



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 214 - 2019

To amend Zoning 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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
COMMERCIAL (C1 – 2261)	COMMERCIAL TWO – SECTION 2948 (C2 – 2948)
RESIDENTIAL (RE2)	

2) By adding thereto the following sections:

"2948 The lands designated C2 – 2948 on Schedule A to this by-law:

2948.1 shall only be used for the following purposes:

- i) purposes permitted in the C2 Zone, excluding a convenience restaurant;
- ii) one supermarket having a maximum gross floor area of 850 square metres;
- iii) a day nursery;
- iv) a Drive-Through Facility associated with a bank, trust company, or finance company; and,
- v) a tool and equipment rental establishment, having no outside storage.

2948.2 the following uses shall be prohibited:

- i) an adult entertainment parlour;
- ii) an adult video tape store;
- iii) an adult book store;
- iv) a massage or body rub parlour;
- v) a parking lot;
- vi) a motor vehicle sales and rental establishment;
- vii) a motor vehicle repair shop and body shop;

- viii) a motor vehicle washing establishment ; and,
- ix) a Drive Through Facility, except as permitted by Subsection 2948.1 (iv) of this by-law.

2948.3 shall be subject to the following requirements and restrictions:

- a) Maximum Gross Commercial Floor Area for all uses 4,600 square metres
- b) Minimum Building Setbacks
 - i) Minimum Front Yard Depth – 4.5 metres
 - ii) Minimum Exterior Side Yard width – 4.5 metres
 - iii) Minimum Interior Side Yard width – 11 metres
 - iv) Minimum Rear Yard Depth – 5.5 metres
 - v) Minimum Setback to the Daylight Triangle - 4.5 metres
- c) Maximum Building Setbacks
 - i) Maximum Front Yard Depth – 11.0 metres
 - ii) Maximum Exterior Side Yard Depth – 6.0 metres
- d) Maximum Building Height 11 metres
- e) Drive-Through Facility associated with a bank, trust or finance company
 - i) Minimum 4 stacking spaces
 - ii) No Drive-Through Facility shall be located between a building and a public street.
- f) Minimum Landscape Open Space
 - i) 4.0 metres along a lot line abutting Countryside Drive, except at approved driveway locations
 - ii) 4.0 metres along a lot line abutting Goreway Drive, except at approved driveway locations
 - iii) 4.0 metres along a lot line abutting a day light triangle
 - iv) Landscaped Open Space areas may include retaining walls, decorative walls and canopies associated with a permitted use.
- g) Minimum Landscape Buffer Area
 - i) 4.0 metres along a lot line abutting an RE2 Zone
 - ii) 6.5 metres along a lot line abutting an R1A Zoning, except that within 80 metres of Goreway Drive, the minimum landscape buffer along the interior side yard shall be 4.5 metres
 - iii) Landscaped buffer areas may

include fences, masonry walls
and retaining walls

- h) Minimum setback for any portion of a Drive-Through Facility to a residential zone 9.9 m
- i) Minimum separation distance between buildings 5.0 m
- j) Minimum setback from a rooftop outdoor play area associated with a day nursery to all property lines 15 m
- k) Maximum encroachment for sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies into any yard 0.7 m


2948.4 shall be subject to the following provisions:


- a) for the purposes of this section, the lot line abutting Goreway Drive shall be deemed to be the front lot line.
- b) for the purpose of this section, the land zoned C2-Section 2948 shall be treated as one lot for zoning purposes.
- c) Notwithstanding Sections 5.0 and 20.3, for the purpose of calculating parking, gross commercial floor area shall exclude areas used exclusively for garbage rooms and/or vestibules.

