



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 234 - 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:
INDUSTRIAL TWO – M2	INDUSTRIAL TWO – SECTION 2939 (M2-2939)

(2) By adding thereto the following sections:

"2939 The lands designated M2 - 2939 on Schedule A to this by-law:

2939.1 Shall only be used for the following purposes:

- (1) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials, within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal use;
- (2) An office, excluding offices for medical, dental or drugless practitioners; and,
- (3) Only in conjunction with uses permitted in 2939.1(2), a retail establishment, and/or a restaurant, provided that the combined gross floor area devoted to these uses does not exceed 15% of the total gross floor area of the principal use;
- (4) A retail outlet operated in connection with a particular purpose permitted by 2939.1(1) provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use; and,
- (5) Purposes accessory to the other permitted purposes.

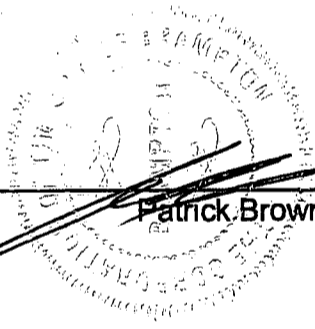
2939.2 Shall be subject to the following requirements and restrictions:

- (1) Uses in 2939.1(1) shall not be permitted within 60 metres of the lot line abutting Bramalea Road;
- (2) No parking shall be permitted between a building and the lot line abutting Bramalea Road;
- (3) No outside storage shall be permitted within 60 metres of Bramalea Road. All outside storage shall be screened from view from a street;
- (4) No loading spaces shall be permitted within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East; and,
- (5) Expansions to any existing legal-non conforming industrial use shall be permitted, provided the expansion does not exceed 10% of the existing gross floor area of the building, and it is not located within 60 metres of the lot line abutting Bramalea Road or Steeles Avenue East.”

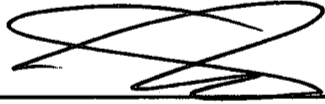
ENACTED and PASSED this 25 day of September, 2019.

Approved as to form. 2019/09/20 AWP
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Approved as to content. 2019/09/18 RJB



Patrick Brown, Mayor



Peter Fay, City Clerk

(Bramalea Mobility Hub - Orenda)

M2-2939



LEGEND

—— ZONE BOUNDARY

PART LOT 1, CONCESSION 4 & 5 E.H.S.



CITY OF BRAMPTON
Planning and Development Services

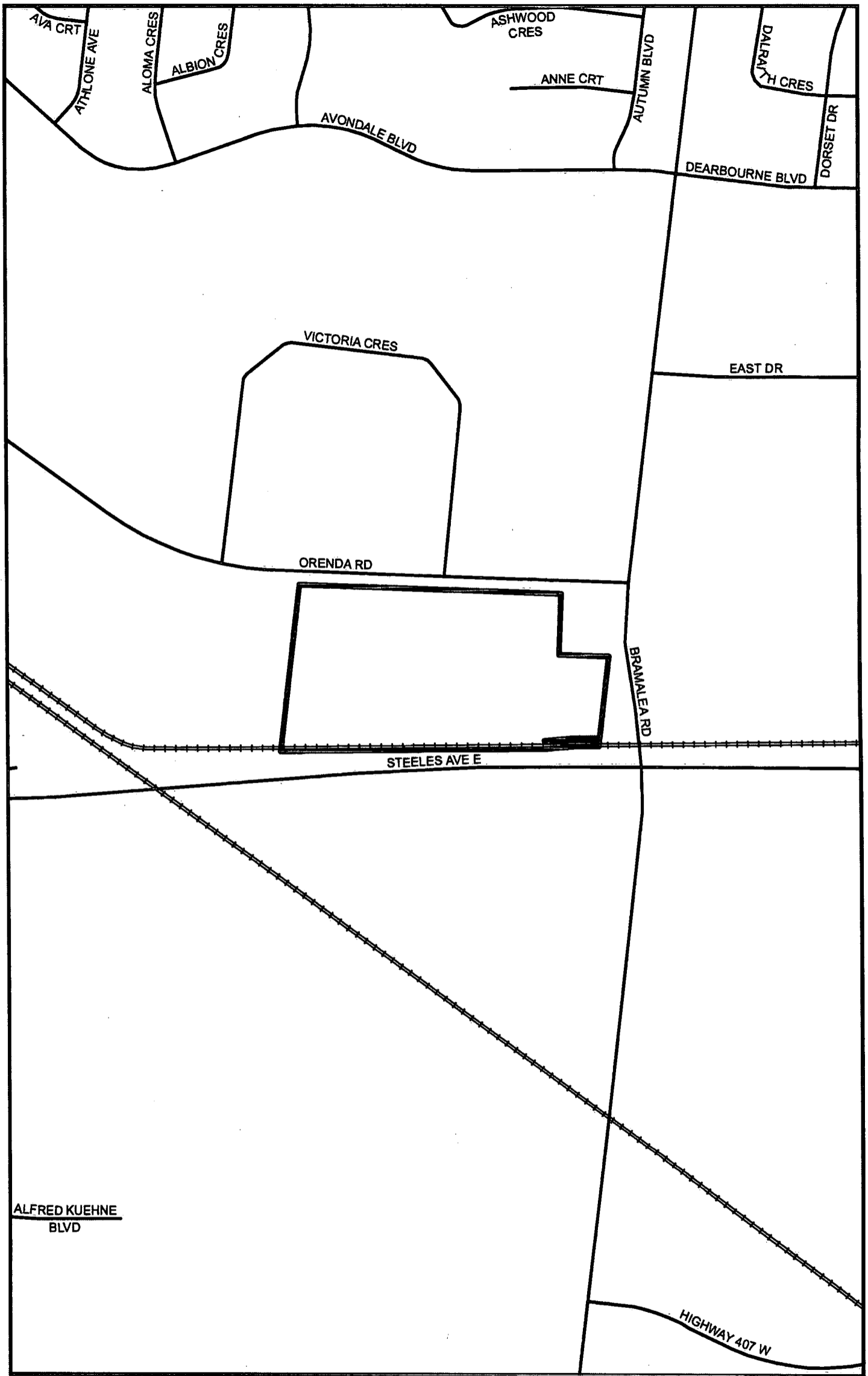
Date: 2019 08 29

Drawn by: CJK

By-Law 284-2019

Schedule A

File no. MOBILITY_HUB1_ZBLA



 SUBJECT LANDS



KEY MAP

BY-LAW 234-2019

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

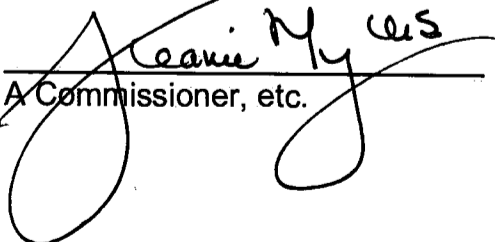
I, Peter Fay, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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.