



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 303-2002

To amend By-law 139-84 as amended.

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

1. By-law 139-84, as amended, is hereby further amended:

- (1) by adding to section 3.1 thereof, the following zone and symbol within the commercial category:

“Office Commercial OC”

- (2) by adding thereto the following section:

“SECTION 29.1 OFFICE COMMERCIAL ZONE - OC

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

Permitted Purposes

29.1.1 shall only be used for the following purposes:

- (a) offices;
- (b) bank, trust company or financial institution; and
- (c) purposes accessory to the other permitted purposes.

Requirements and Restrictions

29.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot width: 45 metres
- (b) Minimum front yard depth: 15 metres
- (c) Minimum interior side yard width: 6 metres, except that where the interior side yard abuts a Residential or Institutional Zone, the minimum side yard width shall be 9 metres.
- (d) Minimum exterior side yard width: 5 metres
- (e) Minimum rear yard Depth: 6 metres, except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard depth shall be 9 metres.
- (f) Minimum lot depth: 45 metres
- (g) Minimum landscaped open space:
- (1) 60 per cent of the required front yard area, and,
 - (2) 60 per cent of the required exterior side yard area.”

(3) by changing on Sheet 2 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A) and AGRICULTURAL PARKWAY BELT (AP) to OFFICE COMMERCIAL –SECTION 801 (OC-SECTION 801), OPEN SPACE (OC), and AGRICULTURAL PARKWAY BELT (AP).

(4) by adding thereto the following sections:

“801 The lands designated OC-SECTION 801 on Sheet 2 of Schedule A to this by-law:

801.1 shall only be used for the following purposes:

- (a) an office;
- (b) a hotel;
- (c) a conference centre;
- (d) only in conjunction with the uses permitted in sections 801.1.1(a), (b) and (c), 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, a convenience restaurant;
 7. a service shop;
 8. a personal service shop;
 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;
- (e) a park, playground, and recreational facility;
- (f) the purposes permitted by the F zone;
- (g) purposes accessory to the other permitted purposes.

801.2 shall be subject to the following requirements and restrictions:

- | | | |
|-----|-----------------------------------|--------------|
| (a) | Minimum Lot Area: | 2.0 hectares |
| (b) | Minimum Lot Width: | 60 metres |
| (c) | Minimum Front Yard Depth: | 6.0 metres |
| (d) | Minimum Interior Side Yard Width: | 3.0 metres |
| (e) | Minimum Exterior Side Yard Width: | 6.0 metres |
| (f) | Minimum Rear Yard Depth: | 6.0 metres |
| (g) | Minimum Lot Depth: | 45 metres |

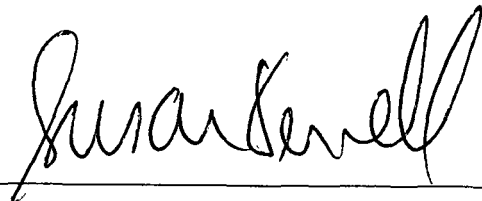
- (h) Minimum building setback to Highway 407 right-of-way shall be 13.7 metres;
- (i) Minimum Building Setback to a floodplain zone and to a TransCanada PipeLine easement or right-of-way shall be 10 metres;
- (j) Maximum Building Height: none;
- (k) Minimum Landscaped Open Space, except at approved driveway locations:
 - (1) a width of 6.0 metres along Mississauga Road;
 - (2) a width of 9 metres abutting Highway 407 / Transitway right-of-way which may be reduced to 3 metres when separated by a public street; and,
 - (3) a width of 3.0 metres along all other property limits.
- (l) Uses permitted in Section 801.1(d) shall be limited to a maximum of 20 per cent of the main building's gross floor area;
- (m) The openings for waste disposal and loading facilities of any buildings shall face away from a public street, or be effectively screened;
- (n) no outdoor storage, or display and/or sales of goods and materials shall be permitted;
- (o) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (p) an adult entertainment parlour, an adult videotape store or an adult bookstore shall not be permitted;
- (q) Notwithstanding any other zoning provisions, within By-law 139-84, as amended, to the contrary, the lands zoned by this zone category shall be treated as a single lot for zoning purposes.

801.3 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 801.2.

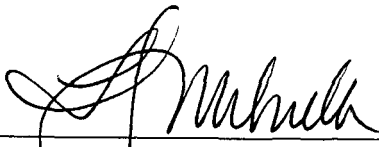
801.4 for the purposes of this Section:

CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private and public activities of a religious, political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function.”


