



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 243-87

To amend By-law 200-82 (part of Lot 2, Concession 1, W.H.S., in the geographic Township of Chinguacousy)

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

1. By-law 200-82, as amended, is hereby further amended:

- (1) by changing on Sheet 22 of Schedule A thereto, the zoning designation of the land shown outlined on Schedule A to this by-law from RESIDENTIAL APARTMENT A-SECTION 271 (R4A-SECTION 271) to RESIDENTIAL APARTMENT A-SECTION 289 (R4A-SECTION 289), such lands being part of Lot 2, Concession 1, West of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.
- (2) by adding thereto, as SCHEDULE C-SECTION 289, Schedule B 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 289"

(4) by adding thereto the following section:

"289.1 The lands designated R4A-SECTION 289 on Sheet 22 of Schedule A to this by-law:

289.1.1 shall only be used for the following purposes:

- (1) a retirement home;
- (2) condominium apartment dwelling;

- (3) nursing home, and
- (4) purposes accessory to the other permitted purposes.

289.1.2 shall be subject to the following requirements and restrictions:

- (1) the condominium apartment dwelling or retirement home shall not exceed a total of 160 dwelling units;
- (2) the ground floor area of the building shall not exceed 3431 square metres;
- (3) the gross floor area of the building shall not exceed 11,000 square metres;
- (4) the height of the building located within the area shown as Building Area A on SCHEDULE C - SECTION 289 shall not exceed 2 storeys to the eaves of the roof and 4 storeys to the ridge of the roof;
- (5) the height of the building located within the area shown as Building Area B on SCHEDULE C - SECTION 289 shall not exceed 4 storeys;
- (6) the height of the building located within Building Area C on SCHEDULE C - SECTION 289 shall not exceed 5 storeys;
- (7) the minimum front yard depth shall be as shown on SCHEDULE C-SECTION 289;
- (8) the minimum side yard width shall be as shown on SCHEDULE C-SECTION 289;
- (9) the minimum building setback from the top-of-bank shall be as shown on SCHEDULE C-SECTION 289;
- (10) landscaped open space areas shall be provided and maintained in the locations shown as Landscaped Open Space on SCHEDULE C - SECTION 289;

- (11) a privacy fence, 1.8 metres in height, shall be erected and maintained in the location shown as Privacy Fence on SCHEDULE C - SECTION 289;
- (12) a minimum of 40 visitor parking spaces shall be provided and maintained in the location shown as Parking Area on SCHEDULE C - SECTION 289,
- (13) an underground parking garage structure shall be located in the location shown as Underground Parking Garage on SCHEDULE C - SECTION 289;
- (14) parking spaces shall be provided and maintained in the underground parking garage in accordance with the following provisions:
  - a) for a condominium apartment dwelling or retirement home:
    - i) 1.0 spaces per dwelling unit, and
    - ii) 10.0 spaces for staff
  - b) for a retirement home or nursing home room:
    - i) 0.20 spaces per room
    - ii) 10.0 spaces for staff
- (15) all garbage and refuse storage containers shall be located within a climate controlled area in the building.

289.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all of the general provisions of this by-law which are not in conflict with the ones set out in section 289.1.2.

289.2 For the purposes of section 289,

GROUND FLOOR AREA shall mean the area of the ground floor in a building, measured between the exterior walls of the building.

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

this 14th day of October 1987.

