



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 250-87

To amend By-law 139-84  
(part of Lot 14,  
Concession 1, W.H.S., in  
the geographic Township  
of Toronto)

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

1. By-law 139-84, as amended, is hereby further amended:

- (1) by changing, on Sheet 6 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL-A and FLOODPLAIN-F to INSTITUTIONAL ONE ZONE - SECTION 777 (I1-SECTION 777), RESIDENTIAL APARTMENT B ZONE - SECTION 778 (R4B-SECTION 778), RESIDENTIAL APARTMENT A HOLDING ZONE - SECTION 779 (R4A(H)-SECTION 779), OPEN SPACE ZONE (OS) and FLOODPLAIN (F).
- (2) by adding thereto, as SCHEDULE C - SECTION 778 and 779, 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 778 and 779"

(4) by adding thereto the following sections:

"777. The lands designated I1-SECTION 777 on Sheet 6 of Schedule A to this by-law:

.777.1 shall only be used for the purposes permitted by section 43.1.1.

777.2 shall be subject to the following requirements and restrictions:

- (1) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (2) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

777.3 shall also be subject to the requirements and restrictions relating to the I1 Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 777.2.

778. The lands designated R4B-Section 778 on Sheet 6 of Schedule A to this by-law:

778.1 shall only be used for the purposes permitted by section 15.2.1.

778.2 shall be subject to the following requirements and restrictions:

- (1) apartment dwellings shall only be located within the areas identified on SCHEDULE C - SECTION 778 and 779 as Building Area A and Building Area C.
- (2) the building height of individual apartment dwellings located within each building area shall not exceed the following:

Building Area A - 17 storeys  
Building Area C - 23 storeys

- (3) the number of dwelling units contained within apartment dwellings located within each building area shall not exceed the following:

Building Area A - 164 dwelling units  
Building Area C - 442 dwelling units

- (4) the ground floor area of individual apartment dwellings located within each building area shall not exceed the following:

Building Area A - 1580 Square Metres  
Building Area C - 1580 Square Metres

- (5) the floor space index for the lands zoned R4B-SECTION 778, as shown on SCHEDULE C-SECTION 778 and 779, shall not exceed 2.22.
- (6) the minimum front yard depth, side yard width and rear yard depth for each building area shall be as shown on SCHEDULE C-SECTION 778 and 779, except that the building setback from the west side of the proposed street for apartment dwellings located within Building Area C may be 25 metres or 1/2 the height of the applicable apartment dwelling, whichever is the lesser.
- (7) the minimum distance between building areas shall be as shown on SCHEDULE C-SECTION 778 and 779.
- (8) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- (9) accessory recreation buildings shall only be located within the areas identified on SCHEDULE C-SECTION 778 and 779 as Building Area B and Building Area C.
- (10) the building height of accessory recreation buildings (Building Area B and within Building Area C) shall not exceed 2 storeys.
- (11) the minimum setback from a street for any underground garage ramp shall be 15 metres.
- (12) the minimum setback from a street for any gatehouse shall be 6 metres.
- (13) the minimum setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- (14) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (15) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

778.3 shall also be subject to the requirements and restrictions relating to the R4B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in Section 778.2.

779. The lands designated R4A(H)-Section 779 on Sheet 6 of Schedule A to this by-law:

779.1 shall only be used for the following purposes:

(a) one single family detached dwelling and purposes accessory thereto,

or

(b) one apartment dwelling and purposes accessory thereto,

but not both purposes.

779.1.1(a) the purposes permitted by section 779.1(a) shall only be permitted while the holding category (H) remains in effect;

(b) the purposes permitted by section 779.1(b) shall only be permitted while the holding category (H) is no longer in effect.

779.2 shall be subject to the following requirements and restrictions:

(1) an apartment dwelling shall only be located within the area identified on SCHEDULE C-SECTION 778 and 779 as Building Area D.

