



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 137-94

To amend By-law 151-88

The Council of the Corporation of the City of Brampton
ENACTS as follow:

1. By-law 151-88 as amended, is hereby further amended:
 - (1) by changing, on Sheet 27 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL TOWNHOUSE A(1) - SECTION 720 (R3A(1)-SECTION 720);
 - (2) by adding thereto the following section:

"720 The lands designated R3A(1)- Section 720 on Sheet 27 of Schedule A to this by-law

720.1 shall only be used for the following purposes:

 - (a) single family detached dwellings;
 - (b) semi-detached dwellings;
 - (c) multiple family dwellings;
 - (d) townhouse dwellings; and,
 - (e) only in conjunction with the purposes permitted in section 720.1 (a) to section 720.1 (d) inclusive, the following purposes
 - (i) indoor recreation areas, facilities and structures;
 - (ii) outdoor recreation areas, facilities and structures;
 - (iii) retail and commercial purposes subject to the provisions of section 720.3 (b);
 - (iv) a gatehouse; and,
- (6) purposes accessory to the other permitted purposes.

720.2 shall also be subject to the following requirements and restrictions:

- (a) Maximum Number of Dwelling Units- 300;
- (b) Maximum Number of Multiple Family and Townhouse Dwelling Units - 88;
- (c) Maximum Number of Bedrooms in any Dwelling Unit- 2;
- (d) Maximum Floor Area per Dwelling Unit Above Established Grade:

Single Family Detached and Semi-Detached Dwellings- 186 square metres; and,

Multiple Family and Townhouse Dwellings- 140 square metres;

- (e) Maximum Building Height:

Single Family Detached and Semi-Detached Dwellings:

Not to exceed one and one half storeys or 7.5 metres, whichever is the lesser;

Townhouse Dwellings:

Not to exceed two storeys or 10.6 metres, whichever is the lesser;

Multiple Family Dwellings:

Not to exceed four storeys or 16 metres, whichever is the lesser;

- (f) The front face of a dwelling shall have a minimum setback distance of 4.5 metres from the limits of a private road;
- (g) A porch shall have a minimum setback distance of 3.0 metres from the limits of a private road;
- (h) A garage shall have a minimum setback distance of 6.0 metres from the front face of the garage to the limits of a private road.
- (i) Minimum Outdoor Living Area- 30 square metres per dwelling unit;
- (j) The minimum distance between two detached dwellings shall not be less than 1.8 metres unless the reduced distance is added to the other side of the same detached dwellings, and provided that the minimum distance between detached dwellings is not less than 1.2 metres;

- (k) Where the distance between the walls of two dwellings is less than 2.4 metres, no door or window above or below grade will be permitted in any such wall;
- (l) No building shall be located closer than 12 metres to the Sandalwood Parkway right-of-way;
- (m) No building shall be located closer than 30 metres to the Dixie Road right-of-way;
- (n) A dwelling shall not be located closer than 3.0 metres to an indoor and outdoor recreation area;
- (o) Parking:

Single Family Detached and Semi-Detached Dwellings:

A minimum of two parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking; and,

Multiple Family and Townhouse Dwellings:

A minimum of 1.5 parking spaces per dwelling unit, plus a minimum of 0.25 spaces per dwelling unit devoted to visitor parking.

720.3 shall also be subject to the following requirements and restrictions:

- (a) The purposes permitted by section 720.1 (e) (i) and section 720.1(e) (iii) shall be located entirely within the same building:
 - (i) has a maximum building height of 17 metres;
 - (ii) has a minimum setback distance of 6 metres to the limits of a private road; and,
 - (iii) has a minimum of 150 parking spaces located within 70 metres of the building.
- (b) The purposes permitted by section 720.1 (e) (iii) shall not exceed a total gross commercial floor area of 950 square metres;
- (c) The purposes permitted by section 720.1 (e) (ii) shall have a minimum land area of 11 hectares; and,

(d) The purposes permitted by section 720.1 (e) (iv) shall not exceed a total floor area of 37 square metres.

720.4 shall also be subject to the requirements and restrictions relating to the R3(A)(1) zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 720.2 and 720.3"

720.5 For the purposes of section 720:

(a) Indoor and outdoor private recreation areas, facilities and structures

shall mean an area which is designed and used for the active and passive recreational pursuits of persons during their leisure time, and is not owned, operated, or maintained by a "Public Authority" as defined in section 5.0 of this by-law and is not an outdoor living area. A golf course is permitted within a recreation area, however, this shall not preclude the City of Brampton from owning, operating, or maintaining a golf course.

(b) A Private Road

shall mean a road which is not owned and maintained by The Corporation of the City of Brampton, The Regional Municipality of Peel, or by the Crown in Right of Ontario.

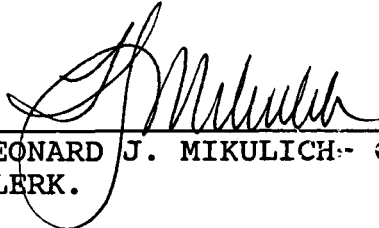
(c) Limits of a Private Road

shall mean the paved surface of the roadway, including any associated curb or sidewalk.

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

this 27th day of June 1994.

