



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 50-2011

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 Townhouse A (Holding) - 1317 (R3A(H) - 1317)	Highway Commercial One - 2134 (HC1-2134)

(2) by adding thereto the following section:

"2134 The lands designated HC1-2134 on Schedule 'A' shall be subject to the following:

2134.1 Shall only be used for the following purposes:

- 1) a retail establishment having no outside storage
- 2) a dining room restaurant, a convenience restaurant, a take-out restaurant
- 3) a convenience store or grocery store
- 4) a community club
- 5) an animal hospital
- 6) a service shop
- 7) a personal service shop
- 8) a bank, trust company and finance company
- 9) an office, excluding a medical office
- 10) a dry cleaning and laundry distribution station
- 11) a dry cleaning and laundry establishment

- 12) a printing and/or copying establishment
- 13) a health or fitness centre
- 14) a religious institution, including an associated place of public assembly
- 15) a day nursery
- 16) a commercial school
- 17) a library
- 18) an art gallery
- 19) an art studio

The following purposes shall not be permitted:

- 1) an adult entertainment parlour
- 2) an adult video store
- 3) an adult book store
- 4) a massage or body rub parlour

2134.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this by-law, Ashby Field Road shall be deemed to be the front lot line.
- 2) Minimum Front Yard Depth: 4.5 metres
- 3) Minimum Building Setback Abutting Bovaird Drive West: 4.5 metres
- 4) Minimum Building Setback Abutting Kilrea Way: 6.0 metres
- 5) Maximum Building Height: 2 storeys
- 6) Minimum Landscaped Open Space:
 - i. a 4.5 metre wide landscaped open space area shall be provided along Bovaird Drive West except at approved access locations.
 - ii. a 4.5 metre wide landscaped open space area shall be provided along Ashby Field Road except at approved access locations.
 - iii. a 3.0 metre wide landscaped open space area shall be provided along Kilrea Way except at approved access locations.
- 7) A stacking lane for a drive-through facility shall not be located between any building and street.
- 8) All garbage and refuse storage shall be enclosed and screened from the street.
- 9) All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- 10) No outside storage of goods, materials or machinery shall be permitted.
- 11) Parking shall be provided and maintained in accordance with Sections 6 and 20 of the Zoning By-law.

2134.3 Shall also be subject to the requirements and restrictions of the HC1 zone and all of the general provisions of this by-law, which are not in conflict with the ones set out in section 2134.2.”

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

this 23rd day of February 2011.


SUSAN FENNEL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:



Dan Kraszewski, MCIP, RPP
Director, Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON			
			
DATE	14	02	11



HC1-2134

ASHBY FIELD DRIVE

BOVAIRD DRIVE WEST

KILREA WAY

LEGEND

—— ZONE BOUNDARY

PART LOT 10, CONCESSION 4 W.H.S.

