



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

To amend Comprehensive Zoning 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:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Rural Estate Two (RE2)	Service Commercial Holding – Special Section 3535 (SC(H)-3535) Open Space (OS) Floodplain (F)

- 2. By adding thereto the following sections:
 - “3535 The lands designated SC (H) – 3535 on Schedule A to this by-law.
 - 3535.1 Shall only be used for the following purposes:
 - (a) An office including medical, dental or drugless practitioner;
 - (b) A retail establishment having no outside storage;

- (c) A service shop;
- (d) A personal service shop;
- (e) A bank, trust company and finance company; and
- (f) Purposes accessory to other permitted purposes.

3535.2 Shall be subject to the following requirements and restrictions:

- (a) For the purposes of this zone, the lot line, which abuts Airport Road shall be deemed the Front Lot Line;
- (b) Minimum Lot Width: 18 metres;
- (c) Minimum Front Yard Depth: 2 metres;
- (d) Minimum Interior Side Yard Width abutting an Open Space Zone: 1 metre to lands zoned Open Space;
- (e) Minimum Interior Side Yard Width abutting an Open Space Zone for an underground or at-grade parking garage: 0 metres to land zoned Open Space;
- (f) The maximum gross floor area for shall be 275 square metres;
- (g) Minimum Landscaped Open Space:
 - a. 2 metres along the lot line abutting Airport Road;
 - b. 5 metres along the lot line abutting a daylight triangle;
 - c. 5 metres along the lot line abutting Countryside Drive;
 - d. Retaining walls shall be permitted in required landscaped open space; and
- (h) Parking shall be provided in accordance with Section 20.3 of this bylaw.

3535.3 Holding (H) Symbol:

- (a) While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Residential Rural Estate Two (RE2) zone subject to the requirements and restrictions of the RE2 zone and general provisions of this by-law applicable to a permitted residential use.
- (b) Removal of the holding symbol (H) shall not occur until such time as adequate arrangements have been made to convey gratuitously to the City, the portion of the subject lands forming part of the Natural Heritage System (NHS) to the satisfaction of the Commissioner, Planning, Building and Economic Development.”

ENACTED and PASSED this [enter date] day of [enter month], 2021.

Approved as to
form.
20__ /month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20__ /month/day
[insert name]

Peter Fay, City Clerk