



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 209-2009

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:
Residential Apartment A (3) – 201 (R4A(3)-201)	Residential Apartment A-1420 (R4A-1420) and Floodplain (F)

(2) by deleting Schedule C-Section 201 thereto and replacing it with the Schedule C –Section 201 attached as Schedule B to this by-law

(3) by adding thereto the following section:

“1420.1 The lands zoned R4A-1420 on Schedule A to this by-law shall only be used for the following purposes:

- (1) an apartment dwelling
- (2) only in conjunction with an apartment building, a convenience store
- (3) purposes accessory to the permitted uses

1420.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum Number of Dwelling Units: 308 units per net hectare

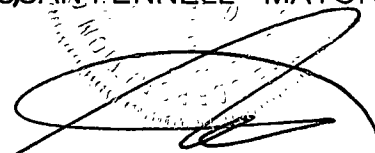
- 2) Minimum Number of Parking Spaces:
1.1 spaces per dwelling unit
- 3). Minimum Number of Visitor Parking Spaces:
0.2 spaces per dwelling unit
- 4) Maximum Gross Floor Area for a Convenience Store:
85 square metres
- 5) Maximum Gross Floor Area per Floor above 15 metres from
Established Grade:
800 square metres
- 6) Minimum Interior Side Yard Width: 2.0 metres
- 7) Minimum Rear Yard Depth: 0.0 metres
- 8) Minimum Exterior Side Yard Width: 0.0 metres
- 9) Maximum Lot Coverage: 75% of the lot area
- 10) Minimum Landscaped Open Space: 39% of the lot area
- 11) Minimum Distance Between Buildings: 18.5 metres
- 13) Maximum Floor Space Index: 3.0
- 12) Maximum Building Height:
87.0 metres, including mechanical penthouse
- 13) No outside storage of goods shall be permitted
- 14) Above ground areas used as a patio or landscaped terrace, but
not including private patios, terraces or balconies for individual
units, shall be considered landscaped open space

1420.3 the entire lands zoned R4A-1420 shall be considered one lot for zoning purposes"

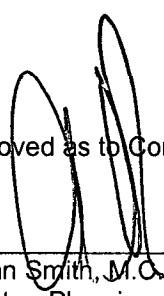
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,


this 24th day of June 2009.

