



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 242-91

To amend By-law 151-88 (part of Lot 1, Concession 4, E.H.S. in the former 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 63-I of Schedule A thereto, the zoning designation of the lands shown outlined as the subject property on Schedule A to this by-law from INDUSTRIAL THREE A - SECTION 156 (M3A-SECTION 156) to RESIDENTIAL APARTMENT A - SECTION 578 (R4A-SECTION 578), the lands being part of Lot 1, Concession 4, East of Hurontario Street, in the geographic Township of Chinguacousy, and more particularly described as Block C, Registered Plan 636;
- (2) by adding thereto, as SCHEDULE C-SECTION 578(A), and SCHEDULE C-SECTION 578(B), Schedule B and Schedule C respectively to this by-law;
- (3) by adding to Section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C-Section 578(A)"

"Schedule C-Section 578(B)"

- (4) by adding thereto the following sections:

"578 The lands designated RESIDENTIAL APARTMENT A-SECTION 578 on Sheet 63-I of Schedule A to this by-law:

578.1 shall only be used for the following purposes:

(a) Residential:

- (1) condominium apartment dwellings.

(b) Commercial:

The following commercial purposes shall only be developed in conjunction with condominium apartment dwellings:

- (1) one only convenience store having a maximum gross leasable floor area of 185 square metres;
- (2) a retail establishment without outside storage, not including a business engaged in the selling of groceries, meat, fruit or vegetables to the general public;
- (3) a personal service shop;
- (4) a bank, trust company, and finance company;
- (5) an office, other than the office of a physician, dentist, doctor of veterinary medicine, or drugless practitioner;
- (6) a dry cleaning and laundry distribution station;
- (7) a dining room restaurant, and a standard restaurant not including a drive through facility;
- (8) a printing or copying establishment;
- (9) a custom workshop; and,
- (10) recreation facility.

(C) Accessory

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

578.2 shall be subject to the following requirements and restrictions:

- (a) the condominium apartment dwelling purposes permitted by section 578.1(a) shall only be permitted within the HIGH DENSITY RESIDENTIAL USE AREA shown on SCHEDULE C-SECTION 578(A);

- (b) the commercial purposes permitted by section 578.1(b) shall only be permitted within the COMMERCIAL USE AREA shown outlined on SCHEDULE C-SECTION 578(A) including a portion of single storey commercial purposes with the high density residential use area above shown outlined as COMMERCIAL USE AREA (Single STOREY COMMERCIAL PURPOSES WITH HIGH DENSITY RESIDENTIAL USE ABOVE) on SCHEDULE C-SECTION 578 (A);
- (c) Minimum Lot Area - 1.8 hectares;
- (d) Minimum Lot Width - 167 metres;
- (e) Minimum Side Yard Width - 13 metres;
- (f) Minimum Rear Yard Depth - 21 metres;
- (g) Minimum Front Yard Depth - 20 metres;
- (h) Maximum Floor Space Index - 2.4;
- (i) On-site parking shall be provided in accordance with sections 10.10.2(b) and 30.3 of this By-law;
- (j) The following shall be provided and maintained in the areas shown on SCHEDULE C-SECTION 578(A):
 - (i) two entrances/exits from Bramalea Road;
 - (ii) landscaped open space area;
 - (iii) 1.8 metre solid screen masonry fence;
 - (iv) outdoor amenity area;
- (k) No outside storage shall be permitted;
- (l) All garbage containers for restaurant uses shall be contained within a climate controlled area within the building; and,
- (m) All garbage containers shall be enclosed by a waste receptable enclosure.

