



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 300-90

To amend By-law 151-88, as amended
(part of Lots 11, 12 and 13, Concession 6, E.H.S.
in the geographic Township of Chinguacousy)

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

1. By-law 151-88, as amended, is hereby further amended:

(1) by changing, on Sheet 30 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A, Part 1 and Schedule A, Part 2 to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY B - SECTION 541 (RIB-SECTION 541), RESIDENTIAL SINGLE FAMILY C - SECTION 542 (RIC-SECTION 542), RESIDENTIAL SINGLE FAMILY C - SECTION 554 (RIC-SECTION 554), RESIDENTIAL SINGLE FAMILY D - SECTION 543 (RID-SECTION 543), RESIDENTIAL TWO-FAMILY A - SECTION 544 (R2A-SECTION 544), RESIDENTIAL TWO-FAMILY A - SECTION 545 (R2A-SECTION 545), RESIDENTIAL STREET TOWNHOUSE B - SECTION 546 (R3B-SECTION 546), RESIDENTIAL SINGLE FAMILY D - SECTION 547 (RID-SECTION 547), RESIDENTIAL TWO-FAMILY B - SECTION 548 (R2A-SECTION 548), COMMERCIAL TWO - SECTION 549 (C2-SECTION 549), INSTITUTIONAL ONE - SECTION 550 (I1-SECTION 550), INSTITUTIONAL ONE - SECTION 551 (I1-SECTION 551), INSTITUTIONAL ONE - SECTION 552 (I1-SECTION 552), INSTITUTIONAL ONE - SECTION 553 (I1-SECTION 553), FLOODPLAIN (F) and OPEN SPACE (OS), being part of Lots 11, 12 and 13, Concession 6, East of Hurontario Street, in the geographic Township of Chinguacousy.

(2) by adding thereto the following sections:

"541 The lands designated RIB - SECTION 541 on Sheet 30 of Schedule A to this by-law:

541.1 shall only be used for the purposes permitted in an RIB zone by section 13.1.1.

541.2 shall be subject to the following requirements and restrictions:

(1) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(2) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

541.3 shall also be subject to the requirements and restrictions relating to the RIB zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 541.2.

542 The lands designated RIC - SECTION 542 on Sheet 30 of Schedule A to this by-law:

542.1 shall only be used for the purposes permitted in an RIC zone by section 14.1.1.

542.2 shall be subject to the following requirements and restrictions:

(1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

542.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 542.2.

554.1 The lands designated RIC - SECTION 554 on Sheet 30 of Schedule A to this by-law:

554.1.1 shall only be used for the purposes permitted by section 554.1.1(1), or the purposes permitted by section 554.1.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a convertible detached dwelling;
and,
- (b) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an RIC zone by section 14.1.1.

554.1.2 shall be subject to the following requirements and restrictions:

(1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(3) for those uses permitted by section 554.1.1(1) the following additional requirements and restrictions:

- (a) the residential building shall have an appearance of a single family detached dwelling and be designed to enable conversion to and from a single family detached dwelling and a convertible detached dwelling without exterior or major structural changes;

- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors, and
- (i) the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

554.1.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 554.1.2.

554.2 For the purpose of section 554,

DWELLING, CONVERTIBLE DETACHED shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single family detached dwelling and designed to be converted to a single family detached dwelling without exterior or major structural changes.

543 The lands designated RID - SECTION 543 on Sheet 30 of Schedule A to this by-law:

543.1 shall only be used for the purposes permitted in an RID zone by section 15.1.1.

543.2 shall be subject to the following requirements and restrictions:

(1) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.

(2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

(3) no building shall be located closer than 14 metres to Bovaird Drive.

(4) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

543.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 543.2.

544 The lands designated R2A - SECTION 544 on Sheet 30 of Schedule A to this by-law:

544.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

544.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(2) no building shall be located closer than 14 metres to Bovaird Drive.

544.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 544.2.

545 The lands designated R2A - SECTION 545 on Sheet 30 of Schedule A to this by-law:

545.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

545.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 495 square metres per lot, and 247 square metres per dwelling unit.

Corner Lot - 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot - 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

(3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(4) no building shall be located closer than 14 metres to Bovaird Drive.

545.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 545.2.

546 The lands designated R3B - SECTION 546 on Sheet 30 of Schedule A to this by-law:

546.1 shall only be used for the purposes permitted in an R3B zone by section 20.1.1.

546.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot - 168 square metres
Corner Lot - 234 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot - 5.6 metres
Corner Lot - 7.8 metres

(3) Minimum Interior Side Yard Width:

- 1.5 metres

(4) Minimum Front Yard Depth:

- 6.0 metres

(5) Minimum Rear Yard Depth:

- 7.5 metres

(6) Maximum Building Height:

- 2 storeys

(7) Maximum Lot Coverage by Principal Building:

- 55 percent

- (8) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- (10) a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- (11) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (12) the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (13) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

546.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 546.2.

547.1 The lands designated RID - Section 547 on Sheet 30 of Schedule A to this by-law:

547.1.1 shall only be used for:

- (1) a single family detached dwelling; and

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

547.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot - 180 square metres
- (b) Corner Lot - 250 square metres

(2) Minimum Lot Width:

- (a) Interior Lot - 10 metres
- (b) Corner Lot - 13 metres

(3) Minimum Lot Depth:

- 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.

(4) Minimum Front Yard Depth:

- (a) to the main wall of the building - 4.5 metres
- (b) to the front of a garage or carport - 6.0 metres

(5) Minimum Rear Yard Depth:

- 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

(6) Minimum Interior Side Yard Width:

- (a) for a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres plus 0.6 metres for each additional storey above the first.

(b) for all other interior side yards:

- 0 metres, provided that:

- (i) the distance between the walls of two dwellings is not less than 1.2 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 any such wall, and
- (iii) the total width of side yards on any lot is not less than 1.2 metres.

(7) Minimum Exterior Side Yard Width:

- 3 metres, where the dwelling unit and garage both face the front lot line; and,
- 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(8) Maximum Building Height:

- (a) 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
- (b) 2 storeys for the remainder of the building.

(9) Minimum Landscaped Open Space:

- (a) 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the

side lot lines converge towards the front lot line.

- (b) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- (10) The entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (11) No door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- (12) A detached garage or carport shall not be permitted.
- (13) No swimming pools shall be permitted.
- (14) No accessory buildings shall be permitted.
- (15) Notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

547.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law that are not in conflict with those set out in section 547.1.2.

547.2 For the purpose of section 547 :

Lot Depth shall mean the straight line distance from the mid-point of the front

lot line to the mid-point of the furthest rear lot line of the same lot.

548.1 The lands designated R2B - Section 548 on Sheet 30 of Schedule A to this by-law:

548.1.1 shall only be used for:

- (1) a quattroplex dwelling; and
- (2) purposes accessory to the other permitted purposes.

548.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) interior lot - 800 square metres per lot and 400 for the two dwelling units attached back to front.
- (b) corner lot - 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.

(2) Minimum Lot Width:

- (a) interior lot - 20 metres per lot and 10 metres for the two dwelling units attached back to front.
- (b) corner lot - 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.

(3) Minimum lot Depth:

- 40 metres

(4) Minimum Front Yard Depth:

- 16 metres

(5) Minimum Rear Yard Depth:

- 6 metre

(6) Minimum Interior Side Yard Width:

(a) for the two dwelling units closest to the front lot line:

- 3.5 metres

(b) for the two dwelling units closest to the rear lot line:

- 1.8 metres

(7) Minimum Exterior Side Yard Width:

(a) for the dwelling unit closest to the front lot line:

- 6.5 metres

(b) for the dwelling unit closest to the rear lot line:

- 4.8 metres

(8) Maximum Building Height:

- 2 storeys

(9) Maximum Lot Coverage:

- 50 percent

(10) Minimum Landscaped Open Space:

(a) the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

- (b) that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;
 - (c) landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and
 - (d) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.
- (11) The entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (12) Each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- (13) Uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- (14) The maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
- (15) A detached garage or carport shall not be permitted.
- (16) No swimming pools shall be permitted.

(17) No accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

(18) no person shall erect more than one (1) quattroplex dwelling on one lot.

548.1.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law that are not in conflict with those set out in section 548.1.2.

548.2 For the purpose of section 548:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

549 The lands designated C2 - SECTION 549 on Sheet 30 of Schedule A to this by-law:

549.1 shall only be used for the purposes permitted in an C2 zone by section 31.2.1., but the following uses shall not be included:

- (1) an amusement arcade
- (2) a temporary open air market
- (3) a place of commercial recreation

549.2 shall be subject to the following requirements and restrictions:

- (1) the maximum building height shall be 2 storeys.
- (2) all garabage and refuse containers shall be located within the building.
- (3) all garabage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- (4) an adult entertainment parlour shall not be permitted.
- (5) no outside storage or display of goods shall be permitted.
- (6) the total gross leaseable commercial floor area shall not exceed 3,900 square metres.
- (7) the gross leaseable commercial floor area for a supermarket shall not exceed 2415 square metres.

549.3 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 549.2.

