



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 278-2007

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

INDUSTRIAL FOUR -
SECTION 2700 (M4 -
SECTION 2700)

INDUSTRIAL FOUR - SECTION
2836 (M4 - SECTION 2836)

(2) by adding thereto the following section:

"2836 The lands designated M4 - SECTION 2836 on Schedule A to this by-law;

2836.1 shall only be used for the following purposes:

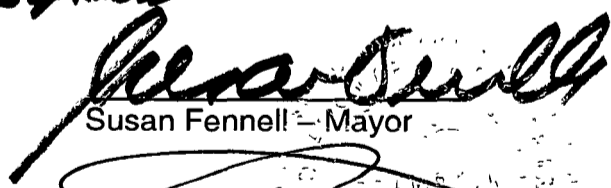
- (a) the uses permitted in M4 - Section 2700, excluding the uses in Section 2700.1(c)(1);
- (b) offices, including offices for doctors, dentists or drugless practitioners;
- (c) a pharmacy; and,
- (d) the following purposes shall not be permitted:
 - (1) an adult entertainment parlour
 - (2) an adult video store
 - (3) a massage or body rub parlour
 - (4) an amusement arcade

2836.2 All permitted uses shall be subject to the requirements and restrictions applicable under M4-Section 2700 and shall also be subject to the following additional requirements and restrictions:

- (a) Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners shall not exceed 929 square metres.
- (b) Maximum Total Gross Floor Area to be devoted to a pharmacy shall not exceed 1,858 square metres.
- (c) Maximum Total Gross Floor Area to be devoted to offices for doctors, dentists or drugless practitioners and a pharmacy use, shall not exceed 2,787 square metres.
- (d) Notwithstanding the definition of Retail Warehouse contained in M4-Section 2700.3, a Maximum Total Gross Floor Area of 2,050 square metres may be occupied by individual retail warehouse uses that occupy a minimum gross floor area of 372 square metres for each single user.
- (e) Parking –an appliance and furniture store is to be calculated at 1 parking space per 62 square metres of gross commercial floor area; a Health Centre or Fitness Centre is to be calculated at 1 parking space for each 22 square metres of gross commercial floor area; and, for all other uses the parking shall be calculated at 1 parking space for each 19 square metres of gross commercial floor area.
- (f) all lands zoned M4 – Section 2836 shall be treated as one property.
- (g) for the purposes of M4- Section 2836:

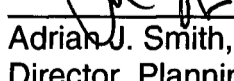
PHARMACY shall mean a building or structure, or part thereof engaged in the business of the preparation and dispensing of medication prescribed by doctors and in the sale of non-prescribed medication that shall occupy at least twenty percent (20%) of the total gross commercial floor area and may also include non-pharmacy retail goods and services, such as groceries, cosmetics, a photo lab and a postal outlet.”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 12 day of September 2007.


Susan Fennell – Mayor

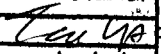

Kathryn Zammit – City Clerk

Approved as to Content:


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

Peter Fay, Deputy City Clerk

Zoning by-law T02E15.009

APPROVED AS TO FORM LAW DEPT BRAMPTON	
	
DATE	Aug 27/07

STEELES AVENUE EAST

M4-2836

KENNEDY ROAD SOUTH

LEGEND

 ZONE BOUNDARY



PART LOT 15, CONCESSION 2 E.H.S. (Tor.)



