



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 262 - 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 adding to Section 3.1.2 the following zone:

“Queen Street Mixed Use Transition - QMUT”

(2) By changing Schedule A thereto, the zoning designation of the lands

as shown on Schedule A to this by-law:

From:	To:
Service Commercial (SC-3453, SC-3103, SC-3375, SC-3174, SC-3199, SC-3058, SC-3072, SC-3083, SC-3105, SC-3123, SC-3136, SC-3150, SC-3155, SC-3160, SC-3201, SC-3214, SC-3255, SC-3303, SC-3350, SC-3382); Highway Commercial One (HC1-3453, HC1-3454, HC1, HC1-3153, HC1-3138, HC2, HC1-3053, HC1-3069, HC2-3179, HC1-3232, HC1-3250), Highway Commercial Two (HC2-3453); Commercial Two (C2-3404, C2-3162); Commercial Three (C3-3064, C3-3256).	Queen Street Mixed Use Transition (QMUT)

(3) By adding thereto the following section:

“ 29.3 QUEEN STREET MIXED USE TRANSITION – QMUT

29.3.1 The lands zoned QMUT on Schedule ‘A’ to this by-law shall only be used for the following purposes:

a. Commercial

- i. a retail establishment having no outside storage
- ii. a service shop
- iii. a personal service shop
- iv. a bank, trust company, or finance company
- v. a dry cleaning and laundry distribution station
- vi. a laundromat
- vii. a dining room restaurant, a convenience restaurant or a take-out restaurant
- viii. a tavern
- ix. a printing or copying establishment
- x. a commercial, technical or recreational school
- xi. a community club
- xii. a health centre or fitness centre
- xiii. a recreational facility
- xiv. an art gallery, museum or art/photo studio
- xv. a convenience store or grocery store
- xvi. a travel agency
- xvii. an office
- xviii. a hotel
- xix. a shopping centre
- xx. a banquet hall
- xxi. a place of commercial recreation
- xxii. a supermarket
- xxiii. an animal hospital
- xxiv. a theatre
- xxv. a body art and/or tattoo parlour
- xxvi. an amusement arcade
- xxvii. a motor vehicle rental or car sharing establishment (small-scale)

b. Institutional

- i. a place of worship
- ii. a day nursery
- iii. a private or public school
- iv. a library
- v. a community centre
- vi. a private or public hospital
- vii. a public park

c. Other

- i. purposes accessory to the other permitted uses

29.3.2 Shall not be used for the following purposes:

a. Prohibited Uses

- i. an adult video store
- ii. an adult entertainment parlour
- iii. a massage or body rub parlour
- iv. a drive-through facility associated with any use

- 29.3.3 Shall be subject to the following requirements and restrictions:
- a. Maximum Building Height: 4 storeys
 - b. Minimum Lot Width: The existing lot width
 - c. Minimum Lot Depth: The existing lot depth
 - c. Minimum Front Yard Depth: 0.0 m
 - d. Maximum Front Yard Depth: The greater of the existing front yard setback or 4.5 m
 - e. Minimum Exterior Side Yard Width: 0.0 m
 - f. Maximum Exterior Side Yard Width: The greater of the existing exterior side yard setback or 4.5 m
 - g. Minimum Interior Side Yard Width: 0.0 m
 - h. Minimum Rear Yard Depth: 7.5 m
 - i. Maximum Gross Floor Area
 - i. For uses listed as permitted uses, the maximum gross floor area shall be the existing gross floor area that existed on the date of passing of this By-law amendment, plus 10%.
 - ii. For any other use, including any legal non-conforming use, the maximum gross floor area shall be the existing gross floor area as it existed on the date of passing of this By-law amendment.
 - j. Minimum Landscaped Buffer Area: A landscaped buffer area having a width not less than 1.5 m shall be provided between any portion of a parking area and a street. The landscaped buffer area may be crossed only by walkways and driveways to provide pedestrian or vehicular access into or out of the site from the street or sidewalk.
 - k. Drive-Through Facilities: An existing legal non-conforming drive-through facility shall not be permitted to expand in terms of the number of stacking lanes or stacking spaces as they existed on the date of the passing of this By-law amendment.
 - l. For the purposes of the QMUT zone, the following term is defined:

MOTOR VEHICLE RENTAL OR CAR SHARING ESTABLISHMENT (SMALL-SCALE)

shall mean premises used principally for the temporary storage of up to five (5) motor vehicles, excluding oversized motor vehicles, for the purposes of rental or temporary usage by members or patrons of a car sharing business.

