



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 22-81

To Amend By-law 861, to regulate the use of part of Lots 7 and 8, Concession 3, E.H.S., 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. 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 designation of the lands shown on Schedule A attached to this By-law from RESIDENTIAL MULTIPLE SPECIAL (RMS) to RESIDENTIAL MULTIPLE-SECTION 299 (RMA-SECTION 299).
2. Schedule A of this By-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.
3. By-law 861 is hereby amended by adding thereto the following section:
  - "299.1 The lands designated RMA-SECTION 299 on Schedule A attached hereto:
    - 299.1.1 shall only be used for
      - (1) single family detached dwellings,
      - (2) semi-detached dwellings, and
      - (3) uses and buildings accessory to the other permitted purposes.
    - 299.1.2 shall, in respect of single family detached dwellings, be subject to the following requirements and restrictions:
      - (1) minimum lot width: 10.6 metres
      - (2) minimum lot area: 357.6 square metres
      - (3) minimum side yard width:
        - (a) a side yard other than a side yard flanking a street may be reduced to zero,

- (b) the minimum distance between detached buildings shall not be less than 1.8 metres, and
  - (c) in no event shall the total width of side yards on any lot be less than 1.8 metres.
- (4) where the space between the walls of two buildings is less than 1.2 metres in width, no window below grade or door shall be permitted in any wall facing that space.
- (5) minimum front yard depth: 6 metres
- (6) minimum rear yard depth: 7.62 metres
- (7) minimum width of side yard flanking a public walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey
- (8) maximum building height: 7.62 metres
- (9) minimum parking spaces per dwelling unit: 2 (two), one of which must be located in a garage
- (10) minimum front yard landscaped open space: 50% of the front yard area
- (11) accessory buildings:
- (a) shall not be used for human habitation
  - (b) shall not be less than 0.6 metres from any lot line
  - (c) shall not exceed 4.5 metres in height, in the case of a peaked roof
  - (d) shall not exceed 3.5 metres in height, in the case of a flat roof

- (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard
- (f) shall not exceed a gross floor area of 15 square metres, unless it is a detached garage, in which case the maximum gross floor area is 23 square metres.

(8) swimming pools:

- (a) shall not be located in the front yard
- (b) the maximum coverage by the pool is not to exceed 50%.

299.1.3 shall, in respect of semi-detached buildings, be subject to the requirements and restrictions relating to semi-detached dwellings in an RMS zone;


299.1.4 shall also be subject to the requirements and restrictions relating to the RMS Zone which are not in conflict with the ones set out in Section 299.1.

299.2 For the purposes of Section 299,

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

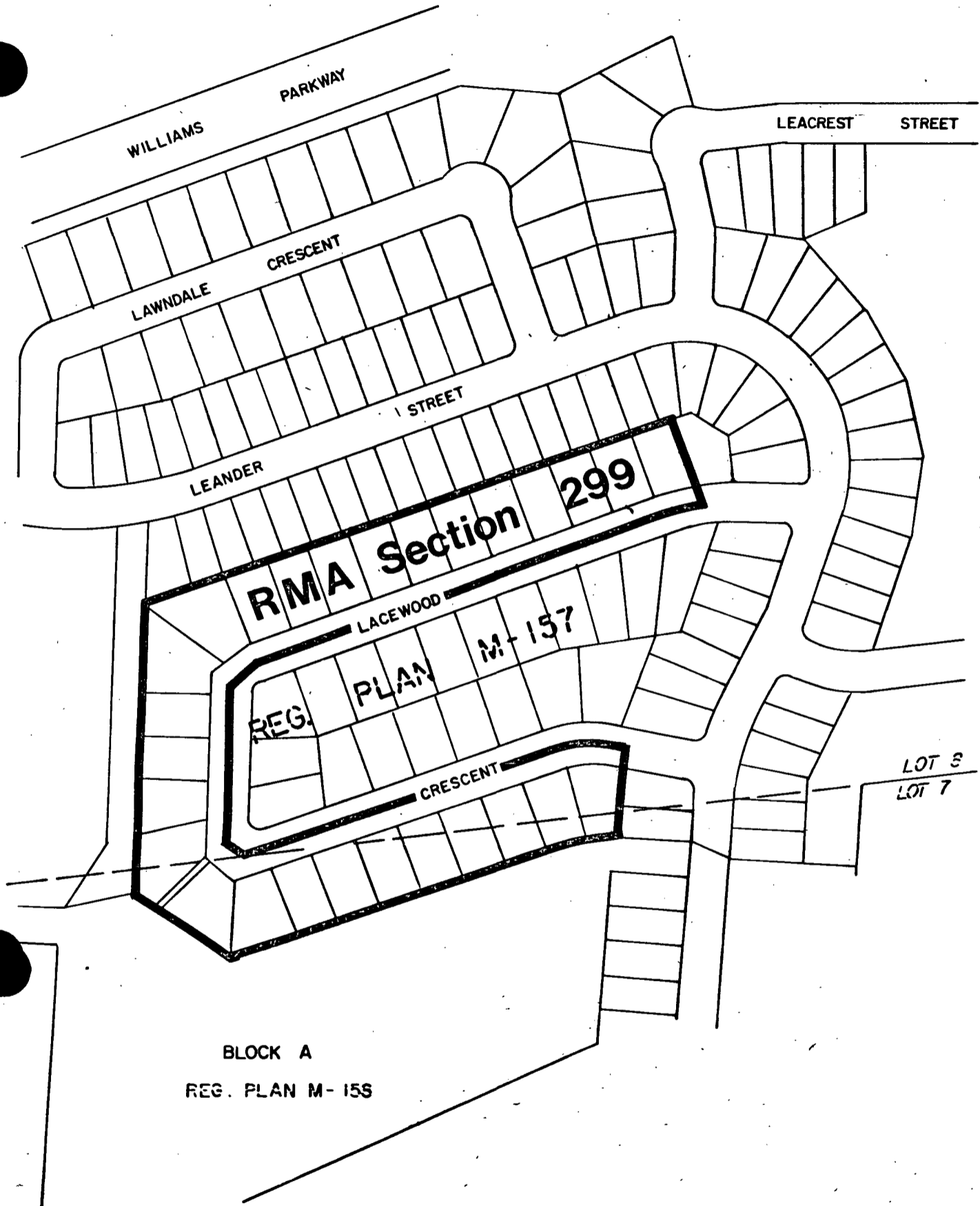
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 26th day of January, 1980

  
JAMES E. ARCHDEKIN - MAYOR

  
RALPH A. EVERETT - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
GRAM/01  
  
DATE 20/1/80



**ZONE BOUNDARY** 

*Part of Lots 7 & 8 Concession 3 E.H.S.  
 Lots 30 to 56; Reg. Plan M-157  
 BY-LAW No.861 SCHEDULE A  
 By-law 22-81 Schedule A*



1:300

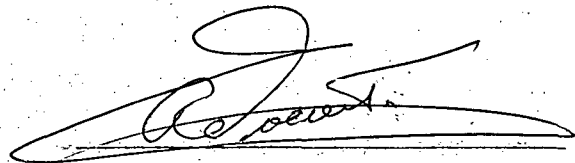
**CITY OF BRAMPTON**  
 Planning and Development

Date: 80 10 31 Drawn by: R.S.  
 File no. C3E6-1 Map no. 45-11C

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 22-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 26th day of January, 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 February 27th, 1981 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 11th day of March, 1981.



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.

PASSED January 26th, 1981

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