



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 115 - 2018

To 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:
INSTITUTIONAL-TWO SECTION 1171 (I2-1171) and OPEN-SPACE (OS)	INSTITUTIONAL-TWO SECTION 1171 (I2-1171) and OPEN-SPACE SECTION 2869 (OS-2869)

(2) By adding thereto, the following sections:

"1171 The lands designated Institutional Two-Section 1171 (I2-1171) on Schedule A to this by-law:

1171.1 Shall only be used for the following purposes:

a) Institutional

- i. An Apartment Building, owned and operated by a public authority
- ii. A Retirement Home
- iii. A Nursing Home
- iv. An Adult Short-term Care Facility
- v. An administrative office or facility of a public authority

b) Non-Institutional, only in conjunction with Institutional uses and contained within the same building

- i. A Community Centre, operated by a public authority
- ii. A Place of Worship
- iii. A Personal Service Shop
- iv. A Health and Wellness Centre, including offices from medical, dental and drugless practitioners
- v. A Retail Establishment

- vi. A Dining Room Restaurant
- vii. A Take-Out Restaurant
- viii. A Catering Service
- ix. A Commercial Technical Recreational School

c) Accessory

- i. Purposes accessory to the other permitted purposes

d) Temporary Use of Existing Buildings

- i. Notwithstanding the requirements and restrictions of Section 1171, use of the institutional buildings and facilities existing on the lands as of May 1, 2018 may continue on a temporary basis during the construction of the new institutional building contemplated by Section 1171. Use of the existing buildings shall cease and the buildings shall be demolished within one year of the completion of construction of the new institutional building contemplated by Section 1171. This temporary use permission does not permit the construction of future additions to any building(s).

1171.2 The following requirements and restrictions shall apply to all permitted uses:

- a) Maximum Lot Coverage, excluding permitted accessory structures: 18%

1171.3 The following requirements and restrictions shall apply to an Apartment Building:

- a) Shall be located only within 40 metres of the lot line abutting Main Street North
- b) Minimum distance between buildings: 25 metres
- c) Minimum Setbacks:
 - i. To Main Street: 6.5 metres
 - ii. To Open Space Zone: 6.0 metres
- d) Maximum Number of Units: 55 bachelor dwelling units
- e) Maximum Unit Size: 36 square metres
- f) Minimum Number of Parking Spaces: 34 spaces

1171.4 The following requirements and restrictions shall apply to all other uses:

- a) Maximum Building Height: 20 metres
- b) Minimum Setbacks:
 - i. To Main Street: 160 metres
 - ii. To Murray Street: 8.5 metres
 - iii. To Open Space Zone: 6.0 metres
- c) Maximum Gross Floor Area: 26,100 square metres
 - i. Adult Day Care Facility: 2,200 square metres
 - ii. Non-Institutional Uses: 2,800 square metres
- d) Maximum Number of Beds: 190 beds, including nursing home and respite beds

- e) Minimum Number of Parking Spaces: 170 spaces
- f) Minimum Landscape Buffer Along Murray Street: 6.0 metres, which can include retaining walls
- g) Mechanical penthouses and rooftop equipment shall be set back a minimum of 5.0 metres from the edge of the roof
- h) All garbage and refuse including containers for the storage of recyclable materials shall be contained in a climate controlled garbage area within a building
- i) For the purpose of this by-law an Adult Short-term Care Facility shall be defined as "a premises that receives more than five adults, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for the provision of short-term non-emergency services, including day or overnight care, for the supervised care of adults of any age, in order to provide interim relief to their caregivers".

1171.5 Required parking for uses permitted in Section 1171.1 may be provided, on a temporary basis, on lands zoned OS-2869, subject to the requirements and restrictions of that zone."

"2869 The lands designated Open-Space Section 2869 (OS-2869) on Schedule A to this by-law:

2869.1 Shall only be used for the following purposes:

- a) Uses permitted in the OS Zone
- b) A temporary parking lot in conjunction with permitted uses located on adjacent lands zoned I2-1171 shall be permitted until March 31, 2023."