(2) the building height of an apartment dwelling located within Building Area D shall not exceed 12 storeys.

(3) the number of dwelling units contained within an apartment dwelling located within Building Area D shall not exceed 116 units.

(4) the ground floor area of an apartment dwelling located within Building Area D shall not exceed 1580 square metres.

- (5) the floor space index for the lands zoned R4A-SECTION 779, as shown on SCHEDULE C-SECTION 778 and 779, shall not exceed 1.40.
- (6) the minimum front yard depth, side yard width and rear yard depth for Building Area D shall be as shown on SCHEDULE C-SECTION 778 and 779.
- (7) the minimum distance between apartment dwellings situated within Building Area A, Building Area C and Building Area D shall be as shown on SCHEDULE C-SECTION 778 and 779.
- (8) all garbage, refuse and waste containers shall be contained within an apartment dwelling and the outdoor storage or storage within an accessory building of garbage, refuse and waste containers shall not be permitted.
- (9) an accessory recreation building shall only be located within the area identified as Building Area E on SCHEDULE C-SECTION 778 and 779.
- (10) the building height of the accessory recreation building shall not exceed 2 storeys.
- (11) the minimum setback from a street for any underground garage ramp shall be 15 metres.
- (12) the minimum setback from a street for any gatehouse shall be 6 metres.
- (13) the minimum setback from a lot line for any underground parking structure or surface parking lot shall be 3.0 metres.
- (14) any building or structure, including a swimming pool, shall not be located any closer than 7.5 metres to the boundary of a FLOODPLAIN (F) zone.
- (15) any accessory building or structure, including a tennis court or parking lot, shall not be located any closer than 3.0 metres to the boundary of a FLOODPLAIN (F) zone.

779.3.1 the purposes permitted by section 779.1(a) shall also be subject to the requirements and restrictions relating to

the R1B Zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 779.1.1.

779.3.2 the purposes permitted by section 779.1(b) 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 sections 779.1.1 and 779.2."

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

this 26th day of October 1987.

