

**Notice of Passing of By-law 260-2019
Bram East Secondary Plan 41
Ward 8**

Date of Decision: October 23, 2019
Date of Notice: November 7, 2019
Last Date of Appeal: November 27, 2019

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 260-2019**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, as amended.

The Purpose and Effect: To amend Comprehensive Zoning By-law 270-2004, as amended, to expand the range of non-industrial uses to harmonize the zoning with the existing policies of the Official Plan, reflecting uses already in operation on the site. This will allow the following under the zoning uses already permitted within the Official Plan:

- An Office (unrestricted)
- A bank/credit union/financial institution
- A commercial school (includes commercial, technical and recreation school)
- A health or fitness centre, including a place of commercial recreation
- An animal hospital
- A grocery store, no greater than 10,000 sq. ft. in gross floor area
- A private school

Location of Lands: Generally bound by Ebenezer Road to the north, Nexus Avenue to the east, Fogal Road to the south and The Gore Road to the west – ward 8

Obtaining Additional Information: The background information, including a key map, is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Malik Majeed, Acting Manager, Policy, Planning and Development Services, at (905) 874-2076 or malik.majeed@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no applications under *Planning Act* pertaining to the subject lands.

When and How to File an Appeal: An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than November 27, 2019**. An appeal form is available from the LPAT website at www.elto.gov.on.ca/tribunals/lpat/forms.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 260 -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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INDUSTRIAL FOUR - 1669 (M4 – SECTION 1669)	INDUSTRIAL FOUR – 2568 (M4 – SECTION 2568)

(2) By adding thereto, the following section:

"2568 The lands designated M4 -Section 2568 on Schedule A to this by-law shall be treated as one lot, subject to the following:

2568.1 Shall only be used for the following purposes:

(a) Industrial, which for the purpose of this section, shall only include the following uses:

(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 or accessory use;

(2) A warehouse;

(3) A utility installation; and,

(4) A printing establishment.

(b) Non-Industrial, which for the purpose of this section, shall only include the following uses:

- (1) A retail establishment;
 - (2) A retail warehouse
 - (3) A grocery store;
 - (4) A personal service shop;
 - (5) A dry cleaning and laundry distribution station;
 - (6) A laundromat;
 - (7) A bank, trust company, and finance company;
 - (8) A health or fitness centre;
 - (9) A custom workshop;
 - (10) An animal hospital;
 - (11) A place of commercial recreation;
 - (12) A commercial, technical and recreational school;
 - (13) A dining room restaurant, and a take-out restaurant;
 - (14) A hotel or motel;
 - (15) A service shop;
 - (16) A banquet hall;
 - (17) A community club;
 - (18) An office;
 - (19) A day care centre;
 - (20) A supermarket;
 - (21) A private school;
 - (22) A recreation facility or structure; and,
 - (23) A place of worship.
- (c) Accessory Non-Industrial Uses, which for the purpose of this section, shall only include the following uses;
- (1) A garden centre sales establishment associated with a grocery store or retail warehouse; and,
 - (2) Purposes accessory to the other permitted purposes.

2568.2 Shall be subject to the following requirements and restrictions:

- (a) Notwithstanding the above, the Maximum Gross Floor Area devoted to the sale of food in any single retail establishment or individual supermarket shall be 929 square metres;
- (b) Notwithstanding the above, the Maximum Gross Floor Area devoted to medical offices shall not exceed 15% of the total Gross Floor Area;
- (c) Building Setbacks:
 - (1) A minimum of 6 metres from The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue;
 - (2) A minimum 3 metres for all interior side yards

(d) Minimum Landscaped Open Space:

6.0 metres along lot lines abutting The Gore Road, Fogal Road, Ebenzer Road, and Nexus Avenue (except at approved access locations);

(e) Outside Storage:

No outside storage shall be permitted except for:

- (1) Seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
- (2) Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres.

(f) Maximum Building Height: 2 storeys

(g) Screening:

- (1) All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, Open Space zones and abutting residential properties;
- (2) All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety; and

(h) Parking:

A minimum of 650 parking spaces shall be provided;

(g) No additional gross floor area is permitted.

(h) All restaurant refuse storage shall be enclosed in a climate controlled area within a building.

(j) Notwithstanding the above, an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted.

