



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2020

To amend By-law 270-2004

The Local Planning Appeal Tribunal, in accordance with the provisions of The Planning Act, R.S.O., 1990, c.P.13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
Rural Estate Two (RE2)	Office Commercial – Section 2927 (OC – 2927)

(2) by adding thereto the following section:

"2927 The lands designated OC – 2927 on Schedule A to this by- law:

2927.1 Shall only be used for the following purposes:

- (1) An office;
- (2) A research and development facility in conjunction with an office;
- (3) A hotel;
- (4) A conference centre;
- (5) A bank, trust company or financial institution;
- (6) Only in conjunction with the uses permitted in 2927.1(1) to 2927.1(4), the following accessory uses:
 - (i) A retail establishment having no outside storage;
 - (ii) A convenience store or grocery store;
 - (iii) A dry cleaning and laundry establishment;
 - (iv) A dining room restaurant, a take-out restaurant;
 - (v) A service shop;

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- (vi) A personal service shop, but excluding a massage or body rub parlour;
- (vii) A printing or copying establishment;
- (viii) A commercial, technical or recreational school;
- (ix) A community club;
- (x) A health or fitness centre;
- (xi) A day nursery;
- (xii) A park, playground or outdoor recreational facility;
- (xiii) An animal hospital;
- (xiv) A banquet hall;
- (xv) A pharmacy;
- (xvi) A tool and equipment rental establishment;
- (xvii) An art gallery;
- (xviii) A private school; and,
- (xix) Purposes accessory to other permitted purposes.

(7) The following uses shall not be permitted:

- (i) A retail warehouse;
- (ii) A warehouse and distribution facility;
- (iii) An adult video store;
- (iv) An adult book store;
- (v) An adult entertainment parlour; and,
- (vi) A drive through facility.

2927.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 2.5 metres;
- (2) Maximum Front Yard Depth: For buildings located within 50.0 metres of Steeles Avenue, the Maximum Front Yard Setback shall be 6.0 metres; and,
For buildings located more than 50 metres from Steeles Avenue, the Maximum Front Yard Setback in Section 2927.2(1) shall not apply;
- (3) Minimum setback to all other lot lines: 2.0 metres;
- (4) Minimum Building Height: 3 storeys for any portion of a building located within 20 metres of Steeles Avenue; and,
2 storeys for any portion of a building located more than 20 metres but less than or equal to 100 metres from Steeles Avenue;

- (5) Maximum encroachment into the minimum required front yard setback for canopies and patios shall be 2.5 metres;
- (6) Minimum Landscaped Open Space, except at approved access locations:
 - (i) A width of 2.7 metres abutting Steeles Avenue;
 - (ii) A width of 3.0 metres along a side yard and rear yard where a building is located within 5 metres of the property boundary; and,
 - (iii) 0 metres abutting all other zone boundaries or lot lines;
- (7) Minimum Ground Floor Height: 4.5 metres;
- (8) Maximum Building Gross Floor Area: 3,203 square metres;
- (9) Minimum Building Gross Floor Area: 3,000 square metres;
- (10) A Minimum Building Gross Floor Area of 2,000 square metres shall be located within 70.0 metres of Steeles Avenue;
- (11) Uses permitted in Section 2927.1(6), which may or may not be located in a freestanding building, shall be limited to a total combined maximum Gross Floor Area of 1,290 square metres;
- (12) The openings for waste disposal, service and loading facilities of any buildings shall be screened from public view from a public street;
- (13) All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a main building;
- (14) Minimum Parking Requirement: 1 space per each 30.8 square metres of gross floor area, or portion thereof;
- (15) Minimum Front Yard Setback to a Transformer: 1.0 metre;
- (16) A day care or day nursery use may include rooftop outdoor play areas; and,
- (17) Outside storage shall not be permitted.

2927.3 All lands zoned OC-2927 shall be treated as one lot for zoning purposes.

2927.4 For the purpose of this by-law:

A 'Conference Centre' shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a place of worship.

A 'Retail Warehouse' shall mean a building or structure, or part of a building or structure, in excess of 1,858 square metres occupied by a single user where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

APPROVED BY THE LOCAL PLANNING APPEAL TRIBUNAL on _____, 2020,
PURSUANT to ORDER NO. _____.

