



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 235-82
To amend By-law 861 of the
former Township of Chinguacousy
now in the City of Brampton
(part of Lot 17, Concession 2,
East of Hurontario Street)

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

1. Schedule A to By-law 861 is hereby amended by changing the zoning classification of the lands shown outlined on Schedule A hereto attached from AGRICULTURAL CLASS 1 - (A1) to RESIDENTIAL FIRST DENSITY-SECTION 339 (R1-SECTION 339), RESIDENTIAL SECOND DENSITY-SECTION 340 (R2-SECTION 340), RESIDENTIAL SECOND DENSITY-SECTION 341 (R2-SECTION 341) and CONSERVATION AND GREENBELT-SECTION 342 (G-SECTION 342).
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. By-law 861 is hereby amended by adding thereto the following sections:

"339.1 The land designated as R1-SECTION 339 on Schedule A hereto attached:

339.1.1 shall be used only for the following purposes:

- (1) one family detached dwellings
- (2) purposes accessory to the other permitted purposes

339.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage
 - (a) for Block J shown on Schedule A, shall be the combined frontages measurements of Block J and Block L, (which is shown on Schedule A within the R1-SECTION 330 Zone) shown on the registered plans of subdivisions,

(b) for all other lots, shall be as shown for each lot on the registered plan of subdivision.

- (2) minimum lot depth - 50 metres
- (3) minimum lot area - 1250 square metres
- (4) minimum front yard depth - 6 metres.
- (5) minimum rear yard depth - 7.6 metres.
- (6) minimum interior side yard width - 2.4 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (7) minimum exterior side yard width - 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the exterior side lot line.
- (8) minimum number of parking spaces for a one family detached dwelling - 2, one of which must be located in a garage.
- (9) no driveway shall be located within 6 metres of the intersection of two streets
- (10) accessory buildings shall be subject to the following requirements and restrictions:
 - (a) not be used for human habitation
 - (b) not exceed 4.5 metres in height in the case of a peaked roof
 - (c) not exceed 3.5 metres in height in the case of a flat roof
 - (d) not be constructed in a front yard or an exterior side yard or within the minimum required side yard
 - (e) not be less than 0.6 metres from any lot line, and
 - (f) not have a floor area in excess of 15 square metres unless it is a detached garage, in which case the maximum permitted floor area is 24 square metres.
- (11) unenclosed swimming pools shall be subject to the following requirements and restrictions:
 - (a) the minimum distance from an in-ground or above-ground swimming pool to a lot line or easement shall be 1.2 metres,
 - (b) in-ground or above-ground swimming pools shall be permitted only in the rear or side yard.

339.1.3 shall also be subject to the requirements and restrictions relating to the R1 zone which are not in conflict with the ones set out in section 339.1.2

340.1 The land designated as R2-SECTION 340 on Schedule A hereto attached:

340.1.1 shall be used only for the following purposes:

- (1) one family detached dwellings
- (2) purposes accessory to the other permitted purposes

340.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage
 - (a) interior lot - 15.2 metres
 - (b) exterior lot - 18.2 metres
- (2) minimum lot depth - 32 metres
- (3) minimum lot area
 - (a) interior lot - 480 square metres
 - (b) exterior lot - 580 square metres
- (4) minimum front yard depth - 6 metres
- (5) minimum rear yard depth - 7.6 metres
- (6) minimum interior side yard width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- (7) minimum exterior side yard width - 3 metres provided that the front of any garage or carport shall not be closer than 6 metres to the exterior side lot line.
- (8) minimum number of parking spaces for a one family detached dwelling - 2, one of which must be located in a garage
- (9) no driveway shall be located within 5 metres of the intersection of two streets
- (10) accessory buildings shall be subject to the following requirements and restrictions:
 - (a) not be used for human habitation
 - (b) not exceed 4.5 metres in height in the case of a peak roof
 - (c) not exceed 3.5 metres in height in the case of a flat roof
 - (d) not be constructed in a front yard or an exterior side yard or within the maximum required side yard
 - (e) not be less than 0.6 metres from any lot line, and
 - (f) not have a floor area in excess of 15 square metres unless it is a detached garage in which case the maximum permitted floor area is 24 square metres

(11) unenclosed swimming pools shall be subject to the following requirements and restrictions:

(a) the minimum distance from an in-ground or above-ground swimming pool to a lot line or easement shall be 1.2 metres

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

340.1.3 shall also be subject to the requirements and restrictions relating to the R2 zone which are not in conflict with the ones set out in section 340.1.2

340.2 For the purposes of section 340, in the case of a corner lot having either a street line rounding or a visibility triangle, the lot frontage shall be determined as if the lot lines were produced to their point of intersection.

