



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 16-93

To amend By-law 151-88 as amended
(part of Lots 9 and 10, Concession 1, E.H.S.,
in the geographic Township of Chinguacousy)

The council of The Corporation of the City of Brampton ENACTS
as follows:

1. By-law 151-88, as amended, is hereby further amended:

- (1) by changing on Sheet 43-A of Schedule 'A' thereto, the zoning designations of the lands shown outlined on Schedule 'A' to this by-law from AGRICULTURAL (A) and OPEN SPACE (OS) to OPEN SPACE (OS), RESIDENTIAL SINGLE FAMILY D (R1D), RESIDENTIAL TWO FAMILY C - SECTION 654 (R2C-SECTION 654), RESIDENTIAL TWO FAMILY B - SECTION 655 (R2B-SECTION 655), RESIDENTIAL TOWNHOUSE A - SECTION 656 (R3A - SECTION 656), RESIDENTIAL TOWNHOUSE A - SECTION 657 (R3A - SECTION 657), RESIDENTIAL APARTMENT A - SECTION 658 (R4A - SECTION 658), COMMERCIAL ONE - SECTION 659 (C1 - SECTION 659), COMMERCIAL THREE - SECTION 660 (C3 - SECTION 660), RESIDENTIAL STREET TOWNHOUSE B - SECTION 661 (R3B - SECTION 661), COMMERCIAL THREE - SECTION 662 (C3 - SECTION 662), OPEN SPACE - SECTION 663 (OS - SECTION 663), and INSTITUTIONAL ONE - SECTION 664 (I1 - SECTION 664), such lands being part of Lots 9 and 10, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy.
- (2) by adding to section 3.2 thereof, as a plan included in Schedule C, the following:

"Schedule C - Section 655"

(3) by adding thereto, as Schedule C - Section 655,
Schedule B to this by-law;

(4) by adding thereto the following sections:

"654. The lands designated R2C - SECTION 654
on Schedule 'A' to this by-law:

654.1 shall only be used for:

(1) the purposes permitted in the R2C Zone
by Section 18.1.1.

654.2 shall be subject to the following
requirements and restrictions:

(1) Minimum Lot Area:

Semi-Detached Dwelling

Interior Lot - 450 square metres per
lot, and 225 square metres per
dwelling unit;

Corner Lot - 540 square metres per
lot, with 320 square metres for the
dwelling unit closest to the flankage
lot line;

(2) Minimum Lot Width:

Semi-Detached Dwelling

Interior Lot - 15 metres per lot, and
7.5 metres per dwelling unit; and

Corner Lot - 18 metres per lot, with
10.5 metres for the dwelling unit
closest to the flankage lot line.

(3) no building shall be located closer
than 10 metres to any lands zoned OS
with the exception of lands zoned OS
- Section 663.

654.3 shall also be subject to the requirements and restrictions relating to the R2C Zone, and all the general provisions of this by-law which are not in conflict with the ones set out in Section 654.2.

655. The lands designated R2B - SECTION 655 on Schedule A to this by-law:

655.1 shall only be used for:

- (1) a quattroplex dwelling; and
- (2) purposes accessory to the other permitted purposes.

655.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
 - (a) Interior Lot - 800 square metres per lot and 400 for the two dwelling units attached back to front; and
 - (b) corner lot - 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.
- (2) Minimum lot dimensions for each quattroplex, each dwelling unit within a quattroplex building, building envelopes, landscaped open space areas, driveway location and driveway design shall be as shown on Schedule C - SECTION 655.
- (3) No buildings shall be located closer than 10 metres to any lands zoned OS with the exception of lands zoned OS - Section 663.

