



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 45-2003

To amend By-law 200-82, as amended

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

1. By-law 200-82, as amended, is hereby further amended:

(1) by changing on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL ONE (M1) and RESIDENTIAL APARTMENT A ZONE (R4A) to SERVICE COMMERCIAL - SECTION 429 (SC - Section 429).

(2) by adding thereto the following section:

“429 The lands designated SC-Section 429 on Sheet 7 of Schedule A to this by-law:

429.1 shall only be used for the following purposes:

- (a) a retail establishment;
- (b) an office, excluding offices for medical, health care, dental practitioners, drugless practitioners office and a real estate office;
- (c) a personal service shop;
- (d) a bank, trust company or financial institution;
- (e) a service shop;
- (f) a dry cleaning and laundry distribution station;
- (g) a dining room restaurant, a convenience restaurant and a take out restaurant;
- (h) a custom workshop;
- (i) a commercial school, technical or recreational school;

- (j) a community club;
- (k) a recreational facility;
- (l) storage warehouse related to office;
- (m) purposes accessory to the other permitted purposes.

429.2 shall be subject to the following requirements and restrictions:

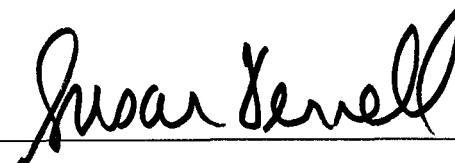
- (a) Minimum Front Yard Depth: 3.0 metres
- (b) Minimum Interior Side Yard Width:  
3.0 metres, except where it abuts:
  - (1) a Residential or Institutional zone, the minimum interior side yard width shall be 5.0 metres; and,
  - (2) a rail line, in which case there is no minimum requirement.
- (c) a landscaped area having a minimum width of 3 metres shall be provided along Joseph Street, except at the approved access locations;
- (d) no storage shall be permitted outside a building;
- (e) the maximum gross floor area shall not exceed 4,459.2 square metres;
- (f) the uses permitted by section 429.1 (a), (b), (c), (d), (e) and (f) shall not exceed a maximum gross commercial floor area of 3,343 square metres;
- (g) maximum gross floor area for a dining room restaurant, a convenience restaurant and a takeout restaurant shall not exceed 93 square metres;
- (h) a minimum of 98 parking spaces shall be provided on-site;
- (i) the parking requirement for office uses shall be provided at the rate of 1 space for every 44 square metres of gross floor area or portion thereof;
- (j) the parking requirement for the first 150.0 square metres of gross commercial floor area for the uses permitted in section 429.1 (a), (b), (c), (d), (e) and (f) shall be exempt and parking for the remaining gross commercial floor area shall be provided at a ratio of 1 parking space for each 20 square metres of gross floor area or portion thereof;

(k) no parking shall be required for restaurants, including a dining room restaurant, a convenience restaurant, and a take-out restaurant; and,

(l) drive-through facilities shall not be permitted.

429.3 shall also be subject to the requirements and restrictions of the SC zone and all the general provisions of this by-law which are not in conflict with those set out in section 429.2.”

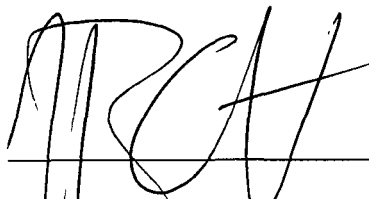
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of February, 2003.

