



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 130-2000

To amend By-law 56-83, as amended

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

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing on Sheet 20 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to OFFICE COMMERCIAL - SECTION 530 (OC - SECTION 530) and OFFICE COMMERCIAL - SECTION 531 (OC - SECTION 531);
 - (2) by adding thereto, the following sections:

"530 The lands designated OC - SECTION 530 on Sheet 20 of Schedule A to this by-law:

530.1 shall only be used for the following purposes

 - (a) an office,
 - (b) a bank, trust company, finance company;
 - (c) a dining room restaurant, a standard restaurant;
 - (d) a retail establishment, and,
 - (e) purposes accessory to the other permitted purposes.

530.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area: - 0.8 hectares;
 - (b) the minimum building setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres;
 - (c) Minimum Building Height: - 4 storeys;
 - (d) Maximum Building Height: - 12 storeys;
 - (e) except at driveway locations, landscaped open space areas shall be provided as follows:
 - a minimum 9 metre wide strip abutting Regional Road No. 107;

- a minimum 4.5 metre wide strip abutting The Gore Road;
 - (f) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
 - (g) no development shall take place unless it is in conjunction with or subsequent to the development of a minimum of 5000 square metres of gross leasable floor area for office purposes;
 - (h) a maximum of 15 percent of the gross leasable floor area of any building shall be permitted for purposes permitted by Section 530.1(c) and (d);
 - (i) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
 - (j) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
 - (k) no storage shall be permitted outside a building,
- 530.3 shall also be subject to the requirements and restrictions relating to the OC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 530.2.
- 531 The lands designated OC - SECTION 531 on Sheet 20 of Schedule A to this by-law:
- 531.1 shall only be used for the following purposes:
- (a) an office;
 - (b) a retail establishment;
 - (c) a supermarket;
 - (d) a service shop;
 - (e) a personal service shop;
 - (f) a bank, trust company, finance company;
 - (g) a dry cleaning establishment and laundry distribution station;
 - (h) a laundromat;
 - (i) a parking lot;
 - (j) a dining room restaurant, a standard restaurant, a drive-through restaurant, a take-out restaurant and a fast food restaurant;
 - (k) a banquet hall;
 - (l) a conference and/or convention centre,
 - (m) a printing or copying establishment;
 - (n) a commercial school;
 - (o) a place of commercial recreation, but not including a billiard hall;
 - (p) a community club;
 - (q) a health and fitness centre;
 - (r) a taxi or bus station;
 - (s) a fire station;
 - (t) a theatre;
 - (u) a swimming pool sales and service establishment;
 - (v) a day nursery;
 - (w) an animal hospital; and,
 - (x) purposes accessory to the other permitted purposes.

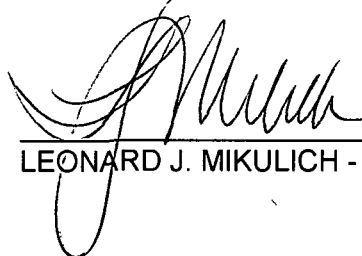
- 531.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Lot Area - 4.0 hectares;
 - (b) the minimum building setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres,
 - (c) the minimum building setback to a rear or interior side lot line shall be 6 metres, except that where the lot line abuts an AGRICULTURAL - SECTION 535 (A - SECTION 535) zone, the minimum building setback shall be 9 metres;
 - (d) Maximum Building Height: - 12 storeys;
 - (e) except at driveway locations, landscaped open space areas shall be provided as follows:
 - a minimum 9 metre wide strip abutting Regional Road No. 107;
 - a minimum 4.5 metre wide strip abutting The Gore Road;
 - (f) a fast food restaurant shall not be permitted within a building having less than 500 square metres of gross leasable floor area or within a building having a setback less than 21 metres to a road;
 - (g) a maximum of two (2) fast food restaurants shall be permitted for the total of all buildings having less than 1000 square metres of gross leasable floor area;
 - (h) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
 - (i) the maximum gross leasable floor area for the purposes permitted by Section 531.1, excluding an office, shall not exceed a Floor Space Index (FSI) of 0.208 which may be increased to a Floor Space Index of 0.296 provided that for every square metre of gross leasable floor provided in excess of the lower limit, 6 square metres of gross leasable floor area for office purposes shall also be provided;
 - (j) a maximum of one supermarket shall be permitted, and the maximum gross leasable floor area of a supermarket shall not exceed 5,110 square metres;
 - (k) a theatre shall be limited to a maximum of 3 screens and a total of 780 seats;
 - (l) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
 - (m) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
 - (n) above ground storage tanks for fuel shall be entirely enclosed within a building;

