



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 138-2006

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

FROM	TO
“Service Commercial (Holding) Section 1635 (SC(H)-Section 1635)” and “Service Commercial Section 1576 (SC Section 1576)”	“Service Commercial Section 1912 (SC-Section 1912)”

(2) by adding thereto, the following section:

“1912 The lands designated SC - Section 1912 on Schedule A to this By-law:

1912.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a retail establishment subject to the requirement set out in section 1912.2(7);
- (4) a personal service shop;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a convenience restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall;
- (11) a motor vehicle sales establishment;
- (12) a motor vehicle leasing establishment; and
- (13) purposes accessory to the permitted purposes including:
 - a. a motor vehicle body shop; and
 - b. a motor vehicle repair shop

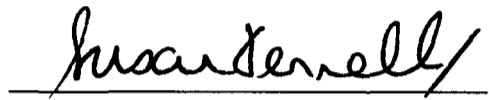
1912.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 4047 square metres;
- (2) All buildings and structures shall be located a minimum of 14.0 metres from the Regional Road #107 (Queen Street East) right-of-way, as widened;
- (3) Maximum Building Height: no restriction;
- (4) A Landscaped Area, not less than 6.0 metres in width, shall be provided and maintained where the lands abut Maritime Ontario Boulevard except at approved driveway locations;
- (5) A Landscaped Area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Regional Road #107 (Queen Street East) except at approved driveway locations;
- (6) A Landscaped Area, not less than 3.0 metres in width, shall be provided and maintained along all property lines, which do not abut a public road except at approved driveway locations;
- (7) The Maximum Gross Floor Area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (8) The Maximum Floor Space Index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
 - (i) the lot has a minimum lot area of 12,141 square metres;
 - (ii) the lot has a minimum lot width of 60 metres; and
 - (iv) the maximum gross commercial floor area of an office building devoted to those uses permitted in 1912.1(2) to (10), shall not exceed 15 percent of an office building;
- (9) Parking shall be provided in accordance with Section 20 of this by-law;
- (10) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Regional Road #107 (Queen Street East) and Maritime Ontario Boulevard;
- (11) An adult entertainment parlour, an adult video store, an adult bookstore and a amusement arcade shall not be permitted;
- (12) Outdoor display of goods and materials shall not be permitted along or visible from Regional Road #107 (Queen Street East) or Maritime Ontario

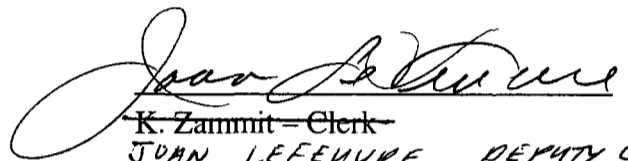
(13) No drive thru facilities shall be located within 30 metres of Airport Road or Regional Road #107 (Queen Street East).

1912.3 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 1912.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this **8** day of **MAY** 2006.

