



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 12-2011

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)	Residential Single Detached F- 11.6 (R1F-11.6), Residential Semi-Detached E – 7.2 (R2E-7.2), Residential Semi-Detached E – 7.2- Section 1393 (R2E-7.2-1393), Service Commercial – Section 1394 (SC-1394), Floodplain (F), Open Space (OS), Open Space- Section 1970 (OS-1970)

(2) by adding thereto the following sections:

“1393 The lands designated R2E-7.2-1393 on Schedule A to this by-law:

1393.1 Shall only be used for the purposes permitted in a R2E-7.2 zone;

1393.2 Shall be subject to the following requirement and restriction:

a) That lot subject to this section shall be deemed to be an interior lot.”

“1394 The lands designated SC-1394 on Schedule A to this by-law:

1394.1 Shall only be used for the purposes permitted in a SC Zone, and the following additional uses:

a) Commercial Uses:

- i) Gas bar;
- ii) Retail establishment;
- iii) Service shop;

- iv) Personal service shop;
- v) Bank, trust company, and finance company;
- vi) Office;
- vii) Dry Cleaning and laundry distribution station;
- viii) Convenience restaurant, dining room restaurant, and take out restaurant;
- ix) Printing or copying establishment;
- x) Commercial school;
- xi) Garden centre sales establishment;
- xii) Place of commercial recreation but not including a billiard hall;
- xiii) Community club;
- xiv) Health and fitness centre;
- xv) Custom workshop;
- xvi) Motor vehicle sales establishment;
- xvii) Motor vehicle repair shop;
- xviii) Motor vehicle washing establishment;
- xix) Swimming pool sales and service establishment;
- xx) Retail warehouse;
- xxi) Large retail warehouse;
- xxii) Home furnishing and home improvement retail warehouse;
- xxiii) Convenience store;
- xxiv) Banquet hall
- xxv) Private school;
- xxvi) Day nursery or daycare centre;
- xxvii) Animal hospital; and
- xxviii) Purposes accessory to other permitted

b) Industrial uses:

- i) The manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle body shop as a principal or accessory use;
- ii) Warehouse; and
- iii) Purposes accessory to the other permitted uses.

c) Other:

- i) Stormwater management pond or related facilities.

1394.2 Shall be subject to the following requirements and restrictions:

(A) Maximum gross leasable floor area for commercial uses, excluding offices:

a total of 19,000 square metres on all lands zoned SC-1394.

(B) Minimum Lot Area: 4,050 square metres (1.0 acre).

(C) Minimum Landscaped Open Space:

6 metres from the Regional Road 50 and Castlemore Road lot lines, except at approved access locations, and 3 metres from all other lot lines abutting lands not zoned SC-1394.

(D) Minimum building setback:

6 metres abutting the Regional Road 50 and Castlemore Road lot lines and 4.5 metres abutting all other lot lines.

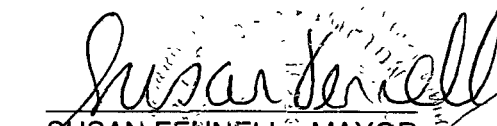
(E) Outdoor Storage:

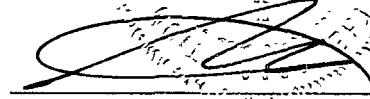
- i) Outdoor storage is only permitted for goods and materials offered for sale and only in conjunction with a garden centre sales establishment, motor vehicle sales establishment, retail warehouse, large retail warehouse, home furnishing and home improvement retail warehouse.
- ii) Outdoor storage shall not be located in areas required for landscaping and parking.
- iii) All garbage and refuse storage, including any containers for the storage of recyclable materials, and all loading areas shall be screened from public rights-of-way.
- iv) No outdoor storage shall be located within 30m of Regional Road 50.

1394.3 for the purpose of this By-law:

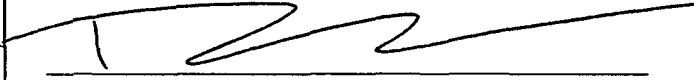
- (A) Land zoned SC-1394 shall be considered one lot for minimum building setback, minimum landscaping, minimum parking and maximum gross leasable floor area requirements and restrictions.
- (B) Large Retail Warehouse shall mean a building or structure occupied by a single user and having a minimum gross floor area of 8,361 square metres. The predominant use permitted shall be for the sale of food and non-food products displayed and stored in a warehouse format. The total gross floor area devoted to the preparation, storage and display of food products shall not exceed 45 percent of the total gross floor area of the entire building to a maximum of 5,017 square metres.
- (C) Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465.0 square metres, and shall not exceed a maximum gross floor area of 8360.0 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- (D) Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets, and floor coverings, landscape and garden supplies and plumbing fixtures."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 26th day of January 2011.


SUSAN FENNELL - MAYOR

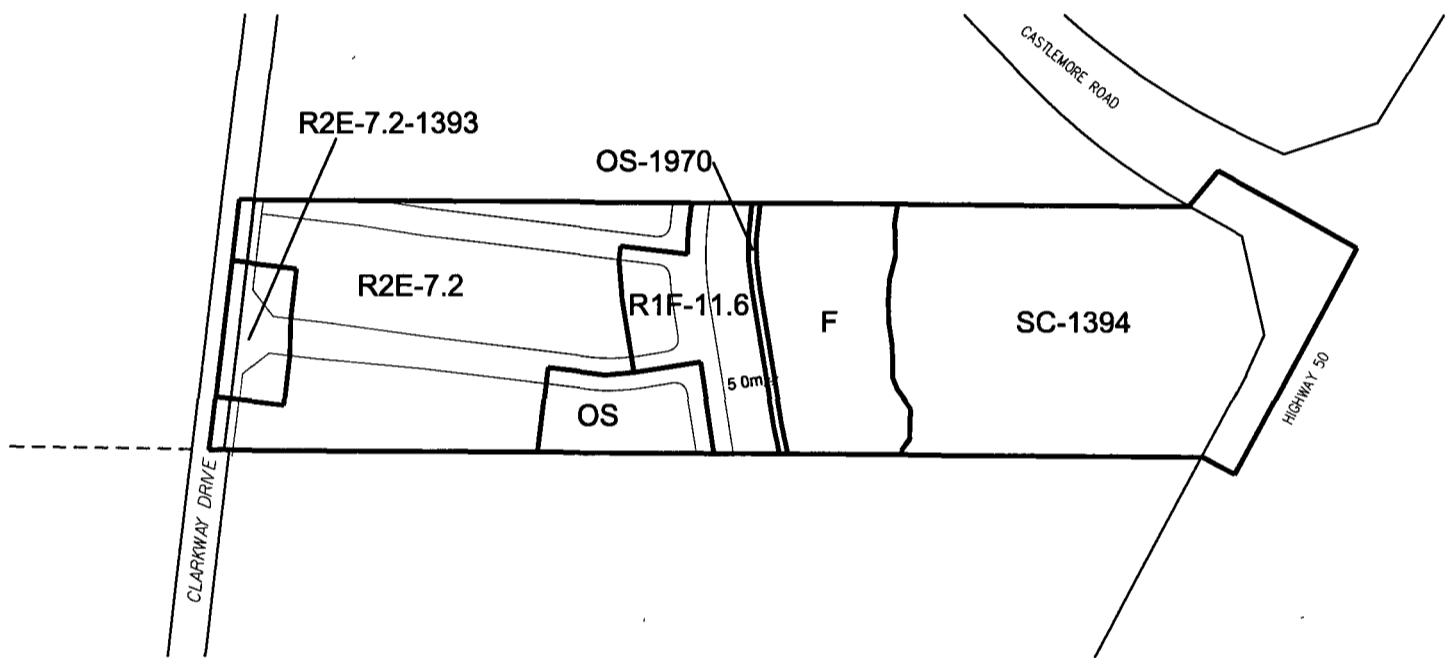

PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP, RPP
Director, Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON		
<i>M. Ren</i>		
DATE	14	01/11



LEGEND

—— ZONE BOUNDARY

PART LOT 10, CONCESSION 11 N.D.

