



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 292-2008

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

INSTITUTIONAL TWO- SECTION  
2552 (I2-2552)

INDUSTRIAL ONE - SECTION  
2838 and  
FLOODPLAIN (F)

(2) by adding thereto the following:

"2838 The lands designated M1 - SECTION 2838 on Schedule A to this by-law:

2838.1 shall only be used for the following purposes:

- (a) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- (b) a printing establishment;
- (c) a warehouse, subject to the provisions of Section 2838.2;
- (d) a parking lot
- (e) a bank, trust company and finance company;
- (f) an office, excluding medical offices;
- (g) a radio or television broadcasting and transmission establishment;
- (h) a stormwater detention pond;
- (i) an associated educational use;
- (j) an associated office;

- (k) motor vehicle repair only accessory to a warehouse or manufacturing use;
- (l) a retail outlet operated in connection with a particular purpose permitted above provided that the gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular use;
- (m) other purposes accessory to the other permitted purposes.

2838.2 shall be subject to the following requirements and restrictions:

(a) Minimum Landscaped Open Space:

- (i) except for driveway locations, 9.0 metres abutting Airport Road and 3.0 metres abutting any other street;
- (ii) 3 metres abutting an agricultural or institutional zone;
- (iii) 5 metres abutting a cemetery use;
- (iv) 10 metres abutting a floodplain zone.

(b) Minimum Parking Space Requirements:

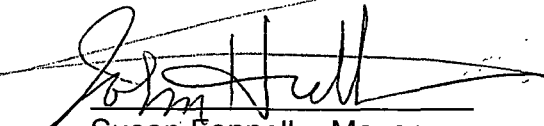
- i) Parking shall be provided at a rate of 0.345 spaces per 100 square metres for warehouse and distribution centre;
- ii) Parking shall be provided in accordance with Section 30.0 of this by-law for other permitted uses not listed in 2838.2(b)(i);

(c) A warehouse as a principal use shall be permitted within 100 metres of Airport Road provided that it is associated with an office use that is a minimum of 10% of the total gross floor area;

(d) A warehouse as a principal use shall be permitted on the remainder of the site, including that portion of the property abutting Airport Road within 120 metres of the northern limit of the zone;

(e) Outside storage shall only be permitted in the rear and interior side yards.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 26<sup>TH</sup> day of November 2008.

