



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 61-84

To amend By-law 861, of the former Township of Chinguacousy, now in the City of Brampton. (Part of Lot 10, 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 zoning by-law of the former Township of Chinguacousy, is hereby amended by changing the zoning classifications of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and RESIDENTIAL MULTIPLE RMA - SECTION 365 (RMA - SECTION 365) to RESIDENTIAL MULTIPLE RMA - SECTION 365 (RMA - SECTION 365), RESIDENTIAL MULTIPLE RMA - SECTION 388 (RMA - SECTION 388), RESIDENTIAL MULTIPLE RMA - SECTION 389 (RMA - SECTION 389) and RESIDENTIAL MULTIPLE RM1 - SECTION 390 (RM1 - SECTION 390).
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. Schedule B to this by-law is hereby attached to By-law 861 as SECTION 390 - SITE PLAN, and forms part of By-law 861.
4. By-law 861 is hereby amended by adding thereto the following sections:

"388.1 The lands designated RMA - Section 388 on Schedule A to this by-law:

388.1.1 shall only be used for the purposes permitted in a RMA - Section 365 zone by section 365.

388.1.2 shall, in respect of each one family dwelling and each semi-detached dwelling unit, be subject to the following restrictions and requirements:

(a) minimum lot area: 360 square metres

(b) minimum lot frontage: 12 metres

(c) minimum width or side yard  
abutting any land which is  
zoned to permit townhouses: 3 metres

(d) driveway location: No driveway shall be  
located closer than 6  
metres to any land  
which may be used for  
townhouses

388.1.3 shall also be subject to the restrictions and requirements  
relating to the RMA - Section 365 zone which are not in  
conflict with the ones set out in section 388.1.2.

389.1 The lands designated RMA - Section 389 on Schedule A to this  
by-law:

389.1.1 shall only be used for the purposes permitted in an RMA -  
Section 365 zone by section 365.

389.1.2 shall, in respect of each one family dwelling and each  
semi-detached dwelling unit, be subject to the following  
restrictions and requirements:

(a) minimum lot depth: 28 metres

389.1.3 shall also be subject to the restrictions and requirements  
relating to the RMA - Section 365 zone which are not in  
conflict with the ones set out in section 389.1.2.

390.1 The lands designated RMI - Section 390 on Schedule A to this  
by-law:

390.1.1 shall only be used for:

(a) a townhouse dwelling, and

(b) purposes accessory to the other permitted purposes.

390.1.2 shall be subject to the following restrictions and  
requirements:

(a) maximum number of units: 35

(b) the minimum lot frontage, front yard depth, side yard  
width, rear yard depth and the width of a side yard  
flanking a road allowance shall be as shown on SECTION  
390 - SITE PLAN;

- (c) all buildings shall be located within the area shown as BUILDING AREA on SECTION 390 - SITE PLAN;
- (d) minimum landscaped open space - 50 per cent of the lot area;
- (e) minimum distance between dwellings:
  - (1) between two exterior walls which contain no windows to habitable rooms - 3 metres;
  - (2) between two exterior walls, one of which contains windows to habitable rooms - 7.6 metres;
  - (3) between two exterior walls, both of which contain windows to habitable rooms - 15 metres, and
  - (4) where there is a driveway or privately owned roadway between two exterior walls, the minimum distance between the two exterior walls shall be increased by the width of any driveway or privately owned roadway running between such walls.
- (f) For each dwelling unit in a townhouse dwelling that does not have both a private garage and a driveway, the following number of parking spaces shall be provided:

|  | Resident<br>Spaces | Visitor<br>Spaces | Recreation<br>Equipment<br>Spaces | Total<br>Spaces |
|--|--------------------|-------------------|-----------------------------------|-----------------|
|--|--------------------|-------------------|-----------------------------------|-----------------|