CITY OF BRAMPTON
Planning, Design and Development

Date: 2007 07 04

Drawn by: CJK

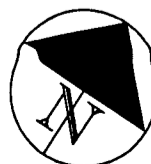
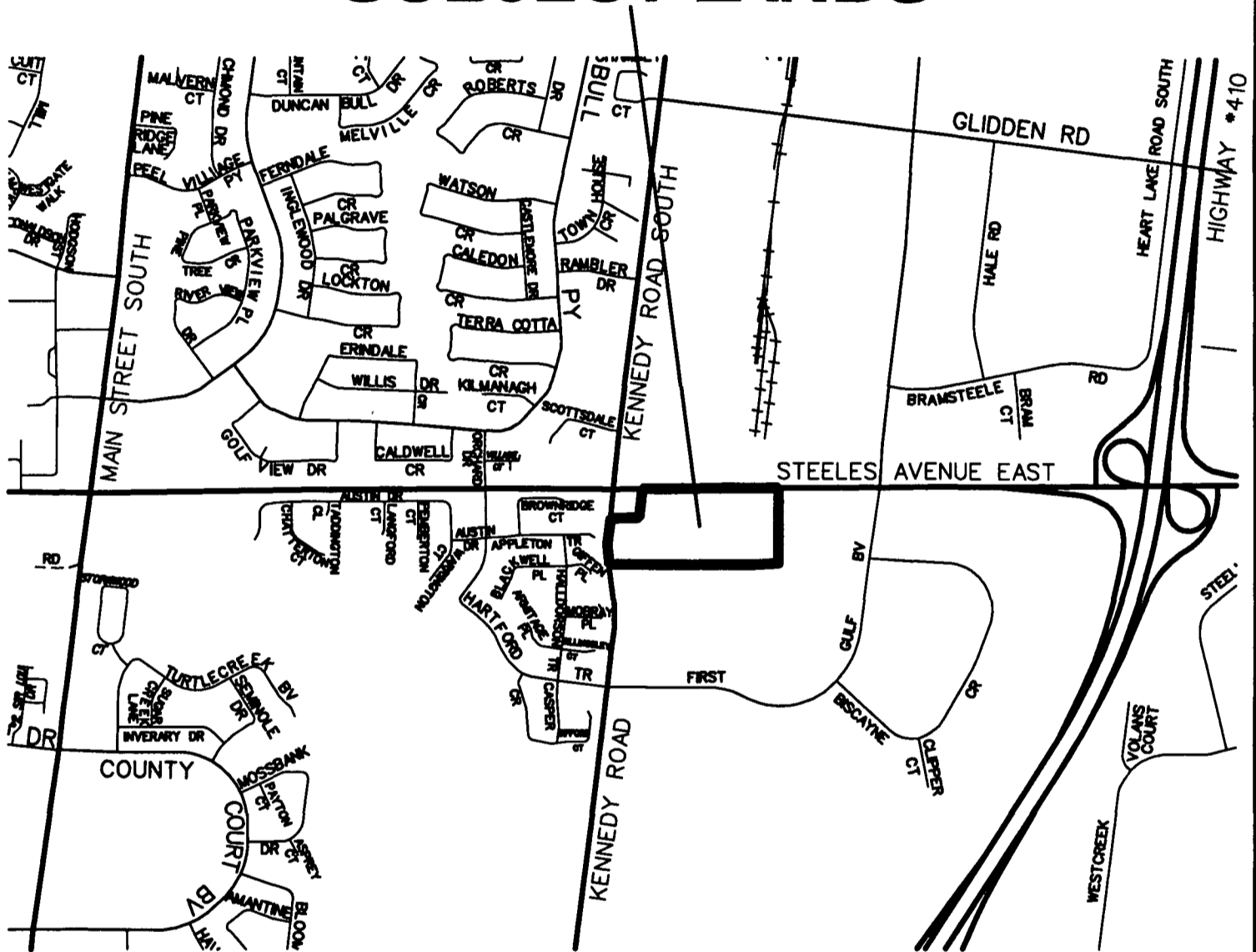
By-Law 278-2007

Schedule A

File no. T02E15 009zbla

Map no. 77-21

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 277-2007 being a by-law
to adopt Official Plan Amendment OP93-285 and By-law 278-2007, to amend
Zoning-By-law 270-2004, as amended - Macaulay Shiomi Howson Ltd. -
First Gulf Business Park Inc. (File T02E15.009)


DECLARATION

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

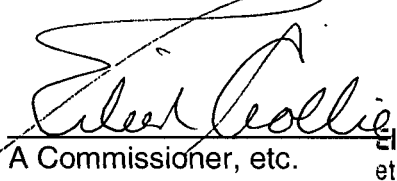
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 277-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on September 12, 2007, to adopt Amendment Number OP93-285 to the 1993 Official Plan;
3. By-law 278-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on September 12, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 277-2007 as required by section 17(23) and By-law 278-2007 as required by section 34(18) of the *Planning Act* was given on the September 25, 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. OP93-285 is deemed to have come into effect on the October 16, 2007, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 278-2007 is deemed to have come into effect on September 12, 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)
24th day of October 2007)



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, 2008.