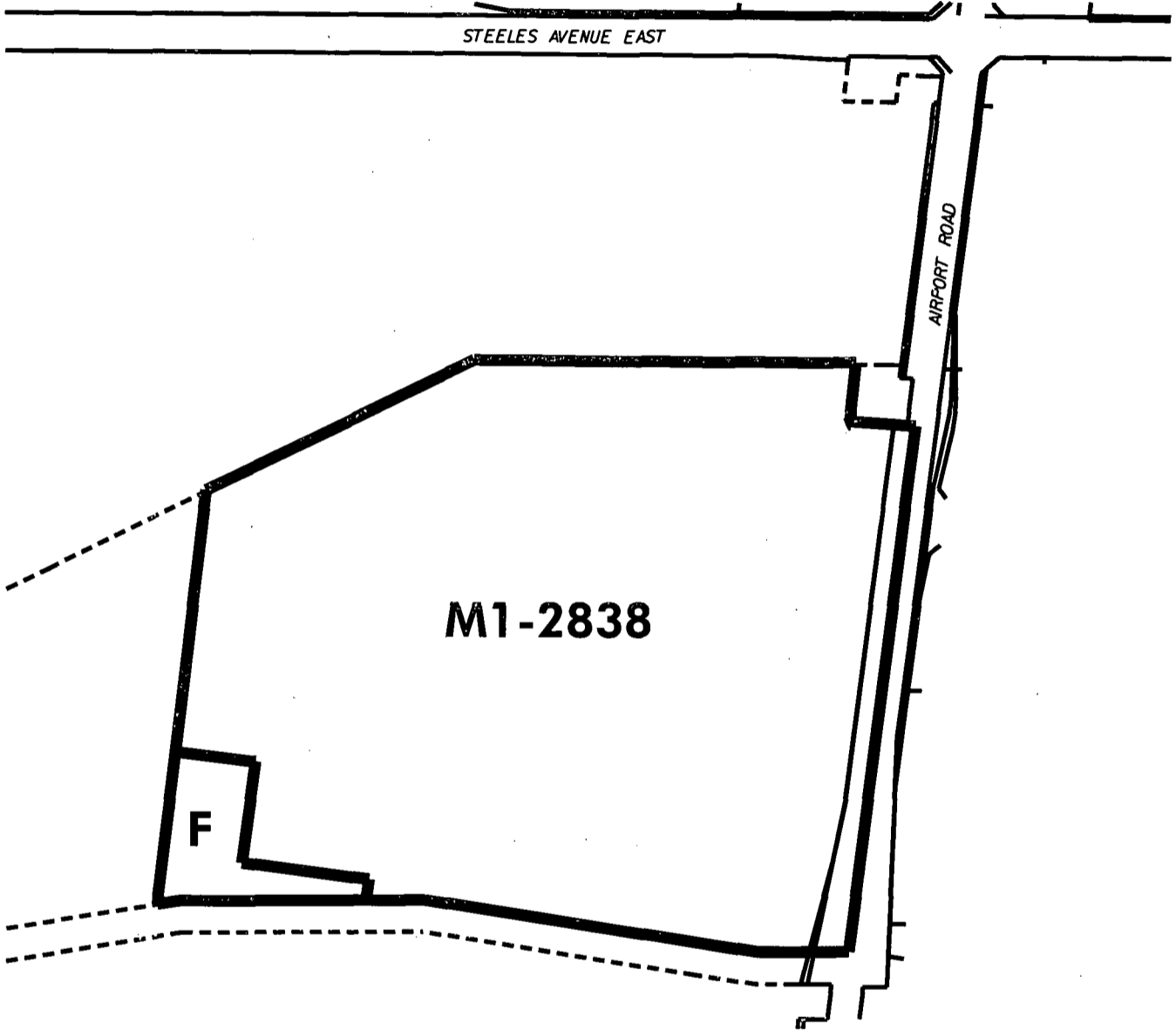
  
Susan Fennell – Mayor  
John Hutton – Acting

  
Peter Fay – City Clerk

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
C.C.C.	
DATE	11/20/08

Approved as to Content:

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



LEGEND

 ZONE BOUNDARY

**PART LOTS 14 & 15, CONCESSION 6 S.D.**

**By-Law 292-2008**

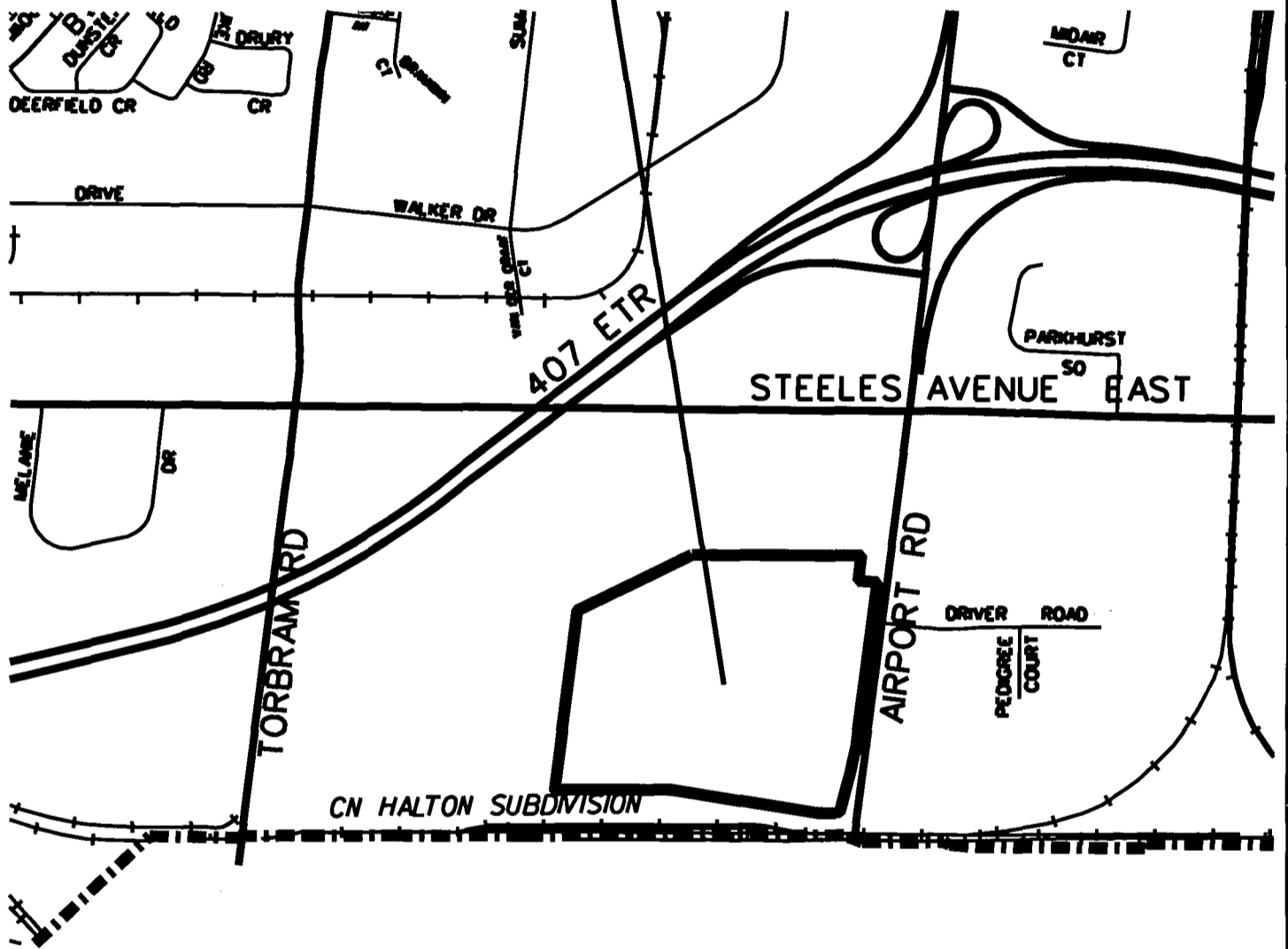
**Schedule A**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2008 11 14      Drawn by: CJK  
 File no. T06E15.009zbla      Map no. 81-9

# SUBJECT LANDS



Key Map By-Law

292-2008



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2006 11 23

Drawn by: CJK

File no. T6E15.9zkm

Map no. 81-9

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 291-2008 being a by-law to adopt Official Plan Amendment OP93-298 and By-law 292-2008 to amend Zoning By-law 270-2004, as amended - 7900 Airport Road Development Inc. (File T06E15.009)

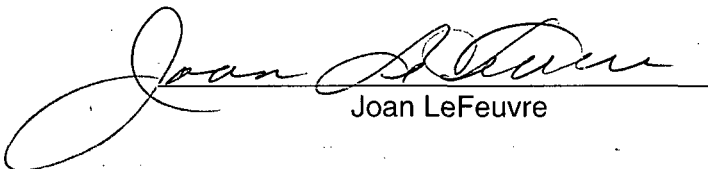
DECLARATION


I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 291-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 26<sup>th</sup> day of November, 2008, to adopt Amendment Number OP93-298 to the 1993 Official Plan.
3. By-law 291-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 26<sup>th</sup> day of November, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 291-2008 as required by section 17(23) and By-law 292-2008 as required by section 34(18) of the *Planning Act* was given on the 3<sup>rd</sup> day of December, 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. OP93-298 is deemed to have come into effect on the 24<sup>th</sup> day of December, 2008, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 292-2008 is deemed to have come into effect on the 26<sup>th</sup> day of November, 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 )  
5<sup>th</sup> day of January, 2009 )

  
Joan LeFeuvre

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