



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 195-86

To amend By-law 200-82 (part of Lot 2, Concession 1, W.H.S., geographic Township of Chinguacousy)

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

1. By-law 200-82, as amended, is hereby further amended:

(1) by changing, on Sheet 22 of Schedule A thereto, the zoning designation of the land shown outlined on Schedule A to this by-law from RESIDENTIAL HOLDING (RH) and OPEN SPACE (OS) to RESIDENTIAL APARTMENT A - SECTION 271 (R4A - SECTION 271) and OPEN SPACE (OS), such lands being part of Lot 2, Concession 1, West of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.

(2) by adding thereto, as SCHEDULE C - SECTION 271, 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 271"

(4) by adding thereto the following section:

"271.1 The lands designated R4A-SECTION 271 on Sheet 22 of Schedule A to this by-law:

271.1.1 shall only be used for the following purposes:

(1) a retirement home,

(2) a nursing home, and

(3) purposes accessory to the other permitted purposes.

271.1.2 shall be subject to the following requirements and restrictions:

- (1) the retirement home or nursing home shall not exceed a combined total of 140 dwelling units, retirement home rooms and nursing home rooms, of which, a maximum of 100 units may be apartment dwelling units;
- (2) the ground floor area of the main building shall not exceed 2650 square metres;
- (3) the gross floor area of the main building shall not exceed 11000 square metres;
- (4) the height of the building located within the area shown as Building Area A on SCHEDULE C - SECTION 271 shall not exceed 2 storeys to the eaves of the roof and 5 storeys to the ridge of the roof;
- (5) the height of the building located within the area shown as Building Area B on SCHEDULE C - SECTION 271 shall not exceed 4 storeys;
- (6) the height of the building located within the area shown as Building Area C on SCHEDULE C - SECTION 271 shall not exceed 5 storeys;
- (7) the minimum lot width shall be 100 metres;
- (8) the minimum lot area shall be 1.0 hectare;
- (9) the minimum front yard depth shall be 7.5 metres as shown on SCHEDULE C - SECTION 271;
- (10) the minimum side yard width shall be the greater of 10 metres or 1/2 the height of the building as shown on SCHEDULE C - SECTION 271;
- (11) the minimum building setback from the top-of-bank shall be 7.5 metres as shown on SCHEDULE C - SECTION 271;
- (12) landscaped open space areas shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C - SECTION 271;
- (13) a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on SCHEDULE C - SECTION 271;

- (14) on-site parking spaces shall be provided and maintained in the locations shown as Parking Area on SCHEDULE C - SECTION 271, in accordance with the following standards:

0.20 spaces per retirement home or nursing home room,

0.20 spaces per one bedroom apartment dwelling unit,

0.40 spaces per two bedroom apartment dwelling unit,

0.25 visitor spaces per retirement home or nursing home room,

0.25 visitor spaces per apartment dwelling unit, plus

10 spaces for staff

- (15) all garbage and refuse containers shall be located within the building in a climate controlled facility.

271.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 271.1.2.

271.2 For the purposes of section 271,

RETIREMENT HOME shall mean a place or dwelling for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status, require a supervised living arrangement for their well-being, in which

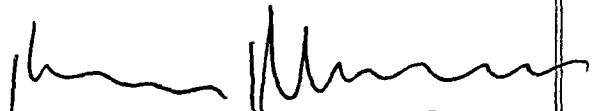
- (1) dwelling units, rooms or room and board are supplied for hire or gain;
- (2) more than 8 persons in addition to the staff and operator are accommodated in the retirement home;
- (3) there is a common dining room and common sitting room for the residents,

but shall not include

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on parole;
- (e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- (f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol."

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

this 14th day of July, 1986



 Kenneth G. Whillans - Mayor



 Leonard J. Mikulich - Clerk

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE

ELGIN DRIVE

BLOCK B
REGISTERED PLAN M-141

MCLAUGHLIN ROAD SOUTH 160.02m

22.88m

21.99m

TOP OF BANK

R4A-
SEC.
271

OS

TOP OF BANK

121.80m

131.74m

PART LOT 2, CON. I W.H.S. (CHING.)

