



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 30-87

To amend By-law 139-84 (part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto)

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

1. By-law 139-84, as amended, is hereby further amended:

- (1) by changing, on Sheet 6 of Schedule A thereto, the zoning designation of the land shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL APARTMENT A - SECTION 646 (R4A - SECTION 646) and INSTITUTIONAL TWO - SECTION 647 (I2 - SECTION 647).
- (2) by adding thereto, as SCHEDULE C - SECTION 646, Schedule B to this by-law
- (3) by adding to Section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 646"

(4) by adding thereto the following sections:

"646.1 The lands designated R4A - SECTION 646 on Sheet 6 of Schedule A to this by-law:

646.1.1 shall only be used for the purposes permitted by section 15.1.1.

646.1.2 shall be subject to the following requirements and restrictions:

(1) minimum lot area: - 0.622 hectares

- (2) minimum front yard depth, minimum side yard width and minimum rear yard depth shall be as shown on SCHEDULE C - SECTION 646.
- (3) maximum density: - 170.5 units per hectare or 106 dwelling units, whichever is the greater.
- (4) maximum building height: - 9 storeys.
- (5) maximum lot coverage: - 20%.
- (6) maximum floor space index: - 2.3.
- (7) an apartment dwelling shall be located within the area shown as Building Area on SCHEDULE C- SECTION 646.
- (8) a canopy shall be located within the area shown as Canopy on SCHEDULE C - SECTION 646.
- (9) an underground garage and related accessory structures shall be located a minimum distance from property lines as follows:
 - (i) side lot line - 1 metre
 - (ii) rear lot line - 1 metre
 - (iii) front lot line - 3 metres
- (10) an underground garage exhaust fan shall be located a minimum distance of 15 metres from any property line.
- (11) surface parking facilities shall be provided and maintained in the location shown as Parking on SCHEDULE C - SECTION 646.
- (12) a driveway ramp shall be located as shown on SCHEDULE C - SECTION 646.
- (13) landscaped open space shall be provided and maintained in the location shown as Landscaped Open Space on SCHEDULE C - SECTION 646.

646.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 646.1.2.

646.2 For the purposes of section 646,

LOT LINE, FRONT shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street.

647.1 The lands designated I2 - SECTION 646 on Sheet 6 of Schedule A to this by-law:

647.1.1 shall only be used for the following purposes

- (1) nursing home
- (2) retirement home
- (3) purposes accessory to the other permitted purposes.

647.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area: - 0.6457 hectares
- (2) minimum front yard depth: - 30.0 metres
- (3) minimum side yard width: - 14 metres or 1/2 height of the dwelling whichever is greater
- (4) minimum rear yard depth: - 10.0 metres
- (5) maximum density: - 140 beds per hectare
- (6) maximum building height: - 5 storeys
- (7) minimum landscaped open space: - 50%
- (8) parking shall be provided and maintained in accordance with the following requirements:
 - (a) 0.20 spaces per bed
 - (b) 0.25 visitor spaces per bedplus
 - (c) 1 space per employee of largest shift

647.1.3 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 647.1.2.

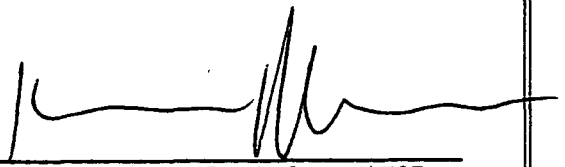
647.2 For the purposes of section 647,

LOT LINE, FRONT shall mean the property line closest to Sir Lou Drive and the front lot line is not required to divide the lot from a street."

