



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 280-2006

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

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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 reference of "A-Section 177" to "RE-Section 177".
  - (2) by adding thereto the following section:

"2586.1 The lands designated HC2 - SECTION 2586 on Schedule A to this by-law:

2586.1.1 shall only be used for the following purposes:

    - (a) one of either a convenience restaurant or a dining room restaurant;
    - (b) offices, other than offices for a physician, dentist, drugless practitioner or real estate agent;
    - (c) motor vehicle repair shop;
    - (d) only in conjunction with the purposes permitted by clauses (a), (b) or (c), a gas bar;
    - (e) purposes accessory to the other permitted purposes.

2586.1.2 shall be subject to the following requirements and restrictions:

    - (a) minimum lot width: 45 metres
    - (b) maximum lot depth: 76 metres
    - (c) maximum height of buildings: 1 storey
    - (d) maximum gross floor area for building: 650 square meters

- (e) maximum gross commercial floor area for all office purposes: 135 square metres, or 20 percent of the gross commercial floor area, whichever is the lesser.
- (f) landscaped open space: in the front yard, a minimum of 20 percent of the required front yard area with a minimum depth of 3 metres.
- (g) garbage and refuse containers shall be located within a totally enclosed area or structure.”

(3) by deleting thereto Section 6.9 Parent Zones and Special Sections and replacing it with the following:

“6.9 Parent Zones and Special Sections


In this by-law and its Schedules, a zone may be particularized with a suffix, consisting of the word “section”, in full or its abbreviated form such as “sec.” or “s.” followed by a three or four digit whole number (that is, a number without a decimal point), or a three or four digit whole number only; and such whole number may be preceded by a dash or be enclosed by brackets. The suffix is a reference to a Special Section in Part III of this by-law. In addition to regulations and restrictions contained in the Special Section, all regulations and restrictions of the Parent Zone (listed in Section 3 of this by-law) before the Special Section and all other provisions shall also apply to the particular zone provided that they are not in conflict with the regulations and restrictions set out in the applicable Special Section, unless clearly indicated otherwise. There is no functional difference between any way of denoting the suffix, for example, zones described as C1 – Section 1658, M2 – sec. 1658, R1D – s.1658, R2A – 1658, R1D(1658), R1E-10.5-1658, and R2C-7.35(1658) would all be subject to the regulations and restrictions in Special Section 1658 of this by-law.”

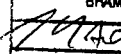
READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this 11 day of September 2006.

  
S. FENNEL – MAYOR

  
K. ZAMMIT – CITY CLERK

Approved as to Content.

  
W Lee, MCIP, RPP  
Associate Director, Special Projects

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE <u>Aug 16/06</u>

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

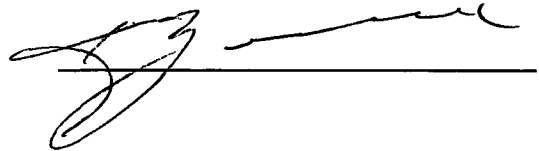
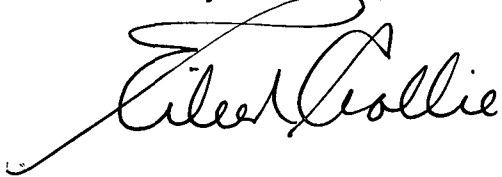
AND IN THE MATTER OF the City of Brampton – Zoning By-law 280-2006  
being a by-law to amend Comprehensive Zoning By-law 270-2004,  
as amended (File P42 BR)

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 280-2006 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of September, 2006.
3. Written notice of By-law 280-2006 as required by section 34 of the *Planning Act* was given on the 22<sup>nd</sup> day of September, 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. By-law 280-2006 is deemed to have come into effect on the 11<sup>th</sup> day of September, 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 )  
12<sup>th</sup> day of October, 2006. )



**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.