



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 206-89

To amend By-law 151-88 (part of  
Lots 9 & 10, Concession 5, E.H.S.,  
in the geographic Township  
of Chinguacousy)

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 47D of Schedule A thereto, the zoning designation of the land outlined on Schedule A to this by-law from AGRICULTURAL (A) and RESIDENTIAL SINGLE FAMILY C (1) (R1c(1)) to RESIDENTIAL APARTMENT B - SECTION 477 (R4B - SECTION 477), RESIDENTIAL SINGLE FAMILY D - SECTION 478 (R1D - SECTION 478) and OPEN SPACE (OS), the lands being part of Lots 9 and 10, Concession 5, East of Hurontario Street, in the geographic Township of Chinguacousy.

(2) by adding thereto, as SCHEDULE C - SECTION 477, Schedule B to this by-law.

(3) by adding to Section 3.2(2) thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 477"

(4) by adding thereto the following sections:

"477.1 The lands designated R4B - SECTION 477 on Sheet Number 47D of Schedule A to this by-law:

477.1.1 shall only be used for:

- (1) the purposes permitted by section 22.1.1(a)
- (2) a multiple family dwelling
- (3) purposes accessory to the other permitted purposes.

477.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 4.0 hectares
- (2) Minimum lot frontage - 240 metres
- (3) Minimum lot depth - 155 metres
- (4) Maximum number of dwelling units  
- 400
- (5) Maximum residential gross floor area  
- 63,130 square metres
- (6) minimum front yard depth, minimum rear yard depth and minimum side yard width shall be as shown on Schedule C - SECTION 477
- (7) within BUILDING AREA A shown on Schedule C - SECTION 477,
  - (a) only a parking garage and multiple family dwellings shall be permitted
  - (b) the maximum number of residential units shall be 14
  - (c) not more than two multiple family dwellings shall be permitted
  - (d) the building height shall not exceed 3 storeys for multiple family dwellings
- (8) within BUILDING AREA B shown on Schedule C - SECTION 477,

- (a) only a parking garage, apartment dwellings and a recreation centre shall be permitted
  - (b) the maximum number of dwelling units shall be 386
  - (c) there shall be two apartment dwellings
  - (d) the minimum separation distance between the apartment dwellings shall be 40 metres
  - (e) the building height of the recreation centre shall not exceed one storey above the parking garage
  - (f) the building height of the apartment dwellings shall not exceed 18 storeys above the parking garage
- (10) an above ground parking garage shall not exceed a height of 2 storeys
- (11) Accessory buildings -
- accessory buildings or structure, including a cabana, a gatehouse, a gazebo and a pumphouse, shall be subject to the following restrictions:
- (a) maximum height - one storey
  - (b) minimum front yard - 3 metres depth
  - (c) minimum rear yard - 6 metres depth
  - (d) minimum side yard - 3 metres width
- (12) no outdoor waste disposal facilities shall be permitted
- (13) not more than 10 per cent of the required parking spaces may be tandem parking spaces
- (14) Minimum landscaped open space- 50% of lot area

477.1.3 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 477.1.2.

477.2 The provisions of section 477.1 shall apply collectively to the lands designated R4B - Section 477 on Schedule A to this by-law notwithstanding its division into two or more parcels and such division shall not, of itself, create a non-conformity with this by-law.

477.3 For the purposes of section 477, LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, gazebo, screening, pool or other similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure, and shall include a landscaped deck.

478.1 the lands designated R1D - SECTION 478 on Sheet Number 47D of Schedule to this by-law:

478.1.1 shall only be used for the purposes permitted by section 15.1.

478.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior Lot - 340 sq.m.

Corner Lot - 480 sq.m.

(2) Minimum lot depth -32 metres except where the lot abuts North Park Drive or a reserve abutting North Park Drive, in which case the minimum lot depth shall be 40 metres.