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

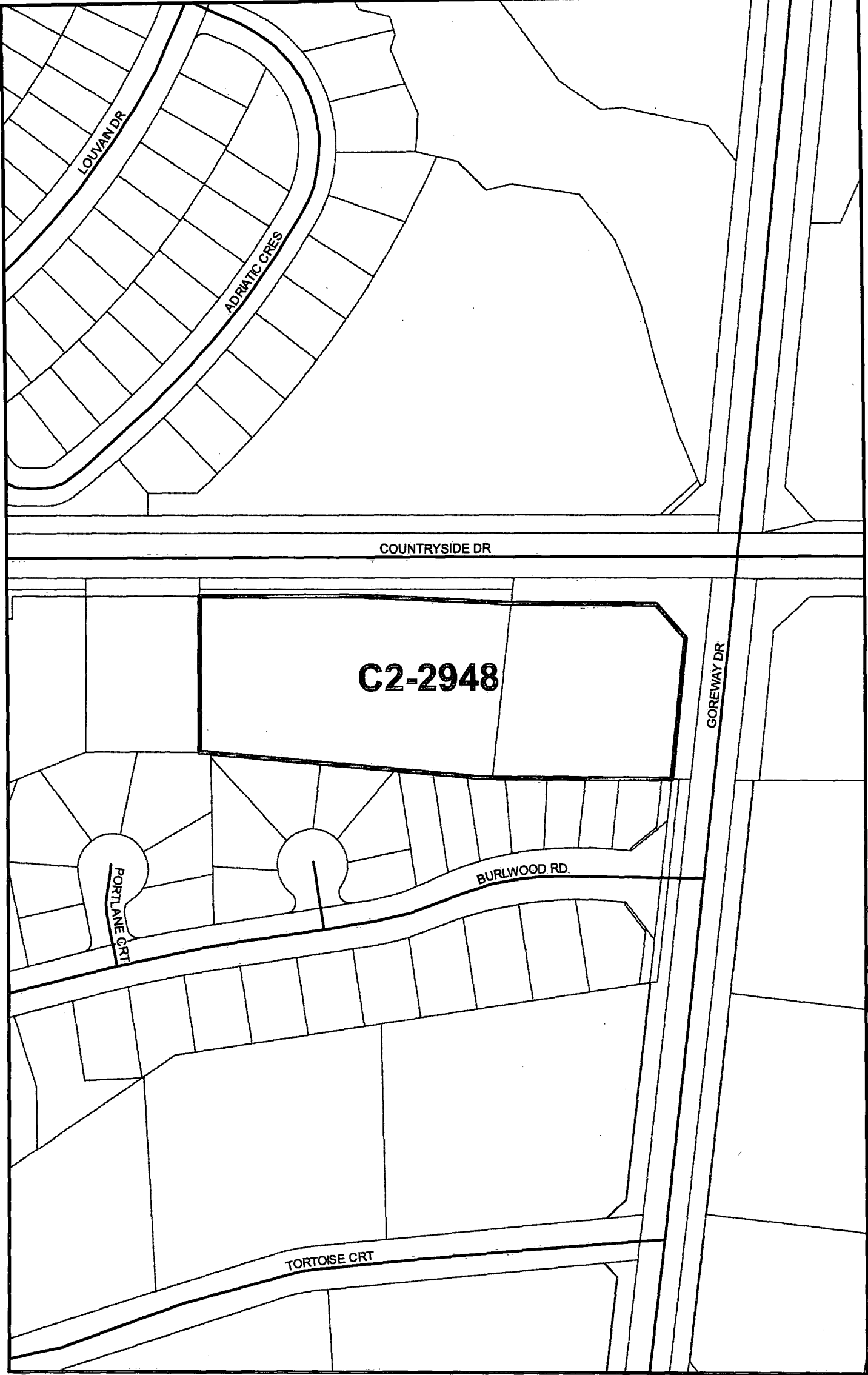
Approved as to
form.
2019/08/16
AWP

Approved as to
content.
2019/08/16
KW


Patrick Brown, Mayor

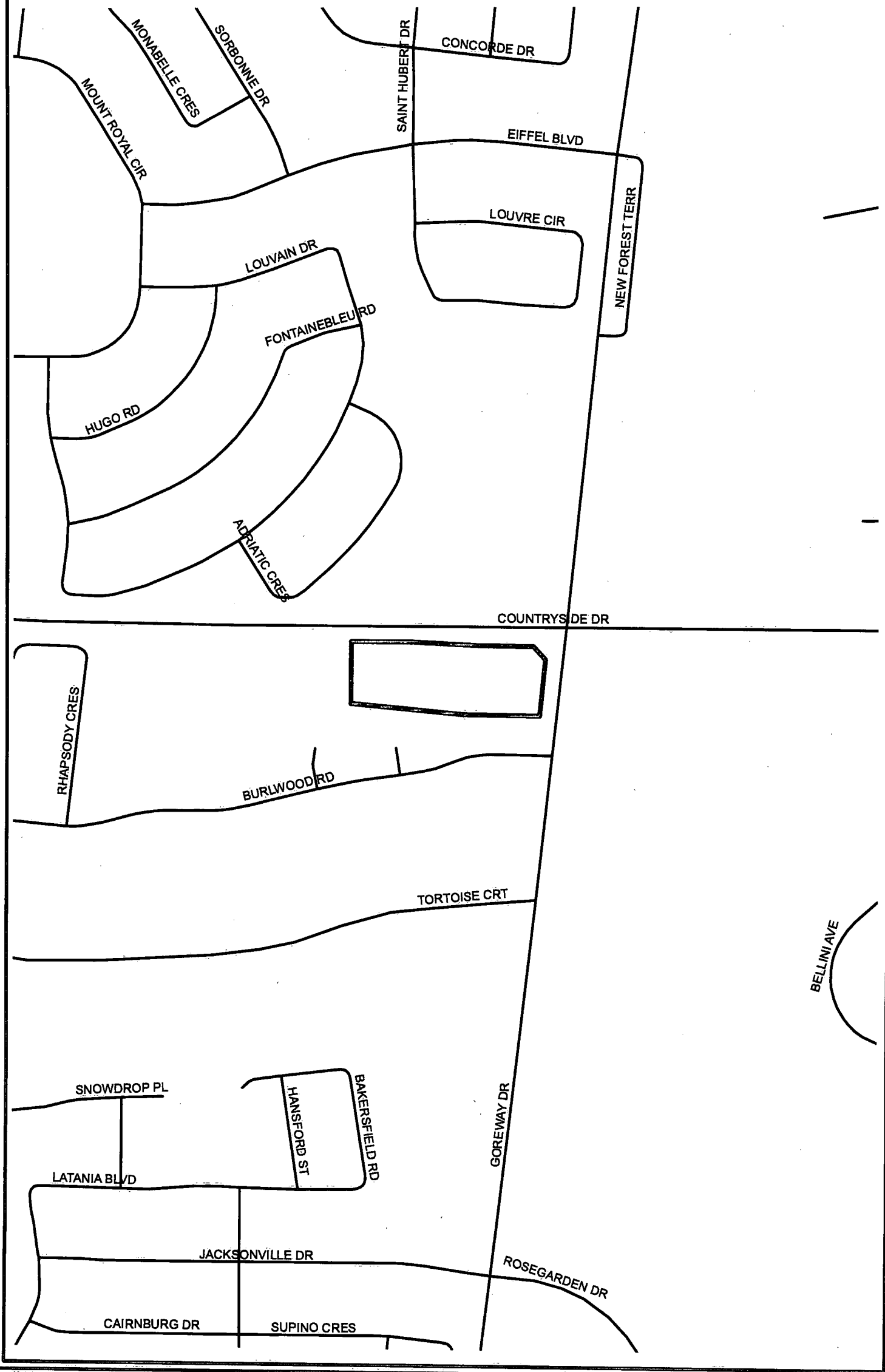

Peter Fay, City Clerk


(C07E15.013)




 ZONE BOUNDARY
  CITY LIMIT






BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES
 File: QUEEN STREET CORRIDOR_ZKM
 Date: 2019/07/30 Author: ckovac

KEY MAP

BY-LAW 214-2019

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 213-2019 being a by-law to adopt Official Plan Amendment OP2006-169, and By-law 214-2019 to amend Zoning By-law 270-2004, as amended – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc.
(C07E15.013)

DECLARATION

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

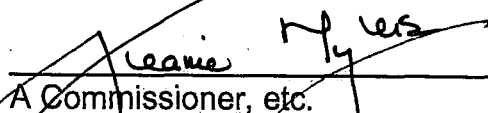
1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 213-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-169 to the 2006 Official Plan.
3. By-law 214-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of September, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 213-2019 as required by section 17(23) 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.
5. Written notice of By-law 214-2019 as required by section 34(18) 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.
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. OP2006-169, adopted by By-law 213-2019, is deemed to have come into effect on the 11th day of September, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 214-2019 is deemed to have come into effect on the 11th day of September, 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)
23rd day of October, 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.

