



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 46-2009

To amend By-law 270-2004, as amended

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

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

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

From:	To:
Industrial Two (M2)	Service Commercial-3474 (SC-3474)
Industrial Two (M20)	Floodplain (F)

(2) by adding thereto the following section:

- "3474.1 The lands zoned SC-3474 on Schedule A to this by-law shall only be used for the following purposes, except for those purposes specifically prohibited:
- a) Commercial
    - (1) a retail establishment having no outside storage
    - (2) a service shop
    - (3) a personal service shop
    - (4) a bank, trust company and finance company, with no drive-through
    - (5) an office
    - (6) a dry cleaning and laundry distribution station
    - (7) a laundromat
    - (8) a dining room restaurant, a take-out restaurant
    - (9) a printing or copying establishment
    - (10) a health or fitness centre
    - (11) a custom workshop, having no outside storage
    - (12) an animal hospital
    - (13) a commercial, technical or recreational school

- b) Other:
  - (1) Purposes accessory to the permitted purposes
- c) Prohibited Uses:
  - (1) an adult video store
  - (2) an adult entertainment parlour
  - (3) an amusement arcade
  - (4) a body art and/or tattoo parlour
  - (5) a massage or body rub parlour
  - (6) a drive-through facility associated with any use
  - (7) a tool equipment and rental establishment
  - (8) a day nursery
  - (9) a religious institution
  - (10) a community centre
  - (11) a hotel or motel
  - (12) a school other than a technical or business school

3474.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 2.0 metres
- 2) Maximum Front Yard Depth: 4.5 metres
- 3) Minimum Setback to Daylight Triangle: 2.0 metres
- 4) Minimum Exterior Side Yard Width: 4.0 metres
- 5) Maximum Exterior Side Yard Width: 6.0 metres
- 6) Minimum Rear Yard Depth: 4.5 metres
- 7) Minimum Interior Side Yard Width: 4.5 metres
- 8) Minimum Building Height:
 

7.0 metres for that portion of the building adjacent to the daylight triangle or along the lot line within 3.0 metres of the daylight triangle.
- 9) Maximum Building Height: 4 storeys
- 10) Minimum Landscaped Open Space:
  - a) Front Yard:
    - i) 2.0 metres, except at approved access locations
    - ii) 3.0 metres, where a parking area is adjacent to the street, except at approved access locations
  - b) Exterior Side Yard: 4.5 metres, except at approved access locations
  - c) Interior Side Yard: 3.0 metres
  - d) Rear Yard: 3.0 metres

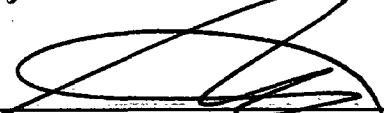
- 11) Minimum Parking Requirements:  
1 parking space for each 22 square metres of gross commercial floor area
- 12) Minimum Gross Floor Area for Each Building:  
1,000 square metres
- 13) Building Façade Zone:  
Building walls adjacent to the front or exterior lot line and 4.6 metres above grade or less shall have a minimum length of 60% of the length of the front or exterior lot line
- 14) Windows and Doors at Grade:  
On any wall adjacent to a street line, no less than 50% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors
- 15) A minimum of one on-site loading space shall be provided
- 16) For the purposes of this section, the property line abutting Hansen Road shall be considered the front lot line

3474.3 The entire lands zoned SC-Section 3474 shall be considered one lot for zoning purposes."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,


this 25<sup>TH</sup> day of February 2009

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CITY CLERK



Approved as to Content:

  
Adrian Smith, M.C.I.P., R.P.P  
Director, Planning and Land Development Services



**SC-3474**

EASTERN AVENUE

HANSEN ROAD

**LEGEND**

- ZONE BOUNDARY
- m METRES

**PART LOT 5, CONCESSION 2 E.H.S.**



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

Date: 2009 01 21

Drawn by: CJK

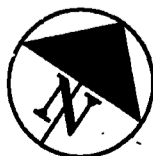
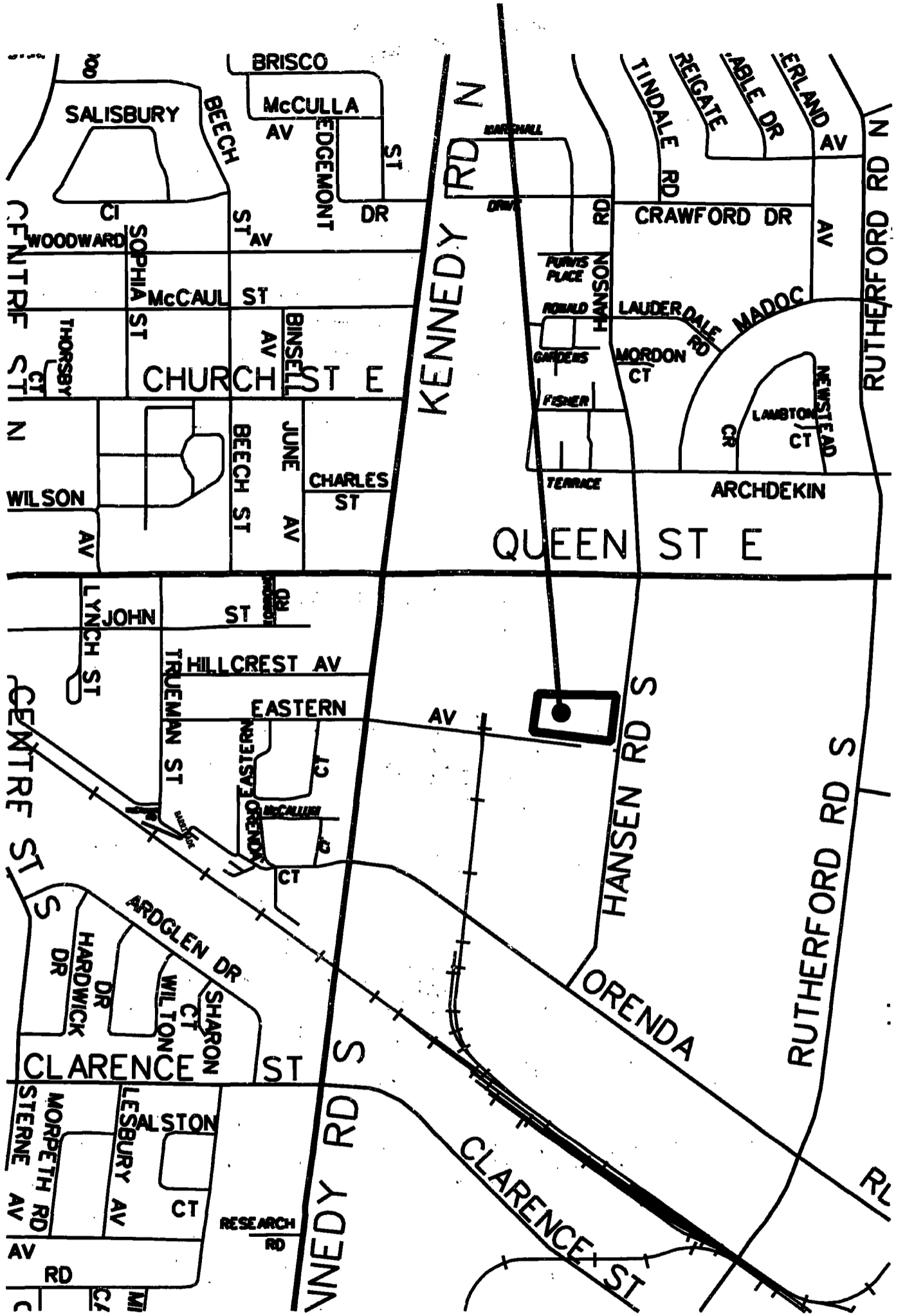
By-Law 46-2009

**Schedule A**

File no. C02E05\_031\_ZBLA

Map no. 61-74

# SUBJECT LANDS



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

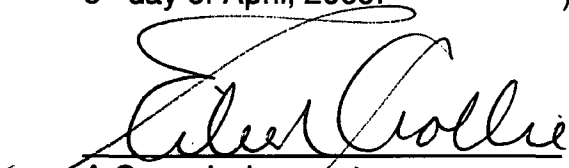
AND IN THE MATTER OF the City of Brampton Zoning By-law  
46-2009, being a by-law to amend Comprehensive  
Zoning By-law 270-2004, as amended (FileC02E05.031)

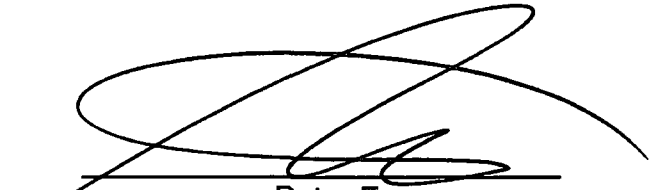
DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say  
as follows:

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. By-law 46-2009 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25<sup>th</sup> day of February, 2009.
3. Written notice of By-law 46-2009 as required by section 34 of the *Planning Act* was given on the 9<sup>th</sup> day of March, 2009, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990, as amended.
4. No notice of appeal was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
5. By-law 46-2009 is deemed to have come into effect on the 25<sup>th</sup> day of February, 2009, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

**DECLARED before me at the** )  
City of Brampton in the )  
Region of Peel this )  
6<sup>th</sup> day of April, 2009. )

  
A Commissioner, etc.

  
Peter Fay

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.