



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 165-77

Being a By-law to prohibit or regulate the use of land and the erection, use bulk, height and location of building situated on Part Lot 1, Concession 1, W.H.S. in the City of Brampton.

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

Section 1.0 - DEFINITIONS

- 1.1 For the purposes of this By-law the definitions and interpretations given in this section shall govern. Words used in the present tense include future; words in the singular include the plural; the word "shall" is mandatory and not directory.
- 1.2 Accessory means naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.3 Angle of Parking means the number of degrees turned by a vehicle from an aisle into a parking space.
- 1.4 Front Lot Line means the lot line that divides the lot from the street.
- 1.5 Front Yard means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- 1.6 Landscaped Area means open space at ground level which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, canopies, mechanical vents, stairs, paths, recreational facilities or similar amenities, but excluding any driveway, car parking or loading area.
- 1.7 Parking Area means an open area or a structure, other than a street, used for the temporary parking or storage of two or more automobiles and available for use whether free or for compensation as an accommodation for vehicles of employees, residents or invitees.

- 1.8 Parking Space means a space within a parking area exclusive of driveways, aisles or landscaped open space for the temporary parking of a vehicle.
- 1.9 Public Utility Installation means any building, structure, plant or equipment essential to the operation of a public utility including but not limited to any of the following:
- Bell Telephone Company of Canada
Canadian Pacific Railway Company
Canadian National Railway Company
Consumer Gas Company
Hydro Electric Commission of Brampton
- 1.10 Rear Lot Line means the lot lines opposite the front lot line.
- 1.11 Rear Yard means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building.
- 1.12 Side Lot Line means a lot line other than a front or rear lot line.
- 1.13 Side Yard means a yard between the main wall of the main building or structure and the side lot line extending from the front yard to the rear yard.
- 1.14 Storey means the portion of a building other than a cellar or a basement, between the surface of any floor and the surface of the floor next above it, if there be no floor above it, that portion between the surface of such floor and the ceiling above it.
- 1.15 Yard shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as otherwise provided or required by this By-law, and located between the main building and one of the lot lines of the said lot.

Section 2.0 - GENERAL

- 2.1 No land shall be used and on building or structure shall be erected or used within the zone boundary as shown on Schedule 'A' hereto attached except in conformity with the provision of this section.
- 2.2 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purposes of the Corporation of the City of Brampton or for the purposes of any local Board thereof as defined by the Municipal Affairs Act, R.S.O. 1970, Chapter 118, provided:
- the lot coverage, yard and parking requirements are complied with for the zone in which the land, building or structure is located, and no goods, material, or equipment are stored in the open in a Residential Zone.

2.3 The Schedule 'A' of this By-law hereto attached form part of this By-law.

Section 3.0 - ZONE DESIGNATION

3.1 For the purpose of this By-law the land is divided into the following zones:

<u>Zone Designation</u>	<u>Zone Symbol</u>
Residential Apartment Dwellings	R4
Open Space	OS

3.2 Permitted Uses:

R4: Apartment House, Religious Institution, Public Utility Installation

OS: Agricultural, Recreational Use, Public Utility Installation, park or playground, community centre, arena and use accessory to the above.

Section 4.0 - PARKING

- a) For Residential Apartment Dwellings R4 zone, Parking area shall be located as shown on the Schedule 'A' hereto attached.
- b) For each arena, auditorium, stadium, and similar place of public assembly one parking space for every four (4) fixed seats or benches, one parking space for each one hundred square feet of floor area.
- c) All parking areas shall have direct and unobstructed access to and from a public street by a driveway or ramp as shown on Schedule 'A' hereto attached.
- d) Each parking space shall have unobstructed access to an aisle leading to a driveway or ramp and all parking spaces shall be rectangular and shall be exclusive of any other ancillary space and shall be calculated on the basis of the following:

<u>Arrangement of Parking Space to Aisle</u>	<u>Minimum Width of Parking Space</u>	<u>Minimum Length of Parking Space</u>
Parallel	9 feet	23 feet
Angled	9.5 feet	19 feet

- e) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the basis of the following:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
0° to less than 55°	13 feet
55° to less than 75°	18 feet
75° to 90°	21 feet

- f) All parking spaces, aisles and driveways shall be usable in all seasons and surfaced with hard surface and dustless materials.

Section 5.0 - RESIDENTIAL APARTMENT DWELLINGS (R4) ZONE

5.1 Yard Requirements

- a) The front, rear and side yards shall have a minimum depth and width respectively as shown on Schedule 'A'; hereto attached.
- b) Any building to be constructed shall be within the building area as shown on Schedule 'A' hereto attached.

