



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48-2009

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

From:	To:
AGRICULTURAL (A) and INSTITUTIONAL ONE (I1)	RESIDENTIAL APARTMENT A (R4A) – 1415 (R4A - 1415) and INSTITUTIONAL ONE – 1416 (I1 – 1416)

(2) by adding thereto the following section:

"1415 The lands designated R4A – 1415 on Schedule A to this by-law;

1415.1 shall only be used for the following purposes:

(a) a senior citizen residence

1415.2 shall be subject to the following requirements and restrictions:

(a) Minimum Setback from Hurontario Street: 5.0 metres

(b) Minimum Setback from Oldgate Lane: 27 metres, except at the bulb of the cul-de-sac where the minimum setback may be reduced to 15 metres from the property line;

(c) Minimum Interior Side Yard Setback: 15 metres;

- (d) Minimum Setback to lands zoned I1 – 1416: 1.0 metre;
- (e) Maximum Lot Coverage: 33%;
- (f) Minimum Landscaped Area: 25%;
- (g) A minimum landscaped area of 3.0 metres shall be provided along all property boundaries except at approved access locations and except abutting lands zoned I1 – 1416 where the minimum landscaped area shall be 1.0 metre;
- (h) Maximum Floor Space Index: 1.3
- (i) Maximum Number of Units within a Senior Citizen Residence: 94 units;
- (j) Maximum Height of a Senior Citizen Residence:
4 storeys, except for the rear 8.0 metres of the senior citizen residence facing Oldgate Lane which shall have a maximum height of 2 storeys;
- (k) Parking shall be provided as follows:
Senior Citizen Residence: 0.66 space per unit
- (l) For the purposes of this zoning by-law, the lands zoned "Institutional One – 1371 (I1 - 1371)" and "Residential Apartment A – 1415 (R4A – 1415)" shall be treated as one property.
- (m) for the purposes of this by-law:

SENIOR CITIZEN RESIDENCE shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than sixty-five (65) square metres and each two bedroom dwelling unit has a gross floor area of not more than eighty-three decimal five (83.5) square metres.

1416 The lands designated I1 – 1416 on Schedule A to this by-law;

1416.1 shall only be used for the following purposes:

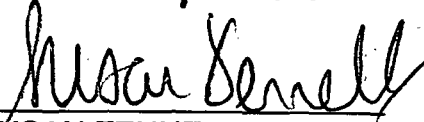
- (a) the purposes permitted in an I1 zone
- (b) purposes accessory to the permitted purposes of I1 – 1371 and R4A - 1415

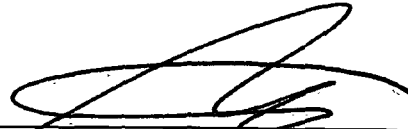
1416.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 0 metres
- (b) Minimum Interior Side Yard Width: 2.0 metres

- (c) Minimum Rear Yard Depth: 2.0 metres
- (d) Minimum Parking: 4 spaces"

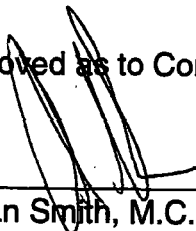
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 25TH day of February 2009.


