



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 245-2008

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 1413 (SC-1413)

- (2) by adding thereto the following section:

"1413 The lands designated SC - 1413 on Schedule A to this by-law:

1413.1 shall only be used for the purposes of the SC Zone and the following additional uses:

- (1) supermarket,
- (2) retail warehouse,
- (3) large retail warehouse,
- (4) home furnishings and home improvement retail warehouse
- (5) service station or gas bar,
- (6) motor vehicle washing establishment, and
- (7) library.

1413.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Landscaped Open Space:
  - a) 6 metres abutting Bramalea Road and Sandalwood Parkway, except at approved access locations.

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- b) 3 metres abutting Sunny Meadow Boulevard, except at approved access locations.
  - c) 6.5 metres abutting a Floodplain Zone.
- (2) Minimum building setbacks:
- a) 6 metres from Bramalea Road and Sandalwood Parkway.
  - b) 3 metres from Sunny Meadow Boulevard.
  - c) 10 metres from a Floodplain Zone.
- (3) Maximum building height: 2 storeys
- (4) Minimum lot area: 4,050 square metres (1.0 acre)
- (5) Outdoor Storage:
- a) Outdoor storage of goods and materials is only permitted in conjunction with a garden centre sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
  - b) Outdoor storage shall not be located in areas required for landscaping and parking.

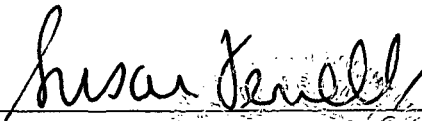
1413.3 for the purpose of this Section:


- (1) Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- (2) Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- (3) Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor

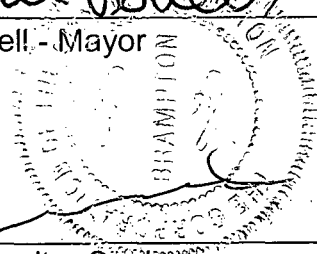
coverings, landscape and garden supplies and plumbing fixtures.

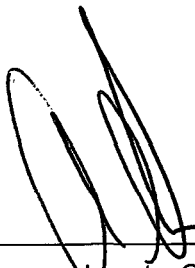
1413.4 For the purposes of this section, all lands zoned SC-1413 shall be interpreted as one lot for zoning purposes."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **24** day of **September** 2008.