5.2 Building Requirements

- a) The apartment buildings shall be located within the Apartment Building Area as shown on Schedule 'A' hereto attached except for canopies, mechanical vents, ramps and stairs.
- b) Apartment building 'A' shall comply with the following regulations:

maximum height:	22 storeys
maximum number of units:	254 units
minimum parking:	381 spaces
minimum underground parking:	254 spaces
maximum ground floor coverage:	12,100 square feet

c) Apartment building 'B' shall comply with the following regulations:

- maximum height: 22 storeys
- maximum number of units: 254 units
- minimum surface parking: 381 spaces
- minimum underground parking: 254 spaces
- maximum ground floor coverage: 12,100 square feet

d) minimum floor area of each dwelling unit:

- one bedroom 600 square feet
- two bedroom 800 square feet
- three bedroom 1,000 square feet

e) Indoor swimming pools attached to apartment buildings shall be located as shown on Schedule 'A' hereto attached.

5.3 Landscaped Area

Landscaped area shall be provided as shown on Schedule 'A' hereto attached.

Section 6.0 OPEN SPACE ZONE (OS)

6.1 Yard Requirements

The front, side and rear yards shall have a minimum of 25 feet or half the structure height whichever is greater.

Section 7.0 ADMINISTRATION

7.1 This By-law shall be administered by the Building & Zoning Co-ordinator and such other persons as may from time to time be appointed by resolution of Council.

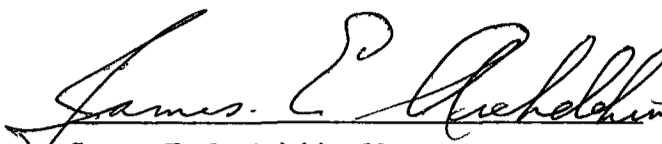
7.2 Every person who contravenes this By-law is guilty of an offence and liable upon summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00) exclusive of costs for each and every such offence and every fine is recoverable under the Summary Convictions Act. A Provincial Court Judge or a Justice of the Peace is hereby authorized to hear and determine prosecutions under this By-law.

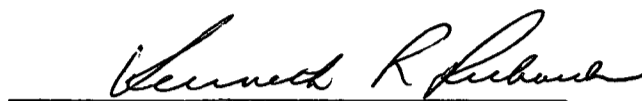
Section 8.0

This By-law shall not come into force and effect unless and until approved by the Ontario Municipal Board.

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

This ~~27th~~ 12th day of September, 1977.