2568.3 For the purposes of this Section,

Retail Warehouse shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.


2568.4 Shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 2568.1(a), the SC zone for those uses permitted by Section 2568.1(b), and all the general provisions of this by-law that are not in conflict with those set out in Section 2568.2."

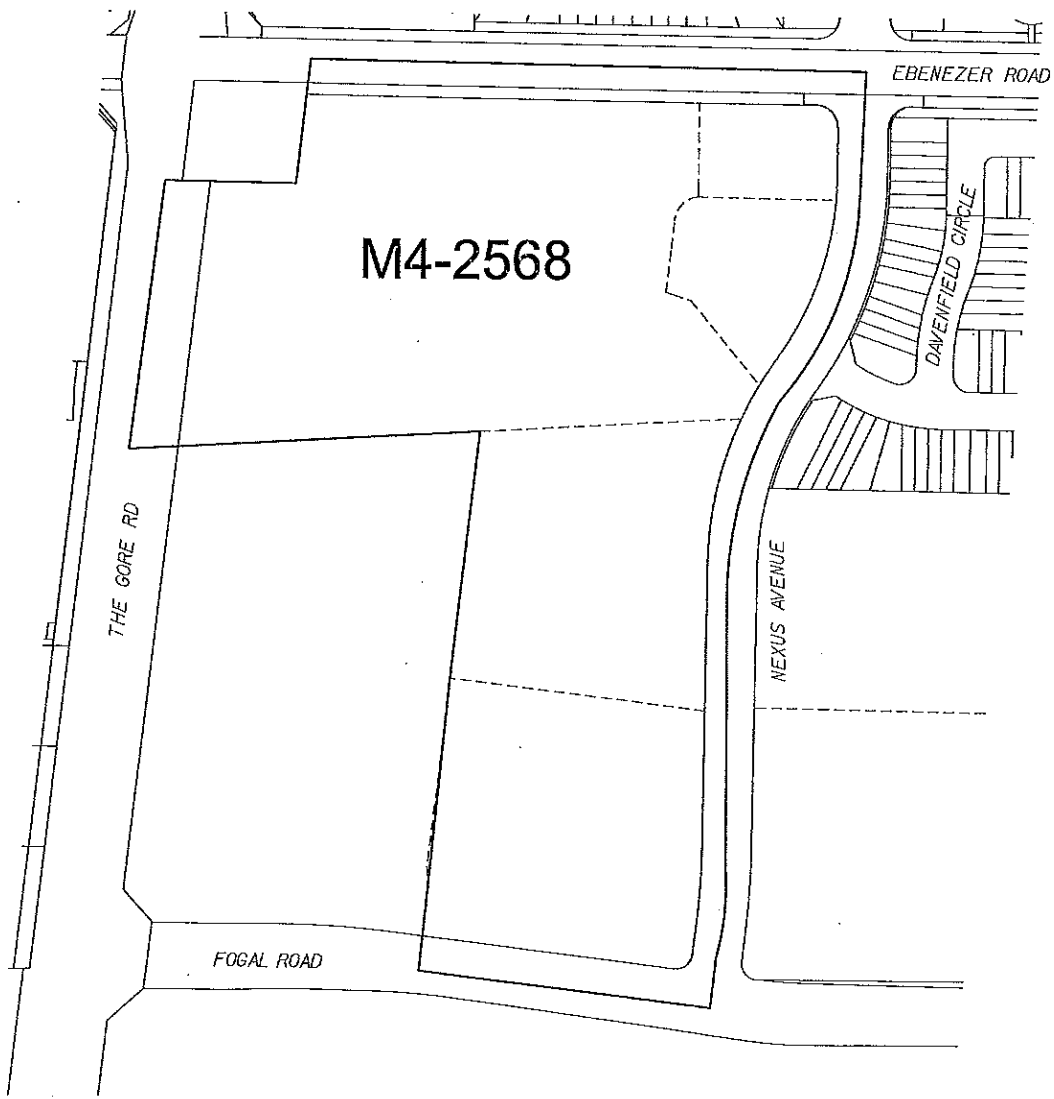
ENACTED and PASSED this 23rd day of October, 2019.

Approved as to
form.
2019/09/12
JZ

Approved as to
content.
2019/08/29
[Robert Bjerke]


Patrick Brown, Mayor

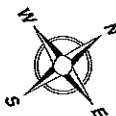

Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 6, CONCESSION 10 E.H.S.