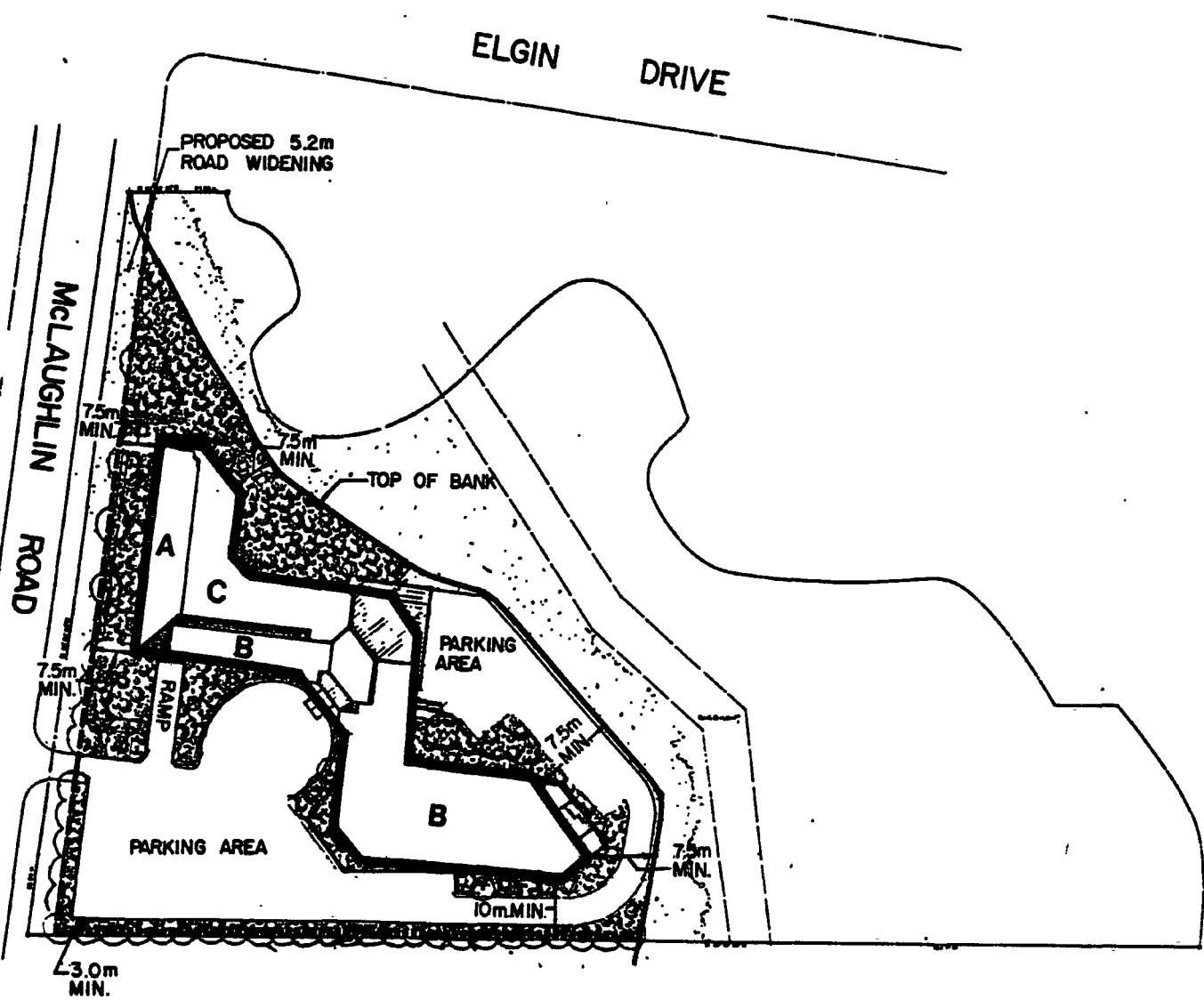
By - Law 195-86 Schedule A



1:440

CITY OF BRAMPTON
Planning and Development

Date: 86 06 02 Drawn by: K.L.
File no. CIW2.8 Map no. 59-43G



- LEGEND**
- A** BUILDING AREA A
 - B** BUILDING AREA B
 - C** BUILDING AREA C
 - PRIVACY FENCE
 - MIN** MINIMUM
 - ▨** LANDSCAPED OPEN SPACE

SCHEDULE C - SECTION 271
 BY-LAW 200-82

By-Law 195-86 Schedule B



1:400

CITY OF BRAMPTON
 Planning and Development

Date: 86 07 09 Drawn by: K.L.
 File no. CIW2.8 Map no. 59-43I

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

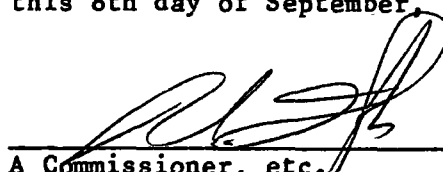
AND IN THE MATTER OF the City of
Brampton By-law 195-86.

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 194-86 which adopted Amendment Number 95
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
August 29th, 1986.
3. Written notice of By-law 195-86 as required by
section 34 (17) of the Planning Act, 1983 was
given on July 25th, 1986, 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 August 18th, 1986.
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 95 was approved by the
Ministry of Municipal Affairs on August 29th,
1986.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 8th day of September, 1986.)


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.

