



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 356-2005

To amend Zoning By-law 270-2004, as amended

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

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

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

from

to

HIGHWAY COMMERCIAL TWO  
(HC2) and AGRICULTURAL (A)

SERVICE COMMERCIAL  
SECTION 1887 (SC –  
SECTION 1887)

(2) by adding thereto the following sections:

"1887 The lands designated SC – SECTION 1887 on Schedule A to this by-law;

1887.1 shall only be used for the following purposes:

- (a) (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 (including a medical office)
- (6) a laundromat
- (7) a dining room restaurant, a convenience restaurant, a take-out restaurant, including a drive-thru
- (8) a printing or copying establishment
- (9) a community club
- (10) a health or fitness centre

- (11) a custom workshop
- (12) a day nursery
- (13) a commercial school
- (14) purposes accessory to the other permitted uses.

(b) the following purposes shall not be permitted:

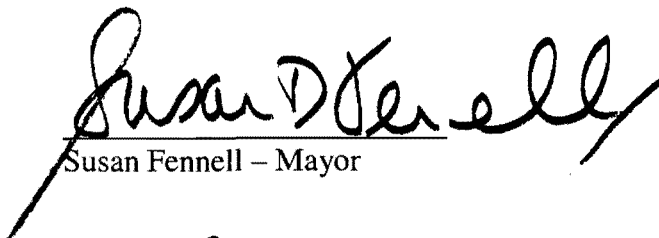
- (1) an adult entertainment parlour
- (2) an adult video store
- (3) a massage or body rub parlour
- (4) an amusement arcade

1887.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Rear Yard Depth: 5 metres;
- (2) Maximum Building Height: 2 storeys;
- (3) With the exception of approved access locations, landscaped open space shall be provided as follows:
  - (a) a minimum 6.0 metre wide strip abutting Regional Road 50 and 2.5 metres at a site daylight triangle at a street intersection. A 1.0 metre building canopy encroachment is permitted into the minimum 6.0 metre wide landscape open space strip abutting Regional Road 50.
  - (b) a minimum 3.0 metre wide strip abutting Cottrelle Boulevard and 2.5 metres at a sight daylight triangle at a street intersection.
  - (c) a minimum 5.0 metre wide strip abutting the westerly property boundary;
  - (d) a minimum 3.0 metre wide strip abutting the southerly property boundary.
- (4) a hydro transformer located in the rear yard shall have a rear yard setback of 2.5 metres and a hydro transformer located in the interior side yard shall have an interior side yard setback of 1.5 metres.
- (5) all garbage and refuse storage including any containers for the storage of recyclable materials shall be enclosed within the building.
- (6) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;
- (7) for the purposes permitted in Section 1887.1 (a), the maximum commercial gross floor area is 2,000 square metres;
- (8) all lands zoned SC – Section 1887 shall be treated as one property.

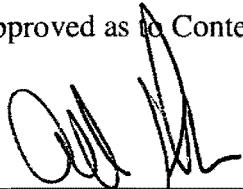
1887.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with those set out in section 1887.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 14th day of November 2005.

