



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 288-2006

To amend By-law 270-2004 (know as "Zoning By-law 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:
AGRICULTURAL (A)	SERVICE COMMERCIAL – SECTION 1353 (SC – SECTION 1353) RESIDENTIAL APARTMENT B – SECTION 1354 (R4B – SECTION 1354) RESIDENTIAL APARTMENT A – SECTION 1355 (R4A – SECTION 1355) and FLOODPLAIN (F)

- (2) by adding thereto the following sections:

“1353 The lands designated SC-Section 1353 on Schedule A to this by-law:

1353.1 shall only be used for the following purposes:

- a) Commercial
 - 1) a retail establishment having no outside storage
 - 2) a service shop
 - 3) a personal service shop
 - 4) a bank, trust company and finance company
 - 5) an office
 - 6) a dry cleaning and laundry distribution station
 - 7) a laundromat

- 8) a parking lot
 - 9) a dining room restaurant, a take-out restaurant
 - 10) a banquet hall
 - 11) a printing or copying establishment
 - 12) a community club
 - 13) a health or fitness centre
 - 14) a grocery store
 - 15) a custom workshop
- b) Other
- 1) a religious institution
 - 2) only in conjunction with a religious institution, a rectory
 - 3) a day nursery
 - 4) a stormwater management facility
 - 5) purposes accessory to the other permitted purposes

1353.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 3.0 metres
- 2) Minimum Rear Yard Depth: 7.5 metres
- 3) Minimum Interior Side Yard Width: 7.5 metres
- 4) Minimum Exterior Side Yard Width:
1.0 metres to a building and 3.0 metres to a parking space or driveway aisle.
- 5) Maximum Building Height: 3 storeys
- 6) Minimum Landscaped Open Space:
 - a) Abutting a Front Lot Line, including a daylight triangle, except at approved access locations:
3.0 metres
 - b) Abutting a Rear Lot Line: 1.5 metres
 - c) Abutting an Interior Lot Line:
1.5 metres, except where the interior lot line abuts a Flooplain or Open Space Zone or a railway Corridor, the minimum landscaped open space shall be 3.0 metres
 - d) Abutting an Exterior Side Lot Line, except at approved access locations:
1.0 metres between a building and the exterior lot line and 3.0 metres between a driveway or parking and the exterior lot line.
- 7) Maximum Gross Commercial Floor Area of all Commercial Uses, excluding a Banquet Hall or Community Club:
2965 square metres

- 8) Maximum Total Gross Commercial Floor Area of either a Banquet Hall or Community Club:
1145 square metres
- 9) Maximum Floor space of the assembly room or combined floor space of all assembly rooms:
780 square metres
- 10) Maximum Number of Seats for a Religious Institution:
1200 seats
- 11) Parking space shall be provided in accordance with Section 20.3, except where there is a Religious Institution and a Banquet Hall or Community Club together on one lot, parking shall be provided as follows:

1 space for every 5.76 seats in a religious institution and 1 space for every 8.13 square metres of the floor area of the assembly rooms or halls in a banquet hall or community club.
- 12) Any structure used for residential purposes shall not be located within 30 metres of a railway right-of-way.
- 13) Bins for the collection of waste and recyclable materials shall be fully enclosed within a building.
- 14) Notwithstanding Section 1353.2(13), bins for the collection of waste and recyclable materials for a religious institution shall be enclosed, but such an enclosure shall only be located in the rear yard and not within 150 metres of the front lot line and 100 metres of the exterior side lot line.

1353.3 For the purposes of this section, the front lot line is the lot line abutting Steeles Avenue, and the exterior lot line is the lot line abutting Polonia Avenue.

1353.4 For the purposes of this section, a rectory is considered a place of residence in conjunction with a place of worship and may include meeting rooms and an office.

