



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 353-2006

To amend By-law 270-2004 (known as "Zoning By-law 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 the Existing Zoning of:	To:
AGRICULTURAL (A)	COMMERCIAL TWO – SECTION 1376 (C2 – SECTION 1376)

(2) by adding thereto the following sections:

"1376 The lands designated C2-SECTION 1376 on Schedule A to this by-law:

1376.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a dining room restaurant, a convenience restaurant, and a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a commercial school;
- (12) a place of commercial recreation but not including a billiard hall;
- (13) a community club;
- (14) a health centre;
- (15) an animal hospital;
- (16) a library;
- (17) a day nursery;

(b) Other

- (1) purposes accessory to the other permitted uses.

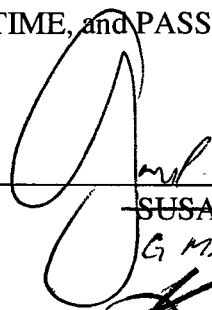

1376.2 shall also be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth:
  - 5.5 metres; except adjacent to a site daylight triangle at a street intersection, in which case the minimum front yard depth may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes
- (b) Minimum Interior Side Yard Width:
  - 3.0 metres, except that where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard shall be 6.0 metres;
- (c) Minimum Exterior Side Yard Width:
  - 5.5 metres, except adjacent to a site daylight triangle at a street intersection, in which case the minimum exterior side yard width may be reduced to 3.5 metres when the area between the building and property limit are landscaped and not used for parking and/or driveway purposes
- (d) Minimum Rear Yard Depth: 9.0 metres;
- (e) Minimum Width of Landscaped Open Space abutting lot lines:
  - (1) Front Lot Line – 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - (2) Exterior Side Lot Line - 5.5 metres, which may be reduced to 3.5 metres at a site daylight triangle at a street intersection, except at approved access locations;
  - (3) Interior Side Lot Line – 3.0 metres;
  - (4) Rear Lot Line – 3.0 metres.
- (f) Minimum Gross Commercial Floor Area devoted to the uses permitted in Section 1376.1(a)(16) shall be 450.0 square metres.
- (g) For the purpose of this section, the lands zoned C2-Section 1376 shall be treated as a single lot for zoning purposes.

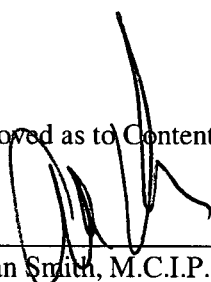
1376.3 For the purpose of this section, the Torbram Road street line is the front lot line.”

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

this 11 day of October 2006.

