



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 192-92

To amend by-law 56-83, as amended
(Part of Lots 6 and 7, Concession 9, N.D.
in the geographic Township of Toronto Gore)

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 15 of Schedule A thereto, the zoning designation of the lands shown on Schedule A to this by-law from FLOODPLAIN (F) and RECREATION COMMERCIAL (RC) to OPEN SPACE, HIGHWAY COMMERCIAL ONE - SECTION 595 (HC1 - SECTION 595), RECREATION COMMERCIAL - SECTION 596 (RC - SECTION 596), FLOODPLAIN - SECTION 597 (F - SECTION 597), RESIDENTIAL SINGLE-FAMILY A - SECTION 598 (R1A - SECTION 598), and RESIDENTIAL APARTMENT A - SECTION 599 (R4A - SECTION 599), such lands being part of Lots 6 and 7, Concession 9, Northern Division, in the geographic Township of Toronto Gore.

(2) by adding thereto, in section 3.1 of SECTION 3.0, ZONES AND SCHEDULES to the Residential Class after the zone name of Residential Estate Holding, the following zone names and zone symbols:

"RESIDENTIAL SINGLE-FAMILY A - R1A
RESIDENTIAL APARTMENT A - R4A"

(3) by adding thereto after section 11.3 the following section headings and sections:

"SECTION 11.4 RESIDENTIAL SINGLE-FAMILY A ZONE -
R1A

11.4 The lands designated R1A on Schedule A to this by-law:

Permitted Purposes

11.4.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a group home, subject to the requirements and restrictions set out in section 6.27; and
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 6.27.

(b) Non-Residential

- (1) purposes accessory to the other permitted purposes; and
- (2) a home occupation, subject to the requirements and restrictions set out in section 10.5.

Requirements and Restrictions

11.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot:	630 square metres
Corner Lot:	735 square metres

- (b) Minimum Lot Width:
 - Interior Lot: 18.0 metres
 - Corner Lot: 21.0 metres
- (c) Minimum Lot Depth: 30.0 metres
- (d) Minimum Front Yard Depth: 6.0 metres
- (e) Minimum Interior Side Yard Width: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- (f) Minimum Exterior Side yard Width: 3.0 metres
- (g) Minimum Rear Yard Depth: 7.6 metres
- (h) Maximum Building Height: 10.6 metres
- (i) Minimum Landscaped Open Space: 60 percent of the minimum front yard area of an interior lot, and 70 percent of the minimum front yard area of a corner lot, and 50 percent of

the minimum front yard area of a lot where lines converge toward the front lot line.

SECTION 11.5 RESIDENTIAL APARTMENT A ZONE - R4A

11.5. The lands designated R4A on Schedule A to this by-law:

Permitted Purposes

11.5.1 shall only be used for the following purposes:

(a) Residential

- (1) a multiple family dwelling;
- (2) an apartment dwelling; and,
- (3) an auxillary group home, subject to the requirements and restrictions set out in section 6.27.

(b) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

11.5.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 33.0 metres
- (b) Minimum Front Yard
Depth: 7.6 metres

- (c) Minimum Side Yard
Width: 10.0 metres
or 1/2 the
height of the
building,
whichever is
greater

- (d) Minimum Rear Yard
Depth: 10.0 metres
or 1/2 the
height of the
building,
whichever is
greater

- (e) Maximum Building
Height: 12 storeys

- (f) Maximum Lot
Coverage by Main
Building(s): 25 percent

- (g) Maximum Floor Space
Index: 1.0

- (h) Minimum Landscaped
Open Space: 60 percent of
the lot area

- (i) All garbage and refuse containers
shall be enclosed within the main
building."

(4) by adding thereto the following sections:

"595. The land designated HC1 - Section 595 on
Schedule A to this by-law:

595.1 shall only be used for the following
purposes:

(a) Commercial

(1) a hotel;

(2) only in conjunction with a hotel:

- (i) a standard restaurant, a dining room restaurant and a take-out restaurant excluding a drive through facility;
- (ii) a retail establishment;
- (iii) a conference centre;
- (iv) a parking lot; and
- (v) a recreation facility.

(b) Accessory

(1) purposes accessory to the other permitted purposes.