(3) Minimum front yard depth

(a) to the main wall of the building  
- 4.5 metres

(b) to the front of any garage or  
carport - 6 metres

(4) Minimum side yard width

(a) for a side yard flanking a road  
allowance,

(i) where the dwelling unit and  
garage both face the front  
lot line, 3 metres

(ii) where the garage faces a side  
lot line, 3 metres for the  
dwelling unit and 6 metres  
for the garage

(b) for other side yards - 0 metres,  
provided that

(i) the distance between the  
walls of two dwellings is not  
less than 1.8 metres

(ii) where the distance between  
the walls of two dwellings is  
less than 2.4 metres, no  
window below grade or door  
below grade is permitted in  
either wall, and

(iii) the total width of side yards  
on any lot is 1.8 metres

(5) Permitted yard encroachments -

(a) every part of any required yard  
shall be open and unobstructed by  
any building or structure from the  
ground to the sky, except for  
unenclosed porches, sills, belt  
courses, cornices, eaves or  
gutters, which may project into any  
required yard the lesser of 45  
centimetres or 50 per cent of any  
required yard.

(b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard.

(6) Maximum building height- 2 storeys

(7) Accessory buildings shall:

(a) not be less than 0.6 metres from any lot line.

(b) not have a floor area in excess of 15 square metres.

(8) The maximum coverage by a swimming pool shall not exceed 50 per cent of the area of the yard containing the pool.

478.1.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 478.1.2.

478.2 For the purposes of Section 478, REAR LOT LINE shall mean the lot line opposite and furthest from the front lot line."

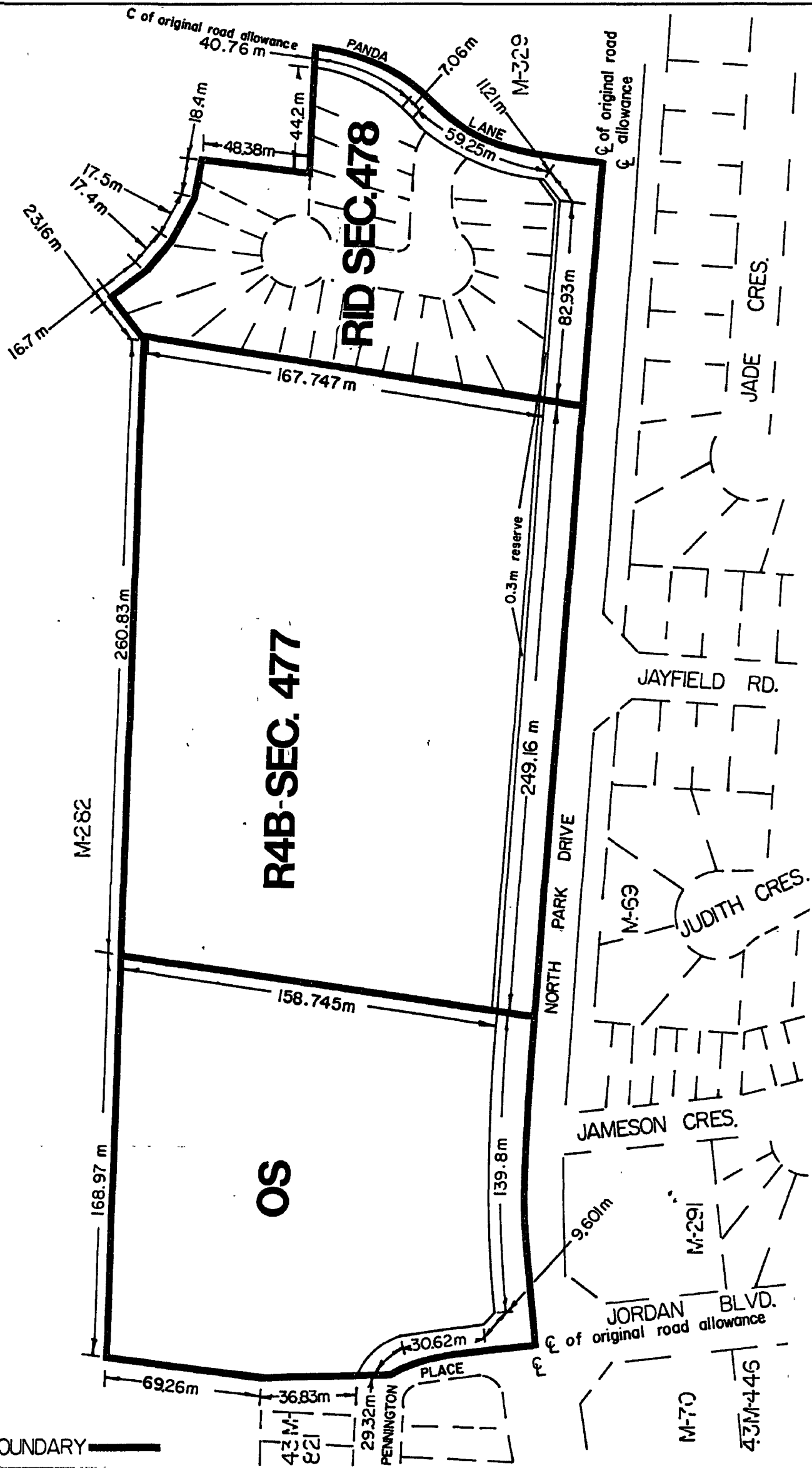
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 17th day of July 1989.