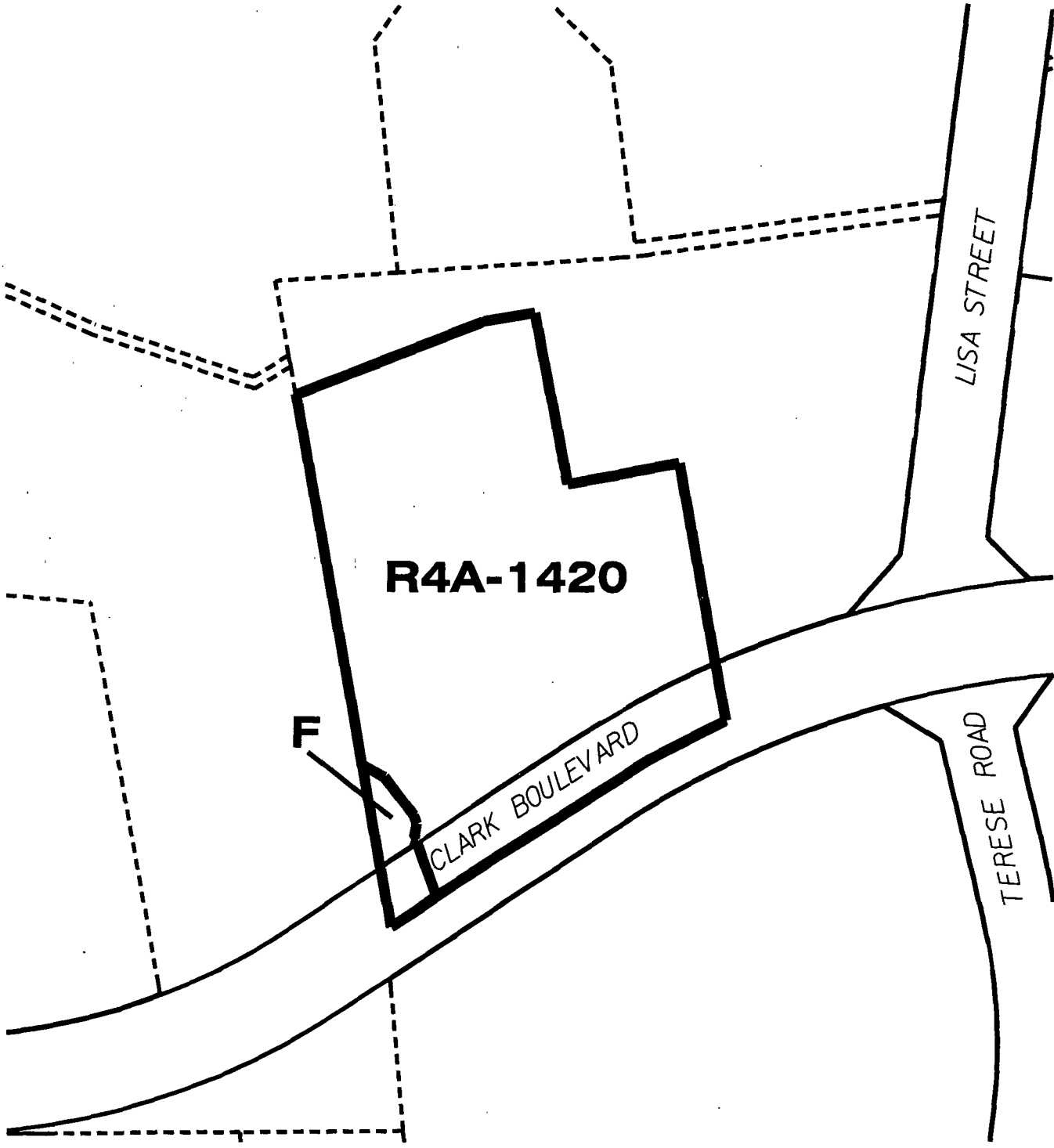

SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:


Adrian Smith, M.O.L.P., R.P.P.
Director, Planning and Land Development
Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
	
DATE	12/06/09



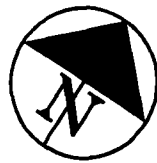
LEGEND

 ZONE BOUNDARY

PART LOT 4, CONCESSION 3 E.H.S.