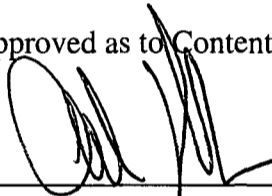


Susan Fennell - Mayor



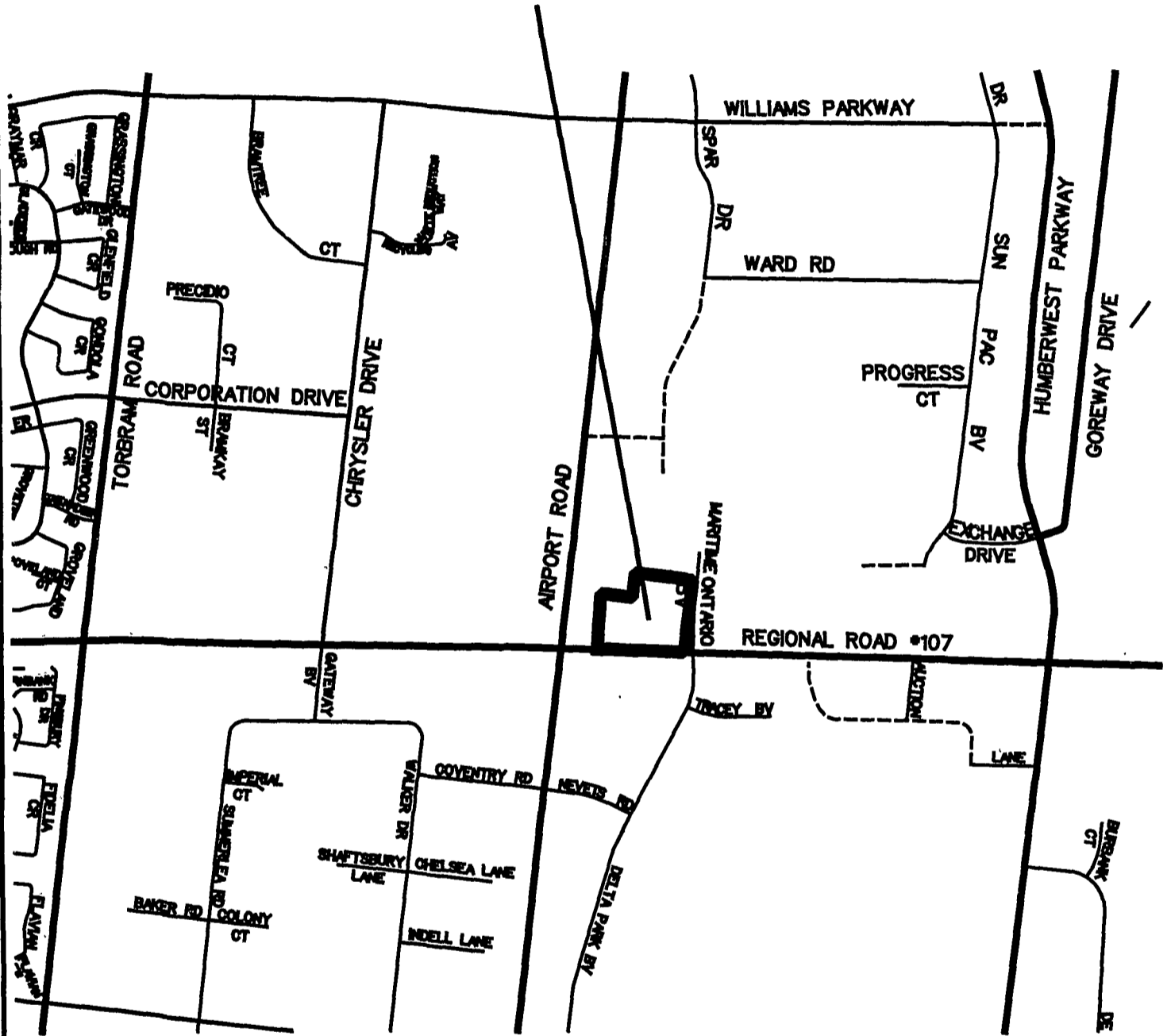
~~K. Zammit - Clerk~~
JUAN LEFEVURE DEPUTY CLERK

Approved as to Content:

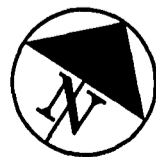


Adrian Smith, MCIP, RPP
Director of Planning and Land Development Services

SUBJECT LANDS



Key Map By-Law 138-2006



CITY OF BRAMPTON
Planning, Design and Development

Date: 2005 11 17

Drawn by: CJK

File no. C7E6 30zkm

Map no. 49-57

AIRPORT ROAD

LOT 6, CONCESSION 7 N.D.

SC-SECTION 1912

MARITIME ONTARIO BLVD.

QUEEN STREET EAST/REGIONAL ROAD #107



LEGEND



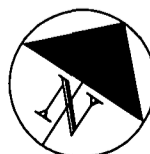
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 6, CONCESSION 7 N.D.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 01 04

Drawn by: CJK

By-Law 138-2006

Schedule A

File no C7E6.30zbla

Map no. 49-57

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 137-2006 being a by-law to adopt Official Plan Amendment OP93-263 and By-law 138-2006 to amend Zoning By-law 270-2004 as amended – Candevcon Ltd. (c/o North West Lexus)

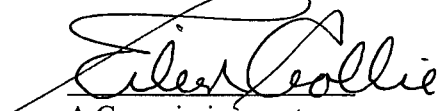
DECLARATION

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 137-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8th day of May, 2006, to adopt Amendment Number OP93-263 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 138-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8th day of May, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 137-2006 as required by section 17(23) and By-law 138-2006 as required by section 34(18) of the *Planning Act* was given on the 18th day of May, 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. OP93-263 is deemed to have come into effect on the 8th day of June, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 138-2006 is deemed to have come into effect on the 8th day of May, 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)
12th day of June, 2006)



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.