595.2 For the purposes of section 595.1,

HOTEL shall mean a building or place that provides, for gain or profit, sleeping accommodation for the transient public within the meaning of the Hotel Registration of Guests Act, R.S.O. 1990, Chapter H17 but does not include a hostel, rooming house, tourist or guest home, or apartment dwelling.

595.3 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Width: 100 metres
- (b) Maximum Building Height: 10 storeys
- (c) A total of 550 hotel rooms shall be permitted.
- (d) All restaurant uses shall be provided with a climate controlled garbage room.
- (e) All garbage and refuse containers shall be enclosed within the main building.

(f) A free standing shopping centre shall not be allowed.

595.4 shall also be subject to the requirements and restrictions relating to the HC1 zone and all general provisions of this by-law which are not in conflict with the ones set out in section 595.3

596. The land designated RC - Section 596 on Schedule A to this by-law:

596.1 shall only be used for the following purposes:

(1) a golf course; and

(2) purposes accessory to the other permitted uses.

596.2 shall be subject to the requirements and restrictions relating to the RC zone and all general provisions of this by-law.

597. The land designated F - Section 597 on Schedule A to this by-law:

597.1 shall only be used for the following purposes:

(1) the uses permitted in section 45.1.1; and

(2) a golf course and accessory purposes.

597.2 shall be subject to the requirements and restrictions relating to the F zone contained in section 45.1.2 and all general provisions of this by-law.

598. The land designated R1A - Section 598 on Schedule A to this by-law:

598.1 shall only be used for the purposes permitted by section 11.4

PART LOT 8,
CON. 9, N.D.

679.176m

RC - Section 596

0.3m Reserve

R1A - Section 598

9m

RC -
Section 596

TOP OF BANK

OS

RC - Section 596

PART
LOT 7,
CON. 9,
N.D.

609.953m

R1A - Section 598

F - Section 597

Proposed 8m Road Widening

0.3m Reserve

34.278m

RC - Section 596

0.3m Reserve

PART
LOT 6,
CON. 9,
N.D.

HC1 - Section 595

R1A - Section 598

599.156m

OS

TOP OF BANK

F -
Section 597

R4A - Section 599

R4A -
Section 599

0.3m Reserve

9m

OS

RC - Section 596

OS
0.3m
Reserve

Proposed 8m
Road Widening

99.522m

Proposed 8m Road Widening

0.3m Reserve

10.0m

192.375m

60.903m

370.082m

EBENEZER ROAD

Zone Boundary

CENTRELINE OF ORIGINAL
ROAD ALLOWANCE

m Metres

PART OF LOTS 6&7, CON. 9, N.D. (T.G.)

BY-LAW 56-83

SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law 192-92 Schedule A

1:4500

Date: 91-07-19

Drawn by: SEJ

File no. C9E'6.4

Map no. 51 - 11H

IN THE MATTER OF the Planning Act,
R.S.O. 1990, as amended, section 34;

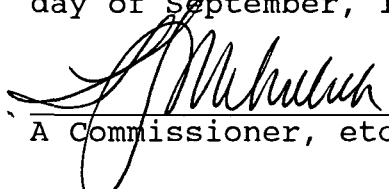
AND IN THE MATTER OF the City of
Brampton By-law 192-92 being a by-law
to amend comprehensive zoning
By-law 56-83, as amended, pursuant
to an application by 830460 ONTARIO
LIMITED (File C9E6.4)

DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the County of Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. The Council of The Corporation of the City of Brampton passed By-law 131-91 on the 24th day of June, 1991, to approve Amendment No. 201 to the City of Brampton Planning Area, related to this matter.
3. Amendment No. 201 was approved by the Ministry of Municipal Affairs on the 10th day of August, 1992.
4. By-law 192-92 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 17th day of August, 1992.
5. Written notice of By-law 192-92 as required by section 34(18) of the Planning Act, R.S.O. 1990 c.P.13 as amended, was given on the 2nd day of September, 1992, in the manner and in the form and to the persons and agencies prescribed by the Planning Act, R.S.O. 1990 as amended.
6. No notices of appeal were filed under section 34(19) of the Planning Act, on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 29th)
day of September, 1992.)


A Commissioner, etc.

