



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 47-2006

To amend By-law 270-2004, 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, on Schedule 'A' thereto, the zoning designation of the lands shown outlined on Schedule 'A' to this by-law:

from	to
DOWNTOWN COMMERCIAL	RESIDENTIAL APARTMENT B -
- SECTION 3154	SECTION 3439 (R4B - SECTION
(DC - SECTION 3154), and,	3439)
RESIDENTIAL APARTMENT B	
- SECTION 3410	
(R4B - SECTION 3410)	
 2. by adding thereto the following Section:

"3439.1	The lands designated R4B-SECTION 3934 on Schedule 'A' to this by-law:
3439.1.1	Shall only be used for the following purposes: <ol style="list-style-type: none">a) Residential:<ol style="list-style-type: none">1. an apartment building,b) Non-residential:<ol style="list-style-type: none">1. purposes accessory to the other permitted purposes,2. a municipal parking garage.
3439.1.2	Shall be subject to the following requirements and restrictions: <ol style="list-style-type: none">1. Minimum Lot Area: 0.27 hectares

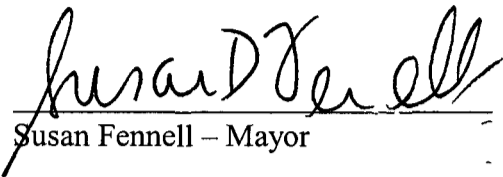
2. Minimum Lot Width: 70 metres
3. Minimum Below Grade Setback For All Yards: 0.0 metres
4. Minimum Above Grade Setbacks:
 - a) Front Yard: 3.6 metres,
 - b) Rear Yard: 0.0 metres,
 - c) Westerly Side Yard: At less than 2 storeys above grade – 2.2 metres in the side yard,
 - d) Westerly Side Yard: Above 2 storeys – 3 metres in the side yard,
 - e) Westerly Side Yard: Above 11 storeys – 6 metres in the side yard,
 - f) Easterly Side Yard: At less than 5 storeys above grade – 6.8 metres in the side yard,
 - g) Easterly Side Yard: Above 5 storeys – 13 metres in the side yard,
 - h) Easterly Side Yard: Above 10 storeys – 17 metres in the side yard,
5. Maximum Building Height: 46 metres
6. Maximum Floor Space Index: 6.05
7. Maximum Number of Apartment Dwelling Units: 200 units
8. Minimum Landscaped Open Space: 500 square metres
9. Parking: A ratio of 1 parking space per unit for a non-senior citizen unit and 0.61 parking spaces per unit for senior citizen unit.
10. Senior citizen units shall only be located on floors 2 through 9, while non-senior citizen units shall be located on floors 10 through 15.

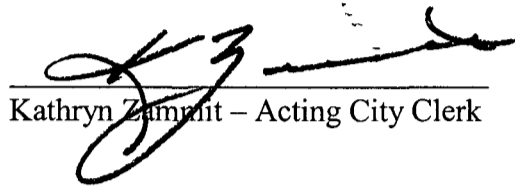
3439.1.3 For the purpose of this section:

“Senior Citizen Unit” shall mean a dwelling unit within an apartment building owned and operated by a government agency, or by a non-profit and non-commercial organization, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than seventy one (71) square metres, unless the unit is an accessible unit, and would then have a gross floor area of not more than seventy five (75) square metres, and each two bedroom dwelling unit has a gross floor area of not more than eighty eight (88) square metres.

“Accessible Unit” shall mean a dwelling unit whose doorways are a minimum of 950 millimetres wide, and have turning radii within restrooms of 2.44 metres to allow for ease of access for mobility assistance devices such as wheelchairs, scooters, and similar.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this **13** day of **February** 2006.

