



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 230 - 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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
HIGHWAY COMMERCIAL ONE (HC1) and HIGHWAY COMMERCIAL ONE-SECTION 2553 - HC1 - 2553	HIGHWAY COMMERCIAL ONE - SECTION 2934 (HC1-2934) and HIGHWAY COMMERCIAL ONE - SECTION 2935 (HC1-2935)

(2) By adding thereto the following sections:

"2934 The lands designated HC1- 2934 on Schedule A to this by-law:

2934.1 Shall only be used for the following purposes:

- (1) an office;
- (2) a hotel;
- (3) a restaurant;
- (4) a banquet hall;
- (5) a community club
- (6) only in conjunction with uses permitted in 2934.1(1) and 2934.1(2), a retail establishment, provided that the gross floor area devoted to this use does not exceed 15% of the total gross floor area of the principal use; and,
- (7) purposes accessory to the other permitted purposes.

2934.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Building Height: 12 storeys;
- (b) All garbage and refuse containers shall be located within an enclosure, except for garbage and refuse for a restaurant use which shall be located in a climate controlled area within a building;
- (c) No outside storage of goods or materials shall be permitted; and,
- (d) No parking shall be permitted between a building and the lot line abutting Bramalea Road or Steeles Avenue East.

2935 The lands designated HC1- 2935 on Schedule A to this by-law:

2935.1 Shall only be used for the following purposes:

- (1) an office;
- (2) a retail establishment;
- (3) a gas bar/service station; and,
- (4) purposes accessory to the other permitted purposes.

2935.2 shall be subject to the following requirements and restrictions:

- (a) A stand-alone retail establishment and/or a gas bar/service station shall not be permitted within 60 metres of the intersection of Bramalea Road and Steeles Avenue East;
- (b) The Maximum Gross Commercial Floor Area of a retail establishment and its associated office, storage, or warehouse area shall not exceed 6,190 square metres;
- (c) Minimum Parking:
 - (i) 1 space for each 25 square metres of office;
 - (ii) 1 space for each 19 square metres of gross commercial floor area for all other uses;
- (d) Maximum Building Height: 12 storeys;
- (e) All garbage and refuse containers shall be enclosed;
- (f) No outside storage of goods or materials shall be permitted; and

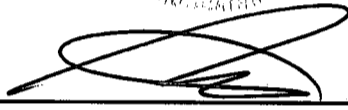
(g) No parking shall be permitted between a building and the lot line abutting Bramalea Road or Steeles Avenue East.”

ENACTED and PASSED this 25 day of September, 2019.