(4) Maximum Building Height:

- 2 storeys

- (5) The entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (6) Each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- (7) Uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- (8) A detached garage or carport shall not be permitted.
- (9) Maximum number of driveways on a lot shall not exceed 4; the maximum width of the individual driveways on a lot shall not exceed 2.75 metres.
- (10) The size of a parking space shall be 2.70 metres wide, by 5.4 metres long.
- (11) No swimming pools shall be permitted.
- (12) No accessory buildings shall be permitted.
- (13) An externally accessible storage area shall be incorporated into each dwelling unit as part of the dwelling unit design.
- (14) No person shall erect more than one (1) quattroplex dwelling on one lot.

655.3 shall also be subject to the requirements and restrictions relating to the R2B Zone, and all the general provisions of this by-law that are not in conflict with those set out in Section 655.2.

655.4 For the purpose of Section 655:

Private Outdoor Amenity Area shall mean a landscaped open space abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

Dwelling; Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

656. The lands designated R3A - SECTION 656 on Schedule A to this by-law:

656.1 shall only be used for:

- (1) the purposes permitted in the R3A zone by section 19.1.1.

656.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Exterior Side Yard Width:

14 metres

- (2) Maximum Number of Dwelling Units: 116

- (3) Minimum Parking Requirements:

(a) Resident: 1.75 spaces per unit

(b) Visitor: 0.25 spaces per unit

(c) Recreation Equipment: 0.05 spaces per unit

(d) a minimum of 1 parking space per unit shall be provided underground, with the remainder to be provided at grade

(4) no building shall be closer than 10 metres to any lands zoned OS.

656.3 shall also be subject to the requirements and restrictions relating to the R3A Zone and all the general provisions of this by-law that are not in conflict with those set out in Section 656.2.

656.4 For the purposes of Section 656, a townhouse dwelling shall be defined as:

"DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has an independent entrance to open space immediately abutting the front wall of each unit."

657. The lands designated R3A - SECTION 657 on Schedule A to this by-law:

657.1 shall only be used for:

(1) the purposes permitted in the R3A Zone by Section 19.1.1.

657.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres from the front lot line.

(2) no buildings shall be located closer than 10 metres to any lands zoned OS with the exception of lands zoned OS - Section 663.

657.3 shall also be subject to the requirements and restrictions relating to the R3A Zone and all the general provisions of this by-law that are not in conflict with those set out in Section 657.2.

658. The lands designated R4A - SECTION 658 on Schedule A to this by-law:

658.1 shall only be used for:

- (1) a townhouse dwelling; and
- (2) the purposes permitted in the R4A Zone by Section 21.1.1.

658.2 shall be subject to the following requirements and restrictions:

- (1) for a townhouse dwelling, the minimum front yard depth shall be a minimum of 4.5 metres provided that the front of any garage or carport not be closer than 6 metres from the front lot line.
- (2) for a townhouse dwelling the requirements and restrictions of Section 19.1.2 shall apply.
- (3) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

- (4) for the purposes permitted in Section 21.1.1, the requirements and restrictions of Section 21.1.2 shall apply.

658.3 shall also be subject to the requirements and restrictions of the R4A Zone and all of the general provisions of this by-law that are not in conflict with those set out in Section 658.2.

659. The lands designated C1 - SECTION 659 on Schedule A to this by-law:

659.1 shall only be used for:

- (1) the purposes permitted in the C1 zone by Section 31.1.1.; and
- (2) Adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

659.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres
- (2) Minimum Interior Side Yard Width:
9 metres
- (3) Minimum Landscaped Open Space:
 - (a) in the front, interior side, exterior side and rear yards:
3 metres
- (4) Maximum Gross Leasable Floor Area:
2,787 square metres
- (5) All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.

- (6) All garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

659.3 shall also be subject to the requirements and restrictions relating to the C1 Zone and all the general provisions of this by-law that are not in conflict with those set out in Section 659.2.

