



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 350-2006

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 the Existing Zoning of:	To:
"Residential Single Detached 'B' (R1B)" and "Service Commercial (SC)"	Downtown Commercial – Section 3450 (DC-3450)

- (2) 3450 The lands designated DC-Section 3450 on Schedule A to this by-law:

3450.1 shall only be used for the following purposes:

- 1) the purposes permitted in the DC Zone with the exception of, a convenience restaurant, a garden centre sales establishment, a tavern, a taxi or bus station, a motor vehicle or boat sales or rental establishment and accessory repair facility, a group home and a lodging house; and
- 2) purposes accessory to other permitted purposes.

3450.2 shall be subject to the following requirements and restrictions:

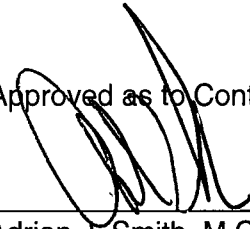
- 1) Minimum Lot Width along Queen Street East: 35 metres;
- 2) Minimum Below Grade Setback  
For All Yards: 0.0 metres;
- 3) Minimum Setback to Queen Street: 0.0 metres;
- 4) Minimum Setback to James Street: 0.0 metres;
- 5) Minimum Setback to John Street: 5.0 metres;
- 6) Minimum Interior Side Yard Width: 0.0 metres;

- 7) Minimum Setback to an OS Zone: 7 Metres
- 8) Minimum Setback to Queen Street East above the 2<sup>nd</sup> storey: 12.0 metres;
- 9) Minimum Setback to James Street above the 2<sup>nd</sup> storey: 12.0 metres;
- 10) Minimum Setback to John Street above the 2<sup>nd</sup> storey: 5.0 metres;
- 11) Maximum Building Height: 88.5 metres;
- 12) Minimum Landscaped Open Space at grade: 25%;
- 13) Minimum Gross Floor Area devoted to commercial uses: 375 square metres;
- 14) Maximum Overall Floor Space Index: 5.4, (not including underground parking garage);
- 15) Minimum Below Grade Setback: 0.0 m abutting all property Lines;
- 16) Minimum Setback to a railway right-of-way: 30 metres;
- 17) Parking for residential uses shall be provided based on the Central Area Parking Requirements in Section 20.3.2 and the retail/commercial and office uses shall be in accordance with the general provisions for commercial zones section of Zoning By-law 270-2004, as amended; and
- 18) Commercial uses shall be restricted to the first two storeys.
- 19) Bins for the collection of waste and recyclable materials shall be stored within the building.

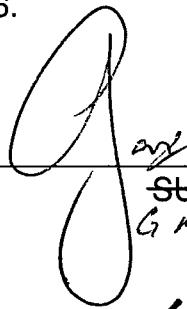
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 11 day of October 2006.

APPROVED AS TO FORM LAW DEPT. BRAMPTON
CG
DATE 02/10/06


Approved as to Content:



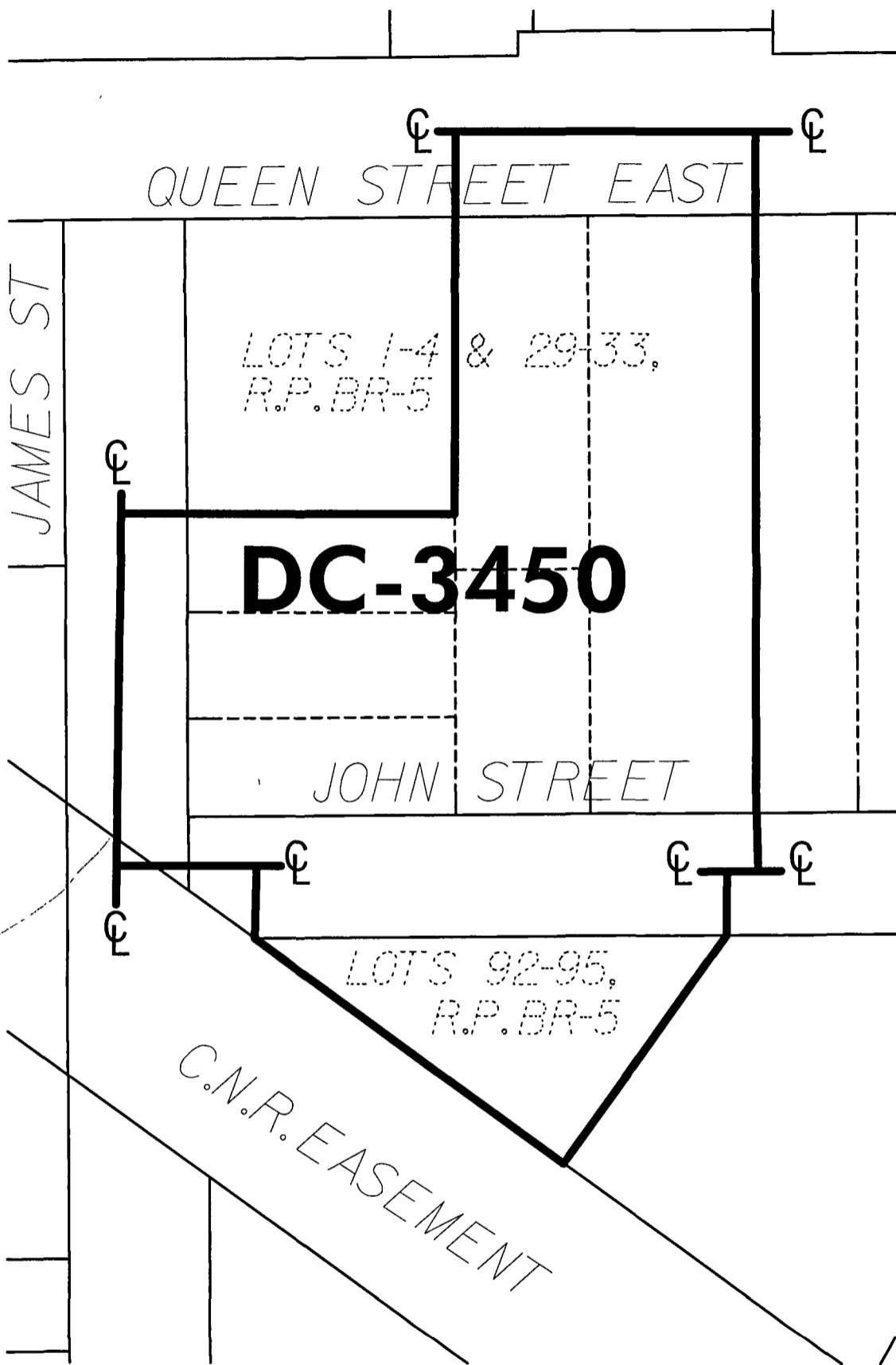
Adrian J. Smith, M.C.I.P., R.P.P  
Director, Planning and Land Development Services