Approved as to
form.
2019/09/20
AWP

Approved as to
content.
2019/09/18
RJB

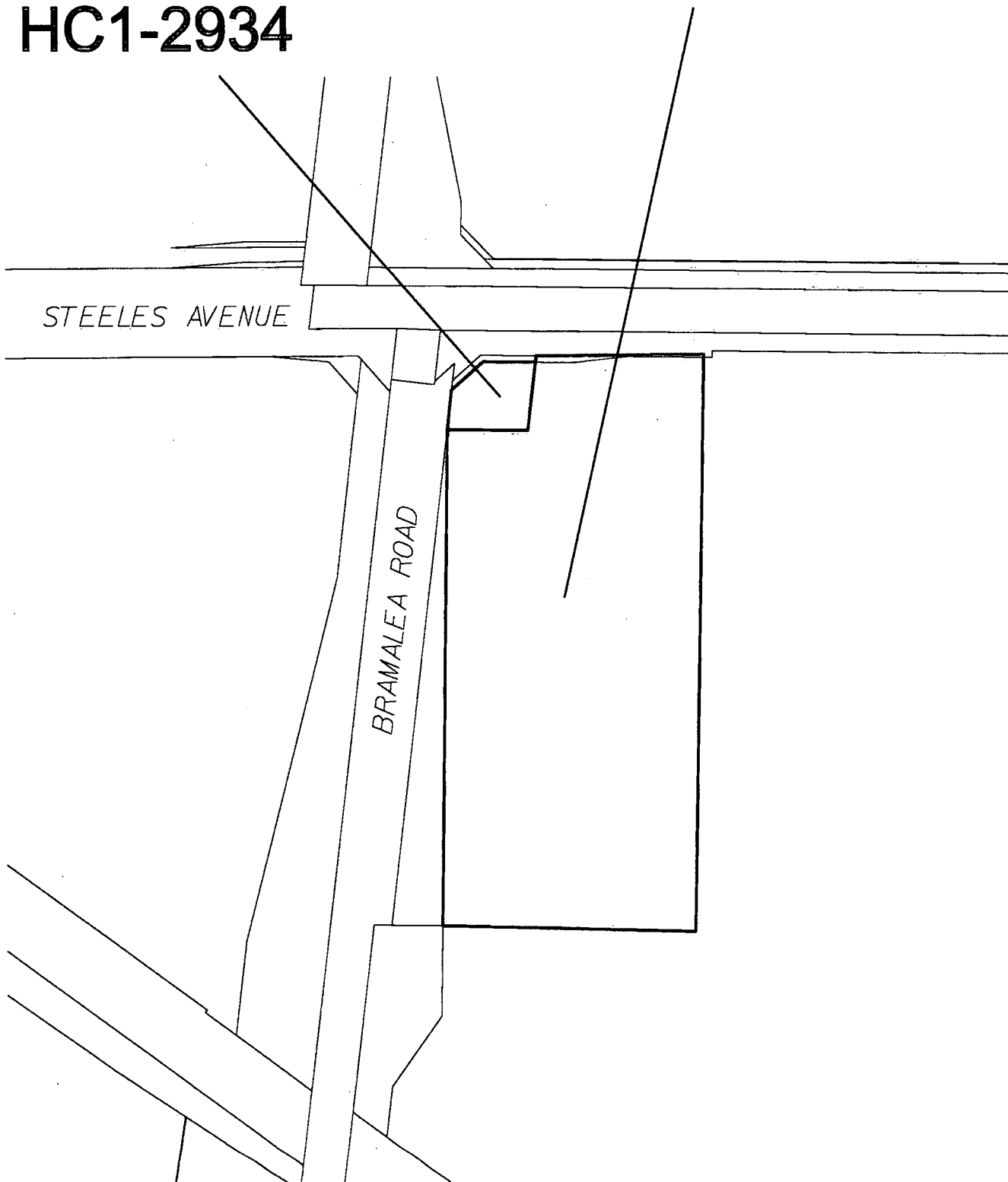

Patrick Brown, Mayor


Peter Fay, City Clerk

(Bramalea Mobility Hub - CT)

HC1-2935

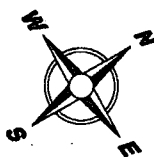
HC1-2934



LEGEND

—— ZONE BOUNDARY

PART LOT 15, CONCESSION 5 E.H.S. (TOR.)