660. The lands designated C3 - SECTION 660 on Schedule A to this by-law:

660.1 shall only be used for:

- (1) a retail establishment having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop
- (5) a bank, trust company and finance company with or without a drive through facility;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant with or without a drive through facility;
- (11) a printing or copying establishment;
- (12) a commercial school;

- (13) a garden centre sales establishment;
- (14) a temporary open air market;
- (15) a community club;
- (16) a health centre;
- (17) a taxi or bus station;
- (18) a theatre;
- (19) a custom workshop;
- (20) a motor vehicle repair shop;
- (21) a swimming pool sales and service establishment;
- (22) a home furnishing and improvement retail outlet;
- (23) a beer or liquor store;
- (24) purposes accessory to the other permitted purposes; and
- (25) a place of commercial recreation. Adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

660.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Leasable Floor Area:
12,077 square metres
- (2) Maximum Gross Leasable Floor Area for a Supermarket:
2,787 square metres

- (3) Minimum setback from Bovaird Drive:

13.8 metres

- (4) Minimum setback from Main Street:
 - (a) for a building equal or larger than 2300 square metres:

4.5 metres

 - (b) for a building less than 2300 square metres:

6 metres

- (5) Minimum setback from other streets:

4.5 metres

- (6) Minimum setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.

- (7) Maximum Building Height: No restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.

- (8) Minimum Landscaped Open Space:
 - (a) abutting Main Street and Bovaird Drive:

4.5 metre wide landscaped strip

 - (b) abutting other streets, residential zones and residential development within the zone:

3 metres

(9) All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.

(10) All garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

660.3 shall also be subject to the requirements and restrictions of the C3 Zone and all of the general provisions of this by-law that are not in conflict with those set out in Section 660.2.

661. The lands designated R3B - SECTION 661 on Schedule A to this by-law:

661.1 shall only be used for:

(1) the purposes permitted in the R3B Zone by Section 20.1.1.

661.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 185 square metres per dwelling unit

Corner Lot: 275 square metre per dwelling unit

(2) Minimum Lot Width:

Interior Lot: 6 metres

Corner Lot: 9 metres

(3) Front Yard Depth:

4.5 metres provided that the front of any garage or carport not be closer than 6 metres to the front lot line.

(4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

(5) a maximum of 8 dwelling units and a minimum of 3 dwelling units shall be attached.

661.3 shall also be subject to the requirements and restrictions relating to the R3B Zone and all the general provisions of this by-law that are not in conflict with those set out in Section 661.2.

662. The lands designated C3 - SECTION 662 on Schedule A to this by-law:

662.1 shall only be used for the purposes permitted by Section 660, or the purposes permitted by Section 654, but not both sections or not any combination of both sections:

(1) either:

(a) those purposes permitted in a C3 - Section 660 Zone.

(2) or:

(a) those purposes permitted in a R2C - Section 654 Zone; and

(b) those purposes permitted in a R2B - Section 655 Zone.

662.2 shall be subject to the following requirements and restrictions:

(1) for the purposes permitted in a C3 - Section 660 Zone, the requirements and restrictions as set out in a C3 - Section 660 Zone.

- (2) for the purposes permitted in a C3 - Section 660 Zone, the lands zoned C3 - Section 662 and C3 - Section 660 shall be developed comprehensively as one site.
- (3) for the purposes permitted in a R2C - Section 654 Zone, the requirements and restrictions as set out in a R2C - Section 654 Zone.
- (4) for the purposes permitted in a R2B - Section 655 Zone, the requirements and restrictions as set out in a R2B Zone.
- (5) the maximum total number of dwelling units permitted by Section 662.1(2) shall not exceed 38.

662.3 for the purposes permitted in a C3 - Section 660 Zone shall also be subject to the requirements and restrictions relating to the C3 Zone, for the purposes permitted in a R2B - Section 654 Zone shall also be subject to the requirements and restrictions relating to the R2B Zone, for the purposes permitted in a R2C - Section 655 Zone shall also be subject to the requirements and restrictions relating to the R2C Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in Section 662.2 shall apply.

