



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 359-2009

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:
Institutional Two (I2)	Residential Apartment B - 2001 (R4B-2001) and Open Space -2002 (OS-2002) and Open Space -2009 (OS-2009)

(2) by adding thereto the following sections:

"2001 The lands designated R4B-2001 on Schedule A to this by-law:

2001.1 Shall only be used for the following purposes:

- (1) an apartment dwelling
- (2) only in conjunction with an apartment dwelling and within the same building, a youth activity centre
- (3) a community club
- (4) purposes accessory to the other permitted purposes

2001.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Setback from Queen Street lot line:

6.0 metres, except a landscape architectural structure or feature, including an entry trellis structure, which shall have a minimum setback of 1.0 metres

- 2) Minimum Setback from all other lot lines other than the Queen Street lot line: 3.0 metres
- 3) Minimum Setback for an Underground Parking Garage:
0.0 metres from the R4B-2001 zone boundary
- 4) Minimum Building Height for an Apartment Dwelling:
15.0 metres
- 5) Maximum Building Height:
70.0 metres above grade, excluding mechanical penthouse
- 6) Any storey 15.0 metres above grade or greater shall have a maximum floor area of 800 square metres
- 7) Maximum Gross Floor Area for a Youth Activity Centre:
370 square metres
- 8) Minimum Landscape Open Space:
2.0 metres
- 9) Bins for the collection of waste and recyclable materials shall be stored within the building
- 10) Maximum Number of Dwelling Units: 200
- 11) Maximum Floor Space Index: 3.5
- 12) Maximum Lot Coverage: 45% of the lot area
- 13) A minimum of one loading space shall be provided
- 14) Minimum Number of Parking Spaces:
 - a) For a Senior Citizen Dwelling Unit: 0.6 spaces per unit
 - b) For all other Dwelling Units: 1.0 spaces per unit
 - c) For a Youth Activity Centre: 2 spaces
 - d) For a Community Club:
1 space per 10.8 square metres of gross commercial floor area

2001.3 For the purposes of this section:
"Youth Activity Centre" shall be defined as a use within an apartment dwelling, solely for the residents of the apartment dwelling for the purposes of youth-oriented activities and programs. Such a use may include accessory kitchen facilities.

2001.4 For the purposes of this section:
"Senior Citizen Dwelling Unit" shall mean a dwelling unit within an apartment building owned and operated by a government authority, or by a non-profit and non-commercial organization containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than seventy five (75) square metres, and each two bedroom dwelling unit has a gross floor area of not more than eighty eight (88) square metres

2001.5 The entire lands zoned R4B-Special Section 2001 shall be considered one lot for zoning purposes"

'2002 The lands designated OS-2002 on Schedule A to this by-law:

2002.1 Shall only be used for the following purposes:

- 1) a conservation area or purpose"


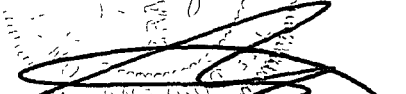
"2009 The lands designated OS-2009 on Schedule A to this by-law:

2009.1 Shall only be used for the following purpose:

- 1) a conservation area or purpose
- 2) a private driveway access serving a use on R4B-2001 lands"

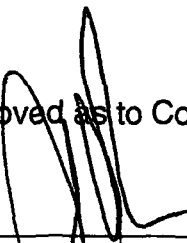
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