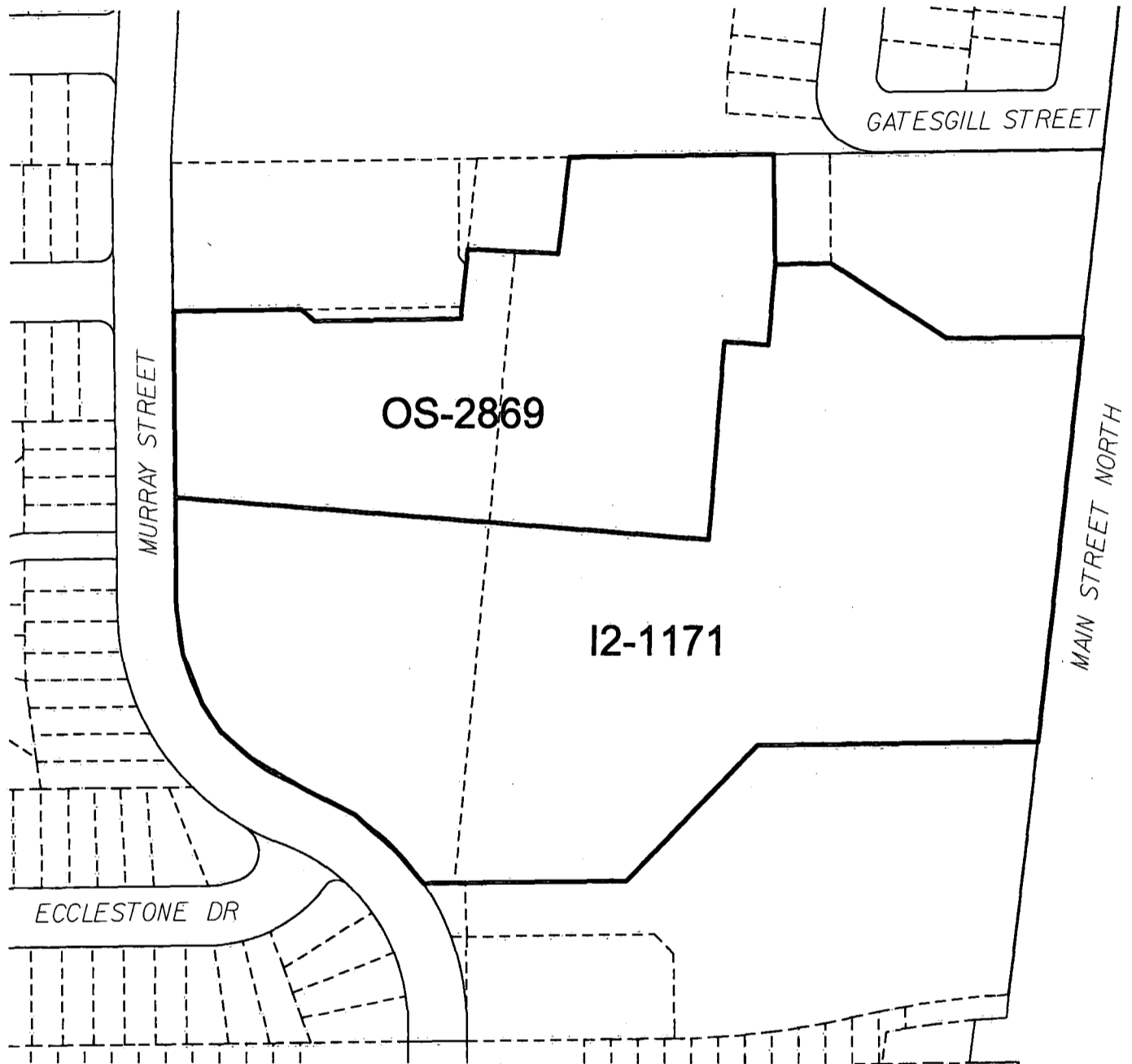
READ a FIRST, SECOND and THIRD TIME and PASSED this 13th day of June, 2018.

Approved as to
form.
2018/05/31
AWP

Approved as to
content.
2018/06/04
AP


Linda Jeffrey, Mayor


Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 9, CONCESSION 1 W.H.S.



