



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 182-2006

To amend Zoning By-law 270-2004, as amended.

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

1. Zoning 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" attached to this by-law

from

To

AGRICULTURAL (A)

SERVICE COMMERCIAL –
SECTION 1926 (SC-SECTION
1926) and Floodplain (F).

(2) by adding thereto the following sections:

"1926 The lands designated SC-SECTION 1926 on Schedule A to this by-law:

1926.1 shall only be used for the purposes permitted by Section 1926.1(1), or the purposes permitted by Section 1926.1(2), but not both sections or not any combination of both sections, as follows:

- (1)
 - (a) gas bar;
 - (b) motor vehicle washing establishment;
 - (c) retail establishment;
 - (d) service shop;
 - (e) personal service shop;
 - (f) bank, trust company, and finance company;
 - (g) office;
 - (h) dry cleaning and laundry distribution station;
 - (i) convenience restaurant, dining room restaurant, and take out restaurant;
 - (j) printing or copying establishment;
 - (k) commercial school;
 - (l) place of commercial recreation, but not including a billiard hall;
 - (m) community club;

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- (n) health and fitness centre;
 - (o) convenience store;
 - (p) purposes accessory to other permitted uses.
- (2)
 - (a) motor vehicle sales establishment;
 - (b) motor vehicle washing establishment;
 - (c) motor vehicle repair shop, only in conjunction with a motor vehicle sales establishment;
 - (d) purposes accessory to other permitted uses

1926.2 shall be subject to the following requirements and restrictions:

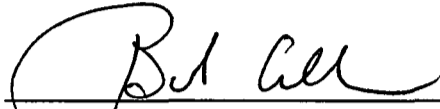
- (1) Minimum lot area: 4,050 square metres (1.0 acre).
- (2) Minimum Landscaped Open Space:
 - (a) 5 metres abutting a "Floodplain (F)" zone.
 - (b) 6 metres abutting public rights-of-way, except at approved access locations.
 - (c) 3 metres abutting all other lot lines, except at approved access locations.
- (3) Minimum Building Setback:
 - (a) 6 metres abutting the Regional Road 50 right-of-way.
 - (b) 6 metres abutting the Fogal Road right-of-way.
 - (c) 10 metres abutting a "Floodplain (F)" zone.
 - (d) 3 metres abutting all other lot lines.
- (4) Outdoor Storage:

Outdoor storage of only goods and materials on display for sale purposes with a motor vehicle sales establishment are permitted. Outdoor storage shall not be located in areas required for landscaping and parking.

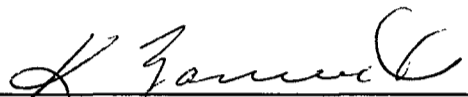
1926.3 for the purpose of this Section:

Lands zoned SC-1926 shall be considered one lot for the zoning by-law's minimum building setback, minimum landscaping, and minimum parking requirements."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this **12** day of **JUNE** 2006.



