



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 263-2001

To amend By-law 200-82 as amended.

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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 7 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from GENERAL COMMERCIAL (GC) to GENERAL COMMERCIAL – SECTION 413 (GC – SECTION 413).
  - (2) by adding thereto the following section:

"413 The lands designated GC – SECTION 413 on Sheet 7 of Schedule A to this by-law:

413.1 shall only be used for:

    - (1) the purposes permitted in a GC Zone;
    - (2) an apartment dwelling containing commercial uses permitted by the GC zone;
    - (3) purposes accessory to other permitted purposes.

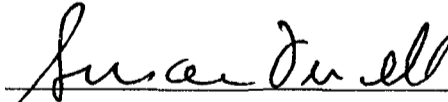
413.2 For the use permitted by section 413.1 (2), the following requirements and restrictions shall apply:

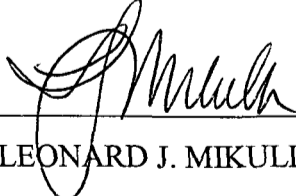
    - (1) Minimum Lot Width - 30 metres;


- (2) Minimum Lot Area - 0.35 ha
- (3) Maximum Building Height - 20 storeys;
- (4) Minimum Front Yard Depth and Streetline Setback - 5.0 m, except that for a maximum height of 3 storeys, including the fourth floor terrace, the setback may be 0.0 m;
- (5) Maximum Floor Space Index - 5.7;
- (6) Maximum Lot Coverage by Principal Building - 40 percent;
- (7) Minimum Interior Side Yard Width - 0.0 m, except that where there is no access to the rear yard by public street or public or private laneway the minimum on one side yard shall be 3.6 m;
- (8) Minimum Rear Yard Depth - 3.0m for the first 3 floors including fourth floor terrace, and 5 metres for all floors above;
- (9) Minimum Below Grade Setback - 0.0 metres abutting all property lines;
- (10) Minimum Landscaped Open Space - 40 percent of the lot area; and
- (11) A minimum of 300 square metres of the ground floor level shall be used for permitted commercial purposes.

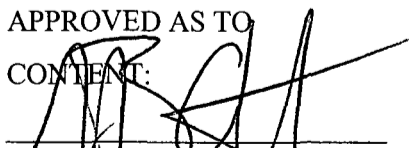
413.3 shall also be subject to the requirements and restrictions of the GCzone and all the general provisions of this by-law which are not in conflict with those in section 413.2.”

