



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 301-81

To amend By-law 861 for part of Lot 5, Concession 5, E.H.S. (Block A, Plan 818 and Block H, Plan 812).

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designations of the lands shown outlined on Schedule A attached to this by-law from RESIDENTIAL MULTIPLE THIRD DENSITY (HOLDING) (RM3(H)) and COMMERCIAL ONE (HOLDING) (C1(H)) to RESIDENTIAL MULTIPLE RMA-SECTION 274 (RMA-SECTION 274).
2. Schedule A of this by-law is hereby attached to Schedule A of By-law 861 and forms part of By-law 861.
3. By-law 861 is amended by adding the following sections:

"274.1 The lands designated RMA-SECTION 274 on Schedule A:

274.1.1 shall only be used for

- (a) single family detached dwellings,
- (b) semi-detached dwellings, or
- (c) purposes and buildings accessory to the other permitted purposes.

274.1.2 shall, in respect of single family detached dwellings, be subject to the following requirements and restrictions:

- (a) Minimum width for interior lots 9.15 metres
- (b) Minimum width for exterior lots 11.85 metres
- (c) Minimum lot area for interior lots 274.5 square metres

- (d) Minimum lot area for exterior lots 355.5 square metres
- (e) Minimum side yard width:
 - (1) A side yard other than a side yard flanking a street or public walkway may be reduced to zero metres.
 - (2) The minimum distance between detached buildings shall not be less than 1.8 metres
 - (3) In no event shall the total width of side yards on any lot be less than 1.8 metres.

274.1.3 shall, in respect of semi-detached dwellings, be subject to the following requirements and restrictions:

- (a) Minimum width for interior lots 18.3 metres
- (b) Minimum width for exterior lots 21 metres
- (c) Minimum lot area for interior lots 549 square metres
- (d) Minimum lot area for exterior lots 630 square metres
- (e) Minimum side yard width 1.5 metres

274.1.4 shall, in respect of single family detached and semi-detached dwellings, be subject to the following additional requirements and restrictions:

- (a) Minimum lot depth 30 metres
- (b) Minimum front yard depth 4 metres, provided that a minimum distance of 6 metres is provided between the front wall of a garage and the front lot line.

- (d) Minimum side yard width flanking a street 3 metres
- (e) Minimum side yard width flanking a public walkway 1.2 metres, plus 0.6 metres for each additional storey above the first storey
- (f) Maximum building height 8 metres
- (g) Driveway location No driveway on a corner lot shall be located closer than 3 metres to the intersection of street lines as projected
- (h) Minimum parking spaces per dwelling unit. 2, one of which must be located in a garage
- (i) Minimum front yard landscaped open space 40% of the front yard area
- (j) No windows below grade and no steps to a door from the established grade shall be located in a side yard less than 3 metres in width;
- (k) Accessory buildings
 - (1) shall not be used for human habitation
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof
 - (4) shall not be constructed in a front yard, a flankage side yard or within the minimum depth required for a side yard
 - (5) shall not be less than 0.6 metres from any lot line, and

(6) shall not have a gross floor area in excess of 15 square metres unless it is a detached garage, in which case the maximum permitted gross floor area is 24 square metres

(1) Swimming pools (1) the minimum distance of any in ground or above-ground swimming pool from a lot line or easement shall be 1.2 metres.

(2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the in-ground or above-ground swimming pool

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

(m) Landscaped buffer space a landscaped buffer space of not less than 5 metres in width abutting Clark Boulevard shall be provided on each lot.

274.1.5 shall also be subject to the requirements and restrictions relating to the RMA zone which are not in conflict with those set out in section 274.

274.2 For the purposes of this section,

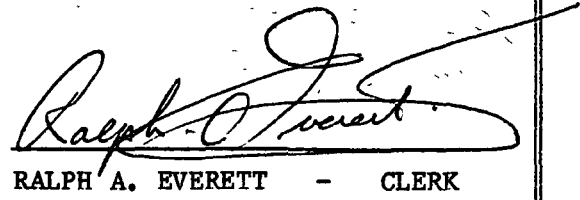
Landscaped Buffer Space shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

Dwelling, semi-detached shall mean a building which is divided vertically by a common main wall into 2 separate dwelling units, with at least 50% of the above grade area of one side wall of each dwelling unit attached, or joined to the other."

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

this 14th day of December, 1981.