550 The lands designated I1 - SECTION 550 on Sheet 30 of Schedule A to this by-law:

550.1 shall only be used for the purposes permitted by section 550.1(1), or the purposes permitted by section 550.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;

- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIC - SECTION 542 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

550.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIC - SECTION 542 zone, the requirements and restrictions as set out in a RIC - SECTION 542 zone.

550.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 550.2.

551 The lands designated I1 - SECTION 551 on Sheet 30 of Schedule A to this by-law:

551.1 shall only be used for the purposes permitted by section 551.1(1), or the purposes permitted by section 551.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIB - SECTION 541 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

551.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIB - SECTION 541 zone, the requirements and restrictions as set out in a RIB - SECTION 541 zone.

551.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 551.2.

552 The lands designated I1 - SECTION 552 on Sheet 30 of Schedule A to this by-law:

552.1 shall only be used for the purposes permitted by section 552.1(1), or the purposes permitted by section 552.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RID - SECTION 543 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

552.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RID - SECTION 543 zone, the requirements and restrictions as set out in a RID - SECTION 543 zone.

552.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 552.2.

553 The lands designated I1 - SECTION 553 on Sheet 30 of Schedule A to this by-law:

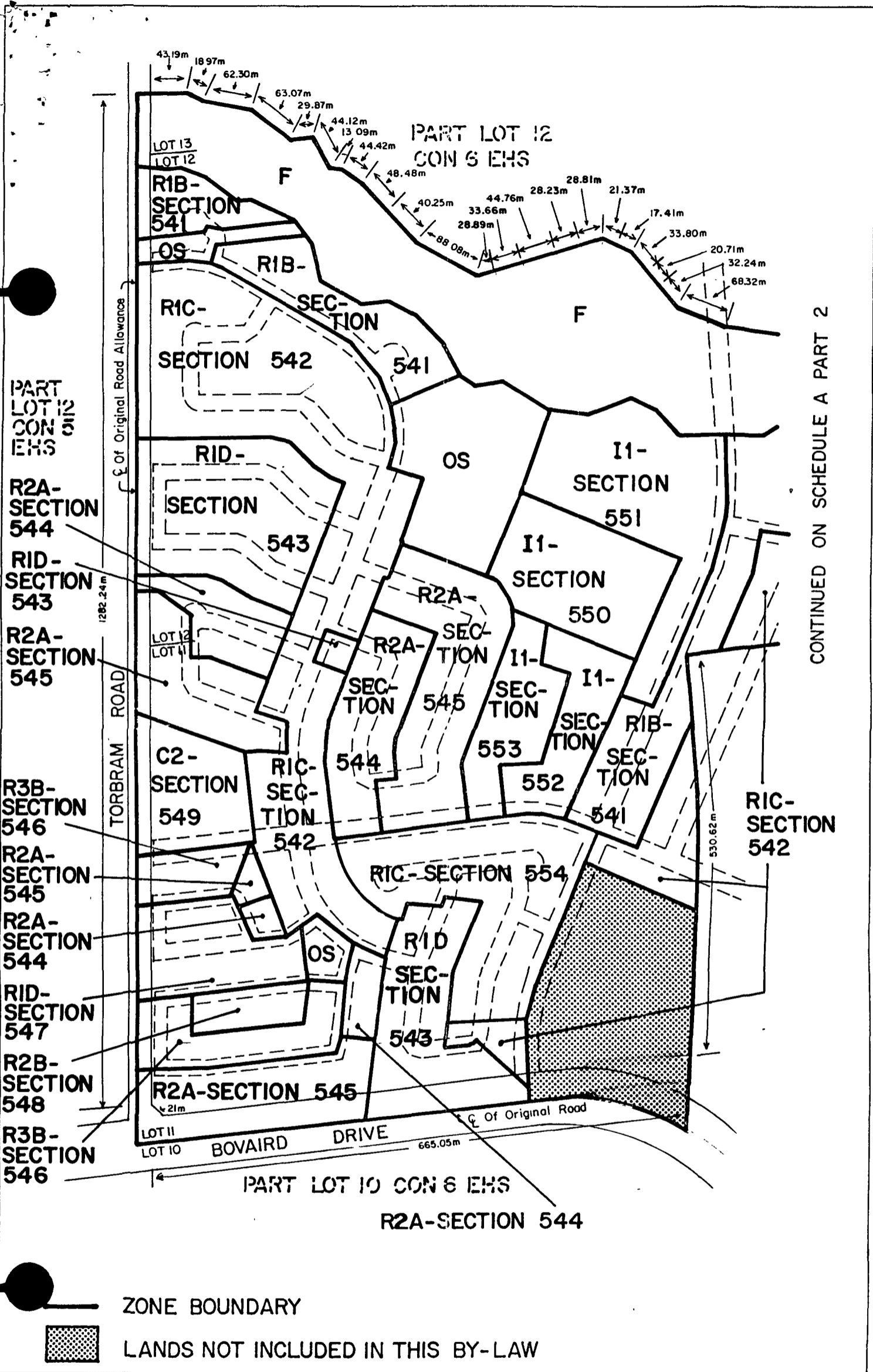
553.1 shall only be used for the purposes permitted by section 553.1(1), or the purposes permitted by section 553.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

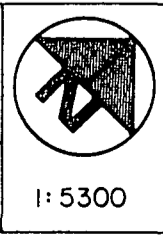
- (a) those purposes permitted in a R2A - SECTION 545 zone; and
- (b) a park, playground or recreation facility operated by a public authority.



CONTINUED ON SCHEDULE A PART 2

**PART OF LOTS 11, 12 & 13
CON 6 EHS (CHING.)**

BY-LAW 300-90 SCHEDULE A PART 1

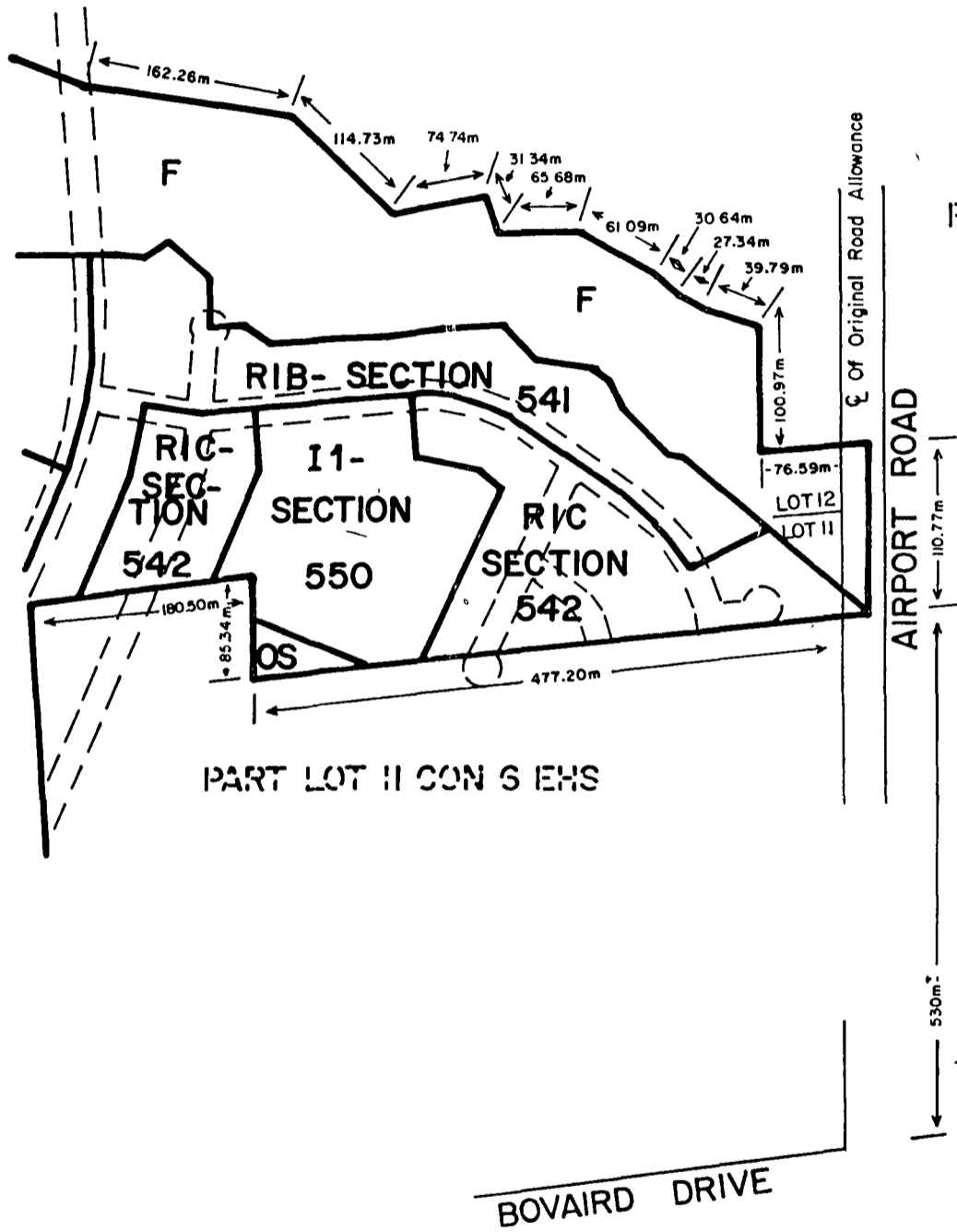


CITY OF BRAMPTON
Planning and Development

Date: 90 05 31 Drawn by: JRB
File no. C6E11.2 Map no. 30-2C

PART LOT 12 CON 6 EHS

CONTINUED ON SCHEDULE A PART 1



PART LOT 12 CON 7 EHS

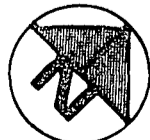
PART LOT 11 CON 6 EHS

— ZONE BOUNDARY

▨ LANDS NOT INCLUDED IN THIS BY-LAW

PART OF LOTS 11 & 12
CON 6 EHS (CHING.)