  
SUSAN FENNELL - MAYOR

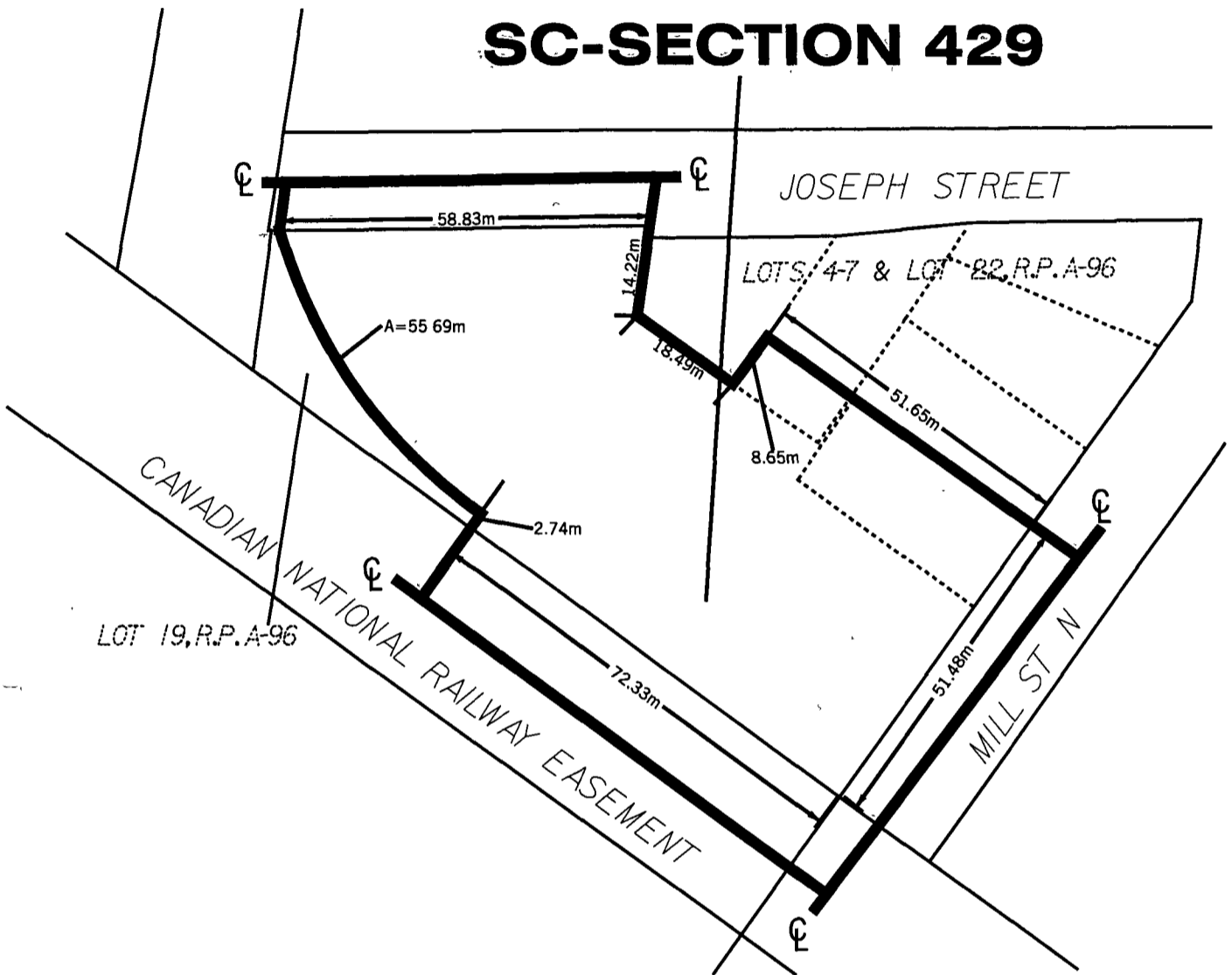


  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content

  
John B. Corbett, M.C.I.P., R.P.P.  
Director of Planning and Development Services

