

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 127-2010 being a by-law to adopt Official Plan Amendment OP2006-039 and By-law 128-2010 to amend Zoning By-law 270-2004, as amended - W E Oughtred & Associates – New Urban Land Corporation (File C07E7.015)

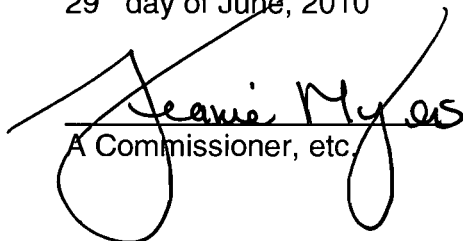
DECLARATION

I, Earl Evans, of the 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 127-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28<sup>th</sup> day of April, 2010, to adopt Amendment Number OP2006-039 to the 2006 Official Plan.
3. By-law 128-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28<sup>th</sup> day of April, 2010, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 127-2010 as required by section 17(23) and By-law 128-2010 as required by section 34(18) of the *Planning Act* was given on the 11<sup>th</sup> day of May, 2010, 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 the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-039 is deemed to have come into effect on the 1<sup>st</sup> day of June, 2010, in accordance with Section 17(27) of the *Planning Act*, R S.O. 1990, as amended.
8. Zoning By-law 128-2010 is deemed to have come into effect on the 28<sup>th</sup> day of April, 2010, 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 )  
29<sup>th</sup> day of June, 2010 )

  
A Commissioner, etc.

  
\_\_\_\_\_

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton  
Expires April 6, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 128-2010

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:	To:
RESIDENTIAL RURAL ESTATE TWO (RE2), RESIDENTIAL RURAL ESTATE HOLDING (REH) AND AGRICULTURAL (A)	SERVICE COMMERCIAL – 2033 (SC-2033)

(2) by adding thereto the following section:

“2033 The lands designated SC-2033 on Schedule A to the by-law:

2033.1 Shall only be used for the following purposes:

- a) a retail establishment having no outside storage;
- b) a personal service shop;
- c) a banquet hall;
- d) a bank, trust company and finance company;
- e) an office (including medical, dental and drugless practitioner);
- f) a dining room restaurant, a take-out restaurant;
- g) a printing or copying establishment;
- h) a grocery store;
- i) a retail warehousing establishment having no outside storage;

- j) a community club;
- k) a health or fitness centre;
- l) an animal hospital;
- m) a service shop;
- n) a dry cleaning and laundry distribution station;  
and,
- o) a day nursery

2033.2 shall be subject to the following requirements and restrictions:

- a) For setback purposes, Humberwest Parkway shall be deemed the front of the property and Goreway Drive shall be deemed the rear;
- b) The maximum front yard depth shall be 30 metres;
- c) The maximum rear yard depth shall be 30 metres;
- d) For the purposes of this By-law, the lands zoned SC-2033 shall be treated as one property;
- e) No more than five (5) retail units shall be less than 139.35m<sup>2</sup> in size;
- f) The maximum floor space index for an office shall be 0.5;
- g) Drive-throughs shall not be permitted;
- h) A 3 metre in width landscaped buffer zone with a wood privacy fence shall be provided abutting the existing residential zoned lands with the exception the lands parallel to and at the ends of the service road. The privacy fence shall remain until the existing adjacent residential lots are rezoned for non-residential purposes;
- i) A minimum of 2900m<sup>2</sup> (31,215ft<sup>2</sup>) of office use shall be developed on the site; and,
- j) Minimum Landscaped Open Space, except at approved driveway locations and on lands parallel to and at the ends of the service road, adjacent to residential zoned lands: 3 metres in width."

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

this 28<sup>th</sup> day of April 2010.

