



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 59-91

To amend By-law 151-88, (Part of Lot 14, Concession 1, 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 25B of Schedule 'A' thereto, the zoning designation of the land shown outlined on Schedule 'A' to this by-law from OPEN SPACE, COMMERCIAL THREE - SECTION 216 and INSTITUTIONAL ONE - SECTION 217 to RESIDENTIAL APARTMENT B - SECTION 216, COMMERCIAL THREE - SECTION 577 and OPEN SPACE, such lands being part of Lot 14, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.

(2) by deleting therefrom, section 216 and substituting therefor the following:

"216. The lands designated R4B-SECTION 216 on Schedule A to this by-law: (25-B)

216.1 shall only be used for the following purposes:

- (1) apartment dwellings.
- (2) purposes accessory to the other permitted purposes.

216.2 shall be subject to the following requirements and restrictions:

- (a) The total number of dwelling units permitted shall be the lesser of 419 units, or the number calculated from a net density of 123.5 dwelling units per hectare;

(b) No more than 2 apartment house dwellings shall be permitted;

(c) Maximum Building Height: 18 storeys;

(d) Minimum Setback from Street:

(1) 12.0 metres from Sandalwood Parkway;

(2) 18.0 metres from Conestoga Drive;
and,

(3) 24.0 metres from other roads.

(e) Minimum Landscaped Open Space on each site used for an Apartment House Dwelling:

- 60 percent.

(f) Minimum Number of Parking Spaces:

for each apartment dwelling unit, the following number of parking spaces are required:

<u>Unit</u>	<u>Rental</u>	<u>Condominium</u>
Bachelor	1.23	2.0
1-bedroom	1.41	2.0
2-bedroom	1.59	2.0
3-bedroom	1.73	2.0

for those parking spaces located inside a structure or building, the minimum size of 30 percent of the spaces may be reduced to 2.5 metres by 4.6 metres.

216.3 shall also be subject to the requirements and restrictions of the R4B zone and all the general provisions of this by-law, which are not in conflict with those set out above."

(3) by adding thereto, the following section:

"577. The lands designated C3-Section 577 on Schedule 'A' to this by-law: (25-B)

577.1 shall only be used for the following purposes:

- (1) an office;
- (2) an office for a medical, dental or other drugless practitioner;
- (3) purposes accessory to the permitted purposes.

577.2 shall be subject to the following requirements and restrictions:

- (a) the maximum gross commercial floor area for the office development shall not exceed 2,787 square metres;
- (b) the maximum gross commercial floor area for the offices of a medical, dental or similar drugless practitioner shall be 465 square metres;
- (c) maximum building height: 3 storeys;
- (d) landscaped open space shall be provided and maintained in the following locations:
 - (1) a 3 metre wide landscape strip abutting the open space designation;
 - (2) a 2 metre wide landscape strip along the easterly and southerly limits of the property;
- (e) no outdoor storage shall be permitted;

