



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 147-2013

To amend By-law 270-2004, 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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Office Commercial Section 2405 (OC-2405)

(2) by adding thereto the following section:

"2405 The lands designated OC-2405 on Schedule 'A' to this by-law:

2405.1 Shall only be used for the following purposes:

- a. an office, including the office of a health care practitioner;
- b. a hotel;
- c. a conference centre;
- d. the following accessory uses only in conjunction with uses in Section 2405.1 (a), (b), and (c), provided the total gross floor area of the accessory uses do not exceed 25 percent of the total gross floor area of the uses listed in (a), (b), and (c).
 - i. a bank, trust company or financial institution;
 - ii. a retail establishment;
 - iii. a convenience store;
 - iv. a banquet hall;
 - v. a dry cleaning and laundry distribution station;
 - vi. a dining room restaurant;
 - vii. a service shop;
 - viii. a personal service shop, excluding a massage or body rub parlour;

- ix. a printing or copying establishment;
 - x. a commercial, technical or recreational school;
 - xi. a community club;
 - xii. a fitness centre;
 - xiii. a day nursery.
- e. Uses listed in 2405.1 (d) are permitted as a principal use provided a minimum gross floor area of 16,000 square metres of office uses, **or** a conference centre with a minimum gross floor area of 5,000 square metres exists on lands zoned OC-2405.
- f. The following accessory uses are permitted in conjunction with office uses, provided the total gross floor area of these accessory uses is less than 40% of the total office gross floor area:
- i. a repair facility, excluding motor vehicle repair;
 - ii. a training facility;
 - iii. amenity uses, including but not limited to a fitness centre and a cafeteria;
 - iv. a day nursery;
 - v. a showroom;
 - vi. a testing or development laboratory.

2405.2 The following uses shall not be permitted:

- a. an adult entertainment parlour;
- b. an adult video store;
- c. an amusement arcade.

2405.3 Shall be subject to the following requirements and restrictions:

- a. Gross Floor Area Restrictions:
- i. dining room restaurants: maximum of 750 square metres per establishment;
 - ii. fitness centre: maximum total of 3,000 square metres;
 - iii. other retail and commercial uses: maximum of 1,500 square metres per establishment.
- b. Minimum Lot Area: 1.0 hectare;
- c. Minimum Front Yard Depth: 15 metres;
- d. Minimum Exterior Side Yard Width: 15 metres;
- e. Minimum Landscaped Open Space, except at approved access locations:
- i. 10 metres along Mississauga Road and Steeles Avenue;
 - ii. 5% of the area of any parking lot shall be landscaped open space;
- f. Maximum Building Height: 30 metres;
- g. Minimum Building Height: 9.5 metres, except for lands within 250 metres of Mississauga Road and Steeles Avenue West the minimum building height is 14.0 metres;
- h. Minimum Building Size: the minimum gross floor area of any building used for the purposes of those uses listed in Section 2405.1 shall be 9,000 square metres;
- i. Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;
- j. Maximum building encroachment into the minimum required landscaped open space shall be 1.5 metres;

- k. No outside storage or outdoor display or sales of goods and materials shall be permitted;
- l. No drive-through facilities are permitted;
- m. For the purposes of this Section, the lands zoned OC-2405 shall be treated as one lot for zoning purposes;
- n. For the purposes of this Section, the front lot line shall be deemed to be the Mississauga Road lot line;
- o. Two loading spaces are permitted within the exterior side yard;
- p. Above ground parking structures shall have a minimum building setback of 20 metres from Mississauga Road and Steeles Avenue West;
- q. No setback from any lot line is required for any portion of the parking garage that is below grade;
- r. Minimum parking space requirements in accordance with the following:
 - i. Offices, except an office of a health care practitioner: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - ii. Uses permitted in accordance with Section 2405.1 (d): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - iii. Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 20,000 square metres of office use is provided within lands zoned OC-2405, otherwise 1 parking space for each 8 square metres of gross commercial floor area or portion thereof;
 - iv. The minimum number of required parking spaces shall be reduced by 10% for any portion of the parking spaces that are located underground;
 - v. A maximum of 5% of the minimum number of parking spaces required may be provided as small-car parking spaces, which are to have a minimum width of 2.5 metres and a length of 5.4 metres.

2405.4 For the purposes of Section 2405:

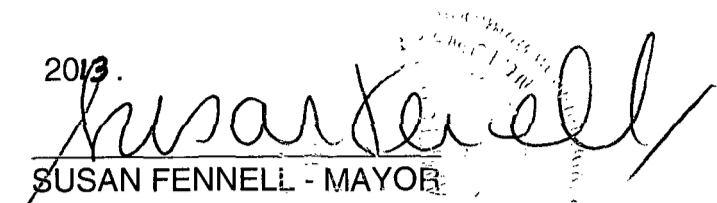
Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory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

2405.5 For the purposes of calculating minimum parking requirements on lands zoned OC-2405:

Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes."

