

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

AND IN THE MATTER OF the City of Brampton By-law 28-2010  
being a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,  
Glen Schnarr & Associates Inc - Redcliff Realty Advisors Inc. - File T04W15.014

DECLARATION

I, Earl Evans, of the City of Brampton, 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 28-2010 was passed by the Council of The Corporation of the City  
of Brampton at its meeting held on the 10<sup>th</sup> day of February, 2010.
3. Written notice of By-law 28-2010 as required by section 34(18) of the  
*Planning Act* was given on the 24<sup>th</sup> day of February, 2010, 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. Zoning By-law 28-2010 is deemed to have come into effect on the 10<sup>th</sup> day  
of February, 2010, 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 )  
23<sup>rd</sup> day of March, 2010 )

  
\_\_\_\_\_

  
\_\_\_\_\_  
Jeanie Myers.  
A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 28-2010

To amend By-law 270-2004 as amended

Council of the Corporation of the City of Brampton hereby ENACTS as follows:

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

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

From:	To:
AGRICULTURAL (A)	OFFICE COMMERCIAL – 2031(OC- 2031)  OPEN SPACE –2032 (OS-2032)  and  FLOODPLAIN (F)

(2) by adding thereto the following sections:

“2031 The lands designated OC-2031 on Schedule A to this by-law:

2031.1 shall only be used for the following purposes:

- (a) an office;
- (b) a research and development facility;
- (c) a hotel;
- (d) a conference centre;

(e) only in conjunction with and ancillary to the uses permitted in sections 2031.1 (a) and (b), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:

1. a warehouse;
2. a distribution facility or operation;
3. the processing of raw foods or by-products;
4. a motor vehicle repair shop or a motor vehicle body shop;
5. a transport terminal;
6. a taxi or bus station;
7. a motor vehicle parts or boat parts sales establishment;
8. a salvage, junk, scrap or bulk storage yard;
9. outdoor storage including intermodal containers on chassis;
10. a parking lot;
11. the cleaning of goods or products;

(f) only in conjunction with the uses permitted in sections 2031.1 (a), (b), (c) and (d), the following purposes:

1. a bank, trust company or financial institution;
2. a retail establishment;
3. a convenience store;
4. a banquet hall;
5. a dry cleaning and laundry establishment;
6. a dining room restaurant, a take-out restaurant
7. a service shop;
8. a personal service shop, but excluding a massage or body rub parlour;
9. a printing or copying establishment;
10. a commercial school;
11. a community club;
12. a fitness club;
13. a health centre;
14. a day nursery;

(g) a park, playground, recreational facility;

- (h) the purposes permitted by the F zone; and,
- (i) purposes accessory to the other permitted purposes.

2031.2 shall be subject to the following requirements and restrictions:

- (a) Drive-throughs shall not be permitted;
- (b) Minimum Lot Area: 0.8 hectares;
- (c) Minimum Lot Width: 60 metres;
- (d) Minimum Front Yard Depth: 6.0 metres;
- (e) Minimum Interior Side Yard Width: 3.0 metres;
- (f) Minimum Exterior Side Yard Width: 6.0 metres;
- (g) Minimum Rear Yard Depth: 6.0 metres;
- (h) Minimum Lot Depth: 45 metres;
- (i) Minimum Building Setback to a Floodplain zone shall be 5 metres;
- (j) Maximum Building Height: None;
- (k) Minimum Building Height: 9.5 metres;
- (l) Minimum Landscaped Open Space, except at approved driveway locations:
  - (1) A width of 6.0 metres along Mississauga Road
  - (2) a width of 3.0 metres along a lot line abutting a public street; and,
  - (3) no landscaped open space is required along a lot line that abuts an OC zone or OS-Section 2032 zone boundary;
- (m) Uses permitted in Section 2031.1(e) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;

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- (n) Uses permitted in Section 2031.1 (f) shall be limited to a maximum of 20 per cent of the office building's gross floor area;
- (o) The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened;
- (p) No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
- (q) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (r) An adult entertainment parlour or an adult videotape store shall not be permitted.

