



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 327-2003

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) By changing on Sheet 41 of Schedule A thereto, the zoning designation of the lands shown outline on Schedule A to this By-law from "HIGHWAY COMMERCIAL ONE - SECTION 454" (HC1-SECTION 454) and "AGRICULTURAL" (A) to "HIGHWAY COMMERCIAL ONE - SECTION 454" (HC1-SECTION 454).
 - (2) By deleting from Section 3.2 (2) the following:

"Schedule C-Section 454"
 - (3) By deleting therefrom Schedule "C" - Section 454.
 - (4) By deleting Section 454 and replacing it with the following:

"454 The lands designated HC1-Section 454 on Schedule A to this by-law:
454.1 shall only be used for the following purposes:

 - (a) Commercial
 - (1) a motel;
 - (2) a retail establishment having no outside storage;
 - (3) a service shop;
 - (4) an office;
 - (5) a dry cleaning and laundry distribution station;
 - (6) a laundromat;
 - (7) a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - (8) a printing or copying establishment;
 - (9) a community club;
 - (10) a health centre;
 - (11) a tool and equipment rental establishment

- (b) Non-Commercial
 - (1) a day nursery;
- (c) Residential
 - (1) an apartment dwelling;
- (d) purposes accessory to the other permitted purposes.

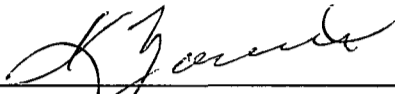
454.2 shall be subject to the following requirements and restrictions:

- (a) Maximum Gross Floor Area for Motel:
740 square metres
- (b) Minimum Landscaped Open Space:
 - i) 3 metres adjacent to a residential or open space zone
 - ii) 5 metres adjacent to Bovaird Drive (Regional Road 107), except at approved access points
- (c) Maximum Building Height for a Commercial Use: 2 storeys
- (d) Maximum Height for an Apartment Dwelling: 5 storeys
- (e) Minimum Lot Area Per Dwelling Unit for an Apartment Dwelling:
67.0 square metres
- (f) A drive-through lane shall be no closer than 15 metres to a residential zone.
- (g) A ramp for underground parking shall be no closer than 10 metres to a residential zone.
- (h) Maximum Number of Apartment Units: 125
- (i) Maximum Size of a Dwelling Unit:
92.9 square metres
- (j) Minimum Number of Parking Spaces for an Apartment Dwelling:
1.1 spaces per unit
- (k) Minimum Building Setback:
 - (i) 15 metres to a residential zone
 - (ii) 10 metres to an open space zone
 - (iii) 8 metres between a commercial building and an apartment dwelling
- (l) No outside storage is permitted.
- (m) Notwithstanding any other provision of the Zoning By-law to the contrary, the entire lands zoned HC1-Section 454 shall be treated as a single lot for zoning purposes.

454.3 shall also be subject to the requirements and restrictions of the Highway Commercial One (HC1) zone and all the general provisions of this by-law, which are not in conflict with those set out in section 454.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of October 2003.

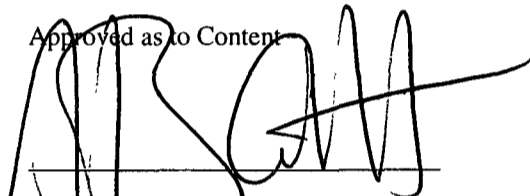

SUSAN FENNELL - MAYOR


~~LEONARD J. MIKULICH - CITY CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK

