



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 178 - 2020

To Amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Section 3171 in its entirety and replacing it with the following:

"3171 The lands designated C3-3171 on Schedule A to this By-law:

3171.1 Shall only be used for the following purposes:

- (1) Self Storage Facility,
- (2) Purposes accessory to the other permitted uses.

3171.2 For the purposes of Section C3-3171, "Self Storage Facility" is defined as a building or part thereof in which individual units or defined spaces are rented, leased, or sold to the general public for the purposes of providing indoor storage spaces for temporary or permanent use.

3171.3 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.6 ha;
- (2) Minimum Setback to the lot line abutting Vodden Street East: 6.0 metres;
- (3) Maximum Setback to the lot line abutting Vodden Street East: 20.0 metres;
- (4) Minimum Setback to the Easterly side lot line: 2.5 metres;
- (5) Minimum Setback to the Westerly side lot line: 11.0 metres;
- (6) Maximum Building Height: 20.0 metres (excluding rooftop structures used to house stairways and/or rooftop mechanical equipment);
- (7) Maximum Gross Floor Area: 12,900 square metres;
- (8) Minimum Landscaped Open Space: 13.0% of the lot area, including a minimum 5.0 metre wide landscaped open space strip along the lot line abutting Vodden Street East;
- (9) Parking and Loading Requirements:
 - (a) Minimum Required Parking: 21 spaces;
 - (b) Minimum Required Loading: 1 space;


(10) For the purposes of Section C3-3171, a required loading space may be provided internal to a building, with a minimum vertical clearance of 3.5 metres;


(11) Hydro transformers and other utilities shall be exempt from the setback requirements of Section C3-3171.3(2), (3), and (4) and may be located within required landscaped open space.”

ENACTED and PASSED this 16th day of September, 2020.