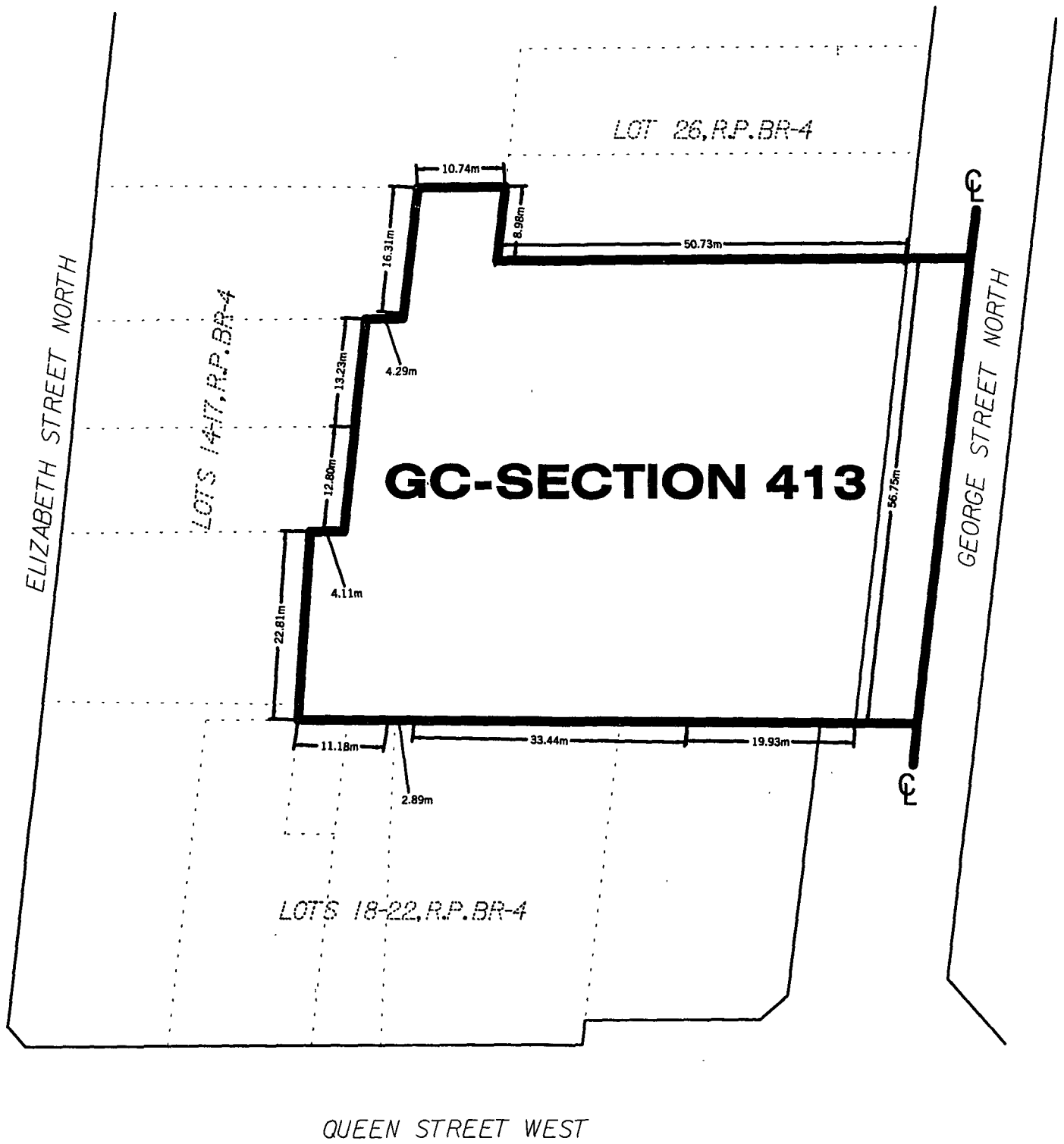
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of September 2001.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON	
DATE	

APPROVED AS TO  
CONTENT:  
  
John B. Corbett, M.C.I.E., R.P.P.  
Director of Development Services



**LEGEND**



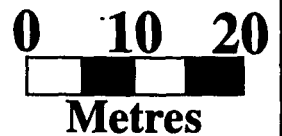
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



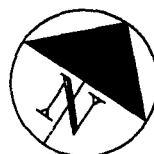
**PART LOT 6, CONCESSION 1 W.H.S.**

**BY-LAW 200-82**

**SCHEDULE A**

**By-Law 263-2001**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2001 07 12

Drawn by: CJK

File no. C1W6.61

Map no. 42-161M

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended,  
section 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 263-2001  
being a by-law to amend Comprehensive Zoning By-law 200-82 as  
amended (1064984 Ontario Limited – File #C1W6.61)

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, 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 262-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10<sup>th</sup> day of September, 2001, to adopt Amendment Number OP93-170 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 10<sup>th</sup> day of September, 2001.
4. By-law 263-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10<sup>th</sup> day of September, 2001, to amend Comprehensive Zoning By-law 200-82, as amended.
5. Written notice of By-law 262-2001 as required by section 17(23) and By-law 263-2001 as required by section 34(18) of the *Planning Act* was given on the 25<sup>th</sup> day of September, 2001, 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 sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-170 is deemed to have come into effect on the 16<sup>th</sup> day of October, 2001, 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  
16<sup>th</sup> day of October, 2001.

  
A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc..  
Regional Municipality of Peel for  
The Corporation of The City of Brampton.  
Expires March 23, 2002.