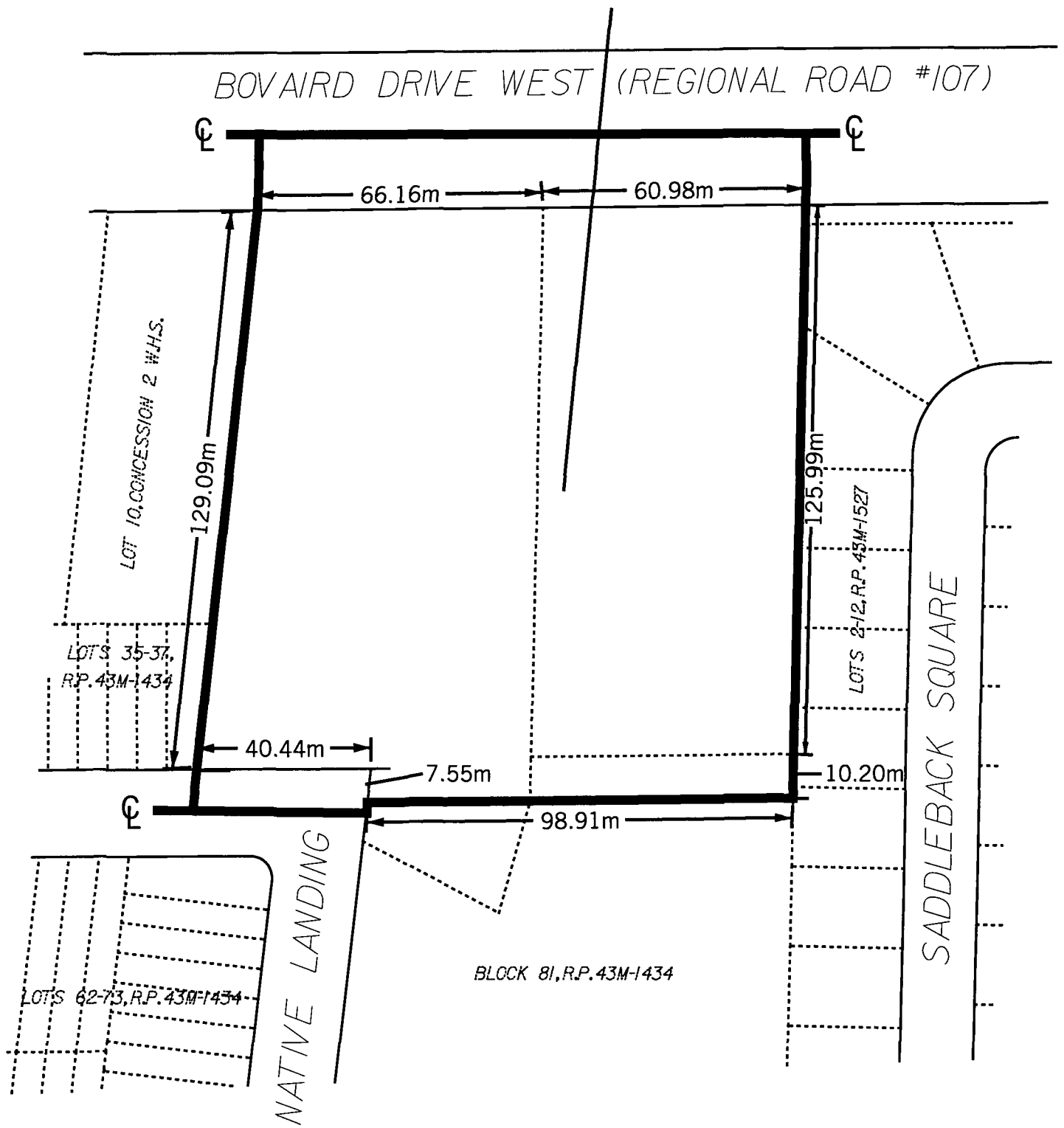
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 2/10/03



Approved as to Content


John B. Corbett, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

HC1-SECTION 454



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



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

BY-LAW 151-88

SCHEDULE A

By-Law 327-2003

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 06 04

Drawn by: CJK

File no C2W10.8

Map no 41-32J

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 326-2003 being a by-law to adopt Official Plan Amendment OP93-224 and By-law 327-2003 to amend Comprehensive Zoning By-law 151-88 as amended (Bill and Elsie Poole) File C2W10.8

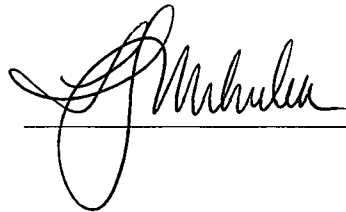
DECLARATION

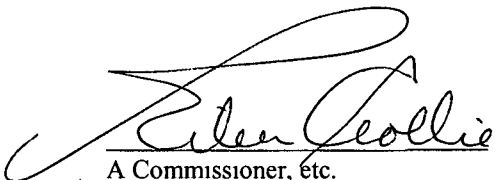
I, LEONARD JOSEPH MIKULICH, of the Town of Shelburne, in the County of Dufferin, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 326-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of October, 2003, to adopt Amendment Number OP93-224 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 327-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 15th day of October, 2003, to amend Comprehensive Zoning By-law 151-88, as amended.
4. Written notice of By-law 326-2003 as required by section 17(23) and By-law 327-2003 as required by section 34(18) of the *Planning Act* was given on the 28th day of October, 2003, 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 sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-224 is deemed to have come into effect on the 18th day of November, 2003, in accordance with Section 17(27) 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)
19th day of November, 2003.)





A Commissioner, etc.
EILEEN MARGARET COLLIER, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.