

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 246-75

A By-law to Amend By-law Number 861 as amended by By-law Number 877 as amended to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings in part of Lot 9, Concession 1, West of Hurontario Street in the former Township of Chinguacousy now in the City of Brampton.

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

- 1.0 Schedule 'A' being the zoning map attached to By-law Number 861 as amended by By-law Number 877, as amended, is further amended by changing the zone designations and boundaries thereof shown on Schedule 'A' to said By-law Number 861 as amended by By-law Number 877, as amended, from the classification of Agricultural A Zone to Multiple Residential Attached R1(A), Residential Multiple R1D and Conservation and Greenbelt (G) Zones.
- 2.0 For the purposes of this By-law:
 - (a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than three consecutive dwelling units linked above the first storey and each dwelling unit having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut, they shall be joined by a predominantly masonry wall not less than 5 feet in height.
- 3.0 Schedule 'A' attached hereto forms part of this By-law.
- 4.0 Notwithstanding the provisions of the Multiple Residential Attached R1(A) Zone classification as set out in By-law Number 861 as amended by By-law Number 877, as amended, only residential multiple attached dwellings shall be constructed and used in compliance with the following regulations:

4.1 The maximum number of dwelling units permitted per block shall be in accordance with the following schedule:

Block	Number of Units
A	55
D	50
E	68
F	24
G	68

4.2 The maximum coverage by residential multiple attached dwellings shall not exceed 28 per cent of the lot area.

4.3 No residential multiple attached dwelling shall be erected closer to the street line of Highway Number 10 (road allowance between Concession 1, East of Hurontario Street and Concession 1, West of Hurontario Street) and Williams Parkway than forty-five (45) feet. A strip of land of not less than 20 feet in width abutting the aforesaid 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 permitted maximum number of dwelling units per acre.

4.4 A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit, one of which may be enclosed by a garage, plus one (1) additional parking space for each five (5) dwelling units to be clearly marked and signed for visitor parking.

4.5 All other requirements for a Multiple Residential Attached RM1(A) Zone as set out in By-law Number 861, Sections 14C and 14D as amended, shall apply to the lands as shown on Schedule 'A' hereto attached.

5.0 No person shall, within a Residential Multiple RM1D Zone, erect or use any building or structure or use any land, in whole or in part, for any purpose other than in accordance with the provisions of an RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use

Link House Dwelling

Regulations:

Minimum Lot Area	3,000 square feet per dwelling unit.
Minimum Lot Frontage	30 feet per dwelling unit.
Minimum Front Yard	20 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.
Minimum Side Yard For End Unit	4 feet plus 2 feet for each additional storey above the first storey.
Minimum Side Yard Flanking Road Allowance	10 feet.
Minimum Corner Lot Vision Angle	No part of any building on a corner lot shall be located closer than 20 feet from the intersection of street lines as projected.
Minimum Rear Yard	25 feet provided that no link house dwelling shall be located closer than 45 feet to the street line of Williams Parkway and further that a strip of land not less than 20 feet in width abutting the said street line 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.
Minimum Floor Area of Dwelling Unit	1,000 square feet for a 1 storey building. 1,050 square feet for a 1½ storey or split-level building. 1,100 square feet for a 2 storey building. 1,350 square feet for a 3 storey building.

Maximum Height of Building Above Basement 35 feet.

Minimum Parking Spaces Per Dwelling Unit 2, one of which must be located in a garage or carport.

Maximum coverage of All buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage. 50%

5.1 Accessory buildings shall be permitted subject to the following regulations:

Maximum Floor Area 10% of lot area but not to exceed 120 square feet.

Maximum Height 7 feet.

Swimming pools shall be permitted subject to the following regulations:

- (i) Minimum distance of any inground and/or above ground swimming pool from lot line or easement -- 4 feet.
- (ii) Maximum coverage not to exceed 50% of the area of the yard containing the inground and/or above ground swimming pool.
- (iii) Such inground and/or above ground swimming pool permitted only in the rear yard or side yard.

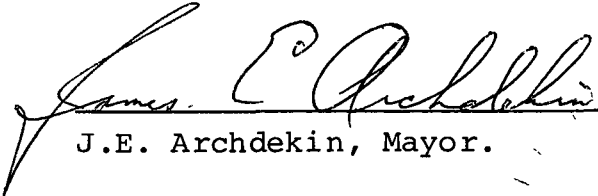
6.0 All requirements for a Conservation and Greenbelt (G) Zone classification as set out in By-law Number 861, Section 21, as amended, shall apply to the lands as shown on Schedule 'A' hereto attached.


7.0 The lands classified as Multiple Residential Attached RM1(A), Residential Multiple RM1D and Conservation and Greenbelt (G) Zones as shown on Schedule 'A' hereto attached shall be subject to all the matters set out in Section 35(a) of The Planning Act, R.S.O. 1970, as amended.

8.0 This By-law shall not come into force upon approval by the Ontario Municipal Board and takes effect on the date thereof.

READ A FIRST, SECOND AND THIRD TIME and PASSED IN OPEN COUNCIL

this 24th day of NOVEMBER 1975.


J.E. Archdekin, Mayor.


K.R. Richardson, Clerk.



R 76534

Ontario Municipal Board

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

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of
its Restricted Area By-law 246-75

B E F O R E :

W. H. PALMER,
Chairman

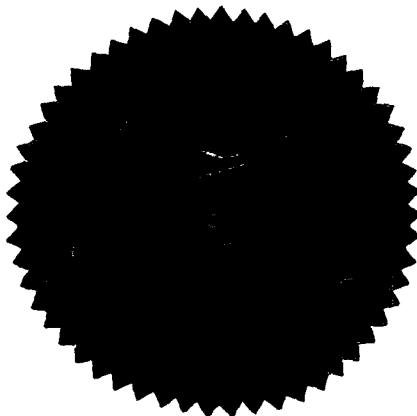
- and -

A. L. McCRAE,
Vice-Chairman

)
)
) Wednesday, the 17th day of
)
) March, 1976
)
)

The objectors to approval of the said by-law
having withdrawn their objections;

THE BOARD ORDERS that By-law 246-75 is hereby
approved.



K. C. ANDREWS
SECRETARY

ENTERED
O. B. No. <i>R 76-1</i>
Folio No. <i>88</i>
MAR 26 1976
<i>K. C. Andrews</i>
SECRETARY, ONTARIO MUNICIPAL BOARD

LOT 9 CONCESSION I W H S

CPR SPUR LINE
1933 45'

HIGHWAY NO. 10

RAILWAY

PACIFIC Arc= 757 74'

24 75'

CANADIAN

MOORE STREET

BURTON ROAD

PLAN

616

1809 67'

Original 66' Road Allowance
1009 80'

RMI (A)
BLOCK A

G
BLOCK B

BLOCK C

STREET A

STREET B

WILLIAMS

PARKWAY

MURRAY STREET

RMID

RMID

RMID

RMI (A)
BLOCK F

RMI (A)
BLOCK G

RMI (A)
BLOCK D

RMI (A)
BLOCK E

CITY OF BRAMPTON BY-LAW NO. 246-75
SCHEDULE 'A'

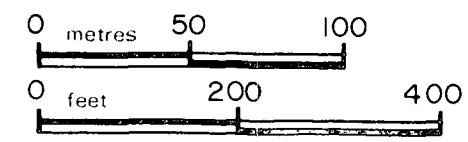
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Date	Nov 18th, 1975
File No	CIW 9 2
Dwg No.	A

Legend

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT