



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 368-2006

To amend By-law 270-2004 (known as "Zoning By-law 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 deleting Section 2799 and replacing it with the following:

"2799.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage
- (2) a service shop
- (3) a personal service shop
- (4) a bank, trust company and finance company
- (5) an office
- (6) a dry cleaning and laundry distribution station
- (7) a laundromat
- (8) a dining room restaurant, a convenience restaurant, a take-out restaurant
- (9) a printing or copying establishment
- (10) a community club
- (11) a health or fitness centre

(b) Other

- (1) purposes accessory to the other permitted purposes

2799.2 shall be subject to the following requirements and restrictions:

1) Maximum Gross Floor Area:

10,400 square metres.

2) Minimum Front Yard Depth:

4.5 metres, except within the "PRIORITY BUILDING AREA" shown on SCHEDULE C SECTION 2799 to this by-law

3) Maximum Front Yard Depth:

6.0 metres

4) Minimum Rear Yard Depth: 5.0 metres

5) Minimum Interior
Side Yard Width: 3.0 metres

6) Minimum Exterior
Side Yard Width: 3.0 metres

7) Maximum Height:

6 storeys, however no portion of the building above the first floor shall exceed a height equal to the horizontal distance between that portion of the building and the nearest residential zone.

8) Minimum Building Height:

Any portion of a building located within the area shown on SCHEDULE C-SECTION 2799 to this by-law as "PRIORITY BUILDING AREA" shall have a minimum building height of four storeys.

9) Notwithstanding Section 2779.2 (8), the first floor of a building may extend a maximum of 4.0 metres beyond the building wall of the remainder of the building above one storey.

10) Notwithstanding other setback provisions of this section, the first storey of a building located within the "PRIORITY BUILDING AREA" as shown on SCHEDULE C-SECTION 2799 to this by-law shall have a minimum setback of 3.0 metres and a maximum setback of 7.0 metres to any lot line.

11) Buildings on any portion of the site are only permitted in conjunction with a building required to be located within the "PRIORITY BUILDING AREA" as shown SCHEDULE C-SECTION 2799 to this by-law.

12) No drive-through facilities, including an associated stacking shall be located between the building it serves and the street line and shall not be located within 15 metres of a residentially-zoned property.

13) Minimum Landscaped Open Space:

Front Yard: a width of 4.5 metres, except at approved access locations and within the "PRIORITY BUILDING AREA" shown on SCHEDULE C SECTION 2799 to this by-law where a minimum width of 3.0 metres is required

Interior Side Yard: a width of 3.0 metres

Exterior Side Yard: a width of 3.0 metres, except at approved access locations

Rear Yard: a width of 5.0 metres

14) On-site parking shall be provided in accordance with the following:

a) For office uses:

A minimum of 1 space for every 31 square metres of gross commercial floor area

b) For all other permitted uses:

A minimum of 1 space for every 24 square metres of gross commercial floor area

15) All bins for the collection of waste and recyclable materials shall be located within a main building.

2799.3 for the purposes of Section 2799:

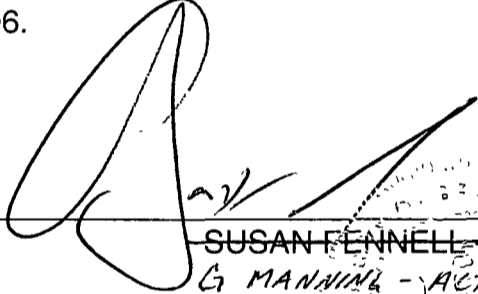
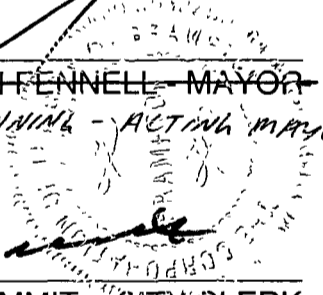
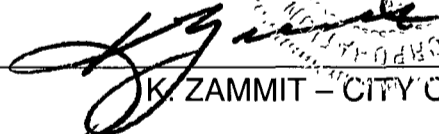
a) the entire lands zoned SC - Section 2799 shall be considered as one lot for zoning purposes.

b) the Hurontario Street lot line is considered the front lot line."

(2) By adding thereto Schedule 'C'-Section 2799 in accordance with Schedule 'A' attached to this by-law.

