



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 357-2006

To amend By-law 270-2004 (know 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:
INDUSTRIAL TWO SECTION 3158 (M2 - SECTION 3158	INDUSTRIAL BUSINESS SECTION 3456 (MBU- SECTION 3456)

(2) by adding thereto the following section:

"3456 The lands designated MBU-Section 3456 on Schedule A to this by-law:

3456.1 shall only be used for the following purposes:

- 1) an office, excluding medical office and office for a doctor, dentist or drugless practitioner
- 2) a bank, trust company or financial institution
- 3) a retail establishment
- 4) a personal service shop
- 5) a dry cleaning and laundry distribution station
- 6) a dining room restaurant, a convenience restaurant, a take-out restaurant
- 7) a community club
- 8) a hotel or motel
- 9) a banquet hall
- 10) a health and fitness centre
- 11) a place of commercial recreation
- 12) a commercial, technical or recreational school
- 13) a private school
- 14) a day nursery
- 15) a furniture and appliance store
- 16) a service shop

- 17) a stormwater management facility
- 18) purposes accessory to the other permitted purposes

3456.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth:
4.0 metres
- 2) Minimum Setback to Kennedy Road:
4.0 metres
- 3) Minimum Setback to Resolution Drive:
3.0 metres
- 4) Minimum Setback to Rutherford Road:
3.0 metres
- 5) Minimum Rear Yard Depth:
0.0 metres
- 6) Minimum Landscaped Open Space:
 - (i) 6.0 metres along Kennedy Road, Steeles Avenue East, Rutherford Road, except at approved access locations and where a building is located within the landscaped area at a setback permitted by the minimum setback to Kennedy Road, Steeles Avenue East and Rutherford Road
 - (ii) 3.0 metres along Resolution Drive except at approved access locations and where a building is located within the landscaped area at a setback permitted by the minimum setback to Resolution Drive
- 7) Maximum gross floor area of office use not associated with another permitted use:

929 square metres, of which a minimum of 464 square metres shall be located above the ground floor
- 8) Retail Establishments shall have a minimum gross floor area of 371 square metres, with the exception that one retail establishment may have a gross floor area less than 371 square metres
- 9) No drive-through facilities, including an associated stacking lane, shall be located between the building it serves and the street line
- 10) An interior climate controlled garbage room shall be provided in each building
- 11) Outside Storage is not permitted

3456.3 For the purposes of this Section:

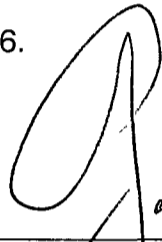
- a) the Steeles Avenue lot line shall be the front lot line
- b) the entire lands zoned MBU Section 3456 shall be considered one lot for zoning purposes"

(3) By deleting M2-Section 3158.2 (c) and replacing it with the following:


"3158.2 c) No outside storage shall be permitted within 50 metres of a public street, except in conjunction with a permitted seasonal outdoor garden centre associated with a retail warehouse."

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

this 11 day of October 2006.



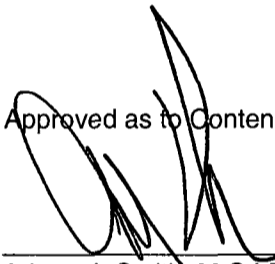
 SUSAN FENNEL - MAYOR
 G- MUNICIPALITY - MAYOR