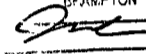

Susan Fennell – Mayor


Kathryn Zumbit – Acting City Clerk

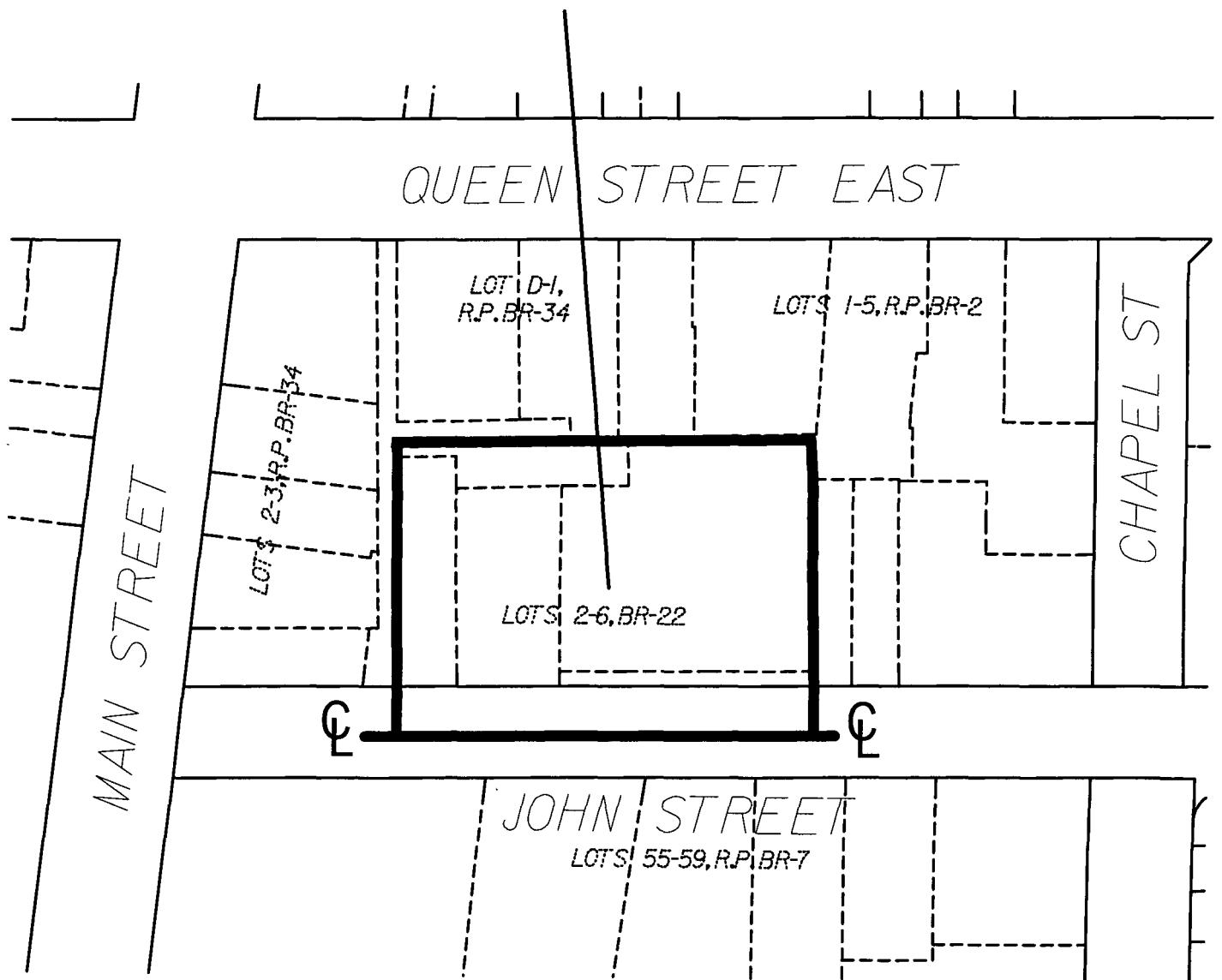
Agreed as to Content:



Adrian J. Smith, MCIP, RPP
Director, Planning & Land Development Services

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

FEB 9 06

R4B-SECTION 3439



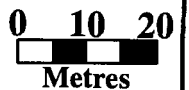
LEGEND



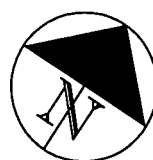
ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 5, CONCESSION 1 E.H.S.



CITY OF BRAMPTON
Planning, Design and Development

By-Law 47-2006

Schedule A

Date: 2006 01 06

Drawn by: CJK

File no C1E5.51zbla

Map no 60-62

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 46-2006 being a by-law to adopt Official Plan Amendment OP93-259 and By-law 47-2006 to amend Zoning By-law 270-2004, as amended - Region of Peel Housing and Property Inc - File C1E5.51

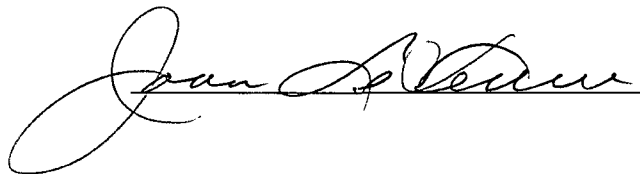
DECLARATION


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 46-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of February, 2006, to adopt Amendment Number OP93-259 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 47-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of February, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 46-2006 as required by section 17(23) and By-law 47-2006 as required by section 34(18) of the *Planning Act* was given on the 28th day of February, 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.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-259 is deemed to have come into effect on the 21st day of March, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 47-2006 is deemed to have come into effect on the 13th day of February, 2006, in accordance with Section 34(19) 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)
21st day of March, 2006)




MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.