663. The lands designated OS - SECTION 663 on Schedule A to this by-law:

663.1 shall only be used for:

- (1) Open Space
 - (a) those purposes permitted in an OS Zone by Section 54.1.1; and,
- (2) Institutional
 - (a) those purposes permitted in an I1 Zone by Section 53.1.1.

663.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- (2) for the purpose permitted in an I1 Zone, the requirements and restrictions as set out in an I1 Zone.

663.3 shall also be subject to the requirements and restrictions relating to the OS Zone and all the general provisions of this by-law that are not in conflict with those set out in Section 663.2.

664. The lands designated I1 - SECTION 664 on Schedule A to this by-law:

664.1 shall only be used for the purposes permitted by Section 53.1.1 and 54.1.1, or the purposes permitted by Section 15.1.1, but not both:

- (1) either:
 - (a) those purposes permitted in an I1 Zone by Section 53.1.1; and
 - (b) those purposes permitted in an OS Zone by Section 54.1.1.
- (2) or:
 - a) those purposes permitted in a R1D Zone by Section 15.1.1.

664.2 shall be subject to the following requirements and restrictions:

- (1) for the purposes permitted in an OS Zone, the requirements and restrictions as set out in an OS Zone.
- (2) for the purposes permitted in an I1 Zone, the requirements and restrictions as set out in an I1 Zone.

(3) for the purposes permitted in a R1D zone, the requirements and restrictions as set out in a R1D zone.

664.3 for the purposes permitted in Section 664.1(1)(a) shall also be subject to the requirements and restrictions relating to the I1 Zone, for the purposes permitted in Section 664.1(1)(b) shall also be subject to the requirements and restrictions relating to the OS Zone, for the purposes permitted in a Section 664.1(2)(a) shall also be subject to the requirements and restrictions relating to the R1D Zone and for all permitted purposes the general provisions of this by-law that are not in conflict with those set out in section 664.2 shall apply."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 8th day of February, 1993.

