



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 322-79

A by-law to amend By-law 861, as amended and further as amended by By-law 28-79, to regulate the use of land on part of Lots 9 and 10, Concession 5, East of Hurontario Street, in the former Township of Chinguacousy now in the City of Brampton

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

1. By-law 861, as amended and further as amended by By-law 28-79, is hereby further amended:

(a) by deleting Section 206.1 and substituting therefor the following:

"206.1 The lands designated RMIN-SECTION 206 on Schedule A hereto attached:

206.1.1 shall only be used for

- (a) street townhouse dwelling units,
- (b) semi-detached dwelling units,
- (c) single family detached dwelling units,
- and
- (d) any other use permitted within an RM zone;

206.1.2 shall, in respect of street townhouse dwelling units and semi-detached dwelling units, be subject to the following requirements and restrictions:

- (a) Minimum Lot Area 185 square metres for each dwelling unit. The area of a landscaped buffer space in a rear yard shall not be considered in determining the minimum lot area.
- (b) Minimum Lot Width 6.1 metres for each dwelling unit.
- (c) Minimum Outdoor Living Area 45 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.

- (d) Minimum Side Yard for End Unit 1.2 metres plus 0.6 metres for each additional storey above the first storey.
- (e) Direct Access Through Dwelling Unit Each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
- (f) Maximum Height of Building 10.5 metres

206.1.3 shall, in respect of single family detached dwelling units, be subject to the following requirements and restrictions:

- (a) Minimum Lot Area 270 square metres for each dwelling unit. The area of a landscaped buffer space in a rear yard shall not be considered in determining the minimum lot area.
- (b) Minimum Lot Width 9 metres
- (c) Minimum Outdoor Living Area 55 square metres for each dwelling unit. That portion of the roof of the garage which has a noise level low enough to be considered as and is designed to be utilized as an outdoor living area may be considered as part of this requirement.
- (d) Minimum Side Yard
  - (1) A side yard other than a side yard flanking a road allowance 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 the side yards on any lot be less than 2.1 metres.
- (e) Minimum Side Yard Flanking a Public Walkway 1.2 metres plus 0.6 metres for each additional storey above the first storey.
- (f) Maximum Building Height 10.5 metres

206.1.4 shall, in respect of street townhouse dwelling units, semi-detached dwelling units and single family detached units, be subject to the following additional requirements and restrictions:

- (a) Minimum Lot Depth 30 metres
- (b) Minimum Front Yard 6 metres
- (c) Minimum Rear Yard 7.6 metres
- (d) Minimum Side Yard Flanking a Street 3 metres
- (e) Landscaped Buffer Space in Rear Yard
  - (1) If the outdoor living area is to be provided in the rear yard and a noise attenuation barrier is placed in the vicinity of the rear lot line, a landscaped buffer space need not be provided;
  - (2) If the outdoor living area is provided in the front yard and a noise attenuation barrier is placed in the vicinity of the rear lot line in order to be consistent with a streetscape of noise attenuation barriers on an adjacent lot where the outdoor living area is provided in the rear yard, a landscaped buffer space need not be provided; and
  - (3) If the outdoor living area is provided in the front yard and a chain link fence is provided on the rear lot line, a strip of land not less than 3 metres in width abutting the rear lot line shall be used for no purpose other than landscaped buffer space.
- (f) Corner Lot Measurements Where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
- (g) Driveway Location No driveway on a corner lot shall be closer than 3 metres to the intersection of street lines as projected.

- (h) Minimum Floor Area of Dwelling Units 100 square metres
- (i) Minimum Number of Parking Spaces per Dwelling Unit 2, one of which must be located in a garage
- (j) Fencing, other than a Noise Attenuation Barrier
  - (1) Maximum height of 1.9 metres except as indicated in (2) below;
  - (2) Along the rear lot line and along the side lot lines a distance of 6 metres from the rear lot line, a chain link fence to a maximum height of 1.3 metres shall be the only fencing permitted unless a noise attenuation barrier approved by the City is provided adjacent to the rear lot line, in which case, any type of fencing may be provided along the side lot lines a distance of 6 metres from the rear lot line to a maximum height not exceeding the height of the approved noise attenuation barrier; and
  - (3) In the front yard within 2 metres of the front lot line, a fence constructed of bricks shall be the only fencing permitted.
- (k) Accessory Buildings
  - Shall be permitted only in the rear or side yards in compliance with the following:
    - (a) maximum floor area: 5 square metres; and
    - (b) maximum height: 2.1 metres
- (1) Swimming Pools
  - (1) The minimum distance of any inground and/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 inground and/or above-ground swimming pool; and
  - (3) If an above-ground swimming pool is located in the front yard it must be totally screened from view from the

street, and such screening must comply with section 206.1.4 (j).

206.1.5 shall, in respect of any other use permitted within an RM zone, be subject to the requirements and restrictions of the RM zone."