BY-LAW 300-90 SCHEDULE A PART 2



1:5300

CITY OF BRAMPTON
Planning and Development

Date: 90 05 31
File no. C6 E11.2

Drawn by: JRB
Map no. 30-2D

PLEASE NOTE

The enclosed document contains the Board's Decision in this matter and the final Order of the Board. No separate Order document will issue.

DB#	85	FOLIO#	323
ORDER ISSUE DATE			
DEC 17 1990			
OB#	589-1	FOLIO#	19



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

S 890005
S 890007
Z 900127
Z 900128
O 900176

IN THE MATTER OF Section 50(15) of the Planning Act, 1983

AND IN THE MATTER OF a referral to this Board by the Regional Municipality of Peel on a request by Woverleigh Construction Ltd., Cozy Acres Construction Inc. and Rotherham Holdings Limited, referred to collectively as "Sandringham" for consideration of a proposed plan of subdivision of lands comprising Part of Lots 12 and 13, Concession 4, E.H.S. in the City of Brampton Region's File No. 21T-88049B O.M.B. File No. S 890005

RECEIVED
CLERK'S DEPT.

DEC 17 1990

REG No. 13 777
FILE No.: C4C12.2

- and -

IN THE MATTER OF Section 50(15) of the Planning Act, 1983

AND IN THE MATTER OF a referral to this Board by the Regional Municipality of Peel on a request by 626220 Ontario Ltd., 626222 Ontario Ltd., 626223 Ontario Ltd., 626226 Ontario Ltd., 626227 Ontario Ltd., Wellingdale Community (Brampton) Inc. and Deborah Doris Sheard/Clarke referred to collectively as "Wellingdale" for consideration of a proposed plan of subdivision of lands comprising part of Lots 11, 12 and 13, Concession 6, E.H.S. in the City of Brampton Region's File No. 21T-88053B O.M.B. File No. S 890007

- and -

IN THE MATTER OF Section 34(11) of the Planning Act, 1983

AND IN THE MATTER OF an appeal to this Board by Woverleigh Construction Ltd., Cozy Acres Construction Inc. and Rotherham Holdings Limited, referred to collectively as "Sandringham" for an order amending Zoning By-law 151-88 as amended by the City of Brampton to rezone the lands comprising Part of Lots 12 and 13, Concession 4, E.H.S. north of Bovaird Drive and east of Dixie Road in the City of Brampton from "Agricultural" to "Residential", "Commercial", "Institutional" and

S 890005
S 890007
Z 900127
Z 900128
O 900176

- 2 -

"Open Space" to permit the development of a plan of subdivision O.M.B. File No. Z 9000127

- and -

IN THE MATTER OF Section 34(11) of the Planning Act, 1983

AND IN THE MATTER OF appeals to this Board by 626220 Ontario Ltd., 626222 Ontario Ltd., 626223 Ontario Ltd., 626226 Ontario Ltd., 626227 Ontario Ltd., Wellingdale Community (Brampton) Inc. and Deborah Doris Sheard/Clarke referred to collectively as "Wellingdale" for an order amending Zoning By-law 151-88 as amended by the City of Brampton to rezone the lands comprising Part of Lots 11, 12, and 13, Concession 6, E.H.S. at the northeast corner of Bovaird Drive and Torbram Road in the City of Brampton from "Agricultural" to "Residential", "Commercial", "Institutional", "Flood Plain" and "Open Space" to permit the development of a plan of subdivision O.M.B. File No. Z 900128

- and -

IN THE MATTER OF Section 22 of the Planning Act, 1983

AND IN THE MATTER OF a referral to this Board by the Honourable Minister of Municipal Affairs on a request by Woverleigh Construction Ltd., Cozy Acres Construction Inc. and Rotherham Holdings Limited for consideration of a Proposed Amendment to the Official Plan for the City of Brampton to amend Policy 7.2.7.28 of Part II of the General Plan, Policies 8.1.7 and 8.2.11 of Chapter 28 of Part IV of the General Plan and for inclusion of a new policy to address investment housing in the General Plan for those lands comprised of all of Lots 11 to 15 inclusive, Concession 3 to 6 inclusive, E.H.S. in the City of Brampton to permit the development of a plan of subdivision
Minister's File No. 21-OP-0031-A14
O.M.B. File No. O 900176

S 890005
S 890007
Z 900127
Z 900128
O 900176

- 3 -

C O U N S E L :

J. G. Metras, Q.C. - for the City of Brampton

J. Ryan - for Woverleigh Construction Ltd.,
Cozy Acres Construction Inc.
and Rotherham Holdings Limited
(referred to collectively as
"Sandringham") and 626220
Ontario Ltd., 626222 Ontario
Ltd., 626223 Ontario Ltd.,
626226 Ontario Ltd., 626227
Ontario Ltd., Wellingdale
Community (Brampton) Inc. and
Deborah Doris Sheard/Clarke
(referred to collectively as
"Wellingdale")

H. G. Elston - for Sandringham Developments
Limited (not related to
applicant)

MEMORANDUM OF ORAL DECISION delivered by J. R. TOMLINSON
on December 10, 1990 and ORDER OF THE BOARD

The Board will approve the requested Official Plan Amendment as set out in Exhibit 6 and attached as Schedule "A" to this decision. The Board so orders.

The Board will amend the City's Zoning By-law, By-law No. 151-88, as amended, in accordance with the draft amendments set out in Exhibits 7 and 8 attached as Schedules "B" and "C" respectively to this decision. The Board so orders.

The draft amendment set out in Exhibit 7 is that appealed for by the Sandringham group of companies under File No. Z 9000127 and the one set out in Exhibit 8 is that appealed for by the Wellingdale group of companies under File No. Z 9000128.

S 890005
S 890007
Z 900127
Z 900128
O 900176

The Board will take no action on the two draft plans of subdivision referred to it by the Regional Municipality of Peel because it was satisfied by counsel for the applicants that the Regional Municipality has now taken back those draft plans under Section 64 of the Planning Act, 1983. The Board therefore no longer has jurisdiction to deal with those draft plans.

Both the requested Official Plan amendment and the two zoning by-law amendments applied for are now supported by the City of Brampton.

The essential purpose of each of the requested zoning amendments is to allow the construction of a residential subdivision.

The Official Plan amendment which the Board was asked to approve would allow the City Council to permit up to 15 percent of single family density dwellings to contain a second accessory dwelling unit subject to specific design and locational criteria. It is only part of the original amendment applied for and referred to the Board, the remainder of the amendment having been abandoned by the applicants without prejudice to their rights to apply for it again in the future if they find it necessary.

The zoning amendment applied for by the Sandringham group of companies would rezone that company's subdivision lands from agricultural to various residential categories, a commercial category, a highway commercial category, a special institutional category and open space.

The zoning amendment applied for by the Wellingdale group of companies would rezone that company's subdivision lands from

S 890005
S 890007
Z 900127
Z 900128
O 900176

- 5 -

agricultural (A) to various residential categories, a commercial category, four institutional categories, flood plain, and open space.

The lands of these two companies proposed for the two subdivisions total almost 600 acres in size and are located in an area of Brampton bounded on the west by Dixie Road, on the south by Bovaird Drive and on the east by Airport Road. They are subject to the secondary plan provisions added to the City's Official Plan by Official Plan Amendment 149.

The Board was satisfied by the evidence of David Ross, Manager of Planning and Development for the City of Brampton, that the Official Plan amendment for which the Board's approval was requested represented good planning and was consistent with the secondary plan for this area, in particular the provisions of that plan for encouraging and facilitating the development of rental housing subject to appropriate design and locational criteria.

The Board was also satisfied by Mr. Ross' evidence that the two zoning amendments applied for implement and are consistent with the secondary plan for the area and that they represent good planning. As well, Mr. Ross stressed that the by-laws provide for an imaginative mix of housing forms which will result in a proportion of affordable housing that goes well beyond the goals of the Official Plan.

The only other person to give evidence at the hearing was Mr. Richard Turner who lives across Bramalea Road to the east from a portion of the proposed Sandringham subdivision which will contain medium density housing.

S 890005
S 890007
Z 900127
Z 900128
O 900176

- 6 -

He was concerned that the form of the medium density housing proposed is not conducive to pride of ownership and that it will soon become run down and slum-like. He based this on his knowledge of what he said was similar housing in the City of Windsor.

Mr. Turner was also concerned that the part of the proposed subdivision designated as Sandalwood Parkway ended at Bramalea Road right across the street from his property. He was worried about the volume of traffic that would exit onto Bramalea Road opposite his property and about the likelihood that this future road would ultimately be extended over his own property and onto the east.