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of October 2002



SUSAN FENNELL - MAYOR



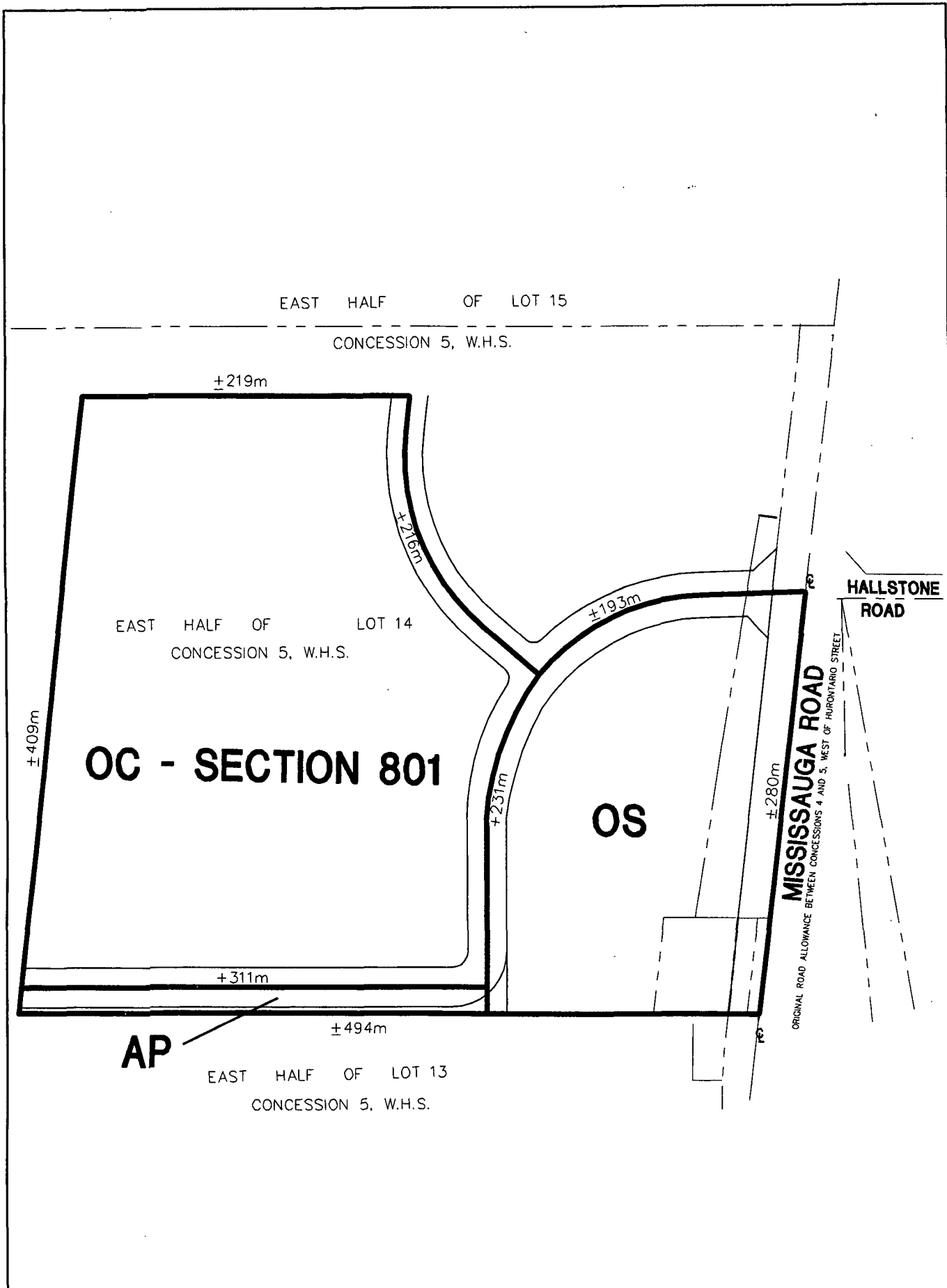
LEONARD J. MIKULICH - CITY CLERK



Approved as to Content
John B. Corbett, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

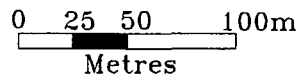
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 11/10/02



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE METRES



PART LOT 14, CONCESSION 5 W.H.S. (TOR)

BY-LAW 139-84 SCHEDULE A

BY-LAW 303-2002 Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 10 10

Drawn by: GSAI

File no. T6W15.2

Map no.

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 303-2002
being a by-law to amend Comprehensive Zoning By-law 139-84 as amended
(Glen Schnarr & Associates Inc. on behalf of Orlando Corporation) File T5W15.2

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY
DECLARE THAT:

1. I am the Acting City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 303-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of October, 2002.
3. Written notice of By-law 303-2002 as required by section 34(18) of the *Planning Act* was given on the 29th day of October, 2002, 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 notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
30th day of December, 2002)


A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**