1353.5 That the entire lands be considered one lot for zoning purposes.

1354 The lands designated R4B-Section 1354 on Schedule A to this by-law:

1354.1 Shall only be used for the following purposes:

- a) Residential:
 - 1) an apartment dwelling
- b) Non-Residential:
 - 1) purposes accessory to the other permitted purposes

1354.2 Shall be subject to the following requirements and restrictions:

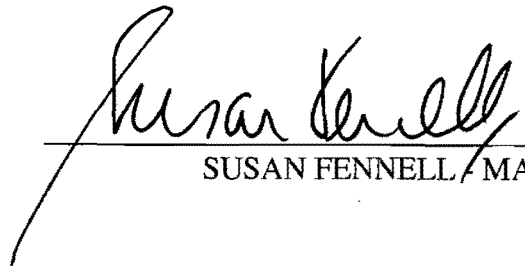
- 1) Minimum Front Yard Depth: 6.0 metres

- 2) Minimum Interior Side Yard Width:
2.0 metres adjacent to the southerly interior property line, otherwise, 7.5 metres.
 - 3) Minimum Rear Yard: 7.5 metres
 - 4) Maximum Building Height: 8 storeys
 - 5) Maximum Lot Coverage: 35%
 - 6) Minimum Landscaped Open Space:
 - a) Abutting the Front Lot Line: 6.0 metres
 - b) Abutting the Rear Lot Line: 7.5 metres
 - c) Abutting the north Interior Lot Line: 7.5 metres
 - d) Abutting the south Interior Lot Line: 2.0 metres
 - 7) Maximum Floor Space Index: 2.0
 - 8) Maximum Units Per Hectare: 145
 - 9) Maximum Number of Bedrooms per Unit: 2
 - 10) Maximum Floor Area of a Dwelling Unit:
 - a) For a one-bedroom apartment: 77 square metres
 - b) For a two-bedroom apartment: 145 square metres
 - 11) Any residential use shall not be located within 30 metres of a railway right-of-way
 - 12) Minimum Parking: 1.25 spaces per unit
 - 13) Bins for the collection of waste and recyclable materials shall be located within a building.
- 1355 The lands designated R4A-Section 1355 on Schedule A to this by-law:
- 1355.1 Shall only be used for the following purposes:
- 1) Purposes accessory to a religious institution in the SC-Section 1353 zone, including a residence.
- 1355.2 Shall be subject to the following requirements and restrictions:
- 1) Maximum gross floor area: 380 square metres
 - 2) A building shall only be located in the area shown as "BUILDING AREA" on SCHEDULE C – SECTION 1355.
 - 3) Driveways and any surfaced walks and patios shall only be located in areas shown as "PAVED AREA" on SCHEDULE C – SECTION 1355.
 - 4) The areas shown as "LANDSCAPED OPEN SPACE" on SCHEDULE C – SECTION 1355 shall only be used for landscaped open space as defined by the by-law but shall also exclude any surfaced walk, patio, screening, pool or similar visual amenity."

- (3) By adding thereto Schedule 'C'-Section 1355 in accordance with Schedule B attached to this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this **11** day of **September** 2006.