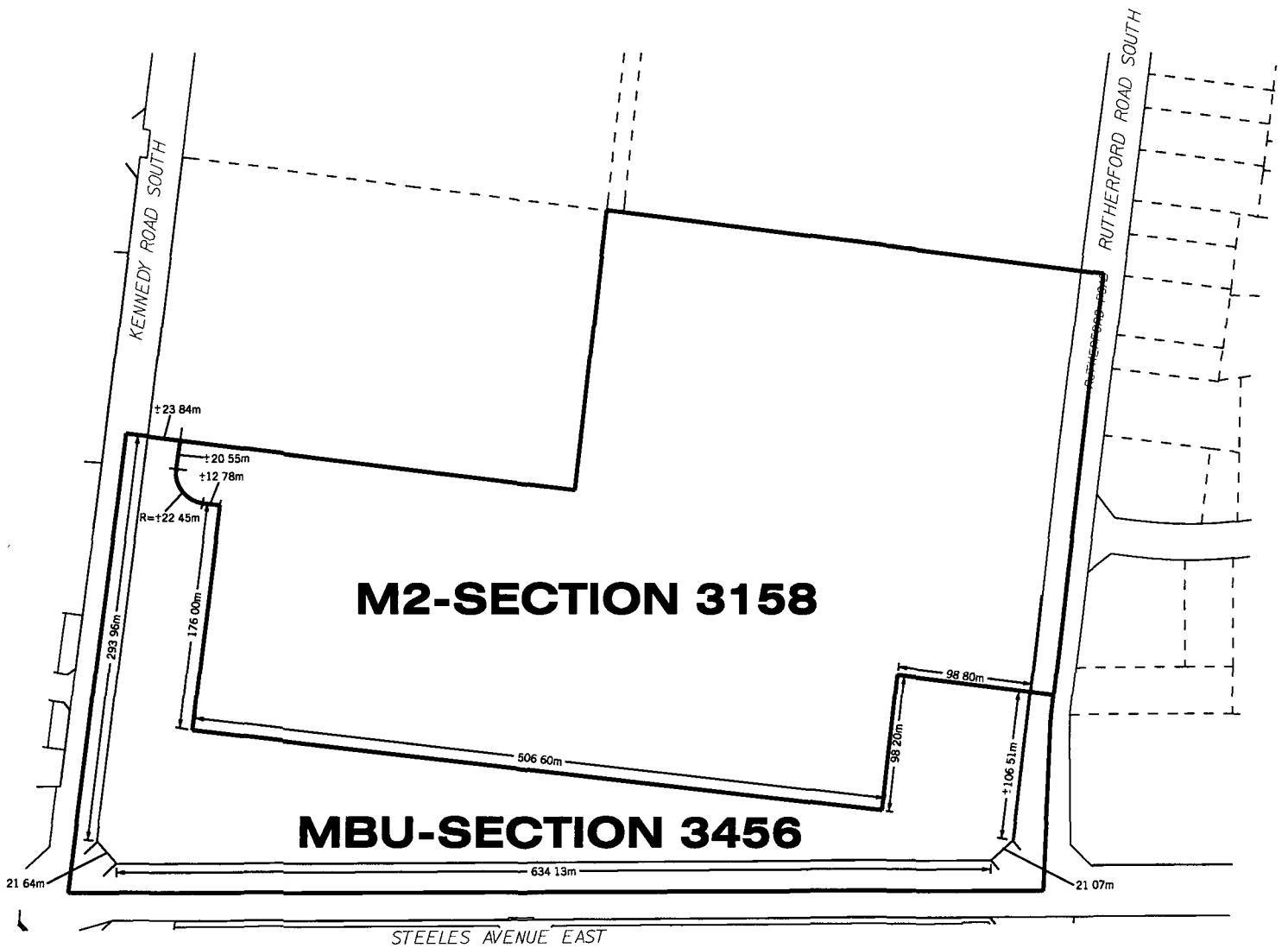
 K. ZAMMIT - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
CG
DATE 06/10/06

Approved as to Content:



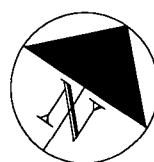
 Adrian J. Smith, M.C.I.P., R.P.P
 Director, Planning and Land Development Services



LEGEND

— ZONE BOUNDARY

PART LOTS 1 & 2, CONCESSION 2 E.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