*Susan J. DiMarco*  
~~RENÉE C. DEPELOANS~~ MAYOR  
 SUSAN J. DIMARCO ACTING MAYOR

*Leonard M. Mellicham*  
~~LEONARD M. MELLICHAM~~ CLERK  
 R. DAVID TUFTS ACTING CLERK

*DM*

56/89/icl/bm



PART LOTS 9&10, CON. 5, E.H.S. (CHING.)  
 BY-LAW 151-88 SCHEDULE A

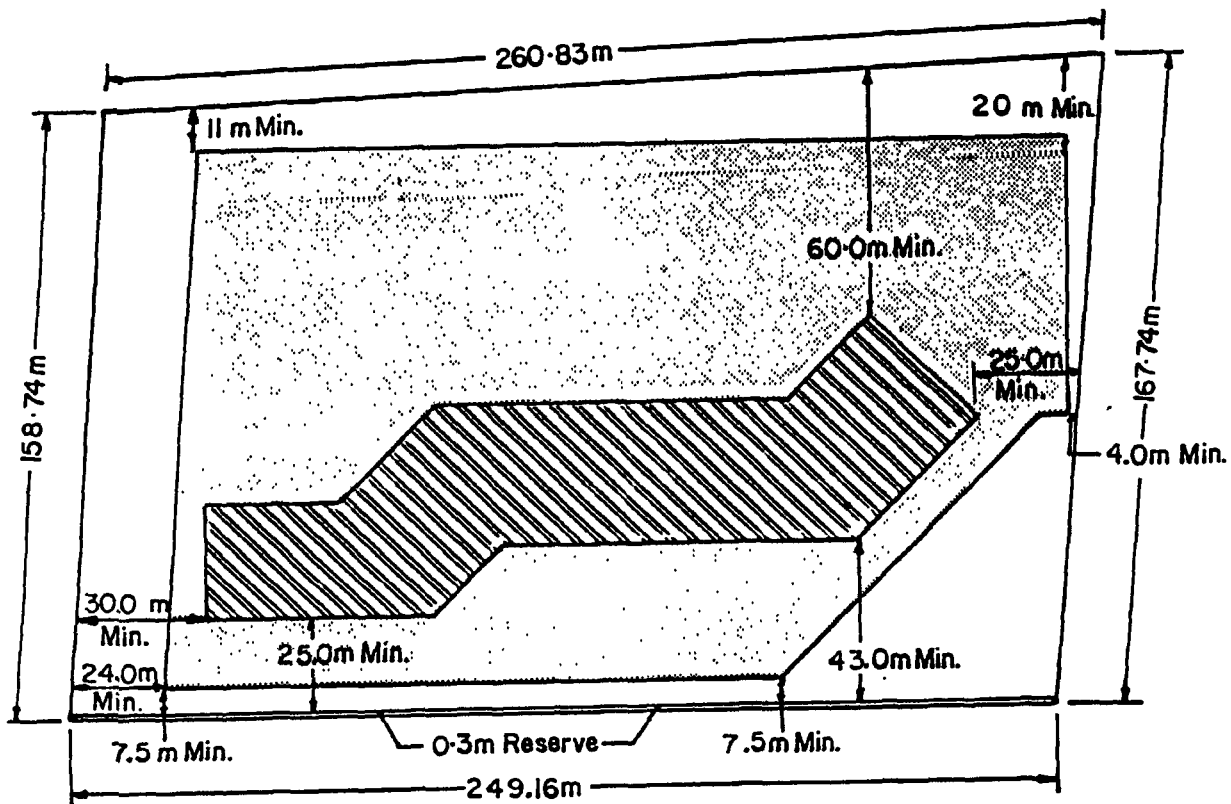
By-law 206-89 Schedule A



1:2000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 89.06.23 Drawn by: J.K.  
 File no. C5E9.15 Map no. 47-26S