SUSAN FENNEL - MAYOR  
G. MANNING - ALTERNATE MAYOR



K. ZAMMIT - CITY CLERK



LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



**PART LOT 5, CONCESSION 1 E.H.S.**



**CITY OF BRAMPTON**  
Planning, Design and Development

By-Law 350 - 2006

**Schedule A**

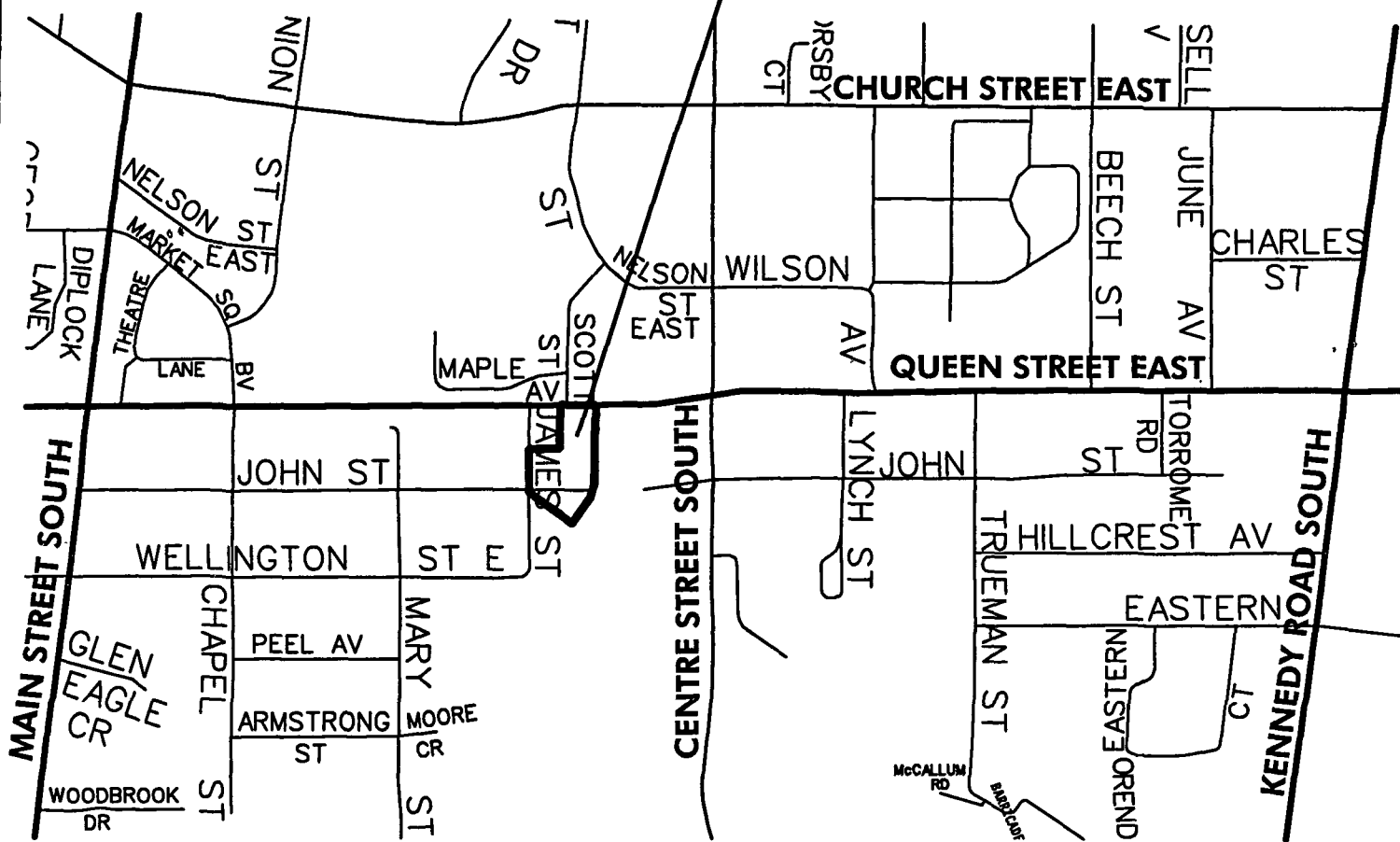
Date 2006 08 15

Drawn by: CJK

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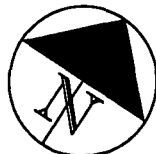
Map no 60-72

# SUBJECT LANDS



Key Map By-Law

**350-2006**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2005 12 01

Drawn by: CJK

File no. C1E5.54zkm

Map no. 60-72

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 349-2006 being a by-law to adopt Official Plan Amendment OP93-272 and By-law 350-2006 to amend Zoning By-law 270-2004 as amended - DCK Developments Inc. (File C1E5.54)

DECLARATION

I, Joan LeFeuvre, of the Town of 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 349-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11<sup>th</sup> day of October, 2006, to adopt Amendment Number OP93-272 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 350-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 349-2006 as required by section 17(23) and By-law 350-2006 as required by section 34(18) of the *Planning Act* was given on the 20<sup>th</sup> day of October, 2006, 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 respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-272 is deemed to have come into effect on the 10<sup>th</sup> day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 350-2006 is deemed to have come into effect on the 11<sup>th</sup> day of October, 2006, 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 )  
21<sup>st</sup> day of November, 2006 )



A Commissioner etc.  
**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.