The Board has sympathy with Mr. Turner's position but it seems that the main source of his problems is the secondary plan for this area which was added to the City Official Plan by Official Plan Amendment 149. That secondary plan is very detailed. It shows medium density housing in this location across from Mr. Turner's house and the evidence was that the proposed zoning amendment applicable to this location would implement and be consistent with this secondary plan.

As well, the secondary plan shows the proposed location for Sandalwood Parkway as joining up with Bramalea Road across from Mr. Turner's property and then extending through his property towards the east.

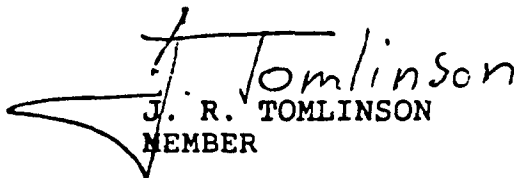
That secondary plan has been discussed and approved and cannot be reopened at this hearing.

S 890005
S 890007
Z 900127
Z 900128
O 900176

- 7 -

Finally, the Board was unable to find from Mr. Turner's evidence that the particular form of medium density housing envisaged for this location was any better or any worse than any other. In connection with this point, the Board notes that there is a substantial buffer between Mr. Turner's house and this medium density housing in the form of Bramalea Road, a major road, and seven foot high "fencing" between the medium density housing and the road.

Aside from the applicants, the City and Mr. Turner, one other person was represented at the hearing, namely, Sandringham Developments Limited (no relation to the appellant Sandringham group of companies). That company which owns land in the area was represented by counsel at the hearing who took no part in the hearing but informed the Board that his client supported the applications.


J. R. TOMLINSON
MEMBER



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

S 890005
S 890007
Z 900127
Z 900128
O 900176

SCHEDULE "A"

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 Purpose

The purpose of this amendment is to include a policy in the Sandringham-Wellington Secondary Plan to permit a limited number of the Single Family Density dwellings to contain a second dwelling unit, to facilitate the provision of private rental housing units.

2.0 Location

The lands subject to this amendment involve all of the lands affected by the Sandringham-Wellington Secondary Plan which encompass a total area of approximately 1630 hectares (4030 acres), and are bounded by Bovaird Drive on the south, Heart Lake Road on the west, Countryside Drive on the north and Airport Road on the east, and comprise all of Lots 11 to 15 of Concession 3, 4, 5 and 6 E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton.

3.0 Amendment and Policies Relative Thereto

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by deleting policy 7.2.7.28 of Part II and substituting therefor the following:

"7.2.7.28 Area 28: Sandringham - Wellington

Chapter 28 of Part IV of the Official Plan, as amended by Amendment Number ____, shall constitute the Sandringham-Wellington Secondary Plan";

- (2) by renumbering policies 5.1.16 and 5.1.17 of Chapter 28 of Part IV, to policies 5.1.17 and 5.1.18, respectively.
- (3) by adding thereto, as policy 5.1.16 of Chapter 28 of Part IV, the following:

"5.1.16 Notwithstanding the definition of Single Family Density, Council may permit up to 15 per cent of the Single Family Density dwellings in individual plans of subdivision to contain a second accessory dwelling unit, subject to specific design and locational criteria, to facilitate the provision of private rental housing units. Such accessory dwelling units shall not be counted as units for the purposes of calculating housing mix ranges and the overall density ranges in accordance with policies 5.1.2 and 5.1.3."

S 890005
S 890007
Z 900127
Z 900128
O 900176



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

SCHEDULE "B"



ATTACHMENT 33

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 151-88, as amended
(part of Lots 12 and 13, Concession 4, E.H.S.
in the geographic Township of Chinguacousy)

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

- By-law 151-88, as amended, is hereby further amended:
- (1) by changing, on Sheet 28 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A, Part 1 and Schedule A, Part 2 to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY B - SECTION 515 (RIB-SECTION 515), RESIDENTIAL SINGLE FAMILY B - SECTION 516 (RIB-SECTION 516), RESIDENTIAL SINGLE FAMILY C - SECTION 517 (RIC-SECTION 517), RESIDENTIAL SINGLE FAMILY C - SECTION 534 (RIC-SECTION 534), RESIDENTIAL SINGLE FAMILY D - SECTION 518 (RID-SECTION 518), RESIDENTIAL TWO-FAMILY A - SECTION 519 (R2A-SECTION 519), RESIDENTIAL STREET TOWNHOUSE B - SECTION 520 (R3B-SECTION 520), RESIDENTIAL STREET TOWNHOUSE B - SECTION 521 (R3B-SECTION 521), RESIDENTIAL SINGLE FAMILY D - SECTION 522 (RID-SECTION 522), RESIDENTIAL TWO-FAMILY B - SECTION 523 (R2A-SECTION 523), COMMERCIAL TWO - SECTION 524 (C2-SECTION 524), HIGHWAY COMMERCIAL TWO - SECTION 525 (HC2-SECTION 525), INSTITUTIONAL ONE - SECTION 526 (I1-SECTION 526), INSTITUTIONAL ONE - SECTION 527 (I1-SECTION 527), INSTITUTIONAL ONE - SECTION 528 (I1-SECTION 528), INSTITUTIONAL ONE - SECTION 529 (I1-SECTION 529), INSTITUTIONAL ONE - SECTION 530 (I1-SECTION 530), INSTITUTIONAL ONE - SECTION 531 (I1-SECTION 531), INSTITUTIONAL ONE - SECTION 532 (I1-SECTION 532), INSTITUTIONAL ONE - SECTION 533 (I1-SECTION 533) and OPEN SPACE (OS), being part of Lots 12 and 13, Concession 4, East of Hurontario Street, in the geographic Township of Chinguacousy.

"515 The lands designated RIB - SECTION 515 on Sheet 28 of Schedule A to this by-law:

515.1 shall only be used for the purposes permitted in an RIB zone by section 13.1.1.

515.2 shall be subject to the following requirements and restrictions:

(1) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.

- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

(2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

515.3 shall also be subject to the requirements and restrictions relating to the RIB zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 515.2.

516 The lands designated RIB - SECTION 516 on Sheet 28 of Schedule A to this by-law:

516.1 shall only be used for the purposes permitted in an RIB zone by section 13.1.1.

516.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: - 420 square metres
Corner Lot: - 510 square metres

(2) Minimum Lot Width:

Interior Lot: - 14 metres
Corner Lot: - 17 metres

(3) Minimum Interior Side Yard Width:

- 1.2 metres

(4) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(5) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

516.3 shall also be subject to the requirements and restrictions relating to the RIB zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 516.2.

517 The lands designated RIC - SECTION 517 on Sheet 28 of Schedule A to this by-law:

517.1 shall only be used for the purposes permitted in an RIC zone by section 14.1.1.

517.2 shall be subject to the following requirements and restrictions:

(1) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

(2) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

517.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 517.2.

534.1 The lands designated RIC - SECTION 534 on Sheet 28 of Schedule A to this by-law:

534.1.1 shall only be used for the purposes permitted by section 534.1.1(1), or the purposes permitted by section 534.1.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a convertible detached dwelling;
and,
- (b) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an RIC zone by section 14.1.1.

534.1.2 shall be subject to the following requirements and restrictions:

- (1) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of-Way or Pipeline Easement.
- (2) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (4) for those uses permitted by section 534.1.1(1) the following additional requirements and restrictions:

- (a) the residential building shall have an appearance of a single family detached dwelling and be designed to enable conversion to and from a single family detached dwelling and a convertible detached dwelling without exterior or major structural changes;
- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors, and
- (i) the secondary dwelling unit shall be licensed by the City, which

shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

534.1.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 534.1.2.

534.2 For the purpose of section 534,

DWELLING, CONVERTIBLE DETACHED shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single family detached dwelling and designed to be converted to a single family detached dwelling without exterior or major structural changes.

518 The lands designated RID - SECTION 518 on Sheet 28 of Schedule A to this by-law:

518.1 shall only be used for the purposes permitted in an RID zone by section 15.1.1.

518.2 shall be subject to the following requirements and restrictions:

(1) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

(2) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;

d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.

(3) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

(4) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

518.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 518.2.

519 The lands designated R2A - SECTION 519 on Sheet 28 of Schedule A to this by-law:

519.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
 - (2) an auxiliary group home, subject to the requirements set out in section 10.15;
- and

(3) purposes accessory to the other permitted purposes.

519.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 495 square metres per lot, and 247 square metres per dwelling unit.

Corner Lot - 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot - 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

(3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

519.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 519.2.

520 The lands designated R3B - SECTION 520 on Sheet 28 of Schedule A to this by-law:

520.1 shall only be used for the purposes permitted in an R3B zone by section 20.1.1.

520.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot - 185 square metres
Corner Lot - 275 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot - 6 metres
Corner Lot - 9 metres

(3) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

(4) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(5) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

(6) the maximum number of dwelling units which may be attached shall not exceed 8.

(7) the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

520.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 520.2.

521 The lands designated R3B - SECTION 521 on Sheet 28 of Schedule A to this by-law:

521.1 shall only be used for the purposes permitted in an R3B zone by section 20.1.1.