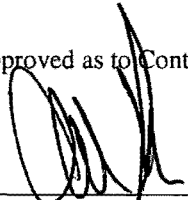

SUSAN FENNELL, MAYOR

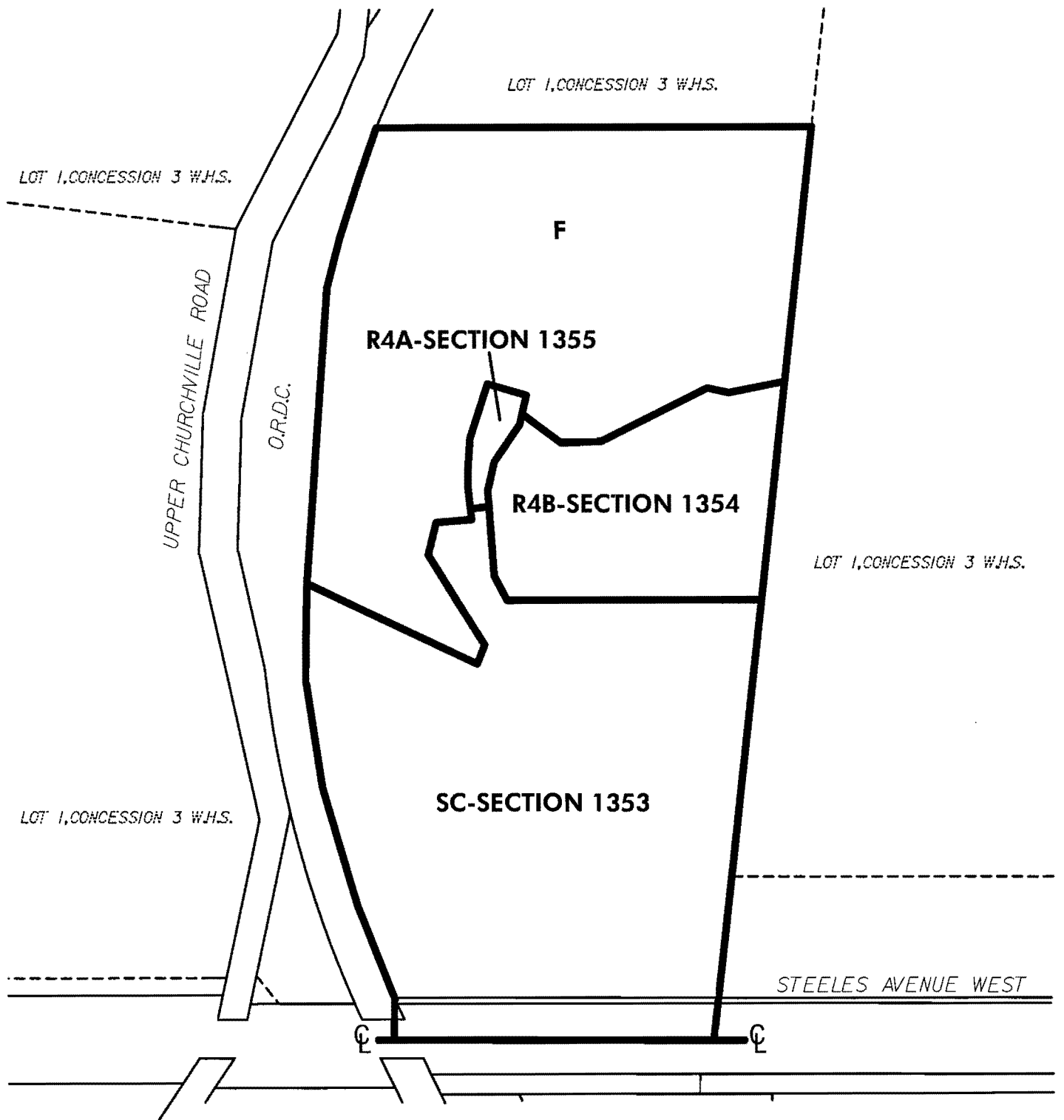

KATHYRN ZAMMIT - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON




CG
DATE 10/10/06

Approved as to Content:


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



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOT 1, CONCESSION 3 W.H.S.