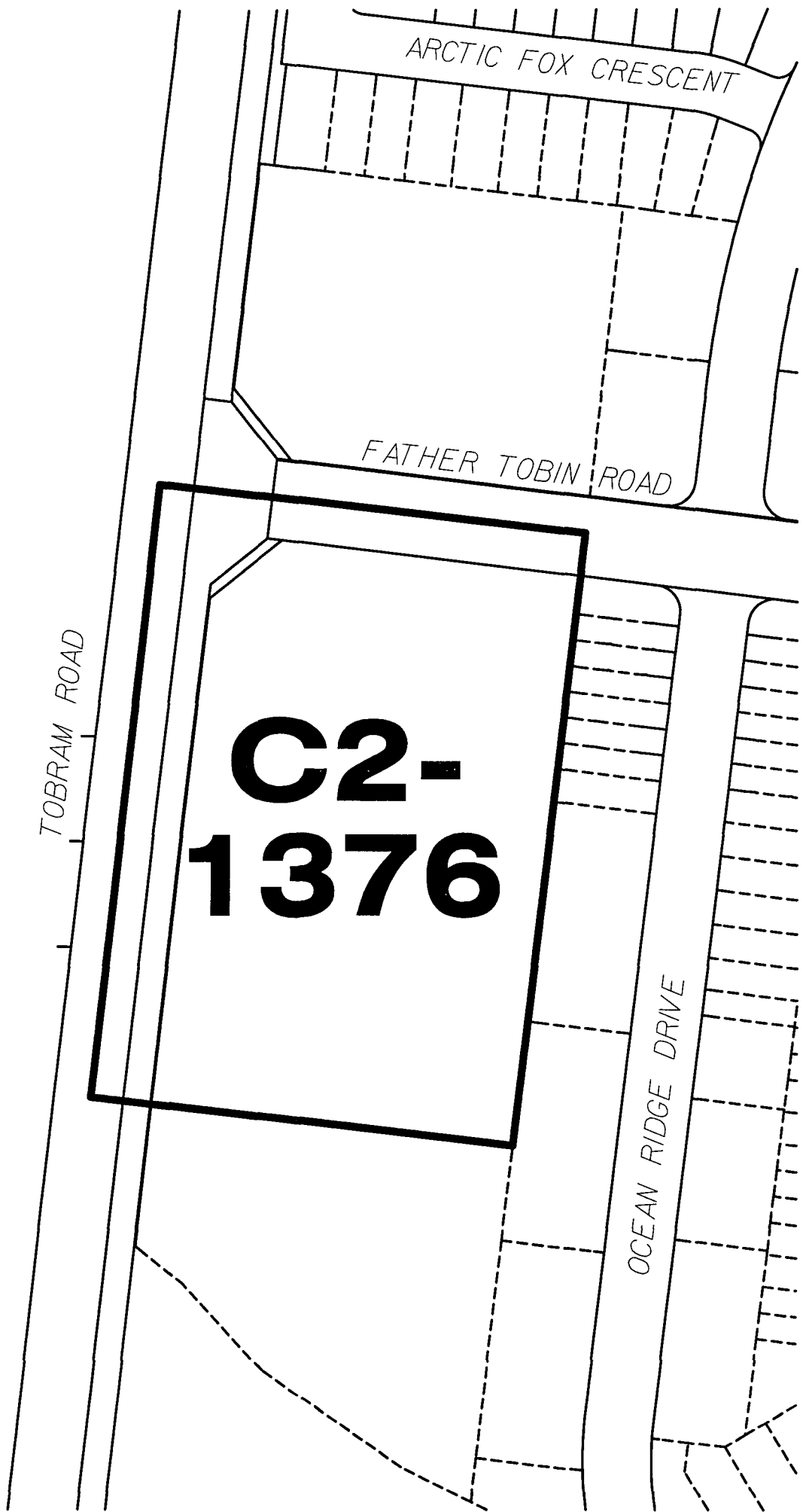
  
 SUSAN FENNELLE - MAYOR  
 G. MANNING - ALTERNATE MAYOR  
  
 K. AMMIT - CITY CLERK

Approved as to Content:



Adrian Smith, M.C.I.P., R.P.P  
Director, Planning and Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON  
 C.C.C.  
 DATE 10 03 06



