



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 8-2008

To amend By-law 270-2004, as amended.

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 changing on Schedule 'A' thereto, the land use designation of the lands shown outlined on Schedule 'A' to this by-law:

from

to

AGRICULTURAL (A)	INSTITUTIONAL ONE (I1), INSTITUTIONAL TWO (I2), RESIDENTIAL SINGLE DETACHED E - 13.7 (R1E - 13.7), RESIDENTIAL SINGLE DETACHED F - 14.3 (R1F - 14.3), RESIDENTIAL SINGLE DETACHED F - 11.6 (R1F - 11.6), RESIDENTIAL SINGLE DETACHED F - 9.8 (R1F - 9.8), RESIDENTIAL STREET TOWNHOUSE E - 6.0 (R3E - 6), RESIDENTIAL APARTMENT A - 1397 (R4A -1397), SERVICE COMMERCIAL -1398 (SC - 1398),
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(2) by adding thereto the following sections:

"1397 The lands designated Residential Apartment A -1397
(R4A -1397) to Schedule A of this By-law shall be
used for:

1397:1 (1) Purposes permitted in the

Residential Apartment (R4A) zone; and

(2) "Skylight apartment dwelling"

1397.2 "Skylight Apartment Dwelling" shall be subject to the following requirements and restrictions:

1397.3 For the purposes of this section, "Skylight Apartment Dwelling" shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse.

(1) Maximum number of dwelling units

150

(2) Minimum lot area

No requirement

(3) Minimum Lot Width

150 metres

(4) Minimum Lot Depth

No requirement

(5) Buildings must be setback a minimum 4.5 metres from all lot lines

(6) Maximum Building Height

4 storeys (excluding rooftop mechanical enclosures)

(7) Maximum Lot Coverage

40%

(8) Minimum Landscaped Open Space

35% of the Lot area

(9) Minimum Parking Requirement

1 bedroom dwelling unit	1.2 spaces per dwelling unit
2 bedroom dwelling unit	1.4 spaces per dwelling unit
3 bedroom dwelling unit	1.5 spaces per dwelling unit
Visitor	0.2 spaces per dwelling unit

(10) For the purposes of this section, the lot line abutting Bramalea Road shall be the Front Lot Line.

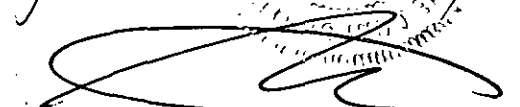
(11) Maximum Floor Space Index

1.0

- 1398 The lands designated Service Commercial –1398 (SC –1398) to Schedule A of this By-law shall be used for:
- 1398.1 (1) Purposes permitted in the Service Commercial (SC) zone;
- 1398.2 Shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Width
100 metres
 - (2) Minimum building setback shall be 4 metres from all lot lines, except where the lot line abuts a residential zone, the minimum setback shall be 7.5 metres
 - (3) Maximum Building Height
3 storeys
 - (4) A 3.0 metre wide landscaped strip is required along all property lines, except at the approved access points.
 - (5) All garbage and refuse containers related to restaurants shall be enclosed within a climate-controlled room within the building.
 - (6) The minimum setback of a hyrdo transformer from any lot line shall be 2.0 metres.
 - (7) The maximum gross floor area for office uses shall not exceed 40% of the total gross floor area of all buildings within this zone.
 - (8) Drive-thru facilities shall not be located adjacent to public roads or within 5 metres of a residential zone.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **16** day of **January**, 2008.


