



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 118-2012

A By-law to amend By-law 191-2011, as amended, to authorize the execution of a Municipal Statement as required by *The Condominium Act, 1998* and Section 52 of *Ontario Regulation 48/01* with respect to phased plans of condominiums

WHEREAS By-law 191-2011 authorizes the delegation of certain powers under *The Municipal Act, 2001*, *The Planning Act* and other Acts;

AND WHEREAS phased condominiums are submitted to the City of Brampton for draft plan approval and registration;

AND WHEREAS under *The Condominium Act, 1998* and *Ontario Regulation 48/01* the Corporation of the City of Brampton is to provide a statement (hereinafter referred to as a "Municipal Statement") prior to the registration of a phase of a phased condominium that (a) confirms facilities and services for the proposed phased condominium have been installed to ensure the independent operation of the condominium corporation, or (b) confirms that a bond or other security has been posted that is sufficient to ensure the independent operation of the condominium corporation;

AND WHEREAS under *The Condominium Act, 1998* and *Ontario Regulation 48/01* the Municipal Statement must be made and by a person authorized to do so by the municipality;

AND WHEREAS Council deems it desirable to delegate authority to have the Municipal Statement executed;

NOW THEREFORE the Council of the Corporation for the City of Brampton hereby ENACTS as follows:

- 1. That Schedule "A" to By-law 191, 2011 is hereby amended by adding Section 10.5 as follows:

"10.5 The Commissioner of Planning, Design and Development be authorized to execute the Municipal Statement, as required by Section 52 of Ontario Regulation 48/01, with respect to Phased Plans of Condominiums, confirming that all facilities and services have been installed or provided as the person making the statement determines are necessary to ensure the independent operation of the condominium corporation if no subsequent phases are created, or confirming that a bond or other security has been posted that is sufficient to ensure the independent operation of the corporation if no subsequent phases are created."

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

this 9th day of May, 2012.

SUSAN FENNEL - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Dan Kraszewski, MCIP, RPP
Director, Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON
J.E.
DATE 01/05/12