  
KENNETH G. WHILLANS - MAYOR

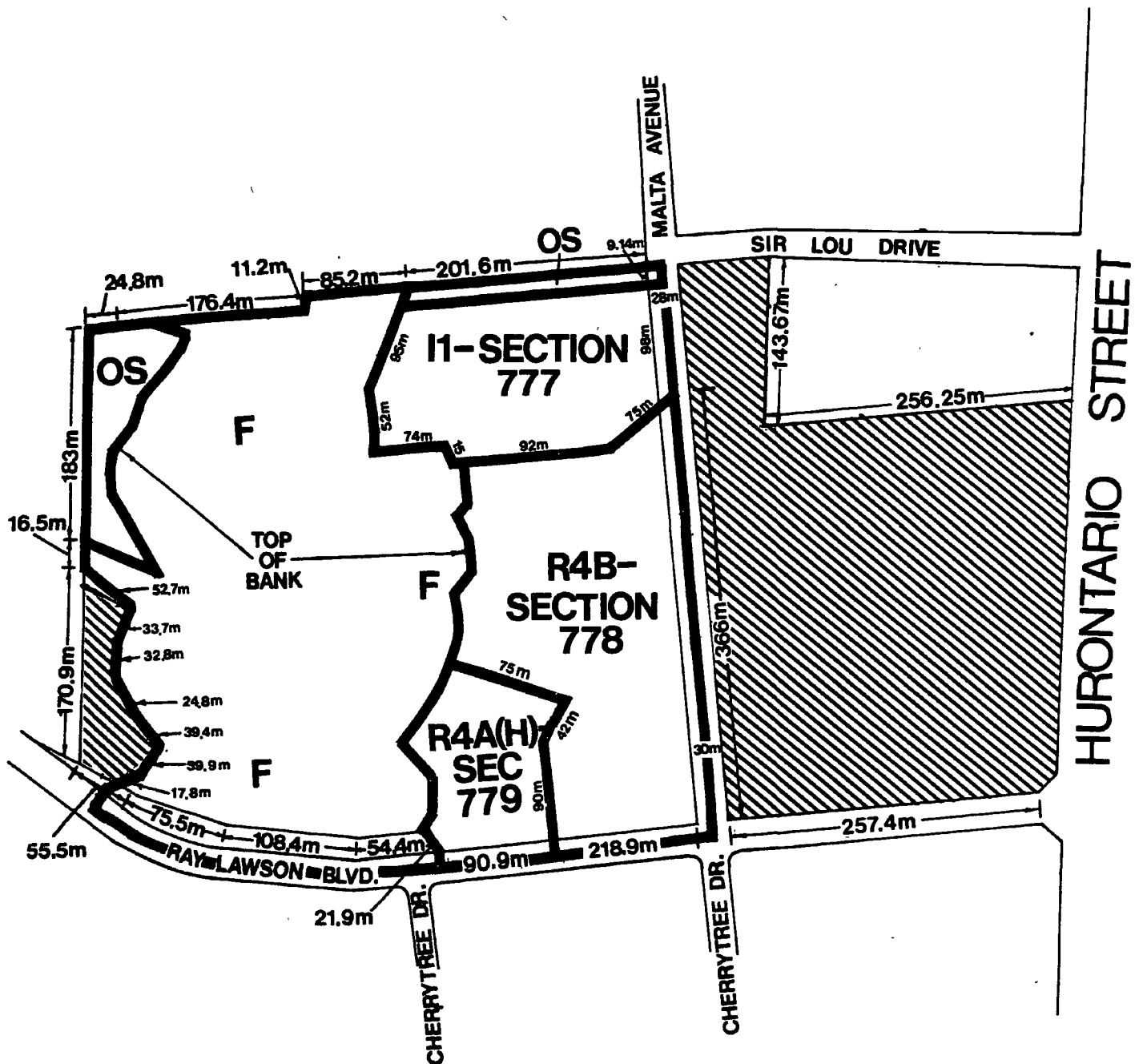
  
LEONARD J. MIKULICH - CLERK

59-87/9

APPROVED  
AS TO FORM  
L/W DEPT.  
BRAMPTON

DATE

PART LOT 15, CON. I W.H.S. (TOR.)



PART LOT 14, CON. I W.H.S. (TOR.)

 Lands Not Subject To This ByLaw

PART LOT 14, CON. I, W.H.S. (TOR.)

