



# Brampton

## Zoning By-Law Office Consolidation

**2783** The lands designated I2 - SECTION 2783 on Sheet 75 of Schedule A to this by-law:

2783.1 shall only be used for the following purposes:

- (1) a retirement home;
- (2) a nursing home;
- (3) only in conjunction with a retirement home:
  - (a) tuck shop;
  - (b) hairdressing salon
- (4) purposes accessory to other permitted purposes.

2783.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 185 metres;
- (2) Minimum Lot Depth: 130 metres;
- (3) Minimum Setback from centre line of roadway: 35 metres;
- (4) Minimum Setback from:
  - (a) Interior lot line: 8.4 metres;
  - (b) Open Space zone: 9.0 metres;
- (5) Maximum Building Height : 2 storeys;
- (6) Maximum Number of buildings: 2
- (7) the Maximum Gross Floor Area of all buildings shall not exceed 11,500 square metres;
- (8) the facilities shall permit:
  - (a) if only one building is built,
    - either,
    - (i) a maximum 148 unit retirement home and 40 bed nursing home,
    - or
    - (ii) a maximum 168 unit retirement home and a 0 bed nursing home,

or

(iii) a maximum 134 unit retirement home and 100 bed nursing home.

(b) if two buildings are built,

either,

(i) a maximum 114 unit retirement home and 140 bed nursing home.

or

(ii) a maximum 134 unit retirement home, and 100 bed nursing home.

(9) if two buildings are built, the retirement home units and nursing home beds may be distributed between the buildings, provided the number of units or beds does not exceed those shown in section 2783.2(8)(b).

(10) Minimum Number of Parking Spaces shall be provided as follows:

(a) a retirement home: 0.45 spaces for each bed,

(b) a nursing home: 0.50 spaces for each bed.

(11) all garbage and refuse storage containers shall be located within the buildings;

(12) the Gross Leasable Commercial Floor Area of the tuck shop shall not exceed 40 square metres;

(13) the Gross Leasable Commercial Floor Area of the hairdressing salon shall not exceed 30 square metres;

(14) the purposes permitted by section 2783.1(3)(a) and (b) shall be restricted to the use of the residents, their guests and employees only.