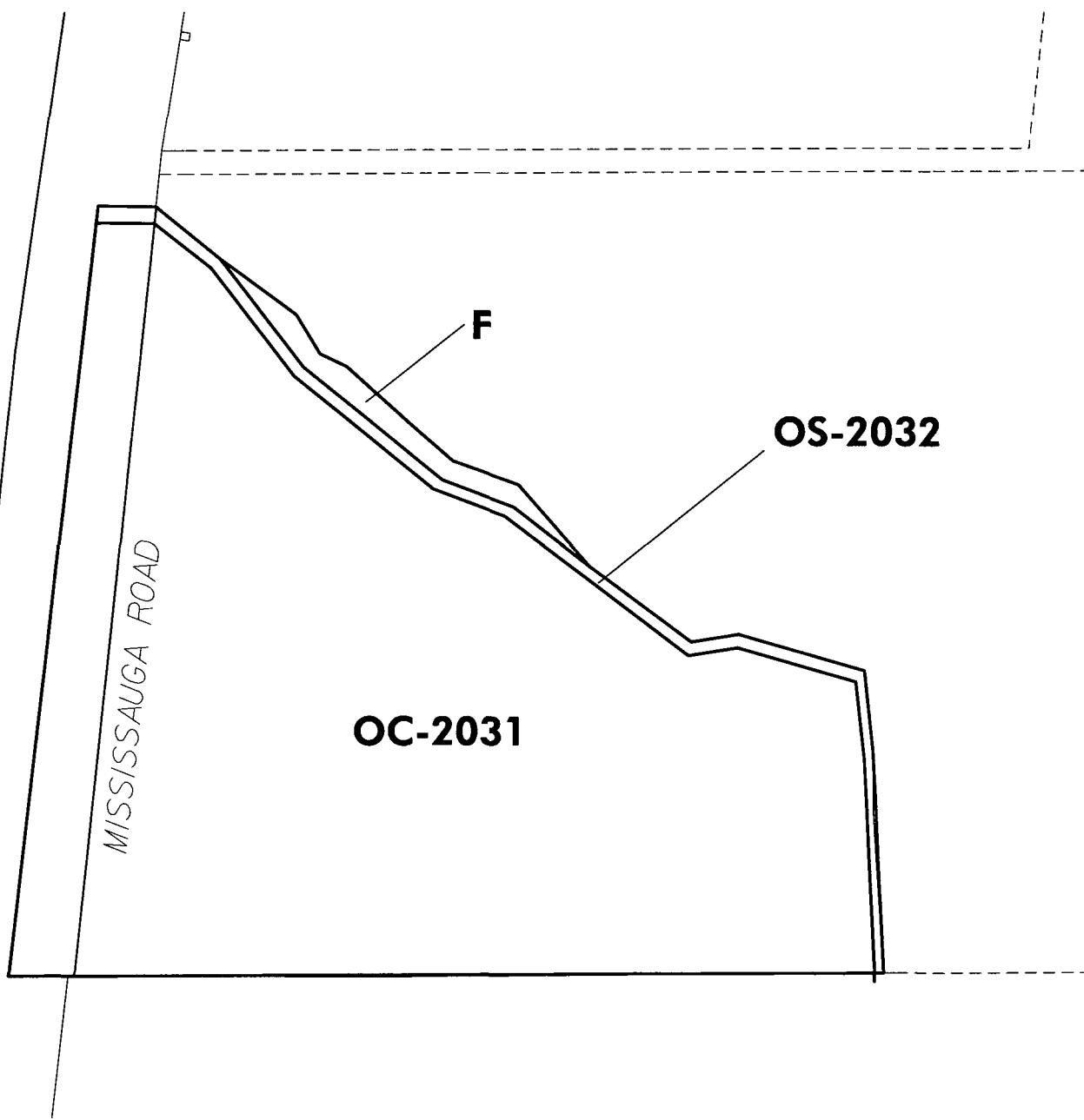
2031.3 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2031.2.

2031.4 for the purposes of Section 2031.1(d) :

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 religious institution.

2032 The lands designated OS-2032 on Schedule A to this by-law:

2032.1 shall only be used for the following purposes:



