



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 277-84

To amend By-law 861, as amended  
(Blocks Z and AJ, Registered  
Plan 857)

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

1. Schedule A of By-law 861, as amended, being the zoning by-law for the former Township of Chinguacousy, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL MULTIPLE DWELLING FOURTH DENSITY HOLDING (RM4(H)) to RESIDENTIAL MULTIPLE DWELLING FOURTH DENSITY-SECTION 386 (RM4-SECTION 386).
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A and forms part of By-law 861.
3. Schedule B to this by-law is hereby attached to By-law 861 as SECTION 386 - SITE PLAN, and forms part of By-law 861.
4. By-law 861 is hereby amended by adding thereto the following section:

"386.1 The lands designated RM4-SECTION 386 on Schedule A to this by-law:

386.1.1 shall be used only for the following:

- (1) apartment house dwelling
- (2) purposes accessory to the other permitted purposes

386.1.2 shall be subject to the following requirements and restrictions:

- (1) all apartment house dwellings shall be located within an area shown as BUILDING AREAS A and B on SECTION 386 - SITE PLAN
- (2) a canopy for each apartment house dwelling may only be located within the areas shown as BUILDING AREAS and CANOPY AREAS on SECTION 386 - SITE PLAN

- (3) building height shall not exceed 20 storeys for an apartment house dwelling located within BUILDING AREA A, and 22 storeys for an apartment house dwelling within BUILDING AREA B
- (4) the maximum number of dwelling units on the site shall not exceed 148.2 dwelling units per hectare
- (5) accessory buildings shall be located within areas shown as GATE HOUSE, GAZEBO, PUMP HOUSE and CABANA on SECTION 386-SITE PLAN
- (6) the maximum floor area of each accessory building shall not exceed the following:

gate house	8.5 square metres
gazebo	33 square metres
pump house	37 square metres
cabana	105 square metres

- (7) the minimum front yard depth, side yard width and rear yard depth for each apartment house dwelling and each accessory building shall be as shown on SECTION 386-SITE PLAN
- (8) the minimum distance between apartment house dwellings shall be as shown on SECTION 386-SITE PLAN
- (9) no outdoor waste disposal facilities shall be permitted
- (10) where the side lot line abuts an RM1 or RM1(A) zone, a strip of land not less than 15 metres in width immediately adjacent to that lot line shall be used for berming and landscaping purposes only (which do not include recreational and parking purposes)
- (11) on-grade parking spaces shall be located within an area shown as PARKING AREA on SECTION 386-SITE PLAN
- (12) parking spaces shall be provided for each dwelling unit in an apartment house dwelling in accordance with the following:

			Recreation	
	Resident	Visitor	Equipment	Total
	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>	<u>Spaces</u>

(a) Rental Apartment

Bachelor Unit	1.00	0.20	0.03	1.23
1 bedroom Unit	1.18	0.20	0.02	1.41
2 bedroom Unit	1.36	0.20	0.03	1.59
3 bedroom Unit	1.50	0.30	0.03	1.73
Sr. Citizen Unit	0.20	0.25	—	0.45

(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00

(13) not more than 10 percent of the required parking spaces may be tandem parking spaces

(14) each parking space shall have unobstructed access to an aisle leading to a driveway or street and shall be either:

(a) an angled parking space with a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, or

(b) a parallel parking space with a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle

(15) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(a) up to 50 degrees	4 metres
(b) 50 degrees up to 70 degrees	5.75 metres
(c) 70 degrees up to and including 90 degrees	6 metres

386.1.3 shall also be subject to the requirements and restrictions of the RM4 Zone which are not in conflict with those set out in section 386.1.2.

386.2 For the purposes of section 386,

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, screening, pool or 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.

PARKING SPACE shall mean an area accessible from a street or a lane for the parking or temporary storage of one motor vehicle but shall not include any area used by a motor vehicle manufacturer or motor vehicle sales establishment for the storage of motor vehicles.

PARKING SPACE, TANDEM shall mean a parking space which has access to a driveway or aisle used for vehicular traffic only over another parking space."

READ A FIRST, SECOND and THIRD TIME, and Passed in Open Council,

This 12th day of November, 1984.