(b) by adding to Section 206.2 the following:

"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 attached, or joined to the other."

(c) by deleting Section 207.1 and substituting therefor the following:

"207.1 The lands designated RMIC-SECTION 207 on Schedule A hereto attached:

207.1.1 shall only be used for

- (a) street townhouse dwelling units,
- (b) semi-detached dwelling units,
- (c) single family detached dwelling units, and
- (d) any other purpose permitted within an RM zone.

207.1.2 shall, in respect of street townhouse dwelling units and semi-detached dwelling units, be subject to the following requirements and restrictions:

- (a) Minimum Lot Area            185 square metres for each dwelling unit. The area of a landscaped buffer space in a rear yard shall not be considered in determining the minimum lot area.
- (b) Minimum Lot Width            6.1 metres for each dwelling unit.
- (c) Minimum Side Yard for End Unit            1.2 metres plus 0.6 metres for each additional storey above the first storey.
- (d) Direct Access Through Dwelling Unit            Each street townhouse dwelling unit must have a direct access at grade from the front yard to the rear yard without passing through any habitable room.
- (e) Maximum Height of Building            10.5 metres

207.1.3 shall, in respect of single family detached dwelling units, be subject to the following requirements and restrictions:

- (a) Minimum Lot Area 270 square metres for each dwelling unit. The area of a landscaped buffer space in a rear yard shall not be considered in determining the minimum lot area.
- (b) Minimum Lot Width 9 metres
- (c) Minimum Side Yard
  - (1) A side yard other than a side yard flanking a road allowance or public walkway may be reduced to zero metres;
  - (2) The minimum distance between detached buildings shall not be less than 1.8 metres; and
  - (3) In no event shall the total width of side yards on any lot be less than 2.1 metres.
- (d) Minimum Side Yard Flanking a Public Walkway 1.2 metres plus 0.6 metres for each additional storey above the first storey.
- (e) Maximum Building Height 10.5 metres

207.1.4 shall, in respect of street townhouse dwelling units, semi-detached dwelling units and single family detached units, be subject to the following additional requirements and restrictions:

- (a) Minimum Lot Depth 30 metres
- (b) Minimum Front Yard 6 metres
- (c) Minimum Rear Yard 7.6 metres
- (d) Minimum Side Yard Flanking a Street 3 metres
- (e) Corner Lot Measurements Where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.

- (f) Driveway Location No driveway on a corner lot shall be located closer than 3 metres to the intersection of street lines as projected.
- (g) Minimum Floor Area of Dwelling Units 100 square metres
- (h) Minimum Parking Spaces per Dwelling Unit 2, one of which must be located in a garage
- (i) Accessory Buildings Shall be permitted only in the rear or side yards in compliance with the following:
- (a) maximum floor area: 5 square metres
  - (b) maximum height: 2.1 metres
- (j) Swimming Pools
- (1) The minimum distance of any inground and/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 inground and/or above-ground swimming pool; and
  - (3) Inground and/or above ground swimming pools shall only be permitted in the rear or side yards.

207.1.5 shall, in respect of any other purpose permitted within an RM zone, be subject to the requirements and restrictions relating to the RM zone."

(d) by adding to Section 207.2 the following:

"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 attached, or joined to the other."

2. This by-law shall not come into force without the approval of the Ontario Municipal Board.



R 794392

Ontario Municipal Board

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

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of  
its Restricted Area By-law 322-79

B E F O R E :

E.A. SEABORN  
Member

- and -

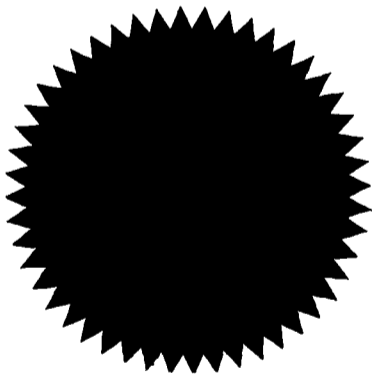
M.D. HENDERSON  
Member

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Friday, the 4th day  
of January, 1980

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 322-79 is  
hereby approved.



SECRETARY

ENTERED	
O. B. No...	R 79-8
Folio No...	195
JAN 14 1980	
SECRETARY - ONTARIO MUNICIPAL BOARD	



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

this 12th day of November, 1979

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

1979 NOV 12 PM 4:30  
CITY OF CHICAGO  
CLERK OF THE BOARD OF COMMISSIONERS  
R. A. EVERETT  
111 N. LA SALLE ST.  
CHICAGO, ILL. 60602

PASSED November 12, 19 79

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# BY-LAW

No. 322-79

To amend By-law 861, as amended and further as amended by By-law 28-79, to regulate the use of land on part of Lots 9 and 10, Concession 5, East of Hurontario Street, in the former Township of Chinguacousy now in the City of Brampton.