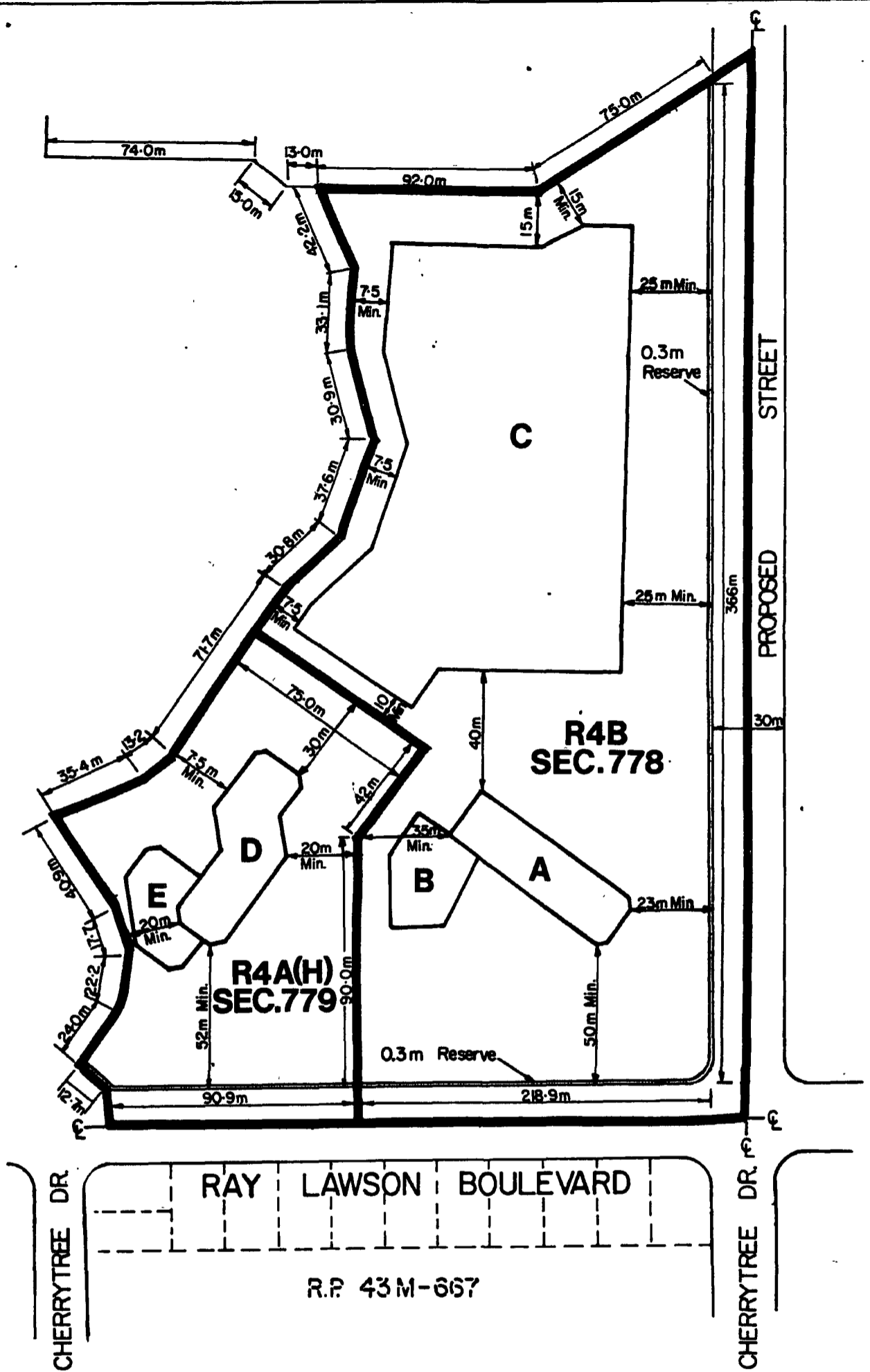
By Law 250-87 Schedule A





1:4900

**CITY OF BRAMPTON**  
Planning and Development

Date: 87 06 29 Drawn by: K.L.  
File no. TIWI4.5 Map no. 75-181



 ZONE BOUNDARY  
 BUILDING AREA

SCHEDULE C - SECTION 778 & 779  
BY-LAW 139-84



**CITY OF BRAMPTON**  
Planning and Development

By-Law 250-87 Schedule B

1:3219

Date: 1987 06 30 Drawn by: C.R.E.  
File no. TIWI4-5 Map no. 75-18J





R 870635

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

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

AND IN THE MATTER OF appeals by Samia  
Zarrow, Randa Khbeis and others against  
Zoning By-law 250-87 of the Corporation  
of the City of Brampton

RECEIVED  
CLERK'S DEPT.

JUN 03 1988

REG: 4714  
FILE NO: T1214-5

**B E F O R E :**

G. I. THOMSON  
Member

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Tuesday, the 19th

day of April, 1988

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

THE BOARD ORDERS that the appeals against Zoning By-law 250-87 are hereby  
dismissed.

SECRETARY

ENTERED
O.B. No. R87-2
Folio No. 72
JUN 03 1988
ACTING SECRETARY ONT. MUNICIPAL BOARD