341.1 The land designated as R2-SECTION 341 on Schedule A hereto attached:

341.1.1 shall be used only for the following purposes:

(1) one family detached dwellings

(2) purposes accessory to the other permitted purposes

341.1.2 shall be subject to the following requirements and restrictions:

(1) minimum lot area

(a) interior lot - 675 square metres

(b) exterior lot - 780 square metres

341.1.3 shall also be subject to the requirements and restrictions relating to the R2-SECTION 340 zone which are not in conflict with the ones set out in section 341.1.2

341.2 For purposes of section 341,

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot, and

in the case of a corner lot having either a street line rounding or a visibility triangle, the lot frontage shall be determined as if the lot lines were produced to their point of intersection.

342.1 The land designated as G-SECTION 342 on Schedule A hereto attached:

342.1.1 shall be used only for the following purposes:
(1) a public park or conservation project
(2) purposes accessory to the other permitted purposes.

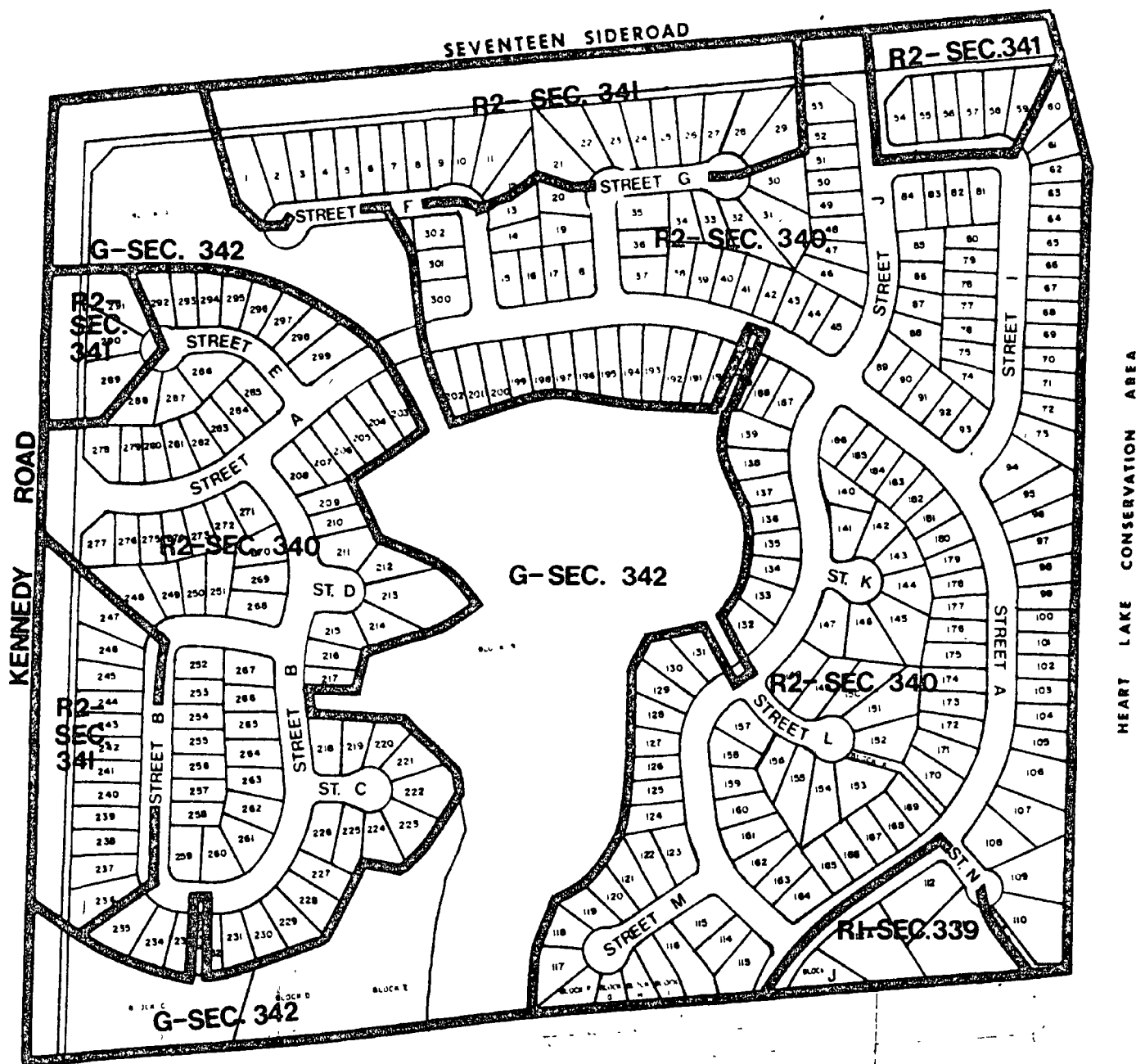
342.1.2 no building shall be permitted other than structures of a public authority."