James E. Archdekin, Mayor

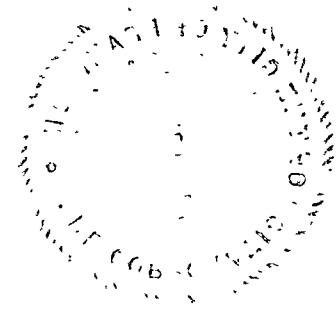

Kenneth R. Richardson, Clerk

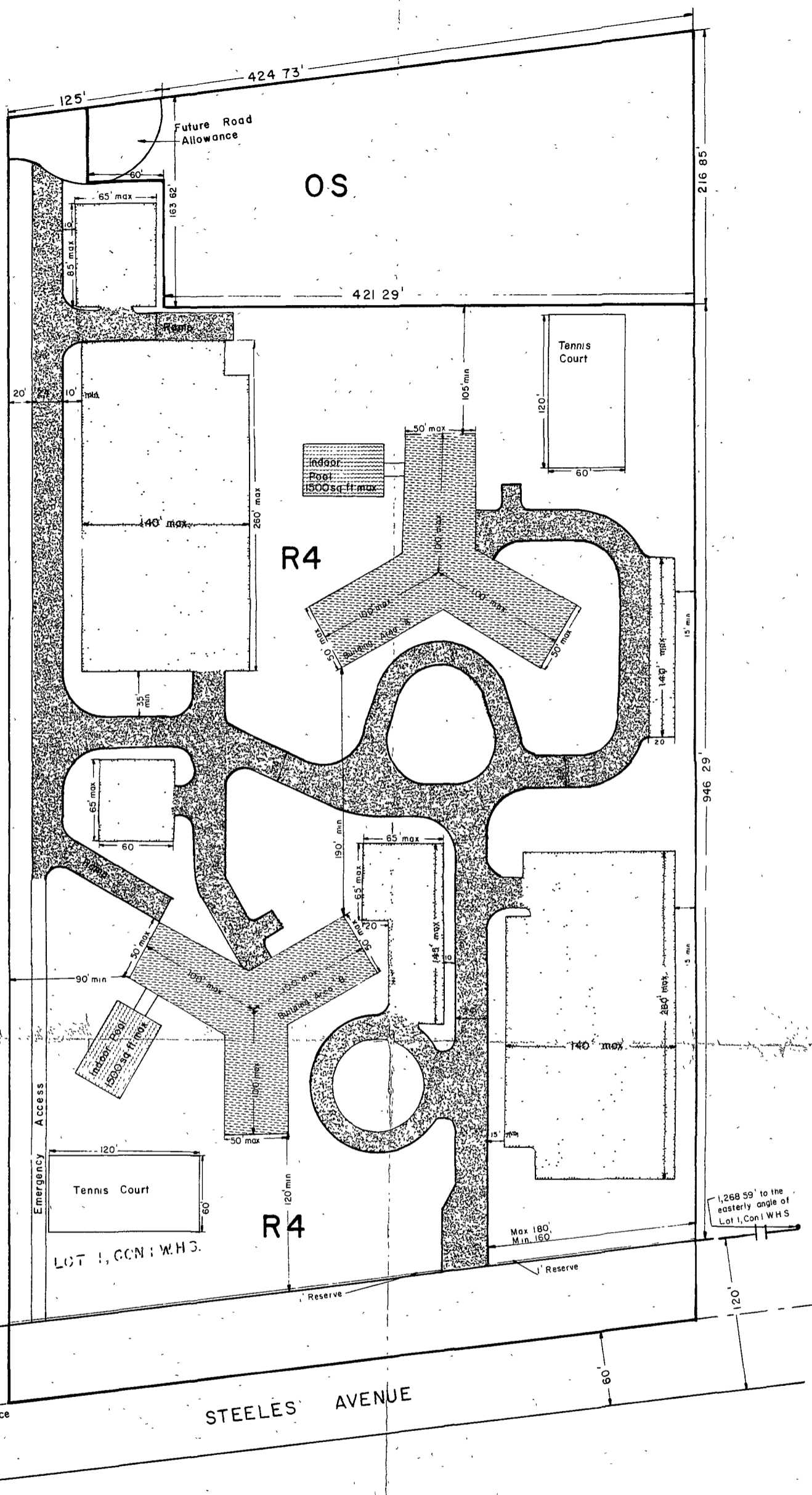
PASSED September 12, 1977



BY-LAW

No. 165-77





- Legend.**
- Zone Boundary
 - Building Area
 - Paved Roads
 - Parking Area
 - Landscaped Area

BY-LAW NO 165-77
Schedule 'A'



Drawn by k
Date Aug 16, 1977
File CIWI 3
Scale
0 metres 20 40
0 feet 60 120



R 773462

Ontario Municipal Board

IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City of
Brampton for approval of its
Restricted Area By-law 165-77

B E F O R E :

D. S. COLBOURNE,

Vice-Chairman

- and -

K. D. BINDHARDT,

Member

Wednesday, the 28th day of
December, 1977

All objections to approval of the by-law having been
withdrawn;

THE BOARD ORDERS that By-law 165-77 is hereby approved
in so far as such approval applies to the lands set out
in Schedule "A" attached hereto and forming part of this
order.

A/ SECRETARY

ENTERED
O. B. No. <u>R-77-5</u>
File No. <u>391</u>
DEC 28 1977
SECRETARY, ONTARIO MUNICIPAL BOARD

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Brampton, Regional Municipality of Peel (formerly in the Township of Chinguacousy, County of Peel) and Province of Ontario and being composed of part of the East Half of Lot 1, Concession 1, West of Hurontario Street and which said parcel may be more particularly described as follows:

PREMISING that the north-westerly limit of the road allowance between the Townships of Toronto and Chinguacousy (Steeles Avenue) as widened as shown on a plan of reference registered in the Registry Office for the Registry Division of Peel (No. 43) as RD119 has an astronomic bearing of North 38 degrees 41 minutes 20 seconds East and relating all bearings herein thereto;

COMMENCING at the most northerly angle of the said part 2, Plan RD119 being also the most easterly angle of Part 1, according to a plan of survey of record in the Land Registry Office for the Land Titles Division of Peel at Brampton as 43R-4997 and which said point is distant 27.21 measured North 44 degrees 10 minutes 10 seconds West from a point in the original north-westerly limit of Steeles Avenue, distant 1268.59 feet measured south-westerly thereon from the most easterly angle of Lot 1, Concession 1, West of Hurontario Street;

THENCE North 44 degrees 09 minutes 45 seconds West along the north-easterly limit of the said Part 1, Plan 43R-4997 a distance of 731.19 feet to a point therein;

THENCE South 45 degrees 49 minutes West a distance of 421.29 feet to a point;

THENCE North 44 degrees 11 minutes West a distance of 94.35 feet to a point;

THENCE South 45 degrees 49 minutes West a distance of 59.53 feet to a point;

THENCE south-westerly a distance of 37.61 feet measured along the arc of a curve to the right of radius 60.00 feet, said curve having a chord equivalent of 36.99 feet measured South 63 degrees 46 minutes 20 seconds West;

THENCE south-westerly a distance of 30.92 feet measured along the arc of a curve to the left of radius 40.0 feet to a point in the south-westerly limit of the said Part 1, Plan 43R-4997, said curve having a chord equivalent of 30.16 feet measured South 59 degrees 34 minutes 55 seconds West;

THENCE South 44 degrees 11 minutes East along the said last mentioned limit a distance of 912.27 feet more or less to the most southerly angle of the said Part 1;

THENCE North 38 degrees 41 minutes 20 seconds East along the south-easterly limit of Part 1, aforesaid, being along the said north-westerly limit of Steeles Avenue as widened a distance of 549.33 feet more or less to the point of commencement.