



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 156 - 2019

To amend By-law 270-2004, as amended

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:
AGRICULTURAL (A)	COMMERCIAL ONE-SECTION 2942 (C1-SECTION 2942)
RESIDENTIAL RURAL ESTATE TWO (RE2)	OPEN SPACE-SECTION 2943 (OS- SECTION 2943)

- (2) By adding thereto, the following sections:

"2942 The lands designated Commercial One- 2942 on Schedule A to this by-law:

2942.1 Shall only be used for the following purpose:

- (1) The purposes permitted in a C1 zone.
- (2) A supermarket.
- (3) A private school.
- (4) A day nursery.
- (5) A commercial, technical or recreational school.
- (6) A heritage building.

2942.2 Shall be subject to the following requirements and restrictions

- (1) Minimum Front Yard Depth: 3.0 metres.

- (2) Minimum Rear Yard Depth: 0 metres.
- (3) Minimum Setback to a Floodplain Zone:
 - i) For the purposes permitted by Section 2942.1 (1) to Section 2942.1 (5): 10 metres.
 - ii) For a heritage building: 3.5 metres.
- (3) Minimum Setback to the Westerly Property Line: 1.0 metres.
- (4) Minimum Setback to the Easterly Property Line: 1.5 metres.
- (5) Minimum Setback to a Daylight Triangle: 0 metres.
- (6) Minimum Landscape Open Space:
 - i) 40% of the minimum required front yard; and,
 - ii) 100% of the minimum required side yard yards.
- (7) Minimum Number of Parking Spaces: 166.
- (8) Maximum Combined Total Gross Commercial Floor Area: 4,344 square metres.
- (9) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

2942.3 For the purposes of this section, the following shall apply:

- (1) a heritage building is a building designated under the Ontario Heritage Act, as amended.
- (2) the lot line abutting Mayfield Road shall be deemed to be the front lot line.
- (3) the entirety of the lands zoned C1-2942 and OS-2943 shall be considered one lot for zoning purposes.

2943 The lands designated Open Space – 2943 on Schedule A to this by-law:

2943.1 Shall only be used for the purposes permitted in the OS zone and the following:

- (1) uses permitted by Section 2942.1, only within a heritage building.
- (2) a landscape buffer.

2943.2 Shall be subject to the following requirements and restrictions:

- (1) For the purposes permitted by Section 2943.1(1), the minimum setback between a heritage building and a Floodplain Zone shall be 3.5 metres;
- (2) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

- (3) Except for a heritage building, the landscape buffer required by Section 2943.1 (2) shall have a minimum width of 10 metres.

2943.3 For the purposes of this section, the following shall apply:


- (1) a heritage building is a building designated under the Ontario Heritage Act, as amended.
- (2) the entirety of the lands zoned OS- 2943 and C1-2942 shall be considered one lot for zoning purposes."

ENACTED and PASSED this 10th day of July , 2019.

Approved as to
form.
2019/07/09
AWP

Approved as to
content.
2019/07/08
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

City File: C07E17.010

MAYFIELD ROAD

C1-2942

OS-2943

CONCORDE DRIVE

GOREWAY DRIVE

LEGEND

—— ZONE BOUNDARY

PART LOT 17, CONCESSION 7 N.D.



