



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175-2014

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:
Residential Single Detached A (R1A) and Open Space (OS)	Residential Apartment A – 2477 (R4A – 2477), Open Space – 2478 (OS-2478), Open Space (OS) and Floodplain (F)

(2) by adding thereto the following sections:

“2477 The lands designated R4A – 2477 on Schedule A to this by-law:

2477.1 Shall only be used for a Retirement Home and accessory purposes.

2477.2 Shall be subject to the following requirements and restrictions:

a) Minimum Side Yard Width:

- i) 8.0 metres;
- ii) 0.5 metres to lands zoned OS-2478; and,
- iii) 0.0 metres to an above-grade stair enclosure of an underground parking garage:

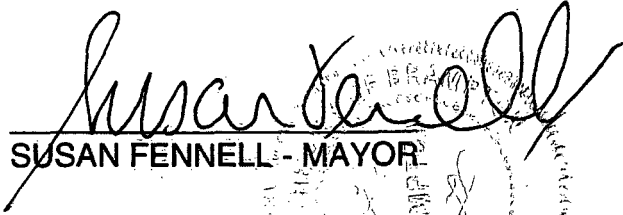
b) Minimum Rear Yard Depth:

- i) 10.5 metres to the portion of the building 4 storeys in height and lower;
- ii) 13.5 metres to the 5th storey portion of the building;
- iii) 17.0 metres to the 6th storey portion of the building;

- iv) 20.0 metres to the 7th and 8th storey portion of the building; and,
 - v) 8.0 metres to an above-grade stair enclosure of an underground parking garage.
- c) The maximum building height within 40 metres of Main Street South shall be 8 storeys, otherwise the maximum building height shall be 7 storeys;
 - d) In addition to Section 6.16 of the By-law, height regulations do not apply to a roof structure which is used to enclose a corridor leading to an elevator or stairwell.
 - e) Minimum Landscaped Open Space: 30% of the lot area;
 - f) A minimum landscaped strip of 5.0 metres in width, which shall permit retaining walls, shall be provided along the westerly property boundaries;
 - g) A minimum landscaped strip of 3.0 metres in width shall be provided along the easterly property boundaries except at approved vehicular access locations and driveway roundings;
 - h) A fence within a required front yard may not exceed 1.8 metres in height;
 - i) Enclosures for the storage of garbage and recycling materials is permitted in the front yard provided it is screened;
 - j) A balcony may encroach a maximum of 1.0 metre into lands zoned OS-2478;
 - k) Maximum Number of Retirement Home Units: 159;
 - l) Floor Space Index: 2.5;
 - m) Maximum Lot Coverage: 32%;
 - n) Minimum Parking Spaces: 0.45 spaces per Retirement Home unit, inclusive of parking spaces designated as visitor and staff parking;
- 2477.3 For the purposes of this section, the front lot line is the lot line abutting Main Street South; and,
- 2477.4 All lands zoned Residential Apartment A - 2477 (R4A – 2477) shall be treated as a single lot for zoning purposes.
- 2478 The lands designated OS-2478 on Schedule A to this by-law:
- 2478.1 Shall only be used for the following purposes:
- a) Landscaped Open Space
 - b) Landscaped Deck
- 2478.2 Shall be subject to the following restrictions and requirements:
- a) No building or structures are permitted.

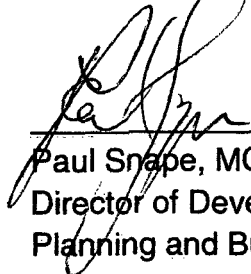
2478.3 For the purposes of this section, landscaped open space shall permit retaining walls and covered space beneath a balcony that is permitted to encroach into the lands zoned OS-2478."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 18th day of June 2014.