  
KENNETH G. WHILLANS - MAYOR

APPROVED  
As to FORM  
LAW DEPT  
BRAMPTON  
WCC  
DATE 18/10/87

  
LEONARD J. MIKULICH - CLERK

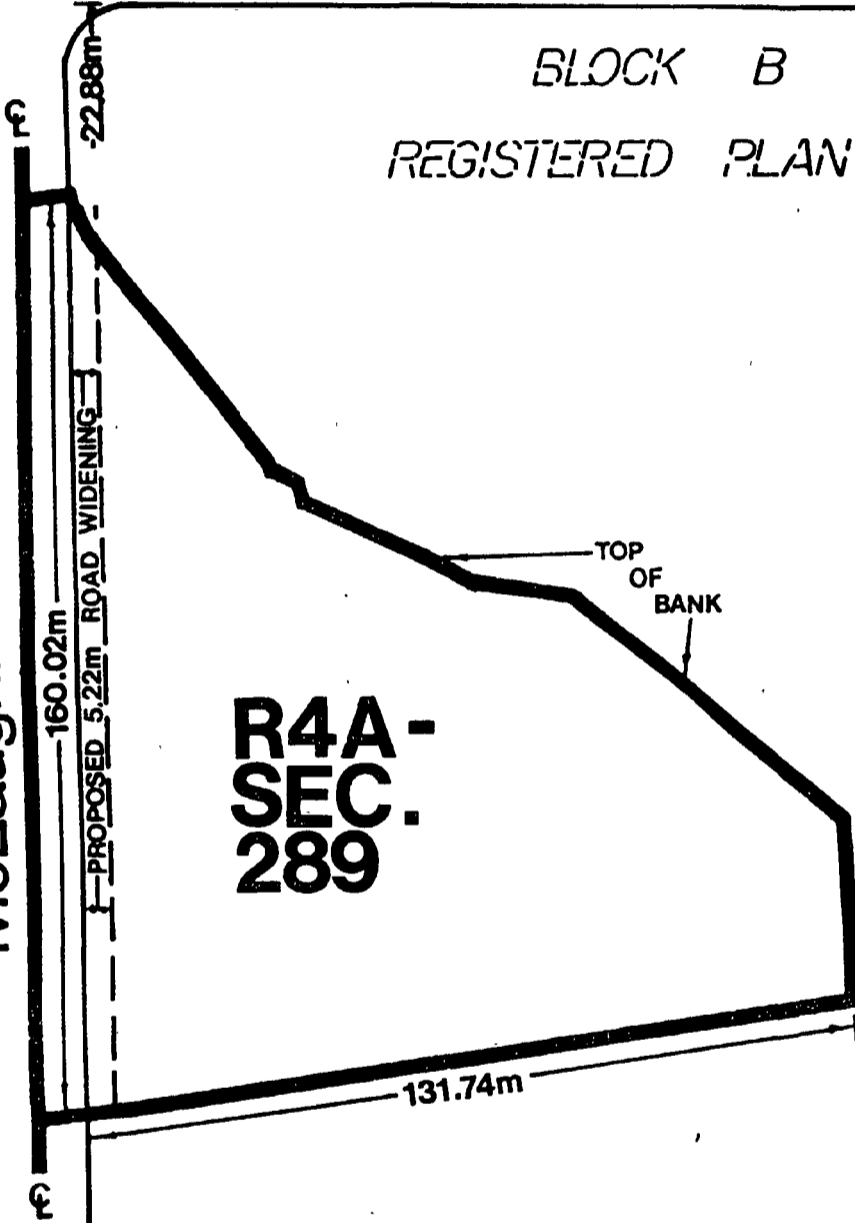
84/87/10

Elgin Drive

BLOCK B

REGISTERED PLAN M-141

McLaughlin Road



**R4A -  
SEC.  
289**

TOP  
OF  
BANK

160.02m

PROPOSED 5.22m ROAD WIDENING

22.88m

131.74m

PART LOT 2, CON. 1 W.H.S. (CHING.)