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

this 18th day of October 1982


ROBERT CALLAHAN ACTING MAYOR

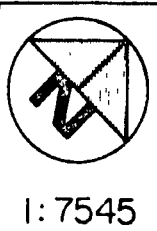

RALPH A. EVERETT - CLERK



NOTES:

1. The lot numbers and block letters shown on this Schedule are in accordance with a draft plan of subdivision and may change on the registered plan of subdivision.
2. The lot and block boundaries shown on this Schedule are in their approximate locations as shown on a draft plan of subdivision and may change on the registered plan of subdivision.

PART OF LOT 17 CONCESSION 2 E.H.S.
 BY-LAW 861 SCHEDULE A
 By-law 235-82 Schedule A



CITY OF BRAMPTON
 Planning and Development
 Date: 82. 08 26 Drawn by: J. K.
 File no. C2E17.1 Map no. 8-3H

1: 7545



R 80693

Ontario Municipal Board

IN THE MATTER OF Section 35(22) of The Planning Act (R.S.O. 1970, c. 349),

- and -

IN THE MATTER OF an appeal to this Board by 251371 Investments Limited and Professor's Lake Limited for an order directing an amendment to By-law 861 of the former Township of Chinguacousy, now in the City of Brampton, to change from Agricultural to Residential the permitted use of lands comprising part of Lot 17, Concession 2, East of Hurontario Street, in the City of Brampton, to permit single family residential development on the said lands

BEFORE:

P.M. BROOKS
Vice-Chairman

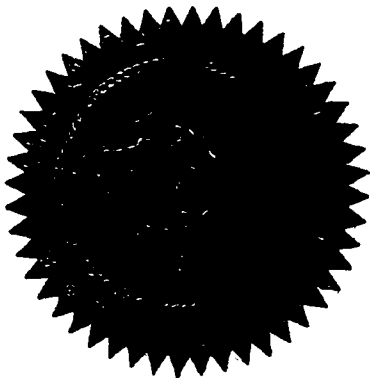
- and -

P.G. WILKES
Member

)
)
) Friday, the 17th day
)
) of September, 1982
)
)

THIS APPEAL having come on for public hearing and after the hearing of the appeal the Board having reserved its decision until this day;

THE BOARD ORDERS that the council of the Corporation of the City of Brampton shall forthwith pass an amendment to By-law 861 of the former Township of Chinguacousy, now in the City of Brampton, in the form of the draft by-law hereto attached as Schedule "A" to this order.



SECRETARY

ENTERED
O. B. No. B.80-7.....
File No. 147.....
SEP 29 1982
SECRETARY - ONTARIO MUNICIPAL BOARD



RECEIVED
THE ONTARIO
MUNICIPAL BOARD

THE CORPORATION OF THE CITY OF BRAMPTON

SEP 23 1982

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

BY-LAW

Number
to amend By-law 861 of the
former Township of Chinguacousy
now in the City of Brampton
(part of Lot 17, Concession 2,
East of Hurontario Street)

