



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 40-81

To amend By-law 5500, as amended,  
for the lands located on Part of  
Lot 15, Concession 2, W.H.S. of  
the former Town of Mississauga,  
now part of the City of Brampton

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

1. Map 47 of Schedule B attached to By-law 5500 is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from RM4 SECTION 760 and HRM4 SECTION 760 to RESIDENTIAL MULTIPLE FAMILY FOUR -SECTION 760 (RMA-SECTION 760) and RESIDENTIAL MULTIPLE FAMILY FOUR - SECTION 760 (HOLDING) (RM4-SECTION 760 (H)).
2. By-law 5500 is hereby amended by deleting Section 760 and substituting thereby the following:  
"760  
760.1 The land designated RM4-SECTION 760 on Schedule B:  
760.1.1 shall only be used for the following purposes:
  - (1) two senior citizen residence apartment buildings;
  - (2) administrative offices, library, dining room, snack bar and other servicing facilities for a senior citizen residence;
  - (3) other uses accessory to a senior citizen residence;
  - (4) a bank; and
  - (5) a gift shop.760.1.2 shall be subject to the following requirements and restrictions:
  - (1) no more than a total of 206 senior citizen dwelling units shall be permitted
  - (2) no more than 63 units of the permitted 206 units shall be 2-bedroom units
  - (3) one senior citizen residence apartment building shall be no more than six

storeys, and the other no more than seven storeys, in height

- (4) minimum front and rear yards: 18 metres
- (5) minimum side yards: Half of the building height
- (6) minimum distance between apartment buildings: 25 metres
- (7) a minimum of 97 parking spaces shall be provided
- (8) a minimum of 50% of the lot area shall be landscaped open space
- (9) waste disposal facilities shall not be located in the front yard, and shall be completely screened from McLaughlin Road by buildings or masonry walls
- (10) the total gross floor area for commercial purposes in all buildings may not exceed 100 square metres
- (11) the total gross floor area in all buildings used for the purposes permitted by sections 760.1.1(2), (4) and (5) may not exceed 400 square metres.

760.2 The land designated as RM4-SECTION 760 (H) on Schedule B:

760.2.1 shall only be used for (1) a senior citizen residence, and (2) private open space.

760.2.2 shall not be used for any purpose other than private open space until the holding classification is removed and proper requirements and restrictions are established by an amendment to this by-law.

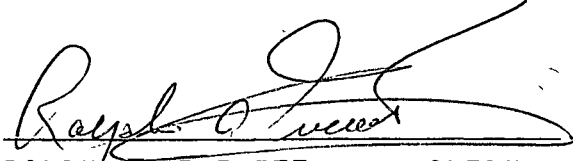
760.3 In this section, Senior Citizen Residence shall mean a building owned and operated by a non-profit and non-commercial organization, or a government agency, for the housing of senior citizens, containing only bachelor, one or two-bedroom dwelling units, in which each bachelor or one-bedroom unit has a net floor area of not more than 58.5 square metres, and each two-bedroom dwelling unit has a net floor area of not more than 70.0 square metres.

Landscaped Open Space shall mean an unoccupied area of land open to the sky, which is used for the growth, maintenance and conservation of grass, trees and shrubs and other vegetation and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure."

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this            9th            day of            February            , 1981.

  
JAMES E. ARCHDEKIN - MAYOR

  
RALPH A. EVERETT - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
DRAFTSMAN  
  
DATE 1/21/81

STEELES AVE. W.

LIMIT OF PART 1  
PLAN 43R-4740

176.04 m

143.85 m

# RM4-SECTION 760

83.40 m

128.46 m

220.87 m

47.383 m

57.305 m

22.408 m

71.484 m

# RM4-SECTION 760(H)

104.68 m

PART 3 PLAN 43R 4740

MCLAUGHLIN RD.

175.53 m

8.22 m  
ROAD WIDENING

LIMIT OF PART 3  
PLAN 43R-5675

— ZONE BOUNDARY

BY-LAW NO. 40-81  
SCHEDULE A



1:1176

**CITY OF BRAMPTON**  
Planning and Development


Date: 80 11 25 Drawn by: JK

File no. T2W15.2 Map no. 74-1C

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 40-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 9th day of February, 1981 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on April 10th, 1981 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

Dated at the City of Brampton this 15th day of April, 1981.



R. A. EVERETT  
CITY CLERK

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.



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