

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 260-75

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 the West Half of Lot 9, Concession 1, E.H.S., of 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) 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 and Conservation and Greenbelt (G) Zones to Residential Multiple RMA, Multiple Residential Attached RM1(A), and Conservation and Greenbelt (G) Zones.
- 2) Schedule 'A' attached hereto forms part of this By-law.
- 3) No person shall, within a Residential Multiple RMA Zone, erect or use any building or structure of 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

A semi-detached dwelling, provided that each of the dwelling units may be attached in whole or in part above or below grade.

Regulations:

Minimum Lot Area

6,000 square feet for each lot but not less than 3,000 square feet for each dwelling unit.

Minimum Lot Frontage

60 feet.

Minimum Lot Frontage Per Dwelling Unit

30 feet.

Minimum Front Yard

20 feet but in no event shall the front of any garage or carport be closer than 23 feet to the front lot line.

Minimum Side Yard 4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.

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 part of a semi-detached 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 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.
1,100 square feet for a 1½ storey or split-level or 2 storey building.
1,150 square feet for a 3 storey building.

Maximum Height of Building Above Basement 35 feet

Minimum Parking Spaces Per Dwelling Unit 2

Minimum Driveway Width 10 feet

Maximum Coverage of All Buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage. 55%

Accessory buildings shall be permitted subject to the following regulations:

Maximum Floor Area 55 square feet

Maximum Height 7 feet

Such buildings shall be permitted only in the rear yard with a

minimum distance from any lot line of 2 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.

4) No person shall within a Residential Multiple RMI(A) 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 RMI(A) Zone except that in addition thereto, the following provisions shall apply:

<u>Permitted Use</u>	Residential Multiple Attached Dwelling
<u>Regulations:</u>	
Density	The maximum density shall not exceed 15 dwelling units per acre.
Coverage	The maximum coverage by dwellings shall not exceed 28 per cent of the block area.
Yard	No 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 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 block area.
Minimum Parking Spaces Per Dwelling Unit	2, one of which must be located in a garage or carport plus one (1) parking space for each five (5) dwelling units, or fraction thereof, for visitors.


- 5) No person shall, within a Conservation and Greenbelt (G) 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 a (G) Zone except that in addition thereto, the following provisions shall apply:

Flood or
Erosion Control

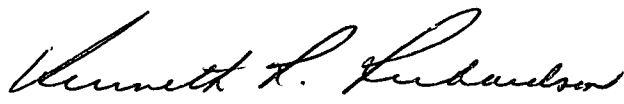
No buildings or structures shall be erected in a (G) Zone that may be subject to flood damage without prior approval of the conservation authority having jurisdiction.

- 6) The lands classified as Multiple Residential RMA, Multiple Residential Attached RMI(A), 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.
- 7) This By-law shall not come into force unless and approved by the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME and PASSED IN OPEN COUNCIL
this 8th day of DECEMBER 1975.



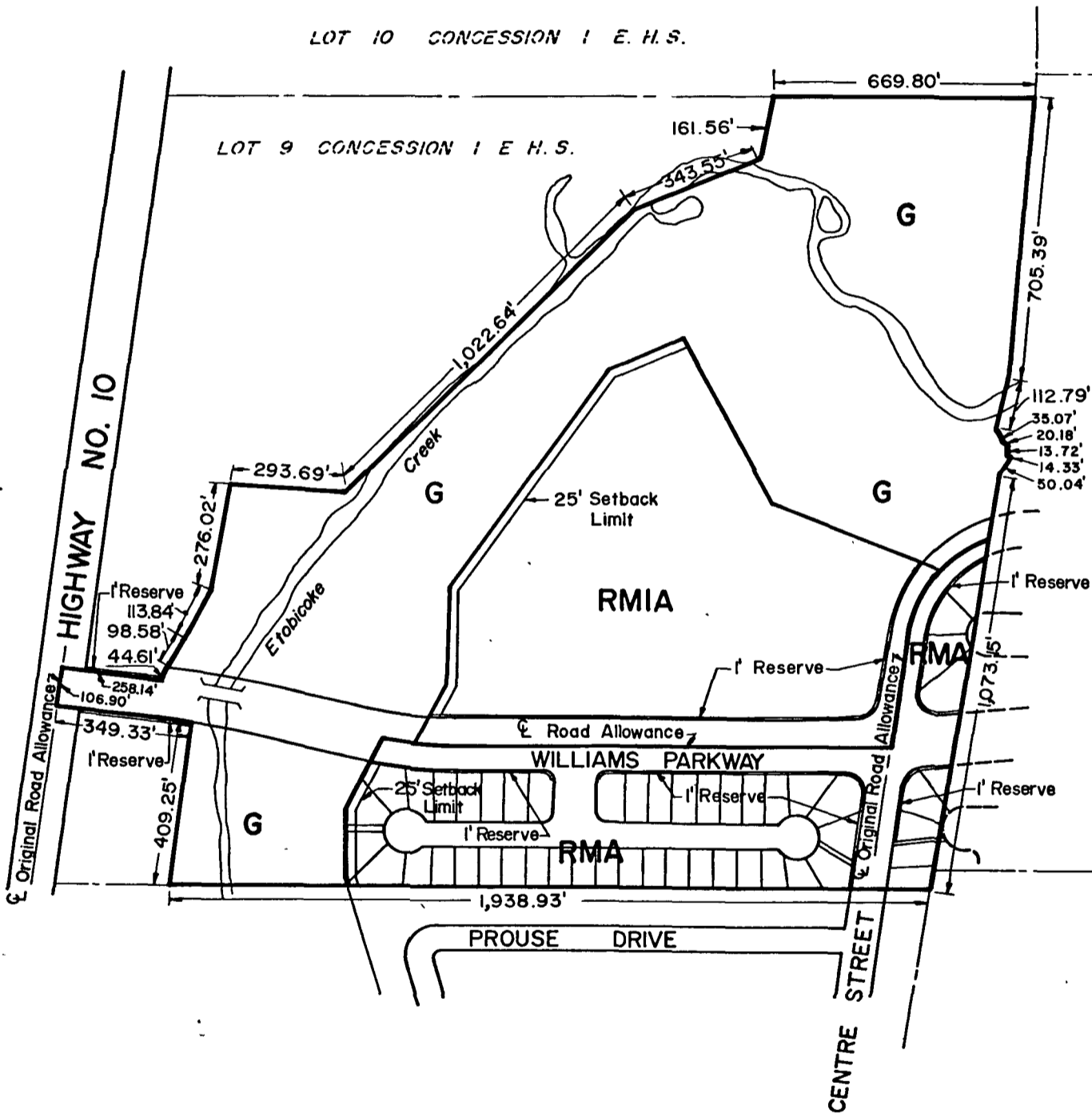
J. E. Archdekin, Mayor.



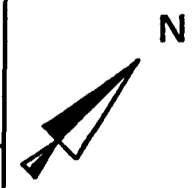
K. R. Richardson, Clerk.

LOT 10 CONCESSION 1 E. H. S.

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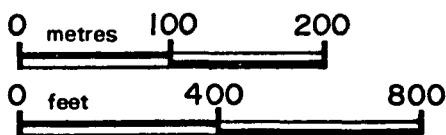
CITY OF BRAMPTON BY-LAW NO. 260-75
SCHEDULE 'A'



Drawn	m.o.
Date	Nov. 6th, 1975
File No.	CIE 9.1
Dwg. No.	A

Legend

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

