



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 44 - 2006

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, on Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law:

from	to
SERVICE COMMERCIAL	SERVICE COMMERCIAL -
{HOLDING} – SECTION 1567	SECTION 1923 (SC-SECTION 1923)
(SC{H}-SECTION 1567).	and HIGHWAY COMMERCIAL TWO
	SECTION 1924 (HC2-SECTION 1924).

(2) by deleting Section 1567 in its entirety.

(3) by adding thereto the following Section:

"1923 The lands designated SC-SECTION 1923 on Schedule A to this by-law:

1923.1 shall only be used for the following purposes:

(1) Commercial Uses

- a) a recreation facility and structures;
- b) a public and utility use;
- c) a banquet hall;
- d) a retail warehouse, having no outside storage;

- e) the following uses located within 180 metres of Goreway Drive:
- (i). a retail establishment, having no outside storage;
 - (ii). a service shop;
 - (iii). a personal service shop;
 - (iv). a bank, trust company and financial company;
 - (v). an office use;
 - (vi). a dry cleaning and laundry distribution station;
 - (vii). Any combination of two of the following restaurants: a dining room restaurant, a convenience restaurant and a take-out restaurant;
 - (viii). a printing establishment;
 - (ix). a health or fitness centre;
 - (x). a commercial, technical or recreational school;
 - (xi). a motel; and,
 - (xii). a community club;

(2) Industrial Uses

- a) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- b) a distribution centre; and,
- c) a warehouse;

(3) Other:

- a) purposes accessory to the other permitted purposes.

1923.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.6 hectares, except within 180 metres of Goreway Drive, which shall be 0.4 hectares;
- (2) Minimum Lot Width: 50 metres;
- (3) Minimum Lot Depth: 45 metres;

- (4) Yard Depth and Width(s):
- (a) Minimum Yard Depth: 6.0 metres, except for an Industrial Use which shall be 9.0 metres from any public street lot line; and,
 - (b) Maximum Yard Depth: None, except for an Industrial Use which shall be 25.0 metres from the Regional Road 107 lot line;
- (5) Minimum Building Height: 5.5 metres, except for a restaurant which shall not have a minimum building height;
- (6) Minimum Landscaped Open Space, except at approved driveway locations:
- a) abutting Regional Road 107: 9.0 metres, except in conjunction with Commercial Uses within 170.0 metres of Goreway Drive, which shall be 6.0 metres;
 - b) abutting Goreway Drive: 6.0 metres, except in conjunction with Commercial Uses which shall be 4.5 metres;
 - c) abutting Auction Lane: 3.0 metres; and,
 - d) abutting all interior property lines: none.
- (7) All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure;
- (8) Outdoor storage shall not be permitted;
- (9) Maximum Lot Coverage:
- a) Commercial Uses: 35 %;
 - b) Other Uses: 50 %;

- (10) Maximum Gross Floor Area per restaurant shall be 300 square metres, and the total gross leasable floor area for two restaurants shall not exceed 579 square metres;
- (11) Maximum gross floor area devoted to an office, a personal service use, and a dry cleaning establishment shall be restricted to a maximum of 465 square metres per use;
- (12) Maximum gross floor area devoted to the sale of food in any retail establishment shall be 929.0 square metres;
- (13) An adult entertainment parlour, a massage parlour, an adult video store or an adult bookstore shall not be permitted;

1923.3 For the purpose of this Section:

- (1) RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user where the principal use is the sale of products displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products.

1924 The lands designated SC-SECTION 1924 on Schedule A to this by-law:

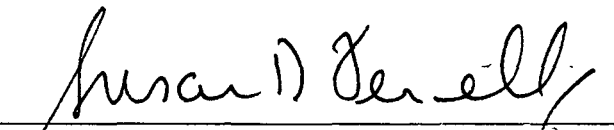
1924.1 shall only be used for the following purposes:

- (1) Commercial Uses
 - a) a gas bar; and,
 - b) only in conjunction with a gas bar, a motor vehicle washing establishment, a retail establishment having no outside storage, a convenience store, convenience restaurant, a personal service shop, a dry cleaning and laundry distribution station, or a bank, trust company or finance company as an accessory use;
- (2) Other Uses
 - a) Purposes accessory to the other permitted purposes.

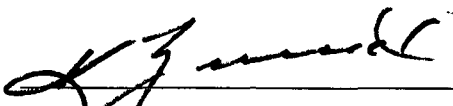
1924.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.4 hectares;
- (2) Minimum Lot Width: 40 metres;
- (3) Minimum Lot Depth: 45 metres;
- (4) Minimum Landscaped Open Space, except at approved driveway locations:
 - a) 4.5 metres abutting Regional Road 107 and Goreway Drive, and 3.0 metres at a site daylight triangle at a street intersection; and,
 - b) none abutting all other property lines.
- (5) All garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure;

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **13** day of **February** 2006.