(4) By adding to Section 3.1.2 the following zone:

“Future Development - FD”

(5) By changing Schedule A thereto, the zoning designation of the lands as shown on Schedule A to this by-law:

From:	To:
Industrial Two (M2); Residential Single Detached B (R1B), Residential Single Detached B – 3453 (R1B-3453)	Future Development (FD)

(6) By adding thereto the following sections:

“29.4 Future Development – FD

29.4.1 The lands zoned FD on Schedule ‘A’ to this by-law shall only be used for the following purposes:

a. A building, structure or use that was existing on the date of the passing of this By-law amendment.

29.4.2 Shall be subject to the following requirements and restrictions:

- a. Maximum Building Height: The existing building height
- b. Minimum Lot Width: The existing lot width
- c. Minimum Lot Depth: The existing lot depth
- d. Minimum Front Yard Depth: The existing front yard depth
- e. Minimum Side Yard Width: The existing side yard width
- f. Minimum Rear Yard Depth: The existing rear yard depth
- g. Maximum Gross Floor Area: The existing gross floor area

(7) By changing Schedule A thereto, the zoning designation of the lands as shown on Schedule A to this by-law:

From:	To:
Commercial Three – 3064 (C3 – 3064)	Queen Street Mixed Use Transition – 2946 (QMUT – 2946)

2946.1 The lands zoned QMUT - 2946 on Schedule ‘A’ to this by-law shall only be used for the following purposes:

a. The uses permitted in the QMUT zone to this by-law.

2946.2 Shall be subject to the following requirements and restrictions:

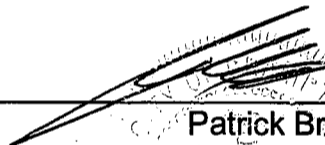
- a. For the purposes of this section, the front lot line shall be the lot line abutting Queen Street East.
- b. Minimum building height for any portion of any building within 65 metres of Queen Street East shall be 2 storeys.

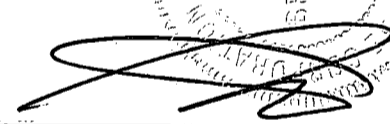
- c. Minimum building height for any portion of any building located within 50 metres of the westerly boundary of the lands zoned QMUT – 2946 and set back between 65 metres and 165 metres from Queen Street East shall be 6 metres.
- d. Maximum front yard depth shall only apply to a 2 storey building located within 65 metres of Queen Street East.
- e. Minimum Rear Yard Depth: 1.5 metres
- f. Notwithstanding Section 2946.2 (d), the minimum building setback from Highway 410 and the on-ramp rounding shall be 14 metres.
- g. The maximum gross floor area requirement under Section 29.3.3 (i). shall not apply.
- h. All lands zoned QMUT – 2946 shall be treated as one lot for zoning purposes.”