By-Law 243-87 Schedule A

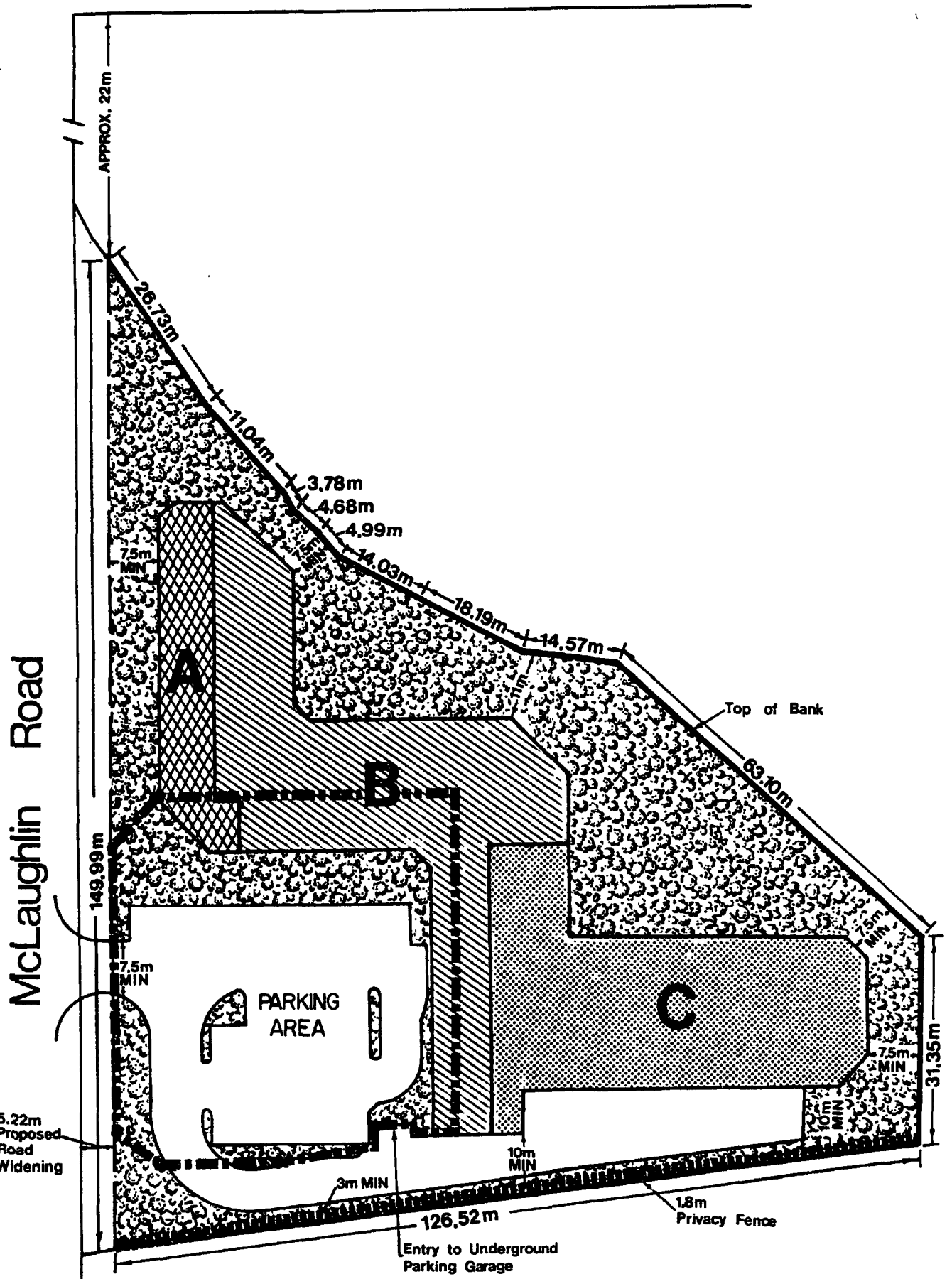


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**CITY OF BRAMPTON**  
Planning and Development





Date: 87 09 22 Drawn by: K.L.  
File no. CIW2.8A Map no. 59-47A

# Elgin Drive



## LEGEND

-  Building Area 'A'
-  Building Area 'B'
-  Building Area 'C'
-  Parking Area

-  Limits of Underground Parking Garage
-  Landscaped Open Space
-  Privacy Fence
-  Minimum

SCHEDULE C - SECTION 289  
BY-LAW 200-82

By-Law 243-87 Schedule B



1:820

**CITY OF BRAMPTON**  
Planning and Development

Date: 87 09 21 Drawn by: K.L.  
File no. CIW2.8A Map no. 59-47B

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

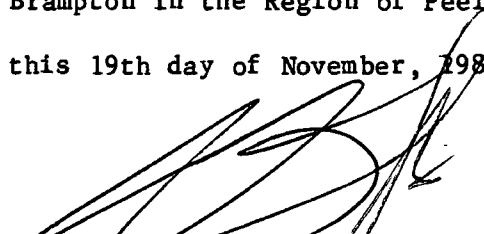
AND IN THE MATTER OF the City of  
Brampton By-law 243-87.

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 243-87 was passed by the Council of  
the Corporation of the City of Brampton at  
its meeting held on October 14th, 1987.
3. Written notice of By-law 243-87 as required  
by section 34 (17) of the Planning Act, 1983  
was given on October 28th, 1987, 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 19th day of November, 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.

