



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 10-2008

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

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

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

(1) by deleting section 3413 therefrom and substituting therefor the following:

"3413 The lands designated DC-SECTION 3413 on Schedule A to this by-law:

3413.1 shall only be used for the following purposes:

- (1) an apartment dwelling,
- (2) only in conjunction with an apartment dwelling, a retail establishment (excluding an adult video store), a grocery store, a service shop, a personal service shop (excluding a massage or body rub parlour and a tattoo parlour), a bank, trust company or financial company, an office, a dry cleaning and laundry distribution station, a laundromat, a dining room restaurant, a take-out restaurant, a printing or copying establishment, a temporary open air market, a health centre and a custom workshop,
- (3) purposes accessory to other permitted purposes

3413.2 shall be subject to the following requirements and restrictions:

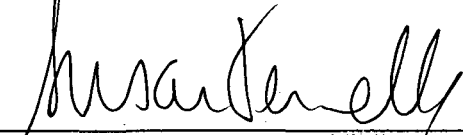
- (1) Minimum Below Grade Setback: 0 metres for all yards
- (2) Minimum At Grade Setback: 0 metres for front and rear yards and exterior side yards
- (3) Minimum Interior Side Yard Setback: 0 metres, except that where there is no public street or public or private laneway from George Street to the rear

yard, the minimum interior side yard setback on one side of the lot shall be 1.4 metres


- (4) The minimum front yard setback at 16.5 metres above grade and greater shall be 3 metres in addition to the actual setback of the portion of the building below 16.5 metres
- (5) Maximum Building Height: 27 storeys, excluding a mechanical penthouse, but in no case shall any portion of the building, including a mechanical penthouse (but excluding an ornamental roof top feature such as a spire or antenna) be higher than 85 metres above grade
- (6) Maximum number of residential dwellings: 301
- (7) Maximum number of storeys containing residential dwelling units: 24 storeys
- (8) Maximum lot coverage: 82 percent
- (9) The cumulative landscaped area comprising areas at grade and on private and common terraces shall be a minimum of 40 percent of the lot area
- (10) The minimum total cumulative GFA of commercial units shall be 435 square metres
- (11) The ground floor area of an apartment dwelling within a minimum of 3 metres of the George Street front wall, except for floor areas used for vehicular and pedestrian access (including an apartment dwelling lobby and parking areas) shall only be used for the commercial uses permitted in section 3413.1(2).
- (12) A drive-through facility is not permitted.
- (13) There shall be no habitable space below the Regional Storm flood elevation of 214.54 metres above sea level.
- (14) A designated emergency access to the outside of the building shall be established at a minimum of the Regional storm flood elevation of 214.54 metres above sea level.

- (15) All buildings and structures shall be dry passively floodproofed to a minimum of the 1:350 year storm flood elevation of 212.58 metres above sea level, as of the date of enactment of this by-law, and as provided by the TRCA.

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



 Susan Fennell - Mayor



 Kathryn Zammit - Clerk
Peter Fay, Deputy City Clerk



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

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
P.C.C.			
DATE	07	11	08

DC-3413



LEGEND

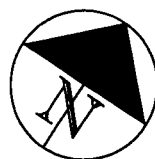
 ZONE BOUNDARY


0 10 20
Metres

PART LOT 6, CONCESSION 1 W.H.S.

