



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 286 - 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 land use designation of the lands shown outlined on Schedule 'A' to this by-law:

from	to
INSTITUTIONAL ONE (I1)	SERVICE COMMERCIAL - SECTION 1365 (SC - Section 1365).

- (2) by adding thereto the following section:

"1365 The lands designated SC-Section 1365 on Schedule A to this by-law:

1365.1 shall only be used for the following purposes:

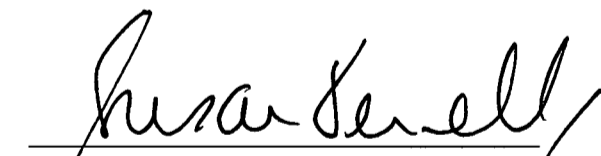
- a) an office, including offices of a physician, dentist and drugless practitioner;
- b) a retail establishment having no outside storage or display of goods and materials;
- c) a dry cleaning and laundry distribution station;
- d) a personal service shop;
- e) a take-out restaurant excluding a drive-through facility.
- f) purposes accessory to the other permitted purposes.

1365.2 shall be subject to the following requirements and restrictions:

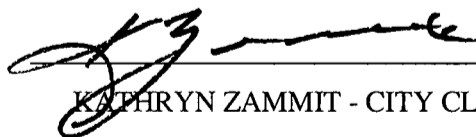
- a) minimum front yard depth (Peter Robertson Boulevard):
5 metres;
- b) minimum exterior side yard width (Sunny Meadow Boulevard):
3 metres;

- c) minimum interior side yard width: 37 metres, except for the westerly portion of the building consisting of the first 29 metres from the front lot line where the minimum interior side yard shall be 20 metres;
- d) minimum rear yard depth: 39 metres;
- e) minimum lot width: 35 metres;
- f) minimum building height: 2 storeys;
- g) maximum building height: 3 storeys;
- h) minimum landscaped open space shall be 5 metres abutting the lot line along Peter Robertson Boulevard and 3 metres along all other property lines, except at approved access locations;
- i) the uses permitted by section 1365.1 b), c) and d) shall not exceed a cumulative gross floor area of 850 square metres and shall be located only at ground level;
- j) the maximum gross floor area of a take-out restaurant shall be 150 square metres;
- k) a minimum gross floor area of 650 square metres shall be used for offices of a physician, dentist and drugless practitioner;
- l) an adult video store, an adult entertainment parlour, a temporary open air market or drive through facilities shall not be permitted;
- m) all garbage and refuse storage area, including any containers for recycling materials, shall be enclosed within a building;
- n) all restaurant refuse storage shall be enclosed in a climate controlled area within the building;

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this // day of September 2006.