KENNETH G. WHILLANS - MAYOR

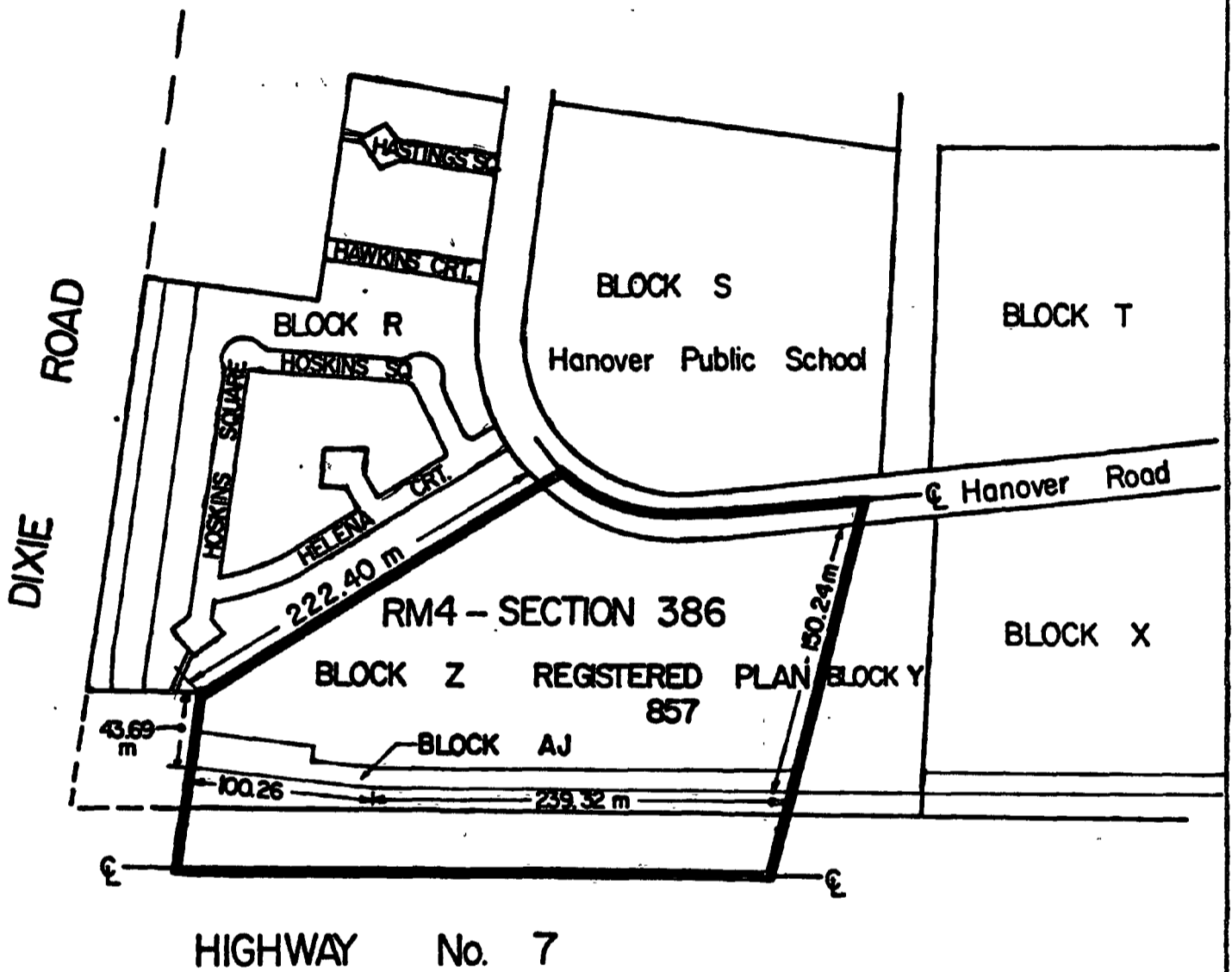


RALPH A. EVERETT - CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON



DATE 8/1/84



BY-LAW 861 SCHEDULE A  
PART LOT 6, CONCESSION 4 E.H.S.