By-Law 10-2008

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

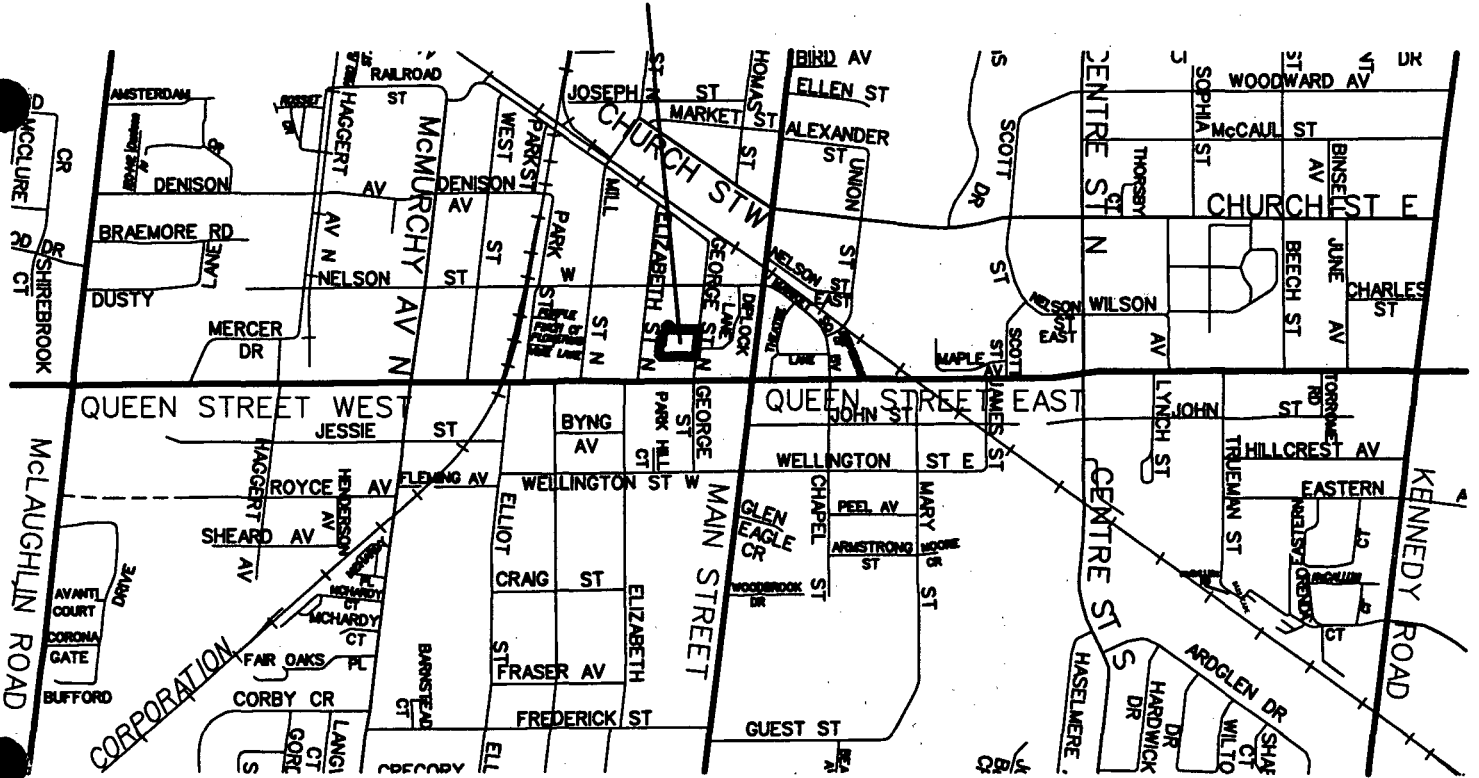
Date: 2008 01 14

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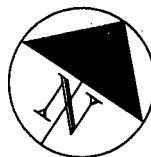
Map no. 42-173

SUBJECT LANDS



Key Map By-Law

10-2008



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 08 11

Drawn by: CJK

File no. C1W6.69

Map no. 42-173

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 9-2008
being a by-law to adopt Official Plan Amendment OP93-291
and By-law 10-2008 to amend Zoning-By-law 270-2004 as amended,
Cornacchia Planning Services Inc. - Alterra Finer (Brampton) Inc. - File C01W06.069

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 9-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on January 16, 2008, to adopt Amendment Number OP93-291 to the 1993 Official Plan;
3. By-law 10-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on January 16, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 9-2008 as required by section 17(23) and By-law 10-2008 as required by section 34(18) of the *Planning Act* was given on the 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.
5. 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.
6. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-291 is deemed to have come into effect on the February 13, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 10-2008 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)



Peter Fay



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