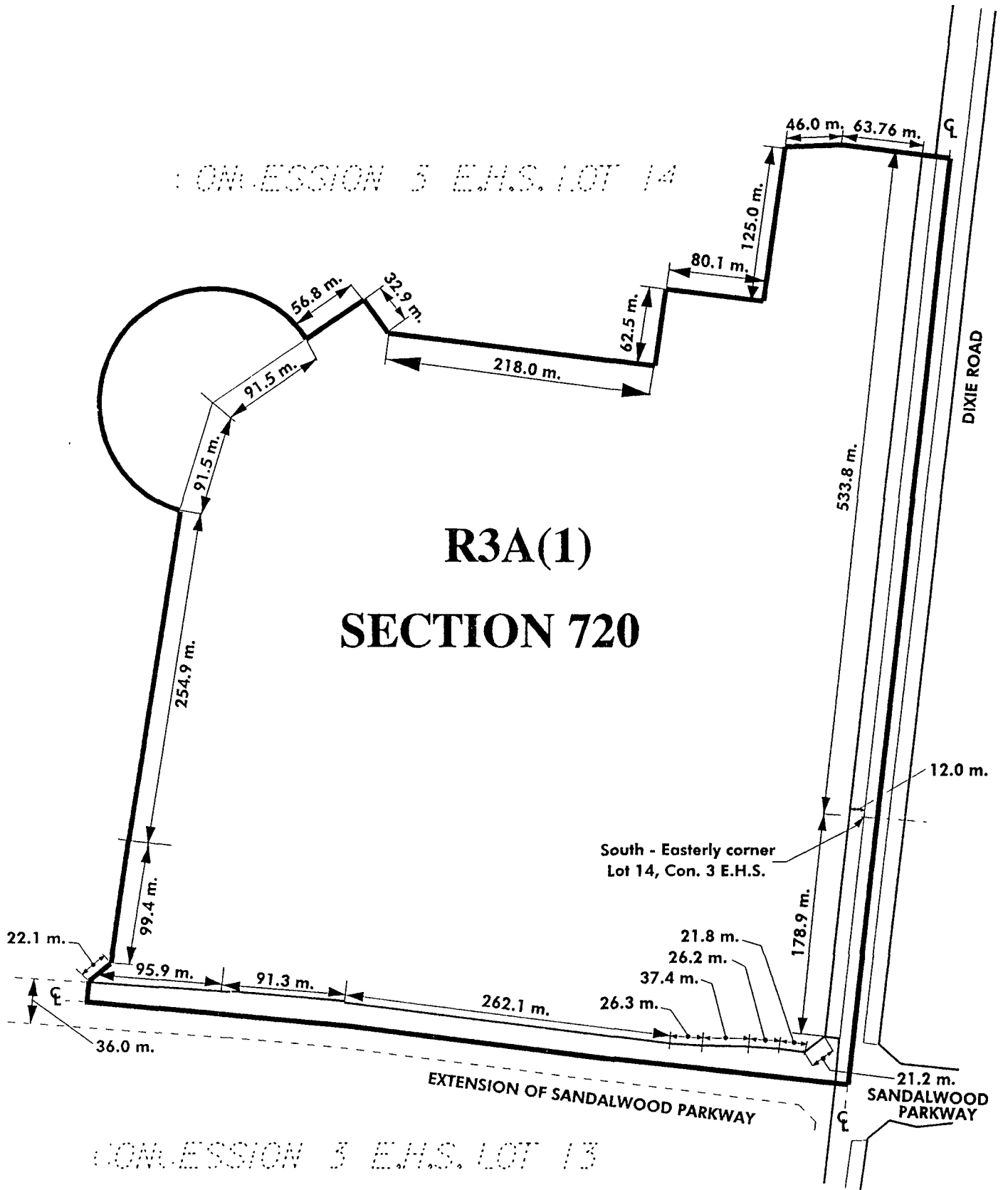

~~LEONARD J. MIKULICH~~ ~~ACTING MAYOR~~
PETER RICHARDS ACTING MAYOR


LEONARD J. MIKULICH - CITY CLERK.

APPROVED AS TO FORM LAW DEPT. BRAMPTON
WCE
DATE 6/1/94



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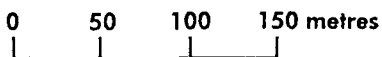
CONCESSION 3 E.H.S. LOT 14



CONCESSION 3 E.H.S. LOT 13

LEGEND:

-  ZONE BOUNDARY
-  CENTRELINE OF ROAD ALLOWANCE
- m METRES



PART LOTS 13 AND 14 , CONCESSION 3 E.H.S.
BY- LAW 151 - 88 SCHEDULE A

By-Law 137-94 Schedule A



CITY OF BRAMPTON
Planning and Development

Date: 1993 05 17 Drawn by: K.M.H.

File no. C3E13.2(A) Map no. 27 - 9D

TO: THE CORPORATION OF THE CITY OF BRAMPTON
(hereinafter called the "City")

RE: SANDRINGHAM PLACE INC.
(Rosedale Village - Phase ~~XX~~ I)
- Part of Lots 13 and 14, Conc. 2, EHS
- N/W corner Dixie Road & Sandalwood Parkway East
(herein called the "Residential Development")

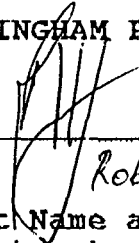
BY: SANDRINGHAM PLACE INC.
(herein called the "Owner")

A G R E E M E N T

1. The Owner agrees with the City that prior to the City issuing a building permit for the Residential Development, the Owner will enter into an agreement or agreements with the City in a form or forms satisfactory to the City to satisfy all the conditions for the development of the Residential Development imposed by the City Council at its meeting of May 25, 1994 and without limiting the generality of the foregoing, to satisfy all the financial, legal, servicing, engineering, landscaping, and other requirements of the City for the development of the Commercial Development.

DATED at Brampton this *10th* day of JUNE, 1994.

SANDRINGHAM PLACE INC.



Robert DeGasperis ASO
(Print Name and Title of Signatory)

(Print Name and Title of Signatory)