



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 203-2006

To amend the Zoning By-law 2004 (By-law 270-2004) as amended

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

1. The Zoning By-law 2004, as amended, is hereby further amended:
 - (1) by changing on Sheet 23D of Schedule A thereto, the zoning references of "R1C-Section 1006" to "R2A-Section 1010" for those lands outlined on Schedule A attached hereto.
 - (2) by replacing any zoning symbol of "G" on Sheets 25B and 25D of Schedule A thereto with the zoning symbol of "OS".
 - (3) by replacing the zoning reference of "RMA-Section 311" on Sheet 25C of Schedule A thereto with "R3A(1)-Section 311".
 - (4) by providing on Sheet 44B of Schedule A thereto, the zoning reference of "R1D-Section 1219" for those lands outlined on Schedule B attached hereto.
 - (5) by replacing the zoning reference of "R3-Section 3052" on Sheet 60F of Schedule A thereto with "R3A-Section 3052" and by replacing the word "R3" in Section 3052 with "R3A".
 - (6) by replacing the zoning reference of "M1-Section 1866" on Sheet 68 of Schedule A thereto with "M1-Section 1704".
 - (7) by deleting the Section 1866 associated with M1-Section 1866 (created by By-law 24-2006).
 - (8) by adding thereto the following sections:

"1704 The lands designated M1 - SECTION 1704 on Schedule A to this by-law:

1704.1 shall only be used for the following purposes:

 - (a) Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
 - (2) a printing or copying establishment;
 - (3) a warehouse;
 - (4) a parking lot;
- (b) Non-Industrial
- (1) a radio or television broadcasting and transmission establishment;
 - (2) an animal hospital;
 - (3) a recreational facility or structure;
 - (4) a community club;
- (c) Accessory
- (1) an associated educational use;
 - (2) an associated office;
 - (3) a retail outlet operated in connection with a particular purpose permitted by sections (a)(1) and (a)(2) above, provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use;
 - (4) purposes accessory to the other permitted purposes;
- (d) Commercial
- (1) offices, including offices for doctors, dentists or drugless practitioners;
 - (2) a retail establishment;
 - (3) a bank, trust company, finance company;
 - (4) a dry cleaning establishment and laundry distribution centre;
 - (5) a service shop;
 - (6) a personal service shop;
 - (7) a custom workshop;
 - (8) a motel or hotel;
 - (9) a banquet hall;

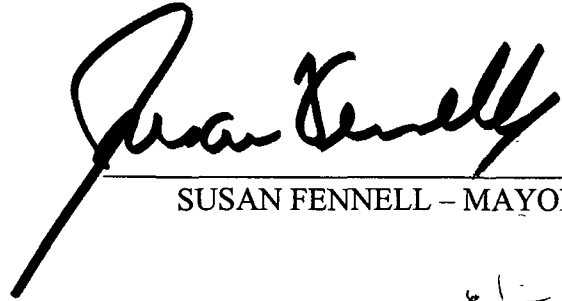
- (10) a commercial school;
 - (11) a health and fitness centre;
 - (12) a dining room restaurant and convenience restaurant;
 - (13) purposes accessory to the other permitted purposes;
- (e) the following purposes shall not be permitted:
- (1) an adult entertainment parlour;
 - (2) an adult video store;
 - (3) a massage or body rub parlour;
 - (4) an amusement arcade;

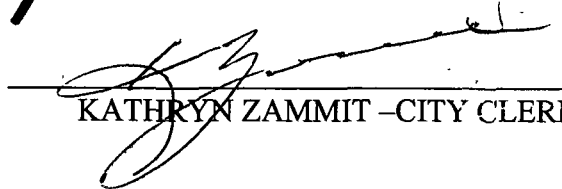
1704.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares
- (b) Minimum Front Yard Depth: 7.5 metres
- (c) Maximum Front Yard Depth: 12.0 metres
- (d) Minimum Rear Yard Depth: 7.0 metres
- (e) Minimum Exterior Side Yard Width: 6.0 metres
- (f) Minimum Landscaped Open Space:
 - (i) 9.0 metres wide abutting Regional Road 107 except at approved access locations;
 - (ii) 3.0 metres wide abutting Beaumaris Drive and Brewster Road except at approved access locations
- (g) Minimum Building Setback to a Floodplain (F) zone: 7.0 metres
- (h) Maximum Lot Coverage by all buildings and structures: 35% of the lot area
- (i) Total Maximum Gross Commercial Floor Area for the uses in Section 1704.1(d), excluding the uses in Section 1704.1(d)(1), shall be 3000 square metres on all lands zoned M4A-Section 1704
- (j) the buildings containing the uses permitted under Section 1704.1(d) shall be located within 90 metres of the intersection of Regional Road 107 and Beaumaris Drive
- (k) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road 107

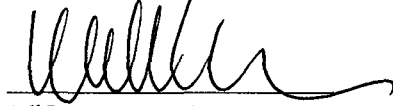
- (l) all restaurant refuse storage shall be enclosed in a climate controlled area within the building
- (m) no outside storage of goods, materials or machinery shall be permitted
- (n) all lands zoned M4A – Section 1704 shall be treated as one property”.

