

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NO. 20-75

To amend By-law No. 861 as amended by By-law 877 as amended, to re-zone lands from "A" and "A1" to uses in accordance with a draft plan of subdivision known as the Villages of Heart Lake.

THE MUNICIPAL COUNCIL OF THE CORPORATION of the City of Brampton ENACTS as follows:

- (1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsection 2 and 3, zone classification known as Residential R4S.
- (2) For the purposes of this By-law: "Lot Width" means horizontal perpendicular distance between parallel lot lines; where side lot lines are not parallel, the width shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot line when projected to the edge of the road pavement in respect of any lot or divided portion of any lot be less than 13 feet.
- (3) No person shall, within a Residential R4S Zone, erect or use any building or structure or use any land, in whole or in part, for any purpose other than in accordance with the provisions of an R5 zone except that in addition thereto the following regulations shall apply:

REGULATIONS:

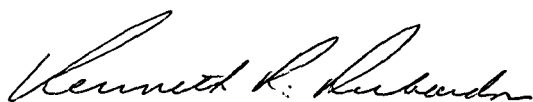
Minimum lot area	11,800 square feet
Minimum lot width	100 feet
Minimum front yard	35 feet
Minimum side yard	A side yard other than a sideyard abutting a flanking road allowance may be reduced to between zero feet (0') and one foot (1') provided that (i) the adjoining side yard of the lot adjoining such reduced side yard shall be a minimum of eight feet (8') (ii) That part of the wall of the building which is between zero feet (0') and one foot (1') side yard shall contain no openings, except for windows to bathrooms on the first or second storey.

Minimum side yard flanking road allowance	10 feet
Minimum corner lot vision angle	No part of any building on a corner lot shall be located closer than 15 feet from the intersection of the street lines as projected.
Minimum rear yard	25 feet
Minimum distance between dwellings	The minimum distance between the main wall of dwellings on adjacent lots shall be not less than 8 feet between two one storey dwellings, not less than 10 feet between a one storey dwelling and a dwelling of 2 storeys or less and not less than 12 feet in all other cases, provided that for the purpose of this paragraph a one storey attached garage shall be deemed to be a one storey dwelling in respect to the minimum distance required between dwellings.
Minimum floor area of dwelling unit	1600 square feet for a 1 storey building 1800 square feet for a 1½ storey or split level building 2000 square feet for a building having 2 or more storeys
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	4, two of which must be located in an attached garage
Maximum coverage of all buildings excluding open swimming pools, partially covered or completely covered permanent swimming pools shall be included in calculating the lot coverage	35%
Accessory buildings in compliance with the following regulations:	
Maximum floor area	55 square feet
Maximum height	7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.	
Swimming pools in compliance with the following regulations:	

- (i) Minimum distance of any inground and/or above ground swimming pool from lot line or easement - 4 feet
 - (ii) Maximum coverage not to exceed 50% of the area of the yard containing the inground and/or above ground swimming pool
 - (iii) Such inground and/or above ground swimming pool permitted only in the rear yard or side yard
- (4) Where corner roundings or day lighting triangles exist, frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
- (5) Schedule "A" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 861 as amended by By-law 877 as amended, from the designation "A" and/or "A1" to the zone designation shown for the lands on Schedule "A" attached hereto.
- (6) Schedule "B" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "A1" in said By-law 861 as amended by By-law 877 as amended.
- (7) Schedule "A" attached hereto forms part of this By-law
- (8) This By-law shall come into force or effect unless and until approved by the Ontario Municipal Board.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council
this 27th day of January , 1975.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

15th SIDE ROAD

ROAD ALLOWANCE BETWEEN LOTS 15 & 16

R4S

ROAD ALLOWANCE BETWEEN
CONCESSION 1 & 2 EHS

LINE BETWEEN LOTS 14 & 15

SCHEDULE "A" TO
BY-LAW

SCHEDULE 'A'
VILLAGES OF HEART LAKE
BY-LAW No.

PART OF LOT 15, CON. 2 EHS.
CITY OF BRAMPTON

0 200 400