By-Law 288-2006 **Schedule A**



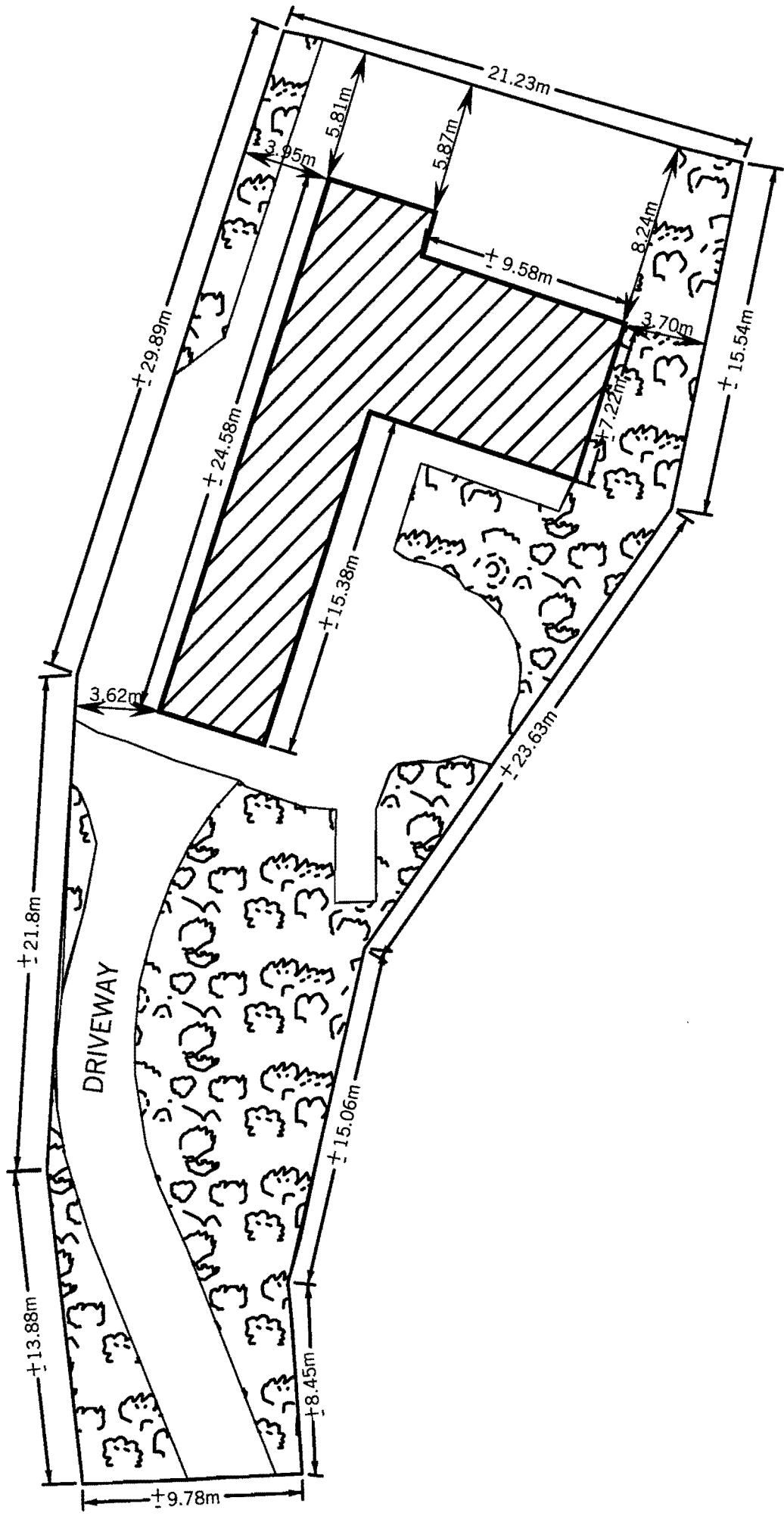
CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 08 03