578.3 shall also be subject to the following requirements and restrictions relating to the condominium apartment dwelling purposes permitted by section 578.1(a):

- (a) Maximum Density: 198.7 dwelling units per hectare.
- (b) Maximum Building Height:
 - (i) For Block "A" as shown on SCHEDULE C-SECTION 158(B): - 8 storeys;
 - (ii) For Block "B" as shown on SCHEDULE C-SECTION 158(B): - 14 storeys;
 - (iii) For Block "B1" as shown on SCHEDULE C-SECTION 158(B) - 14 storeys;
 - (iv) For Block "C" as shown on SCHEDULE C-SECTION 158(B) - 19 storeys;
 - (v) For Block "D" as shown on SCHEDULE C-SECTION 158(D) - 20 storeys;
- (c) Minimum Building Separation Distance From the Northerly Property Line:
 - (i) To the nearest wall of Block "A" as shown on SCHEDULE C-SECTION 578(B): 59.0 metres;
- (d) Minimum Building Separation Distance from the Easterly Property Line:
 - (i) To the nearest wall of Block "B1" as shown on SCHEDULE C-SECTION 578(B) - 23.0 metres.

578.4 shall also be subject to the following requirements and restrictions relating to the commercial purposes permitted by section 578.1(b):

- (a) notwithstanding SCHEDULE C-SECTION 578 (B) the maximum building height for all commercial purposes shall not exceed 1 storey;
- (b) Maximum Gross Commercial Floor Area: 2,787 square metres;
- (c) The following purposes shall not be permitted:
 - (i) a supermarket;
 - (ii) a second convenience store
 - (iii) adult entertainment parlours;
 - (iv) amusement arcades;
 - (v) place of assembly, community club, dance hall, banquet hall, or roller skating rink;
 - (vi) billiard parlour or pool hall;
 - (vii) bowling alley;
 - (viii) building supplies sales establishment;
 - (ix) animal hospital;
 - (x) any retail establishment having outside storage, including a business engaged in the selling of groceries, meat, fruit, or vegetables to the general public.
 - (xi) a butcher store; and
 - (xii) a bakery.

578.5 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 578.1; 578.2; 578.3 and 578.4."

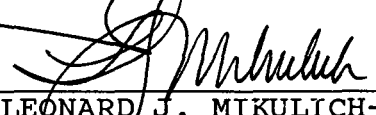
578.6 For the purposes of section 578:
Dwelling-condominium apartment - shall mean a building developed only by means of a condominium plan registered under the provisions of the Condominium Act, R.S.O. 1980, chapter 84, as amended, containing six (6) or more dwelling units which have a common entrance from the street level and the occupants of which have the right to use common elements."

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

COUNCIL, this 28th day of October 1991 .



