



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 19-87

To amend By-law 139-84 (part of Lot 14, Concession 1, E.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 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from SERVICE COMMERCIAL ONE - SECTION 577 (SC1 - Section 577) and HIGHWAY COMMERCIAL ONE - SECTION 554 (HC1 - SECTION 554) to RESIDENTIAL TOWNHOUSE R3A - SECTION 650 (R3A - SECTION 650) and from COMMERCIAL ONE - SECTION 578 (C1 - SECTION 578) to SERVICE COMMERCIAL ONE - SECTION 651 (SC1 - SECTION 651).

(2) by deleting therefrom sections 554, 577 and 578.

(3) by adding thereto, as SCHEDULE C - SECTION 651, Schedule B to this by-law.

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

"Schedule C - Section 651";

(5) by adding thereto the following sections:

"650. The lands designated R3A - SECTION 650 on Schedule A (Sheet 7) to this by-law:

650.1 shall only be used for the following purposes:

(a) townhouse dwellings, and

(b) purposes accessory to the other permitted purposes.

650.2 shall be subject to the following requirements and restrictions:

- (a) Maximum number of dwelling units: 81
- (b) Minimum lot area: 2 hectares
- (c) Maximum number of attached dwelling units: 8
- (d) Maximum coverage: 35 percent
- (e) Minimum setback from a public road: 7.5 metres
- (f) Minimum setback from other property limits: 7.5 metres
- (g) Minimum distance of a townhouse dwelling from a private owned roadway shall be 3 metres, provided that the front of any garage shall be at least 6 metres from a privately owned roadway.
- (h) Minimum landscaped open space: 50 percent
- (i) Maximum building height: 3 storeys
- (j) The minimum distance between the townhouse dwellings shall be as follows:
 - (1) between two exterior walls which contain no windows to habitable rooms: 3 metres
 - (2) between two exterior walls of which only one contains windows to habitable rooms: 7.5 metres
 - (3) between two exterior walls, both of which contain windows to habitable rooms: 12 metres
 - (4) where there is a driveway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of such driveway or roadway
- (k) No accessory building shall be located within 6 metres of any property limits.

650.3 shall also be subject to all the general provisions of this by-law which are not in conflict with those set out in section 650.2.

651. The lands designated SC1 - SECTION 651 on Schedule A (Sheet 7) to this by-law:

651.1 shall only be used for:

- (a) purposes permitted by section 23.1.1(a), and
- (b) purposes accessory to the other permitted purposes.

651.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot area: 2 hectares
- (b) Minimum front and rear yard depths, and minimum side yard width shall be as shown on Schedule C - Section 651.
- (c) All buildings shall be located within Building Areas A, B, C and D as shown on Schedule C - Section 651.
- (d) The maximum building height for Building Areas A, B, and C shall not exceed 1 storey.
- (e) The maximum building height for Building Area D shall not exceed 10 storeys.
- (f) Maximum gross commercial floor area for office uses shall not exceed 11620 square metres.
- (g) Maximum gross commercial floor area for uses other than offices shall not exceed 4090 square metres.
- (h) Minimum landscaped open space: 10 percent of the lot area including a minimum of 3 metres wide strip shall be provided abutting the property limits except where a driveway is located.
- (i) Maximum building coverage: 28 percent

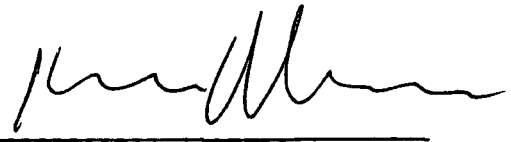
(j) All underground parking facilities shall have a minimum distance of 3 metres from any property limits.

651.3 shall also be subject to the requirements and restrictions of the SCl zone and all the general provisions of this by-law that are not in conflict with those set out in section 651.2."

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

this 12th day of January, 1987.