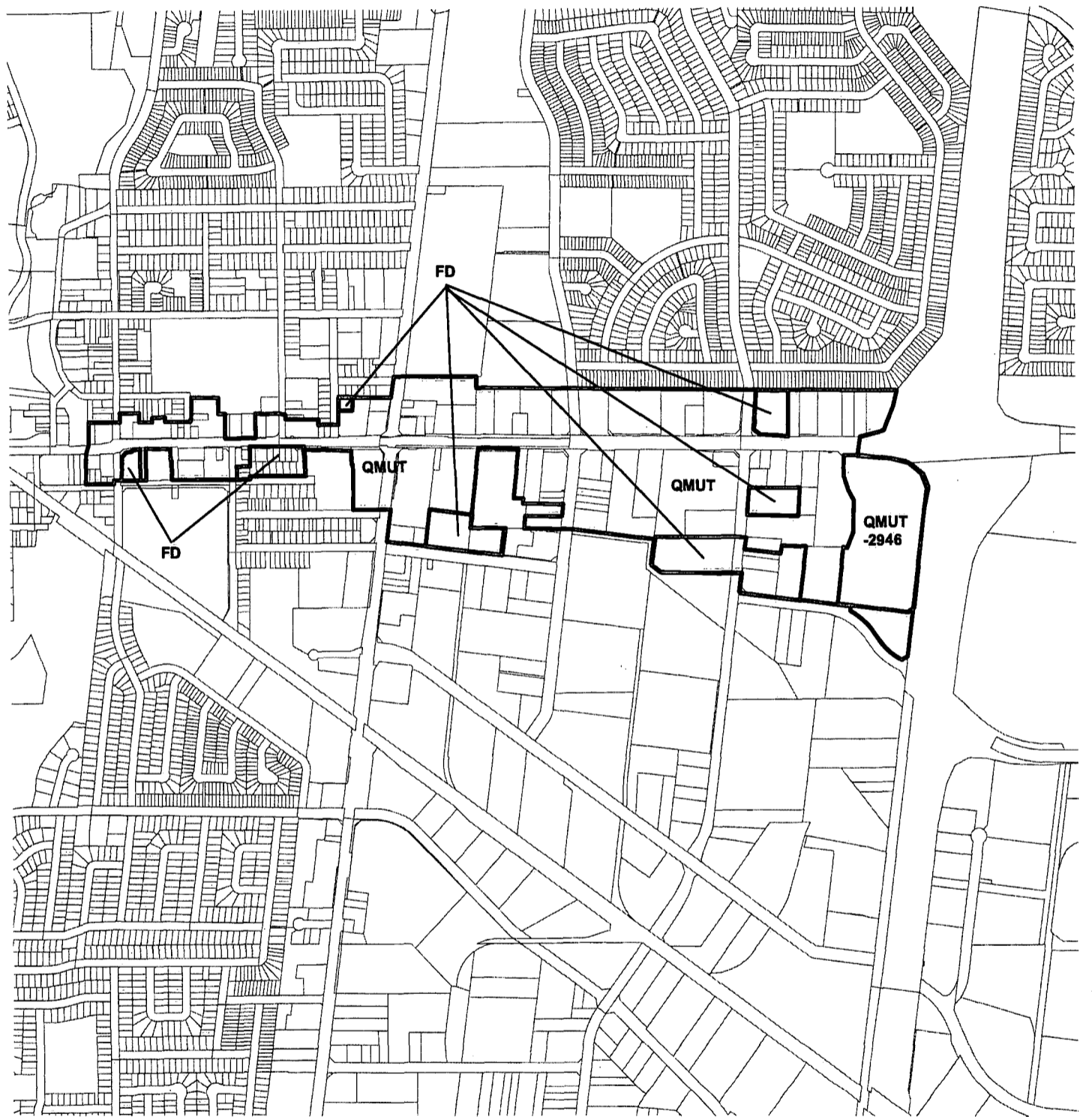
ENACTED and PASSED this 23rd day of October, 2019.