SUSAN FENNELL - MAYOR

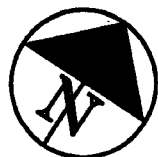
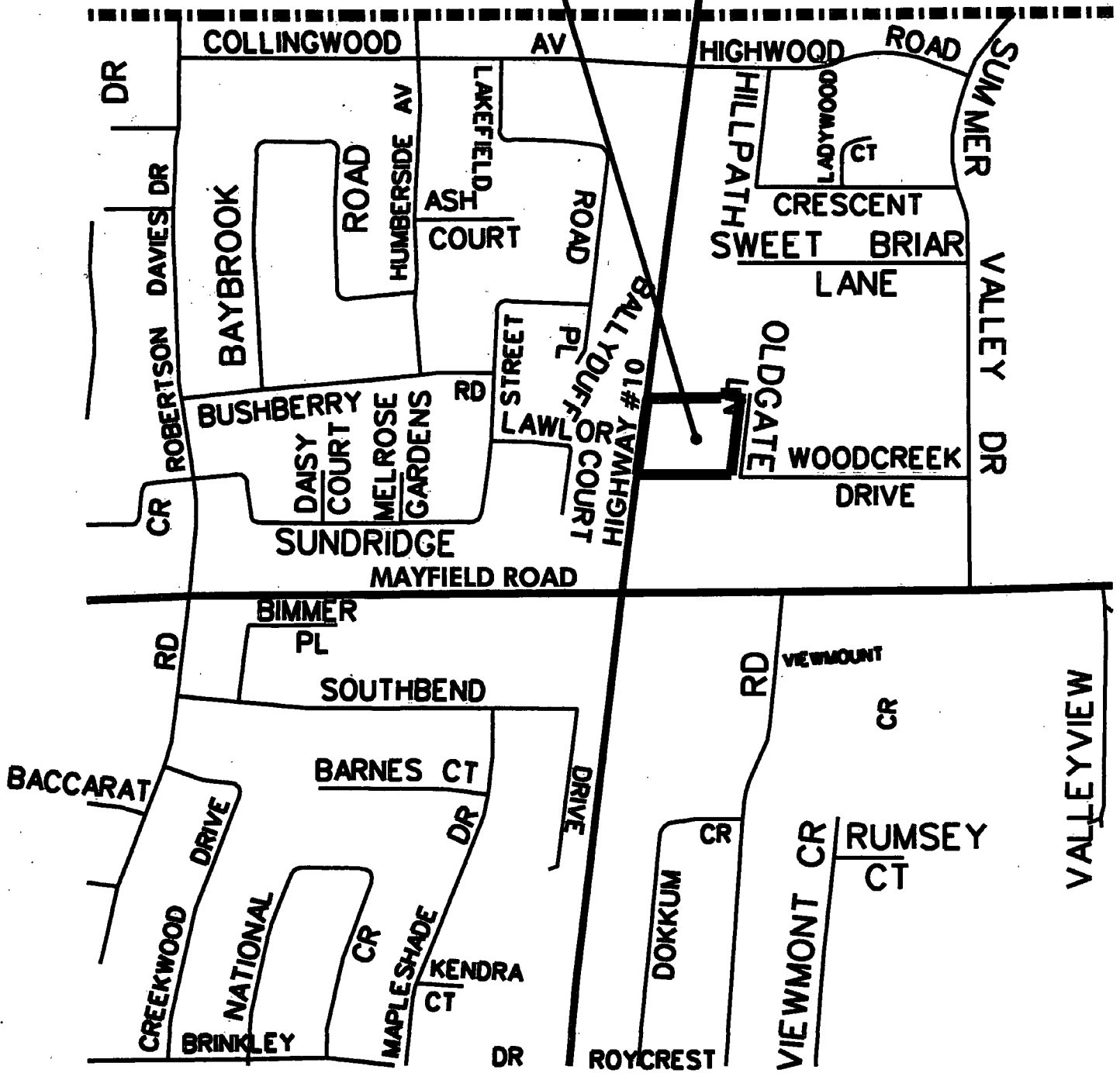

PETER FAY - CITY CLERK

Approved as to Content:




Adrian Smith, M.C.I.P., R.P.P.
Director, Planning and Land Development Services

SUBJECT LANDS



HURONTARIO STREET

I1-1416

R4A-1415

OLDGATE LANE

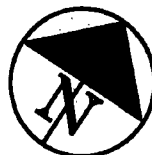
LEGEND



ZONE BOUNDARY



PART LOT 18, CONCESSION 1 E.H.S.



CITY OF BRAMPTON
Planning, Design and Development

Date: 2008 12 02

Drawn by: CJK

By-Law 48-2009

Schedule A

File no. C01E18.010(b)zbla

Map no. 7-41

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 47-2009 being a by-law to adopt Official Plan Amendment OP2006-020 and By-law 48-2009 to amend Zoning By-law 270-2004 as amended – The Church of Archangel Michael & St Tekla - File C01E18.010

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows:

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 47-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 25th day of February, 2009, to adopt Amendment Number OP2006-020 to the 2006 Official Plan.
3. By-law 48-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 25th day of February, 2009, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 47-2009 as required by section 17(23) and By-law 48-2009 as required by section 34(18) of the *Planning Act* was given on the 10th day of March, 2009, 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 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.
7. OP2006-020 is deemed to have come into effect on the 1st day of April, 2009, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 48-2009 is deemed to have come into effect on the 25th day of February, 2009, 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)
14th day of April, 2009)


Peter Fay


A Commissioner, etc.
EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2011.