



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 234-2001

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 14 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from RESIDENTIAL FOUR A (HOLDING) - SECTION 649 (R4A(H)-SECTION 649) to RESIDENTIAL FOUR A - SECTION 649 (R4A-SECTION 649).

(2) by deleting therefrom Section 649 in its entirety, and substituting therefor the following:

"649 The lands designated R4A-SECTION 649 on Sheet 14 of Schedule A to this by-law:

649.1 shall only be used for the following purposes:

- (a) multiple family dwellings;
- (b) apartment dwellings; and,
- (c) purposes accessory to the other permitted purposes.

649.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 236;
- (b) minimum side yard width and rear yard depth for all dwellings - 0 metres, except for the following:
  - (1) no multiple family dwelling shall be located closer than 9.0 metres to a RE2-Section 556 zone;
  - (2) no apartment dwelling shall be located closer than 40.0 metres to a RE2-Section 556 zone;
  - (3) no multiple family or apartment dwelling shall be located closer than 10.0 metres to an OS zone;
  - (4) notwithstanding clause (3) of this subsection, the minimum setback for a multiple family dwelling to an OS zone, may be reduced to 7.5 metres, provided that the dwelling unit is fully located within 202.0 metres of Goreway Drive.
- (c) maximum number of dwelling units in a multiple family dwelling - 9;
- (d) minimum landscaped open space - 55 per cent of the lot area;
- (e) no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- (f) no apartment dwelling greater than 7 storeys in height shall be located closer than 120.0 metres to Goreway Drive;
- (g) no apartment dwelling greater than 9 storeys in height shall be located closer than 170.0 metres to Goreway Drive;

(h) maximum building height:

(1) for an apartment dwelling - 12 storeys; and,

(2) for a multiple family dwelling - 2 storeys;

(i) parking shall be provided in accordance with the following standards:

(1) Apartment and Multiple Family Dwellings shall provide the following number of parking spaces per dwelling unit:

<u>UNIT TYPE</u>	<u>RESIDENT</u>	<u>VISITOR</u>	<u>TOTAL</u>
Bachelor	0.83	0.23	1.06
1 Bedroom	0.83	0.23	1.06
2 Bedroom	1.36	0.23	1.59

(j) maximum floor area per dwelling unit:

(1) for an apartment dwelling:

(i) 45.0 square metres for a bachelor dwelling unit;

(ii) 69.0 square metres for a one (1) bedroom dwelling unit; and,

(iii) 125.4 square metres for a two (2) bedroom apartment dwelling unit; and,

(2) for a multiple family dwelling:

(i) 130.0 square metres per dwelling unit;

(k) maximum number of bedrooms per dwelling unit: 2.

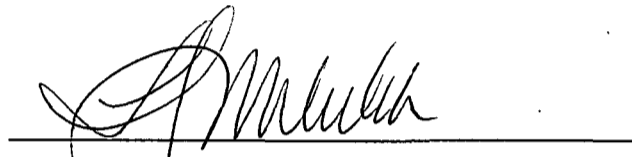
649.3 shall also be subject to the requirements and restrictions relating to the R4A-SECTION 648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 649.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 15th day of August 2001.




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SUSAN FENNELL - MAYOR

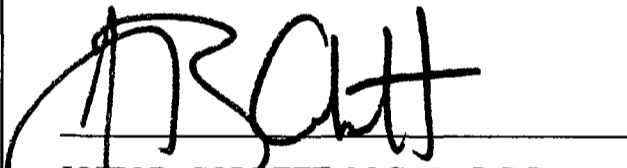


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LEONARD J. MIKULICH - CITY CLERK

