



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 195 - 2017

To amend Comprehensive Zoning By-law 270-2004

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

From:	To:
AGRICULTURAL (A)	"Office Commercial – Section 2545 (OC-Section 2545)" and "Floodplain (F)"

- (3) By adding thereto the following Section:

"2545 The lands designated OC – Section 2545 on Schedule A to this by-law:

2545.1 Shall only be used for the following purposes:

- a. An office;
- b. Only in conjunction with a Minimum Gross Floor Area of 950 square metres of office space:
 - i. A gas bar;
 - ii. A motor vehicle washing establishment;
 - iii. A convenience store;
 - iv. A take-out restaurant;
 - v. A bank, trust company or finance company;
 - vi. A retail establishment

2545.2 Shall be subject to the following requirements and restrictions:

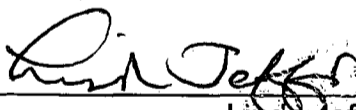
- a. Minimum setback to the lot line abutting Regional Road No. 7 (Queen Street East): 2.1metres;
- b. Minimum setback to the lot line abutting The Gore Road: 4.5 metres;

- c. The minimum setback to an interior side lot line shall be 2.0 metres except where the lot line abuts a Floodplain (F) zone, the minimum setback shall be 1.2 metres;
- d. Minimum Building Height: 2 storeys
- e. Maximum Building Height: 3 storeys
- f. The total Maximum Gross Floor Area for uses permitted in Section 2545.1(2) iii-vi shall not exceed 570 square metres;
- g. Except at approved driveway locations landscaped open space shall be provided as follows:
 - i. A minimum 2.1 metre wide strip abutting Regional Road No. 7 (Queen Street East);
 - ii. A minimum 2.6 metre wide strip abutting The Gore Road; and
 - iii. A minimum of 25% of the lot area shall be landscaped open space.
- h. Minimum Parking requirements:
 - i. Motor vehicle washing establishment: 5 spaces;
 - ii. All other uses: 1 space per 33 square metres of gross floor area.
- i. No outside storage shall be permitted;
- j. Drive-through facilities shall be only be permitted in association with the function of a motor vehicle washing establishment; and
- k. That all lands zoned OC-2545 shall be considered one lot for zoning purposes.


ENACTED and PASSED this 27th day of September, 2017.

Approved as to
form.
2017/09/18
John Zingaro

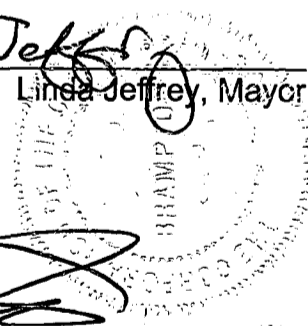
Approved as to
content.
2017/09/11
Allan Parsons