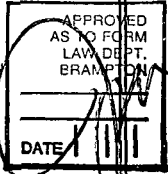
PAUL BEISEL - MAYOR



LEONARD J. MIKULICH -
CITY CLERK

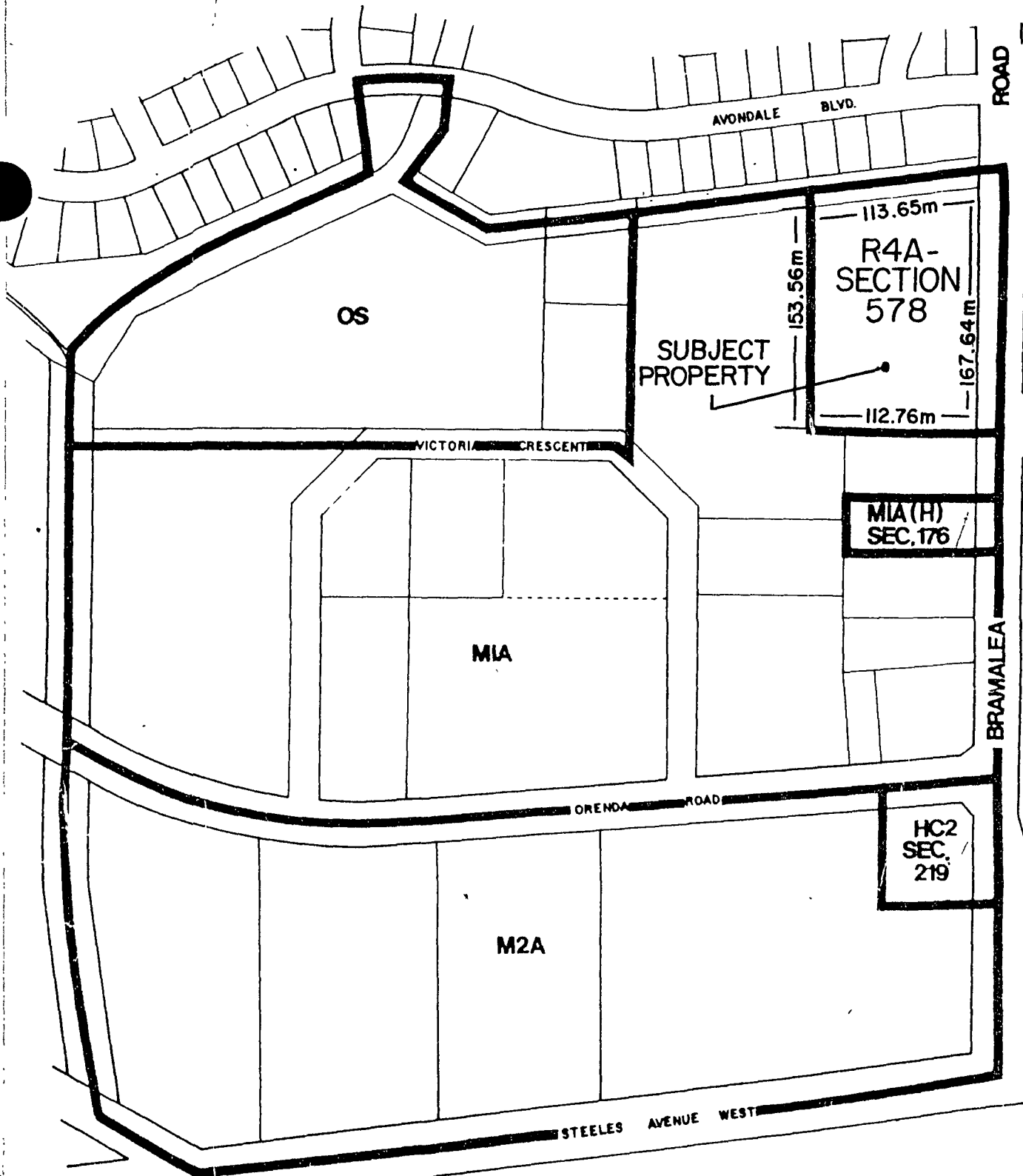
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APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON



DATE

CON. 4 E. H. S.



