



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 205-89

To amend By-law 861 (part of
Lots 9 & 10, Concession 5, E.H.S.,
in the geographic Township
of Chinguacousy)

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

1. Schedule A of By-law 861, as amended, is hereby further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) and RESIDENTIAL R5C (R5C) to RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 614 (R5 - SECTION 614), RESIDENTIAL MULTIPLE FOURTH DENSITY - SECTION 615 (RM4 - SECTION 615), and CONSERVATION AND GREENBELT (G), such lands being part of Lots 9 and 10, Concession 5 E.H.S., in the geographic Township of Chinguacousy.
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 615 - SITE PLAN, and forms part of By-law 861.
4. By-law 861, as amended, is hereby further amended by adding thereto the following sections:

"614.1 The lands designated R5 - SECTION 614 on
Schedule A to this by-law:

614.1.1 shall only be used for:

- (1) one family detached dwellings, and

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

614.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior Lot - 340 sq.m.
Corner Lot - 480 sq.m.

(2) Minimum lot frontage

Interior Lot - 9 metres
Corner Lot - 12 metres

- (3) Minimum lot depth -32 metres except where the lot abuts North Park Drive or a reserve abutting North Park Drive, in which case the minimum lot depth shall be 40 metres.

(4) Minimum front yard depth

- (a) to the main wall of the building - 4.5 metres
(b) to the front of any garage or carport - 6 metres

(5) Minimum side yard width

- (a) for a side yard flanking a road allowance,
(i) where the dwelling unit and garage both face the front lot line, 3 metres
(ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage
(b) for other side yards - 0 metres, provided that
(i) the distance between the walls of two dwellings is not less than 1.8 metres

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and

(iii) the total width of side yards on any lot is 1.8 metres

(6) Minimum rear yard depth- 7.6 metres

(7) Permitted yard encroachments -

(a) every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 per cent of any required yard.

(b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard.

(8) Maximum building height- 2 storeys

(9) Driveway location

no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected

(10) Minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage

(11) Minimum dimension of parking space -

(a) length - 6.0 metres
(b) width - 2.75 metres

(12) Minimum front yard landscaped open space - 40 per cent of the front yard area of an interior lot, 50 percent of the front yard area of a corner lot and 30 per cent of the front yard area of a lot where the side lot lines converge towards the front lot line.

(13) Accessory buildings -

- (a) shall not be used for human habitation
- (b) shall not be less than 0.6 metres from any lot line
- (c) shall not exceed 4.5 metres in height, in the case of a peaked roof
- (d) shall not exceed 3.5 metres in height in the case of a flat roof
- (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard
- (f) shall not have a floor area in excess of 15 square metres

(14) Swimming Pools -

- (a) the maximum coverage by the pool is not to exceed 50 per cent of the area of the yard containing the pool

614.1.3 shall be subject to the requirements and restrictions relating to the R5 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 614.1.2.

614.2 For the purposes of Section 614,

REAR LOT LINE shall mean the lot line opposite and furthest from the front lot line.

615.1 The lands designated RM4 - SECTION 615 on Schedule A to this by-law:

615.1.1 shall only be used for:

- (1) apartment house dwellings,
- (2) multiple attached dwellings, and
- (3) purposes accessory to the other permitted purposes.

615.1.1 shall only be used for:

- (1) Minimum lot area - 4.0 hectares
- (2) Minimum lot frontage - 240 metres
- (3) Minimum lot depth - 155 metres
- (4) Maximum number of dwelling units
- 400
- (5) Maximum residential gross floor area
- 63,130 sq.m.
- (6) minimum front yard depth, minimum rear yard depth and minimum side yard width shall be as shown on SECTION 615- SITE PLAN
- (7) within BUILDING AREA A shown on SECTION 615 - SITE PLAN,
 - (a) only a parking garage and multiple attached dwellings shall be permitted
 - (b) the maximum number of dwelling units shall be 14
 - (c) not more than two multiple attached dwellings shall be permitted
 - (d) the building height shall not exceed 3 storeys for multiple attached dwellings

