



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 137 - 2007

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

INDUSTRIAL BUSINESS--
SECTION 2725 (MBU -
SECTION 2725)

INDUSTRIAL ONE - SECTION
2835 (M1 - SECTION 2835)

(2) by adding thereto the following section:

"2835 The lands designated M1 - SECTION 2835 on Schedule A to this by-law;

2835.1 shall only be used for the following purposes:

(a) the uses permitted in M1 - Section 2724

(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

2835.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth: 9.0 metres


(b) Minimum Exterior Side Yard: 9.0 metres

(c) Minimum Lot Width: 30.0 metres

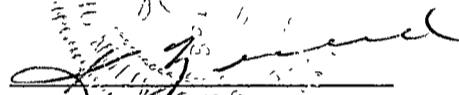
(d) Maximum Building Height: 17.5 metres

- (e) Minimum Landscaped Open Space:
 - (1) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - (2) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (f) the portion of the building facing Airport Road shall be used for office uses and shall have a minimum building height of 2 storeys and a minimum gross floor area of 1,394 square metres (15,000 square feet) for such office uses.
- (g) notwithstanding the provisions of Section 2835.2 (f), a minimum of 697 square metres (7,500 square feet) shall be occupied in conjunction with industrial uses.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this **25** day of **April** 2007.

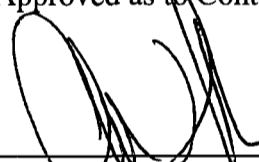


 Susan Fennell - Mayor



 Kathryn Zammit - City Clerk

Approved as to Content:

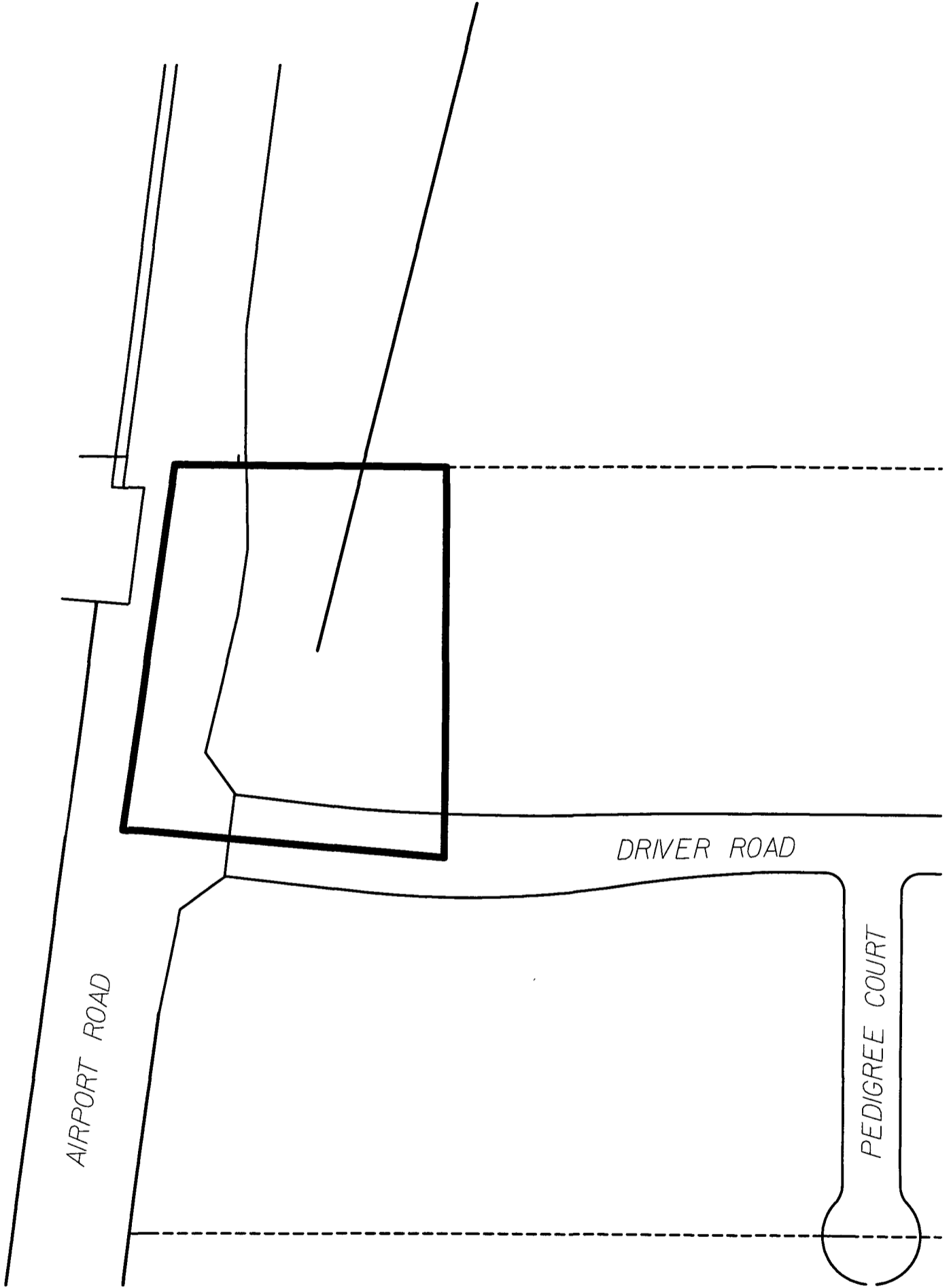


 Adrian J. Smith, MCIP, RPP
 Director, Planning and Land
 Development Services

Zoning by-law T7E15.20

APPROVED AS TO FORM LAW DEPT BRAMPTON	
CG	
DATE	18/04/07

M1-2835



LEGEND

 ZONE BOUNDARY



PART LOT 15, CONCESSION 7 E.H.S.