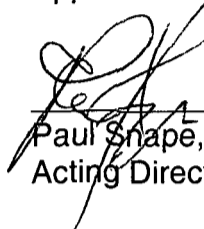
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 5TH day of June, 2013.

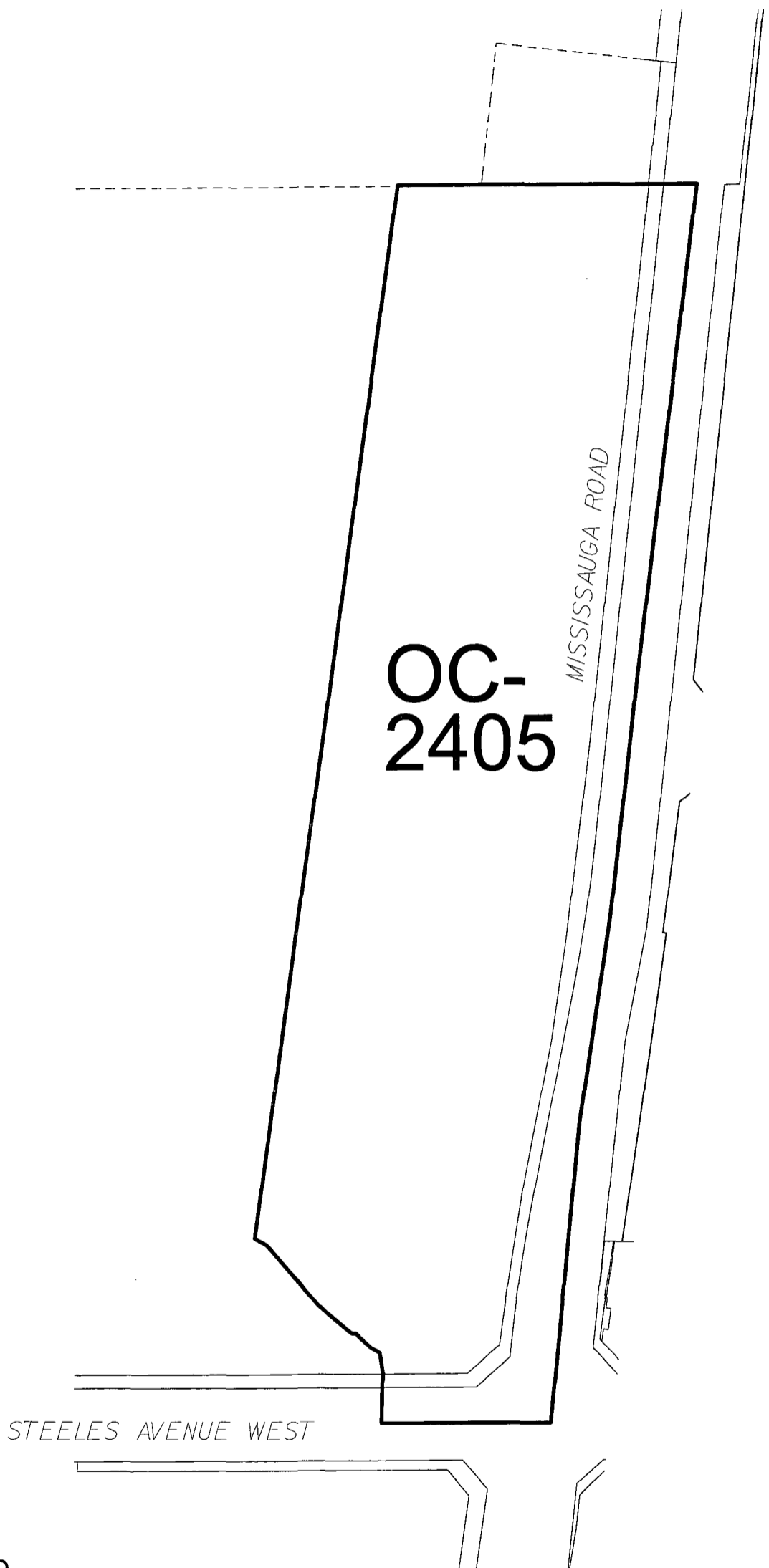

SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Acting Director, Land Development Services

APPROVED AS TO FORM
BY: J.R.
LEGAL SERVICES
DATE 28.05.13



**OC-
2405**

MISSISSAUGA ROAD

STEELES AVENUE WEST

LEGEND

—— ZONE BOUNDARY

PART LOT 1, CONCESSION 5 W.H.S.

