



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 51-2012

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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From: Agricultural (A)	To: Commercial Three - 2248 (C3 - 2248); and Open Space (OS)
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(2) by adding thereto the following section:

"2248 The lands designated C3 - 2248 on Schedule A to this by-law:

2248.1 shall only be used for the following purposes:

- a) Purposes permitted in the C3 zone; excluding convenience restaurants, drive-through facilities, a gas bar, a car wash, outdoor storage, with the exception of a garden centre that is accessory to a permitted use.
- b) an art gallery or studio;
- c) a department store;
- d) a library;
- e) a medical laboratory;
- f) a photographic studio;
- g) a service shop;

2248.2 shall be subject to the following requirements and restrictions:

- a) For the purposes of this By-law, the lands zoned C3 - 2248 shall be treated as one property;
- b) A maximum of 25,547 square metres of gross floor area shall be permitted;

c) Setbacks

- i) Minimum 3 metres from Bramalea Road;
- ii) Minimum 5 metres from Mayfield Road; and
- iii) Minimum 3 metres from the eastern property line

d) The maximum building height shall be 2 storeys;

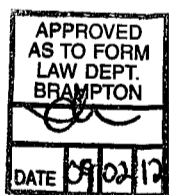
e) A minimum 3 metre wide landscape strip shall be provided along the eastern property line.

2248.3 Shall also be subject to the requirement and restrictions relating to the C3 Zone and all the general provisions of this by-law, which are not in conflict with the ones set out in 2248.2.

2248.4 For the purposes of this By-law, *Department Store* shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take out, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive rental, service and repair, children's amusement facility, travel agency, and personal services.

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

this *22nd* day of *February*, 2012.

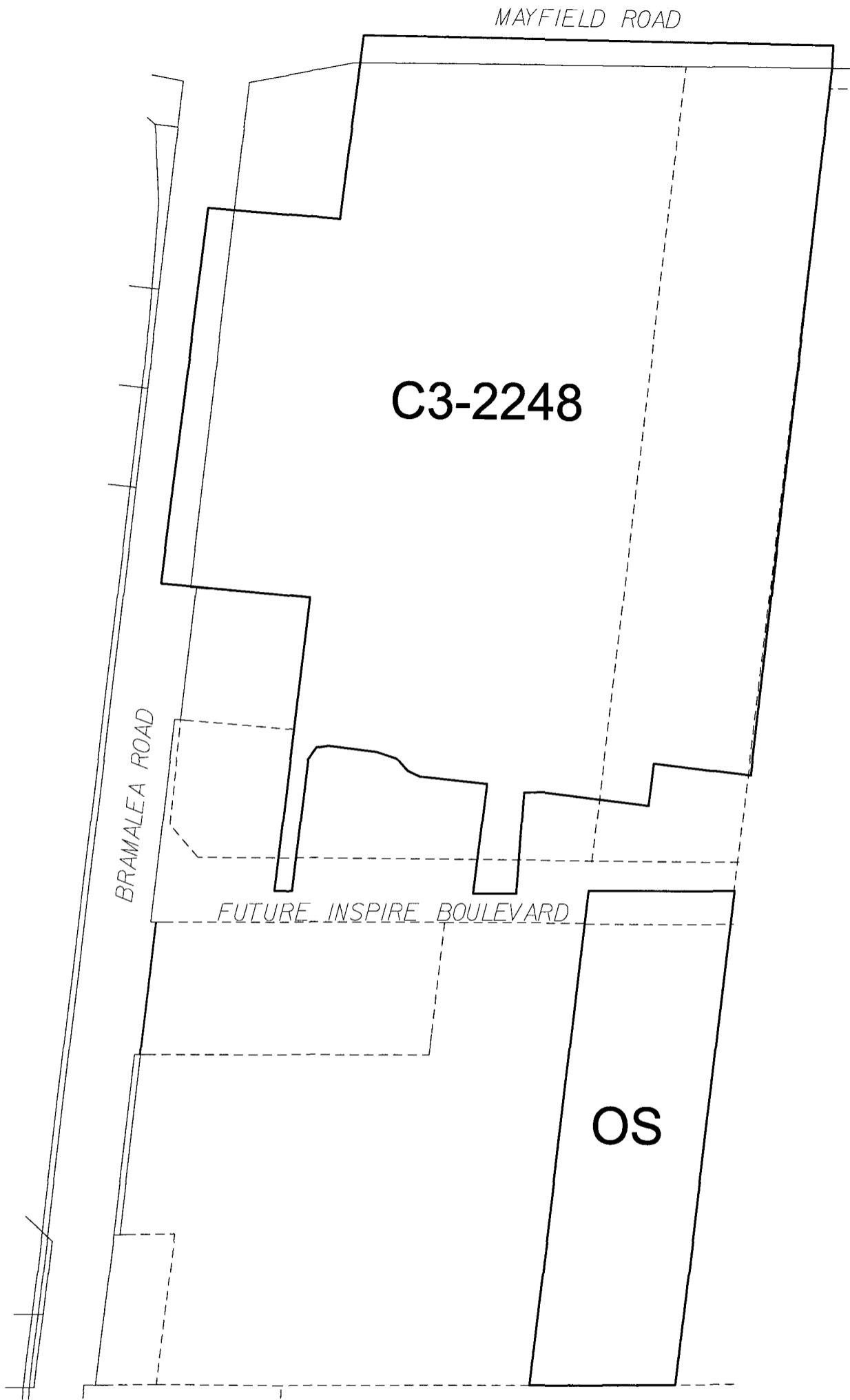


Susan Fennell
SUSAN FENNELL - MAYOR

Peter Fay
PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski MCIP RPP
Director, Land Development Services



LEGEND

—— ZONE BOUNDARY

PART LOT 17, CONCESSION 5 W.H.S.



CITY OF BRAMPTON

Planning, Design and Development

Date: 2012 02 01

Drawn by: CJK

By-Law 51-2012

Schedule A

File no. C05E17.002zbla

LD RD

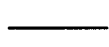
MAYFIELD RD

BRAMALEA RD

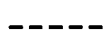
FUTURE INSPIRE BLVD



SUBJECT LANDS



BUILT STREETS



PROPOSED STREETS

FLOWER CITY



PLANNING,
DESIGN &
DEVELOPMENT



BRAMPTON.CA

Date: 2012/02/01 Drawn By: CJK

File: C05E17.002zkm

Key Map By-Law *51-2012*

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-law 51-2012 being a by-law to
amend Comprehensive Zoning By-law 270-2004, as amended, Brampton Northeast
Shopping Centres Limited – Smart Centres (File C05E17.002)

DECLARATION

I, Earl Evans, Deputy Clerk, City of Brampton, in the Region of Peel, 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 51-2012 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 22nd day of February, 2012.
3. Written notice of By-law 51-2012 as required by section 34 of the *Planning Act* was
given on the 6th day of March, 2012, 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 of the *Planning Act* on or before the
final date for filing objections.
5. By-law 51-2012 is deemed to have come into effect on the 22nd day of February,
2012, in accordance with Section 34 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)
17th day of April, 2012)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.