



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 49-83

To amend By-law 861, as amended, for parts of Lots 8 and 9, Concession 2, E.H.S.

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

1. By-law 861, as amended, and as amended by By-law 84-76, is hereby further amended by:

- (1) changing the zoning classification of the land shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY CLASS 5 (HOLDING) (R5(H)), RESIDENTIAL MULTIPLE RMIC (HOLDING) (RMIC(H)), RESIDENTIAL MULTIPLE RMIC (RMIC) and AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL SINGLE FAMILY CLASS 5 (R5), RESIDENTIAL MULTIPLE RMIC - SECTION 355 (RMIC - SECTION 355) and RESIDENTIAL MULTIPLE RMA - SECTION 356 (RMA - SECTION 356),
- (2) deleting from Schedule A of By-law 861, as amended, the map attached thereto by By-law 84-76, and substituting therefor Schedule A to this by-law,
- (3) deleting section 6 of By-law 84-76, as added to By-law 861, and substituting therefor the following section:

"355.1 The land shown as RMIC - SEC. 355 on Schedule A:

355.1.1 shall be used only for the following purposes:

- (a) one family detached dwellings
- (b) semi-detached dwellings
- (c) multiple attached dwellings comprising not more than 6 dwelling units, and
- (d) purposes accessory to the other permitted purposes

355.1.2(1) shall be subject to the following requirements and restrictions:

(a) Landscaped Buffer Space: No part of any dwelling shall be located closer than 22.8 metres to the street line of Heart Lake Road, as widened, and closer than 15 metres to the street line of Williams Parkway. In addition, a strip of land not less than 6 metres in width abutting the said street lines shall be used for no other purpose than landscaping, and the area of the said strip of land shall not be considered in determining the minimum lot area

(b) Minimum Lot Depth: 30 metres

(2) shall, in respect to one family detached dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Lot Area:

(i) interior lot 270 square metres

(ii) corner lot 360 square metres

(b) Minimum Lot Frontage:

(i) interior lot 9 metres

(ii) exterior lot 12 metres

(c) Minimum Side Yard Width: (i) a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres

(ii) the minimum distance between dwellings shall not be less than 1.8 metres

(iii) in no event shall the total width of side yards on any lot be less than 1.8 metres

(3) shall, in respect of semi-detached dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Lot Frontage:

(i) interior lot 18 metres

(ii) exterior lot 21 metres

(b) Minimum Lot Area:

(i) interior lot 540 square metres

(ii) exterior lot 630 square metres

(c) Minimum Side Yard Width: 1.5 metres

(4) shall, in respect of both one family detached and semi-detached dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Front Yard Depth: 6 metres

(b) Minimum Side Yard Width Flanking a Street: 3 metres

(c) Minimum Side Yard Width Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey

(d) Driveway Location: No driveway on a corner lot shall be located closer than 3 metres to the intersection of street lines as projected

(e) Minimum Parking Spaces Per Dwelling: 2, one of which must be located in a garage

(f) Minimum Front Yard Landscaped Open Space 40% of the front yard area

(g) No windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3 metres in width

(5) shall, in respect to multiple attached dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Lot Area:

(i) corner lot 278 square metres

(ii) interior lot 185 square metres

(b) Minimum Lot Frontage per Dwelling Unit:

(i) corner lot 9.1 metres

(ii) interior lot 6 metres

(c) Minimum Front Yard Depth: 4.5 metres provided that the front of any garage or carport shall not be closer than 7 metres to the front lot line

(d) Minimum Side Yard Width For End Units: 1.2 metres, plus 0.6 metres for each additional storey above the first storey

(e) Minimum Side Yard Width Flanking Road Allowance: 3 metres

(f) Minimum Corner Lot Vision Angle: no part of any building on a corner lot shall be located closer than 6 metres to the intersection of street lines as projected

(g) Minimum Rear Yard Depth: 4.5 metres, but in no event shall the centre of the rear wall of any

dwelling unit be closer than 7.6 metres to the rear lot line

(h) Driveway: no driveway shall be located closer than 6 metres from the intersection of street lines as projected

355.1.3 shall also be subject to the requirements and restrictions relating to the RM zone which are not in conflict with those set out in section 355.1.2.

355.2 For the purposes of this section,

Landscaped Buffer Space shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

Landscaped Open Space shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surface walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Dwelling, semi-detached shall mean a building which is divided vertically by a common main wall into 2 separate dwelling units, with at least 50% of the above grade area of one side wall of each dwelling unit attached, or joined to the other."