By-Law 50-2011

Schedule A

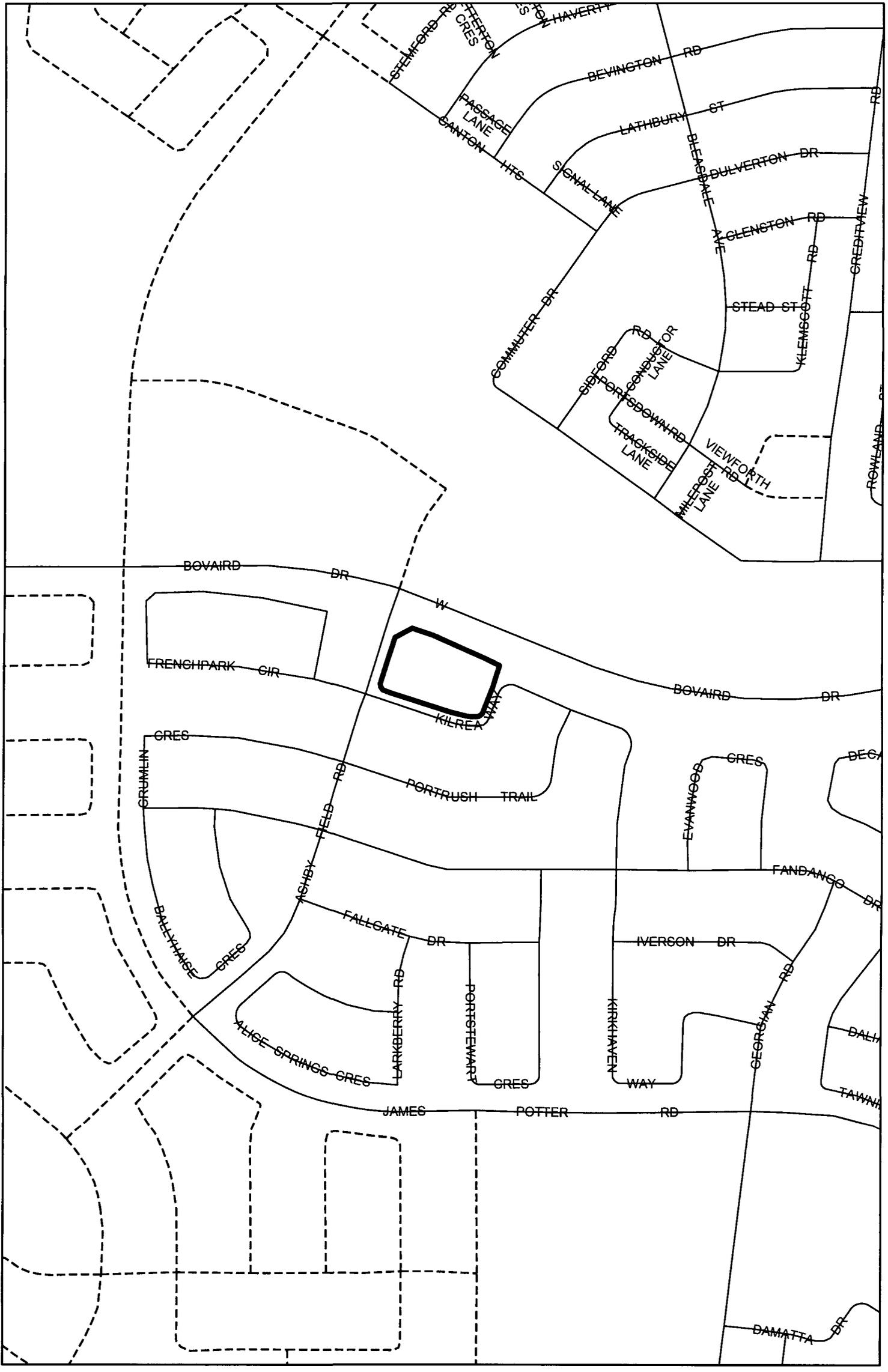


CITY OF BRAMPTON
 Planning, Design and Development

Date: 2011 01 20

Drawn by: CJK

File no. C04W10.004zbla



SUBJECT LANDS
 BUILT STREETS
 PROPOSED STREETS



PLANNING,
 DESIGN &
 DEVELOPMENT



Date 2011/01/20 Drawn By:CJK
 File C04W10.004zkm

Key Map By-Law 50-2011

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 49-2011 being a by-law to adopt Official Plan Amendment OP2006-054 and By-law 50-2011 to amend Zoning By-law 270-2004 as amended - KLM, Planning Partners Inc. – Creview Development (File C04W10.004)

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 49-2011 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of February, 2011, to adopt Amendment Number OP2006-054 to the 2006 Official Plan.
3. By-law 50-2011 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23rd day of February, 2011, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 49-2011 as required by section 17(23) and By-law 50-2011 as required by section 34(18) of the *Planning Act* was given on the 4th day of March, 2011, 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 respect 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. OP2006-054 is deemed to have come into effect on the 25th day of March, 2011, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 50-2011 is deemed to have come into effect on the 23rd day of February, 2011, 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)
8th day of July, 2011)



Earl Evans


A Commissioner, etc.

Jeannie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.