APPROVED AS TO FORM LAW DEPT. BRANTON
<i>[Signature]</i>
DATE <i>[Signature]</i>

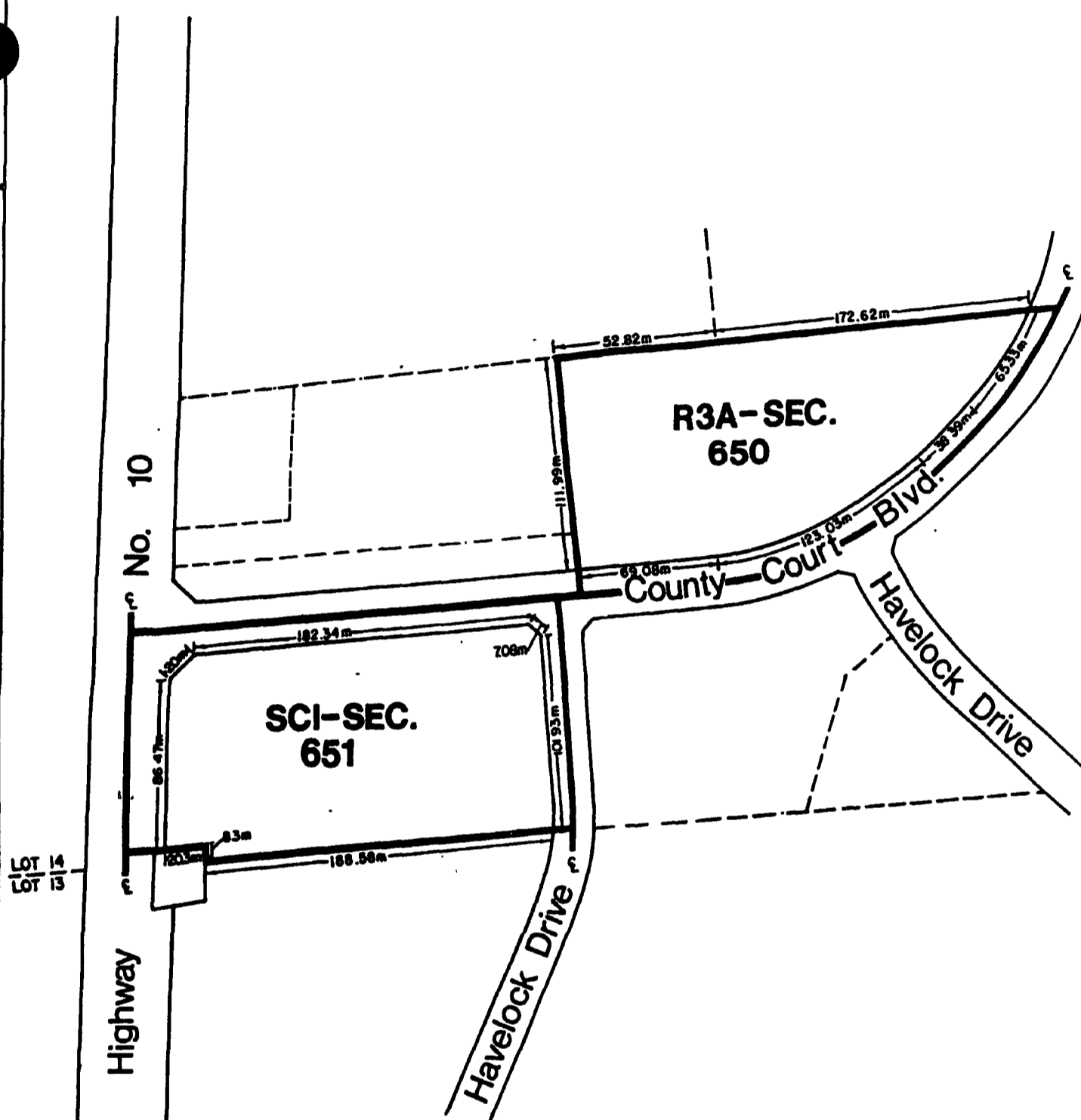


KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

82/86/5



— ZONE BOUNDARY

PART OF LOT 14, CON. 1 EHS. (TOR.)