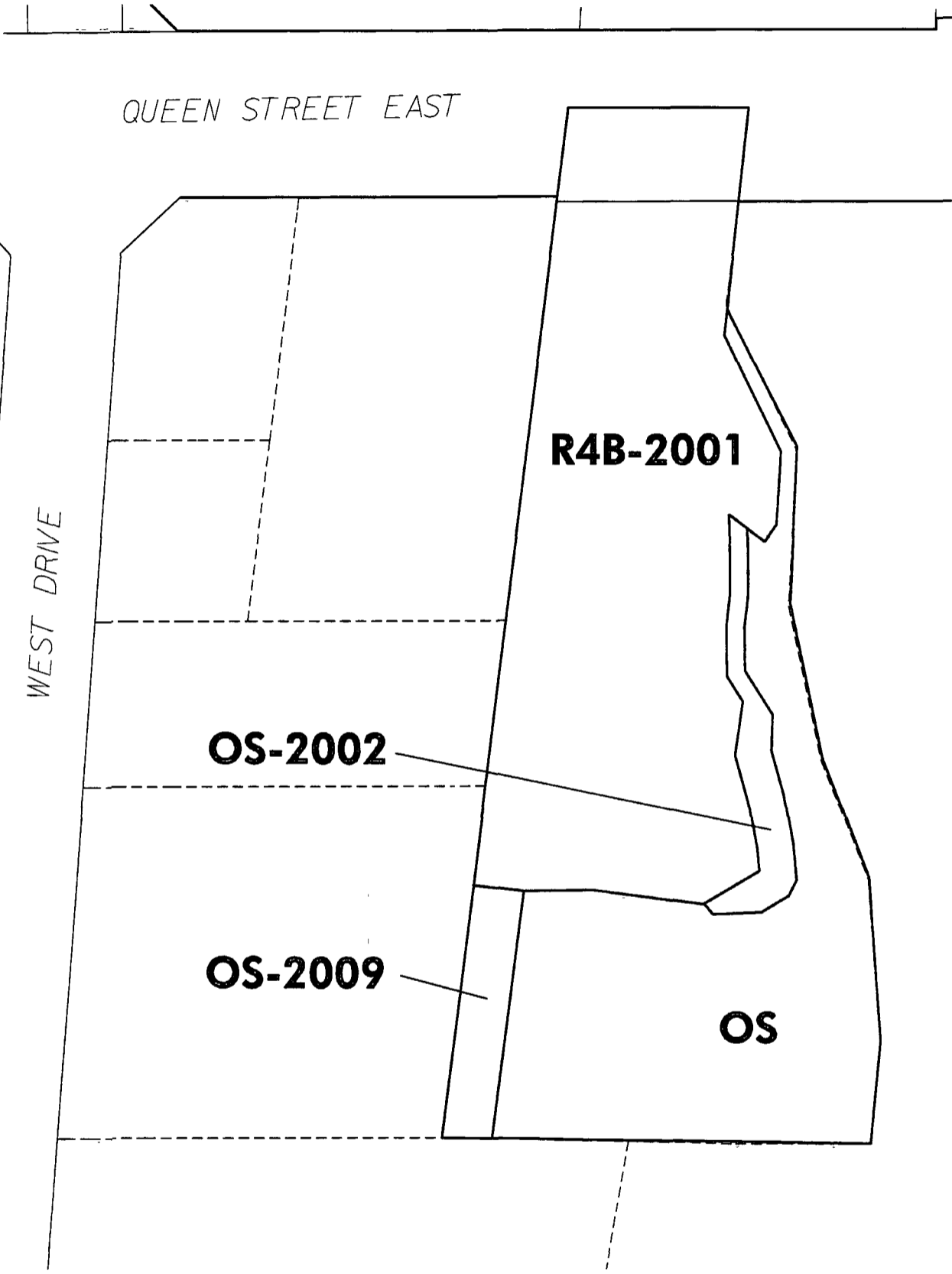
this 9th day of December 2009.


SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 12/15/09

Approved as to Content:


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



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 3 E.H.S.



