



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 91-95

To amend By-law 151-88, as amended

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 42-B of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from HIGHWAY COMMERCIAL ONE - SECTION 378 (HC1 - SECTION 378) and HIGHWAY COMMERCIAL ONE - SECTION 379 (HC1 - SECTION 379) to SERVICE COMMERCIAL - SECTION 728 (SC - SECTION 728), RESIDENTIAL TWO FAMILY A - SECTION 729 (R2A - SECTION 729), RESIDENTIAL APARTMENT A - SECTION 730 (R4A - SECTION 730), RESIDENTIAL APARTMENT B - SECTION 731 (R4B - SECTION 731) and OPEN SPACE (OS).
 - (2) by adding thereto the following sections:

"728 The lands designated SC-SECTION 728 on Sheet 42-B of Schedule A to this by-law:

728.1 shall only be used for the following purposes:

 - (1) an office;
 - (2) a health centre;
 - (3) a community club;
 - (4) a parking lot;
 - (5) a custom workshop;
 - (6) a hotel or motel;

- (7) a banquet hall;
- (8) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (9) a printing or copying establishment;
- (10) a bank, trust company, finance company;
- (11) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (12) a dining room restaurant, a take out restaurant, a drive-in restaurant, standard restaurant or fast food restaurant;
- (13) a garden centre sales establishment;
- (14) a gas bar;
- (15) an automobile service station;
- (16) a motor vehicle washing establishment;
- (17) a retail establishment having no outside storage;
- (18) a convenience store;
- (19) a personal service shop;
- (20) a dry cleaning and laundry distribution station; and,
- (21) purposes accessory to the other permitted purposes.

728.2 shall be subject to the following requirements and restrictions:

- (1) maximum gross floor area: 38,888 square metres;
- (2) maximum gross floor area for those purposes permitted in section 728.1 (8) to (20) inclusive:

6,038.5 square metres which may be increased to 12,410 square metres provided that 0.37 square metres of those uses permitted in section 728.1 (1) to (7) inclusive is provided for every additional 0.09 square metres of those uses permitted in section 728.1 (8) to (20) inclusive;

- (3) minimum setback from Hurontario Street:
10.0 metres;
- (4) minimum setback from Highway Number 7:
14.0 metres;
- (5) minimum setback from Gillingham Drive: 16.0 metres except that where the land abuts a R1D - Section 377 zone, the minimum setback shall be 20.0 metres;
- (6) for those purposes permitted in section 728.1 (6) to (8) inclusive and (11) to (16) inclusive, the minimum setback from a R1D zone shall be 60.0 metres;
- (7) minimum setback where the land abuts a HC1 or a HC1 - Section 421 zone shall be 12.0 metres;
- (8) minimum setback where the land abuts a R4A - Section 730 zone shall be 17.0 metres;
- (9) maximum building height: 2 storeys where the lands are within 60.0 metres of a residential zone; 4 storeys within 60.0 metres to 100.0 metres of Gillingham Drive, beyond which the maximum building height shall be 6 storeys;
- (10) a 4.5 metre wide landscaped open space area shall be provided along Highway Number 7 and Hurontario Street;
- (11) a 6.0 metre wide landscaped open space area shall be provided along Gillingham Drive; and,
- (12) a 3.0 metre wide landscaped open space area shall be provided along all other streets and where the lands abut a R4A - Section 730 zone.

728.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 728.2.

729 The lands designated R2A-SECTION 729 on Sheet 42-B of Schedule A to this by-law:

729.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15; and,
- (3) purposes accessory to the other permitted purposes.

729.2 shall be subject to the following requirements and restrictions:

(1) minimum lot area:

interior lot: 432 square metres per lot and 216 square metres per dwelling unit;

corner lot: 486 square metres per lot and 270 square metres per dwelling unit closest to the flankage lot line;

(2) minimum lot width:

interior lot: 14.4 metres per lot and 7.2 metres per dwelling unit;

corner lot: 16.2 metres per lot and 9.0 metres for the dwelling unit closest to the flankage lot line;

(3) minimum rear yard depth: 7.5 metres;

(4) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres; and,

(5) for an interior lot where a portion of a garage is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the inside width

of the garage shall not exceed 50 percent of the lot width.

729.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 729.2.

730 The lands designated R4A-SECTION 730 on Sheet 42-B of Schedule A to this by-law:

730.1 shall only be used for the purposes permitted in a R4A zone by section 21.1.1.

730.2 shall be subject to the following requirements and restrictions:

(1) minimum setback to all lot lines shall be 6.0 metres except where it abut Highway Number 7 and then the minimum setback shall be 14.0 metres;

(2) minimum separation distance between dwellings shall be 7.0 metres;

(3) maximum building height: 4 storeys;

(4) maximum lot coverage by principal buildings: 37 per cent;

(5) maximum floor space index: 1.5;

(6) maximum density: 116 dwelling units per net hectare of lot area;

(7) minimum landscaped open space: 48 per cent of the lot area

730.3 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 730.2.