521.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot - 168 square metres
Corner Lot - 234 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot - 5.6 metres
Corner Lot - 7.8 metres

(3) Minimum Interior Side Yard Width:

- 1.5 metres

(4) Minimum Front Yard Depth:

- 6.0 metres

(5) Minimum Rear Yard Depth:

- 7.5 metres

(6) Maximum Building Height:

- 2 storeys

(7) Maximum Lot Coverage by Principal Building:

- 55 percent

(8) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

(9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(10) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without Having to pass through a habitable room.

(11) a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.

(12) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(13) the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

(14) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

521.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 521.2.

522.1 The lands designated RID - Section 522 on Sheet 28 of Schedule A to this by-law:

522.1.1 shall only be used for:

- (1) a single family detached dwelling; and
- (2) purposes accessory to the other permitted purposes.

522.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot - 180 square metres
- (b) Corner Lot - 250 square metres

(2) Minimum Lot Width:

(a) Interior Lot - 10 metres

(b) Corner Lot - 13 metres

(3) Minimum Lot Depth:

- 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres

(4) Minimum Front Yard Depth:

(a) to the main wall
of the building - 4.5 metres

(b) to the front of
a garage or
carport - 6.0 metres

(5) Minimum Rear Yard Depth:

- 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

(6) Minimum Interior Side Yard Width:

(a) for a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres plus 0.6 metres for each additional storey above the first.

(b) for all other interior side yards:

- 0 metres, provided that:

(i) the distance between the walls of two dwellings is not less than 1.2 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 any such wall, and

(iii) the total width of side yards on any lot is not less than 1.2 metres.

(7) Minimum Exterior Side Yard Width:

- 3 metres, where the dwelling unit and garage both face the front lot line; and,

- 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(8) Maximum Building Height:

(a) 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.

(b) 2 storeys for the remainder of the building.

(9) Minimum Landscaped Open Space:

(a) 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

(b) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.

(10) The entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.

- (11) No door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- (12) A detached garage or carport shall not be permitted.
- (13) No swimming pools shall be permitted.
- (14) No accessory buildings shall be permitted.
- (15) Notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

522.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law that are not in conflict with those set out in section 522.1.2.

522.2 For the purpose of section 522 :

Lot Depth shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

523.1 The lands designated R2B - Section 523 on Sheet 28 of Schedule A to this by-law:

523.1.1 shall only be used for:

- (1) a quattroplex dwelling; and
- (2) purposes accessory to the other permitted purposes.

523.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

(a) interior lot - 800 square metres per lot and 400 for the two dwelling units attached back to front.

(b) corner lot - 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.

(2) Minimum Lot Width:

(a) interior lot - 20 metres per lot and 10 metres for the two dwelling units attached back to front.

(b) corner lot - 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.

(3) Minimum lot Depth:

- 40 metres

(4) Minimum Front Yard Depth:

- 16 metres

(5) Minimum Rear Yard Depth:

- 6 metre

(6) Minimum Interior Side Yard Width:

(a) for the two dwelling units closest to the front lot line:

- 3.5 metres

(b) for the two dwelling units closest to the rear lot line:

- 1.8 metres

(7) Minimum Exterior Side Yard Width:

(a) for the dwelling unit closest to the front lot line:

- 6.5 metres

(b) for the dwelling unit closest to the rear lot line:

- 4.8 metres

(8) Maximum Building Height:

- 2 storeys

(9) Maximum Lot Coverage:

- 50 percent

(10) Minimum Landscaped Open Space:

(a) the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

(b) that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;

(c) landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and

(d) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.

- (11) The entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (12) Each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
- (13) Uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
- (14) The maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
- (15) A detached garage or carport shall not be permitted.
- (16) No swimming pools shall be permitted.
- (17) No accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- (18) no person shall erect more than one (1) quattroplex dwelling on one lot.

523.1.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law that are not in conflict with those set out in section 523.1.2.

523.2 For the purpose of section 523:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a

dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

524 The lands designated C2 - SECTION 524 on Sheet 28 of Schedule A to this by-law:

524.1 shall only be used for the purposes permitted in an C2 zone by section 31.2.1., including a public library, but the following uses shall not be included:

- (1) an amusement arcade
- (2) a temporary open air market
- (3) a place of commercial recreation

524.2 shall be subject to the following requirements and restrictions:

- (1) the maximum building height shall be 2 storeys.
- (2) all garabage and refuse containers shall be located within the building.
- (3) all garabage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- (4) an adult entertainment parlour shall not be permitted.
- (5) no outside storage or display of goods shall be permitted.

(6) the gross leasable commercial floor area for a supermarket shall not exceed 3530 square metres.

524.3 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 524.2.

525 The lands designated HC2 - SECTION 525 on Sheet 28 of Schedule A to this by-law:

525.1 shall only be used for the following purposes:

- (1) a gas bar
- (2) a service station

525.2 shall be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law.

526 The lands designated I1 - SECTION 526 on Sheet 28 of Schedule A to this by-law:

526.1 shall only be used for the purposes permitted by section 526.1(1), or the purposes permitted by section 526.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RID - SECTION 518 zone; and

(b) a park, playground or recreation facility operated by a public authority.

526.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a RID - SECTION 518 zone, the requirements and restrictions as set out in a RID - SECTION 518 zone.

526.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 526.2.

527 The lands designated I1, - SECTION 527 on Sheet 28 of Schedule A to this by-law:

527.1 shall only be used for the purposes permitted by section 527.1(1), or the purposes permitted by section 527.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIC - SECTION 517 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

527.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIC - SECTION 517 zone, the requirements and restrictions as set out in a RIC - SECTION 517 zone.

527.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 527.2.

528 The lands designated I1 - SECTION 528 on Sheet 28 of Schedule A to this by-law:

528.1 shall only be used for the following purposes:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

528.2 shall be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law.

529 The lands designated I1 - SECTION 529 on Sheet 28 of Schedule A to this by-law:

529.1 shall only be used for the purposes permitted by section 529.1(1), or the purposes permitted by section 529.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;

- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIB - SECTION 516 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

529.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIB - SECTION 516 zone, the requirements and restrictions as set out in a RIB - SECTION 516 zone.

529.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 529.2.

530 The lands designated I1 - SECTION 530 on Sheet 28 of Schedule A to this by-law:

530.1 shall only be used for the purposes permitted by section 530.1(1), or the purposes permitted by section 530.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a RIB - SECTION 516 zone; and

(b) a park, playground or recreation facility operated by a public authority.

530.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a RIB - SECTION 516 zone, the requirements and restrictions as set out in a RIB - SECTION 516 zone.

530.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 530.2.

531 The lands designated I1 - SECTION 531 on Sheet 28 of Schedule A to this by-law:

531.1 shall only be used for the purposes permitted by section 531.1(1), or the purposes permitted by section 531.1(2), but not both sections or not any combination of both sections:

(1) either:

(a) a religious institution;

(b) a day nursery;

(c) a park, playground or recreation facility operated by a public authority; and

(d) purposes accessory to the other permitted purposes.

(2) or:

(a) those purposes permitted in a RIC - SECTION 517 zone; and

(b) a park, playground or recreation facility operated by a public authority.

531.2 shall be subject to the following requirements and restrictions:

(1) for those uses permitted in a RIC - SECTION 517 zone, the requirements and restrictions as set out in a RIC - SECTION 517 zone.

531.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 531.2.

532 The lands designated I1, - SECTION 532 on Sheet 28 of Schedule A to this by-law:

532.1 shall only be used for the purposes permitted by section 532.1(1), or the purposes permitted by section 532.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RID - SECTION 518 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

532.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RID - SECTION 518 zone, the requirements and restrictions as set out in a RID - SECTION 518 zone.

532.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 532.2.

533 The lands designated I1 - SECTION 533 on Sheet 28 of Schedule A to this by-law:

533.1 shall only be used for the purposes permitted by section 533.1(1), or the purposes permitted by section 533.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R2A - SECTION 519 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

533.2 shall be subject to the following requirements and restrictions:

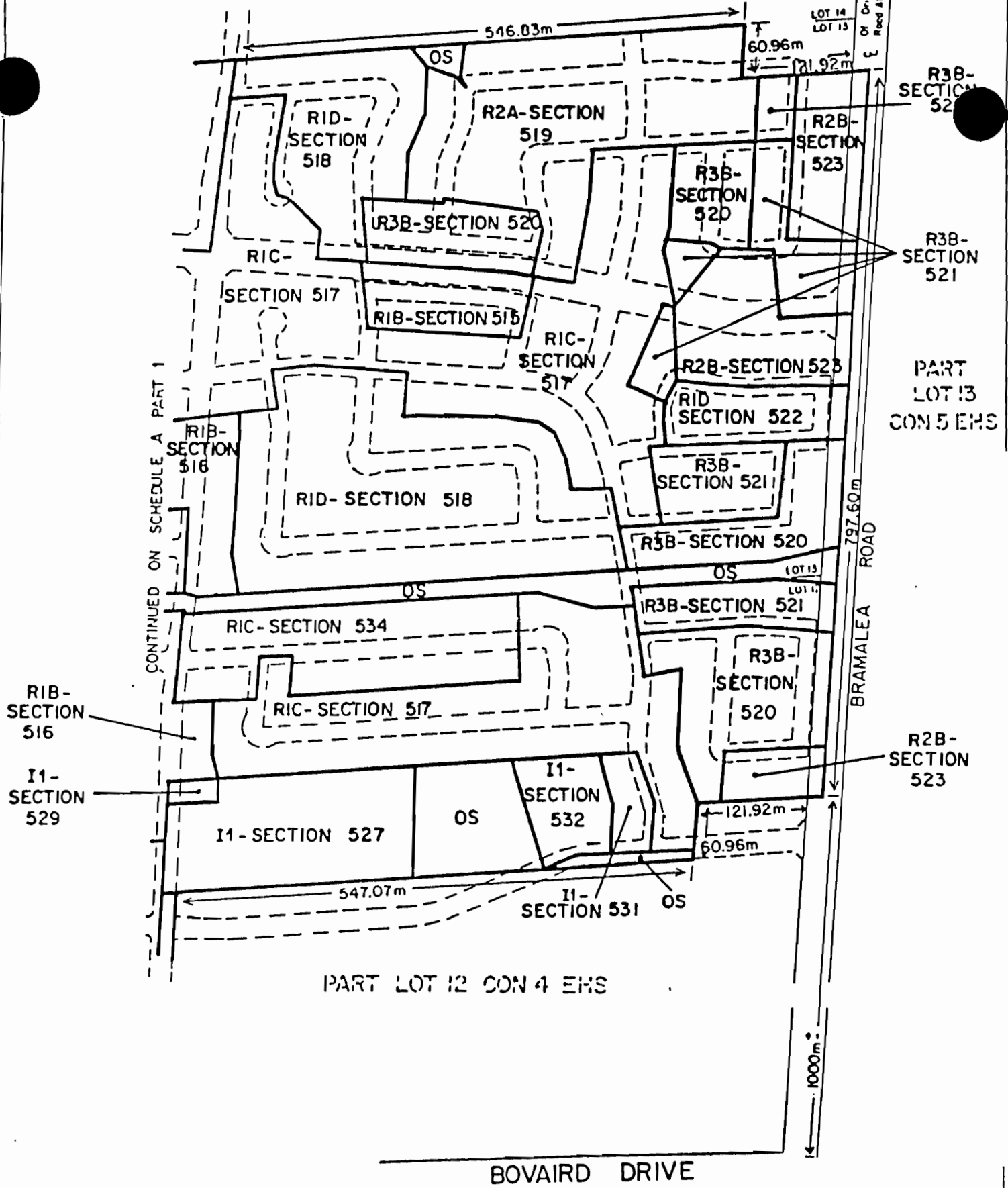
- (1) for those uses permitted in a R2A - SECTION 519 zone, the requirements and

restrictions as set out in a R2A -
SECTION 519 zone.

533.3 shall also be subject to the requirements
and restrictions relating to the I1 zone
and all the general provisions of this by-
law which are not in conflict with the ones
set out in section 533.2."

26/90/icl/dr

PART LOT 14 CON 4 EHS



— ZONE BOUNDARY

▒ LANDS NOT INCLUDED IN THIS BY-LAW

PART OF LOTS 12 & 13,
CON 4 EHS (CHING.)

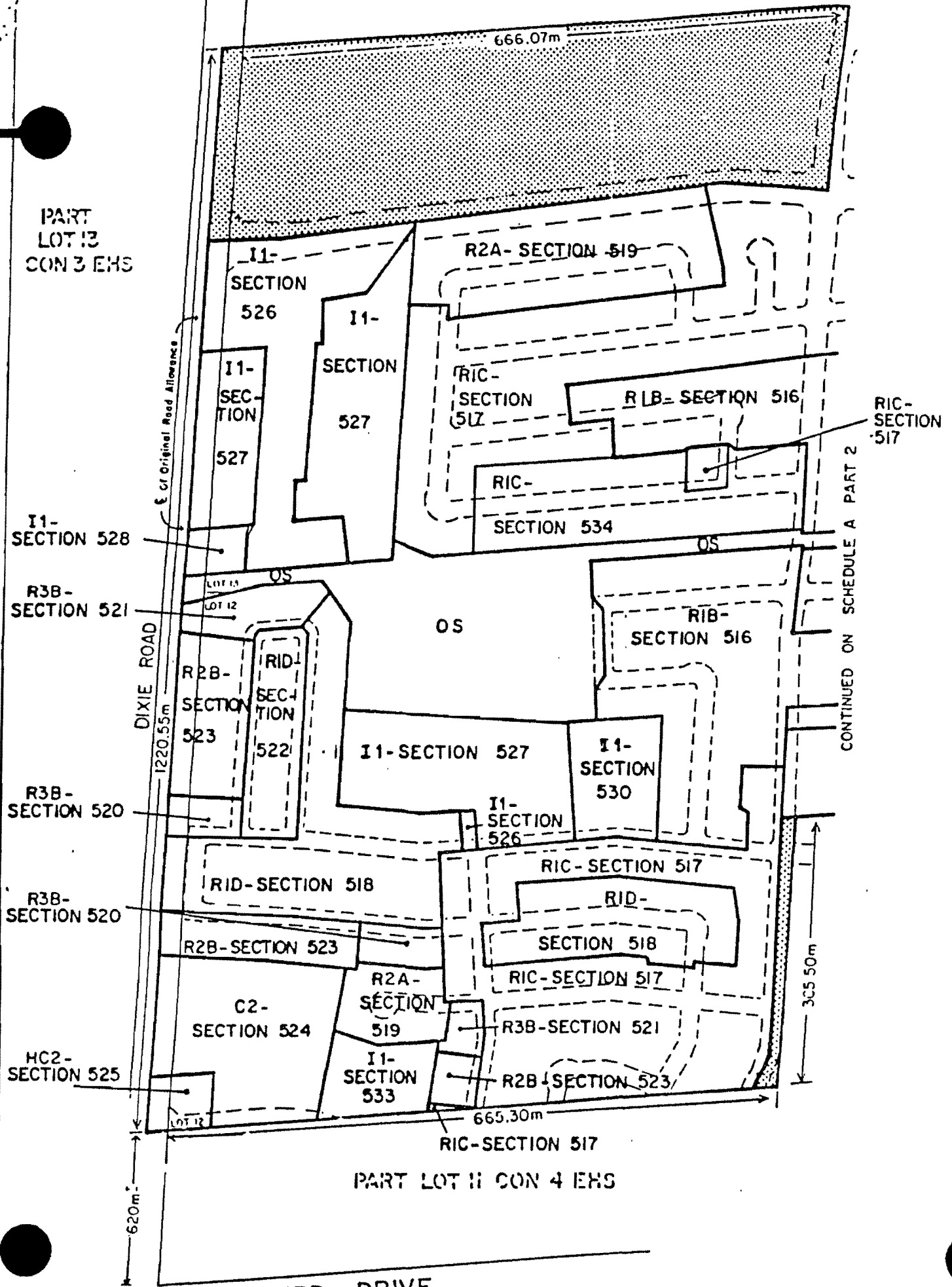


CITY OF BRAMPTON
Planning and Development

Date: 00.05.22 Drawn by: JRB

PART LOT 14 CON 4 EHS

PART LOT 13 CON 3 EHS



PART OF LOTS 12 & 13, CON 4 EHS (CHING.)



CITY OF BRAMPTON
Planning and Development

S 890005
S 890007
Z 900127
Z 900128
O 900176



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

SCHEDULE "C"

ATTACHMENT 34



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 151-88, as amended
(part of Lots 11, 12 and 13, Concession 6, E.H.S.
in the geographic Township of Chinguacousy)

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

1. By-law 151-88, as amended, is hereby further amended.
 - (1) by changing, on Sheet 30 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A, Part 1 and Schedule A, Part 2 to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY B - SECTION 541 (RIB-SECTION 541), RESIDENTIAL SINGLE FAMILY C - SECTION 542 (RIC-SECTION 542), RESIDENTIAL SINGLE FAMILY C - SECTION 554 (RIC-SECTION 554), RESIDENTIAL SINGLE FAMILY D - SECTION 543 (RID-SECTION 543), RESIDENTIAL TWO-FAMILY A - SECTION 544 (R2A-SECTION 544), RESIDENTIAL TWO-FAMILY A - SECTION 545 (R2A-SECTION 545), RESIDENTIAL STREET TOWNHOUSE B - SECTION 546 (R3B-SECTION 546), RESIDENTIAL SINGLE FAMILY D - SECTION 547 (RID-SECTION 547), RESIDENTIAL TWO-FAMILY B - SECTION 548 (R2A-SECTION 548), COMMERCIAL TWO - SECTION 549 (C2-SECTION 549), INSTITUTIONAL ONE - SECTION 550 (I1-SECTION 550), INSTITUTIONAL ONE - SECTION 551 (I1-SECTION 551), INSTITUTIONAL ONE - SECTION 552 (I1-SECTION 552), INSTITUTIONAL ONE - SECTION 553 (I1-SECTION 553), FLOODPLAIN (F) and OPEN SPACE (OS), being part of Lots 11, 12 and 13, Concession 6, East of Hurontario Street, in the geographic Township of Chinguacousy.