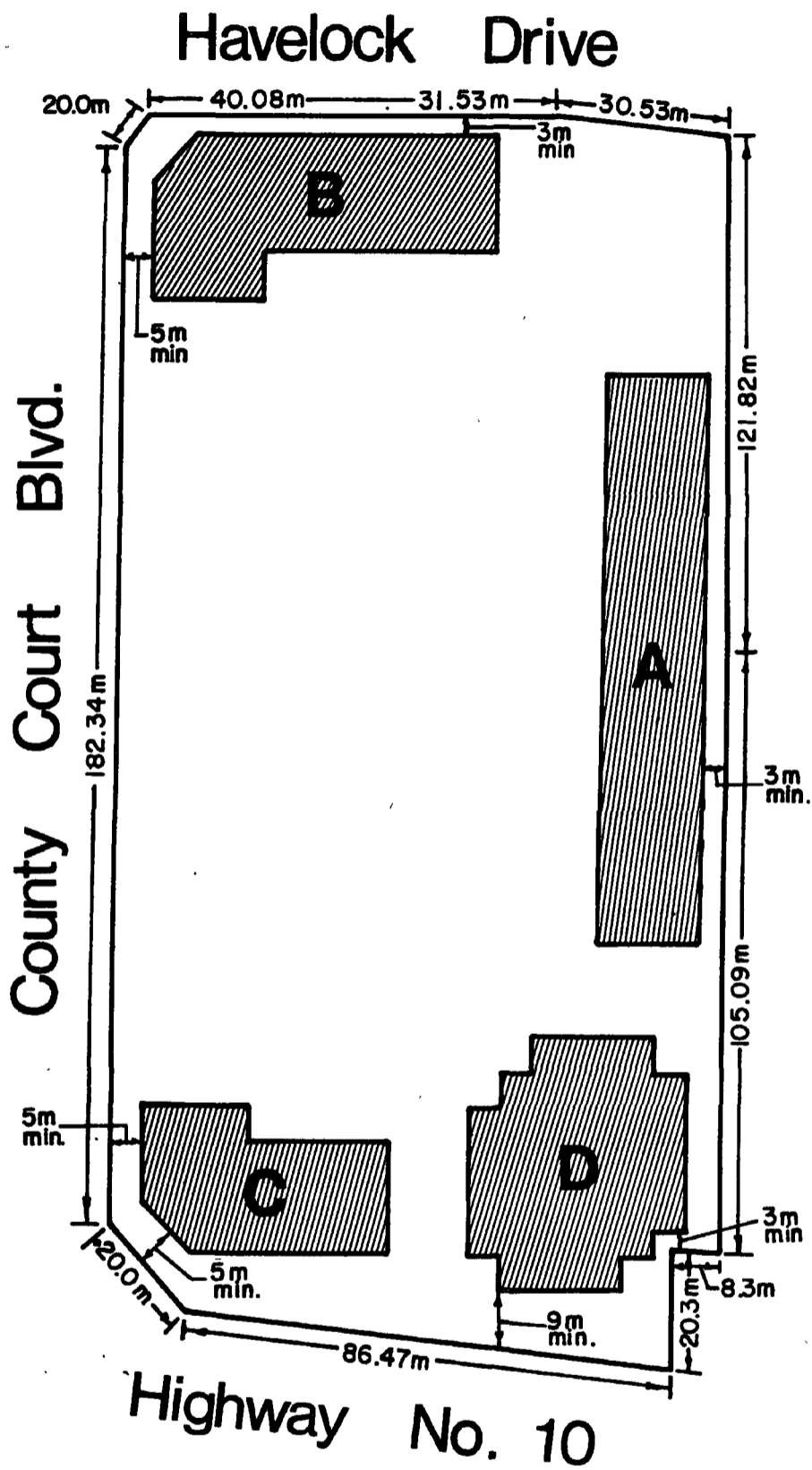
Schedule A By-Law 19-87



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 86 11 18
 TIE14.9
 File no. TIE14.10
 Drawn by: K. L
 Map no. 76-24B



 BUILDING AREA

SCHEDULE C - SECTION 651
BY-LAW 139-84



CITY OF BRAMPTON
Planning and Development

Schedule B By-Law 19-87

1:150

Date: 86 11 26 Drawn by: K.L.
File no. TIE14.9 Map no. 76-24C

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

AND IN THE MATTER OF the City of
Brampton By-law 19-87.

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 18-87 which adopted Amendment Number 110
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
January 12th, 1987.
3. Written notice of By-law 19-87 as required by
section 34 (17) of the Planning Act, 1983 was
given on January 23rd, 1987, 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 February 16th, 1987.
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 110 was approved by the
Ministry of Municipal Affairs on March 13th,
1987.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 25th day of March, 1987.)


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.