Peter Robertson

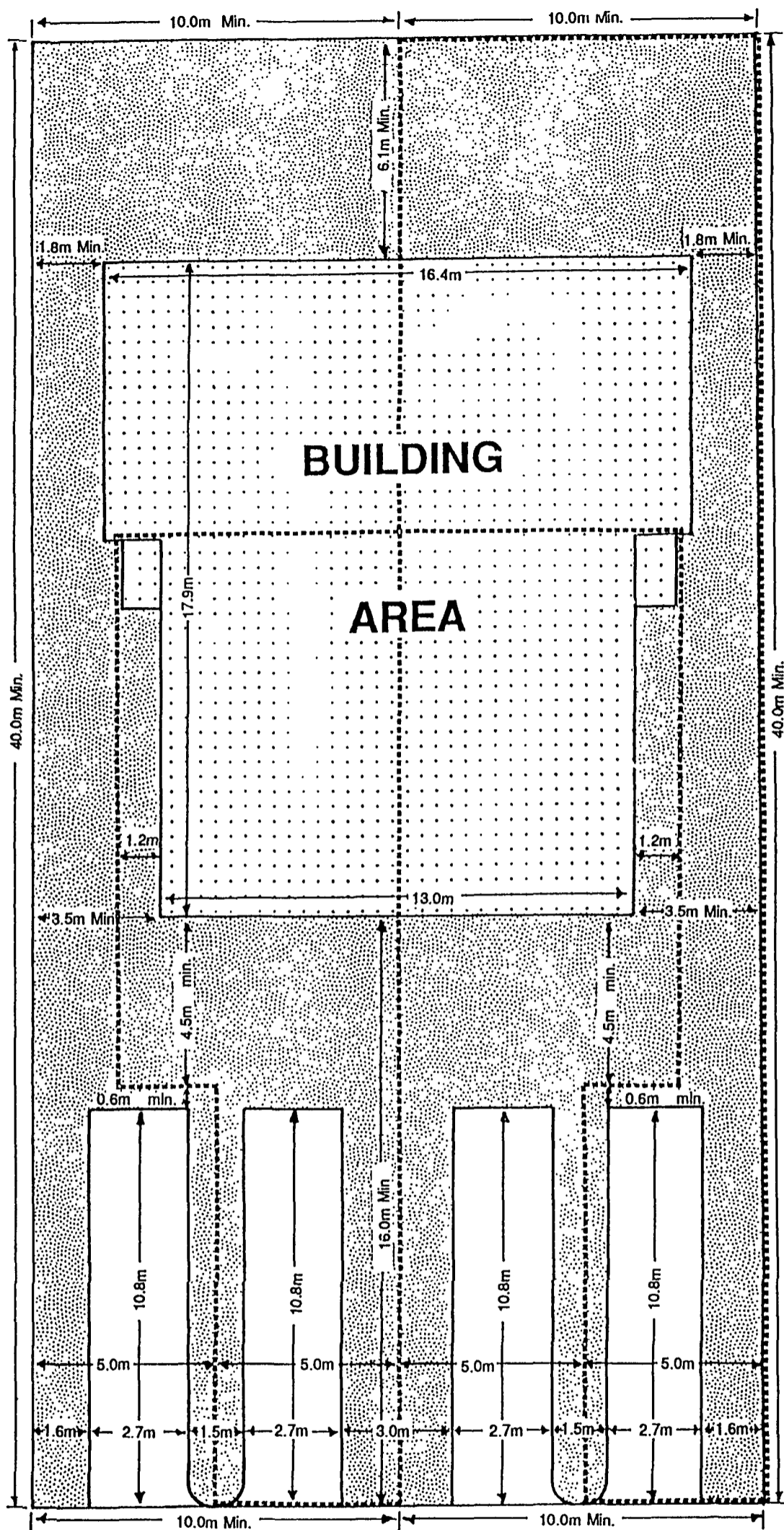
PETER ROBERTSON - MAYOR

L. J. Mikulich

LEONARD J. MIKULICH- CLERK


APPROVED AS TO FORM LAW DEPT. BRAMPTON
[Signature]
DATE *[Signature]*

brambrick.by



LEGEND

-  DRIVEWAY
-  FUTURE PROPERTY BOUNDARIES
- m Metres

-  LANDSCAPED OPEN SPACE
- MIN. Minimum 0



**SCHEDULE C-SECTION 655
BY-LAW 151-88**

By-Law 16-93 Schedule B



CITY OF BRAMPTON
Planning and Development

Date: 92 05 12 Drawn by: SEJ
File no. C1E9.3 Map no. 43-30W

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 16-93 being a by-law
to amend by-law 151-88 to the Official
Plan for the City of Brampton Planning
Area (Brampton Brick Limited -
Files: C1E9.3 and P25-223 and 223A)

DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the County of Wellington, DO SOLEMNLY DECLARE THAT:

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. The Council of The Corporation of the City of Brampton passed By-law 258-92 on the 23rd day of November, 1992, to approve Amendment No. 223 and 223A to the City of Brampton Planning Area, related to this matter.
3. Amendment No. 223 and 223A was approved, as modified, by the Ministry of Municipal Affairs on the 18th day of March, 1993.
4. By-law 16-93 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 8th day of February, 1993.
5. Written notice of By-law 16-93 as required by section 34(18) of the Planning Act, R.S.O. 1990 c.P.13 as amended, was given on the 16th day of February, 1993, 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 notices of appeal were filed under section 34(19) of the Planning Act, on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 1st)
day of April, 1993.)

Edna Collier)
A Commissioner, etc.)

K. Zammit

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 223 and 223A to the Official Plan for the City of Brampton Planning Area is a true copy as approved, as modified, by the Ministry of Municipal Affairs on March 18, 1993.

Dated at the City of Brampton this 1st day of April, 1993.



L.J. Mikulich - City Clerk