



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number -2025

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
- a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial (C3) – Section 416 (C3-416)	Commercial (C3) – Section XXXX (C3-XXXX)

2. By adding the following Section:

“XXXX           The lands designated C3 - SECTION XXXX on Schedule A to this by-law:

XXXX.1 shall only be used for the following purposes:

- i. Commercial:
- a. a retail establishment having no outside storage;
  - b. a supermarket;
  - c. a service shop;
  - d. a personal service shop;
  - e. a bank, trust company and finance company;
  - f. an office;
  - g. a dry cleaning and laundry distribution station;
  - h. a dining room restaurant, a convenience restaurant, a take-out restaurant;
  - i. a printing or copying establishment;
  - j. a commercial school;
  - k. a temporary open air market;
  - l. a place of commercial recreation;
  - m. a community club;

- n. a health or fitness centre;
- o. a tavern;
- p. a custom workshop;
- q. a day nursery
- r. a residential care home
- s. a retirement home;

ii. Non-Commercial:

- a. an apartment dwelling
- b. a public or private school.

iii. Purposes accessory to the other permitted uses;

XXXX.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this Section, the lot line abutting Peel Centre Drive shall be deemed to be the 'Front Lot Line'.
- 2) Notwithstanding Section 22.1.2,
  - a. Minimum Front Yard Depth: 9.0 metres
  - b. Minimum Exterior Side Yard Width (to the lot line abutting a private driveway access): 4.0 metres
  - c. Minimum Rear Yard Depth: 7.0 metres
- 3) Maximum Permitted FSI: 8.15;
- 4) Notwithstanding Section 6.13A, a maximum encroachment of 2.9 metres into any yard shall be permitted including balconies, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, wind mitigation equipment, privacy screens and railings.
- 5) Notwithstanding Section 20.3.2, Minimum Parking Requirement for all permitted uses, including visitor parking: 0.0 spaces.

XXXX.3 Shall also be subject to the requirements and restrictions relating to the C3 Zone and General Provisions of the by-law which are not in conflict with those set out in Section XXXX."

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.