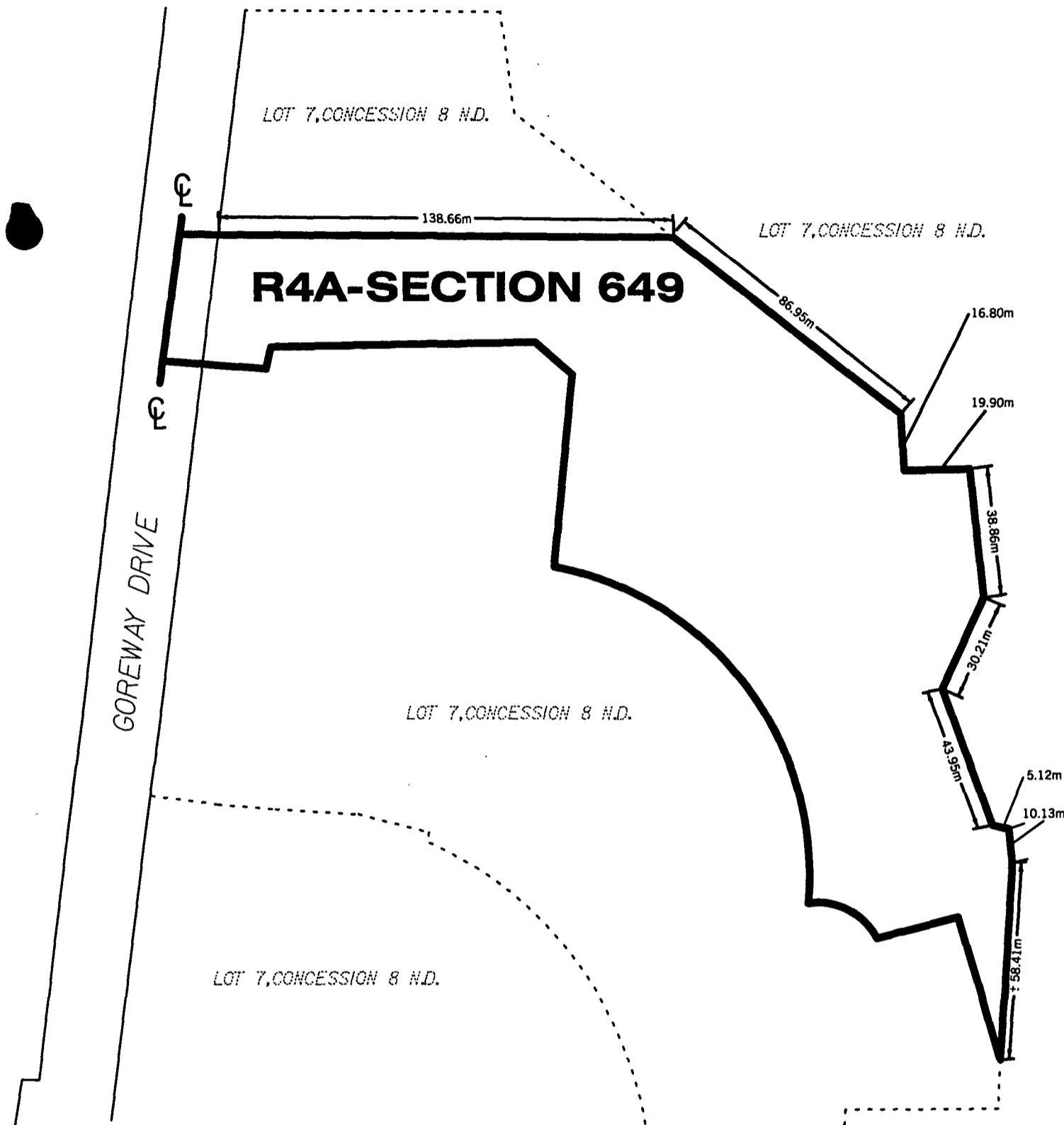
APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 2/28/07

APPROVED AS TO CONTENT:





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JOHN B. CORBETT, M.C.I.P., R.P.P.  
DIRECTOR, DEVELOPMENT SERVICES



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



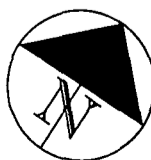
**PART LOT 7, CONCESSION 8 N.D.**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 234-2001**