**LEGEND**

—— ZONE BOUNDARY

**PART LOT 15, CONCESSION 4 W.H.S.**

**By-Law** *28-2010*

**Schedule A**

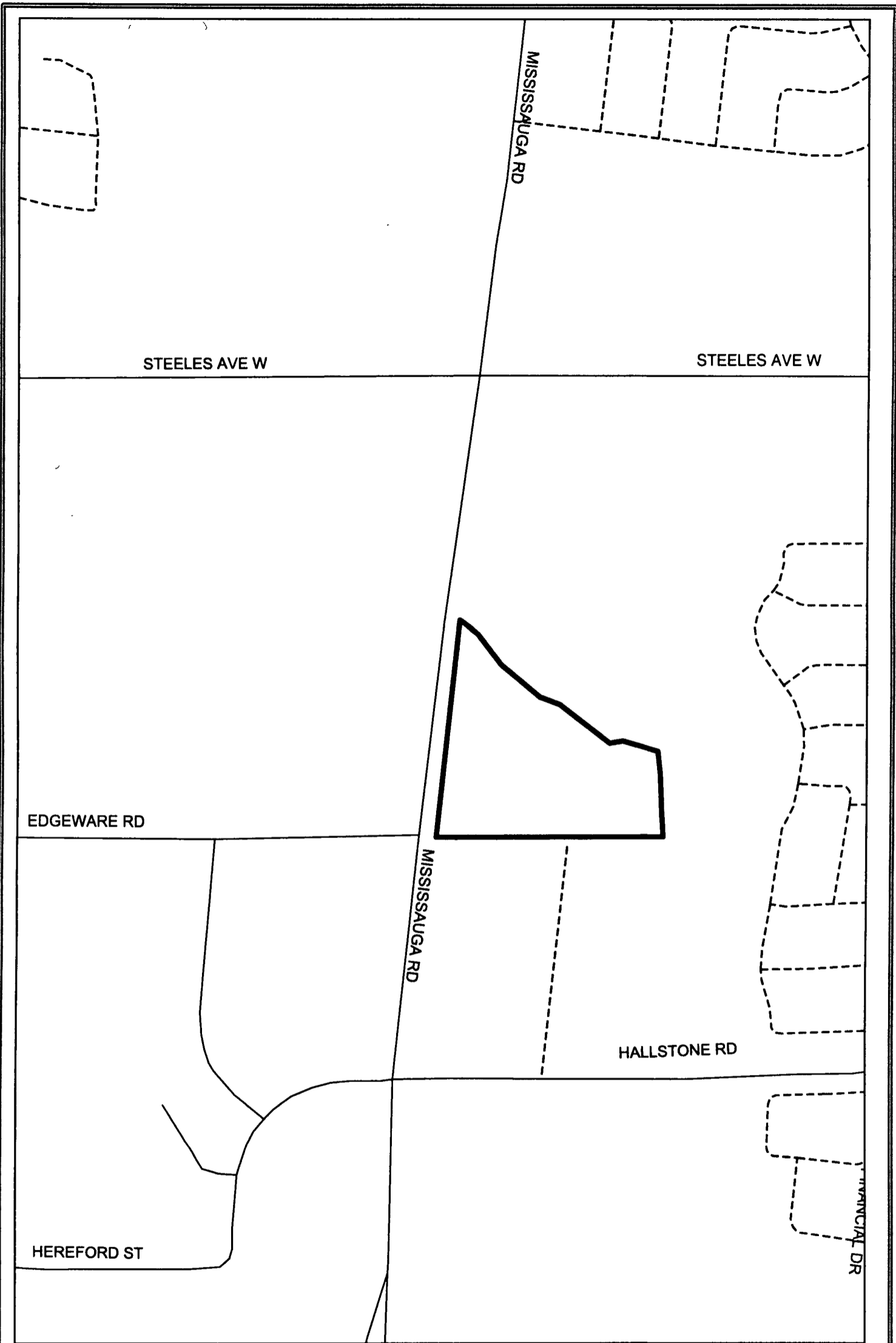


**CITY OF BRAMPTON**  
 Planning, Design and Development

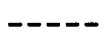
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Drawn by CJK

File no. T04W15.014zbla



SUBJECT LANDS



PROPOSED STREETS



PLANNING,  
DESIGN &  
DEVELOPMENT



Date: 2009/11/02 Drawn By: CJK  
File T04W15 014

Key Map By-Law *28-2010*

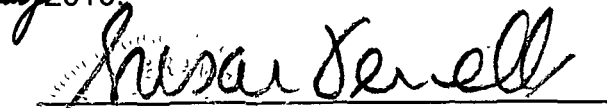
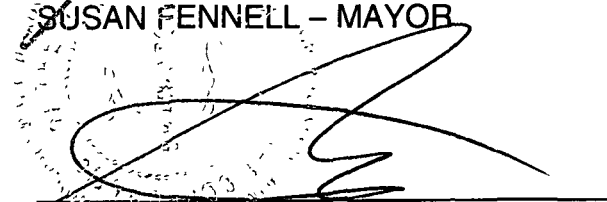
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- (a) public recreational purposes comprising a public area of land which is used for a public walkway and trail system, and for the growth, maintenance, conservation of grass, flowers, trees, shrubs or similar visual amenities;
- (b) flood and erosion control;
- (c) conservation area or purpose;
- (d) purposes accessory to other permitted purposes.

2032.2 shall be subject to the following requirements and restrictions:

- (a) no buildings or structures shall be permitted, except that which is required for flood and erosion control, and for excavations and grading required to accommodate a paved or similar type of walkway path.
- (b) the OS-2032 zone shall have a minimum width of 5 metres."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this *10th* day of *February* 2010.

  
SUSAN FENNELL - MAYOR  
  
PETER FAY - CITY CLERK

Approved as to Content:

  
Dan Kraszewski, MCIP, RPP  
Director, Planning & Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>M.P.</i>	
DATE	18 01 10