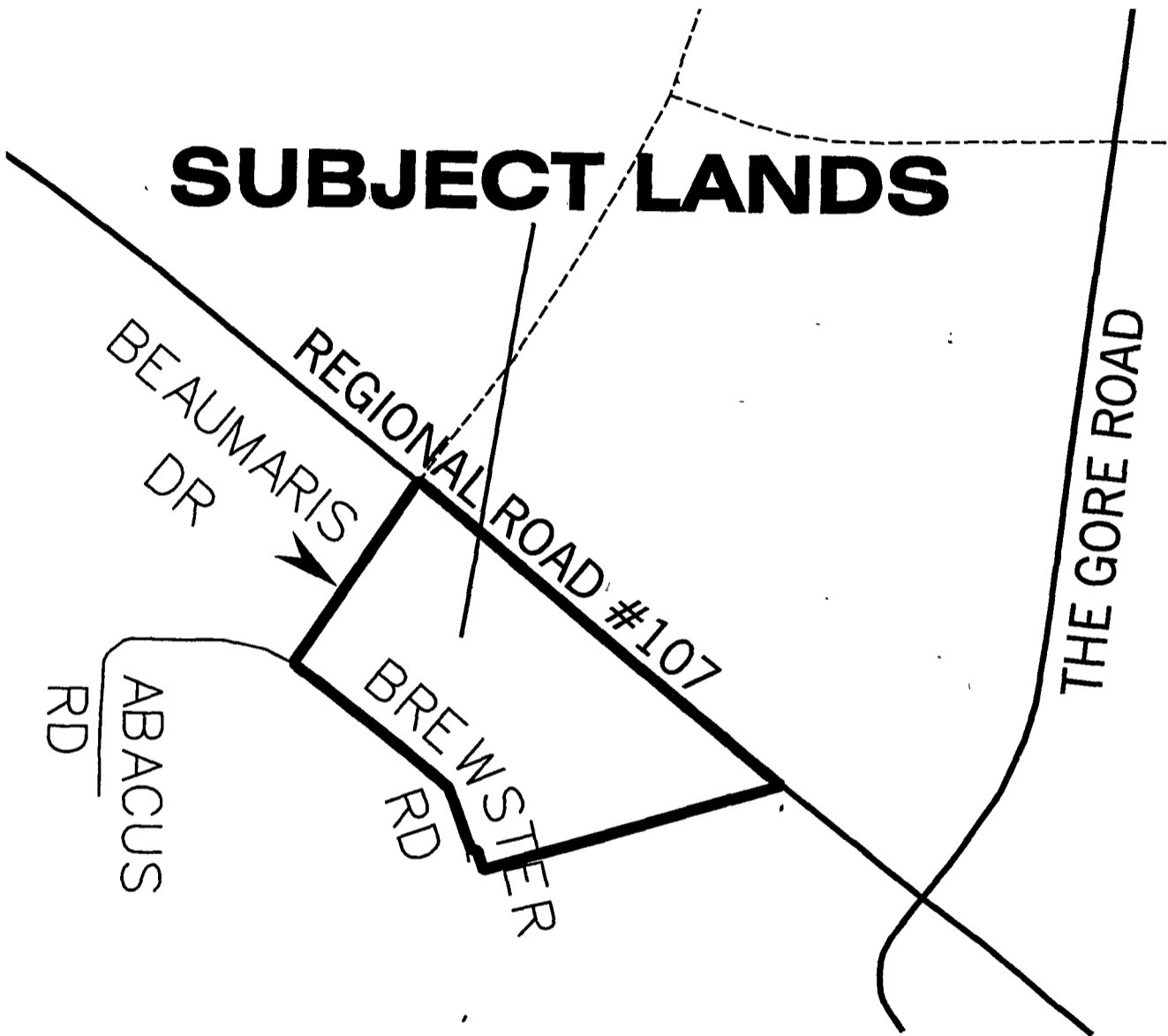
By-Law 24-2006

Schedule A

File no. C9E4.12zbla

Map no. 68-21

SUBJECT LANDS



In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 23-2006 being a by-law to adopt Official Plan Amendment OP93-257 and By-law 24-2006 to amend Zoning By-law 270-2004 as amended - 950504 Ontario Inc. and 1033803 Ontario Inc. (File C9E4.12).

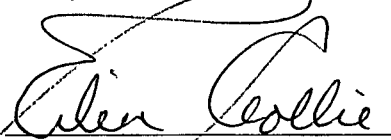
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

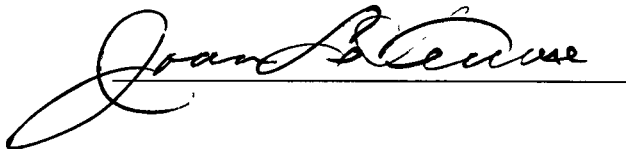
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 23-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 30th day of January, 2006, to adopt Amendment Number OP93-257 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 24-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 30th day of January, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 23-2006 as required by section 17(23) and By-law 24-2006 as required by section 34(18) of the *Planning Act* was given on the 8th day of February, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-257 is deemed to have come into effect on the 1st day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
1st day of March, 2006)



A Commissioner, etc.



EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008