m Metres

⊕ Centerline of Original Road Allowance

█ Zone Boundary

Part of Lot 1, Conc. 4, E.H.S. (Ching.)
By-law 151-88, Schedule A, Sheet 63-I

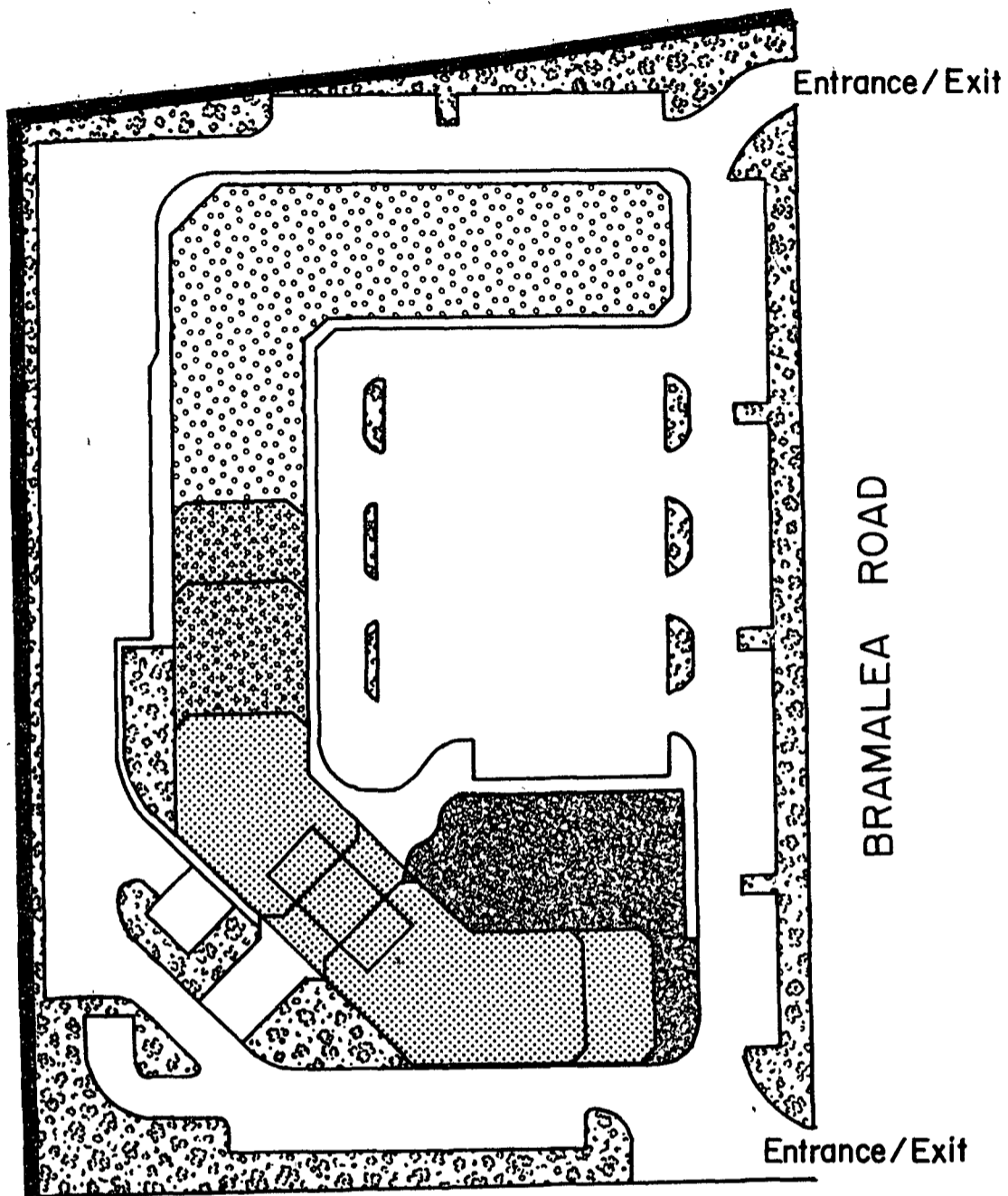


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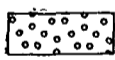


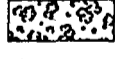
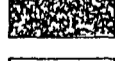
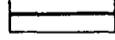
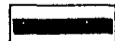
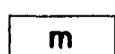
BY-LAW 242-91 SCHEDULE A

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Date: 91 05 07 Drawn by: JRB
File no. C4E1.4(c) Map no. 63-25D



Legend

-  Commercial Use Area
-  Commercial Use Area, (Single Storey Commercial Purposes with High Density Residential Use Above)
-  High Density Residential Use Area
-  Landscaped Open Space Area
-  Outdoor Amenity Area
-  Property Boundary
-  1.8m Solid Screen Masonry Fence
-  Metres