 SUSAN FENNELL - MAYOR

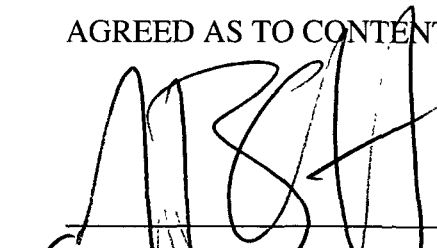


 K. ZAMMIT - ACTING CLERK

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

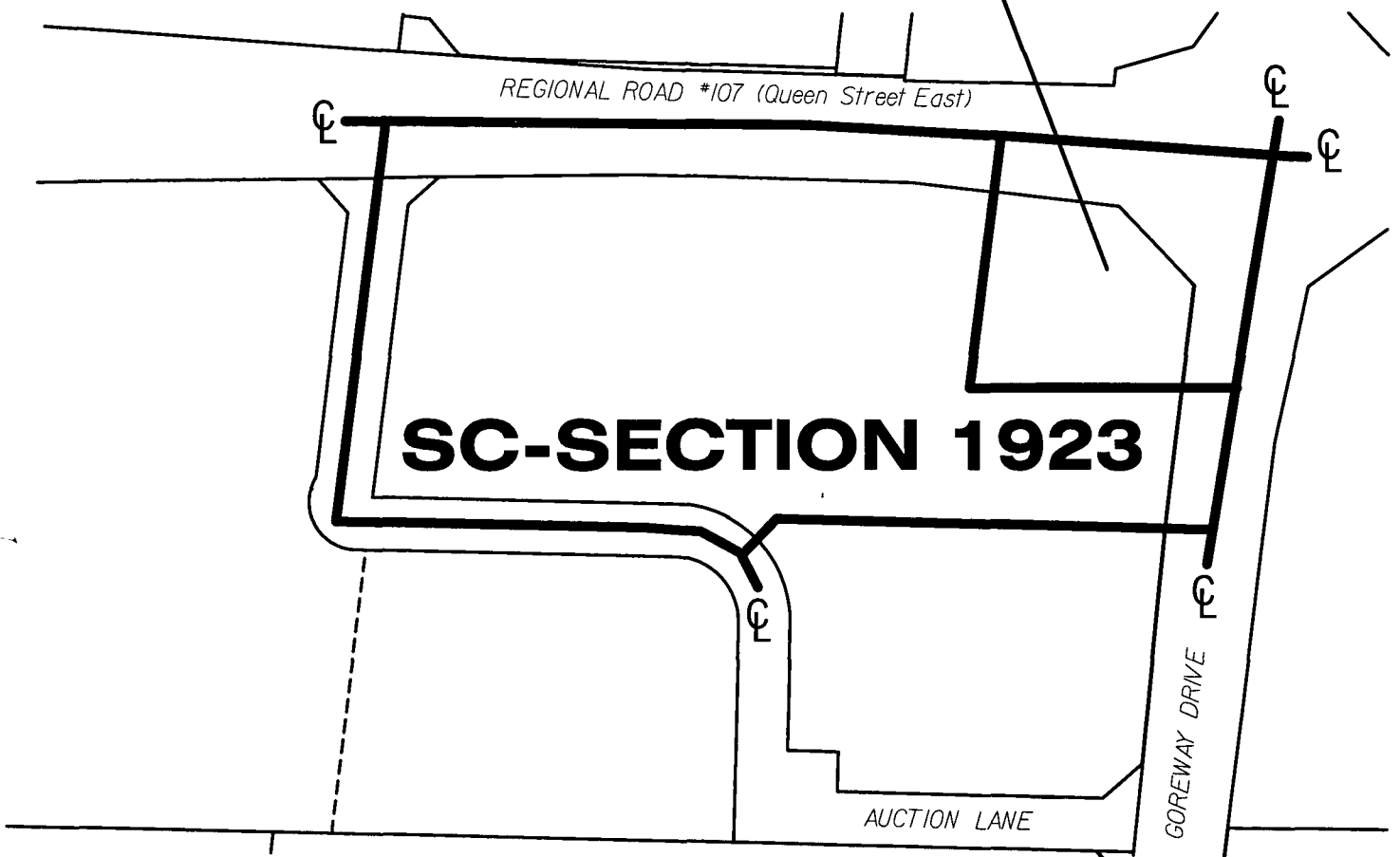
 DATE 16/02/06

AGREED AS TO CONTENT:



 ADRIAN J. SMITH, M.C.I.P., R.P.P.
 DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES

HC2-SECTION 1924



LEGEND



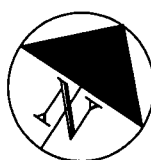
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 5, CONCESSION 7 N.D.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 01 30

Drawn by: CJK

By-Law 44-2006

Schedule A

File no. C7E5 18zbla

Map no 66-69

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 43-2006 being a by-law to adopt Official Plan Amendment OP93-258 and By-law 44-2006 to amend Zoning By-law 270-2004 as amended - Eden Oak Industrial Park - File C7E5.18


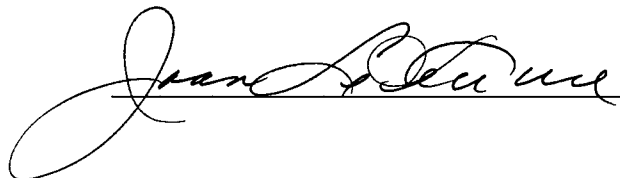
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 43-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of February, 2006, to adopt Amendment Number OP93-258 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 44-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of February, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 43-2006 as required by section 17(23) and By-law 44-2006 as required by section 34(18) of the *Planning Act* was given on the 24th day of February, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-258 is deemed to have come into effect on the 17th day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 44-2006 is deemed to have come into effect on the 13th day of February, 2006, in accordance with Section 34(19) 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)
20th day of March, 2006)



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