



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 247-94

To amend By-law 200-82, as amended.

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

1. By-law 200-82, as amended, is hereby further amended:

(1) by changing on Sheet 9 of Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this by-law, from GENERAL COMMERCIAL (GC) to GENERAL COMMERCIAL - SECTION 383 (GC - SECTION 383);

(2) by adding thereto the following section:

"383 The lands designated GC - Section 383 on Sheet 9 of Schedule A to this by-law:

383.1 shall only be used for the following purposes:

(1) the purposes permitted in a General Commercial zone by Section 22.1 of this by-law;

(2) a hotel;

- (3) purposes accessory to the other permitted purposes.

383.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Setback Requirements:
0 metres for all yards;
- (2) Maximum Building Height: 18 storeys;
- (3) Maximum Floor Space Index: 3.5;
- (4) Massing: no part of any building shall penetrate beyond the 45 degree angle plane calculated from the property line on the opposite side of Queen Street, upward until it reaches a height of 9 storeys;
- (5) a maximum building footprint of 600 square metres shall be permitted over a public right of way;
- (6) all residential buildings shall be set back a minimum of 30 metres from the Canadian National Railway right-of-way;
- (7) section 14.2.2 does not apply to the residential component of this development;
- (8) a minimum of 600 parking spaces shall be provided on this site, within which the residential parking shall be provided at

a rate of 1 parking space per residential dwelling unit, inclusive of visitor spaces;

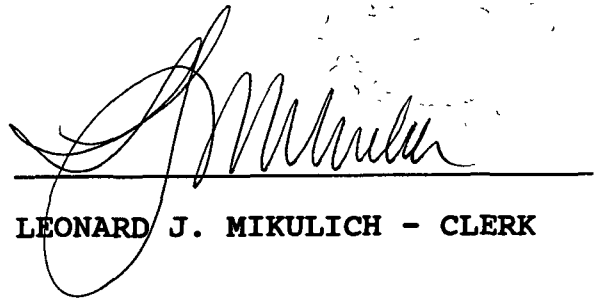
- (9) no adult entertainment parlour or adult video tape store shall be permitted.

383.3 shall also be subject to the requirements and restrictions of the General Commercial zone and the general provisions of this by-law not in conflict with those set out in section 383.2."


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of November, 19 94.