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

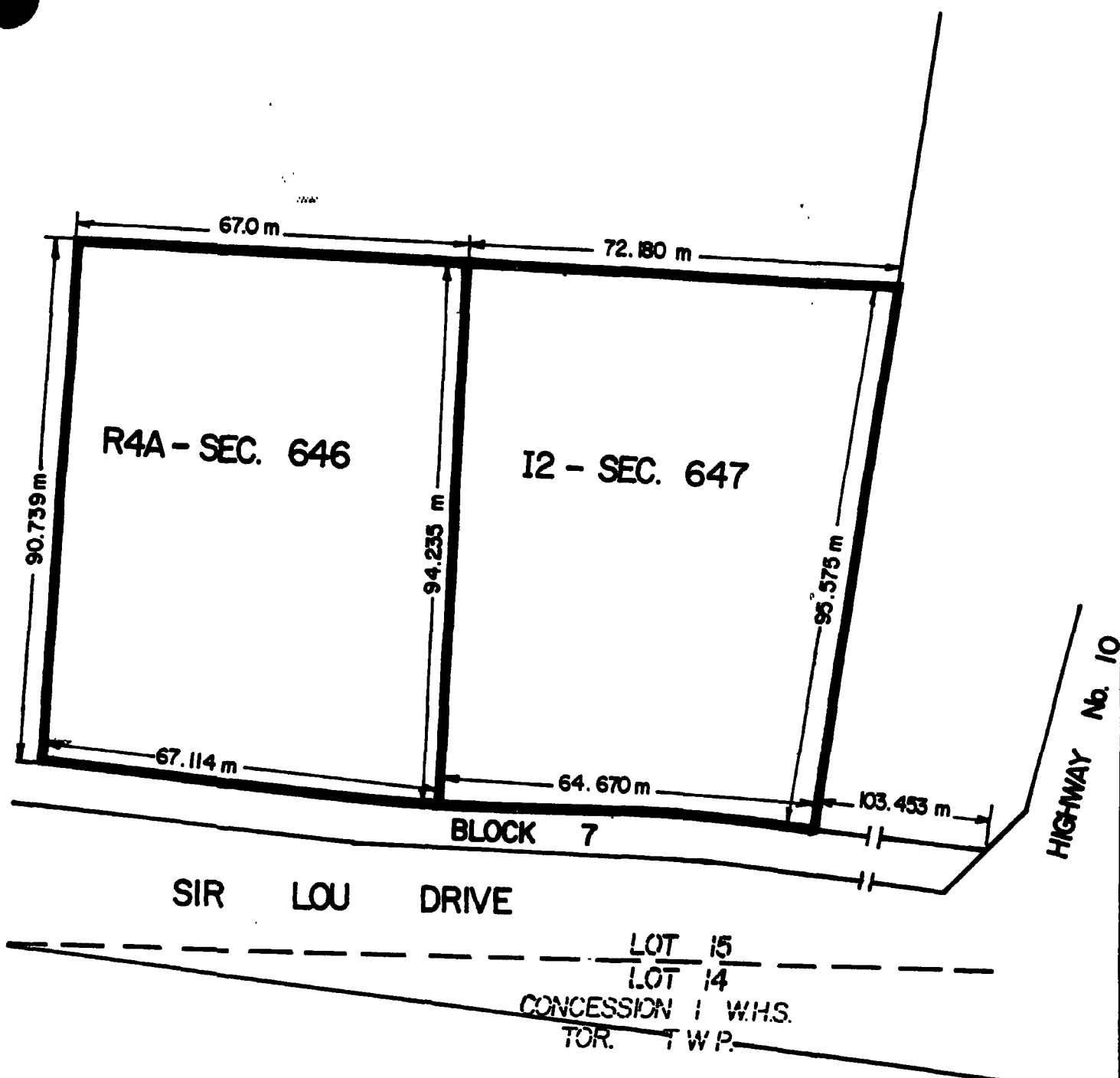
this 26th day of January 1987.




KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

8/87/6



 Zone Boundary

PART LOT 15, CON. 1, W.H.S. (TOR)