By-Law 277-84 Schedule A

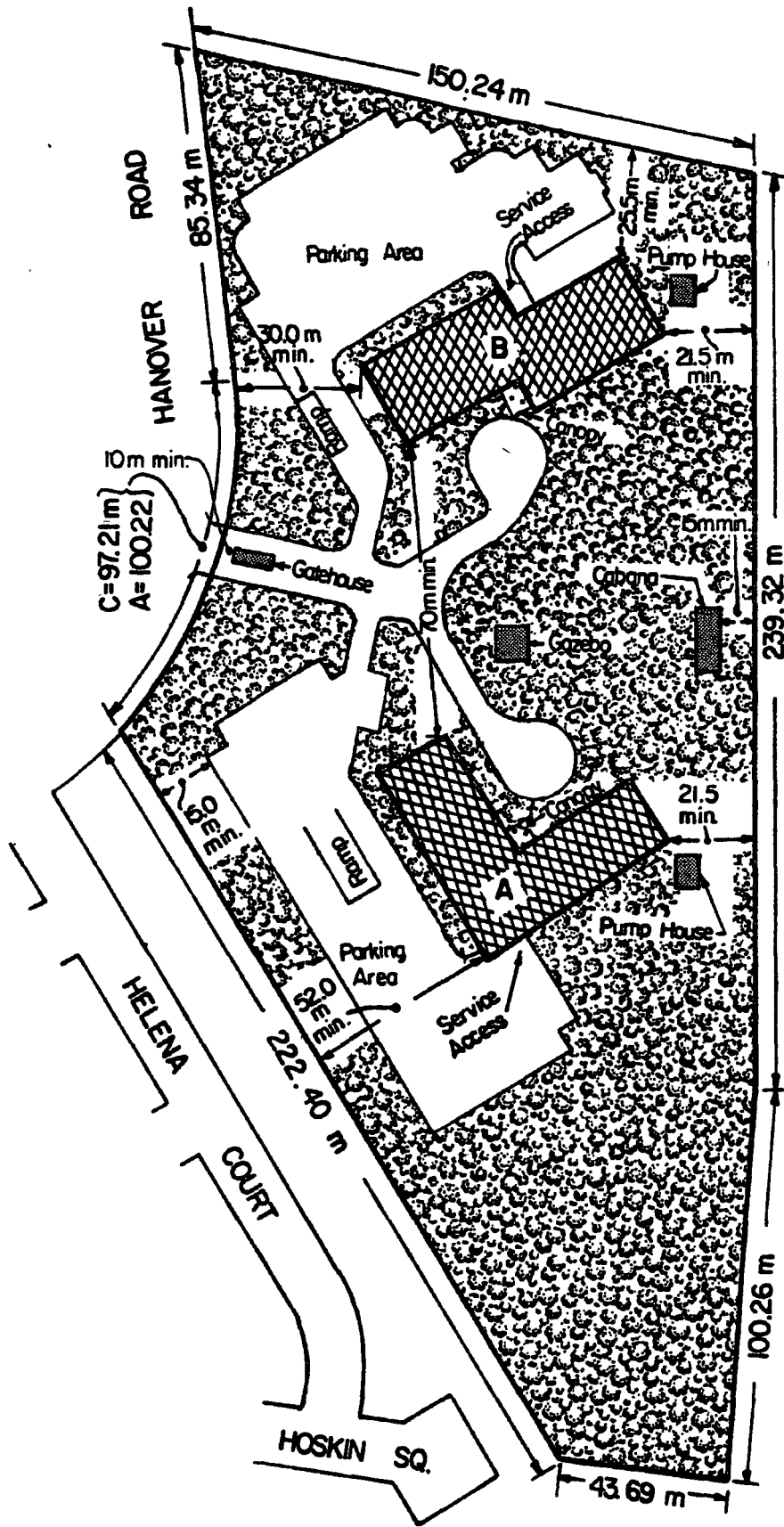


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CITY OF BRAMPTON  
Planning and Development

Date: 83 10 28  
File no. 04E6.10





Drawn by: RB  
Map no. 46-3C



$C=97.21\text{m}$   
 $A=100.22$

THE KINGS HIGHWAY No. 7

**LEGEND**

-  BUILDING AREA
-  CANOPY
-  ACCESSORY BUILDING AREA
-  LANDSCAPED OPEN SPACE

SECTION 386 — SITE PLAN  
 BY-LAW 861



1:1800

**CITY OF BRAMPTON**  
 Planning and Development

Date: 84 02 01      Drawn by: RB  
 File no. C4E6.10      Map no. 46-31E

By-Law 277-84 Schedule B

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

AND IN THE MATTER OF the City of  
Brampton By-law 277-84.

DECLARATION

I, RALPH A. EVERETT, 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 277-84 was passed by the Council of the  
Corporation of the City of Brampton at its meeting  
held on November 12th, 1984.
3. Written notice of this by-law as required by  
section 34 (17) of the Planning Act, 1983 was  
given on November 22nd, 1984 in the manner and in  
the form and to the persons and agencies  
prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the  
Planning Act, 1983 has filed with me to the date  
of this declaration.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 18th day of December, 1984. )

  
A commissioner, etc.