- (2) by adding thereto the following sections:

"541 The lands designated RIB - SECTION 541 on

541.1 shall only be used for the purposes permitted in an RIB zone by section 13.1.1.

541.2 shall be subject to the following requirements and restrictions:

(1) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(2) no building shall be located closer than 15 metres to a Trans-Canada Pipeline Right-of Way or Pipeline Easement.

541.3 shall also be subject to the requirements and restrictions relating to the RIB zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 541.2.

542 The lands designated RIC - SECTION 542 on Sheet 30 of Schedule A to this by-law:

542.1 shall only be used for the purposes permitted in an RIC zone by section 14.1.1.

542.2 shall be subject to the following requirements and restrictions:

(1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

(2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

542.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 542.2.

554.1 The lands designated RIC - SECTION 554 on Sheet 30 of Schedule A to this by-law:

554.1.1 shall only be used for the purposes permitted by section 554.1.1(1), or the purposes permitted by section 554.1.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a convertible detached dwelling; and,
- (b) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an RIC zone by section 14.1.1.

554.1.2 shall be subject to the following requirements and restrictions:

- (1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (3) for those uses permitted by section 554.1.1(1) the following additional requirements and restrictions:
 - (a) the residential building shall have an appearance of a single family detached dwelling and be designed to enable conversion to and from a single family detached dwelling and a convertible detached dwelling without exterior or major structural changes;

- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors, and
- (i) the secondary dwelling unit shall be licensed by the City, which shall include the provision that either the primary or the secondary dwelling unit shall be owner occupied.

554.1.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 554.1.2.

554.2 For the purpose of section 554,

DWELLING, CONVERTIBLE DETACHED shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single family detached dwelling and designed to be converted to a single family detached dwelling without exterior or major structural changes.

543 The lands designated RID - SECTION 543 on Sheet 30 of Schedule A to this by-law:

543.1 shall only be used for the purposes permitted in an RID zone by section 15.1.1.

543.2 shall be subject to the following requirements and restrictions:

(1) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;

d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.

(2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.

(3) no building shall be located closer than 14 metres to Bovaird Drive.

(4) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

543.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 543.2.

544 The lands designated R2A - SECTION 544 on Sheet 30 of Schedule A to this by-law:

544.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

544.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(2) no building shall be located closer than 14 metres to Bovaird Drive.

544.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 544.2.

545 The lands designated R2A - SECTION 545 on Sheet 30 of Schedule A to this by-law:

545.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

545.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 495 square metres per lot, and 247 square metres per dwelling unit.

Corner Lot - 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot - 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

(3) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

(4) no building shall be located closer than 14 metres to Bovaird Drive.

545.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 545.2.

546 The lands designated R3B - SECTION 546 on Sheet 30 of Schedule A to this by-law:

546.1 shall only be used for the purposes permitted in an R3B zone by section 20.1.1.

546.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

Interior Lot - 168 square metres
Corner Lot - 234 square metres

(2) Minimum Lot Width per Dwelling Unit:

Interior Lot - 5.6 metres
Corner Lot - 7.8 metres

(3) Minimum Interior Side Yard Width:

- 1.5 metres

(4) Minimum Front Yard Depth:

- 6.0 metres

(5) Minimum Rear Yard Depth:

- 7.5 metres

(6) Maximum Building Height:

- 2 storeys

(7) Maximum Lot Coverage by Principal Building:

- 55 percent

- (8) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (9) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.
- (10) a maximum of 4 dwelling units and a minimum of 3 dwelling units shall be attached.
- (11) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (12) the entire rear yard of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (13) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

546.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 546.2.

547.1 The lands designated RID - Section 547 on Sheet 30 of Schedule A to this by-law:

547.1.1 shall only be used for:

- (1) a single family detached dwelling; and

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

547.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) Interior Lot - 180 square metres
- (b) Corner Lot - 250 square metres

(2) Minimum Lot Width:

- (a) Interior Lot - 10 metres
- (b) Corner Lot - 13 metres

(3) Minimum Lot Depth:

- 21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.

(4) Minimum Front Yard Depth:

- (a) to the main wall of the building - 4.5 metres
- (b) to the front of a garage or carport - 6.0 metres

(5) Minimum Rear Yard Depth:

- 0 metre, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

(6) Minimum Interior Side Yard Width:

- (a) for a side yard flanking a public walkway or lands zoned Open Space (OS):

- 1.2 metres plus 0.6 metres for each additional storey above the first.

(b) for all other interior side yards:

- 0 metres, provided that:

- (i) the distance between the walls of two dwellings is not less than 1.2 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 any such wall, and
- (iii) the total width of side yards on any lot is not less than 1.2 metres.

(7) Minimum Exterior Side Yard Width:

- 3 metres, where the dwelling unit and garage both face the front lot line; and,
- 3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(8) Maximum Building Height:

- (a) 1 storey for that portion of the building located within 3.5 metres, or less, of all rear property lines.
- (b) 2 storeys for the remainder of the building.

(9) Minimum Landscaped Open Space:

- (a) 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the

side lot lines converge towards the front lot line.

- (b) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.
- (10) The entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (11) No door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area.
- (12) A detached garage or carport shall not be permitted.
- (13) No swimming pools shall be permitted.
- (14) No accessory buildings shall be permitted.
- (15) Notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

547.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law that are not in conflict with those set out in section 547.1.2.

547.2 For the purpose of section 547 :

Lot Depth shall mean the straight line distance from the mid-point of the front

lot line to the mid-point of the furthest rear lot line of the same lot.

548.1 The lands designated R2B - Section 548 on Sheet 30 of Schedule A to this by-law:

548.1.1 shall only be used for:

- (1) a quattroplex dwelling; and
- (2) purposes accessory to the other permitted purposes.

548.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- (a) interior lot - 800 square metres per lot and 400 for the two dwelling units attached back to front.
- (b) corner lot - 920 square metres per lot and 520 square metres for the two dwelling units closest to the flankage lot line.

(2) Minimum Lot Width:

- (a) interior lot - 20 metres per lot and 10 metres for the two dwelling units attached back to front.
- (b) corner lot - 23 metres per lot and 13 metres for the two dwelling units closest to the flankage lot line.

(3) Minimum lot Depth:

- 40 metres

(4) Minimum Front Yard Depth:

- 16 metres

(5) Minimum Rear Yard Depth:

- 6 metre

(6) Minimum Interior Side Yard Width:

(a) for the two dwelling units closest to the front lot line:

- 3.5 metres

(b) for the two dwelling units closest to the rear lot line:

- 1.8 metres

(7) Minimum Exterior Side Yard Width:

(a) for the dwelling unit closest to the front lot line:

- 6.5 metres

(b) for the dwelling unit closest to the rear lot line:

- 4.8 metres

(8) Maximum Building Height:

- 2 storeys

(9) Maximum Lot Coverage:

- 50 percent

(10) Minimum Landscaped Open Space:

(a) the entire rear yard and the entire interior side yards shall be provided and maintained as landscaped open space;

- (b) that portion of the front yard abutting the front lot line for a depth of not less than 2.0 metres, less any driveways, shall be provided and maintained as landscaped open space;
 - (c) landscaped open space having a minimum width of 1.8 metres shall be provided and maintained through the front yard between the parking spaces on one side of the lot and the parking spaces on the other side of the lot, and
 - (d) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area.
- (11) The entire rear yard, and the private outdoor amenity area, of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
 - (12) Each dwelling unit in a quattroplex dwelling shall be provided with a minimum of 2 parking spaces.
 - (13) Uncovered parking spaces are permitted in the front yard of a quattroplex dwelling.
 - (14) The maximum cumulative width of all driveways for a quattroplex dwelling shall not exceed 9 metres in the front yard and 12 metres in an exterior side yard.
 - (15) A detached garage or carport shall not be permitted.
 - (16) No swimming pools shall be permitted.

(17) No accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

(18) no person shall erect more than one (1) quattroplex dwelling on one lot.

548.1.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law that are not in conflict with those set out in section 548.1.2.

548.2 For the purpose of section 548:

Private Outdoor Amenity¹ Area shall mean a landscaped open space area abutting a dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 30 square metres and a minimum width and depth of 4.5 metres, which may be located in the front yard provided it is a minimum distance of 10 metres from the front lot line.

Dwelling, Quattroplex shall mean a detached building containing four dwelling units arranged in a group so that 2 main interior walls of each dwelling unit are attached to a main interior wall of the two abutting dwelling units.

549 The lands designated C2 - SECTION 549 on Sheet 30 of Schedule A to this by-law:

549.1 shall only be used for the purposes permitted in an C2 zone by section 31.2.1., but the following uses shall not be included:

- (1) an amusement arcade
- (2) a temporary open air market
- (3) a place of commercial recreation

549.2 shall be subject to the following requirements and restrictions:

- (1) the maximum building height shall be 2 storeys.
- (2) all garabage and refuse containers shall be located within the building.
- (3) all garabage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- (4) an adult entertainment parlour shall not be permitted.
- (5) no outside storage or display of goods shall be permitted.
- (6) the total gross leaseable commercial floor area shall not exceed 3,900 square metres.
- (7) the gross leaseable commercial floor area for a supermarket shall not exceed 2415 square metres.