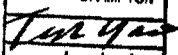
  
Susan Fennell – Mayor

  
Leonard J. Mikulich – City Clerk

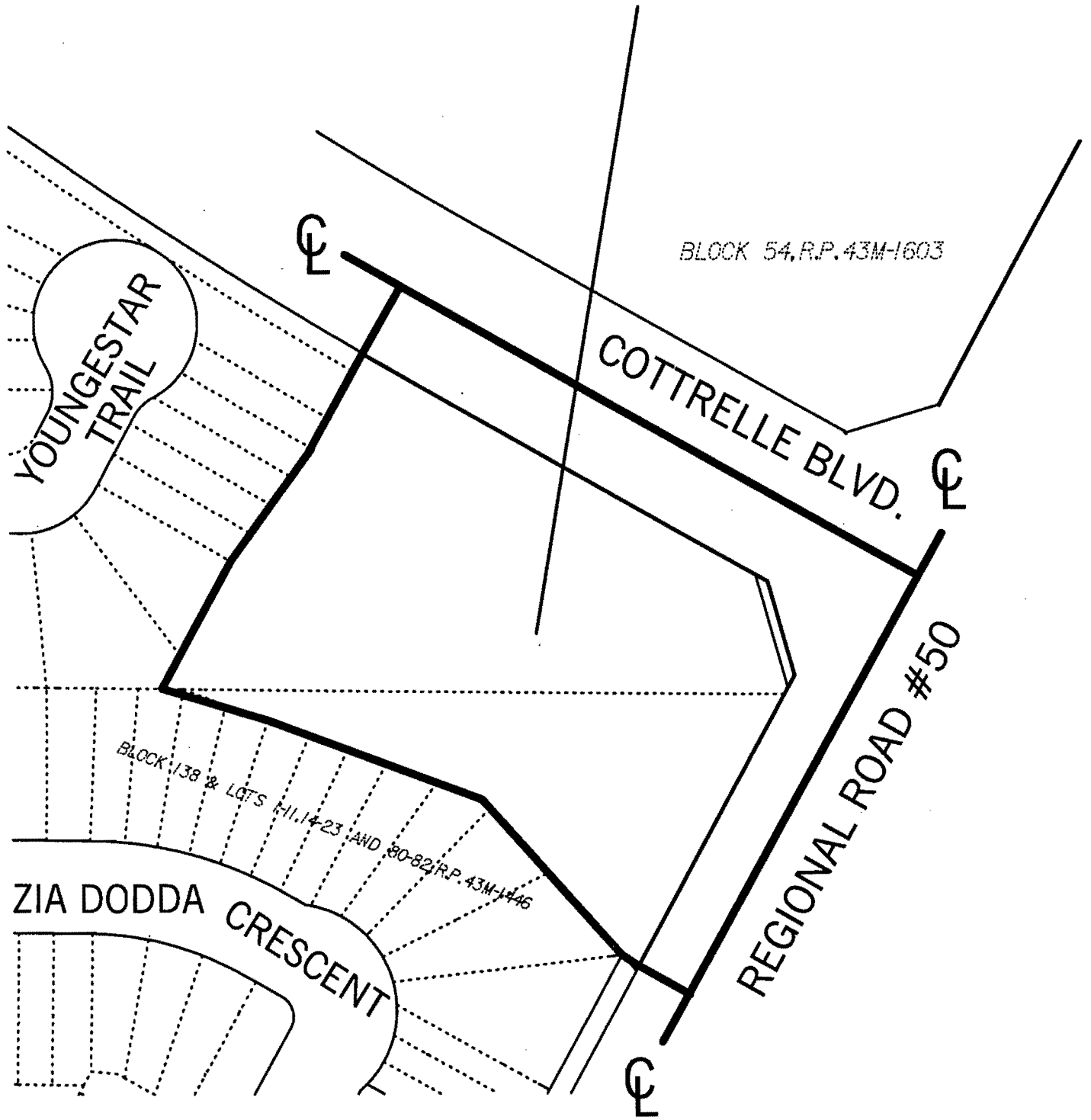
Approved as to Content:





Adrian J. Smith, MCIP, RPP  
Director, Planning and Land  
Development Services

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE Nov 9/05

# SC-SECTION 1887



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



**PART LOT 7, CONCESSION 10 N.D.**

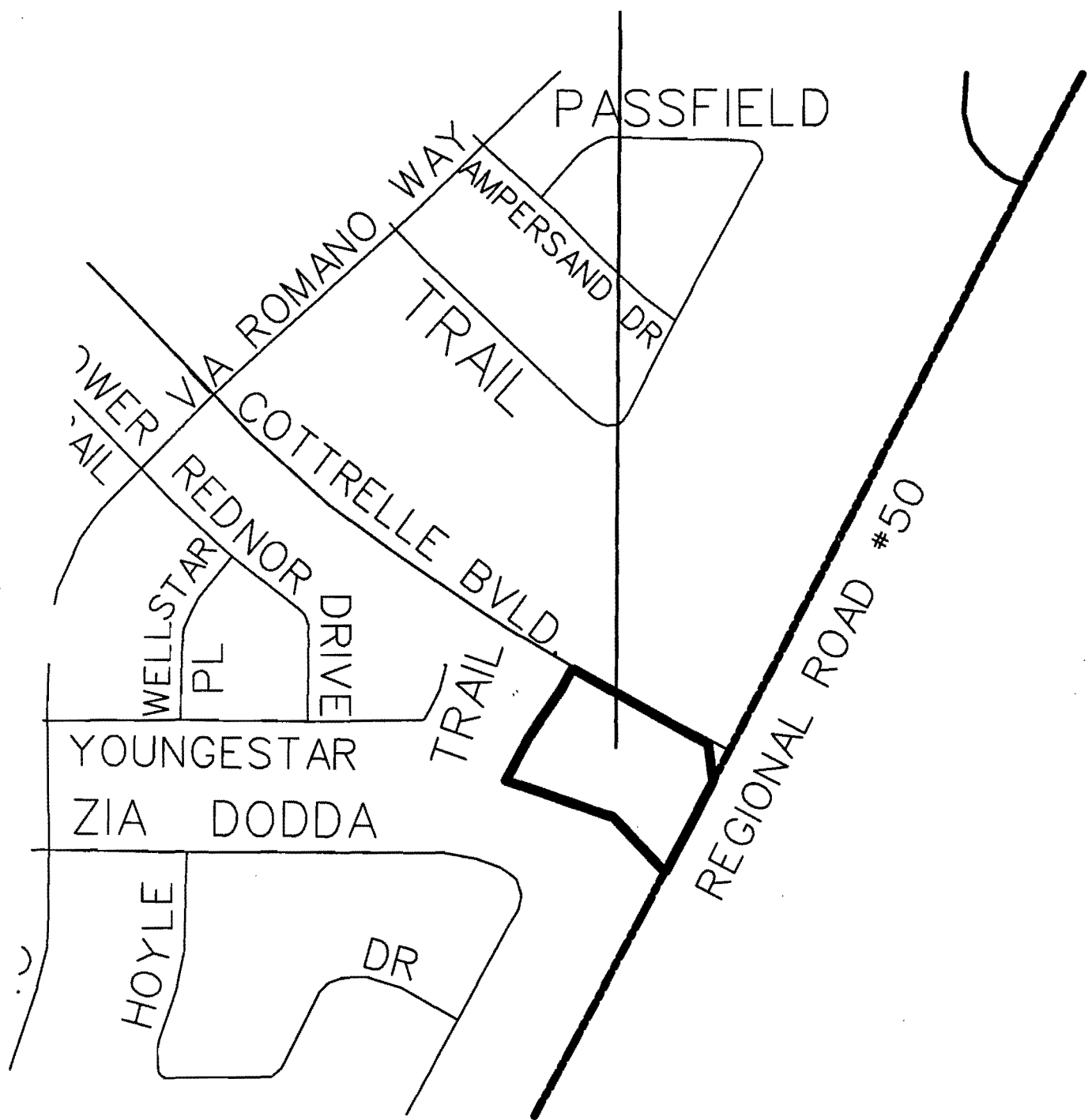


**CITY OF BRAMPTON**  
Planning, Design and Development

**By-Law** 356-2005 **Schedule A**

Date: 2005 07 27      Drawn by: CJK  
File no. C10E7.11ZON      Map no. 52-26

# SUBJECT LANDS



Key Map By-Law 356-2005



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

Date: 2004 09 03

Drawn by: CJK

File no. C10E7.11

Map no. 52-26D

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

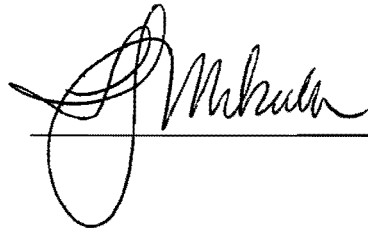
AND IN THE MATTER OF the City of Brampton By-law 354-2005  
being a by-law to amend Zoning By-law 270-2004 as amended  
City of Brampton (File P42 BR)

DECLARATION

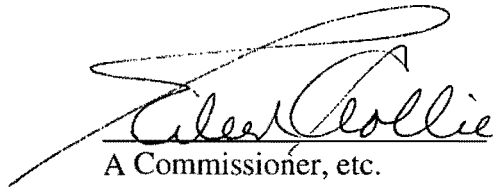
I, Leonard Joseph Mikulich, of the Town of Shelburne, in the County of Dufferin, do solemnly declare that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 354-2005 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14<sup>th</sup> day of November, 2005.
3. Written notice of By-law 354-2005 as required by section 34(18) of the *Planning Act* was given on the 25<sup>th</sup> day of November, 2005, 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

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
9<sup>th</sup> day of January, 2006 )



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A Commissioner, etc.

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