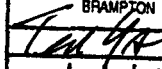
READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this
26 day of **JUNE** 2006.


SUSAN FENNELL – MAYOR

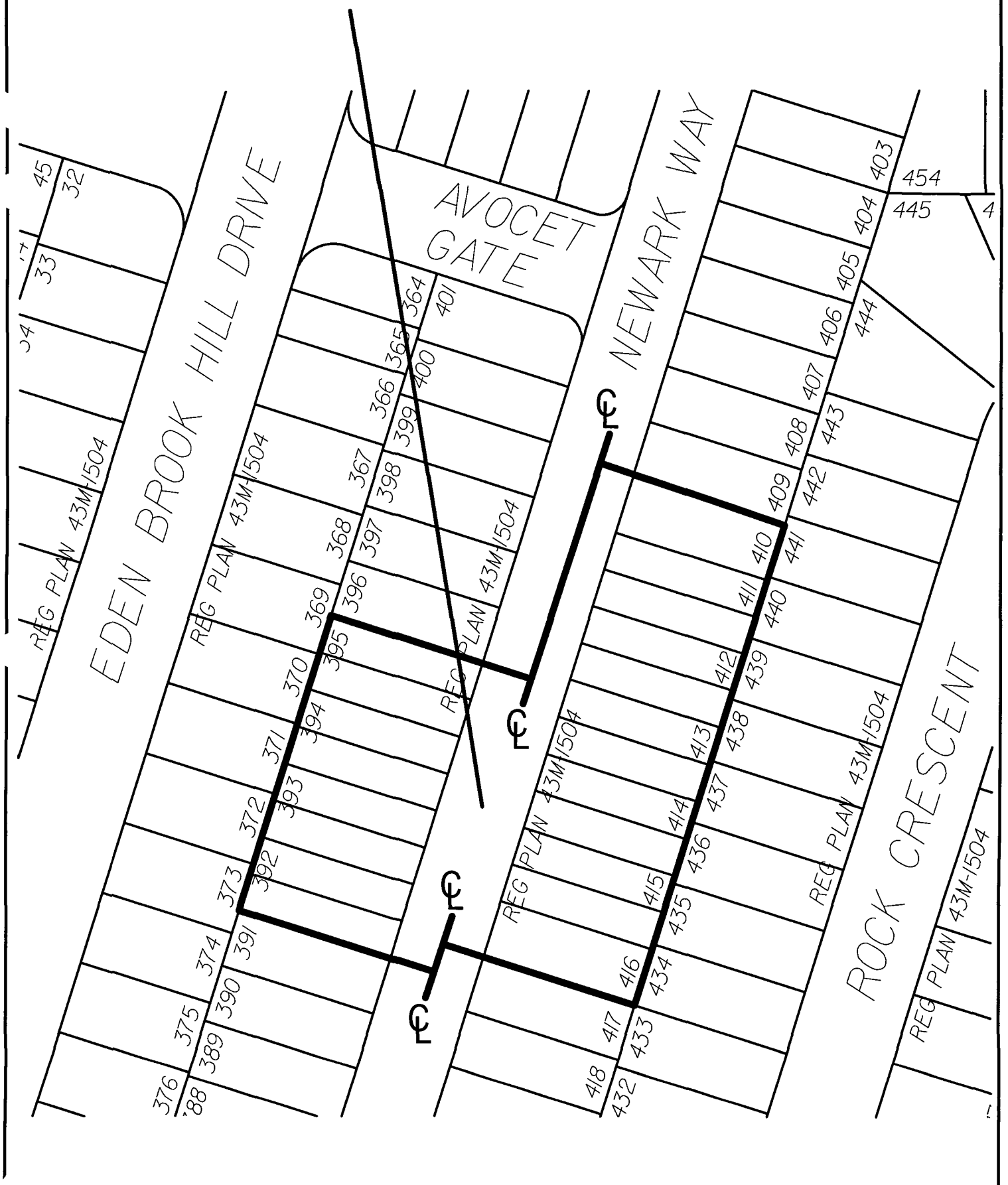

KATHRYN ZAMMIT – CITY CLERK

Approved as to Content.


Bill Lee, MCIP, RPP
Associate Director, Special Projects

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE **11/22/06**

R2A-SECTION 1010



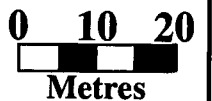
LEGEND



ZONE BOUNDARY



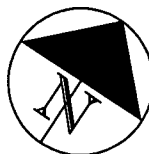
CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 14, CONCESSION 2 W.H.S.