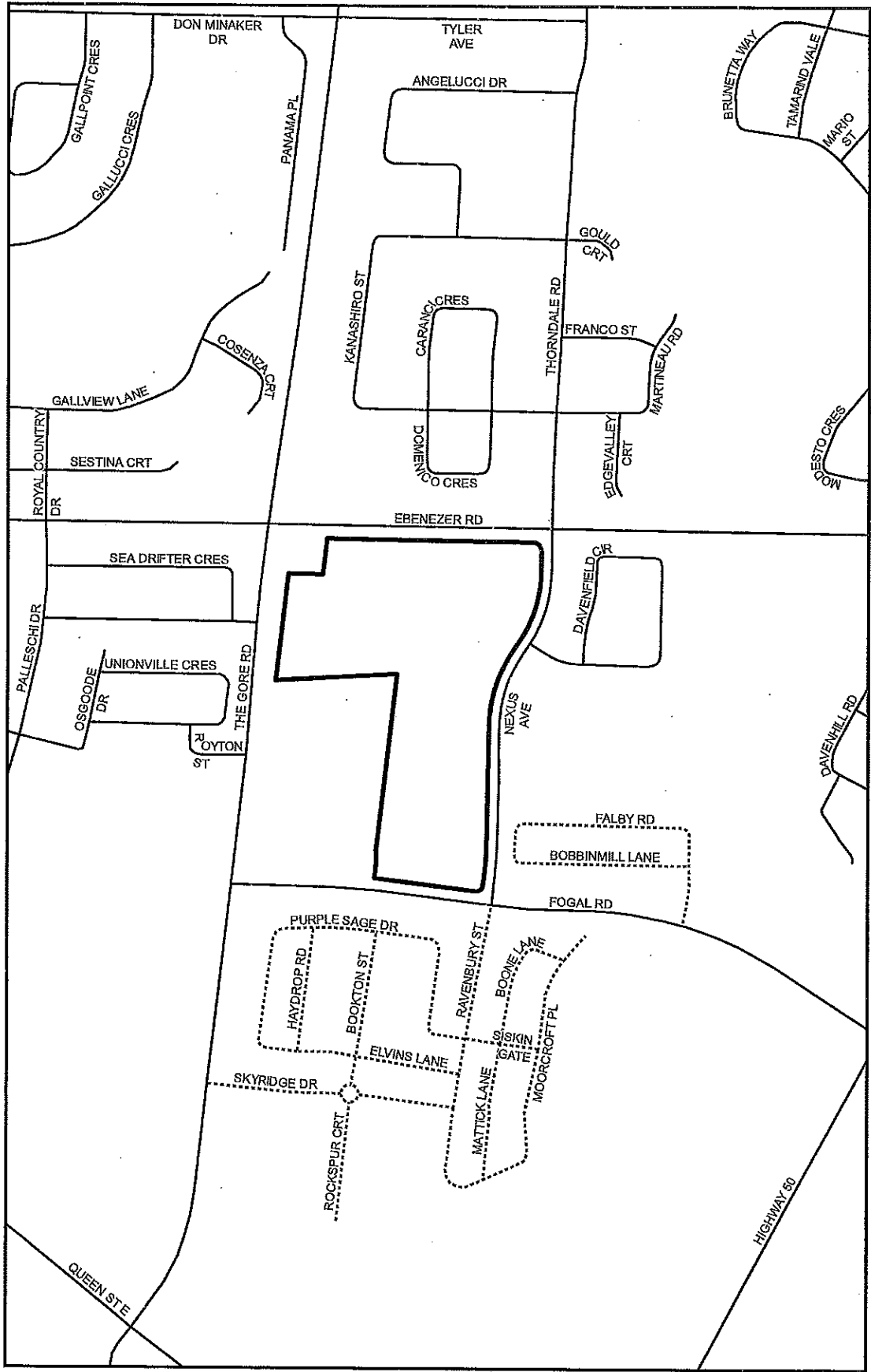
CITY OF BRAMPTON
 Planning and Development Services

Date: 2019 08 13 Drawn by: CJK

File no. Cf12.020_ZBLA

By-Law 260-2019

Schedule A



 SUBJECT LANDS