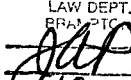
- (o) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;
- (p) no outdoor display and/or sales or storage shall be permitted;

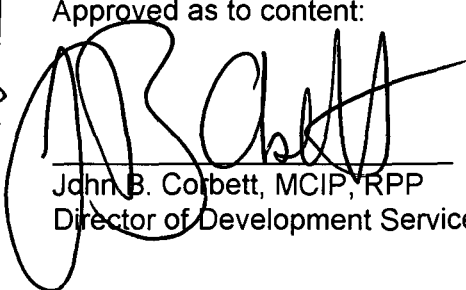
531.3 shall also be subject to the requirements and restrictions relating to the OC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 531.2."

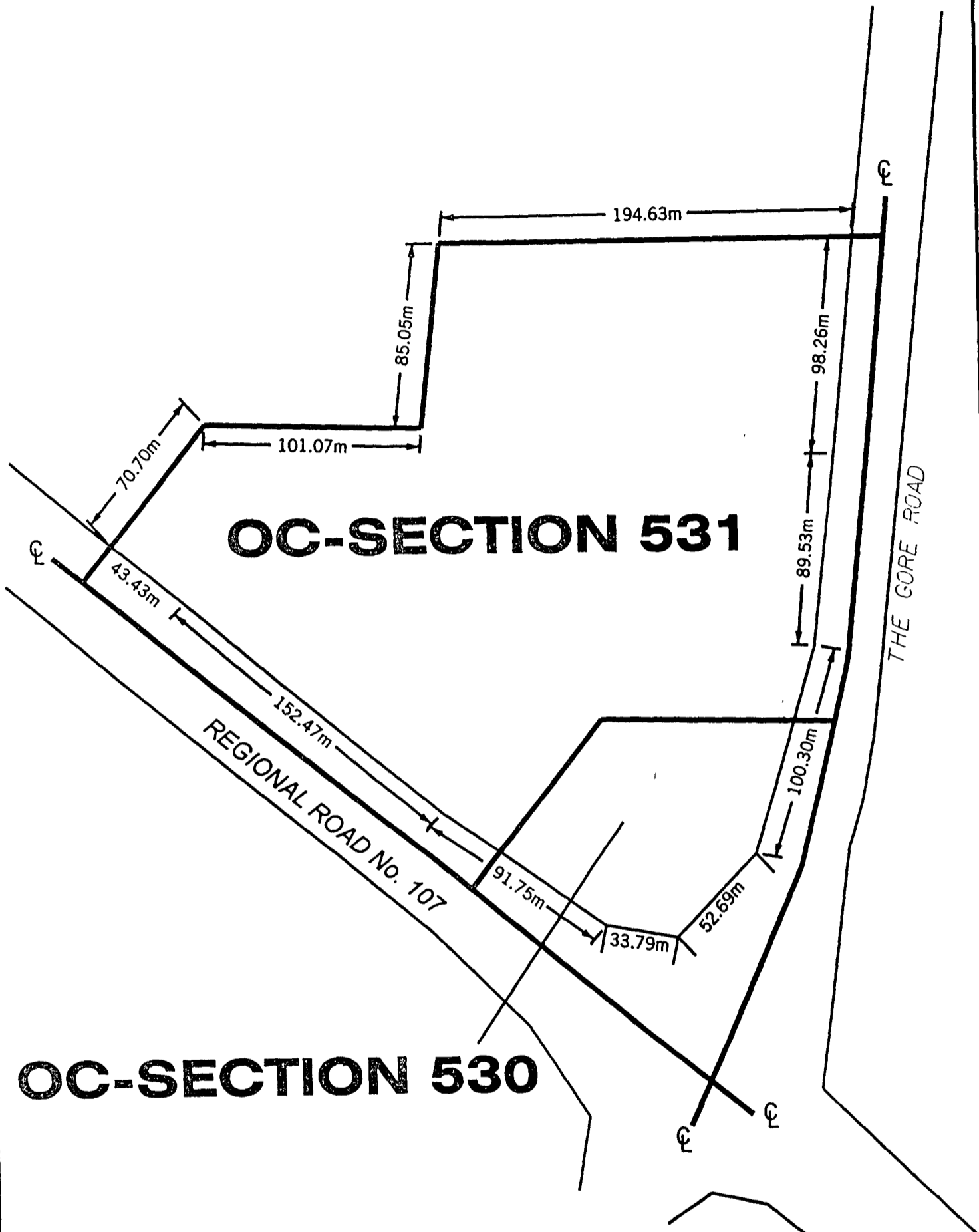
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 26th day of June, 2000.


