



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 307-2008

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

From:	To:
Residential Apartment B -Section 3384 (R4B- Section 3384	Downtown Commercial Section 3472 (DC- Section 3472)

(2) by adding thereto the following section:

"3472.1 The lands zoned DC-Section 3472 on Schedule A to this By-law, shall be only used for the following purposes:

- (1) an apartment dwelling
- (2) only in conjunction with an apartment within the same building, the following:
 - a) a retail establishment having no outside storage
 - b) a grocery store
 - c) a service shop
 - d) a personal service shop
 - e) a bank, trust company, or financial company, without a drive-through
 - f) a dry cleaning and laundry distribution station
 - g) a laundromat
 - h) a dining room restaurant
 - i) a take-out restaurant, without a drive-through
 - j) a printing or copying establishment
 - k) a community club
 - l) a health centre
 - m) an art gallery
 - n) an office

(3) purposes accessory to the other permitted purposes

3472.2 Shall be subject to the following requirements and restrictions:

1) Minimum Front Yard Depth:

- a) For any portion of a building 13 metres above grade or less, the minimum set back shall be 0.0 metres;
- b) For any portion of the building, greater than 13.0 metres above grade, the minimum set back shall be 10.0 metres;

2) Minimum Exterior Side Yard Width:

- a) For any portion of a building 13.0 metres or less above grade, 0.0 metres;
- b) For any portion of a building greater than 13.0 metres above grade, 8.0 metres;

3) Minimum Rear Yard Depth:

- a) For any portion of the building 30.0 metres or less above grade, 10.0 metres;
- b) For any portion of the building greater than 30.0 metres, but less than 35 metres above grade, 14.0 metres;
- c) For any portion of the building 35.0 metres or greater above grade, 47 metres;

4) Minimum Interior Side Yard Width:

8.0 metres, except for any above-ground structure associated with an underground parking garage ramp or stairwell, the minimum setback shall be 0.5 metres.

5) Minimum Setback for
an Underground Parking Garage: 0.0 metres

6) Minimum Building Height: 6.0 metres

7) Maximum Building Height:

88.0 metres above grade, including mechanical penthouse

8) Any storey 35.0 metres or greater above grade shall have a maximum floor area of 800 square metres.

9) The portion of a building wall 10.0 metres or less above grade and along the exterior lot line shall have a minimum length of 70% of the length of that lot line.

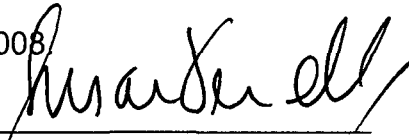
10) The portion of a building wall 10.0 metres or less above grade and along the front lot line shall have a minimum length of 55% of the length of that lot line.

- 11) Maximum Gross Floor Area for Commercial Use:
1790 square metres
- 12) On-site parking shall be provided in accordance with the following:
- a) For Residential Uses:
 - i) Bachelor/1-bedroom: 1.0 spaces per unit
 - ii) 2-bedroom: 1.2 spaces per unit
 - iii) Visitor: 0.2 spaces per unit
 - b) For Commercial Uses:
A minimum of 1 space for every 50 square metres of gross commercial floor area
 - c) Loading Spaces
A minimum of one on-site loading space shall be provided.
- 13) Maximum Lot Coverage: 45%
- 14) Maximum Floor Space Index: 4.25
- 15) Minimum Landscaped Open Space:
35% of the lot area
- 16) Storage of waste and recyclable materials shall be within the main building.
- 17) A drive-through facility for commercial uses shall not be permitted.
- 18) For the purposes of this section:
- a) the lot line abutting Railroad Street shall be the front lot line;
 - b) the lot line abutting Mill Street shall be the exterior lot line;
 - c) the lot line opposite the exterior lot line shall be the interior lot line whether or not it abuts another lot or a public right-of-way;
 - d) the lot line opposite the front lot line shall be the rear lot line, whether or not it abuts another lot or a public right of way;

3472.3 the entire lands zoned DC-Section 3472 shall be considered one lot for zoning purposes."

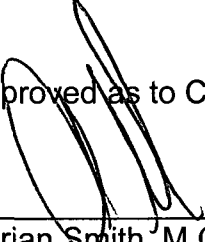
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 10TH day of December 2008