~~Susan Fennell - Mayor~~
BOB CALLAHAN ACTING MAYOR



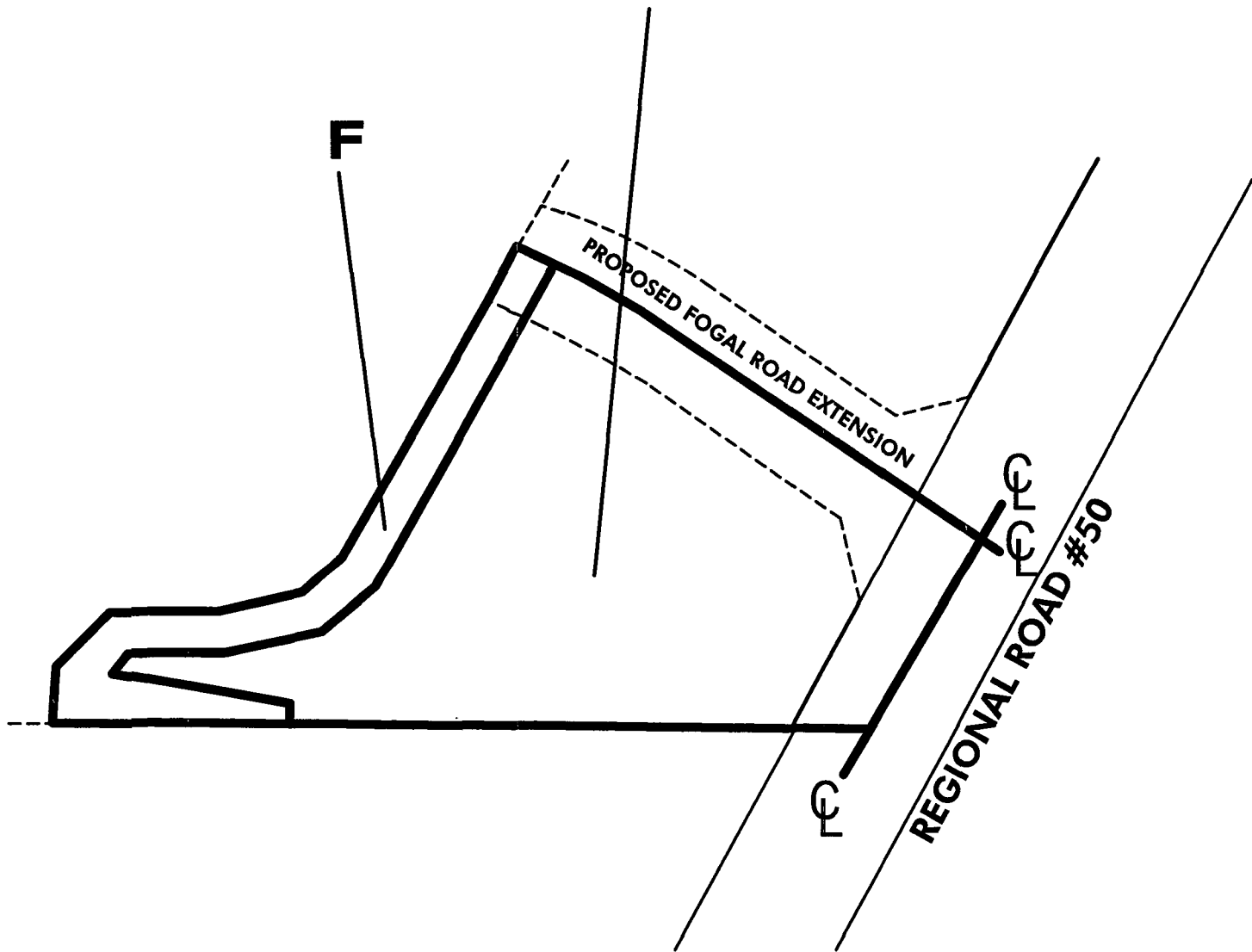
K. Zammit - Clerk





Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
CG		
DATE	07	06 06

SC-SECTION 1926

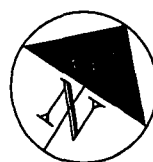


LEGEND

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



PART LOTS 4 & 5, CONCESSION 10 N.D.



