

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 312-2010 being a by-law to adopt Official Plan Amendment OP2006-049 and By-law 313-2010 to amend Zoning By-law 270-2004 as amended, - Korsiak & Company Limited - Parkside Building Group Inc. (File C02W10.013).

DECLARATION

I, Earl Evans, of the City of Brampton, 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 312-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of September, 2010, to adopt Amendment Number OP2006-049 to the 2006 Official Plan;
3. By-law 313-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 15th day of September, 2010, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 312-2010 as required by section 17(23) and By-law 313-2010 as required by section 34(18) of the *Planning Act* was given on the 24th day of September, 2010, 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. OP2006-049 is deemed to have come into effect on the 15th day of October, 2010, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 313-2010 is deemed to have come into effect on the 24th day of September, 2010, 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)
15th day of October, 2010)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 6, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 313-2010

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

From:	To:
Commercial Two, Section 819 (C2 – 819)	Commercial Two, Section 1464 (C2 – 1464)

(2) by adding thereto the following section:

“1464 The lands designated C2 – 1464 on Schedule A to this By-law:

1464.1 shall only be used for the following purposes:

- (1) uses permitted by a C2 Zone
- (2) a retirement home

1464.2 shall be subject to the following requirements and restrictions:

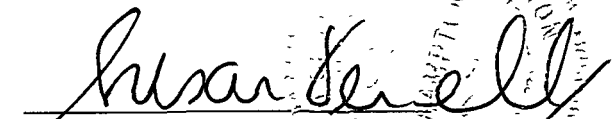
- (1) The maximum gross floor area of all buildings and structures shall be 26,600 square metres.
- (2) The maximum gross commercial floor area of uses permitted by 1464.1(1) shall be 12,500 square metres, of which a supermarket shall not exceed 5,600 square metres.
- (3) The maximum number of residential units within a retirement home shall be 163.


- (4) Minimum front yard depth: 6.0m
- (5) Minimum exterior side yard width: 8.0m
- (6) Minimum interior side yard width: 9.0m
- (7) Minimum rear yard depth: 5.0m
- (8) Maximum rear yard depth for a retirement home: 10.0m
- (9) Any portion of a building above two storeys shall be setback a minimum of 18 metres from the interior lot line.
- (10) Maximum building height:
- Commercial buildings: 2 storeys
- Office buildings: 3 storeys, to a maximum height of 12 metres
- Retirement Home: 6 storeys, except within 18 metres of a residential zone, in which case a maximum of two storeys shall be permitted.
- (11) Any building located within 10 metres of the rear lot line shall have a minimum height of two storeys.
- (12) Minimum Landscape Open Space:
- i. a 3.0m wide landscaped strip shall be provided along the interior lot line.
 - ii. a 6.0m wide landscaped strip shall be provided along the front and exterior lot lines, except at approved access locations.
 - iii. a 5.0m wide landscaped strip shall be provided along the rear lot line.
- (13) Parking and loading shall be provided in accordance with the following:
- Retirement Home: 0.40 spaces per unit, of which a minimum of 26 spaces shall be provided underground.
- Loading: 1 space for every 2,350 sq. m. or portion thereof of gross commercial floor area, and shall not be located facing a residential area.
- (14) All garbage and refuse storage, including any containers for the storage of recyclable materials shall be enclosed within a building.
- (15) All rooftop units shall be screened.
- (16) Outside storage shall not be permitted.

(17) All lands zoned Commercial Two – Section 1464 (C2 – 1464) shall be treated as a single lot for zoning purposes.”

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

this *15th* day of *September*, 2010.


SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Dan Kraszewski
Director, Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>MIRCA</i>	
DATE	<i>30/08/10</i>

BOVAIRD DRIVE WEST

C2-1464

FLETCHER'S CREEK BLVD

VINTAGE GATE

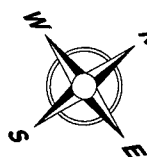
LEGEND

— ZONE BOUNDARY

PART LOT 10, CONCESSION 2 W.H.S.

By-Law 313-2010

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 09 17

Drawn by: CJK

File no C02W10.013zbla