Drawn by: CJK

File no. C3W1.1

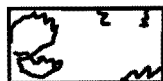
Map no. 57-16



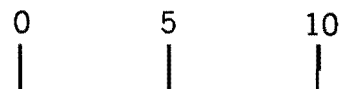
BUILDING AREA



PAVED AREA



LANDSCAPED OPEN SPACE



**SCHEDULE C - SECTION
BY-LAW 270-2004**



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 08 08

Drawn by: CJK

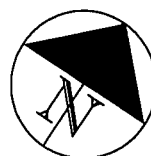
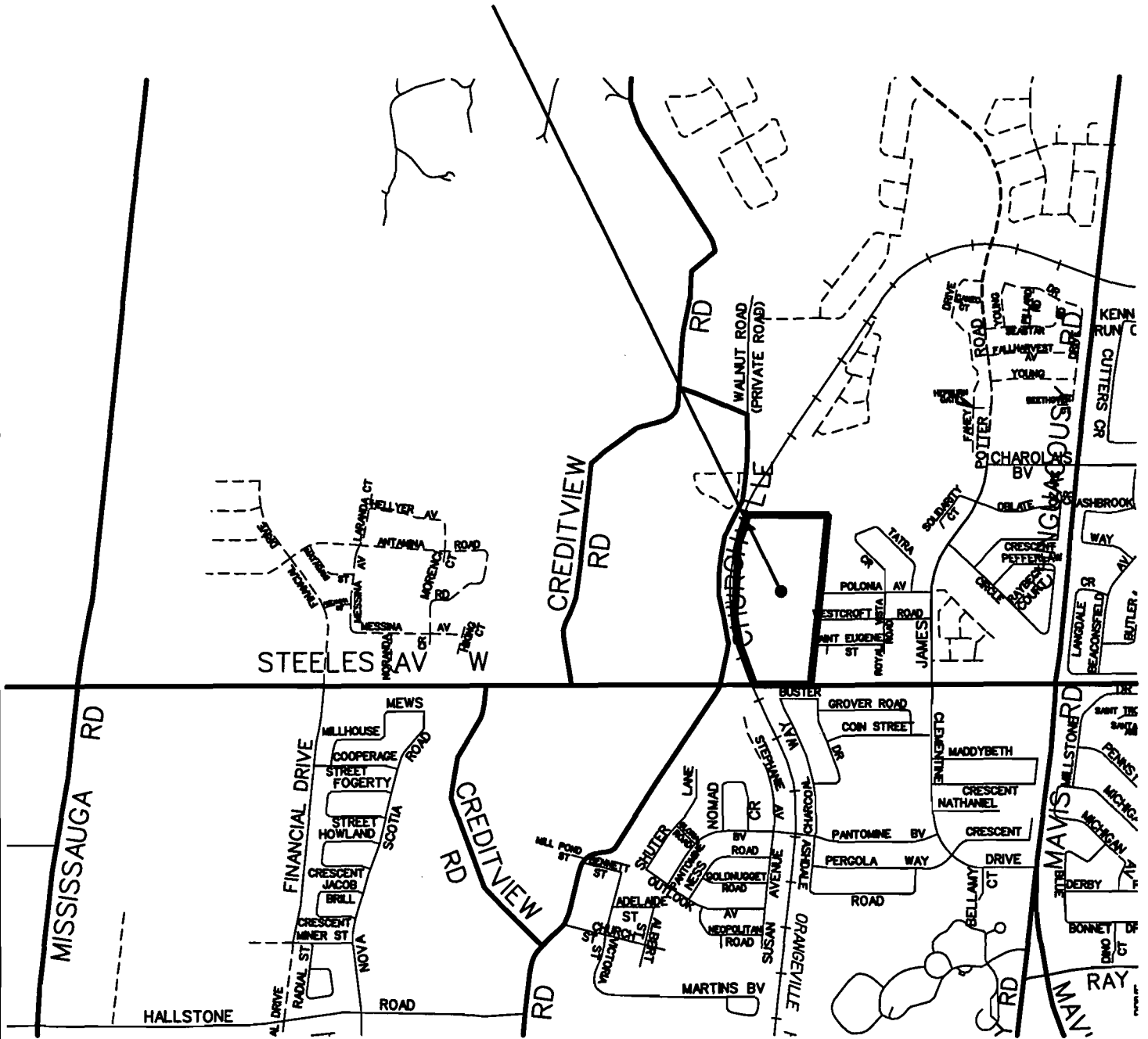
By-Law 288-2006

Schedule B

File no. C3W1.1zblc

Map no. 57-16

SUBJECT LANDS



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

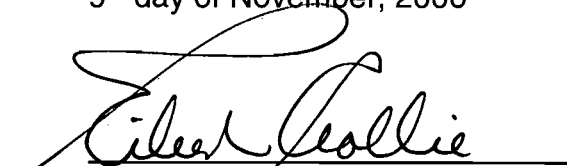
AND IN THE MATTER OF the City of Brampton By-law 288-2006 being
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended
Roman Catholic Episcopal Corporation (Diocese of Toronto) File C3W1.1

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 288-2006 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11th day of September, 2006.
3. Written notice of By-law 288-2006 as required by section 34(18) of the *Planning Act* was given on the 26th day of September, 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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.
5. Zoning By-law 288-2006 is deemed to have come into effect on the 11th day of September, 2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
9th 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.