By-Law 137 - 2007 **Schedule A**



CITY OF BRAMPTON
Planning, Design and Development

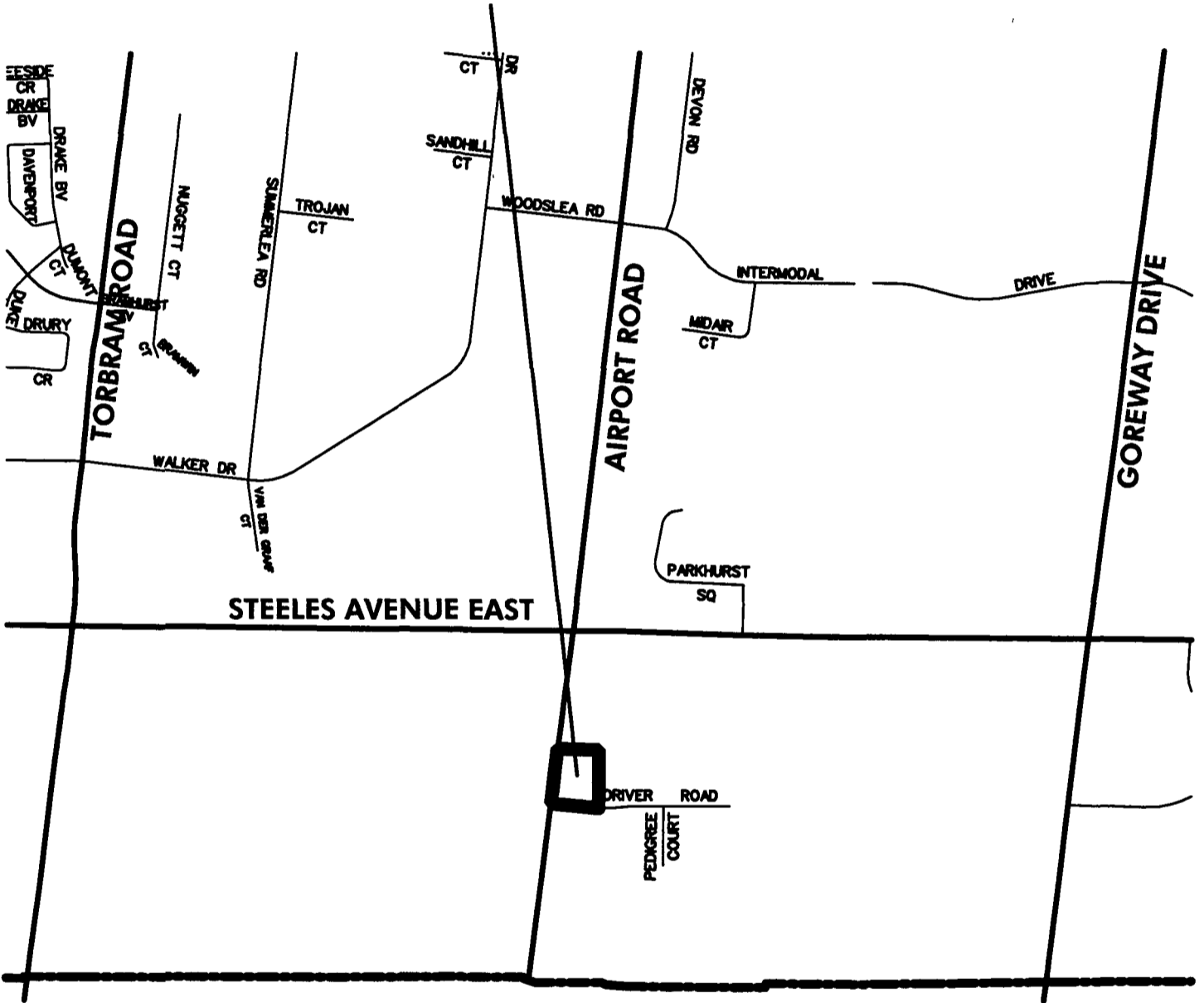
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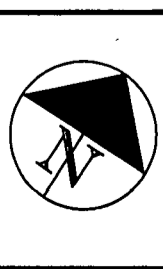
File no. T7E15 20zbla

Map no 82-11

SUBJECT LANDS



Key Map By-Law 137-2007



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 12 20 Drawn by: CJK

File no. T7E15.20zkm Map no. 82-11D

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 136-2007 being a by-law to adopt Official Plan Amendment OP93-279 and By-law 137-2007 to amend Zoning By-law 270-2004 as amended – Westpen Properties Limited - File T7E15.20

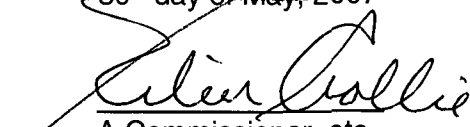
DECLARATION

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 136-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of April, 2007, to adopt Amendment Number OP93-279 to the 1993 Official Plan;
3. By-law 137-2007 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 25th day of April, 2007, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 136-2007 as required by section 17(23) and By-law 137-2007 as required by section 34(18) of the *Planning Act* was given on the 8th day of May, 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.
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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-279 is deemed to have come into effect on the 29th day of May, 2007, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 137-2007 is deemed to have come into effect on the 25th day of April, 2007, 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)
30th day of May, 2007)


A Commissioner, etc.


Peter Fay

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