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 03 03

Drawn by: CJK

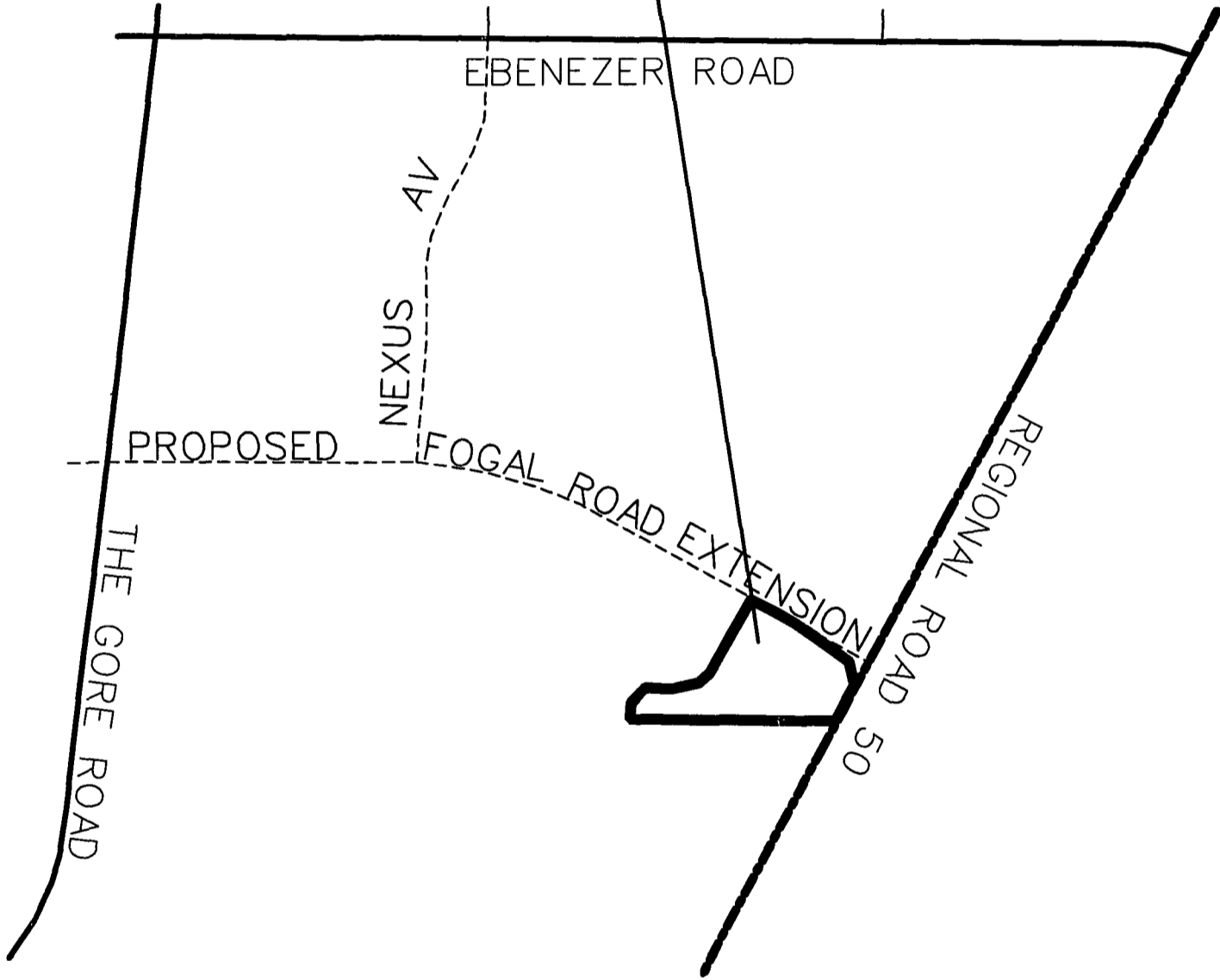
By-Law 182-2006

Schedule A

File no. C10E5.11zbla

Map no. 69-14

SUBJECT LANDS



Key Map By-Law 182-2006



CITY OF BRAMPTON
Planning, Design and Development

Date. 2003 12 11

Drawn by: CJK

File no C10E5.11

Map no. 69-14D

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 181-2006 being a by-law to adopt Official Plan Amendment OP93-265 and By-law 182-2006 to amend Zoning By-law 270-2004 as amended – Feny Company 1 Incorporated (File C10E5.11)

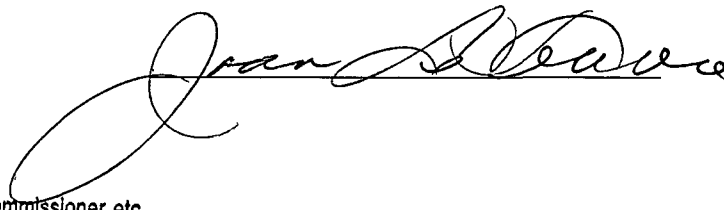
DECLARATION

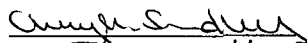
I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

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 181-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of June, 2006, to adopt Amendment Number OP93-265 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 182-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of June, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 181-2006 as required by section 17(23) and By-law 182-2006 as required by section 34(18) of the *Planning Act* was given on the 22nd day of June, 2006, 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 respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-265 is deemed to have come into effect on the 13th day of July, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 182-2006 is deemed to have come into effect on the 12th day of June, 2006, 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)
21st day of July, 2006)




A Commissioner, Cheryl S. [unclear], a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 13, 2008.