



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number 75-2015

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended by deleting Section 3098 and substituting it with the following:

"3098 The lands designated SC-Section 3098 on Schedule A to this by-law;

3098.1 shall only be used for the following purposes:

- (1) an office excluding an office for a physician, dentist or drugless practitioner
- (2) a commercial, technical or recreational school
- (3) only on the ground floor:
 - (a) a retail establishment having no outside storage;
 - (b) a service shop;
 - (c) a personal service shop;
 - (d) a bank, trust and finance company;
 - (e) a dry cleaning and laundry distribution station;
 - (f) a laundromat;
 - (g) a dining room restaurant or take out restaurant;
 - (h) a printing or copying establishment;
 - (i) a health or fitness centre;
 - (j) a custom workshop;
- (4) purposes accessory to the other permitted uses

3098.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 2.06 hectares
- (2) Minimum Lot Width: 90 metres
- (3) Maximum Gross Commercial Floor Area: 12,500 square metres
- (4) Maximum Floor Space Index: 0.75
- (5) Minimum Front Yard Depth: 3 metres
- (6) Minimum Exterior Side Yard Width: 3 metres
- (7) Minimum Interior Side Yard Width: 7.5 metres
- (8) Maximum Building Height: 9 storeys
- (9) Minimum Number of Parking Spaces: 428
- (10) a drive-through facility is not permitted in conjunction with any permitted use
- (11) the combined total gross commercial floor area for restaurants shall not exceed 300 square metres

3098.3 for the purposes of this by-law, the front lot line shall be the lot line abutting Rutherford Road South

3098.4 for the purposes of this by-law, the Floor Space Index shall be calculated by using the definition of Gross Commercial Floor Area to determine the building area and only on the lands zoned SC-3098

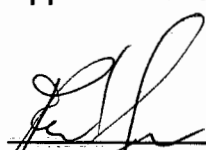
3098.5 The lands zoned SC-3098 shall be considered one lot for zoning purposes, except for the purpose of required parking"

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 8TH day of April, 2015.


 LINDA JEFFREY - MAYOR


 PETER FAY - CITY CLERK

Approved as to Content:


 Paul Snape, MCIP, RPP
 Director, Development Services
 Planning and Building Division

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
MKa	
DATE	24/03/15

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 74-2015 being a by-law to adopt Official Plan Amendment OP2006-109 and By-law 75-2015 to amend Zoning By-law 270-2004 as amended, John A. Marshall Planning & Management Consulting Inc. – Q & G Group Inc.
(File C02E01.022)

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 74-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 8th day of April, 2015, to adopt Amendment Number OP2006-109 to the 2006 Official Plan.
3. By-law 75-2015 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8th day of April, 2015, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 74-2015 as required by section 17(23) of the *Planning Act* was given on the 14th day of April, 2015, 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. Written notice of By-law 75-2015 as required by section 34(18) of the *Planning Act* was given on the 14th day of April, 2015, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-109 is deemed to have come into effect on the 5th day of May, 2015, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
9. Zoning By-law 75-2015 is deemed to have come into effect on the 8th day of April, 2015, 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
7th day of May, 2015

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Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018.