(1) Rental  
Townhouses

|                                |      |      |      |      |
|--------------------------------|------|------|------|------|
| Two-Bedroom, or<br>less, Unit  | 1.25 | 0.25 | 0.05 | 1.55 |
| Three-Bedroom Unit             | 1.41 | 0.25 | 0.05 | 1.71 |
| Four-Bedroom, or<br>more, Unit | 1.95 | 0.25 | 0.05 | 2.25 |

|  | Resident<br>Spaces | Visitor<br>Spaces | Recreation<br>Equipment<br>Spaces | Total<br>Spaces |
|--|--------------------|-------------------|-----------------------------------|-----------------|
|--|--------------------|-------------------|-----------------------------------|-----------------|

(2) Condominium  
Townhouses

|  |      |      |      |      |
|--|------|------|------|------|
|  | 2.00 | 0.25 | 0.05 | 2.30 |
|--|------|------|------|------|

(g) For each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:

|                           | <u>Visitor Spaces</u> | <u>Recreation Equipment Spaces</u> |
|---------------------------|-----------------------|------------------------------------|
| (1) Rental Townhouse      | 0.25                  | 0.05                               |
| (2) Condominium Townhouse | 0.38                  | 0.05                               |
| (h) Maximum Height        |                       | 7.6 metres                         |

390.1.3 shall also be subject to the restrictions and requirements relating to the RM1 zone which are not in conflict with the ones set out in section 390.1.2.

390.2 For the purposes of section 390,

DWELLING shall mean a building occupied or capable of being occupied as a home or sleeping place by one or more persons.

DWELLING UNIT, BACHELOR shall mean a dwelling unit designed for occupancy by one or two persons and consisting of a combined living and bedroom, a kitchen or kitchenette and a bathroom.

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each unit.

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land, which is used for the growth maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced 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."