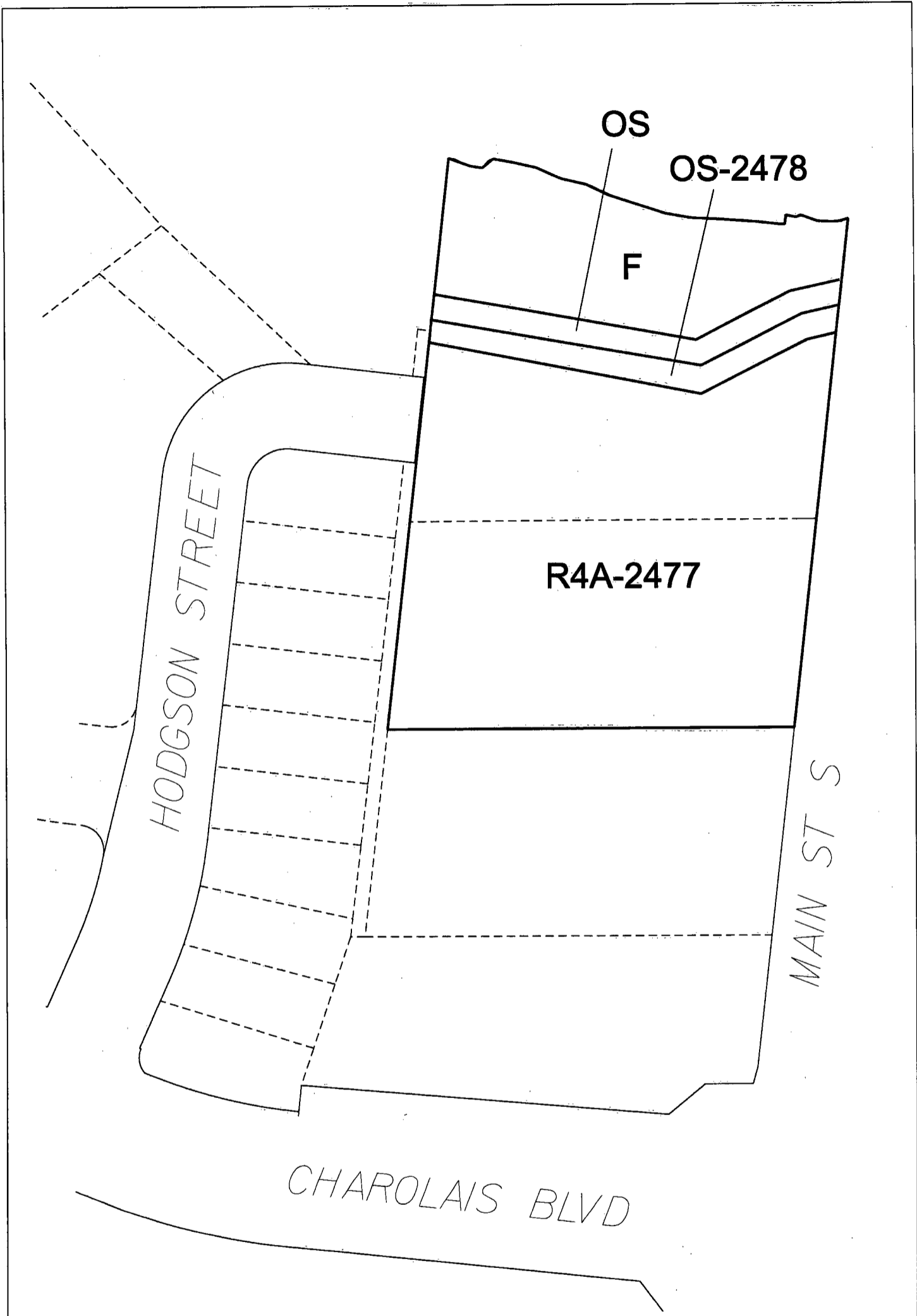

SUSAN FENNEL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Paul Snape, MCIP, RPP
Director of Development Services,
Planning and Building Division

APPROVED AS TO FORM
BY: J.Z.
LEGAL SERVICES
DATE: 05/06/14



LEGEND

— ZONE BOUNDARY

PART LOT 2 , CONCESSION 1 W.H.S.

By-Law 175-2014

Schedule A



CITY OF BRAMPTON

Planning and Infrastructure Services

Date: 2014 01 28

Drawn by: CJK

File no. C01W02.016_ZBLA

ESIDE DR

ELGIN DR

MILL ST S

BARTLEY BULL PKWY

CHAROLAIS BLVD

HODGSON ST



MAIN ST S

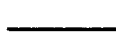
LOCKT

BAR

STEELES AVE E



SUBJECT LANDS



BUILT STREETS



Date: 2014 01 28 Drawn By: CJK
File: C01W02.016zkm

Key Map By-Law 175-2014

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 174-2014 being a by-law to adopt Official Plan Amendment OP2006-100 and By-law 175-2014 to amend Zoning By-law 270-2004 as amended, Glen Schnarr & Associates Inc. – Traditions Retirement Residences Inc. (File C01W02.016)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

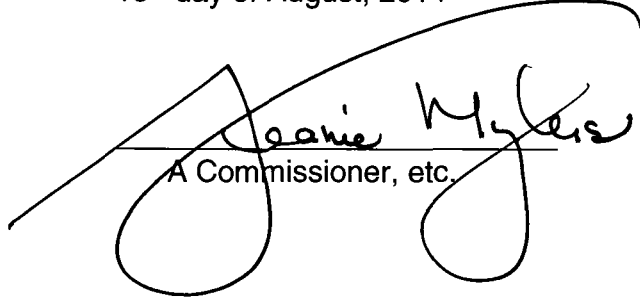
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 174-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 18th day of June, 2014, to adopt Amendment Number OP2006-100 to the 2006 Official Plan.
3. By-law 175-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 18th day of June, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 174-2014 as required by section 17(23) of the *Planning Act* was given on the 3rd day of July, 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 175-2014 as required by section 34(18) of the *Planning Act* was given on the 3rd day of July, 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. OP2006-100 is deemed to have come into effect on the 24th day of July, 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)
13th day of August, 2014)



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, 2016.