



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 219-80

To amend By-law 861, as amended,
for the lands located on Part of
Lot 14, Concession 1, E.H.S.

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designations of the lands shown outlined on Schedule A attached to this By-law from TOWN CENTRE HOLDING (T(H)) and CONSERVATION AND GREENBELT (G) to TOWN CENTRE-SECTION 259 (T-SECTION 259) and CONSERVATION AND GREENBELT-SECTION 260 (G-SECTION 260), the zoning designation of the area shown outlined on Schedule A attached to this By-law, such lands being part of Lot 14, Concession 1, E.H.S., in the former Township of Chinguacousy, now in the City of Brampton.
2. Schedule A of this by-law is hereby attached to By-law 861 as part of Schedule A and forms part of By-law 861.
3. By-law 861 is further amended by adding the following sections:
 - "259.1 The lands designated as T-SECTION 259 on Schedule A hereto attached:
 - 259.1.1 shall only be used for the following purposes:
 - (1) business office,
 - (2) dining room restaurant,
 - (3) retail shop,
 - (4) apartment house dwelling,
 - (5) any operation of a public authority,
 - (6) use accessory to the other permitted purposes;
 - 259.1.2 shall be subject to the following restrictions and requirements:
 - (1) the gross leasable floor area used for business offices and retail shops shall not exceed 929 square metres;

- (2) the gross floor area used for a restaurant shall not exceed 929 square metres;
- (3) the total number of dwelling units permitted shall be the lesser of 415, or the number calculated from a net density of 123.5 dwelling units per hectare;
- (4) no more than 2 apartment house dwellings shall be permitted;
- (5) maximum building height:
 - (a) for an apartment house dwelling: 18 storeys;
 - (b) for all other uses: 2 storeys;
- (6) minimum distance between apartment house dwellings: 48 metres;
- (7) minimum setback from street:
 - 12 metres from Sandalwood Parkway,
 - 18 metres from Conestoga Drive,
 - 24 metres from other roads;
- (8) minimum landscaped open space on each site used for apartment house dwelling: 60%;
- (9) parking:
 - (a) for any combination of restaurant, business offices, retail shops: the greater of
 - 78 spaces, or
 - the number of spaces obtained by adding together 75% of the parking requirement for a restaurant, based on 1 space per 4 square metres of floor area available for the use of patrons, and 60% of the parking requirement for the other uses, based on 1 space for every 28 square metres of gross leasable floor area;
 - (b) for apartment house dwellings:
 - (i) for each dwelling unit, the following number of parking spaces are required:

	<u>rental</u>	<u>condominium</u>
bachelor unit	1.23	1.35
1-bedroom unit	1.41	1.73
2-bedroom unit	1.59	2.0
3-bedroom unit	1.73	2.0
 - (ii) for those parking spaces located inside a structure or building, the minimum size of 30% of the spaces may be reduced to 2.5 metres by 4.6 metres;
 - (c) unless otherwise specified, each parking space shall have a rectangular area not less than 2.74

metres by 5.8 metres in size, and form an angle from 60 degrees to 90 degrees with the aisle leading to the space, and such an aisle shall not be less than 6.1 metres in width.

259.② For the purposes of this section:

- (1) dining room restaurant shall mean a place where food and drink are prepared and offered for sale to the public to be served by a restaurant employee at the same table where the food and drink are to be consumed, and where drive-in, take-out or packaged fast food services are not available;
- (2) floor area available for the use of patrons shall mean, in a restaurant, the gross leasable floor area excluding areas used for kitchens, washrooms, storage, lobbies, mechanical facilities and the preparation and serving of food;
- (3) gross leasable floor area shall mean the aggregate of the areas of each storey, at, above, below established grade, measured from the centre line of joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices, but excluding storage areas below established grade;
- (4) retail shop shall mean a building or part thereof less than 300 square metres in size where goods or materials are sold or kept for sale to the general public, but shall not include automobile parts or accessory sales, automobile repair shop or sales establishment, or a wine, beer or liquor outlet.

260. The lands designated as G-SECTION on Schedule A hereto attached:

260.1 shall only be used for:

- (1) a recreation centre operated by a public authority,
- (2) a library,
- (3) a day care centre,
- (4) any facilities or operations of a public authority involving recreation or conservation,
- (5) use accessory to the other permitted purposes;

260.2 shall be subject to the following restrictions and requirements:

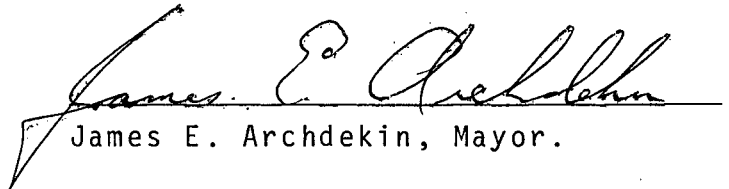
- (1) all buildings shall have a minimum setback of 12 metres from the boundaries of any lots used or to be used for single family, semi-detached or townhouse dwellings;

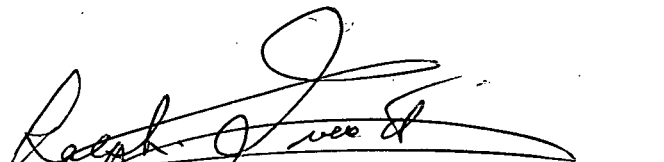
(2) maximum building height: 2 storeys;


260.3 shall also be subject to the restrictions and requirements relating to the G zone which are not in conflict with the ones set out in Section 260.2."

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

this 11th day of August 1980.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 8/8/80

LOT 14 CON. I E.H.S.

Reg. Plan
M-103

**G-Section
260**

Reg. Plan
M-102

LIMITS BETWEEN
BLOCKS B & C
R.P. M-100

**T-Section
259**

Reg. Plan
M-103

CONESTOGA DR.

SANDALWOOD PARKWAY

— ZONE BOUNDARY

*Part Lot, Concession I E.H.S.
By-law No. 861, Schedule A*



CITY OF BRAMPTON
Planning and Development

BY-LAW No. 219-80 SCHEDULE A

1:2400

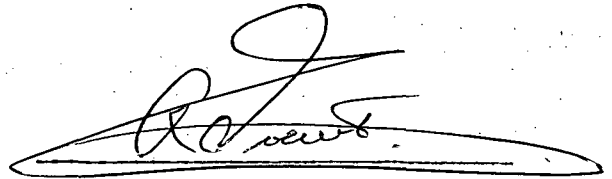
Date: 79 12 06
File no. CIE14.1

Drawn by: Ck
Map no. 25-11C

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 219-80 of the Corporation of the City of Brampton, passed by the Council of the Corporation on the 11th day of August, 1980 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on September 23rd, 1980 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

Dated at the City of Brampton this 1st day of October, 1980.



R.A. Everett
City Clerk

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.

PASSED August 11, 1980



BY-LAW

No. 219-80

To amend By-law 861, as amended,
for the lands located on part of
Lot 14, Concession 1, E.H.S.