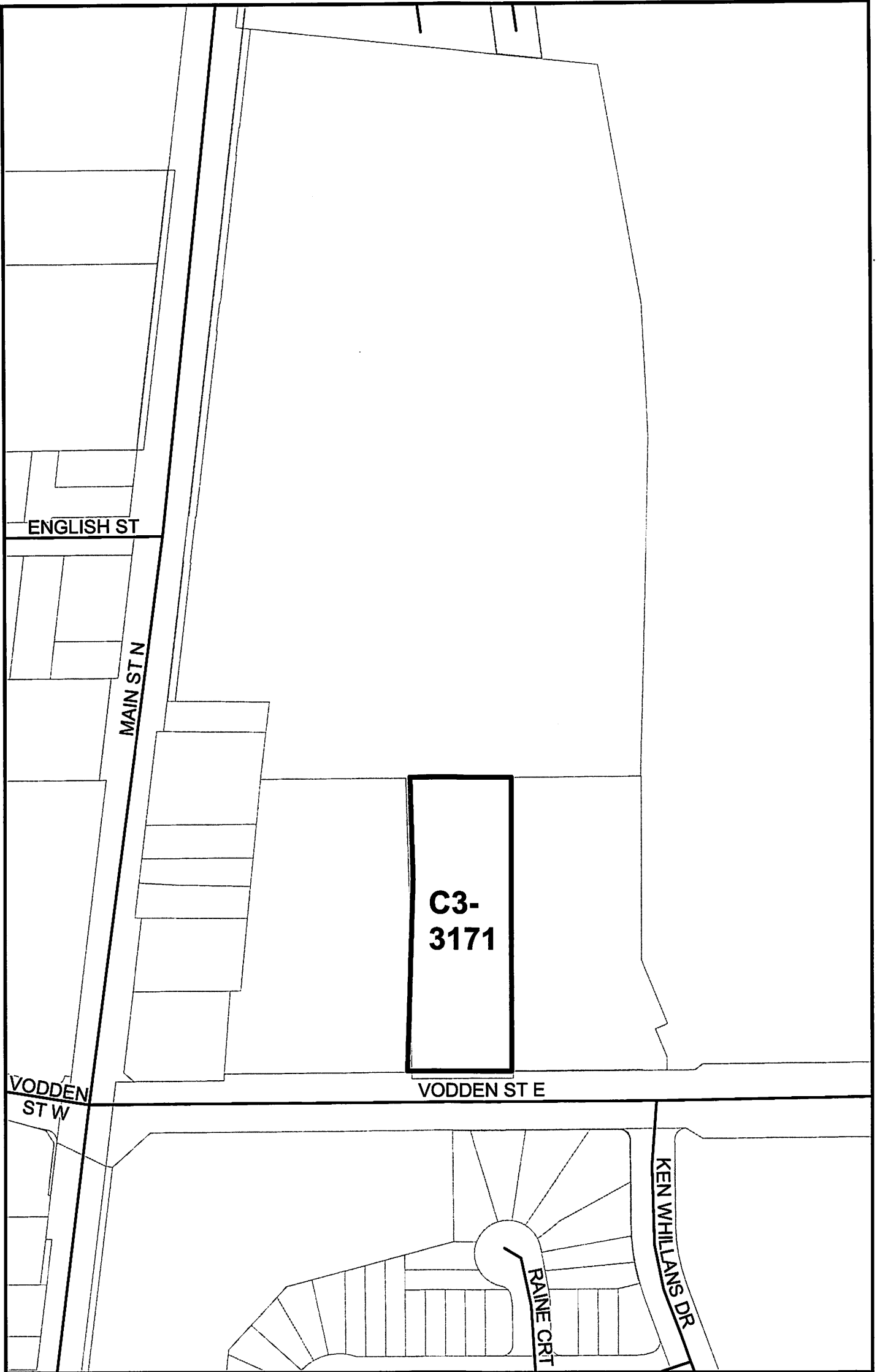
Approved as to
form.
2020/08/20
AWP

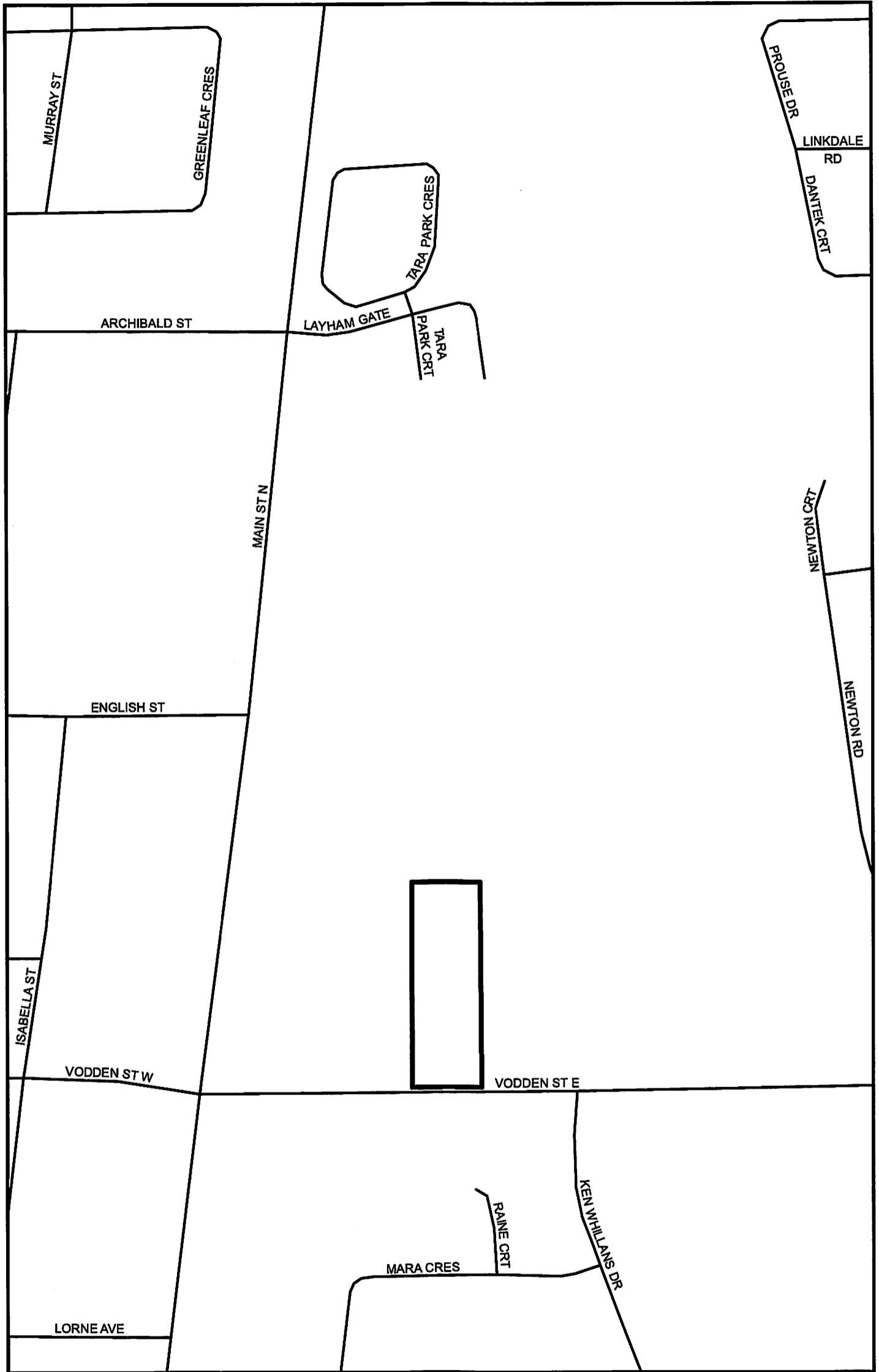
Approved as to
content.
2020/08/20
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(OZS-2020-0003)





 SUBJECT LANDS



KEY MAP

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 177-2020 being a by-law to adopt
Official Plan Amendment OP2006-189, and By-law 178-2020 to amend Zoning By-law
270-2004, as amended – Smartcentres Inc. – City File OZS-2020-0003
Ward 1

DECLARATION

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

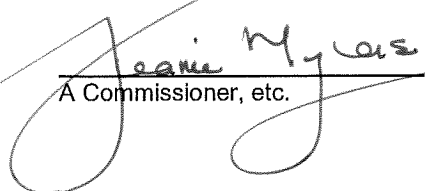
1. I am the City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 177-2020 was passed by the Council of The Corporation of the City of
Brampton at its meeting on the 16th day of September, 2020, to adopt Amendment
Number OP2006-189 to the 2006 Official Plan.
3. By-law 178-2020 was passed by the Council of The Corporation of the City of Brampton
at its meeting held on the 16th day of September, 2020, to amend Zoning By-law 270-
2004, as amended.
4. Written notice of By-law 177-2020 as required by section 17(23) of the *Planning Act*
was given on the 30th day of September, 2020, 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 178-2020 as required by section 34(18) of the *Planning Act*
was given on the 30th day of September, 2020, 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. OP2006-189, adopted by By-law 177-2020, is deemed to have come into effect on the
16th day of September, 2020, in accordance with Section 17(27) of the *Planning Act*,
R.S.O. 1990, as amended.
9. Zoning By-law 178-2020, is deemed to have come into effect on the 16th day of
September, 2020, 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)
17th day of December, 2020)



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.

J.C.M.