Date 2006 10 02

Drawn by- CJK

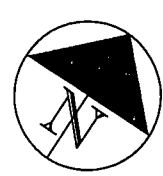
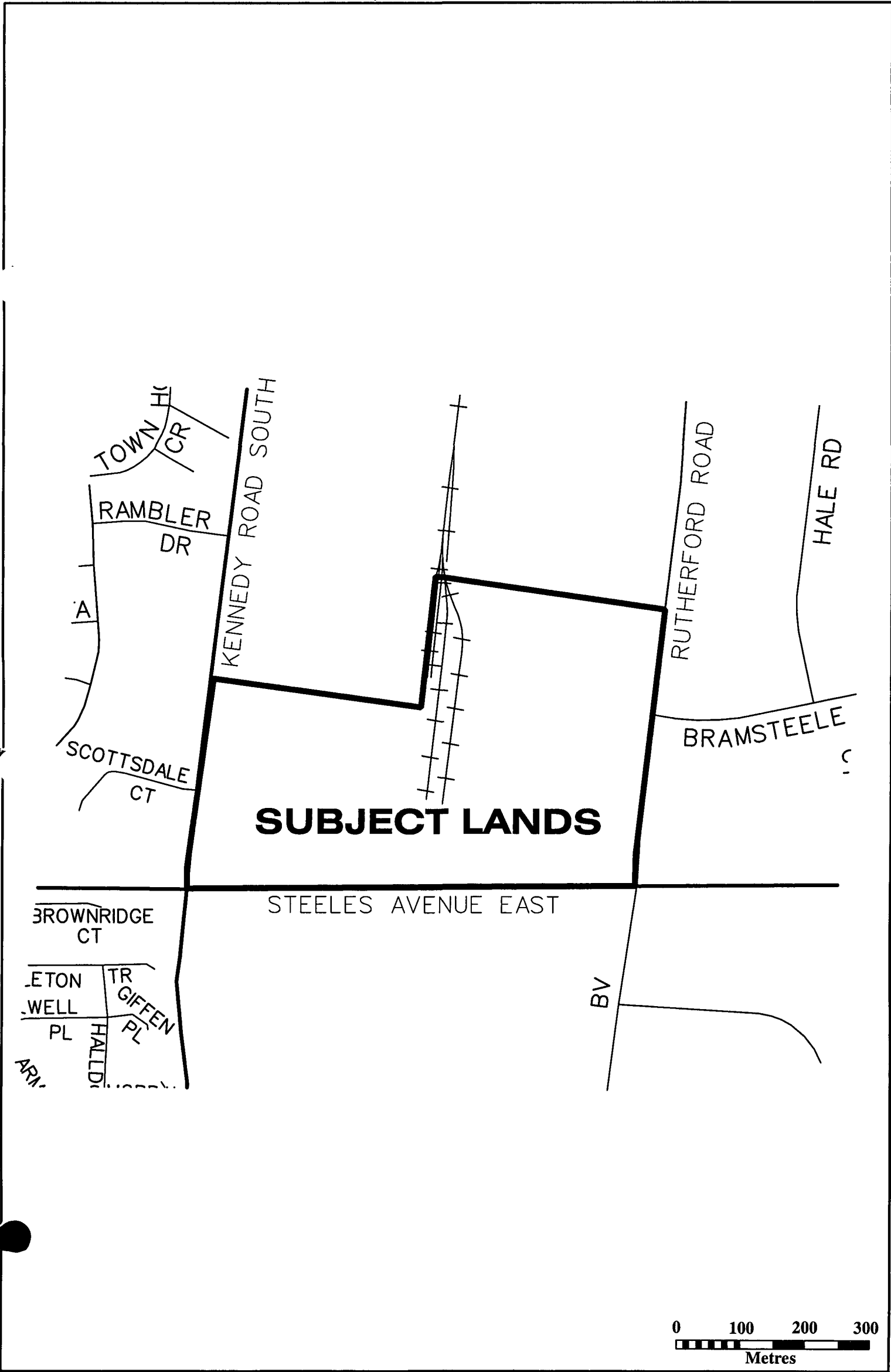
By-Law

357-2006

Schedule A

File no C2E1.19zbla

Map no. 61-73



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 356-2006 being a by-law to adopt Official Plan Amendment OP93-274 and By-law 357-2006 to amend Zoning By-law 270-2004 as amended - Morguard Investments Limited (File C2E1.19)

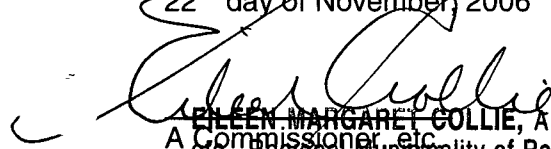
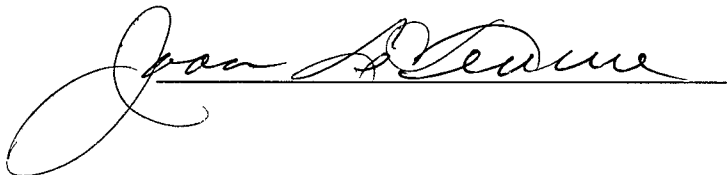
DECLARATION

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 356-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of October, 2006, to adopt Amendment Number OP93-274 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 357-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 356-2006 as required by section 17(23) and By-law 357-2006 as required by section 34(18) of the *Planning Act* was given on the 23rd 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.
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. OP93-274 is deemed to have come into effect on the 14th day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 357-2006 is deemed to have come into effect on the 11th day of October, 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)
22nd day of November, 2006)



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