PETER ROBERTSON - MAYOR

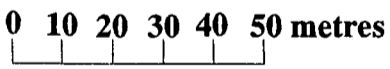
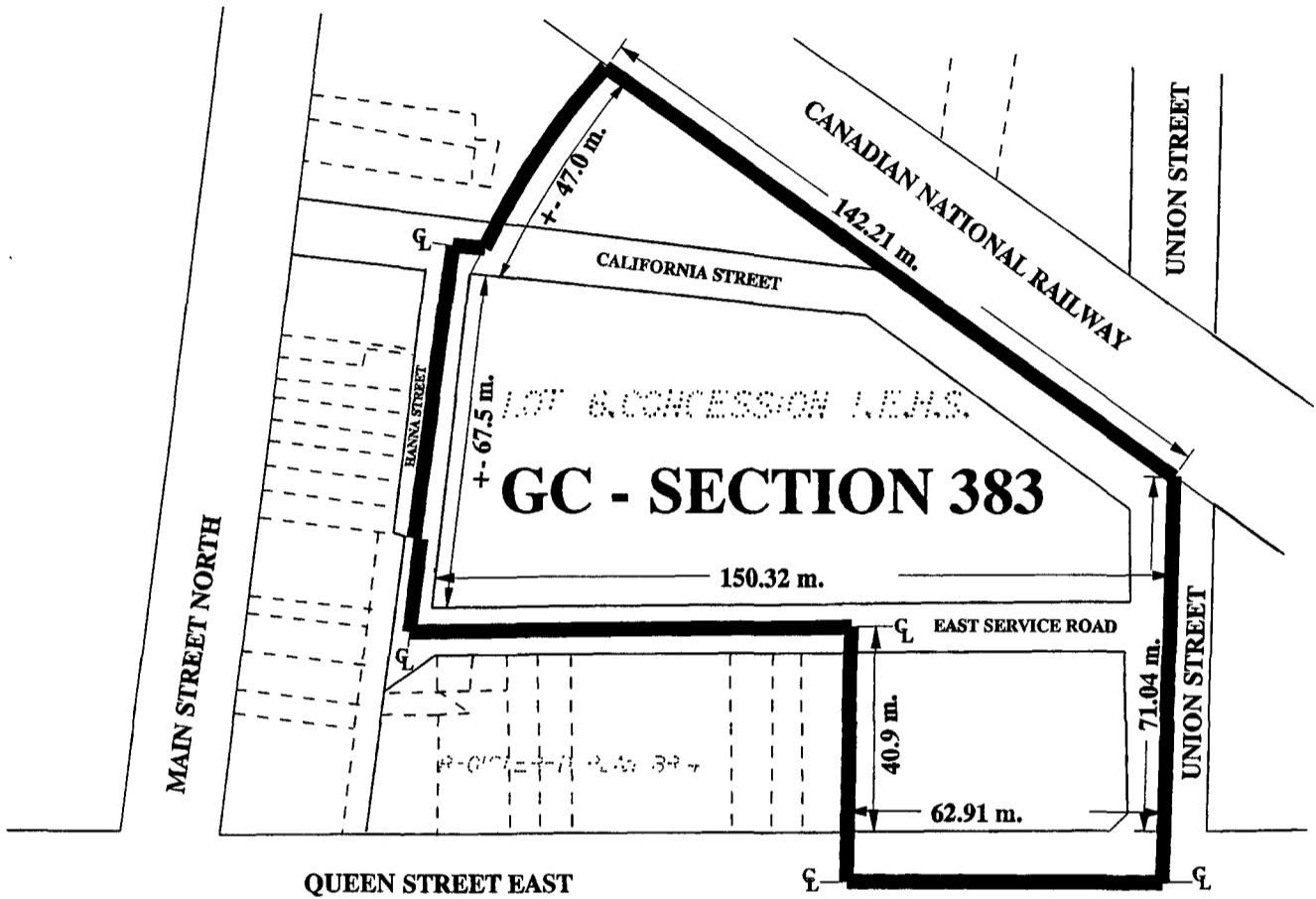


LEONARD J. MIKULICH - CLERK

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| APPROVED AS TO FORM LAW DEPT BRAMPTON |
| DATE  |

37/94

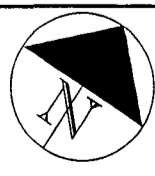
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LEGEND:

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

PART OF LOT 6, CONCESSION 1, E.H.S.
 BY-LAW 200 - 82, SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

Date: 1994 07 14 Drawn by: K.M.H.
 File no. C1E6.43 Map no. 43-100G

By-Law 247-94 Schedule A

(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

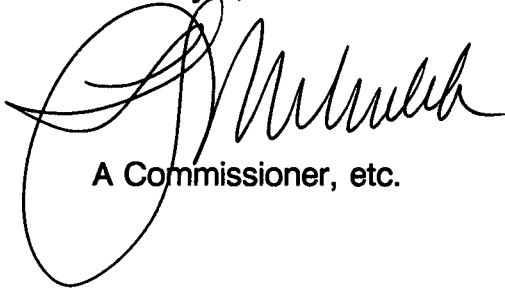
AND IN THE MATTER OF the City of
Brampton By-law 247-94 being a by-law to
amend comprehensive zoning By-law 56-83,
as amended (File C1E6.43 - Inzola Group Ltd)

DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the County of Wellington, DO
SOLEMNLY DECLARE THAT:

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 247-94 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 12th day of December, 1994.
3. Written notice of By-law 247-94 as required by section 34(18) of the *Planning Act* was given on the 14th day of December, 1994, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the
City of Brampton in the
Region of Peel this
January 5, 1995



A Commissioner, etc.