**NORTH PARK DRIVE**

-  BUILDING AREA A
-  BUILDING AREA B

SCHEDULE C-SECTION 477  
BY-LAW 151-88

By-law 206-89 Schedule B



1:2000

**CITY OF BRAMPTON**  
Planning and Development

Date: 89. 06 23 Drawn by: J.K.  
File no. C5E9.15 Map no. 47-26V





O 880063  
O 890116  
R 890474  
Z 880028

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

**IN THE MATTER OF** Section 22(1) of the  
Planning Act, 1982

**AND IN THE MATTER OF** a referral to this Board by the Honourable John Eakins, Minister of Municipal Affairs, on a request by Bramalea Limited for consideration of a proposed amendment to the Official Plan for the City of Brampton to redesignate the lands situated on the north side of North Park Drive, West of Torbram Road, in part of Lot 9, Concession 5 E.H.S. from High Density Residential (Maximum 60 units per acre), Low Density Residential (Single Family and Semi-Detached), Primary School and Public Open Space to High Density Residential (Maximum 40 units per acre), Low Density Residential (Single Family and Semi-Detached) and Public Open Space to permit the relocation of the open space and to delete the unneeded school site

Minister's File No. 21-OP-0031-A07  
O.M.B. File NO. O 880063

- and -

**IN THE MATTER OF** Section 17(11) of  
the Planning Act, 1983

**AND IN THE MATTER OF** a referral to this Board by the Honourable John Eakins, Minister of Municipal Affairs, on a request by Bramalea Limited for consideration of proposed Amendment No. 167 and proposed Amendment No. 167A to the Official Plan for the City of Brampton

Minister's File No. 21-OP-0031-167  
O.M.B. File No. O 890116

- and -

**IN THE MATTER OF** Section 34 of the  
Planning Act, 1983

**AND IN THE MATTER OF** an appeal by the Professor's Lake Residents' Association against Zoning By-law 205-89 and 206-89 of the Corporation of the City of Brampton  
O.M.B. File No. R 890474

*28th Day of August*

O 880063  
O 890116  
R 890474  
Z 880028

- and -

IN THE MATTER OF Section 34(11) of  
the Planning Act, 1983

AND IN THE MATTER OF an appeal to  
this Board by Bramalea Limited for an  
order amending By-law 861 of the City  
of Brampton to rezone from  
Agricultural Class 4, Residential  
Single Family Class 5 and  
Conservation and Green Belt zoning  
designations for the lands comprising  
Lots 9 and 10 Concession 5 E.H.S.  
North Park Drive, West of Torbram, to  
permit the construction of a 400 unit  
apartment building, a single family  
subdivision, and a public park area  
O.M.B. File No. Z 880028

B E F O R E :

P.G. WILKES  
Member

- and -

C. MILLAR  
Member

)  
)  
)  
)  
)  
)  
)

Monday, the 28th day  
of August, 1989

THESE MATTERS having come on for public hearing this day and after  
the hearing;

THE BOARD ORDERS that an application by Bramalea Limited for an  
amendment to the Official Plan for the City of Brampton is hereby not  
approved;


AND THE BOARD ORDERS that the appeal for an order amending By-law 861  
of the City of Brampton is hereby dismissed;

AND THE BOARD FURTHER ORDERS that amendments No. 167 and 167A to the  
official plan for the City of Brampton are hereby approved;

O 880063  
O 890116  
R 890474  
Z 880028

AND THE BOARD ORDERS that the appeals against By-laws 205-89 and 206-89 are hereby dismissed.

  
SECRETARY

**ENTERED**  
O.B. No. 088-1  
Folio No. 103  
NOV 09 1989  
  
SECRETARY, ONT. MUNICIPAL BOARD