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

This 5th day of March, 1984




KENNETH G. WHILLANS - MAYOR

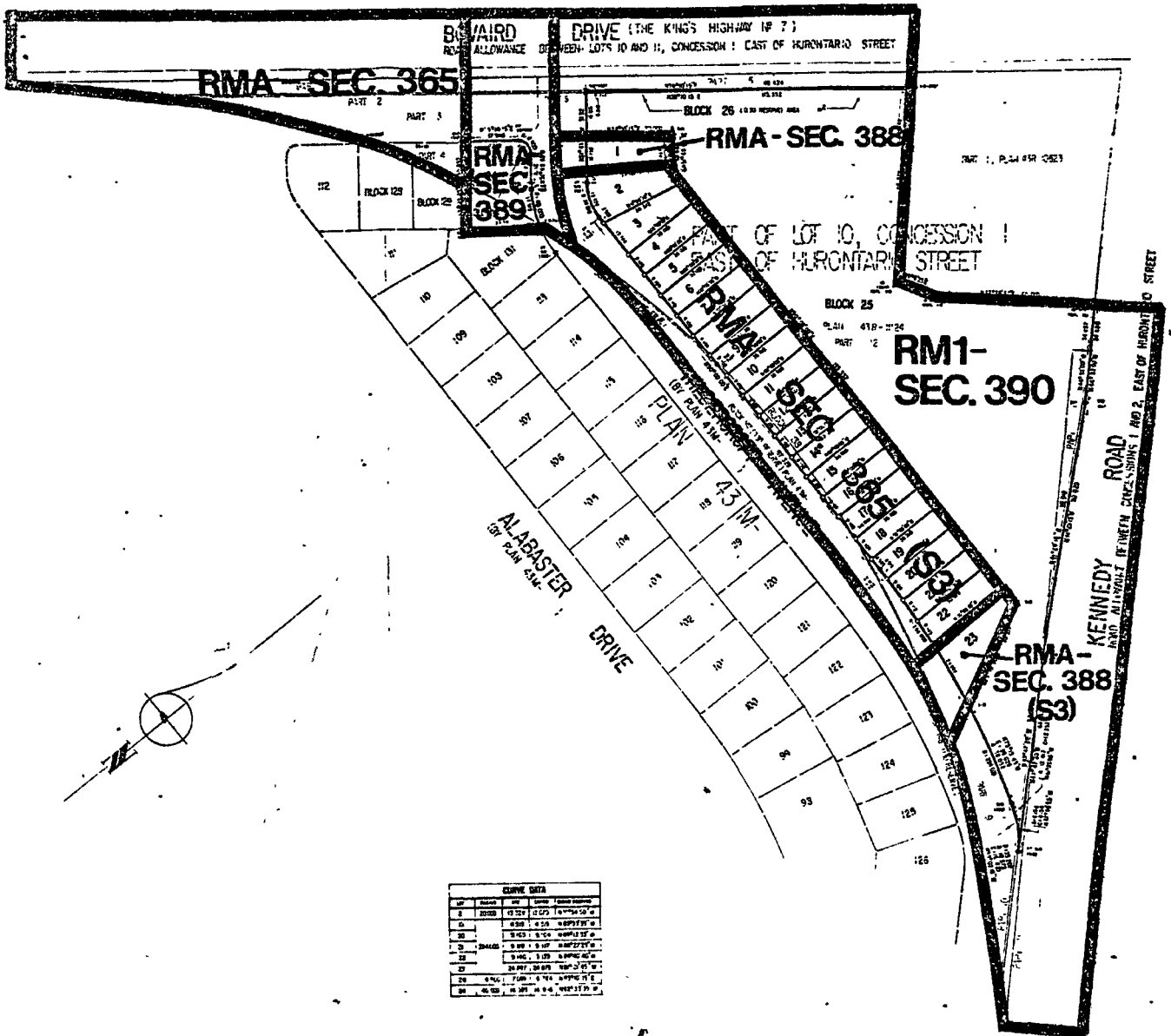


RALPH A. EVERETT - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON



DATE 8/2/83



| STATION | CHORD BEARING | CHORD DISTANCE | CHORD AREA |
|---------|---------------|----------------|------------|
| 1       | 113.257       | 0.025          | 0.000125   |
| 2       | 0.000         | 0.000          | 0.000000   |
| 3       | 3.143         | 0.750          | 0.001125   |
| 4       | 2.000         | 1.000          | 0.001000   |
| 5       | 3.143         | 1.000          | 0.001125   |
| 6       | 0.000         | 0.000          | 0.000000   |
| 7       | 3.143         | 0.750          | 0.001125   |
| 8       | 0.000         | 0.000          | 0.000000   |
| 9       | 113.257       | 0.025          | 0.000125   |
| 10      | 0.000         | 0.000          | 0.000000   |