(4) adding thereto the following section:

"356.1 The land shown as RMA - SECTION 356 on Schedule A

356.1.1 shall be used only for the following purposes:

(a) one family detached dwellings

(b) semi-detached dwellings

(c) purposes accessory to the other permitted purposes

356.1.2(1) shall, in respect of one family detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(i) interior lot 270 square metres

(ii) corner lot 360 square metres

(b) Minimum Lot Frontage:

(i) interior lot 9 metres

(ii) exterior lot 12 metres

(c) Minimum Side Yard Width: (i) a side yard other than a side yard flanking a street or public walkway may be reduced to zero metres

(ii) the minimum distance between dwellings shall not be less than 1.8 metres

(iii) in no event shall the total width of side yards on any lot be less than 1.8 metres

(2) shall, in respect of semi-detached dwellings, be subject to the following requirements and restrictions:

(a) Minimum Lot Frontage:

(i) interior lot 18 metres

(ii) exterior lot 21 metres

(b) Minimum Lot Area:

(i) interior lot 540 square metres

(ii) exterior lot 630 square metres

(c) Minimum Side Yard      1.5 metres  
Width:

(3) shall, in respect of both one family detached and semi-detached dwellings, be subject to the following additional requirements and restrictions:

(a) Minimum Lot Depth:      30 metres

(b) Minimum Front Yard      6 metres  
Depth:

(c) Minimum Side Yard      3 metres  
Width Flanking a  
Street:

(d) Minimum Side Yard      1.2 metres, plus 0.6  
Width Flanking a      metres for each additional  
Public Walkway:      storey above the first  
storey

(e) Driveway Location:      No driveway on a corner  
lot shall be located  
closer than 3 metres to  
the intersection of street  
lines as projected

(f) Minimum Parking      2, one of which must be  
Spaces Per Dwelling:      located in a garage

(g) Minimum Front Yard      40% of the front yard area  
Landscaped Open  
Space:

(h) No windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3 metres in width

(i) Accessory      (1) shall not be used for  
human habitation

(2) shall not exceed 4.5  
metres in height, in the  
case of a peaked roof

(3) shall not exceed 3.5  
metres in height, in the  
case of a flat roof

(4) shall not be constructed in a front yard, a flankage side yard or within the minimum depth required for a side yard

(5) shall not be less than 0.6 metres from any lot line

(6) shall not have a gross floor area in excess of 15 square metres unless it is a detached garage, in which case the maximum permitted gross floor area is 24 square metres

(j) Swimming Pools (1) the minimum distance of any in-ground or above-ground swimming pool from a lot line or easemen shall be 1.2 metres

(2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the in-ground or above-ground swimming pool

(3) in-ground or above-ground swimming pools shall only be permitted in the rear or side yards

(k) Landscaped Buffer Space no part of any dwelling shall be located closer than 15 metres to the street line of Williams Parkway, and a strip of land not less than 6 metres in width abutting the said street shall be used for no other purpose than landscaping and the area of the said strip of land shall not be considered in determining the minimum lot area



356.1.3 shall also be subject to the requirements and restrictions relating to the RMA zone which are not in conflict with those set out in section 356.1.2

356.2 For the purposes of this section,

Landscaped Buffer Space shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

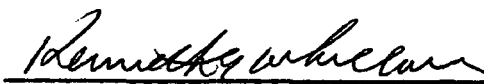
Landscaped Open Space shall mean an unoccupied area of land open to the sky, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surface walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any building or structure.

Dwelling, semi-detached shall mean a building which is divided vertically by a common main wall into 2 separate dwelling units, with at least 50% of the above grade area of one side wall of each dwelling unit attached, or joined to the other."

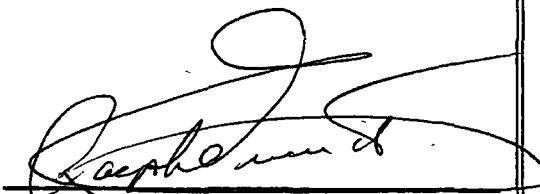
2. By-law 112-82 is hereby repealed.

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

This seventh day of February, 1983.