SUSAN FENNELL - MAYOR

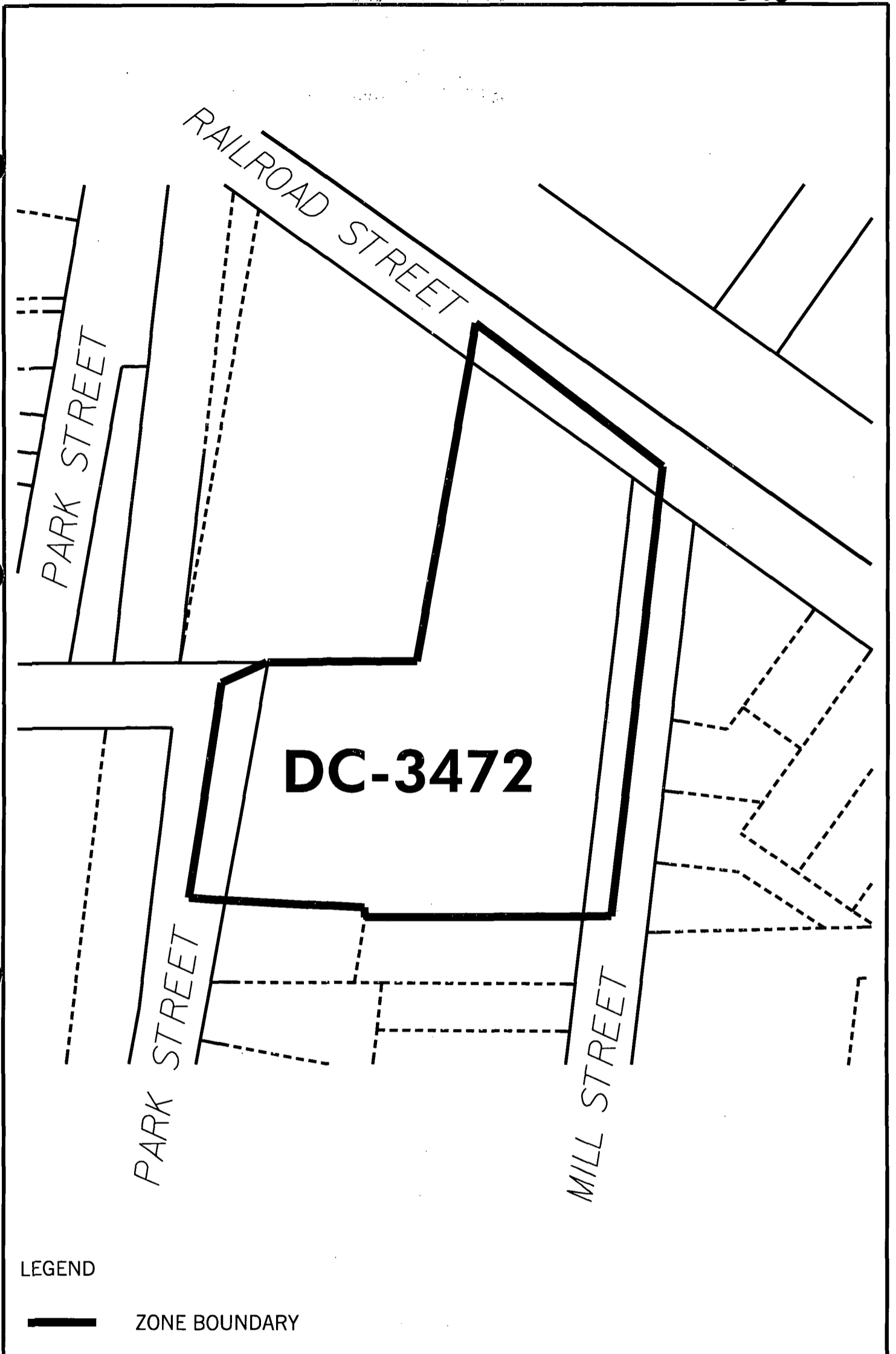

PETER FAY - CITY CLERK

Approved as to Content:



Adrian Smith, M.C.I.P., R.P.P
Director, Planning and Land Development
Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
CG		
DATE	01	12 08