By-Law 147-2013

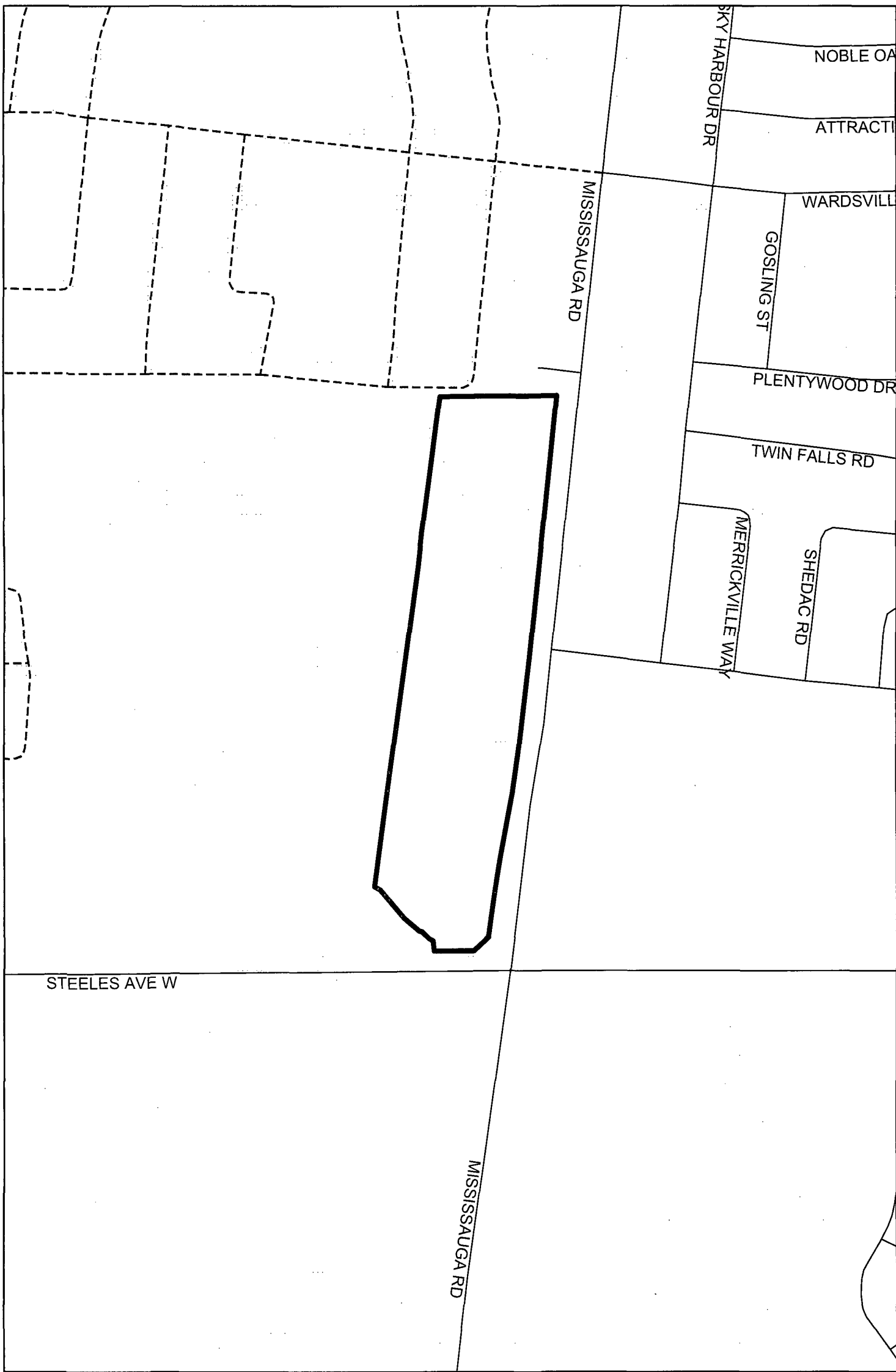
Schedule A

CITY OF BRAMPTON
Planning, Design and Development

Date: 2013 04 24

Drawn by: CJK

File no. C05W01.007_ZBLA



SUBJECT LANDS
 - - - - - PROPOSED STREETS
 ——— BUILT STREETS



Date: 2013 04 24 Drawn By: CJK
 File: C05W01.007zkm

Key Map By-Law 147-2013

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 147-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Gagnon & Law Urban Planners Ltd. – ornstock Developments Ltd. (File C05W01.007)

DECLARATION

I, Earl Evans, Deputy Clerk, 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 147-2013 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 5th day of June, 2013
3. Written notice of By-law 147-2013 as required by section 34 of the *Planning Act*
was given on the 12th day of June, 2013, 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 of the *Planning Act* on or before the
final date for filing objections.
5. By-law 147-2013 is deemed to have come into effect on the 5th day of June, 2013,
in accordance with Section 34 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)
5th day of July, 2013)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.