



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number 259-2014

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
SERVICE COMMERCIAL – SECTION 3442 (SC-3442)	RESIDENTIAL APARTMENT A- 2490 (R4A – 2490)

"2490 The lands designated Residential Apartment A – 2490 (R4A-2490 on Schedule A to this by-law:

2490.1 Shall only be used for the following purposes:

- (1) an apartment dwelling
- (2) only in conjunction with an apartment dwelling and only within and at the ground floor of the same apartment building, the uses permitted in the Service Commercial (SC) zone.
- (3) purposes accessory to other permitted purposes.

2490.2 That the following uses be prohibited:

- (1) an adult video store
- (2) an adult entertainment parlour
- (3) an amusement arcade
- (4) a body art and/or tattoo parlour
- (5) a massage or body rub parlour
- (6) a drive-through facility in conjunction with any use
- (7) outside storage of goods and materials

2490.3 Shall be subject to the following restrictions and requirements:

- (1) Minimum Front Yard Depth: 3.0 metres

- (2) Maximum Front Yard Setback: 5.5 metres
- (3) Minimum Rear Yard Depth:
 - a) 12.0 metres for any portion of a building less than 3 storeys in height
 - b) 17.0 metres for any portion of building 4 to 6 storeys in height
 - c) 23.0 metres for any portion of a building 7 to 9 storeys in height
 - d) 25.0 metres for any portion of a building 10 to 13 storeys in height
 - e) 80.0 metres for any portion of a building 14 to 19 storeys in height
- (4) Minimum Exterior Side Yard Width: 3.0 metres
- (5) Maximum Exterior Side Yard: 5.5 metres
- (6) Minimum Interior Side Yard Width: 3.0 metres
- (7) Minimum Landscaped Area: 30% of the site area
- (8) A minimum landscaped strip of 8.5 metres in width shall be provided along the rear property line
- (9) Maximum Number of Units: 308 units
- (10) Maximum Building Height: 19 storeys
- (11) Maximum Floor Space Index: 3.1
- (12) Maximum Building Coverage: 30%
- (13) Maximum Gross Floor Area for the purposes permitted by Section 2490.1(2): 1,200 square metres
- (14) On-site parking shall be provided as follows:
 - (i) for a one bedroom or bachelor apartment unit: 1.25 spaces per unit, inclusive of visitor parking
 - (ii) for an apartment unit with two bedrooms or greater: 1.40 spaces per unit, inclusive of visitor parking; and,
 - (iii) for commercial purposes: one parking space for every 24 square metres of gross commercial floor space or portion thereof
- (15) Minimum Setback for a Covered Ramp to Underground Parking: 0.8 metres
- (16) Minimum setback from an underground parking structure to any lot line: 0.0 metres
- (17) Minimum setback to a daylight triangle: 0.0 metres

2490.4 For the purposes of this section, the lot line abutting Kennedy Road South shall be the front lot line

2490.5 That the lands zoned R4A-2490 shall be considered one lot for zoning purposes”


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

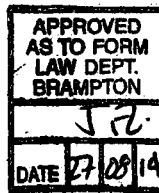
this 10TH day of September, 2014.


SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Director
Planning and Building Division





R4A-2490

RESEARCH ROAD

KENNEDY ROAD S

DEAN STREET

LEGEND

— ZONE BOUNDARY

PART LOT 4, CONCESSION 1 E.H.S.