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

1. Schedule A to By-law 861 is hereby amended by changing the zoning classification of the lands shown outlined on Schedule A hereto attached from AGRICULTURAL CLASS 1 - (A1) to RESIDENTIAL FIRST DENSITY-SECTION 339 (R1-SECTION 339), RESIDENTIAL SECOND DENSITY-SECTION 340 (R2-SECTION 340), RESIDENTIAL SECOND DENSITY-SECTION 341 (R2-SECTION 341) and CONSERVATION AND GREENBELT-SECTION 342 (G-SECTION 342).
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. By-law 861 is hereby amended by adding thereto the following sections:

"339.1 The land designated as R1-SECTION 339 on Schedule A hereto attached:

339.1.1 shall be used only for the following purposes:

- (1) one family detached dwellings
- (2) purposes accessory to the other permitted purposes

339.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage
 - (a) for Block J shown on Schedule A, shall be the combined frontages measurements of Block J and Block L, (which is shown on Schedule A within the R1-SECTION 330 Zone) shown on the registered plans of subdivisions,

(b) for all other lots, shall be as shown for each lot on the registered plan of subdivision.

- (2) minimum lot depth - 50 metres
- (3) minimum lot area - 1250 square metres
- (4) minimum front yard depth - 6 metres.
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- (8) minimum number of parking spaces for a one family detached dwelling - 2, one of which must be located in a garage.
- (9) no driveway shall be located within 6 metres of the intersection of two streets
- (10) accessory buildings shall be subject to the following requirements and restrictions:
 - (a) not be used for human habitation
 - (b) not exceed 4.5 metres in height in the case of a peaked roof
 - (c) not exceed 3.5 metres in height in the case of a flat roof
 - (d) not be constructed in a front yard or an exterior side yard or within the minimum required side yard
 - (e) not be less than 0.6 metres from any lot line, and
 - (f) not have a floor area in excess of 15 square metres unless it is a detached garage, in which case the maximum permitted floor area is 24 square metres.
- (11) unenclosed swimming pools shall be subject to the following requirements and restrictions:
 - (a) the minimum distance from an in-ground or above-ground swimming pool to a lot line or easement shall be 1.2 metres,
 - (b) in-ground or above-ground swimming pools shall be permitted only in the rear or side yard.

339.1.3 shall also be subject to the requirements and restrictions relating to the R1 zone which are not in conflict with the ones set out in section 339.1.2

340.1 The land designated as R2-SECTION 340 on Schedule A hereto attached:

340.1.1 shall be used only for the following purposes:

- (1) one family detached dwellings
- (2) purposes accessory to the other permitted purposes

340.1.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot frontage
 - (a) interior lot - 15.2 metres
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- (2) minimum lot depth - 32 metres
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 - (a) not be used for human habitation
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(a) the minimum distance from an in-ground or above-ground swimming pool to a lot line or easement shall be 1.2 metres

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

340.1.3 shall also be subject to the requirements and restrictions relating to the R2 zone which are not in conflict with the ones set out in section 340.1.2

340.2 For the purposes of section 340, in the case of a corner lot having either a street line rounding or a visibility triangle, the lot frontage shall be determined as if the lot lines were produced to their point of intersection.

341.1 The land designated as R2-SECTION 341 on Schedule A hereto attached:

341.1.1 shall be used only for the following purposes:

(1) one family detached dwellings

(2) purposes accessory to the other permitted purposes

341.1.2 shall be subject to the following requirements and restrictions:

(1) minimum lot area

(a) interior lot - 675 square metres

(b) exterior lot - 780 square metres

341.1.3 shall also be subject to the requirements and restrictions relating to the R2-SECTION 340 zone which are not in conflict with the ones set out in section 341.1.2

341.2 For purposes of section 341,

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot, and

in the case of a corner lot having either a street line rounding or a visibility triangle, the lot frontage shall be determined as if the lot lines were produced to their point of intersection.

342.1 The land designated as G-SECTION 342 on Schedule A hereto attached:

342.1.1 shall be used only for the following purposes:
(1) a public park or conservation project
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342.1.2 no building shall be permitted other than structures of a public authority."

