



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 113-2004

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
  - (1) By changing on Sheet 6 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from "RESIDENTIAL HAMLET TWO (RHm2)" to "SERVICE COMMERCIAL - SECTION 2823" (SC - SECTION 2823).
  - (2) By adding thereto the following section:

"2823 The lands designated SC-Section 2823 on Schedule A to this by-law:

2823.1 shall only be used for the following purposes:

    - (a) an office
    - (b) a bank, trust company and finance company
    - (c) a service shop
    - (d) a retail establishment having no outside storage
    - (e) a personal service shop
    - (f) a dining room restaurant, a take-out restaurant without a drive-through facility
    - (g) a printing or copying establishment
    - (h) a health or fitness centre
    - (i) a dry cleaning and laundry distribution station
    - (j) purposes accessory to other permitted purposes
    - (k) a billiard hall, a massage parlour and an adult video establishment are not permitted.

2823.2 shall be subject to the following requirements and restrictions:

    - (a) Uses other than an office, a bank, trust company and finance company shall not exceed 10 percent of the total gross floor area of all uses on the site.

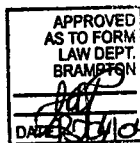
- (b) Minimum Building Setback:
- i) 4.5 metres to the Hurontario Street lot line and any portion of the daylight triangle.
  - ii) 4.5 metres to the exterior side lot line.
  - iii) 3 metres to all other lot lines.
- (c) Minimum Landscaped Open Space:
- i) Front Yard: 4.5 metres, except at approved access points
  - ii) Exterior Side Yard: 4.5 metres, except at approved access points
  - iii) Interior Side Yard: 0.0 metres
  - iv) Rear Yard: 0.0 metres
- (d) Outside storage is not permitted.
- (e) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be fully-enclosed within the main building.
- (f) All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
- (g) That for the purposes of this section, the front lot line shall be that line adjacent to Hurontario Street.
- (h) Notwithstanding any other provision of the Zoning By-law to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

2823.3 shall also be subject to the requirements and restrictions of the Service Commercial (SC) zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2823.2."

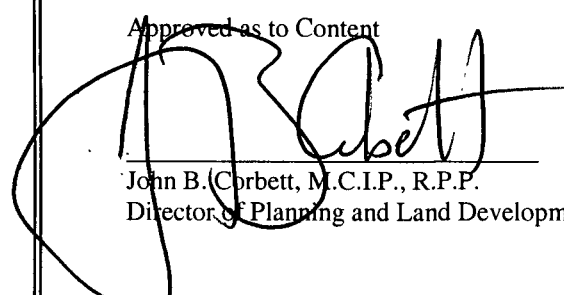
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 26<sup>th</sup> day of April 2004.

  
SUSAN FENNEL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK  
KATHRYN ZAMMIT, ACTING CITY CLERK



Approved as to Content

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

STEELES AVENUE WEST

HURONTARIO STREET

SC - Section  
2823

91.44

79.4m

91.44m

79.4

LEGEND

- ZONE BOUNDARY
- ⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- M METRES

+/- 10 cm

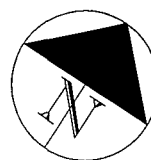
**PART LOT**

**BY-LAW** 139-84

**By-Law** 113-2004

**SCHEDULE A**

**Schedule A**



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

Date: 2004 2 13

Drawn by: A.R.d.

File no. T1W15.30

Map no. 75-54-SA

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 113-2004  
being a by-law to amend Comprehensive Zoning By-law 139-84 as amended  
Tupperville Holdings Inc. File T1W15.30

DECLARATION


I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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. By-law 113-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26<sup>th</sup> day of April, 2004.
3. Written notice of By-law 113-2004 as required by section 34(18) of the *Planning Act* was given on the 28<sup>th</sup> day of April, 2004, 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 notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
21<sup>st</sup> day of May, 2004 )



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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.