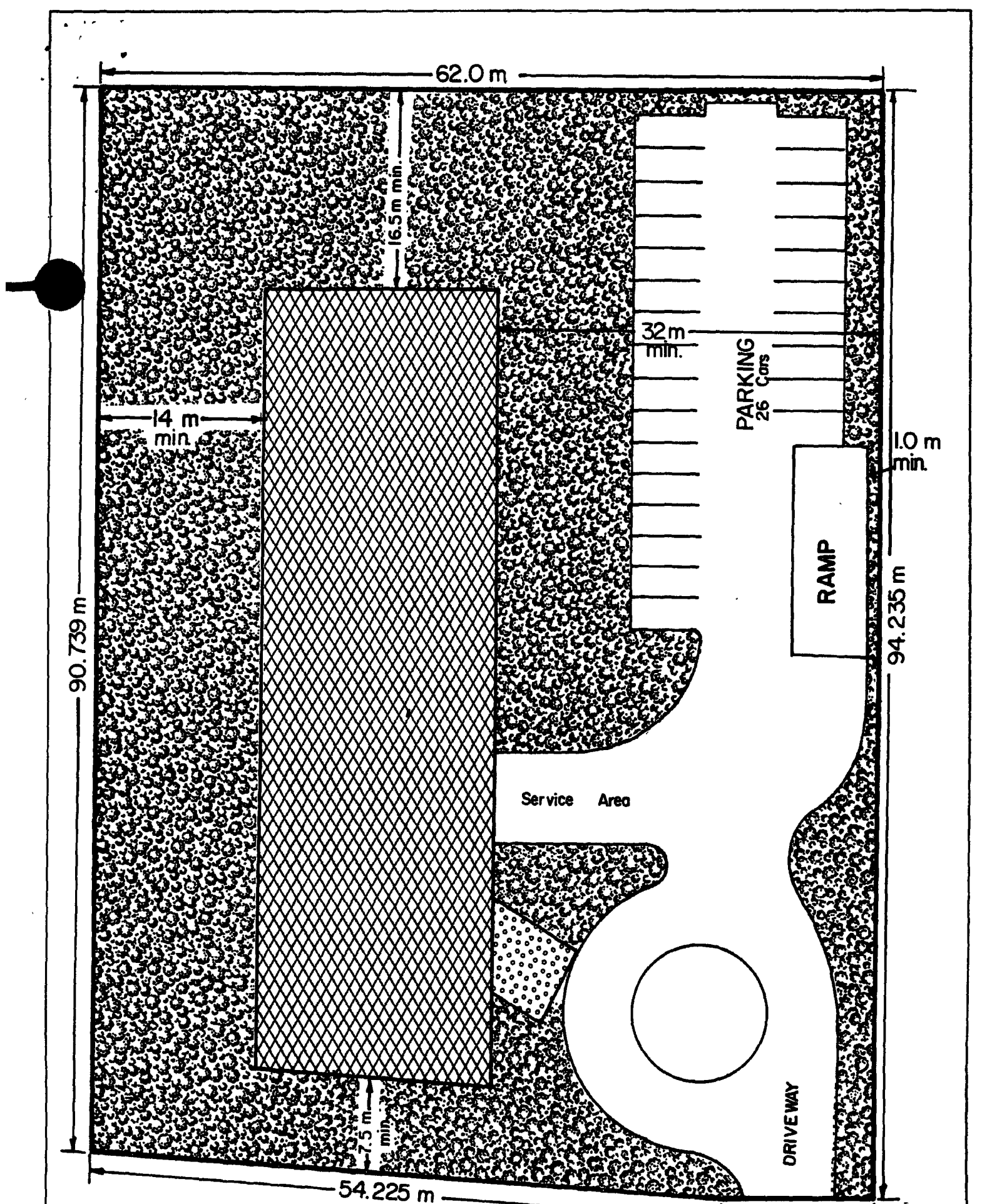


CITY OF BRAMPTON
 Planning and Development




By-Law 30-87 Schedule A

1:1000

Date: 86 11 05 Drawn by: RB
 File no. TIW15.10 Map no. 75-15E



LEGEND

-  Building Area
-  Canopy
-  Landscaped Area

M Metres

.Min. Minimum

SIR LOU DRIVE

SCHEDULE C – SECTION 646
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development

By-law 30-87 Schedule B

1:400

Date: 87 01 23 Drawn by: RB
File no. T1W15.10 Map no. 75-15F

IN THE MATTER OF the Planning Act,
1983, section 34;

AND IN THE MATTER OF the City of
Brampton By-law 30-87.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of
Brampton and as such have knowledge of the
matters herein declared.
2. By-law 29-87 which adopted Amendment Number 112
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
January 26th, 1987.
3. Written notice of By-law 30-87 as required by
section 34 (17) of the Planning Act, 1983 was
given on February 5th, 1987, in the manner and in
the form and to the persons and agencies
prescribed by the Planning Act, 1983, the last
day for appeal being March 2nd, 1987.
4. No notice of appeal under section 34(18) of the
Planning Act, 1983 was filed with me on or before
the last day for appeal.
5. Official Plan Amendment 112 was approved by the
Ministry of Municipal Affairs on March 17th,
1987.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 30th day of March, 1987.)


A Commissioner, etc.

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.