(8) within BUILDING AREA B shown on SECTION 615 - SITE PLAN,

- (a) only a parking garage, apartment house dwellings and a recreation centre shall be permitted
- (b) the maximum number of dwelling units shall be 386
- (c) there shall be two apartment house dwellings
- (d) the minimum separation distance between the apartment house dwellings shall be 40 metres
- (e) the building height of the recreation centre shall not exceed one storey above the parking garage
- (f) the building height of the apartment house dwellings shall not exceed 18 storeys above the parking garage

(10) an above ground parking garage shall not exceed a height of 2 storeys

(11) Accessory buildings -

accessory buildings or structures, including a cabana, a gatehouse, a gazebo and a pumphouse, shall be subject to the following restrictions:

- (a) maximum height - one storey
- (b) minimum front yard - 3 metres depth
- (c) minimum rear yard - 6 metres depth
- (d) minimum side yard - 3 metres width

(12) no outdoor waste disposal facilities shall be permitted

(13) Minimum parking requirement -
Recreation

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Equip. Spaces</u>	<u>Total Spaces</u>
(a) <u>Non-condominium Apartment</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
1 Bedroom Unit	1.18	0.20	0.03	1.41
2 Bedroom Unit	1.36	0.20	0.03	1.59
3 Bedroom Unit	1.50	0.20	0.30	1.73
Sr. Citizen Unit	0.20	0.25	-	0.45

(b) Condominium Apartment

<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Total Spaces</u>
1.75	0.25	2.00

(14) not more than 10 per cent of the required parking spaces may be tandem parking spaces

(15) each parking space shall have unobstructed access to an aisle leading to a driveway or street and shall be either:

(a) an angled parking space with a rectangular area measuring not less than 2.7 metres in width and 5.4 metres in length, or

(b) a parallel parking space with a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

(16) aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(a) up to 50 degrees	4 metres
(b) 50 degrees up to 70 degrees	5.75 metres
(c) 70 degrees up to and including 90 degrees	6.6 metres


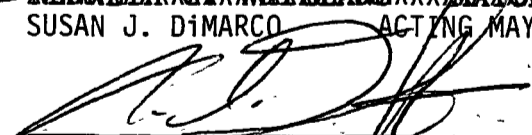
(17) Minimum landscaped open space- 50% of lot area

615.1.3 shall also be subject to the requirements and restrictions relating to the RM4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 615.1.2.

615.2 The provisions of section 615.1 shall apply collectively to the lands designated RM4 - Section 615 on Schedule A to this by-law notwithstanding its division into two or more parcels and such division shall not, of itself, create a non-conformity with this by-law.