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EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____ - 2020

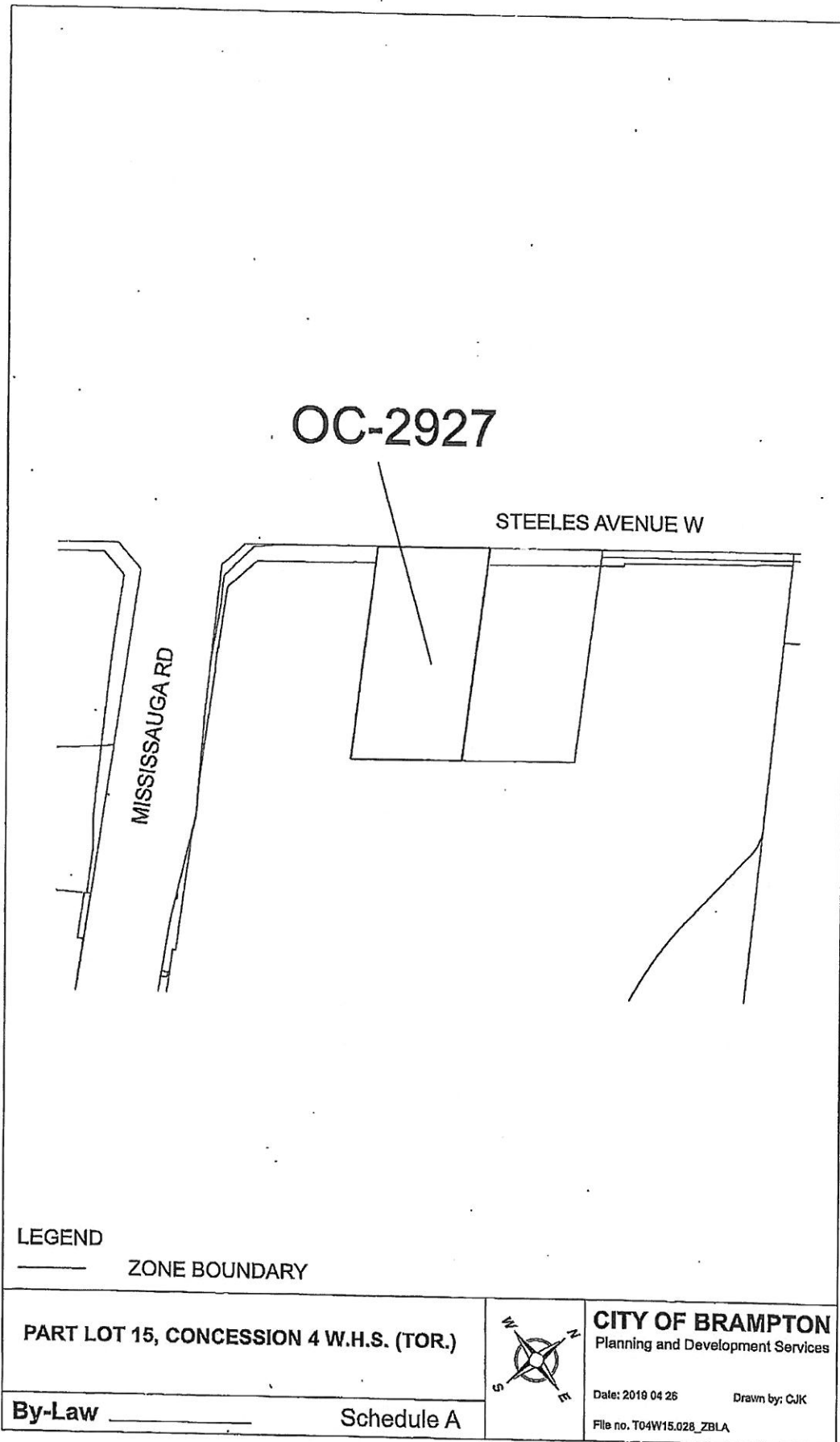
The purpose of By-law _____ - 2020 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by 2438248 Ontario Inc. (File No. T04W15.028).

