



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 139-2007

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 on Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law:

FROM	TO
AGRICULTURAL (A)	Service Commercial Section 1360 (SC Section 1360) and Service Commercial Holding Section 1361 (SC (H) Section 1361).

(2) by adding thereto, the following sections:

"1360 The lands designated SC - Section 1360 of Schedule A to this By-law:

1360.1 shall only be used for the following purposes:

1. retail establishment having no outside storage;
2. a convenience store;
3. a service shop;
4. a personal service shop;
5. a bank, trust company, finance company;
6. an office;
7. a dry cleaning and laundry distribution station;
8. a laundromat ;
9. a printing or copying establishment;
10. a commercial school;
11. a dining room restaurant;
12. a take-out restaurant;
13. A community club;
14. A health and fitness club;
15. A custom workshop;
16. An animal hospital;
17. A day nursery; and

18. Purposes accessory to the other permitted purposes.

1360.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth  
4.0 metres
- (2) Minimum Interior Side Yard Width  
3 metres except where the zone abuts a SC Section 1361 Zone then 0 metres
- (3) Minimum Rear Yard Depth:  
7.5 metres
- (4) Minimum Exterior Side Yard Width:  
4.5 metres
- (5) Minimum Front Yard Landscaped Open Space:  
3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.
- (6) The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.
- (7) All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.
- (8) For the purposes of this zone, taverns are not permitted.
- (9) For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.
- (10) Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.
- (11) Drive thru facilities for restaurants shall not be permitted.
- (12) The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.
- (13) Maximum Building Height  
3 storeys
- (14) The maximum gross floor area for office uses within lands zoned SC Section 1360 and SC(H) Section 1361 shall be 40% of the total gross floor area of all buildings within these zones.

1360.3 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 the ones set out in section 1360.2.

1361 The lands designated SC (H) - Section 1361 of Schedule A to this By-law:

1361.1 shall only be used for the following purposes:

1. retail establishment having no outside storage;
2. a convenience store;
3. a service shop;
4. a personal service shop;
5. a bank, trust company, finance company;
6. an office;
7. a dry cleaning and laundry distribution station;
8. a laundromat;
9. a printing or copying establishment;
10. a commercial school;
11. a dining room restaurant;
12. a take-out restaurant;
13. A community club;
14. A health and fitness club;
15. A custom workshop;
16. An animal hospital;
17. A day nursery; and
18. Purposes accessory to the other permitted purposes.

1361.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth

4.0 metres

(2) Minimum Interior Side Yard Width

3 metres except where the zone abuts a SC Section 1360 Zone then 0 metres

(3) Minimum Rear Yard Depth:

7.5 metres

(4) Minimum Exterior Side Yard Width:

4.5 metres

(5) Minimum Front Yard Landscaped Open Space:

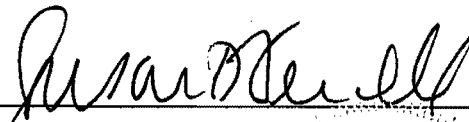
3.0 metres where the zone abuts Hurontario Street and Bovaird Drive.

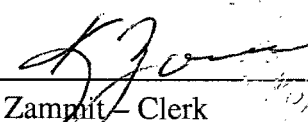
(6) The minimum landscaped open space area where the zone abuts a residential zone shall be 2.0 metres.

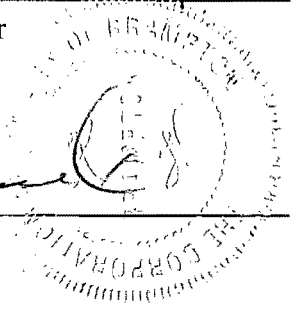
- (7) All garbage and refuse containers shall be enclosed within a climate-controlled room within the building.
- (8) For the purposes of this zone, taverns are not permitted.
- (9) For the purposes of this zone, the lot line, which abuts Bovaird Drive, shall be deemed the Front Lot Line.
- (10) Drive-thru facilities shall not be located adjacent to public roads or within 8.0 metres of a residential zone.
- (11) Drive thru facilities for restaurants shall not be permitted.
- (12) The minimum setback of an electrical transformer from any lot line shall be 2.0 metres.
- (13) Maximum Building Height  
3 storeys
- (14) The maximum gross floor area for office uses within lands zoned SC Section 1360 and SC(H) Section 1361 shall be 40% of the total gross floor area of all buildings within these zones.
- (15) The holding (H) symbol shall not be removed until the City of Brampton has confirmed additional lands to accommodate a turning circle are not required at the westerly end of the southerly extension of Dumfries Avenue.
- (16) Until the holding (H) symbol is removed, the lands designated SC (H) – SECTION 1361, shall only be used for those purposes permitted in the Agricultural (A) Zone, subject to the requirements and restrictions of the Agricultural (A) zone, and all the general provisions of this by-law.


1361.3 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 the ones set out in section 1361.2”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
this **25** day of **April** 2007.