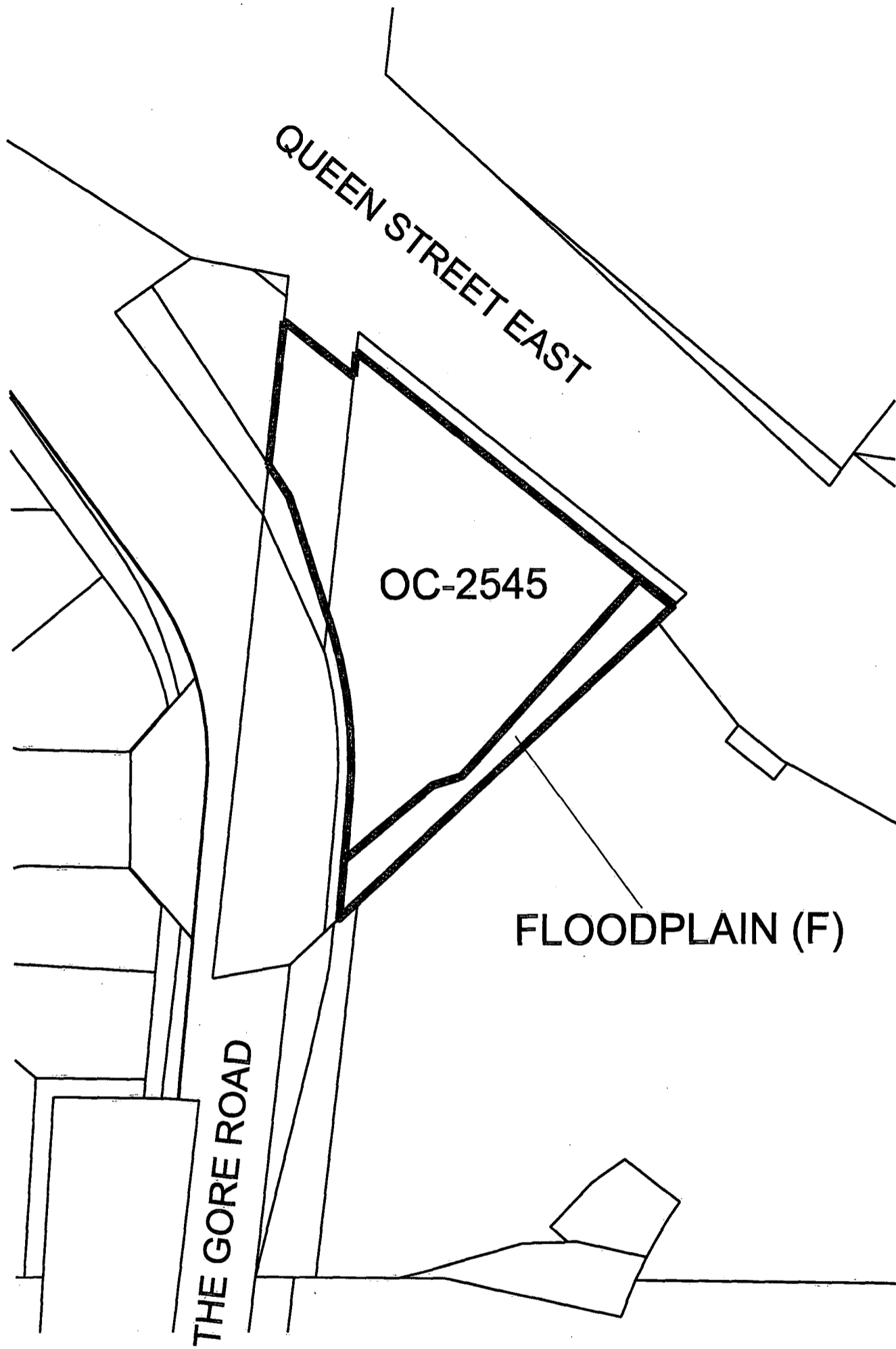


Linda Jeffrey, Mayor



Peter Fay, City Clerk





LEGEND

 ZONE BOUNDARY

PART LOT 4, CONCESSION 10

By-Law 195-2017

Schedule A



CITY OF BRAMPTON
 Planning and Development Services

Date: 09 15 2017

Drawn by: G.I.S.

File no. C10E04.006_ZB_SchedA

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 194-2017 being a by-law to
adopt Official Plan Amendment OP2006-135, and By-law 195-2017 to amend Zoning
By-law 270-2004, as amended – Weston Consulting – 4523 Queen Street East
(File C10E04.006)

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 194-2017 was passed by the Council of the Corporation of the City of Brampton at
its meeting on the 27th day of September, 2017, to adopt Amendment Number OP2006-
135 to the 2006 Official Plan.
3. By-law 195-2017 was passed by the Council of the Corporation of the City of Brampton at
its meeting held on the 27th day of September, 2017, to amend Zoning By-law 270-2004, as
amended.
4. Written notice of By-law 194-2017 as required by section 17(23) of the *Planning Act* was
given on the 5th day of October, 2017, 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. Written notice of By-law 195-2017 as required by section 34(18) of the *Planning Act* was
given on the 5th day of October, 2017, in the manner and in the form and to the persons
and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. 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.
7. 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.
8. OP2006-135, adopted by By-law 194-2017, is deemed to have come into effect on the 26th
day of October, 2017, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990,
as amended.
9. Zoning By-law 195-2017 is deemed to have come into effect on the 26th day of October,
2017, in accordance with Section 34(21) 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 December, 2017)


A Commissioner, etc.



Charlotte Gravlev

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.

