



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 299-2001

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by deleting therefrom Section 689 in its entirety and substituting therefor the following section:

"689 The lands designated R4B - SECTION 689 on Sheet 5 of Schedule A to this by-law:

689.1 shall only be used for the following purposes:

 - (1) the purposes permitted in an R4B zone;
 - (2) a nursing home;
 - (3) only in conjunction with an apartment dwelling, and only to a maximum of 15% of the total gross floor area of the apartment dwelling:
 - (i) an office, excluding a real estate office;
 - (ii) a bank;
 - (iii) a personal service shop; and,
 - (iv) a convenience store;
 - (4) purposes accessory to the other permitted purposes.


689.2 shall be subject to the following requirements and restrictions:


 - (1) Minimum Lot Width: - 100.0 metres;
 - (2) Minimum Rear Yard Depth:
 - (a) 9.0 metres to any building or particular portion of a building which serves as a nursing home; and,
 - (b) 15 metres or $\frac{1}{2}$ the overall building height, whichever is greater, to any building or particular portion of a building which serves any purpose other than a nursing home;
 - (3) Maximum Building Height:
 - (a) 3 storeys for any building or particular portion of a building which serves as a nursing home; and,

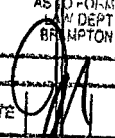
- (b) 18 storeys for any building or particular portion of a building which serves any purpose other than a nursing home;
- (4) Minimum Landscaped Open Space:
- 50 percent of the lot area
- (5) a maximum of 210 apartment dwelling units, of which 63 percent of the units shall have a maximum unit size of less than 93 square metres;
- (6) a 3.0 metre wide landscaped open space strip shall be provided abutting the lands zoned R1D - Section 592 and along all street frontages except at approved access locations;
- (7) parking shall be provided in accordance with the following requirements:
 - (i) for a nursing home, parking shall be provided at the rate of 0.5 spaces per bed;
 - (ii) for an apartment dwelling, a minimum of 0.75 parking spaces shall be provided per dwelling unit, of which a minimum of 0.25 spaces per unit shall be above ground;
- (8) parking spaces shall be set back a minimum distance of 9.0 metres from the westerly property line;

689.3 shall also be subject to the requirements and restrictions relating to the R4B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 689.2."

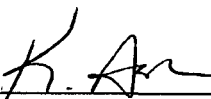
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 15th day of October 2001.

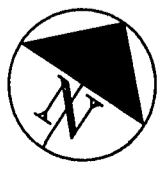
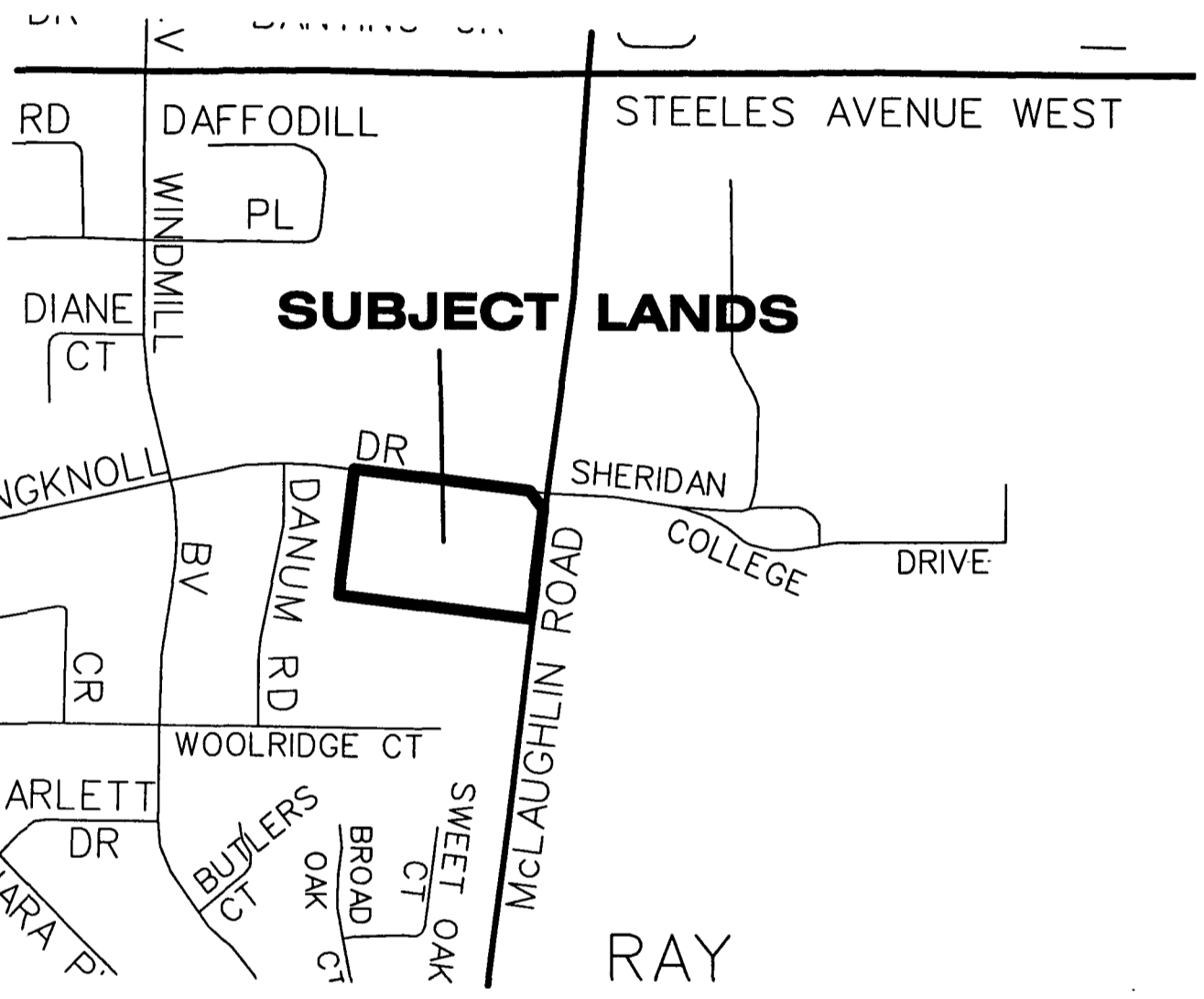

SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM BY DEPT BRIARCLIFF	
	
DATE	

Approved as to content:


for John B. Corbett, MCIP, RPP
Director of Development Services



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

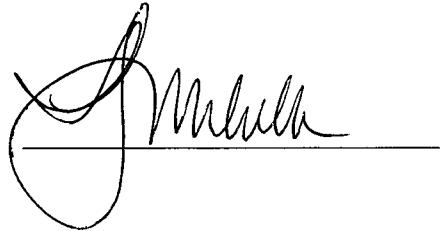
AND IN THE MATTER OF the City of Brampton By-law 299-2001 being a by-law to amend comprehensive zoning By-law 139-84 as amended (HOLLAND CHRISTIAN HOMES – File: T2W15.14)

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 299-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15TH day of October, 2001.
3. Written notice of By-law 299-2001 as required by section 34(18) of the *Planning Act* was given on the 30th day of October, 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)
4th day of December 2001)



A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc
Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2002