731 The lands designated R4B-SECTION 731 on Sheet 42-B of Schedule A to this by-law:

731.1 shall only be used for the purposes permitted in a R4B zone by section 22.1.1.

731.2 shall be subject to the following requirements and restrictions:

(1) minimum setback to all lot lines shall be 15.0 metres;

(2) maximum building height: 12 storeys;

(3) maximum floor space index: 2.0

(4) maximum density: 202 dwelling units per net hectare of lot area;

(5) minimum landscaped open space: 45 per cent of the lot area;

731.3 shall also be subject to the requirements and restrictions relating to the R4B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 731.2"

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 10th day of April 1995.

PETER ROBERTSON - MAYOR

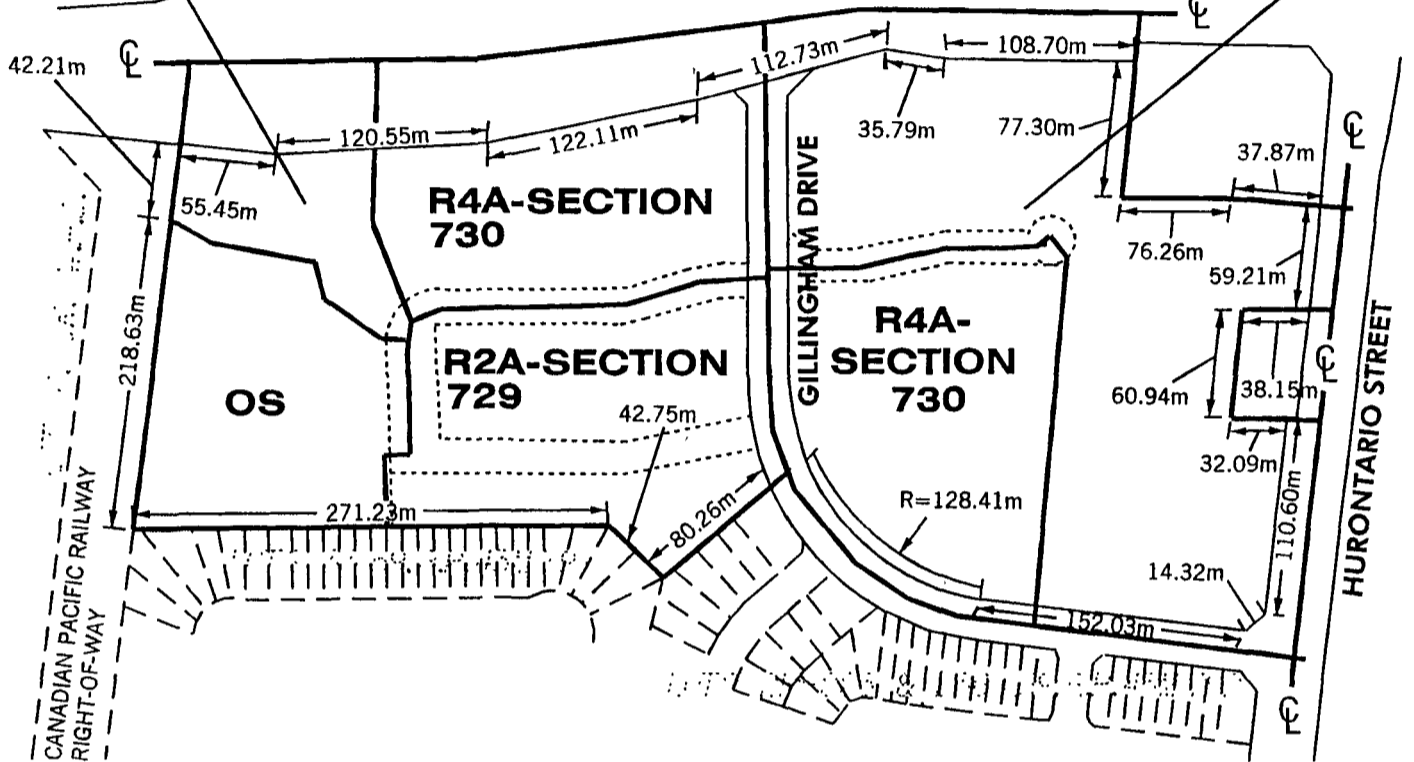
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRANTON
[Signature]
DATE 10/10/95

R4B-SECTION 731

SC-SECTION 728

HIGHWAY No. 7



LEGEND

- ZONE BOUNDARY
- ⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



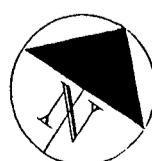
PART LOT 10, CON. 1 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 91-95

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 1995 01 05

Drawn by: CJK

File no. C1W10.6

Map no. 42-132M