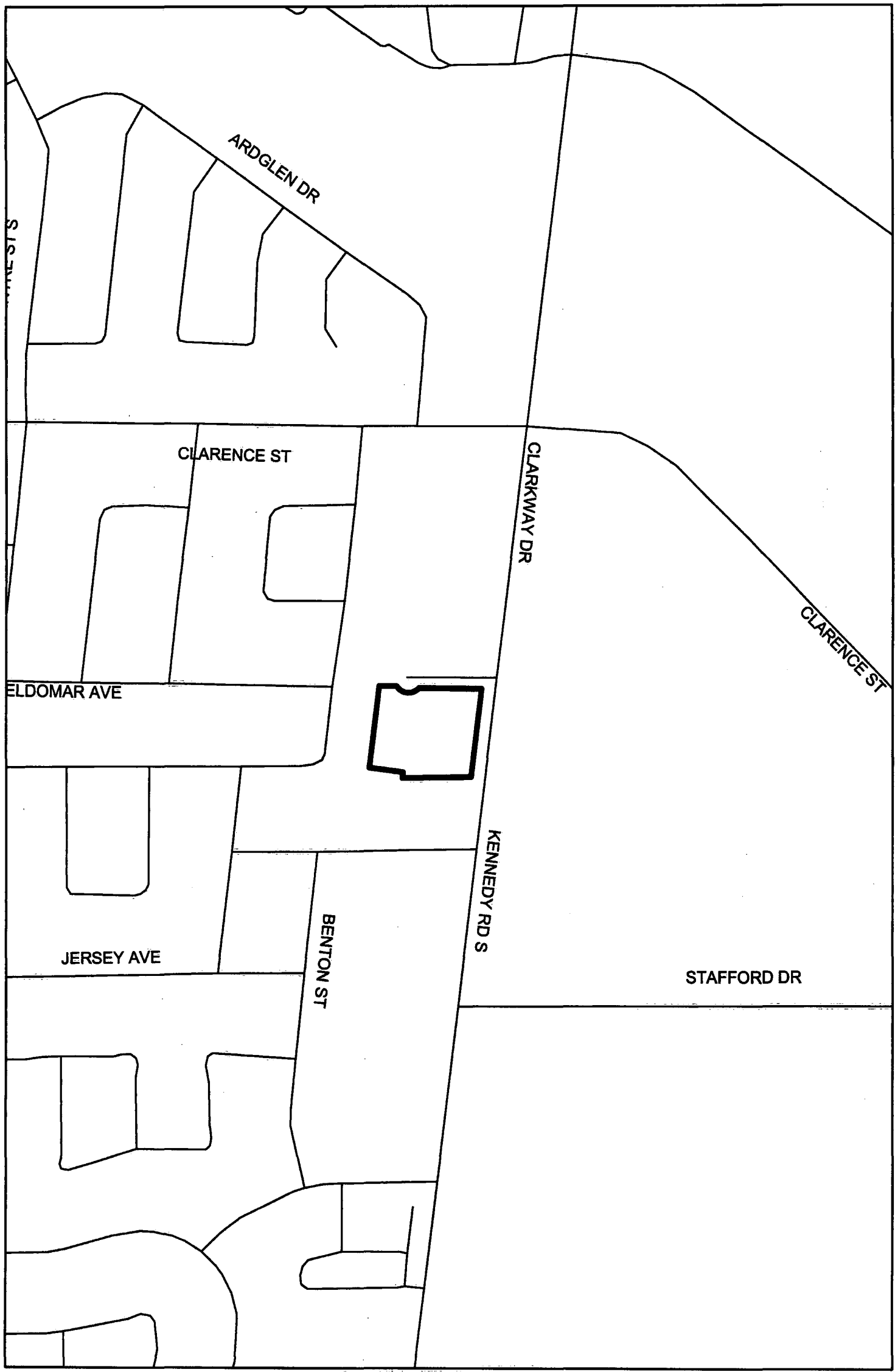
CITY OF BRAMPTON
 Planning and Infrastructure Services



Date: 2014 08 21 Drawn by: CJK

By-Law 259-2014

Schedule A

File no. C01E04.012_ZBLA



 SUBJECT LANDS  BUILT STREETS



Date: 2014 08 21 Drawn By: CJK
 File: C01E04.012_ZKM

Key Map By-Law 259-2014

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 258-2014 being a by-law to adopt Official Plan Amendment OP2006-104 and By-law 259-2014 to amend Zoning By-law 270-2004 as amended, Roger Howard – Eldomar Investments Limited (File C01E04.012)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, 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 258-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of September, 2014, to adopt Amendment Number OP2006-104 to the 2006 Official Plan.
3. By-law 259-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of September, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 258-2014 as required by section 17(23) of the *Planning Act* was given on the 16th day of September, 2014, 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. Written notice of By-law 259-2014 as required by section 34(18) of the *Planning Act* was given on the 16th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. 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.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-104 is deemed to have come into effect on the 7th day of October, 2014, in accordance with Section 17(27) 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
15th day of October, 2014

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Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2015.