  
Susan Fennell - Mayor

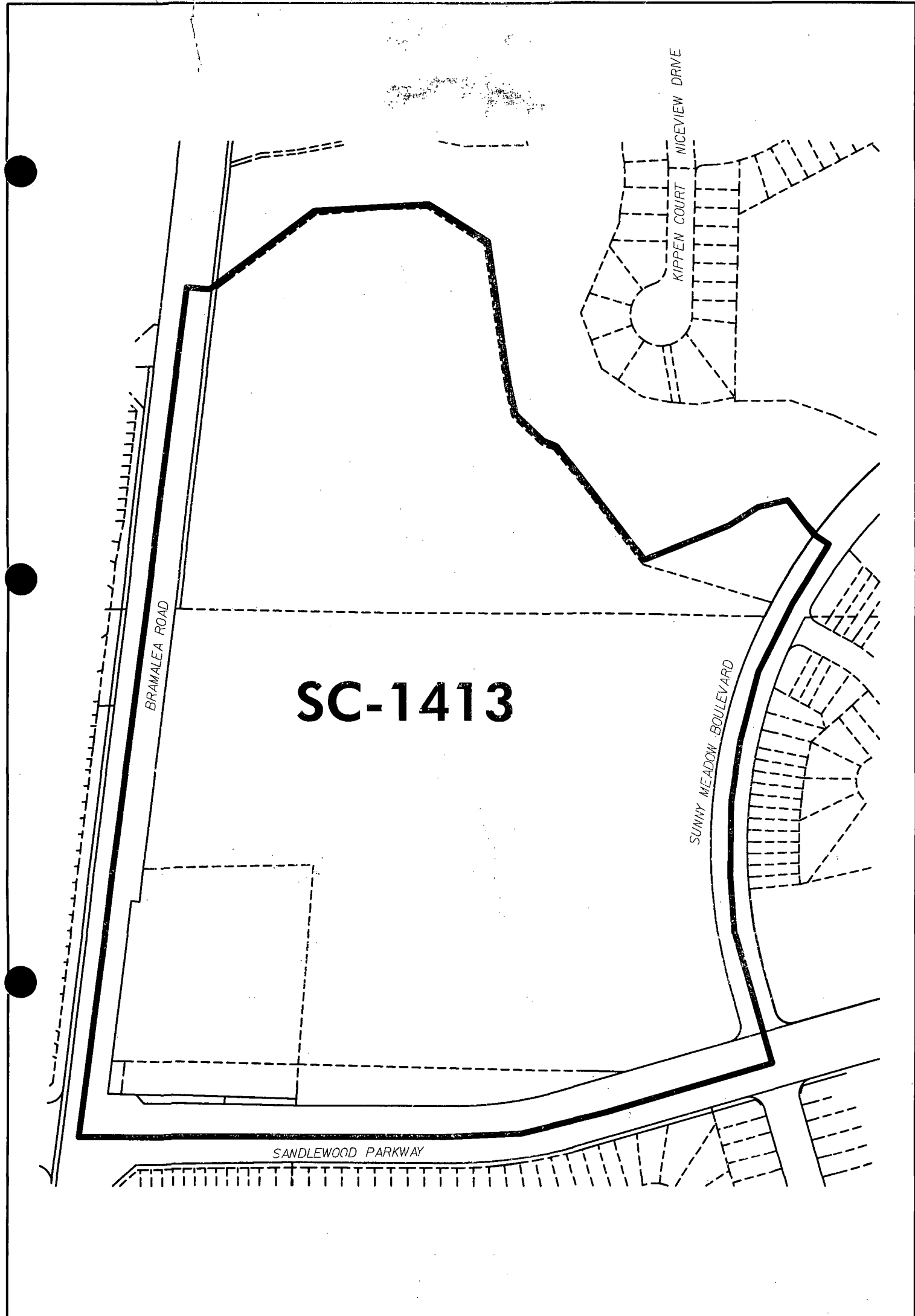
  
Kathryn Zammit - Clerk





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			
C.C.C.			
DATE	29	08	08



**SC-1413**

BRAMALEA ROAD

SUNNY MEADOW BOULEVARD

SANDLEWOOD PARKWAY

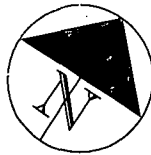
KIPPEN COURT  
NICEVIEW DRIVE

LEGEND

 ZONE BOUNDARY



**PART LOT 13, CONCESSION 5 E.H.S.**



**CITY OF BRAMPTON**

Planning, Design and Development

Date: 2008 09 04

Drawn by: CJK

By-Law

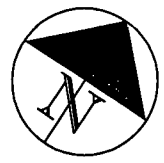
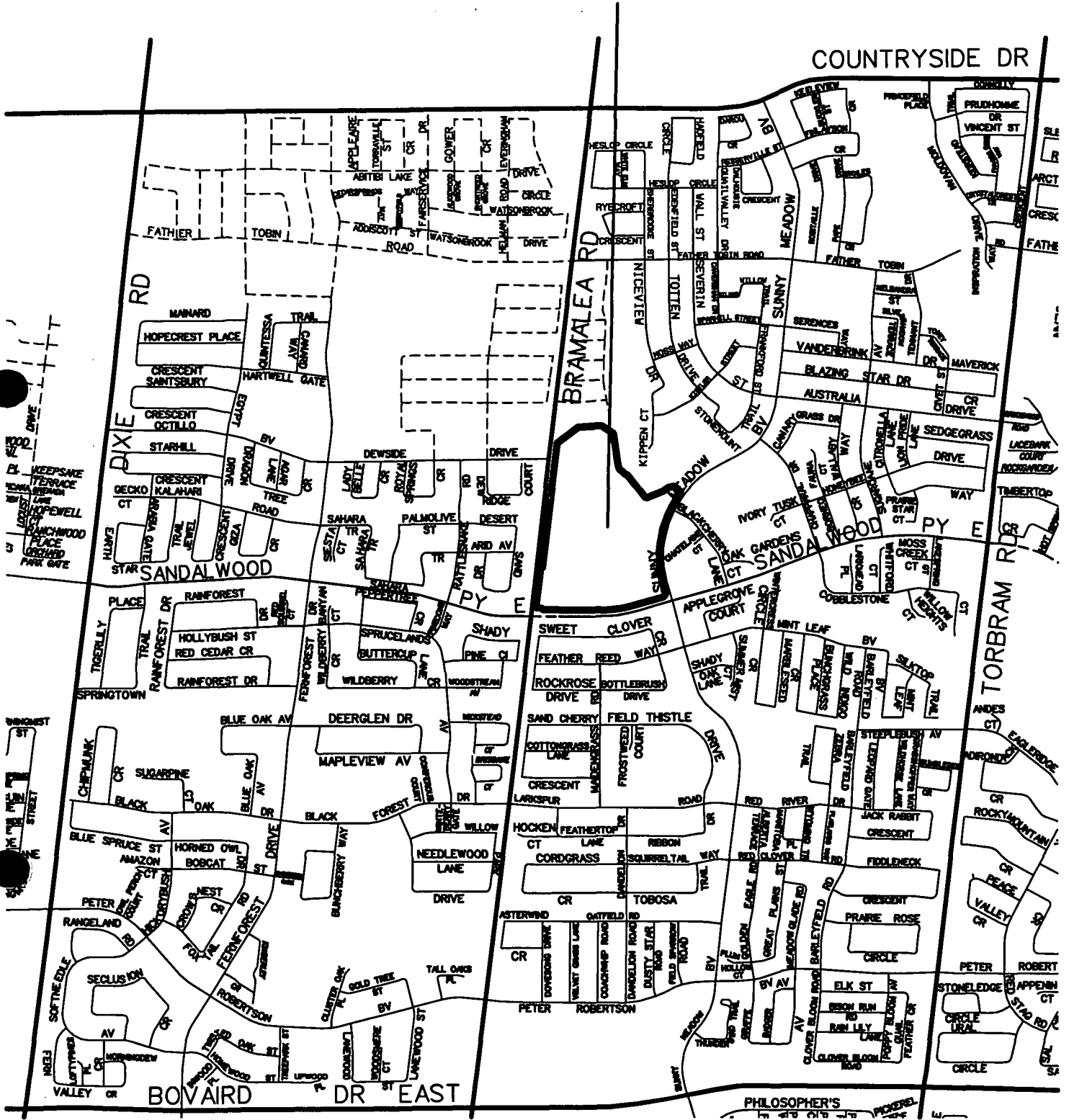
**245-2008**

Schedule A

File no. C05E13.006

Map no. 29-49

# 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 244-2008 being a by-law to adopt Official Plan Amendment OP2006-014 and By-law 245-2008 to amend Zoning-By-law 270-2004 as amended, KLM Planning Partners Inc - Brasun Developments - File C05E13.006


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 City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 244-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on September 24, 2008, to adopt Official Plan Amendment OP2006-014 to the 2006 Official Plan;
3. By-law 245-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on September 24, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 244-2008 as required by section 17(23) and By-law 245-2008 as required by section 34(18) of the *Planning Act* was given on September 24, 2008, 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. OP2006-014 is deemed to have come into effect on October 23, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 245-2008 is deemed to have come into effect on September 24, 2008, 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 )  
23<sup>rd</sup> October, 2008 )

  
Peter Fay



A Commissioner, etc  
**EILEEN MARGARET COLLIE, A Commissioner**  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.