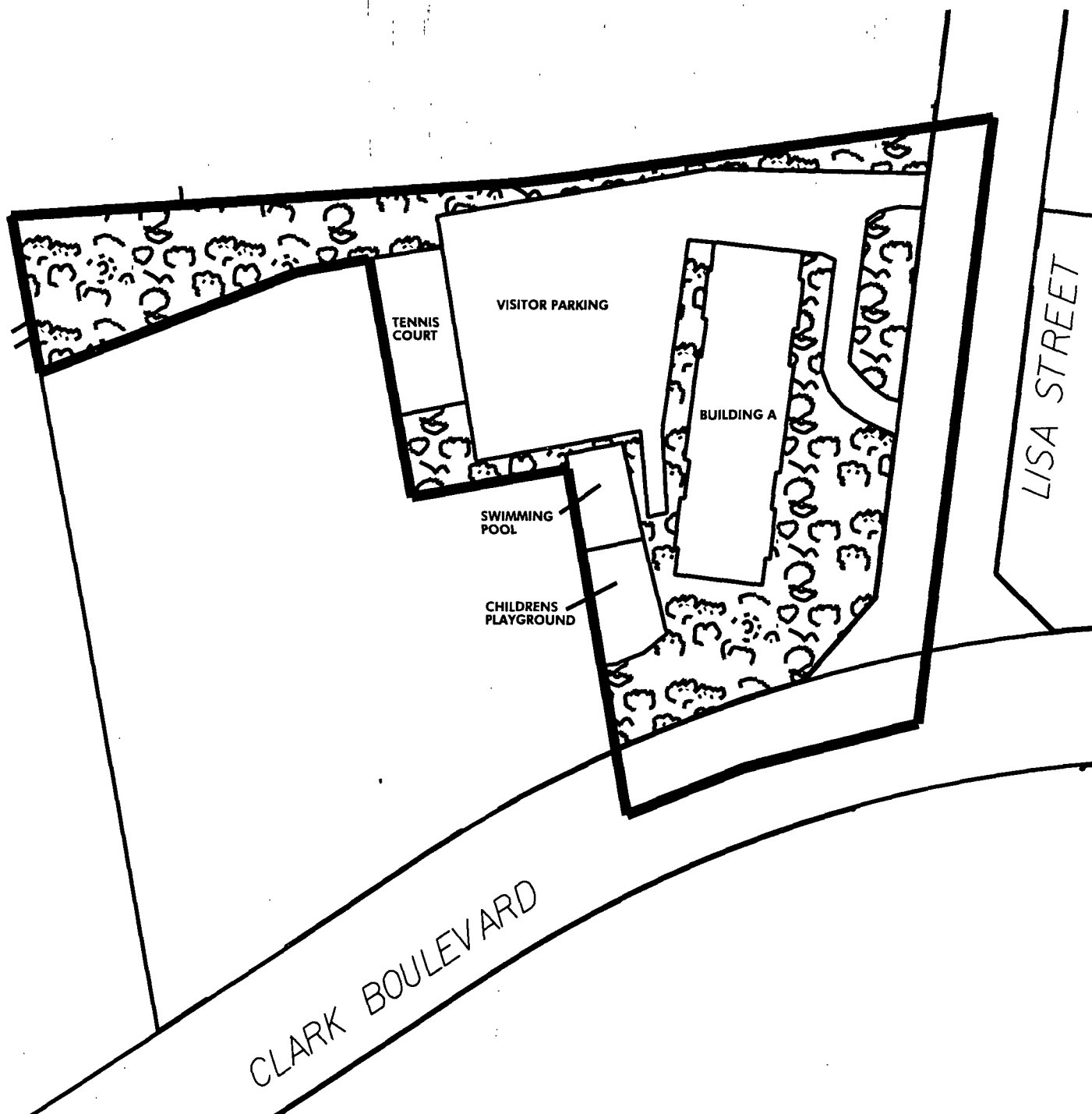
By-Law 209-2009

Schedule A

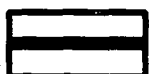




CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 03 23 Drawn by: CJK
 File no. C03E04_021zbla Map no. 62-56