SUSAN FENNELL - MAYOR

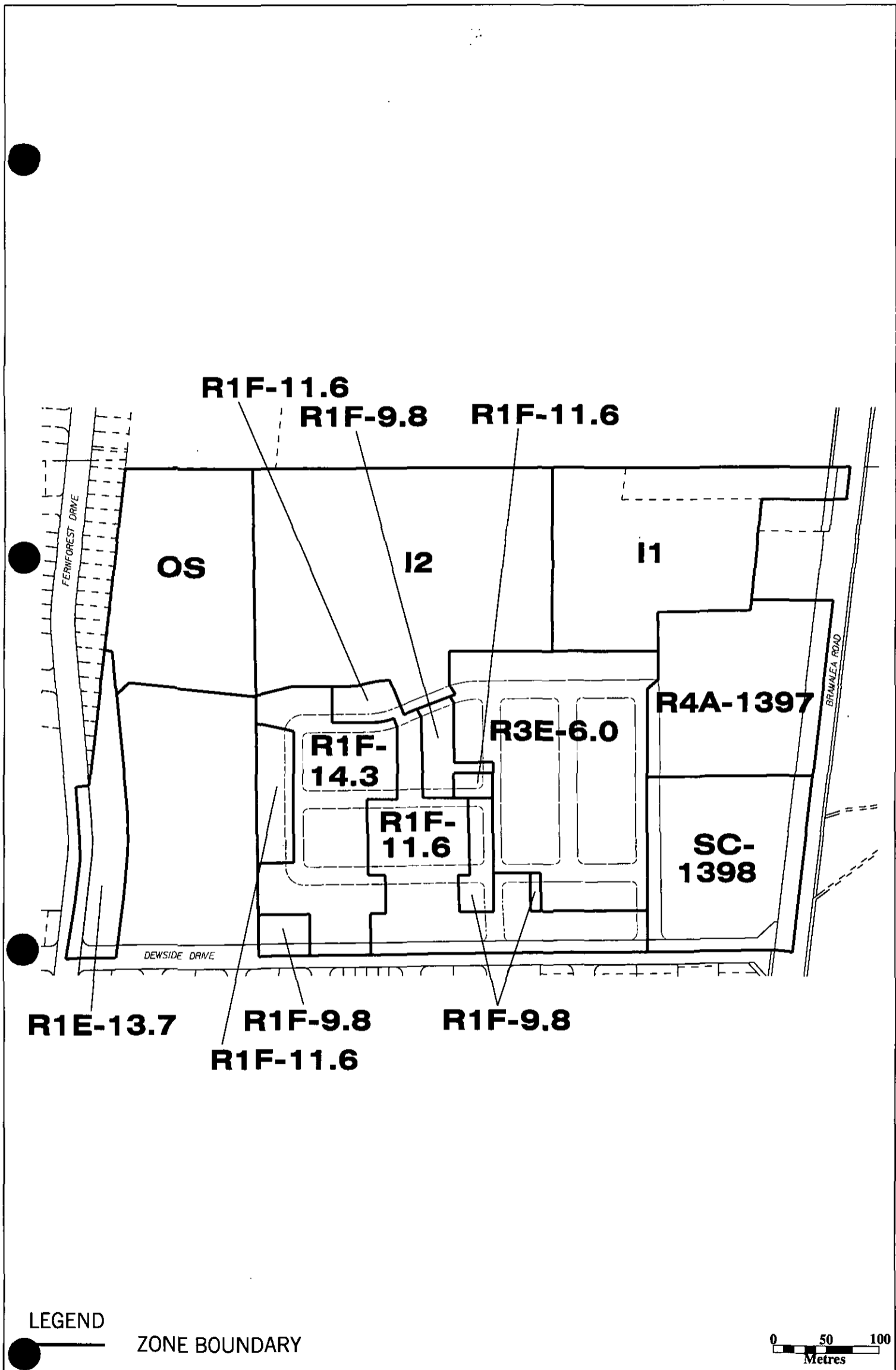

KATHRYN ZAMMIT - CITY CLERK

Peter Fay, Deputy City Clerk



Approved as to Content
Adrian J. Smith, M.C.I.P., R.P.P.
Director, Planning and Land Development Services

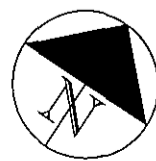
APPROVED AS TO FORM
LAW DEPT.
BRAMPTON
C.C.C.
DATE 12/18/07



LEGEND
 ——— ZONE BOUNDARY



PART LOT 15, CONCESSION 4 E.H.S.