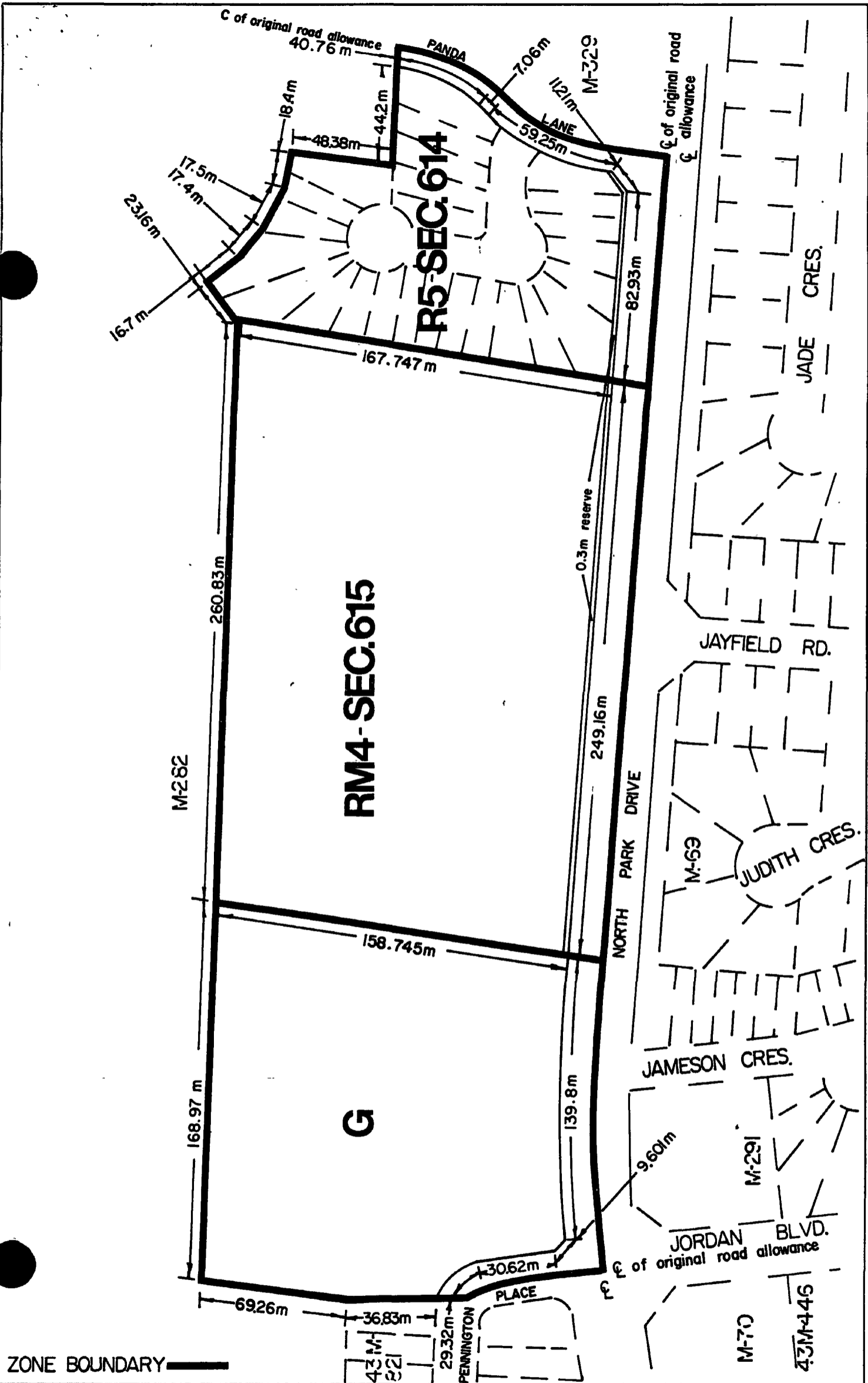
615.3 For the purposes of section 615, LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and may include a surfaced walk, patio, gazebo, screening, pool or other similar visual 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, and shall include a landscaped deck."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 17th day of July 1989.


~~KENNETH XXX WILLIAMS XXX MAYOR~~
SUSAN J. DIMARCO ACTING MAYOR

~~LEONARD XXX MCKILLOCH XXX CLERK~~
R. DAVID TUFTS ACTING CLERK

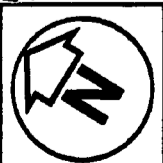
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PART LOTS 9 & 10, CON. 5, E. H.S. (CHING.)
 BY-LAW 861 SCHEDULE A

