



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 5-2007

To amend By-law 270-2004 (known as "Zoning By-law 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 deleting therefrom Schedule "C" - Section 270
 - (2) by deleting therefrom Section 270 and replacing it with the following:

"270.1 shall only be used for the following purposes:

 - (a) an office use
 - (b) Only in conjunction with an office use the following:
 - (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, without a drive-through
 - (5) a dry cleaning and laundry distribution station
 - (6) a laundromat
 - (7) a parking lot
 - (8) a dining room restaurant
 - (9) a take-out restaurant without a drive-through
 - (10) a printing or copying establishment
 - (11) a community club
 - (12) a health or fitness centre
 - (13) a tavern
 - (14) a custom workshop
 - (15) an animal hospital
 - (16) a day nursery
 - (c) Other
 - (1) purposes accessory to the other permitted purposes

270.2 shall be subject to the following requirements and restrictions:


- 1) A maximum of 634 square metres of uses other than an office use are permitted.
- 2) Minimum Front Yard Depth:
0.0 metres to a covered walkway or balcony, otherwise, 2.0 metres
- 3) Maximum Front Yard Depth: 2.0 metres
- 4) Minimum Rear Yard Depth: 0.0 metres
- 5) Minimum Interior Side Yard Width: 0.0 metres
- 6) Minimum Exterior Side Yard Width: 1.0 metres
- 7) Minimum Setback to a Daylight Triangle:
0.0 metres to a covered walkway or balcony, otherwise, 2.0 metres
- 8) Minimum Building Height: 4 storeys
- 9) Maximum Building Height:
6 storeys, not including a mechanical penthouse
- 10) Minimum Landscaped Open Space:
 - a) Front Yard: 0.0 metres, including behind a daylight triangle
 - b) Rear Yard: 0.0 metres
 - c) Interior Side Yard: 0.0 metres
 - d) Exterior Side Yard: 1.0 metres, except at approved access points
- 11) Minimum Setback for Underground Parking Garage:
0.0 metres
- 12) Minimum Landscaped Coverage:
Notwithstanding other landscape requirements, a minimum of 9.5% of the lot shall be used for landscaped purposes, excluding sidewalks and walkways.
- 13) All bins for the collection of waste and recyclable materials shall be located within the main building.

270.3 for the purposes of Section 270:

- a) the entire lands zoned SC - Section 270 shall be considered as one lot for zoning purposes.

270.4 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 the ones set out in Section 270.2."


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this **5** day of **JANUARY** 2007.


SUSAN FENNEL - MAYOR

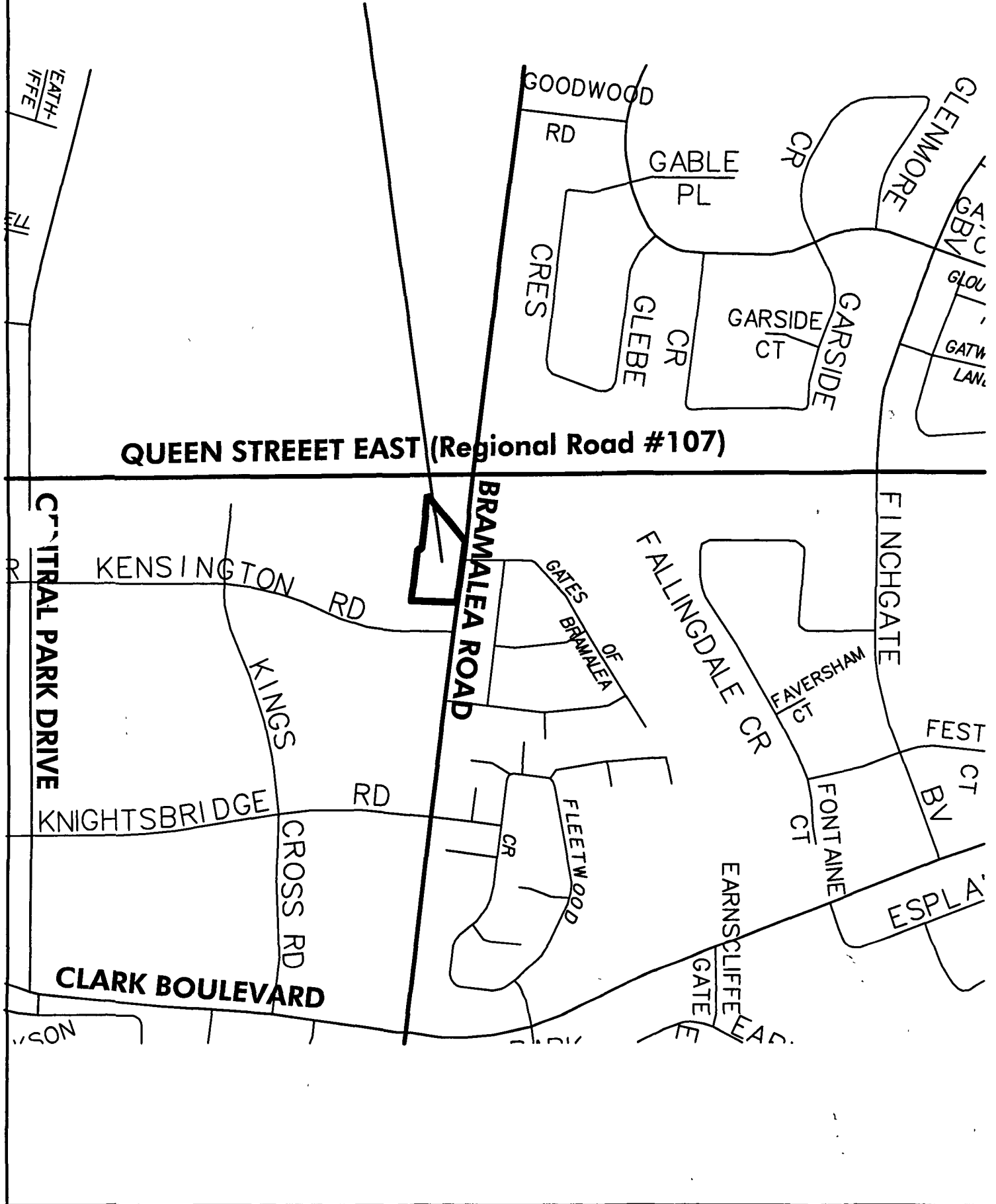
APPROVED AS TO FORM LAW DEPT. BRAMPTON		
C. C. C.		
DATE	01	11 07


K. ZAMMIT -- CITY CLERK

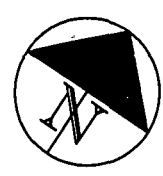
Approved as to Content:


Adrian J. Smith, M.C.I.P., R.P.P
Director, Planning and Land Development
Services

SUBJECT LANDS



Key Map By-Law 5-2007



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 06 13 Drawn by: CJK
 File no. C4E5.29zkm Map no. 63-37

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 5-2007
being a by-law to amend Comprehensive Zoning By-law 270-2004,
as amended, William Hewson/Real T Automatic Inc. - File C4E5.29.

DECLARATION

I, Peter Fay, of the City of Mississauga, 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 5-2007 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15th day of January, 2007.
3. Written notice of By-law 5-2007 as required by section 34(18) of the *Planning Act* was given on the 23rd day of January, 2007, 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. One notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections and dismissed by the Ontario Municipal Board, Order #2234.
5. Zoning By-law 5-2007 is deemed to have come into effect on the 15th day of January, 2007, 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)
5th day of September, 2007)


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.