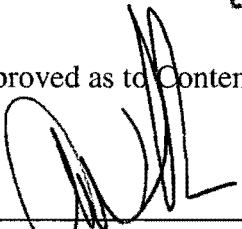
  
Susan Fennell - Mayor

  
K. Zammit - Clerk



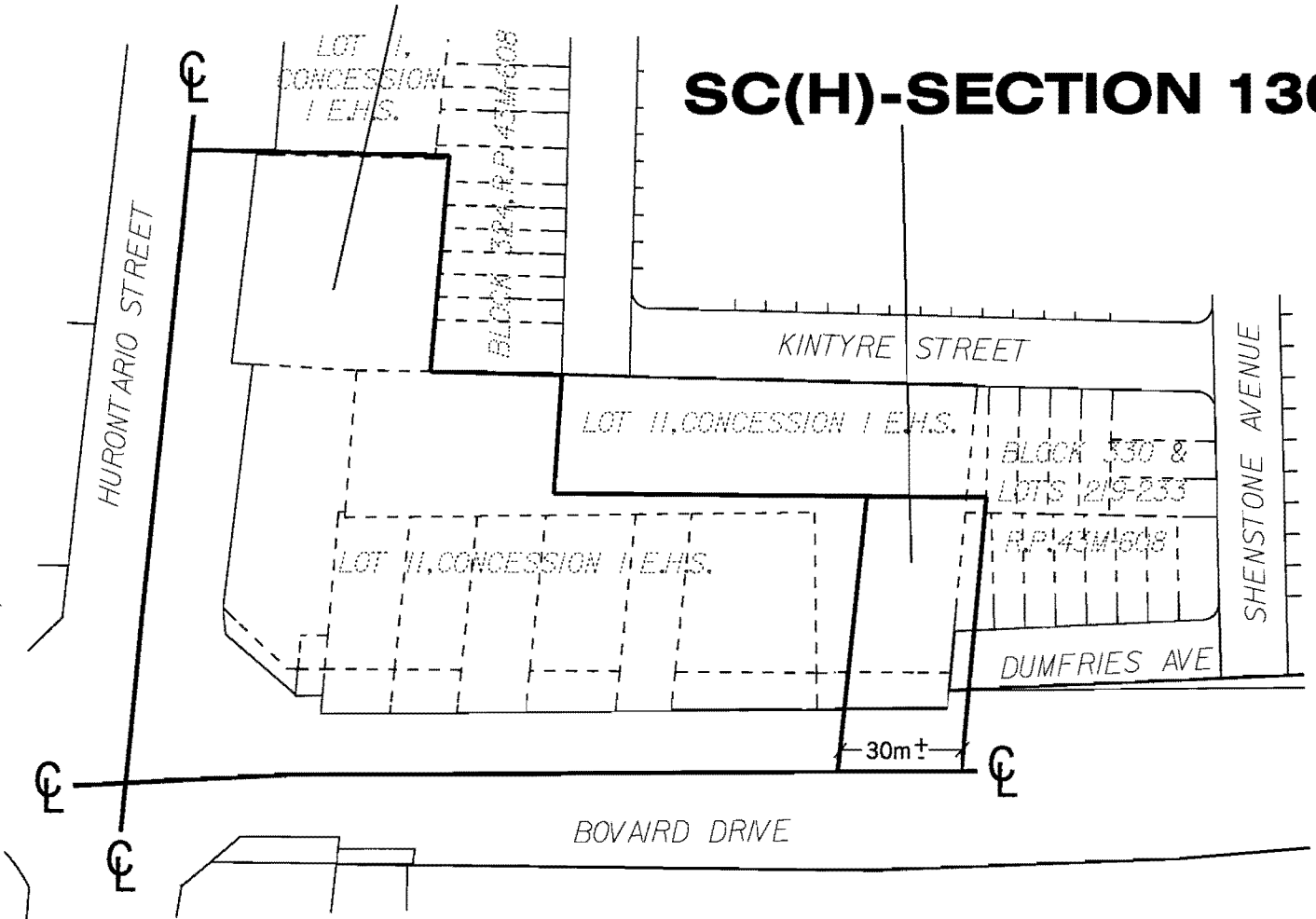
APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE **Apr 6 2007**

Approved as to Content:




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

# SC-SECTION 1360

# SC(H)-SECTION 1361

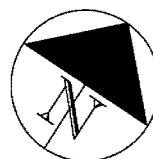


**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOT 11, CONCESSION 1 E.H.S.**



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

Date: 2006 06 01  
Revisions: April 02, 07'

Drawn by: CJK

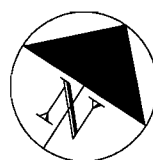
**By-Law** 139-2007

**Schedule A**

File no. C1E11.19zbia

Map no. 25-71

# 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 138-2007 being a by-law to adopt Official Plan Amendment OP93-280 and By-law 139-2007 to amend Zoning By-law 270-2004 as amended – Kerbel Group Inc. and Greyrose Corporation - File C1E11.19

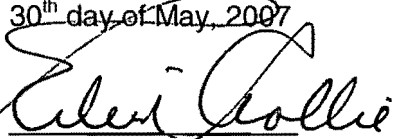
DECLARATION


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

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 138-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25<sup>th</sup> day of April, 2007, to adopt Amendment Number OP93-280 to the 1993 Official Plan;
3. By-law 139-2007 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 April, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 138-2007 as required by section 17(23) and By-law 139-2007 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of May, 2007, 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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-280 is deemed to have come into effect on the 29<sup>th</sup> day of May, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 139-2007 is deemed to have come into effect on the 25<sup>th</sup> day of April, 2007, in accordance with Section 34(19) 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 )  
30<sup>th</sup> day of May, 2007 )

  
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, 2008.