LEGEND

-  ZONE BOUNDARY
-  BUILDING AREA
-  LANDSCAPED OPEN SPACE

SCHEDULE C - SECTION 201



CITY OF BRAMPTON
 Planning, Design and Development

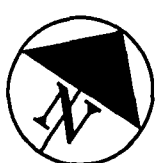
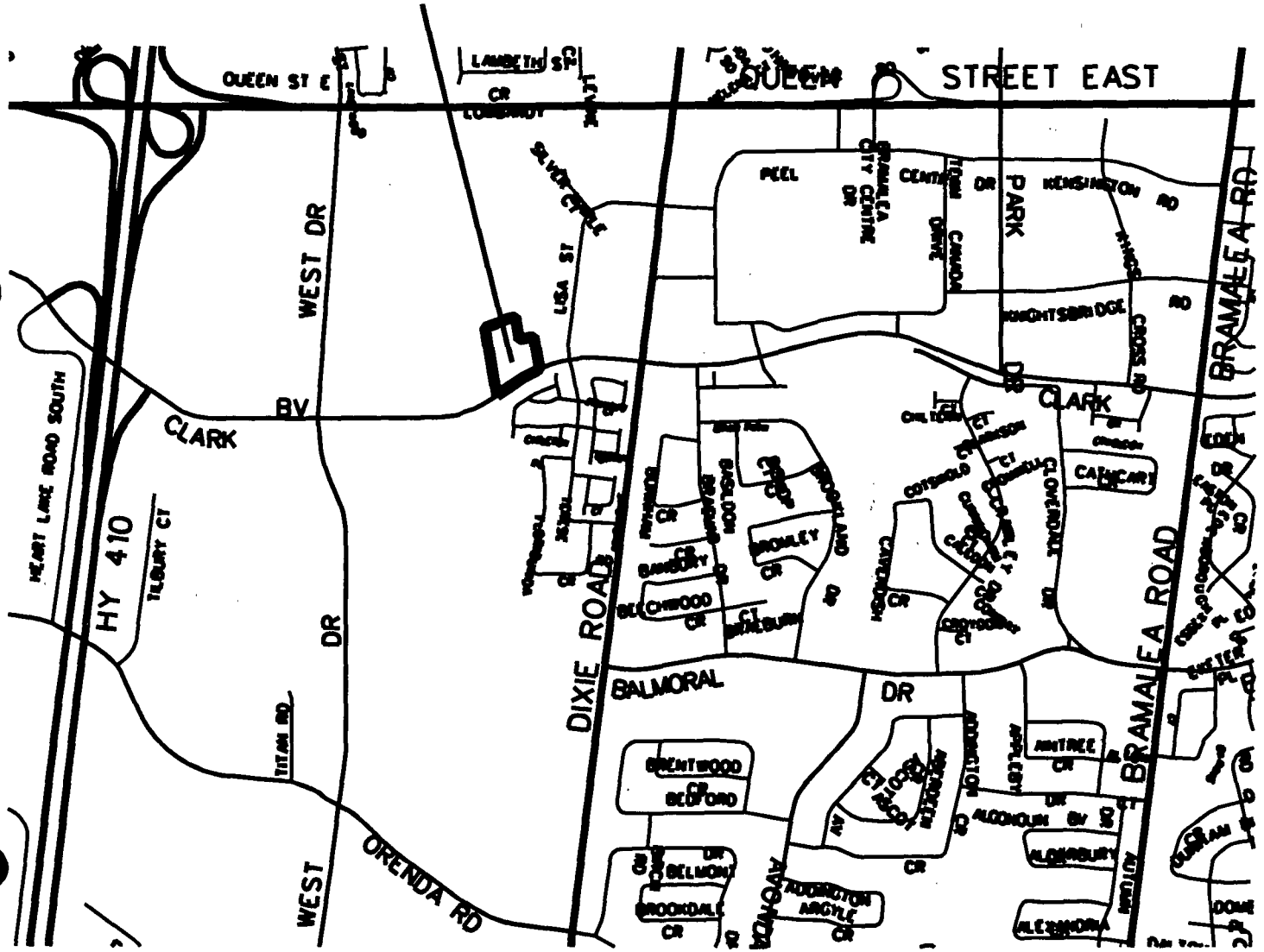
Date: 2009 03 30 Drawn by: CJK

File no. C03E04.021schedC Map no. 62-56

BY-LAW *209-2009*

SCHEDULE B

SUBJECT LANDS



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 03 23 Drawn by: CJK
 File no. C3E4.21 Map no. 62-56

Key Map By-Law 209-2009

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 209-2009
being a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
IBI Group - Ros-Sal Developments Inc. - File C03E04.021

DECLARATION

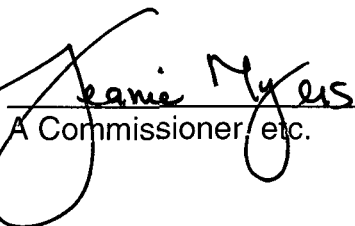
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say
as follows:

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 209-2009 was passed by the Council of The Corporation of the City
of Brampton at its meeting held on the 24th day of June, 2009.
3. Written notice of By-law 209-2009 as required by section 34(18) of the
Planning Act was given on the 9th day of July, 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.
4. No notice of appeal was filed under section 34(19) of the *Planning Act* on or
before the final date for filing objections.
5. Zoning By-law 209-2009 is deemed to have come into effect on the 24th day
of June, 2009, in accordance with Section 34(19) of the *Planning Act*,
R.S.O. 1990, as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
4th day of August, 2009)



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, 2012.