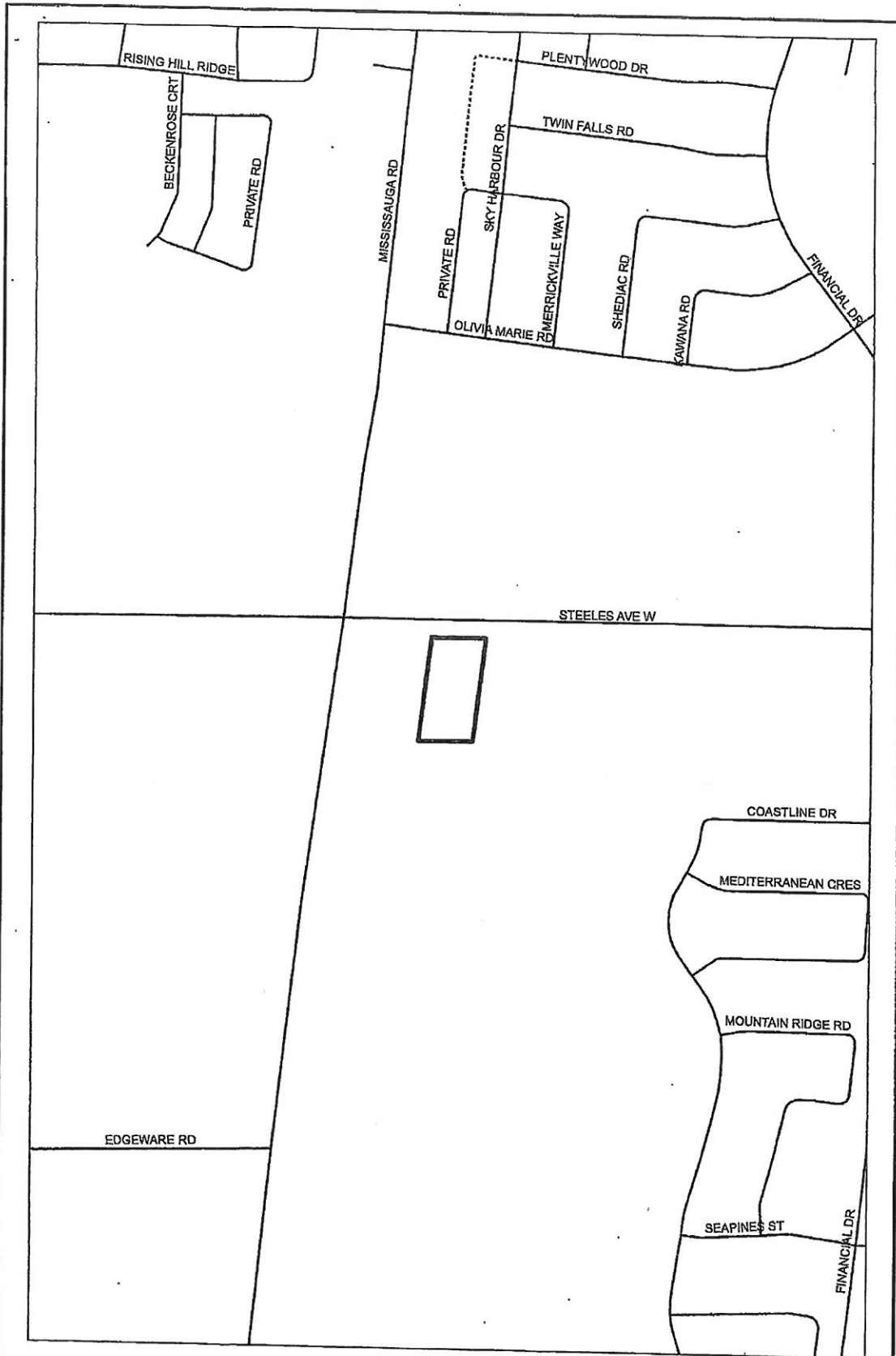
EFFECT OF THE BY-LAW

The effect of By-law _____ - 2020 is to permit office commercial development.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ - 2020 are located on the south side of Steeles Avenue, and just east of Mississauga Road within Part of Lot 15, Concession 4, W.H.S. Any further inquiries or questions should be directed to Rob Nykyforchyn, City of Brampton, Planning and Development Services Department, 905-874-2065 or at rob.nykyforchyn@brampton.ca





 SUBJECT LANDS