CITY OF BRAMPTON
 Planning, Design and Development

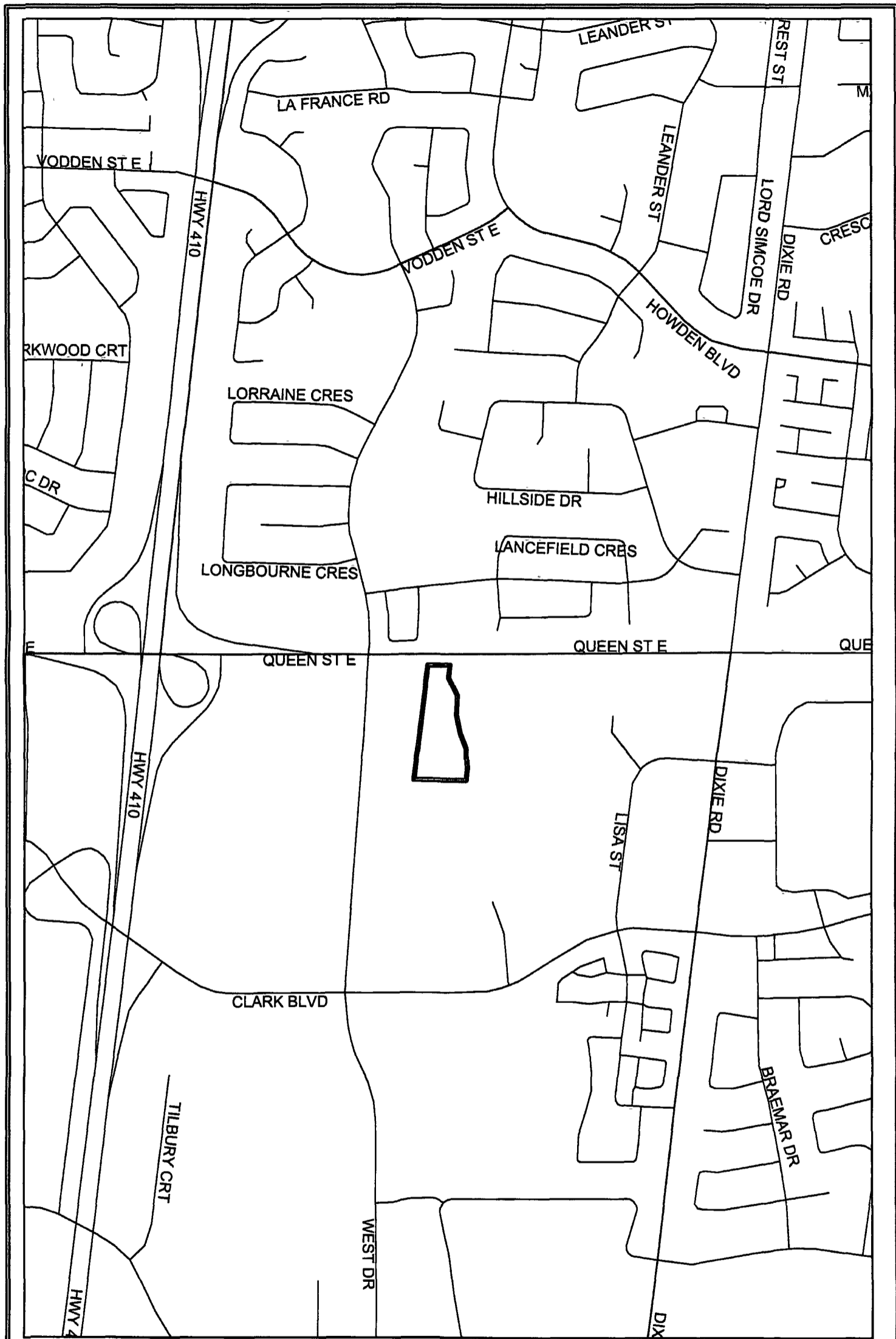
Date: 2009 11 13

Drawn by: CJK

By-Law 359-2009

Schedule A

File no. C03E05.019_ZBLA



SUBJECT LANDS
 PROPOSED STREETS



Date: 2009/11/03 Drawn By: CJK
 File: C03E05.019

Key Map By-Law 359-2009

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 358-2009 being a by-law to adopt Official Plan Amendment OP2006-031 and By-law 359-2009 to amend Zoning By-law 270-2004 as amended – The Royal Canadian Legion Br. #609 in conjunction with the Region of Peel (File C03E05.019)

DECLARATION

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

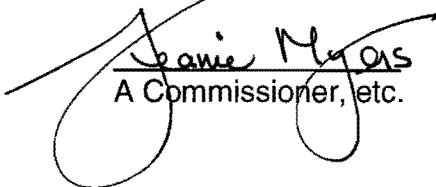
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 358-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 9th day of December, 2009, to adopt Amendment Number OP2006-031 to the City of Brampton Planning Area.
3. By-law 359-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 9th day of December, 2009, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 358-2009 as required by section 17(23) and By-law 359-2009 as required by section 34(18) of the *Planning Act* was given on the 23rd day of December, 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. OP2006-031 is deemed to have come into effect on the 13th day of January, 2010, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended
8. Zoning By-law 359-2009 is deemed to have come into effect on the 9th day of December, 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)
22nd day of January, 2010)



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.