



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 204-2013

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

From:	To:
RESIDENTIAL RURAL ESTATE 2 (RE2)	OFFICE COMMERCIAL (Section 2414 (OC-2414); Floodplain (F); and Open Space (OS))

(2) by adding thereto the following section:

"2414 The lands designated as Office Commercial, Section 2414 (OC-2414) on Schedule A to this By-law;

2414.1 Shall only be used for the following purposes:

- 1) an office;
- 2) a bank, trust company or finance company.

2414.2 Only in conjunction with the permitted uses above:

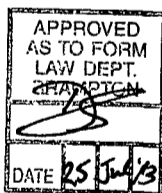
- 1) a retail establishment, having no outside storage or display;
- 2) a dining restaurant or take out restaurant;
- 3) printing or copying establishment;
- 4) commercial school;
- 5) day nursery;
- 6) service shop.

2414.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: 0.49 hectares (1.21 acres);
- b) Maximum gross floor area: 2,400 square metres;
- c) Maximum gross floor area devoted to medical offices: 1,300 square metres;
- d) Maximum gross floor area devoted to retail & service shop uses: 600 square metres;
- e) Minimum front yard depth: 9.0 metres;
- f) Minimum interior side yard width: 13.0 metres;
- g) Minimum rear yard depth: 1.5 metres;
- h) Maximum height: 4 storeys (excluding mechanical penthouse);
- i) Minimum landscaped open space:
 - i. 9.0 metres abutting Kennedy Road;
 - ii. 1.5 metres along the southerly lot line.
- j) Minimum number of parking spaces:
 - i. 1 per 20 square metres of gross floor area for medical offices;
 - ii. 1 per 25 square metres of gross floor area for all other office uses.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 7th day of August 2013.



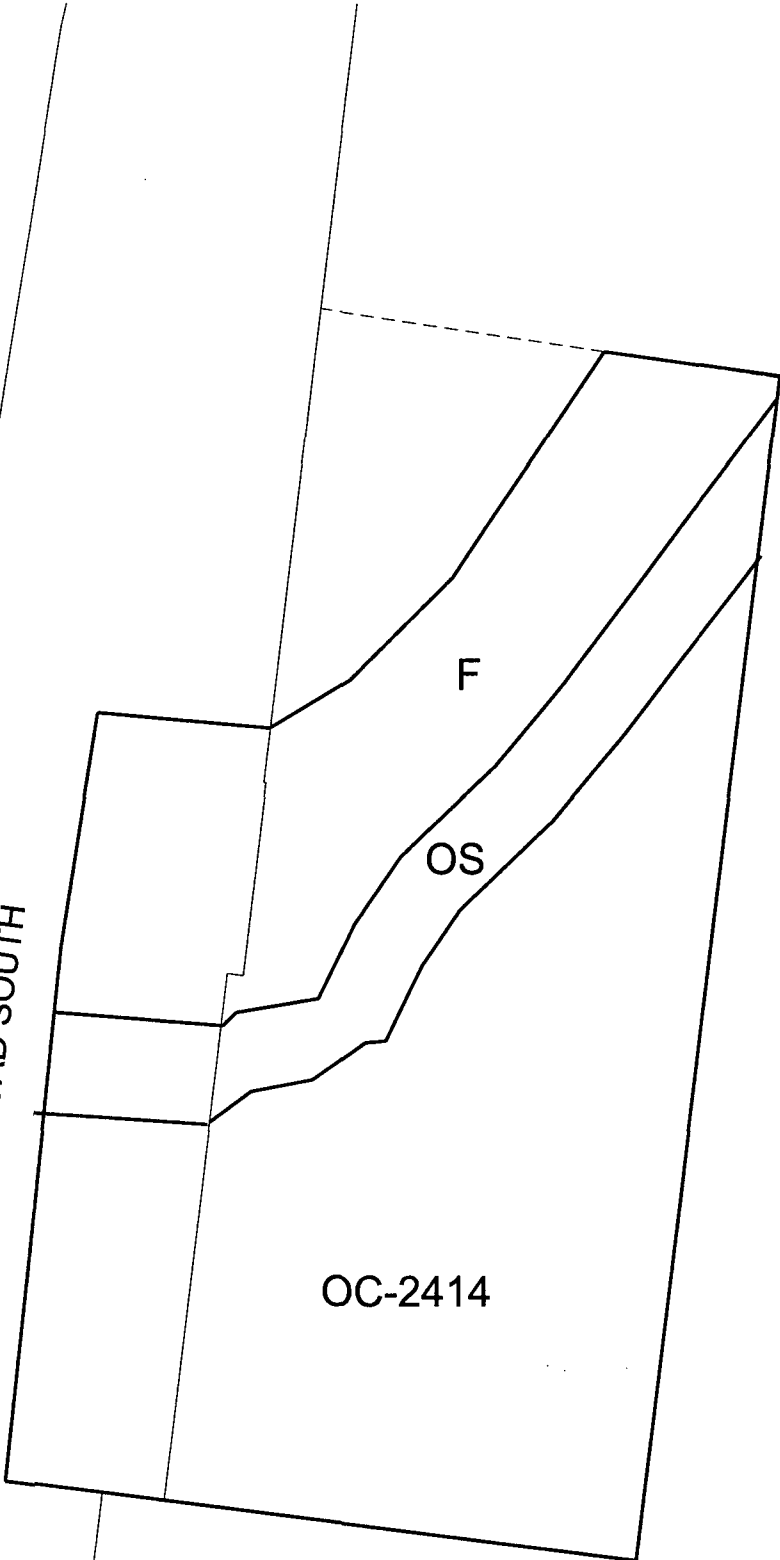
SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski
Director, Land Development Services

KENNEDY ROAD SOUTH



OC-2414

LEGEND

—— ZONE BOUNDARY

PART LOT 14, CONCESSION 2 E.H.S (TOR.)



CITY OF BRAMPTON

Planning, Design and Development

Date: 2013 07 08

Drawn by: CJK

By-Law 204-2013

Schedule A

File no. T02E14.010_ZBLA