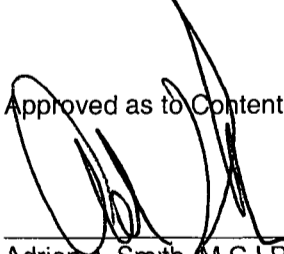
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

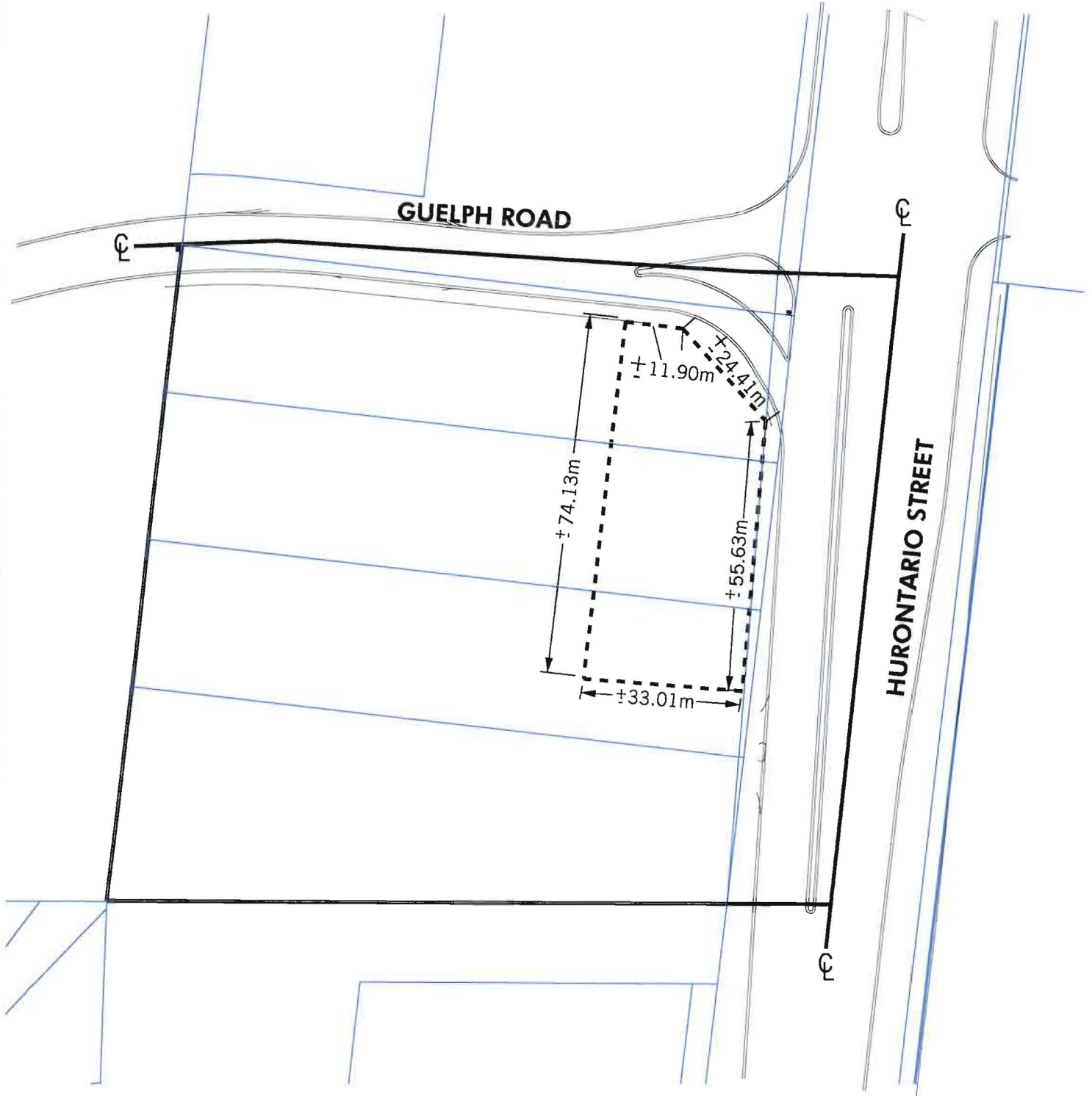
this 11 day of October 2006.





SUSAN FENNELL - MAYOR
G. MANNING - ACTING MAYOR


K. ZAMMIT - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
LWC
DATE 06/10/06

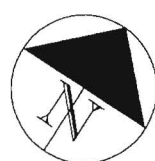
Approved as to Content:


Adrian J. Smith, M.C.I.P., R.P.P
Director, Planning and Land Development Services