  
SUSAN FENNELL - MAYOR

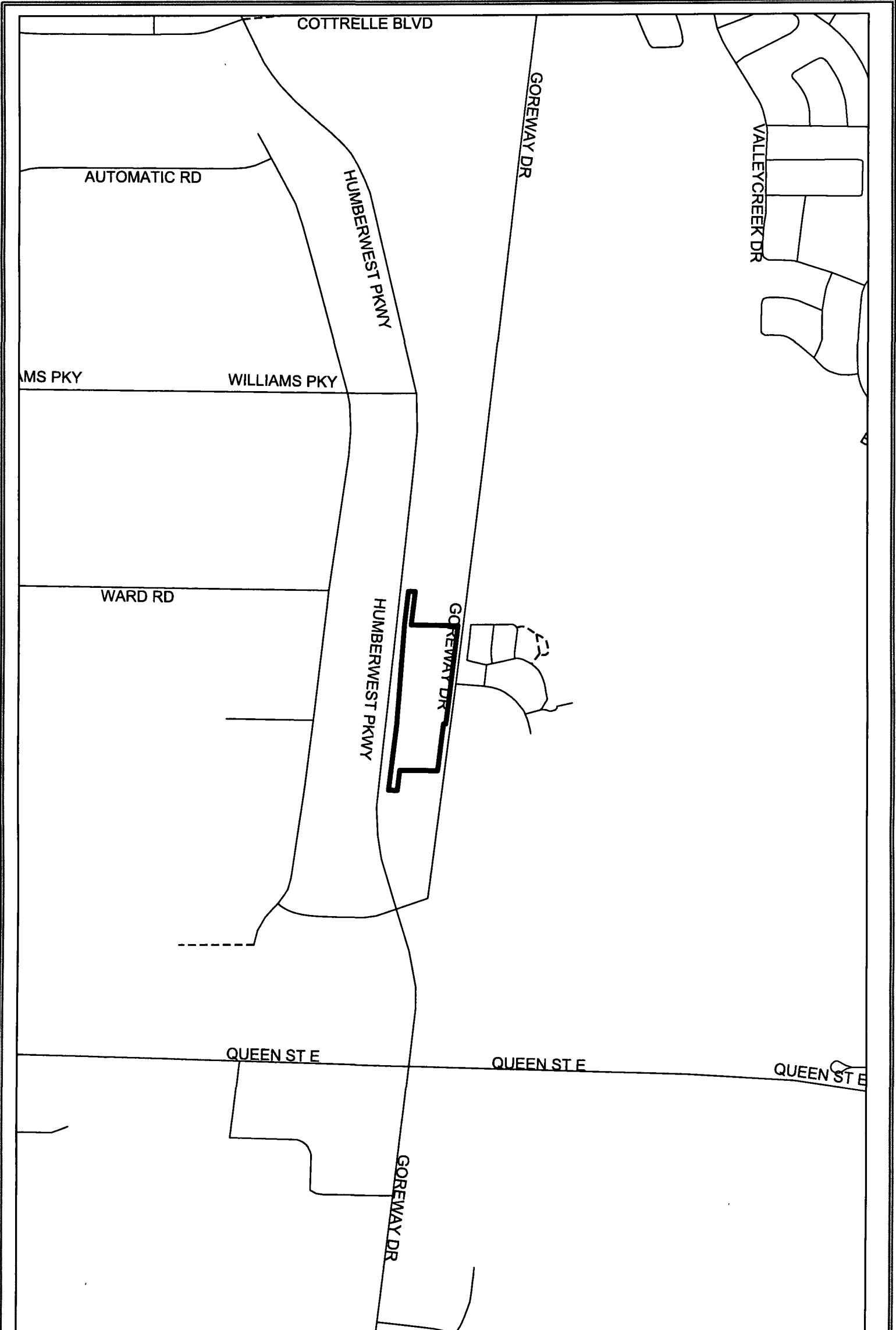
  
PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, M.C.I.P., R.P.P  
Director, Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
M Rea		
DATE	13	04/10



