



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 210 - 2019

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby 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:
Agricultural (A)	Service Commercial - Section 2944 (SC-Section 2944)

2. By adding thereto, the following section:

"2944 The lands designated SC- 2944 on Schedule A to this by-law:

2944.1 Shall only be used for the following purposes:

- (1) a day nursery.
- (2) an office in conjunction with a day nursery.

2944.2 Shall be subject to the following requirements and restrictions:

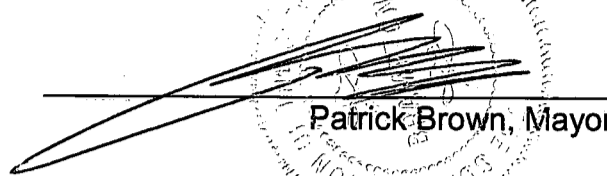
- (1) Minimum Lot Width: 60.0 metres.
- (2) Minimum Front Yard Depth: 3.0 metres.
- (3) Minimum Rear Yard Depth, including an Outdoor Play Area Associated with a Day Nursery Use: 34.0 metres.
- (3) Minimum Setback from the West Property Line, including an Outdoor Play Area Associated with a Day Nursery Use: 2.0 metres.

- (4) Minimum Setback from the East Property Line: 23.0 metres.
 - (5) Maximum Building Height: 15.0 metres.
 - (6) Minimum Required Landscaped Open Space:
 - (i) A 3.0 metre wide strip along the east property line, except at approved access locations;
 - (ii) A 2.0 metre wide strip along the west property line, except within an Outdoor Play Area associated with a Day Nursery Use;
 - (iii) A 2.0 metre wide strip along the north property line; and,
 - (iv) A 1.5 metre wide strip along Wanless Drive, except at approved access locations.
 - (7) Maximum Gross Commercial Floor area: 1,470 square metres.
 - (8) Minimum Number of Parking Spaces: 56.
 - (9) Notwithstanding Section 6.13, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may encroach a maximum of 1.7 metres into any yard.
 - (10) Notwithstanding Section 20.2, the following requirements and restrictions shall apply to accessory shed structures
 - (i) Maximum Number of Structures: 4.
 - (ii) Maximum Gross Floor Area of each Structure: 7.5 square metres.
 - (iii) Minimum Setback to a Property Line: 0.5 metres.
 - (11) Notwithstanding Section 20.2, the following requirements and restrictions shall apply to accessory play structures:
 - (i) Maximum Number of Structures: 4.
 - (ii) Maximum Gross Floor Area of each Structure: 6.0 square metres.
- 2944.3 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- 2944.4 All lands zoned SC-2944 shall be considered one lot for zoning purposes.”

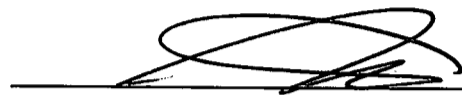

ENACTED and PASSED this 11th day of September, 2019.

Approved as to
form.
2019/08/16
KW

Approved as to
content.
2019/09/03
AAP

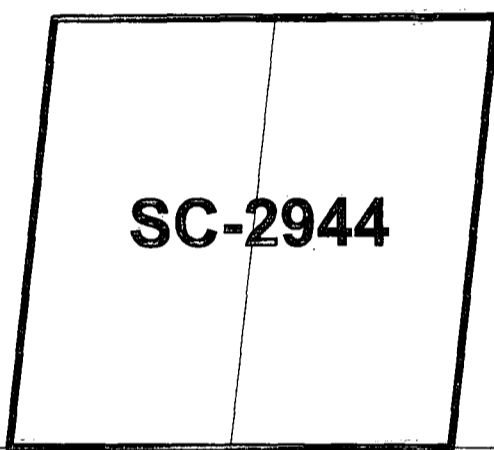


Patrick Brown, Mayor



Peter Fay, City Clerk

(C02W16.004)



SC-2944

WANLESS DRIVE






BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C02W16.004_ZKM

Date: 2019/07/17

Author: ckovac

BY-LAW 210-2019

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 210-2019 being
a by-law to amend Zoning By-law 270-2004, as amended,
Glen Schnarr & Associates Inc. – 756 Wanless Holdings Inc.
File C02W16.004

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 210-2019 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 11th day of September, 2019.
3. Written notice of By-law 210-2019 as required by section 34 of the *Planning Act*
was given on the 26th day of September, 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.
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 210-2019 is deemed to have come into effect on the 11th day of September,
2019, 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)
23rd day of October, 2019)



Charlotte Gravlev



Jeanie Cecilia Myers
A Commissioner, etc.

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