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

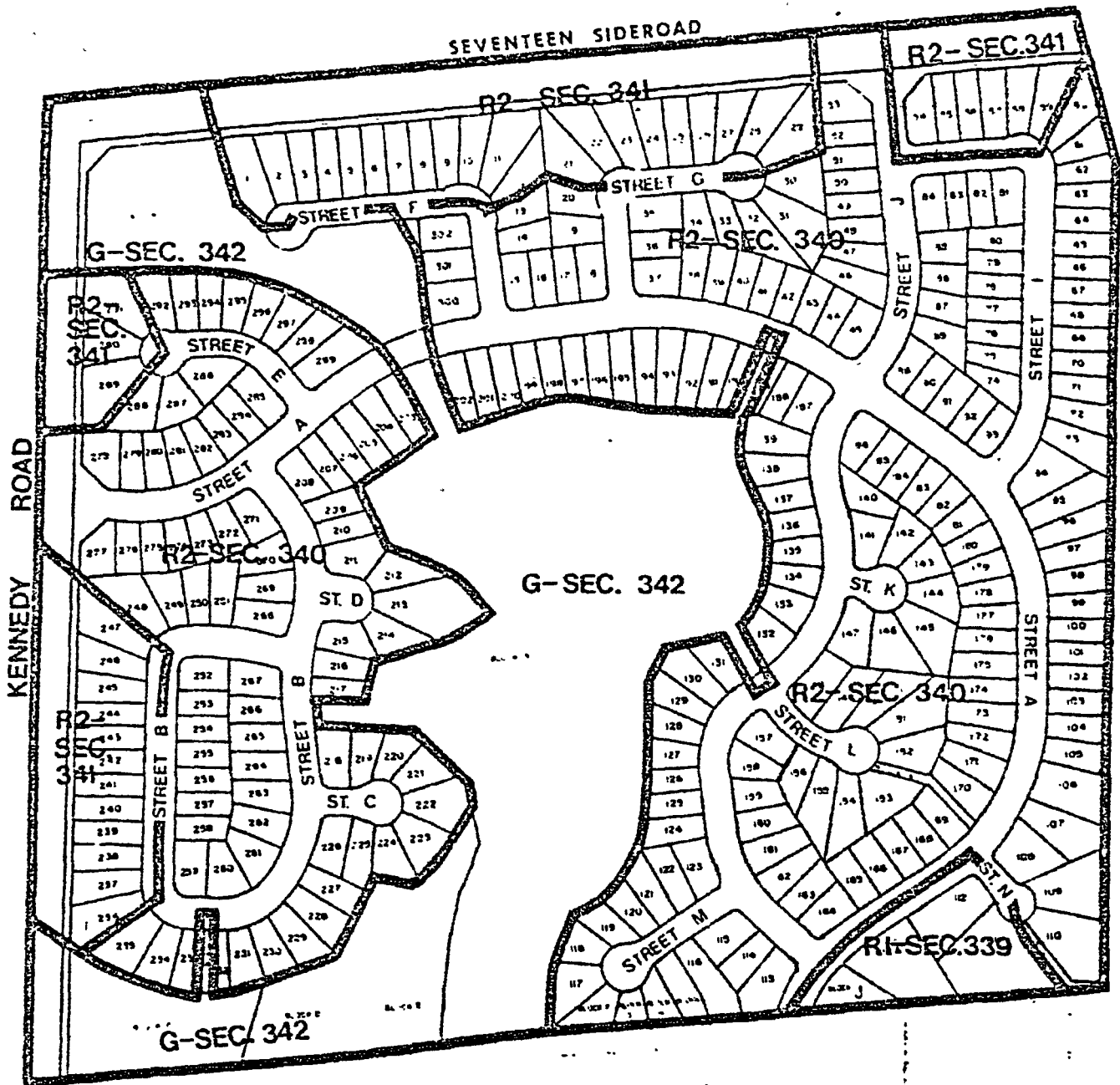
this

day of

198

JAMES E. ARCHDEKIN - MAYOR

RALPH A. EVERETT - CLERK



NOTES:

1. The lot numbers and block letters shown on this Schedule are in accordance with a draft plan of subdivision and may change on the registered plan of subdivision.
2. The lot and block boundaries shown on this Schedule are in their approximate locations as shown on a draft plan of subdivision and may change on the registered plan of subdivision.

PART OF LOT 17 CONCESSION 2 E.H.S.

BY-LAW 861 SCHEDULE A

By-law _____ Schedule A



1:7545

CITY OF BRAMPTON
Planning and Development

Date: 82.08.26 Drawn by: J.K.
File no. C2E17.1 Map no. 8-3H