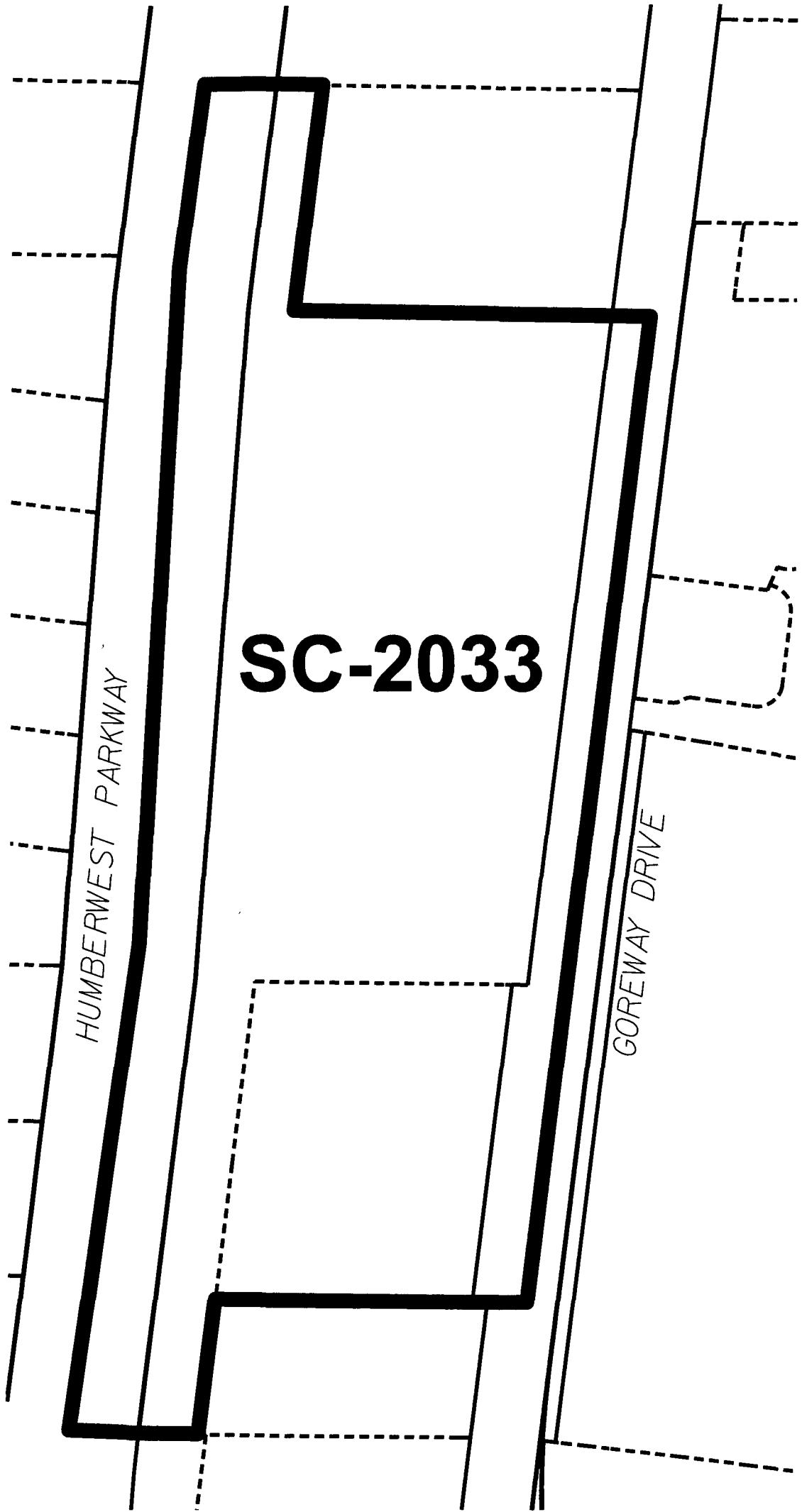
 SUBJECT LANDS     PROPOSED STREETS

FLOWER CITY  
  
 PLANNING,  
 DESIGN &  
 DEVELOPMENT  
 BRAMPTON CA



Date: 2010/01/18 Drawn By: CJK  
 File C07E07.015

Key Map By-Law *628-2010*



**LEGEND**

**—** ZONE BOUNDARY

**PART LOT 7, CONCESSION 7 N.D.**



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

Date: 2010 01 18

Drawn by: CJK

**By-Law** 128-2010

**Schedule A**

File no C07E07\_015zbla