Schedule C-Section 578(A)
By-law 151-88

BY-LAW 242-91 SCHEDULE B

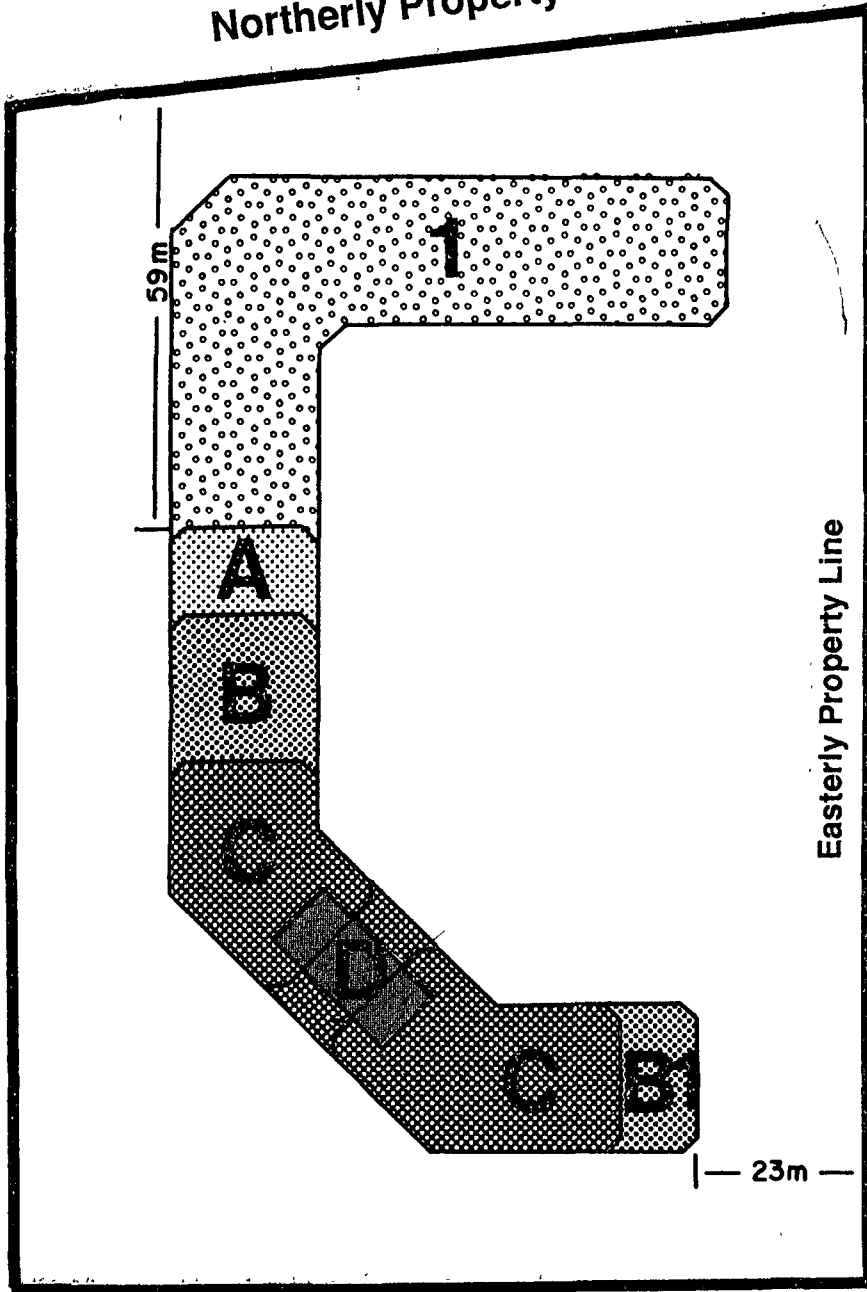








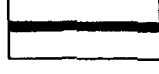

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Date: 91 05 07 Drawn by: JRB
File no. C4E1.4(c) Map no. 63-25E

Northerly Property Line



-  1 Storey
-  8 Storeys
-  14 Storeys
-  14 Storeys
-  19 Storeys
-  20 Storeys
-  Property Boundary
-  Metres

Schedule C Section 578(B)
By-law 151-88



CITY OF BRAMPTON
Planning and Development

BY-LAW 242-91 SCHEDULE C

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Date: 91 05 07 Drawn by: JRB
File no. C4E1.4(c) Map no. 63-25F