By-Law 203-2006

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

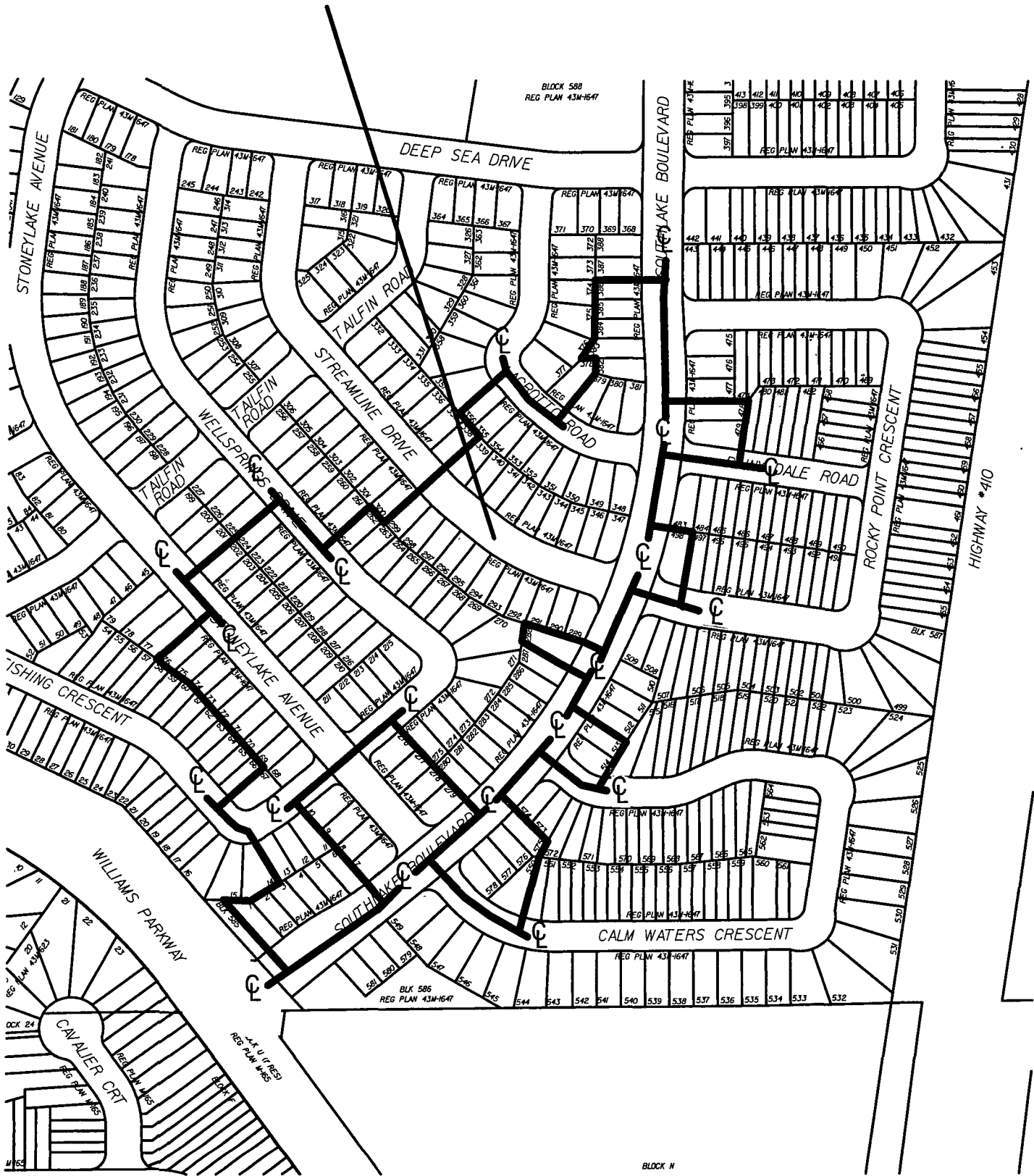
Date 2006 04 19

Drawn by. CJK



File no P42GE-1

Map no. 1

R1D-SECTION 1219



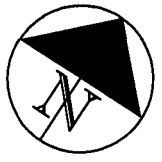
LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 9, CONCESSION 2 E.H.S.

By-Law 203-2006 Schedule B



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 04 19 Drawn by: CJK

File no. SCHEDB Map no. -

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

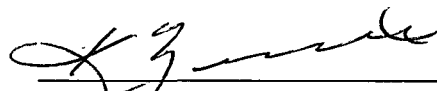
AND IN THE MATTER OF the City of Brampton By-law 203-2006 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended
City of Brampton - Housekeeping Amendment File P42 BR

DECLARATION

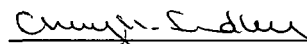
I, Kathryn Zammit of the Town of Caledon, in the Region of Peel, hereby make oath and say
as follows:

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 203-2006 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 26th day of June, 2006.
3. Written notice of By-law 203-2006 as required by section 34(18) of the *Planning Act*
was given on the 11th day of July, 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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or before
the final date for filing objections.
5. Zoning By-law 203-2006 is deemed to have come into effect on the 26th day of June,
2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as
amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
16th day of August, 2006)



Cheryl Lyn Fencley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2008.



A Commissioner, etc.