 PETER ROBERTSON - MAYOR




 LEONARD J. MIKULICH - CITY CLERK

APPROVED
 AS TO FORM
 LAW DEPT.
 DRAFTER

 DATE 19 2000

Approved as to content:

 John B. Corbett, MCIP, RPP
 Director of Development Services

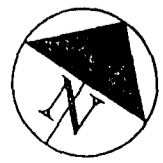


LEGEND

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



PART OF LOTS 4 AND 5, CONCESSION 9, N.D.
 BY-LAW 56-83 SCHEDULE A
 By-Law 130-2000 Schedule A



CITY OF BRAMPTON
 Planning and Building

Date. 1999 03 25 Drawn by. CJK
 File no. C9E5.11 Map no 68-15F

(no appeal)

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 130-2000 being a by-law to amend
comprehensive zoning By-law 56-83 as amended
(MANORBAY ESTATES INC. – File: C9E5.11)

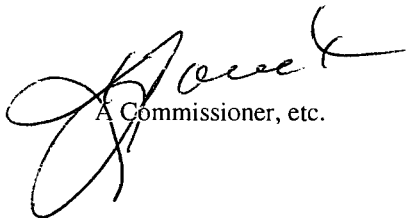
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, 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 130-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26th day of June, 2000.
3. Written notice of By-law 130-2000 as required by section 34(18) of the *Planning Act* was given on the 6th day of July, 2000, 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)
July 28, 2000)

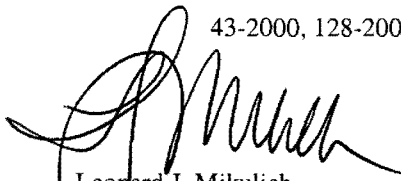




A Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,
87-85, 125-85, 127-85, 264-85, 330-85,
35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,
22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,
249-87, 261-87, 266-87, 308-87,
29-88, 41-88, 64-88, 68-88, 120-88, 175-88, 199-88, 204-88, 230-88, 249-88, 280-88, 282-88, 288-88,
7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,
5-90, 68-90, 78-90, 94-90, 120-90, 187-90, 195-90, 211-90, 254-90,
42-91, 48-91, 153-91, 195-91, 197-91, 224-91,
11-92, 170-92, 185-92, 190-92, 192-92, 196-92, 221-92, 237-92,
227-93, 290-93,
61-94, 65-94, 73-94, 120-94, 165-94, 170-94, 251-94
33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95
51-96, 74-96, 176-96
6-97, 7-97, 59-97, 113-97, 120-97, 165-97 176-97, 248-97
81-98, 147-98, 183-98, 204-98, 232-98, 240-98, 244-98, 248-98, 264-98
1-99, 61-99, 63-99, 111-99, 112-99, 147-99, 163-99, 168-99, 178-99, 204-99, 213-99, 225-99
43-2000, 128-2000, 130-2000



Leonard J. Mikulich
City Clerk
July 28, 2000