CITY OF BRAMPTON
Planning and Development Services

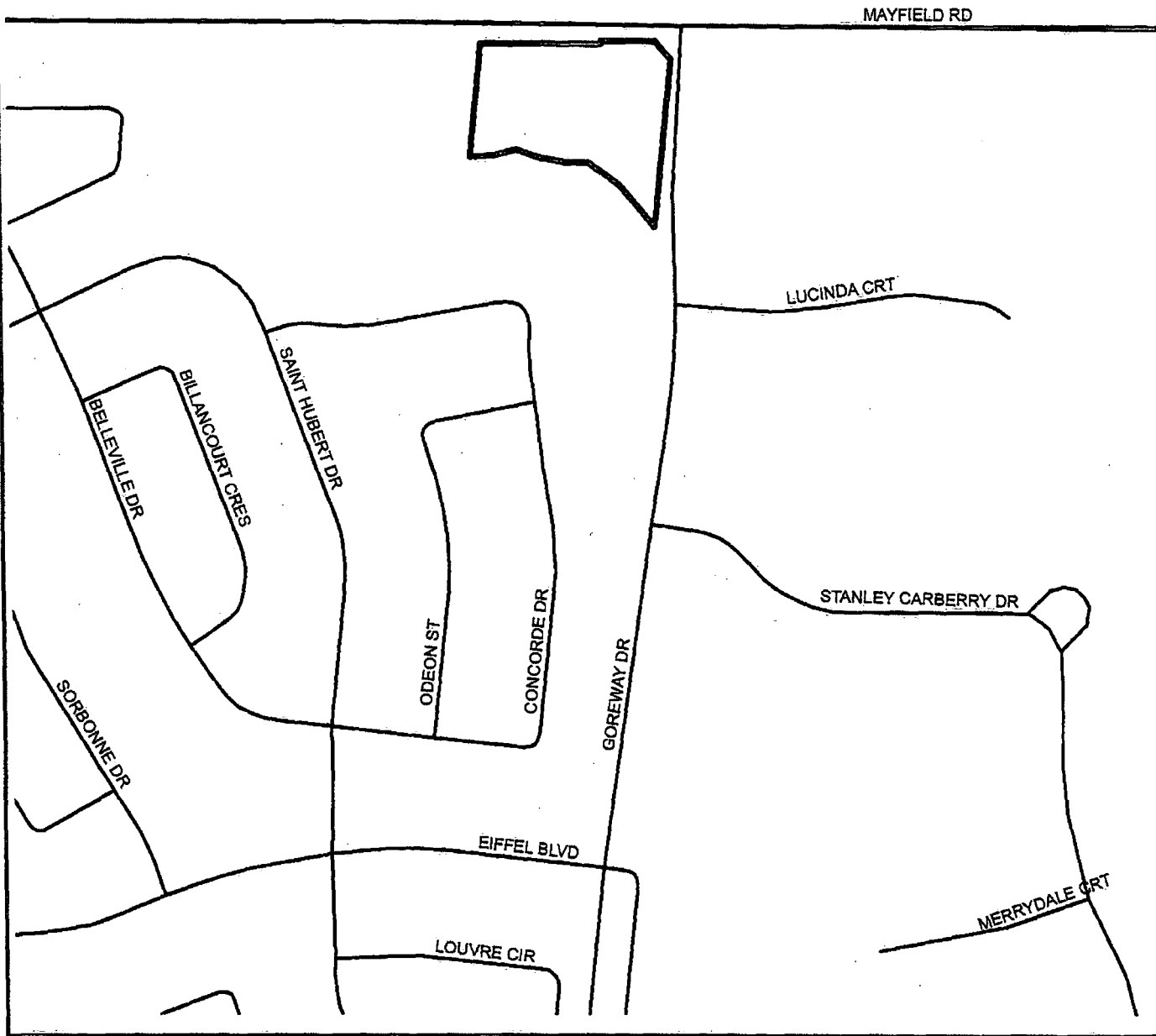
Date: 2019 07 05

Drawn by: CJK

By-Law 156-2019

Schedule A

File no. C07E17.010_ZBLA




BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C07E17.010_ZKM
 Date: 2019/07/04

Author: ckovac

BY-LAW 156-2019

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 155-2019 being a by-law to adopt
Official Plan Amendment OP2006-160, and By-law 156-2019 to amend Zoning By-law
270-2004, as amended – Candevcon Ltd. – Arcadeium Holdings Ltd.
(File C07E17.010)


DECLARATION

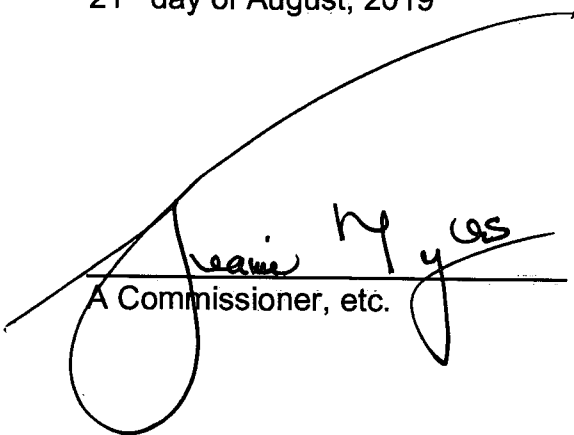
I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

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 155-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 10th day of July 2019, to adopt Amendment Number
OP2006-160 to the 2006 Official Plan.
3. By-law 156-2019 was passed by the Council of the Corporation of the City of
Brampton at its meeting held on the 10th day of July, 2019, to amend Zoning By-law
270-2004, as amended.
4. Written notice of By-law 155-2019 as required by section 17(23) of the *Planning Act*
was given on the 23rd day of July 2019, 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 156-2019 as required by section 34(18) of the *Planning Act*
was given on the 23rd day of July, 2019, 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. OP2006-160, adopted by By-law 155-2019, is deemed to have come into effect on the
10th day of July, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O.
1990, as amended.
9. Zoning By-law 156-2019 is deemed to have come into effect on the 10th day of July,
2019, 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)
21st day of August, 2019)


Charlotte Gravlev


A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

