



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 77-2011

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:
Service Commercial - Section 1578 (SC-1578); Service Commercial - Section 1579 (SC-1579); Industrial Four - Section 1580 (M4-1580); Highway Commercial One - 1505 (HC1-1505); and Floodplain - Section 1503 (F-1503).	Service Commercial - Section 2094 (SC-2094); and Floodplain (F);

(2) by adding thereto the following section:

"2094 The lands designated SC – 2094 on Schedule A to this by-law:

2094.1 shall only be used for the following purposes:

- (1) Commercial uses:
- a) A gas bar;
 - b) A retail establishment;
 - c) A service shop;
 - d) A personal service shop;
 - e) A bank, trust company, and finance company;
 - f) An office;
 - g) A dry cleaning and laundry distribution station;
 - h) A convenience restaurant, dining room restaurant, and take out restaurant;
 - i) A printing or copying establishment;
 - j) A commercial school;
 - k) A garden centre sales establishment;
 - l) A community club;
 - m) A health or fitness centre;
 - n) A custom workshop;
 - o) A motor vehicle sales establishment;
 - p) A motor vehicle repair shop;
 - q) A motor vehicle washing establishment;

- r) A retail warehouse;
- s) A large retail warehouse;
- t) A home furnishing and home improvement retail warehouse;
- u) A hotel;
- v) A supermarket;
- w) A convenience store;
- x) A banquet hall; and
- y) Purposes accessory to other permitted uses.

(2) Industrial uses:

- a) 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;
- b) a printing establishment;
- c) a warehouse;

2094.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Building Setback:

- i. 6.0 metres from Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50);
- ii. 10.0 metres from a Floodplain (F) Zone;
- iii. 10.0 metres from The Gore Road;
- iv. 17.0 metres from the rear (south) lot line;

(2) Minimum Landscaped Open Space:

- i. 3 metres abutting a "Floodplain (F)" Zone;
- ii. 6 metres abutting the Regional Road 107 (Queen Street), Regional Road 50 (Highway 50) and The Gore Road, except at approved access locations;
- iii. 3 metres abutting all other lot lines, except at approved access locations;

(3) Outdoor storage associated with industrial uses, a motor vehicle sales establishment, a motor vehicle repair shop and a garden centre sales establishment shall not be located within 200 metres of Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50).

(4) Stand alone retail establishments, personal service shops and service shops with a gross floor area less than 930 square metres shall not be located within 100 metres of Regional Road 107 (Queen Street);

(5) Buildings within 80 metres of Regional Road 107 (Queen Street) and of Regional Road 50 (Highway 50) shall have a minimum building height of 3 storeys;

(6) Gas pumps and gas pump islands of a gas bar shall not be located between the principal building of a gas bar and a street;

(7) Drive-through facilities, including queuing lanes, shall not be located between a building and a street;

(8) Floor Area Restriction:

The combined Gross Leasable Commercial Floor Area of uses listed in 2094.1(1), excluding an office, that are located within 80 metres of the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) shall only exceed 8,000 sq.m. (86,000 sq.ft.) in conjunction with a minimum gross floor area 5,500 sq.m. (60,000 sq.ft.) office uses located anywhere on the entire lands zoned SC - 2094.

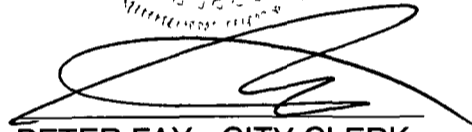
(9) For the purposes of this by-law, the lands zoned SC-2094 shall be considered one lot for zoning purposes."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 30th day of March 2011.