LEGEND

 ZONE BOUNDARY

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

By-Law 307-2008

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

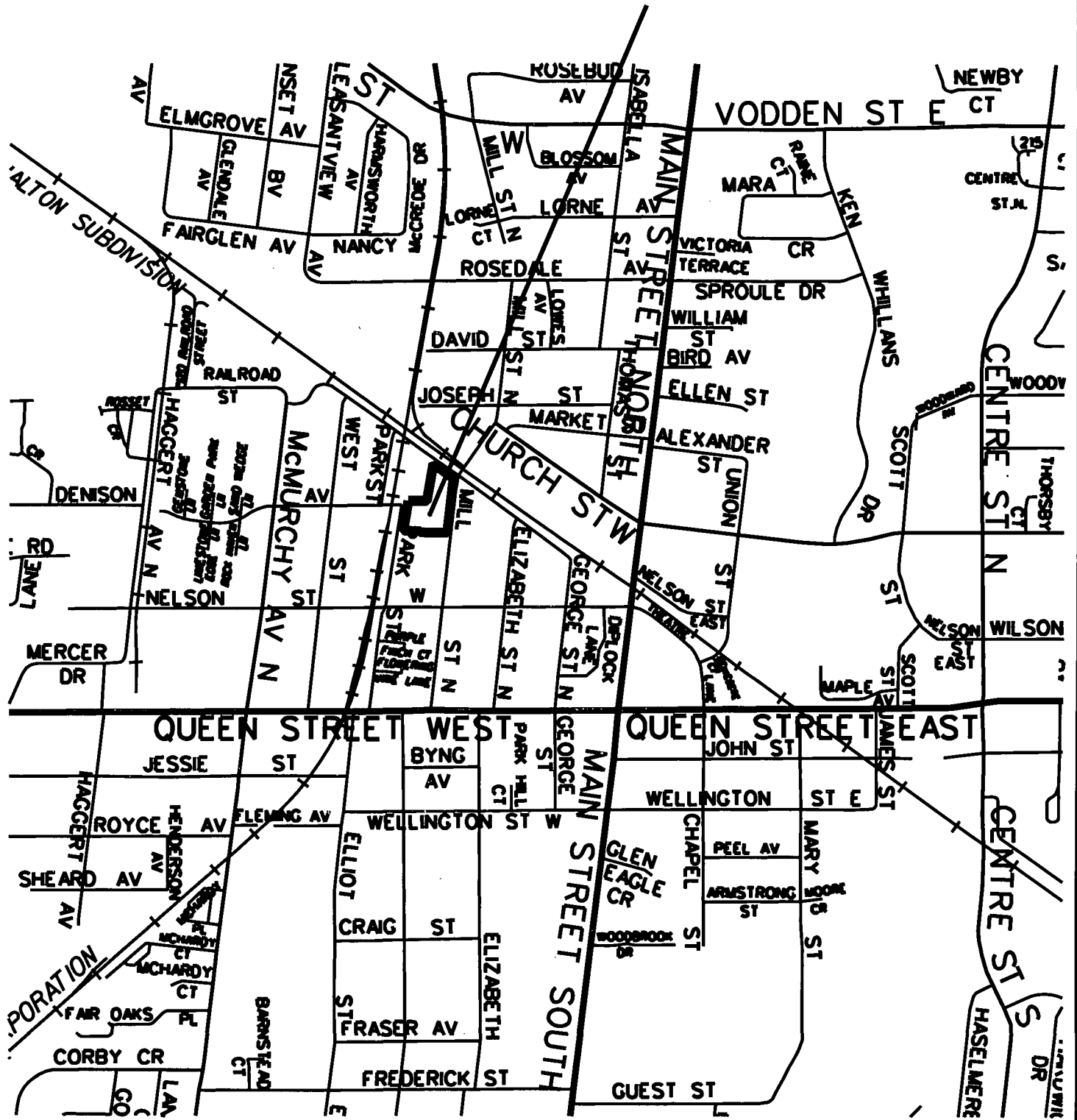
Date: 2008 11 04

Drawn by: CJK

File no. C01W06_070ZBLA

Map no. 42-174

SUBJECT LANDS



Key Map By-Law 307-2008



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2007 01 22 Drawn by: CJK
 File no. C1W6.70zkm Map no. 42-174

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 306-2008 being a by-law to adopt Official Plan Amendment OP2006-017 and By-law 307-2008 to amend Zoning By-law 270-2004, as amended – 45 Railroad Street Limited (File C01W06.070)

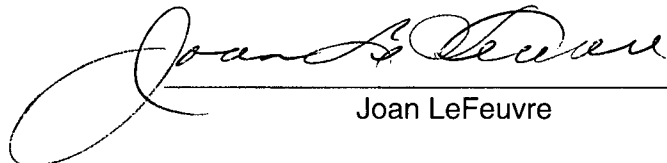
DECLARATION

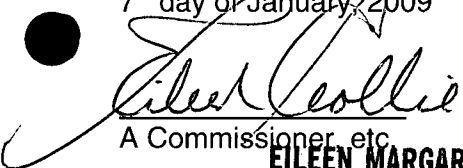
I, Joan LeFeuvre, of the Town Halton Hills, in the Region of Halton, hereby make oath and say as follows

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 306-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of December, 2008, to adopt Amendment Number OP2006-017 to the Official Plan of the City of Brampton Planning Area.
3. By-law 307-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of December, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 306-2008 as required by section 17(23) and By-law 307-2008 as required by section 34(18) of the *Planning Act* was given on the 17th day of December, 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. OP2006-017 is deemed to have come into effect on the 7th day of January, 2008, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 307-2007 is deemed to have come into effect on the 10th day of December, 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)
7th day of January, 2009)


Joan LeFeuvre


A Commissioner, etc

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