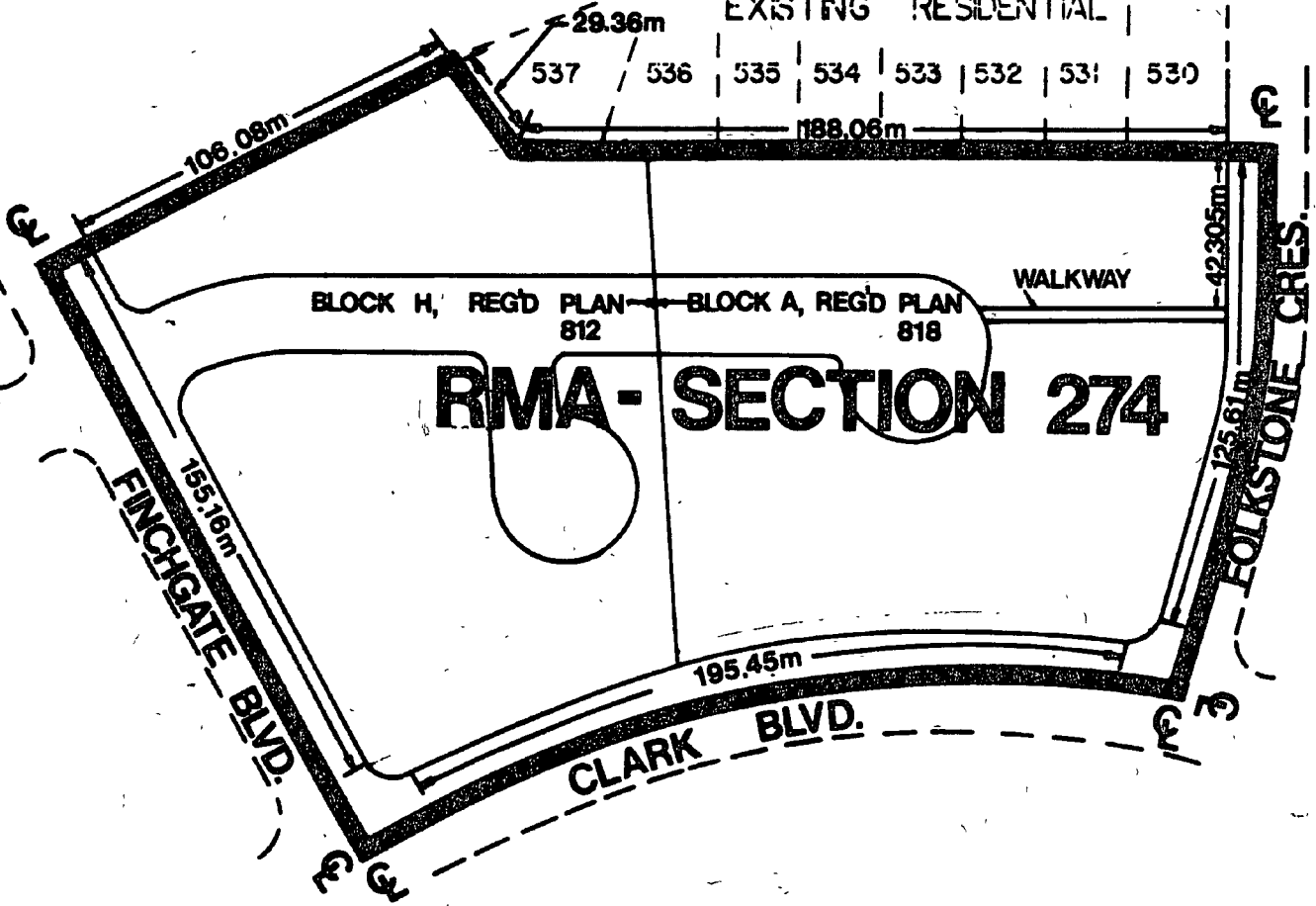

JAMES E. ARCHDEKIN - MAYOR


RALPH A. EVERETT - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 23/11/81

REGISTERED PLAN NO. 811
EXISTING RESIDENTIAL



— ZONE BOUNDARY

PART LOT 5, CONCESSION 5 E.H.S.
BY-LAW 861, SCHEDULE A



CITY OF BRAMPTON
Planning and Development

Date: 81. 10 23 Drawn by: J. K.
File no. C5E5.8 Map no. 64-9G

By-law 301-81 Schedule A

1:2040



BY-LAW

No. 301-81

To amend By-law 861 for part of
Lot 5, Concession 5, E.H.S. (Block
A, Plan 818 and Block H, Plan 812)
(BRAMALEA LIMITED)

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 301-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 14th day of December, 1981 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on January 27th, 1982 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

DATED at the City of Brampton this 29th day of January, 1982.



R. A. EVERETT
CITY CLERK

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the Municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.