CITY OF BRAMPTON
 Planning and Development Services

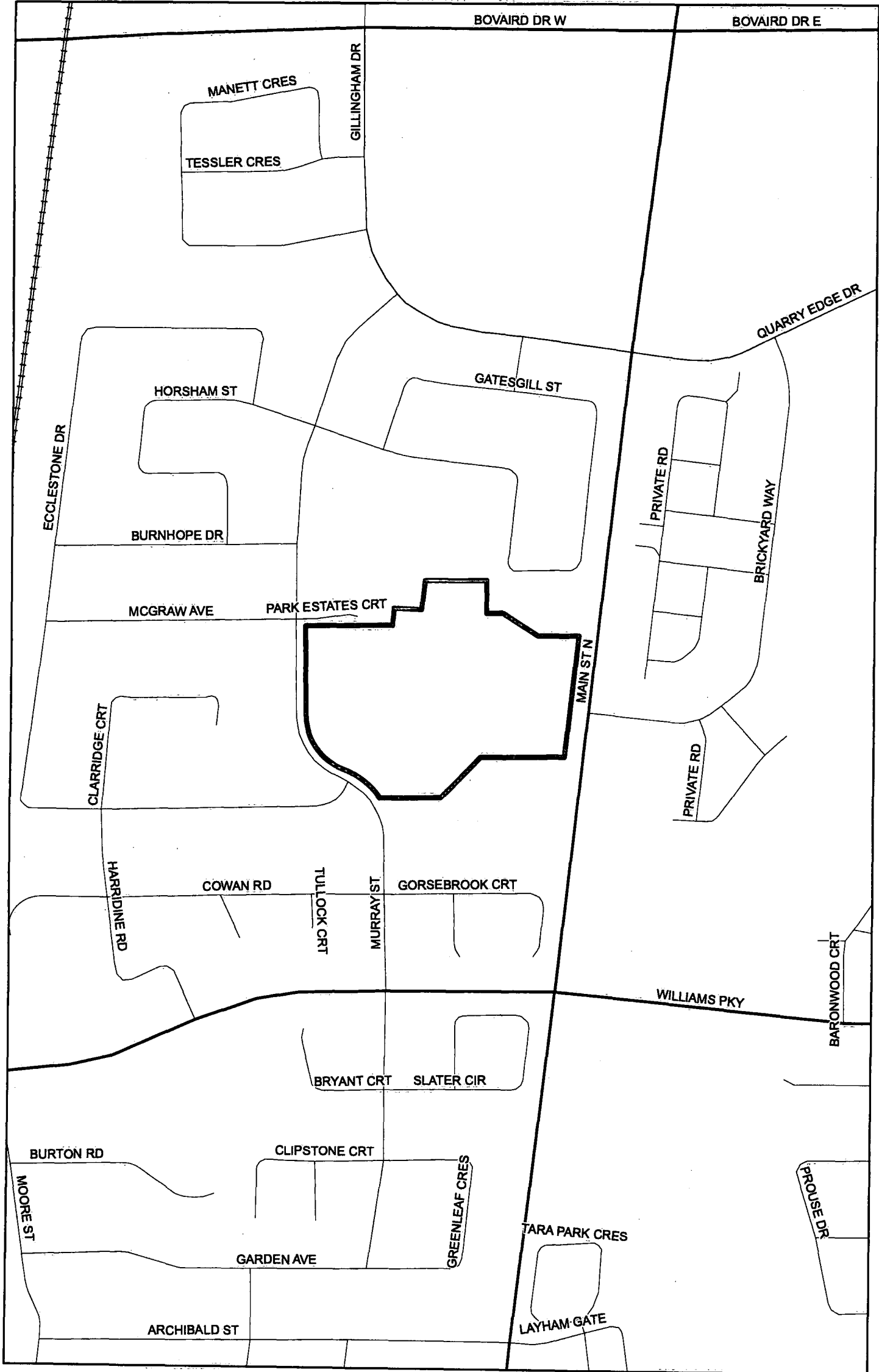
Date: 2018 05 23

Drawn by: CJK

By-Law 115-2018

Schedule A

File no. C01W09.017_ZBLA



 SUBJECT LANDS



KEY MAP

File: C01W09.017_ZKM
Date: 2018 05 10

Drawn By: CJK

BY-LAW 115-2018

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 114-2018 being a by-law to
adopt Official Plan Amendment OP2006-140, and By-law 115-2018 to amend
Zoning By-law 270-2004, as amended – The Region of Peel – 525 Main Street
North, 160 and 228 Murray Street (Peel Manor Long Term Care Facility)
File C01W09.017**

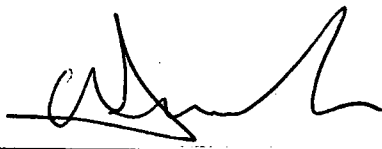
DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:


1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared.
2. By-law 114-2018 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 13th day of June, 2018, to adopt Amendment Number
OP2006-140 to the 2006 Official Plan.
3. By-law 115-2018 was passed by the Council of the Corporation of the City of Brampton
at its meeting held on the 13th day of June, 2018, to amend Zoning By-law 270-2004, as
amended.
4. Written notice of By-law 114-2018 as required by section 17(23) and By-law 115-2018
as required by section 34(18) of the *Planning Act* were given on the 22nd day of June,
2018, 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. One notice of appeal was filed under section 17(24) and one was filed under section
34(19) of the *Planning Act* on or before the final date for filing objections.
6. By letter issued by the Local Planning Appeal Tribunal on the 6th day of September,
2018, the appeals filed under sections 17(24) and 34(19) of the *Planning Act* were
dismissed pursuant to sections 17(45) and 34(25) of the *Planning Act*.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been
processed in accordance with the *Planning Act* requirements including regulations for
notice.
8. OP2006-140, adopted by By-law 114-2018, and Zoning By-law 115-2018 are deemed
to have come into effect on the 6th day of September, 2018, in accordance with
sections 17(47) and 34(30) 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)
25th day of September, 2018)



Charlotte Gravlev



A Commissioner, etc.

Wendy Doreen Goss,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires February 28, 2021.