CITY OF BRAMPTON
Planning and Development Services

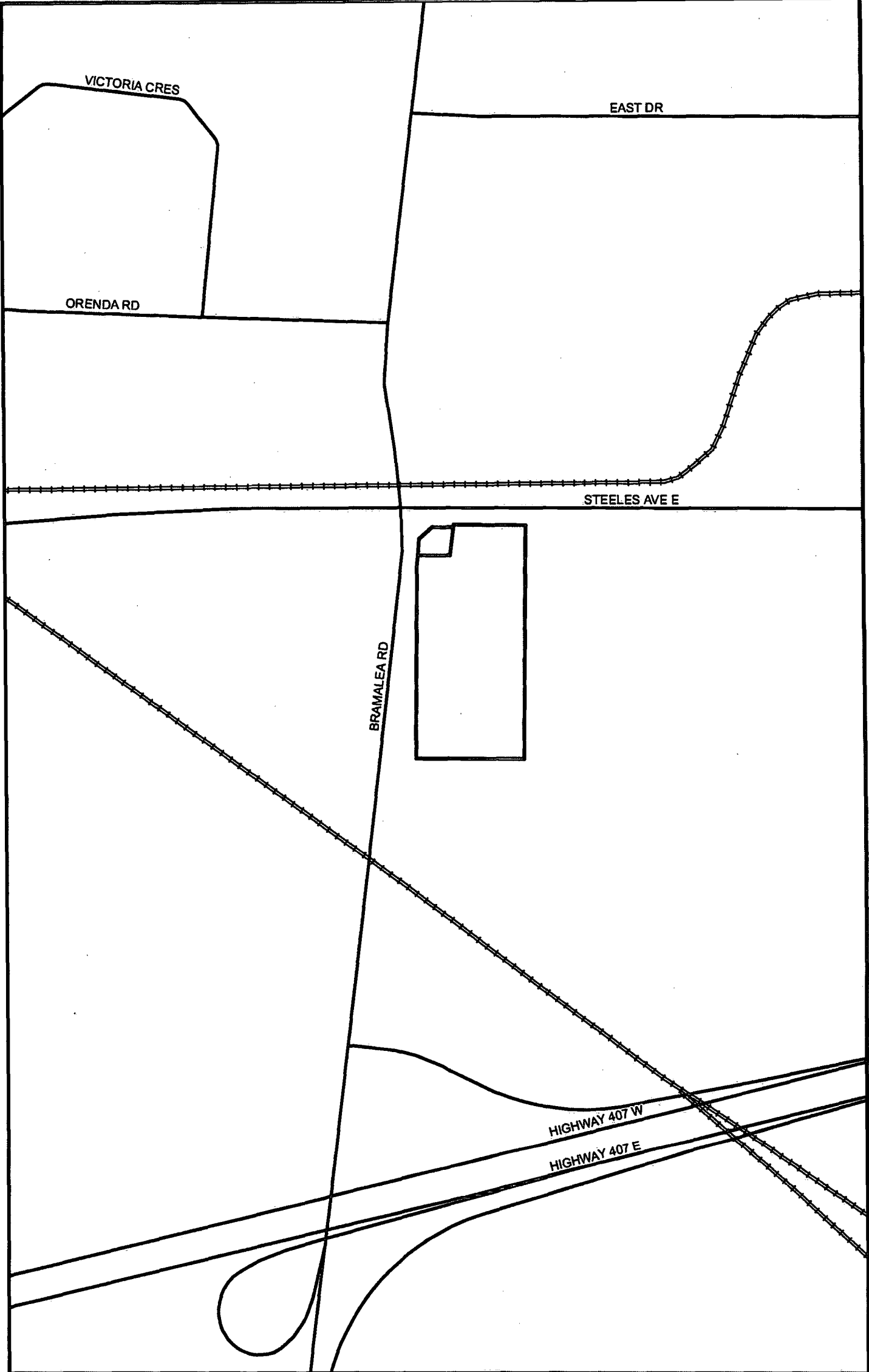
Date: 2019 08 29

Drawn by: CJK

By-Law 230-2019

Schedule A

File no. MOBILITY_HUB3_ZBLA



 SUBJECT LANDS



KEY MAP

BY-LAW 230-2019

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton Zoning By-law Amendments 230-2019,
231-2019, 233-2019, and 234-2019, being By-laws to amend Zoning By-law 270-2004, as
amended – Bramalea Mobility Hub – Ward 7 (File JB.a)


DECLARATION

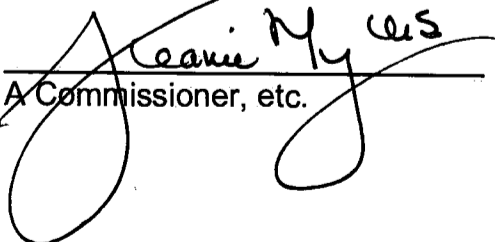
I, Peter Fay, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 230-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of September, 2019.
3. By-law 231-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of September, 2019.
4. By-law 233-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of September, 2019.
5. By-law 234-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of September, 2019.
6. Written notice of Zoning By-laws 230-2019, 231-2019, 233-2019, and 234-2019, as required by section 34 of the *Planning Act*, was given on the 10th day of October, 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.
7. No notice of appeal for Zoning By-laws 230-2019, 231-2019, 233-2019, and 234-2019 was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
8. In all other respects, the Zoning By-law Amendments have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
9. Zoning By-laws 230-2019, 231-2019, 233-2019, and 234-2019, are deemed to have come into effect on the 25th 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)
7th day of Novemebr, 2019)


Peter Fay


A Commissioner, etc.

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