LEGEND



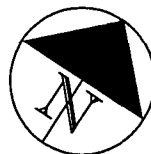
ZONE BOUNDARY



**PART LOT 14, CONCESSION 6 E.H.S.**

**By-Law** 353-2006

**Schedule A**



**CITY OF BRAMPTON**  
 Planning, Design and Development

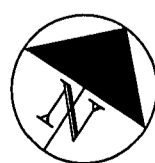
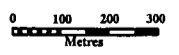
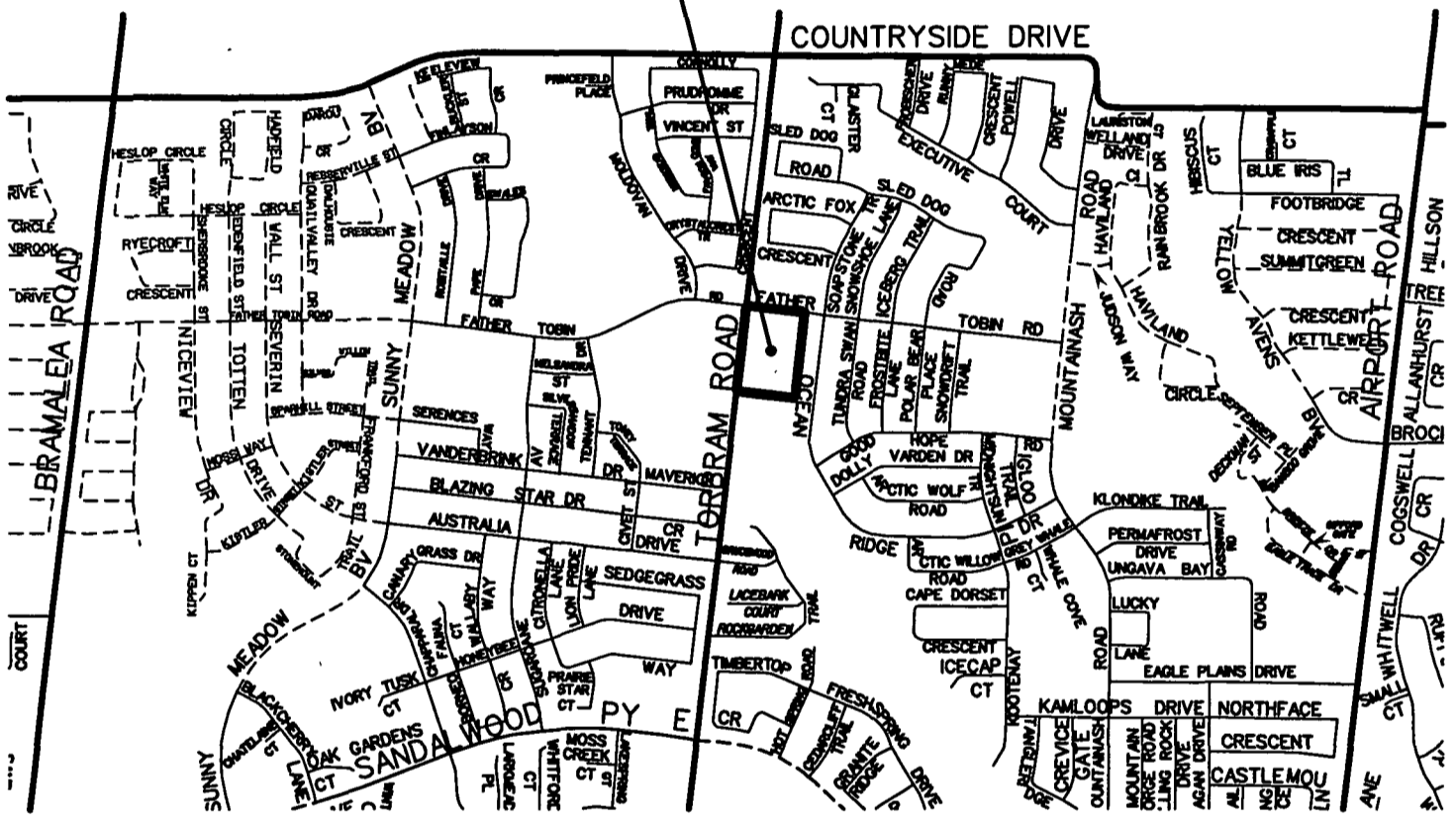
Date: 2006 09 26

Drawn by: CJK

File no C6E14.2zblapt2

Map no. 30-30

# SUBJECT LANDS



IN THE MATTER OF the *Planning Act*,  
R.S.O. 1990, as amended, section 34;


AND IN THE MATTER OF the City of Brampton By-laws 351-2006, 352-2006  
and 353-2006 being by-laws to amend Comprehensive Zoning By-law 270-2004  
as amended Casa-North Investments Inc. (Metrus Development Inc.) File C6E14.2

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-laws 351-2006, 352-2006 and 353-2006 were passed by the Council of  
The Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of  
October, 2006.
3. Written notice of By-laws 351-2006, 352-2006 and 353-2006 as required by  
section 34(18) of the *Planning Act* were given on the 19<sup>th</sup> day of October,  
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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or  
before the final date for filing objections.
5. Zoning By-laws 351-2006, 352-2006 and 353-2006 are deemed to have  
come into effect on the 11<sup>th</sup> day of October, 2006, in accordance with Section  
34(19) of the *Planning Act*, R.S.O. 1990, as amended.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
21<sup>st</sup> day of November, 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.