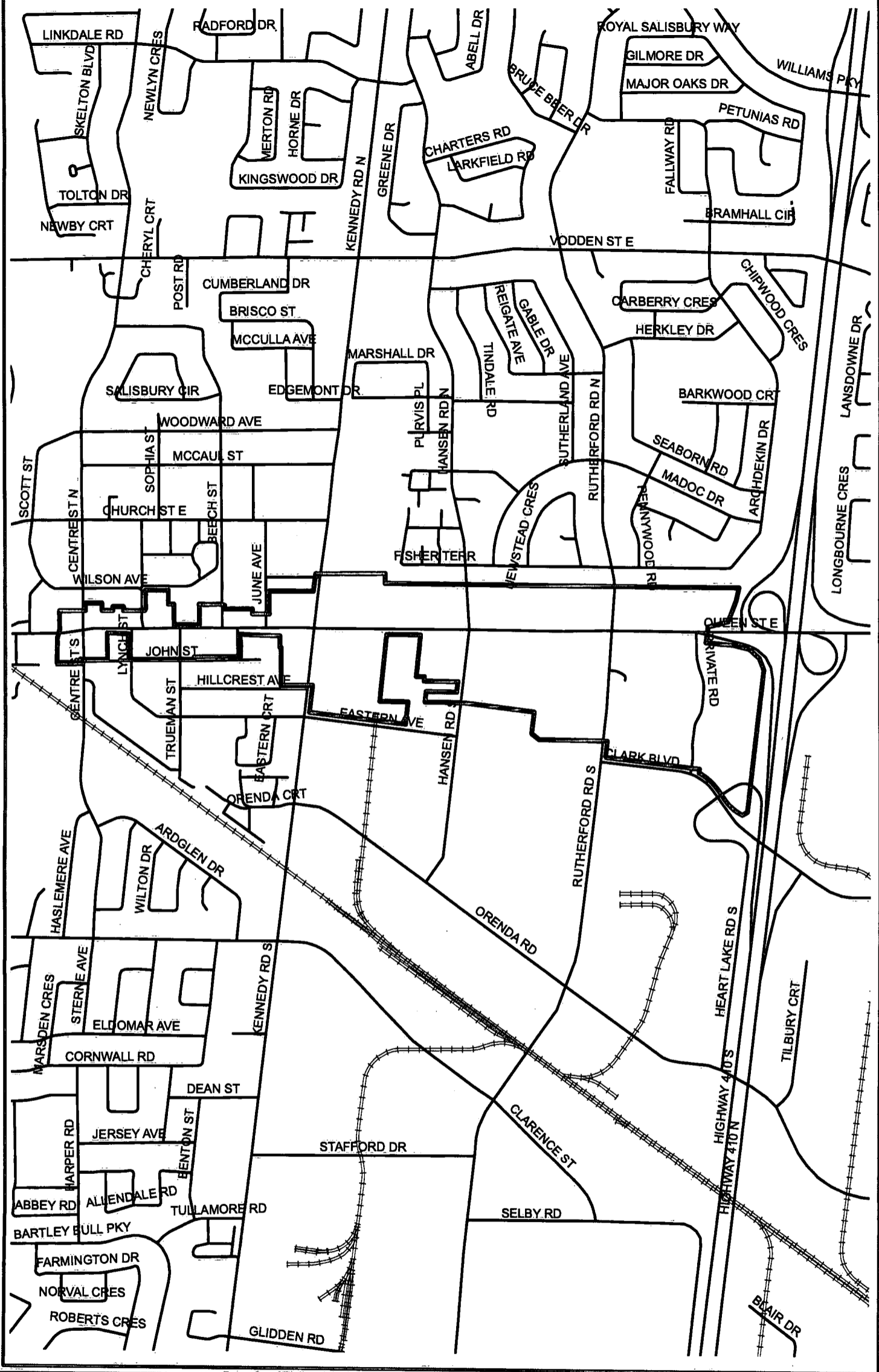
Approved as to
form.
2019/10/03
MR


Approved as to
content.
2019/09/30
RJB



Patrick Brown, Mayor


Peter Fay, City Clerk






BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES
 File: QUEEN STREET CORRIDOR_ZKM
 Date: 2019/07/19 Author: ckovac

KEY MAP

BY-LAW 262-2019

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 261-2019 being a by-law to adopt Official Plan Amendment OP2006-175, and By-law 262-2019 to amend Zoning By-law 270-2004, as amended – Queen Street Corridor Land Use Study – Wards 1 and 3

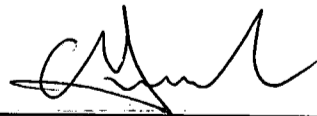
DECLARATION

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 261-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of October, 2019, to adopt Amendment Number OP2006-175 to the 2006 Official Plan.
3. By-law 262-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23rd day of October, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 261-2019 as required by section 17(23) of the *Planning Act* was given on the 7th day of November, 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 262-2019 as required by section 34(18) of the *Planning Act* was given on the 7th day of November, 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. OP2006-175, adopted by By-law 261-2019, is deemed to have come into effect on the 23rd day of October, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 262-2019 is deemed to have come into effect on the 23rd day of October, 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)
9th day of December, 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.