# SC-SECTION 429



**EGEND**

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



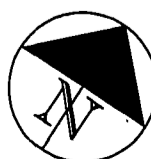
**PART LOT 6, CONCESSION 1 W.H.S.**

**BY-LAW 200-82**

**SCHEDULE A**

**By-Law 45-2003**

**Schedule A**



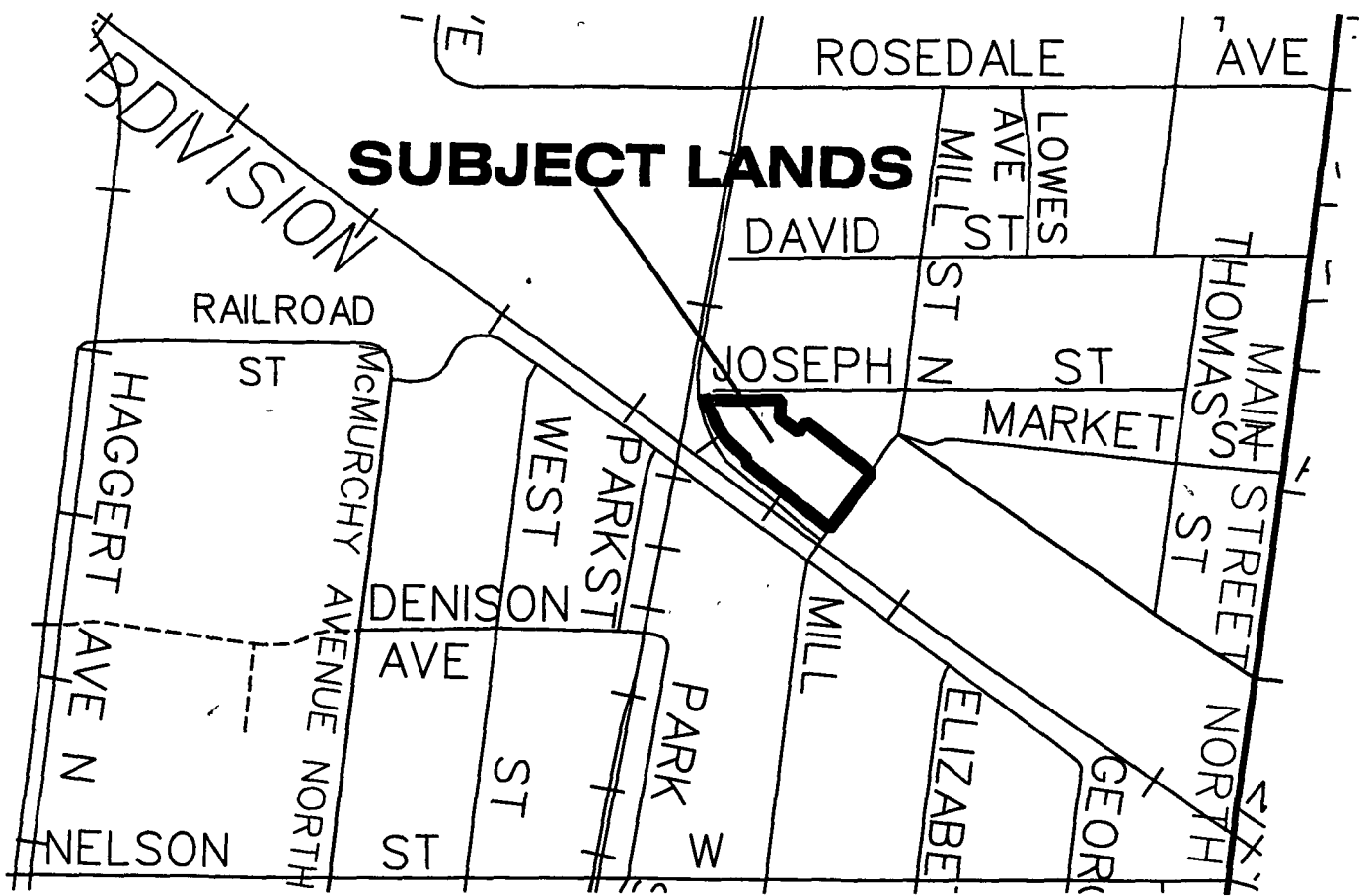
**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2003 01 20

Drawn by: CJK

File no. C1W6.64

Map no. 42-166K



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 44-2003 being a by-law to adopt Official Plan Amendment OP93-207 and By-law 45-2003 to amend Comprehensive Zoning By-law 200-82 as amended (WESTON CONSULTING GROUP INC., on behalf of 1037319 Ontario Limited) File C1W6.64

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

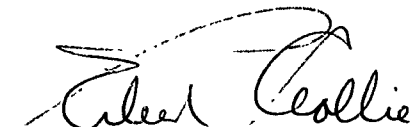
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 44-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of February, 2003, to adopt Amendment Number OP93-207 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 45-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of February, 2003, to amend Comprehensive Zoning By-law 200-82, as amended.
4. Written notice of By-law 44-2003 as required by section 17(23) and By-law 45-2003 as required by section 34(18) of the *Planning Act* was given on the 5<sup>th</sup> day of March, 2003, 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 sections 17(24) and 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. OP93-207 is deemed to have come into effect on the 26<sup>th</sup> day of March, 2003, 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                 )  
26<sup>th</sup> day of March, 2003.            )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**