**Schedule A**



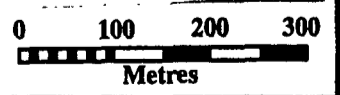
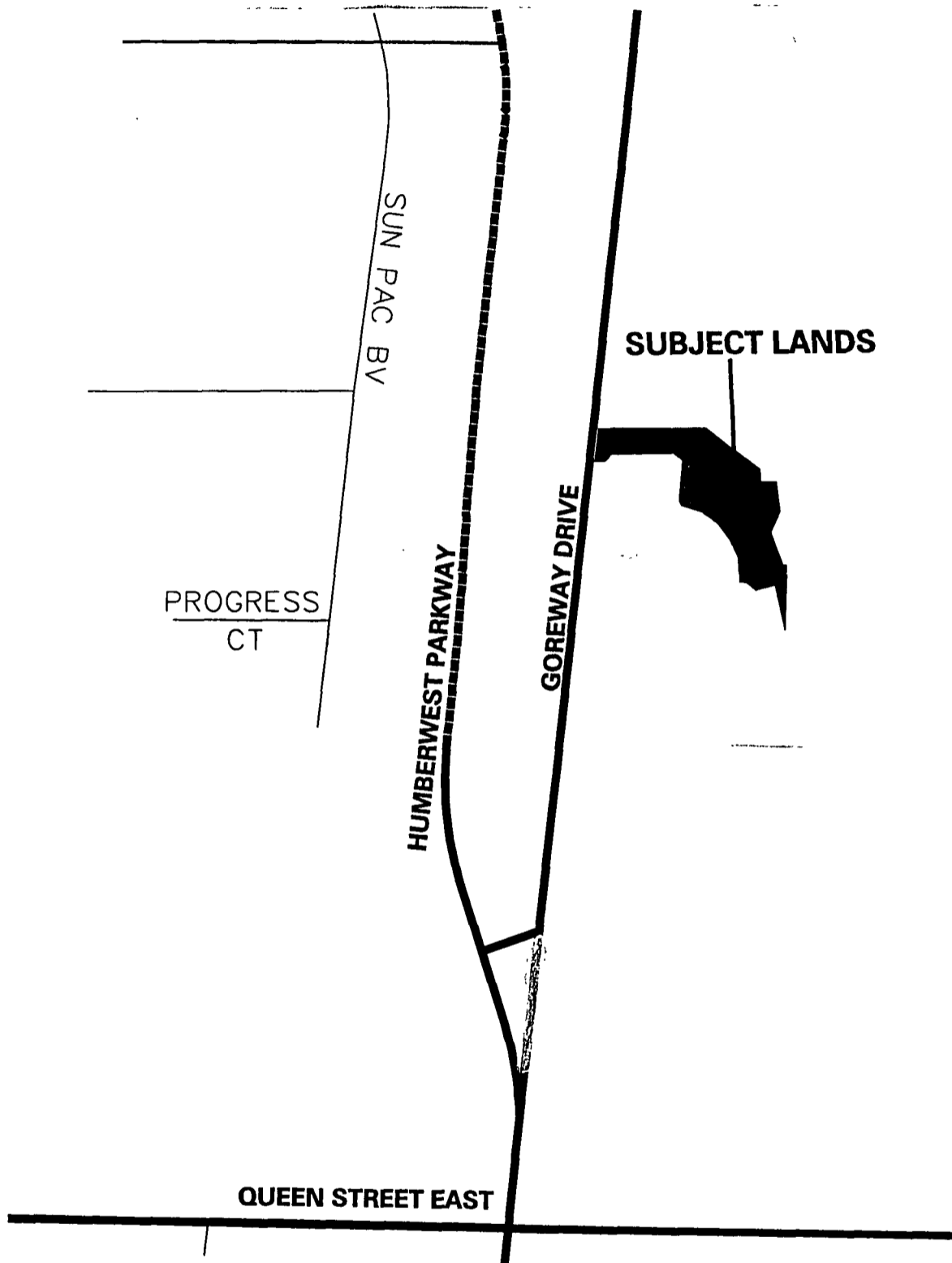
**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 06 05

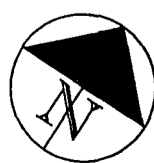
Drawn by: CJK

File no. C8E7.3

Map no. 50-16K



**Key Map By-Law** 234-2001



**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 02 02      Drawn by: CJK  
File no. C8E7.3      Map no. 50-16F

(no appeal)

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

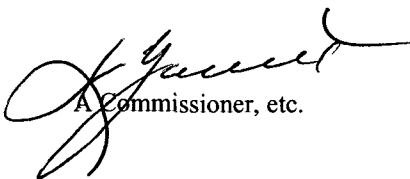
AND IN THE MATTER OF the City of Brampton  
By-law 234-2001 being a by-law to amend  
comprehensive zoning By-law 56-83 as amended  
**(DAYSPRING PHASE 2 LTD – File: C8E7.3)**

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 234-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of August, 2001.
3. Written notice of By-law 234-2001 as required by section 34(18) of the *Planning Act* was given on the 24<sup>th</sup> day of August, 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.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
25<sup>th</sup> day of September, 2001 )

  
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A Commissioner, etc.