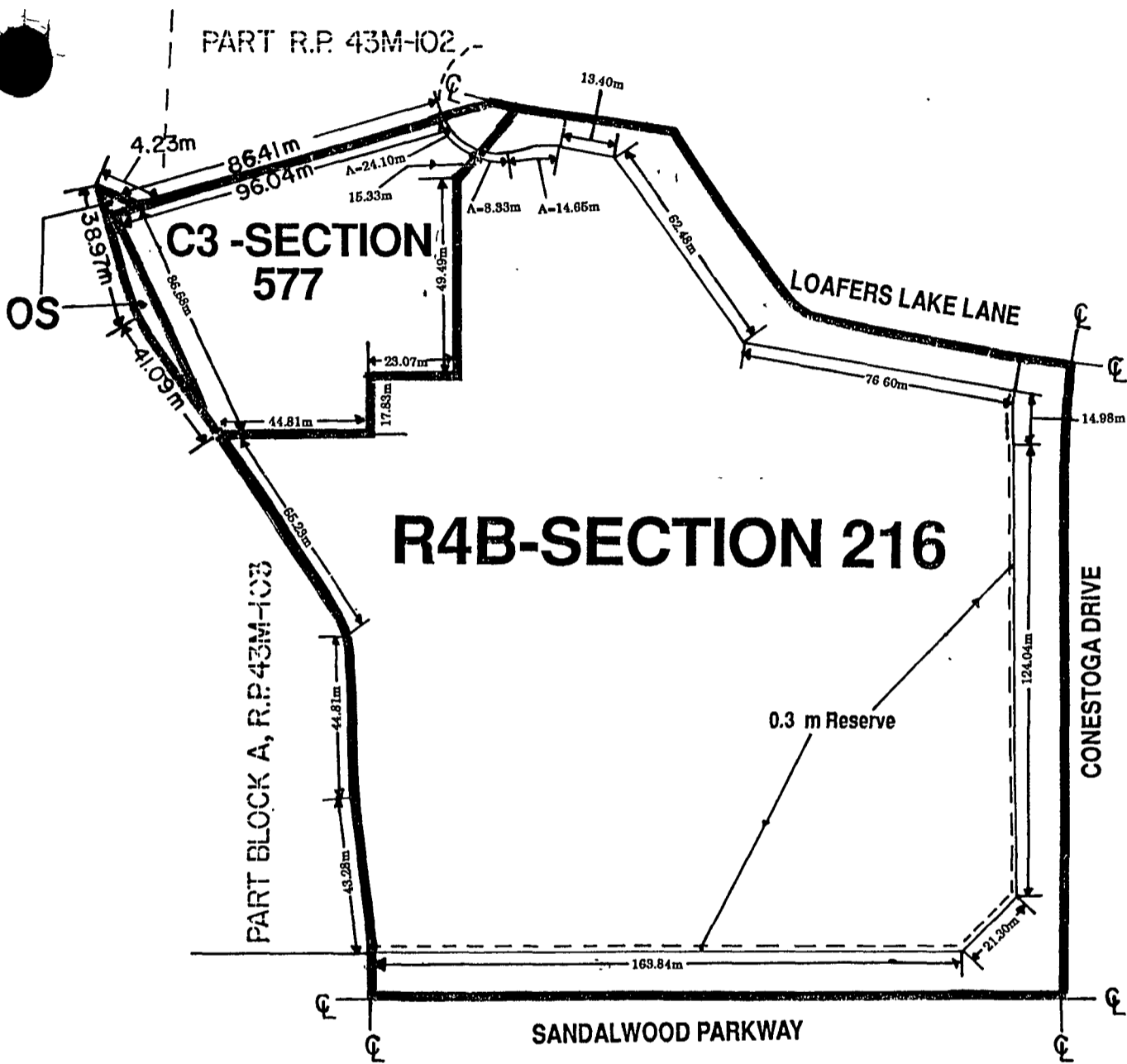
(f) shall be subject to the requirements and restrictions of the C3 zone, and all general provisions of this by-law not in conflict with the requirements set out above."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 8th day of April 1991.

G. Miles
G. MILES ACTING MAYOR
M. Murphy
M. MURPHY ACTING CLERK

08/91

APPROVED
AS TO FORM
LAW DEPT
BIRMINGHAM
DATE *MM*



LEGEND

-  Zone Boundary
-  Centreline of original road allowance
-  Metres

PART LOT 14, CON. I E.H.S. (CHING.)
 BY-LAW 151-88 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

By-Law 59-91 Schedule A

1:1720

Date: 1991 01 31 Drawn by: CJK
 File no. CIE14.24 Map no. 25-57E

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

AND IN THE MATTER OF the City of
Brampton By-law 59-91.

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 59-91 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on April 8th, 1991.
3. Written notice of By-law 59-91 as required by
section 34 (17) of the Planning Act, 1983 was
given on April 24th, 1991, 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 been filed with me
to the date of this declaration.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 23rd)
day of May, 1991.)

K. Zammitt)
A Commissioner, etc.)

L. Mikulich