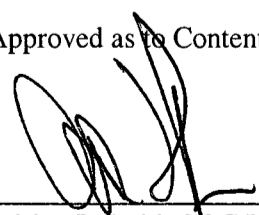


 SUSAN FENNELL - MAYOR



 KATHRYN ZAMMIT - CITY CLERK

Approved as to Content

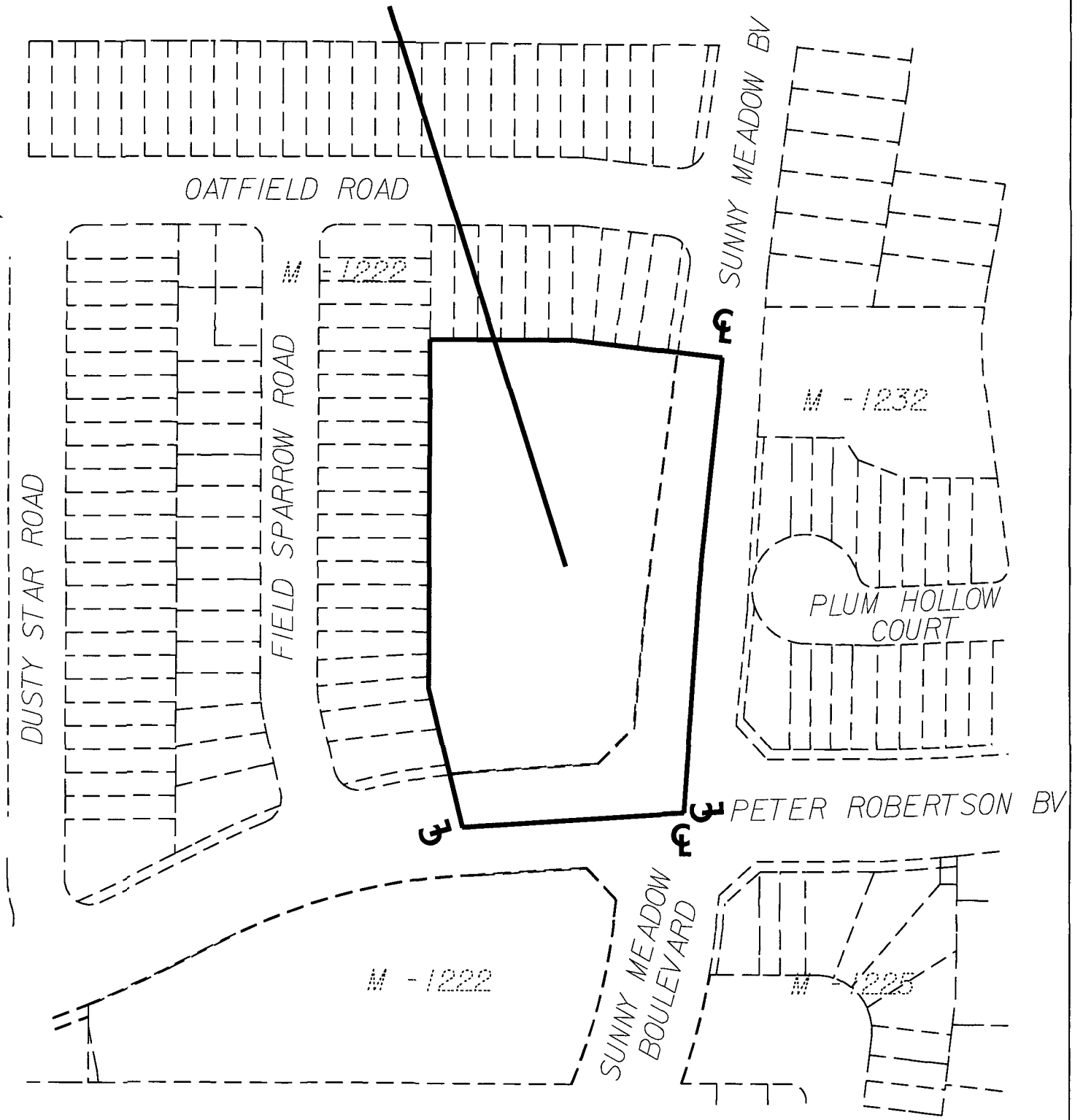


 Adrian J. Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
DATE	Sept 8/06

SC - SECTION 1365



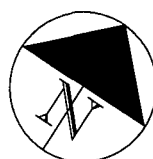
LEGEND

 ZONE BOUNDARY

 CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 11, CONCESSION 5 E.H.S.



CITY OF BRAMPTON
Planning, Design and Development

Date July 11, 2006

Drawn by: J Kennedy

By-Law 286 - 2006

Schedule A

File no. c5e11 17_zone.dgn

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 285-2006 being a by-law to adopt Official Plan Amendment OP93-268 and By-law 286-2006 to amend Zoning By-law 270-2004 as amended – 2012241 Ontario Limited (R. Chahal & J. Dhaliwal) (File C5E11.17)

DECLARATION

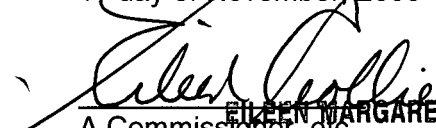
I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

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 285-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2006, to adopt Amendment Number OP93-268 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 286-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of September, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 285-2006 as required by section 17(23) and By-law 286-2006 as required by section 34(18) of the *Planning Act* was given on the 26th day of September, 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. OP93-268 is deemed to have come into effect on the 17th day of October, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 286-2006 is deemed to have come into effect on the 11th day of September, 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)
1st day of November, 2006)




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