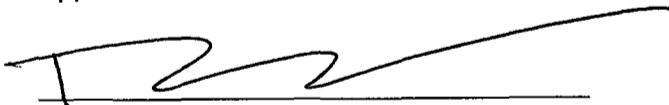


SUSAN FENNELL - MAYOR



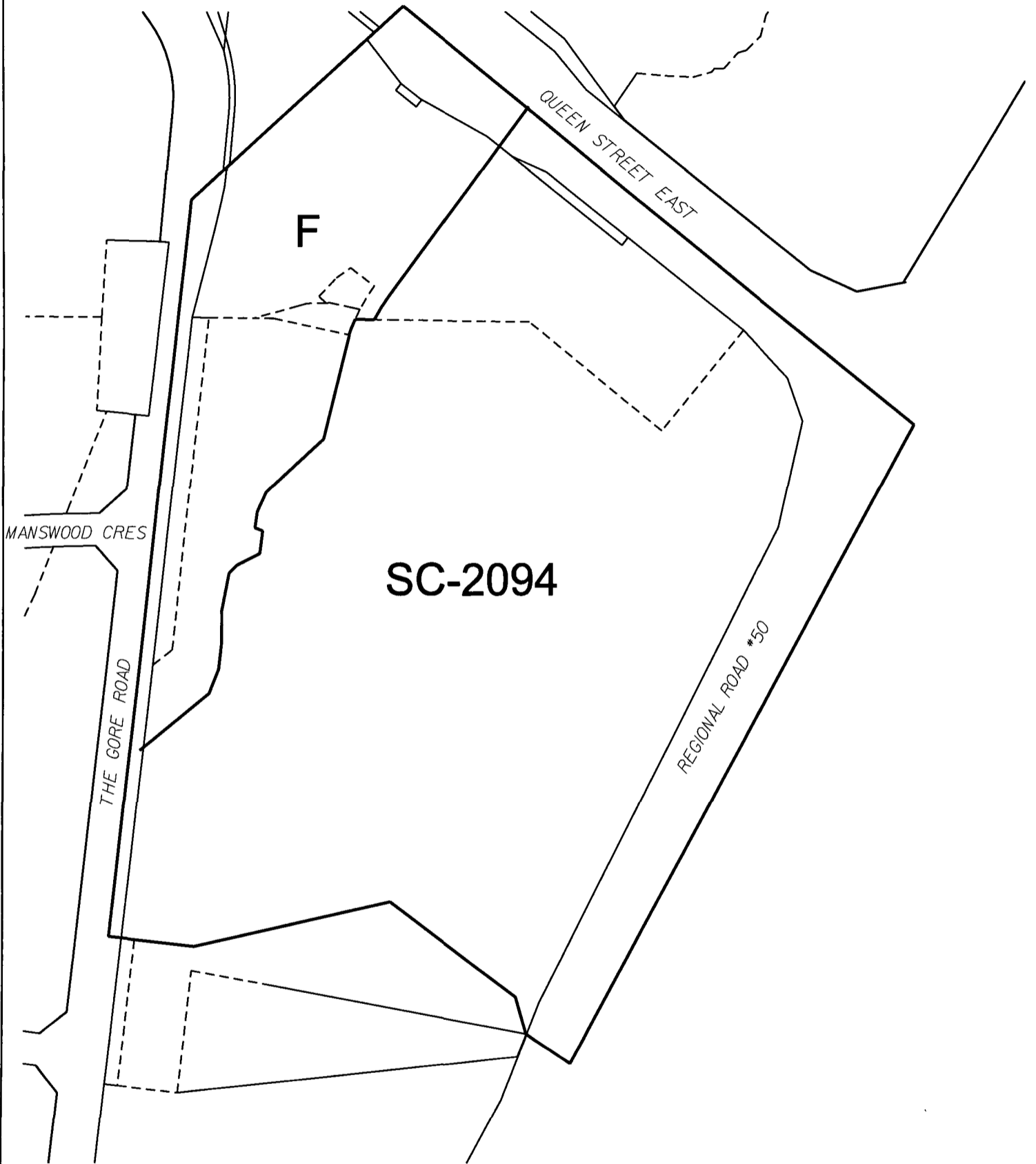
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP
Director, Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
DATE	28 Feb 11



LEGEND

—— ZONE BOUNDARY

PART LOT 3, CONCESSION 10 N.D.

By-Law 77-2011

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date: 2011 01 31

Drawn by: CJK

File no C10E03 010zbla