549.3 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 549.2.

550 The lands designated I1 - SECTION 550 on Sheet 30 of Schedule A to this by-law:

550.1 shall only be used for the purposes permitted by section 550.1(1), or the purposes permitted by section 550.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;

- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIC - SECTION 542 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

550.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIC - SECTION 542 zone, the requirements and restrictions as set out in a RIC - SECTION 542 zone.

550.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 550.2.

551 The lands designated I1 - SECTION 551 on Sheet 30 of Schedule A to this by-law:

551.1 shall only be used for the purposes permitted by section 551.1(1), or the purposes permitted by section 551.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RIB - SECTION 541 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

551.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIB - SECTION 541 zone, the requirements and restrictions as set out in a RIB - SECTION 541 zone.

551.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 551.2.

552 The lands designated I1 - SECTION 552 on Sheet 30 of Schedule A to this by-law:

552.1 shall only be used for the purposes permitted by section 552.1(1), or the purposes permitted by section 552.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a RID - SECTION 543 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

552.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RID - SECTION 543 zone, the requirements and restrictions as set out in a RID - SECTION 543 zone.

552.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 552.2.

553 The lands designated I1 - SECTION 553 on Sheet 30 of Schedule A to this by-law:

553.1 shall only be used for the purposes permitted by section 553.1(1), or the purposes permitted by section 553.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R2A - SECTION 545 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

553.2 shall be subject to the following requirements and restrictions:

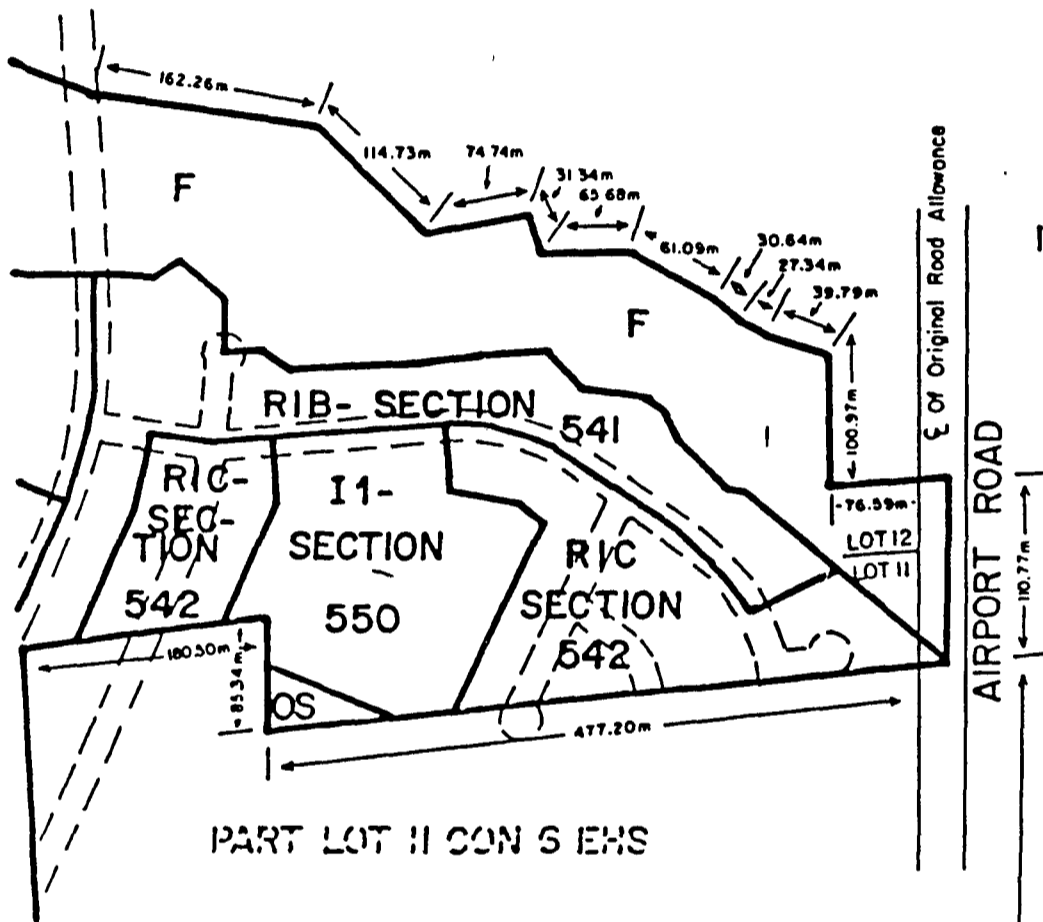
- (1) for those uses permitted in a R2A - SECTION 545 zone, the requirements and restrictions as set out in a R2A - SECTION 545 zone.

553.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 553.2."

27/90/icl/dr



PART LOT 12 CON 6 EHS

CONTINUED ON SCHEDULE A PART 1

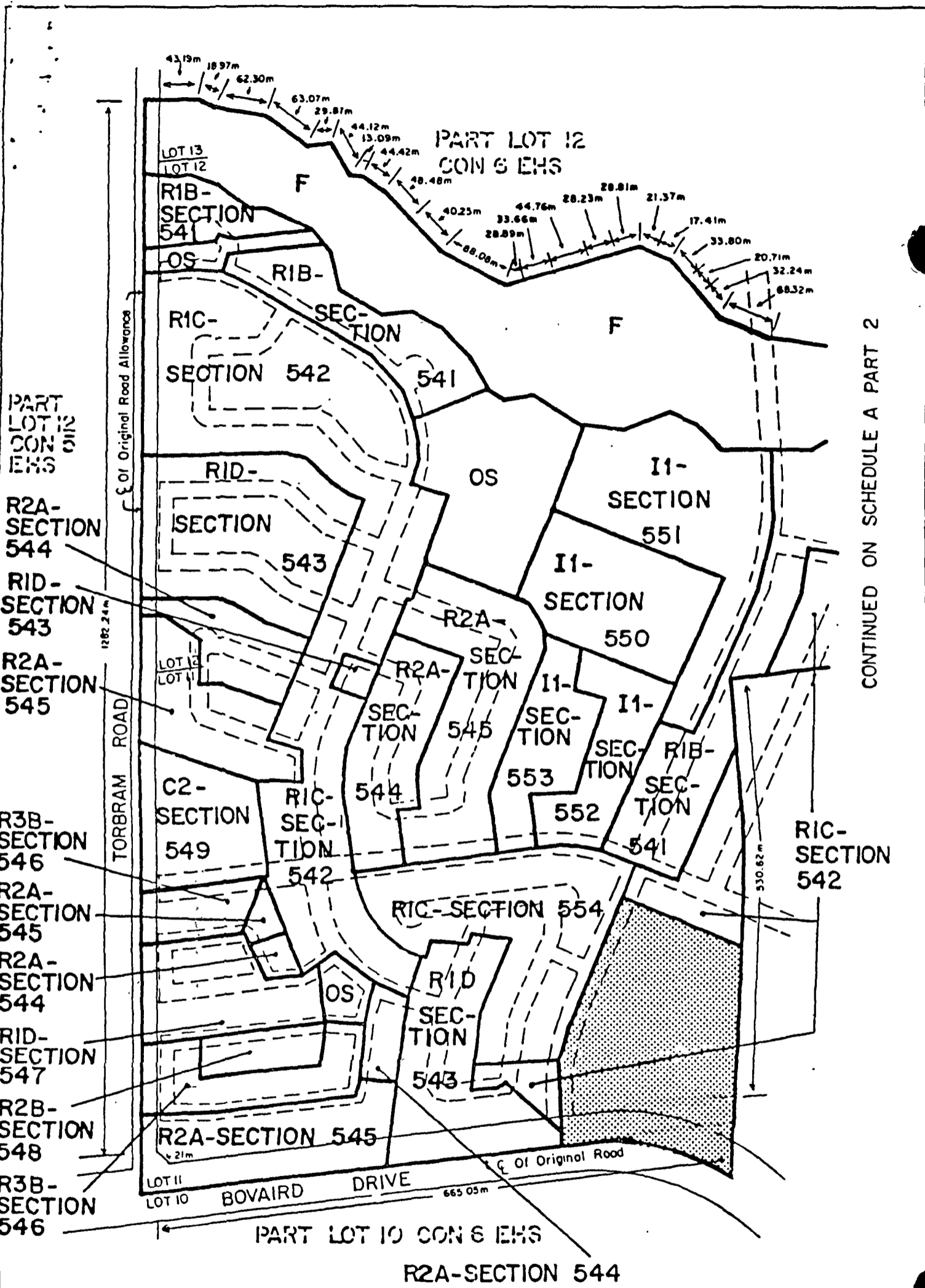


PART LOT 12 CON 7 EHS

PART LOT 11 CON 6 EHS

-  ZONE BOUNDARY
-  LANDS NOT INCLUDED IN THIS BY-LAW





CONTINUED ON SCHEDULE A PART 2

- ZONE BOUNDARY
- LANDS NOT INCLUDED IN THIS BY-LAW

**PART OF LOTS 11, 12 & 13
CON 6 EHS (CHING.)**



CITY OF BRAMPTON
Planning and Development