By-Law 12-2011

Schedule A



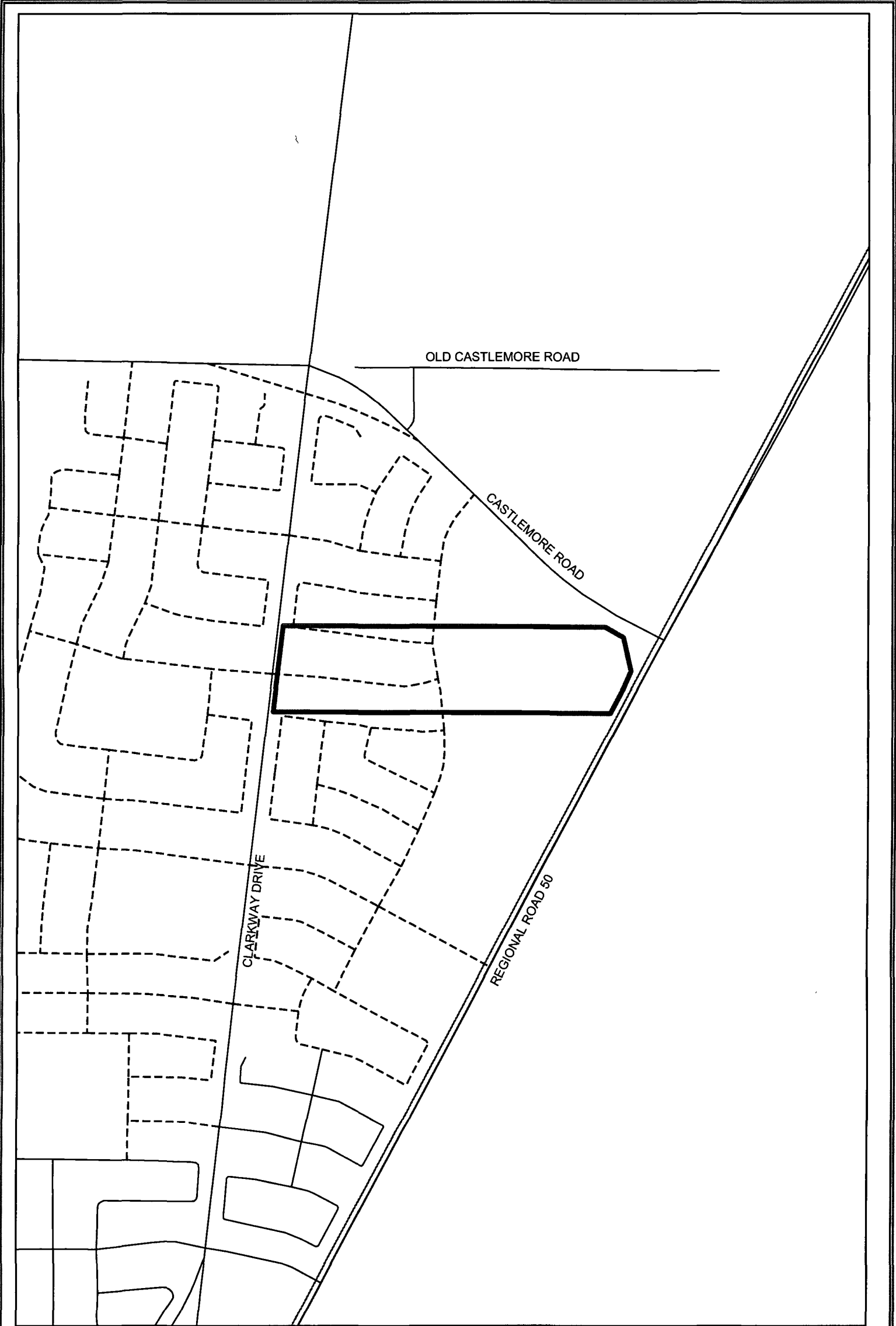
CITY OF BRAMPTON

Planning, Design and Development

Date: 2010 08 05

Drawn by: CJK

File no. C11E10.004zbla



SUBJECT LANDS



PROPOSED STREETS

FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON.CA

Date: 2010/08/05 Drawn By: CJK

File: C011E10.004ZKM

Key Map By-Law 12-2011

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 12-2011 being a by-law
to amend Comprehensive Zoning By-law 270-2004, as amended, KLM Planning
Partners Inc. - Yellow Park Property Management Ltd. (File C11E10.004)

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 12-2011 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 26th day of January, 2011.
3. Written notice of By-law 12-2011 as required by section 34 of the *Planning Act*
was given on the 8th day of February, 2011, 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 12-2011 is deemed to have come into effect on the 26th day of January,
2011, 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)
8th day of March, 2010)



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, 2012.