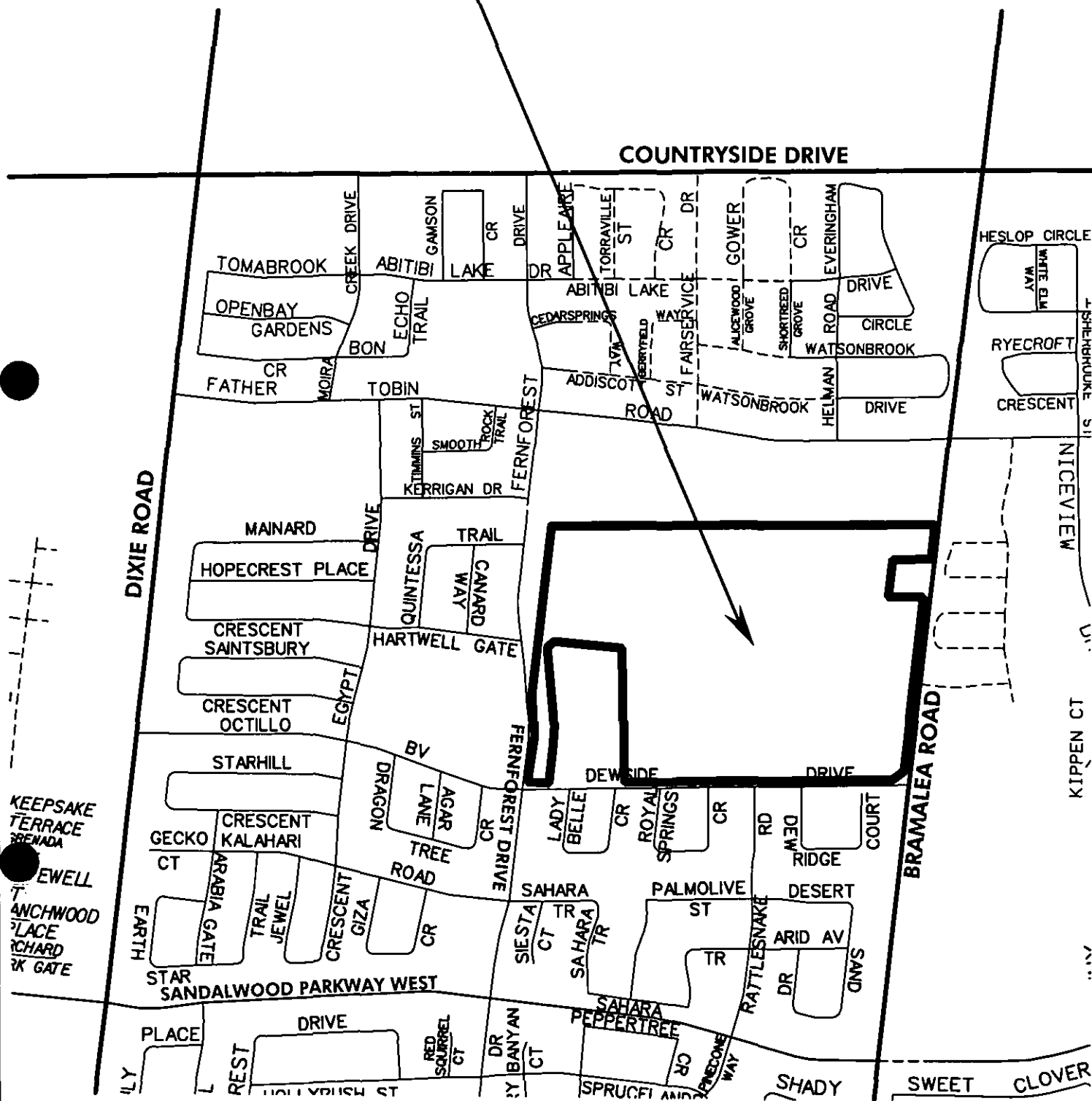


CITY OF BRAMPTON
 Planning, Design and Development

By-Law **8-2008** Schedule A

Date: 2007 10 25 Drawn by: CJK
 File no. C4E156(B)ZBLA Map no. 28-35

SUBJECT LANDS



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

AND IN THE MATTER OF the City of Brampton By-law 8-2008 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended
KLM Planning Partners Inc. - Metrus Central Properties Inc. - File C04E15.006


DECLARATION


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

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared:
2. By-law 8-2008 was passed by the Council of the Corporation of the City of
Brampton at its meeting on January 16, 2008.
3. Written notice of By-law 8-2008 as required by section 34(18) of the *Planning Act*
was given on January 23, 2008, in the manner and in the form and to the persons
and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or
before the final date for filing objections.
5. Zoning By-law 8-2008 is deemed to have come into effect on January 16, 2008, in
accordance with Section 34(19) 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)
13th day of February, 2008.)


A Commissioner, etc.


Peter Fay

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.