— ZONE BOUNDARY

PART LOT 10 CONCESSION I E.H.S.  
 BY-LAW 861 SCHEDULE A

By-Law 61-84 Schedule A

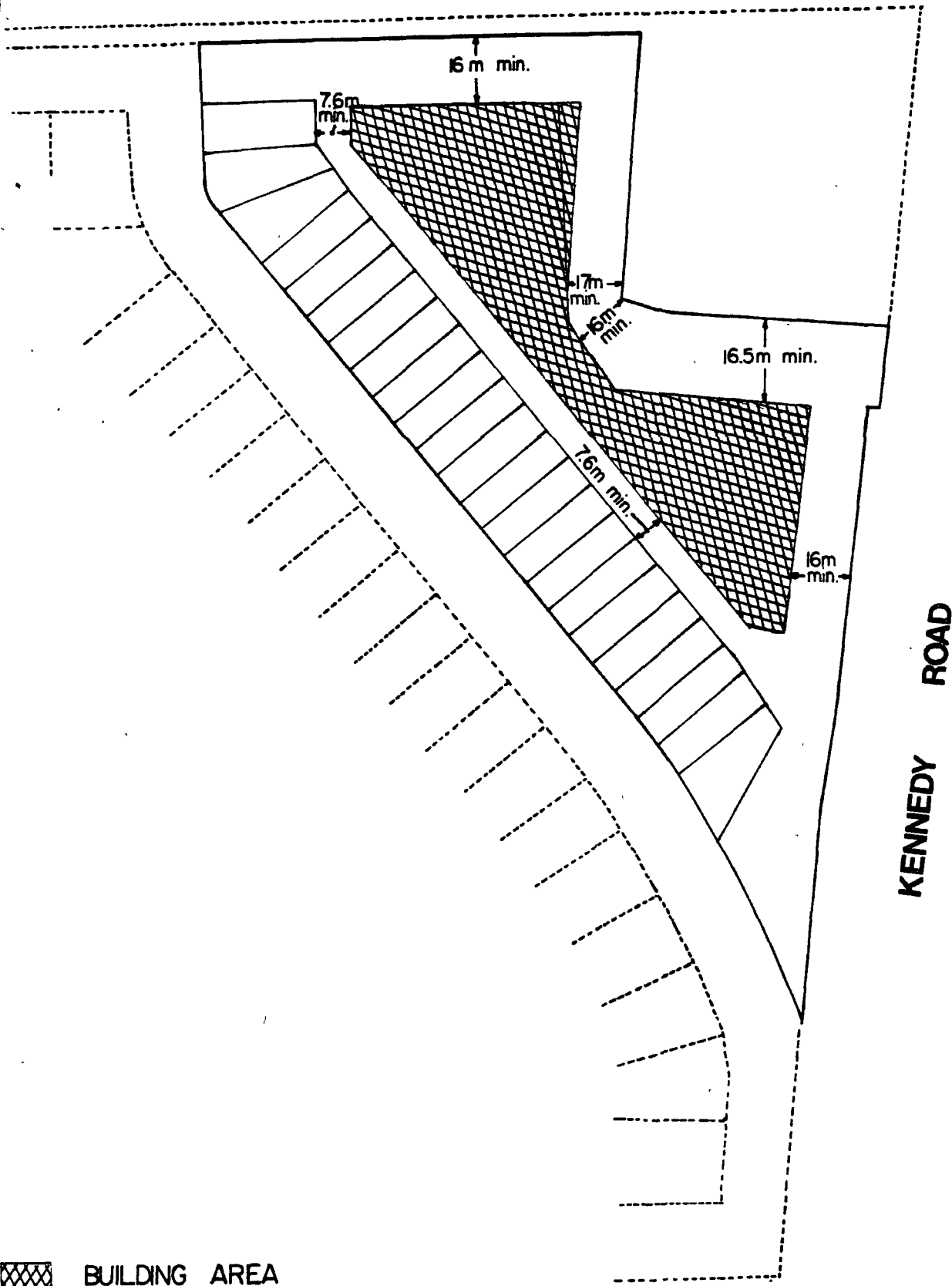


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**CITY OF BRAMPTON**  
 Planning and Development

Date: 83 11 23 Drawn by: RB  
 File no. C1E10.5 Map no. 43-50 H

BOVAIRD DRIVE

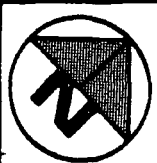


KENNEDY ROAD

 BUILDING AREA

Min. - MINIMUM

SECTION 390 — SITE PLAN  
BY-LAW 861



**CITY OF BRAMPTON**  
Planning and Development

By-Law 61-84 Schedule B

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Date: 83 11 23  
File no. CIE10.5

Drawn by: RB  
Map no. 43-501

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

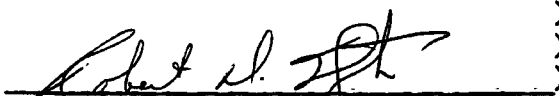
AND IN THE MATTER OF the City of  
Brampton By-law 61-84.

DECLARATION

I, RALPH A. EVERETT, 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 61-84 was passed by the Council for the  
Corporation of the City of Brampton at its meeting  
held on March 5th, 1984.
3. Written notice of this by-law as required by section  
34 (17) of the Planning Act, 1983 was given on March  
14th, 1984 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 filed with me to the date of  
this declaration.
5. Official Plan Amendment No. 25, approved by the Ministry  
of Municipal Affairs and Housing on March 28th, 1984.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 10th day of April, 1984. )

  
A Commissioner, etc.