- LEGEND**
-  ZONE BOUNDARY
 - m** METRES
 -  CENTRELINE OF THE ORIGINAL ROAD ALLOWANCE
 -  PRIORITY BUILDING AREA

**SCHEDULE C - SECTION 2799
BY-LAW 270-2004**



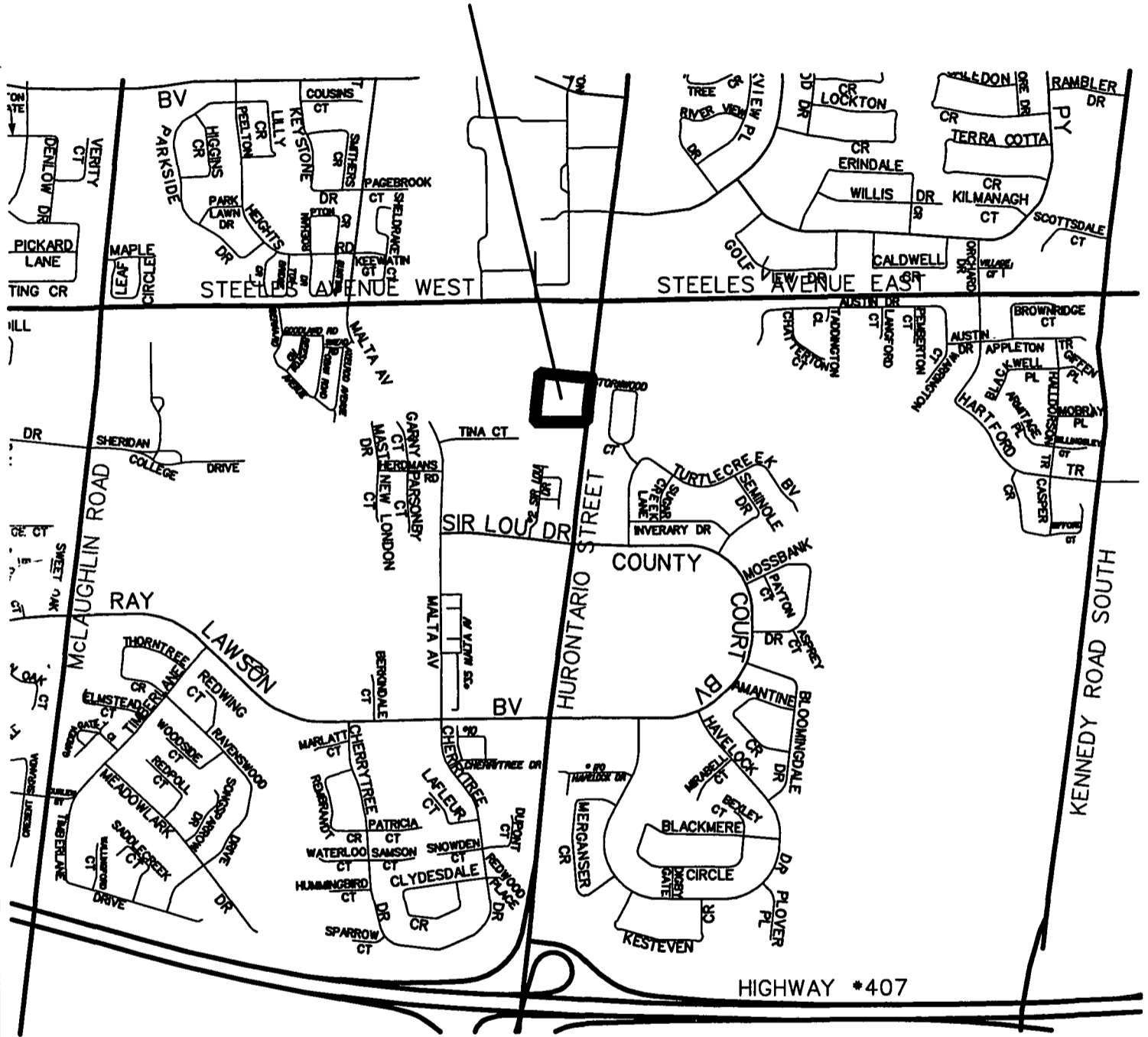
CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 09 12 Drawn by: CJK
File no. T1W15.35zblcfnl Map no. 75-58

By-Law 368 - 2006

Schedule A

SUBJECT LANDS



Key Map By-Law

368-2006



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 08 21

Drawn by: CJK

File no. T1W15.352km

Map no. 75-58

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 367-2006 being a by-law to adopt Official Plan Amendment OP93-275 and OP2006-001 and By-law 368-2006 to amend Zoning By-law 270-2004 as amended - 2040673 Ontario Inc. (Brampton Business Centre) File T1W15.35

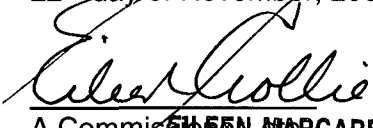
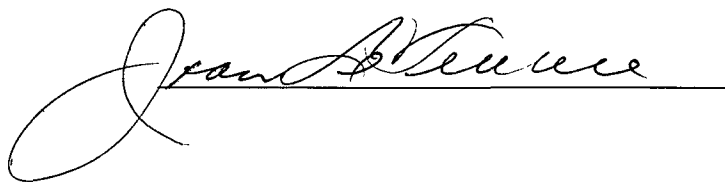
DECLARATION

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 367-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of October, 2006, to adopt Amendment Number OP93-275 to the 1993 Official Plan, and OP2006-001 to the 2006 Brampton Official Plan.
3. By-law 367-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 367-2006 as required by section 17(23) and By-law 368-2006 as required by section 34(18) of the *Planning Act* was given on the 26th day of October, 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.
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 respects these Official Plan Amendments and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-275 and OP2006-001 are deemed to have come into effect on the 16th day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 368-2006 is deemed to have come into effect on the 11th day of October, 2006, 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)
22nd day of November, 2006)



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