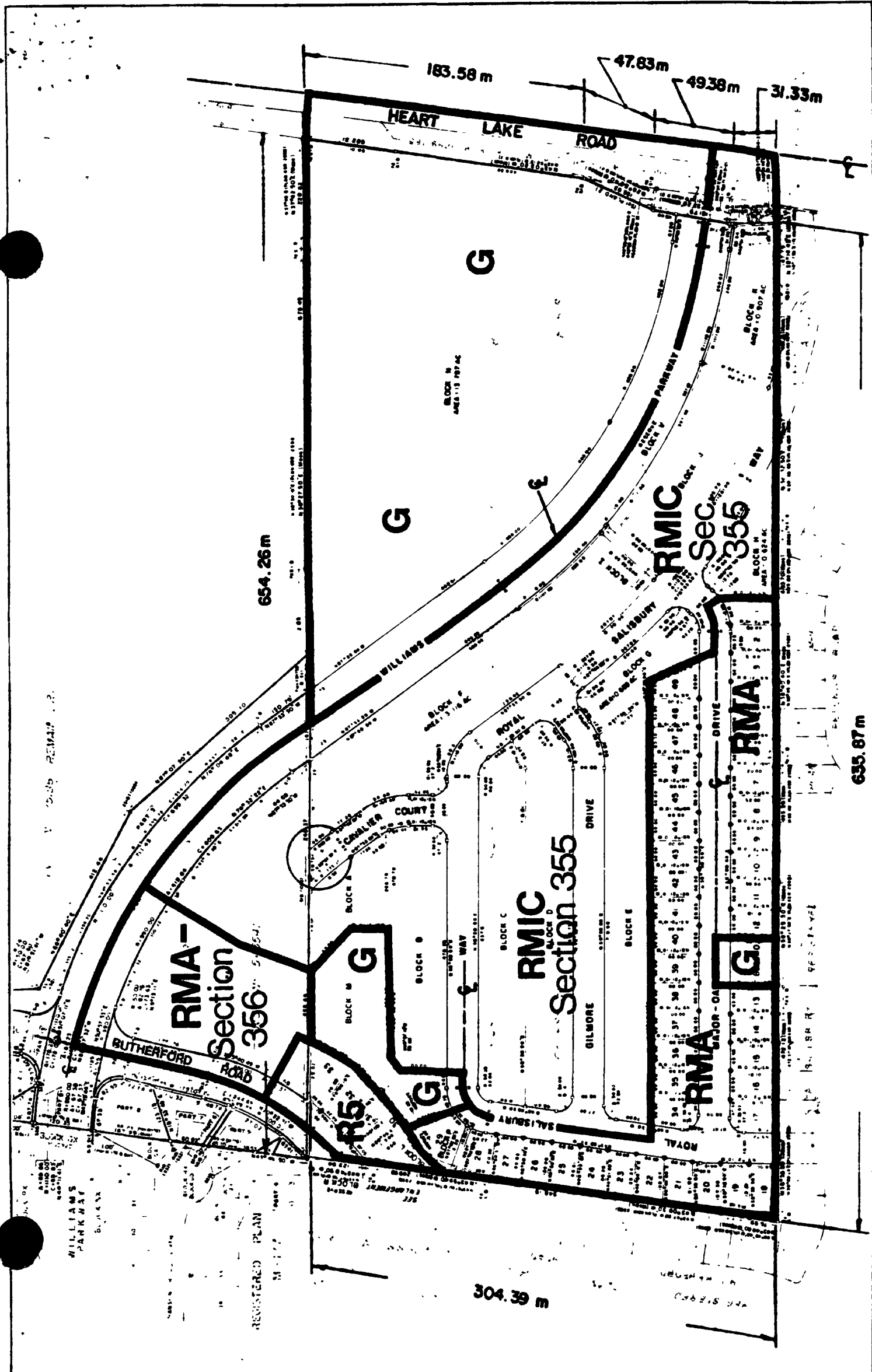


KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK

APPROVED AS TO FORM LAW HEREIN BY THE BOARD  
DATE 8/2/83



Part Lots 8 and 9 Con. 2 E.H.S.  
By-Law 861 Schedule A

BY-LAW H9-83 SCHEDULE A



1:2925

CITY OF BRAMPTON  
Planning and Development

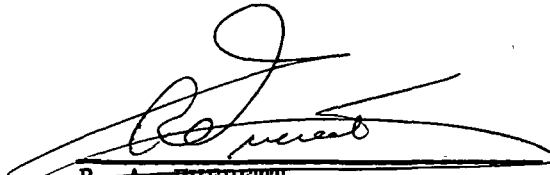
Date: 1983 02 03  
File no. C2E9.3

Drawn by: *P.S.*  
Map no. 44-25A

CERTIFICATE UNDER SECTION 39(28) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 49-83 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 7th day of February, 1983 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 25 of section 39 of The Planning Act. I also certify that the 21 day objection period expired on March 16th, 1983 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 17th day of March, 1983.

  
R. A. EVERETT  
CITY CLERK

NOTE: Subsection 39(26) of The Planning Act (R.S.O. 1980, c.379, 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.