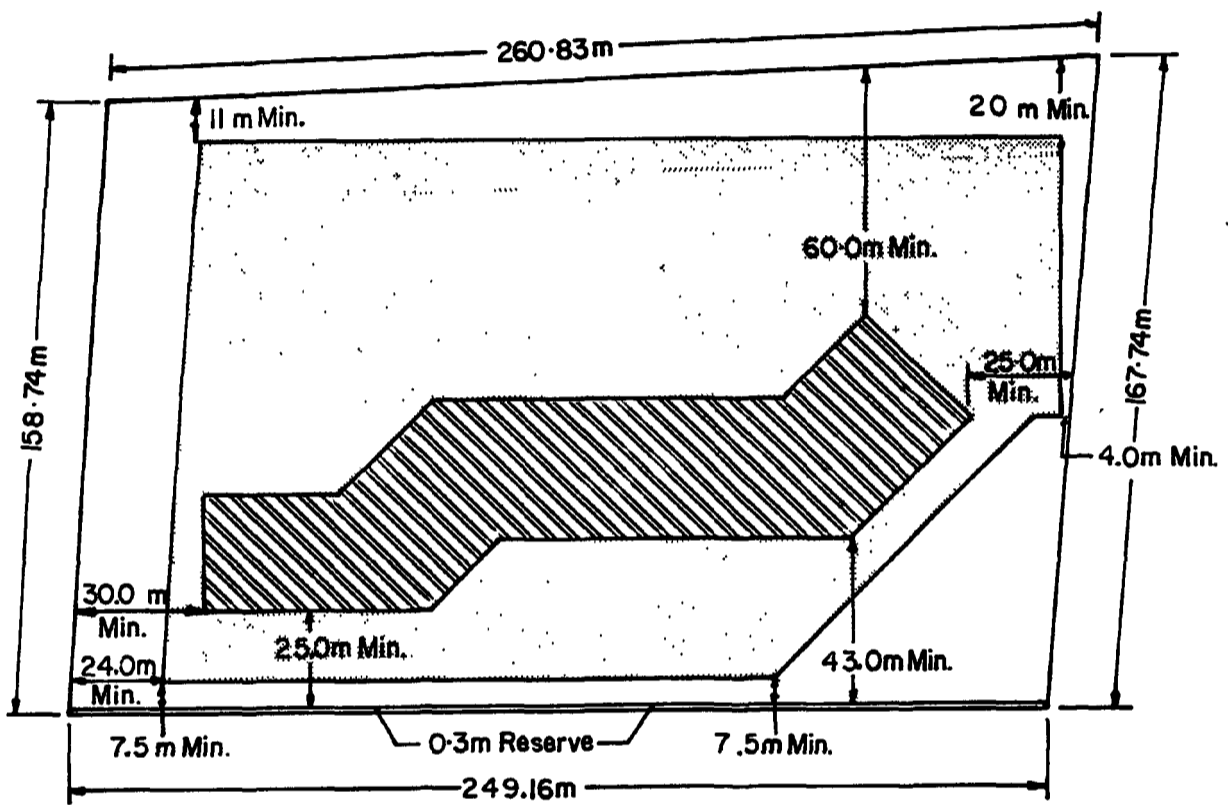
By-law 205-89 Schedule A



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 89. 06 23 Drawn by: J.K.
 File no. C5E9.15 Map no. 47-26R



NORTH PARK DRIVE

-  BUILDING AREA A
-  BUILDING AREA B

SECTION 615 - SITE PLAN
BY-LAW 861



CITY OF BRAMPTON
Planning and Development

By-law 205-89 Schedule B

1:2000

Date: 89. 06 23 Drawn by: J.K.
File no. C5E9.15 Map no. 47-26 U



O 880063
O 890116
R 890474
Z 880028

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 22(1) of the
Planning Act, 1982

AND IN THE MATTER OF a referral to this Board by the Honourable John Eakins, Minister of Municipal Affairs, on a request by Bramalea Limited for consideration of a proposed amendment to the Official Plan for the City of Brampton to redesignate the lands situated on the north side of North Park Drive, West of Torbram Road, in part of Lot 9, Concession 5 E.H.S. from High Density Residential (Maximum 60 units per acre), Low Density Residential (Single Family and Semi-Detached), Primary School and Public Open Space to High Density Residential (Maximum 40 units per acre), Low Density Residential (Single Family and Semi-Detached) and Public Open Space to permit the relocation of the open space and to delete the unneeded school site

Minister's File No. 21-OP-0031-A07
O.M.B. File NO. O 880063

- and -

IN THE MATTER OF Section 17(11) of
the Planning Act, 1983

AND IN THE MATTER OF a referral to this Board by the Honourable John Eakins, Minister of Municipal Affairs, on a request by Bramalea Limited for consideration of proposed Amendment No. 167 and proposed Amendment No. 167A to the Official Plan for the City of Brampton

Minister's File No. 21-OP-0031-167
O.M.B. File No. O 890116

- and -

IN THE MATTER OF Section 34 of the
Planning Act, 1983

AND IN THE MATTER OF an appeal by the Professor's Lake Residents' Association against Zoning By-law 205-89 and 206-89 of the Corporation of the City of Brampton


O.M.B. File No. R 890474

28th Day of August

O 880063
O 890116
R 890474
Z 880028

AND THE BOARD ORDERS that the appeals against By-laws 205-89 and 206-89 are hereby dismissed.


SECRETARY

ENTERED
O.B. No. 088-1
Folio No. 103
NOV 09 1989

SECRETARY, ONT. MUNICIPAL BOARD