

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 86-75

A By-law to authorize the execution of an agreement between Consolidated Building Corporation Limited and Heart Lake Developments Limited, The Regional Municipality of Peel, Bramalea Consolidated Developments Limited and Agrob Investments Limited, and The Corporation of the City of Brampton.

*agreement  
registered  
Nov 20/75  
Inst # 59259*

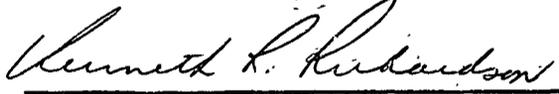
WHEREAS it is deemed expedient to enter into and execute an agreement with Consolidated Building Corporation Limited and Heart Lake Developments Limited, The Regional Municipality of Peel, Bramalea Consolidated Developments Limited and Agrob Investments Limited, and The Corporation of the City of Brampton;

NOW therefore the Council of the Corporation of the City of Brampton ENACTS as follows:

- 1) That the Corporation of the City of Brampton enter into and execute an agreement attached hereto as Schedule "A", with Consolidated Building Corporation Limited and Heart Lake Developments Limited, The Regional Municipality of Peel, Bramalea Consolidated Developments Limited and Agrob Investments Limited, and The Corporation of the City of Brampton.
- 2) That the Mayor and Clerk are hereby authorized to affix their signatures to the agreement attached hereto as Schedule "A".

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 12th day of May, 1975.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

APPLICATION TO REGISTER NOTICE OF AGREEMENT

SECTION 78

TO THE LAND REGISTRAR AT BRAMPTON

THE CORPORATION OF THE CITY OF BRAMPTON, being interested  
in the lands entered in the register for the City of

Brampton as Parcel(s) *PLAN - 1 SECTION M-99  
TO M-113  
INCLUSIVE.*

of which CONSOLIDATED BUILDING CORPORATION LIMITED and  
HEART LAKE DEVELOPMENTS LIMITED are the registered owners,  
hereby applies to have entered on the register for the  
said Parcel(s) Notice of an Agreement dated the 12th day  
of May 1975 made between CONSOLIDATED BUILDING CORPORATION  
LIMITED and HEART LAKE DEVELOPMENTS LIMITED, THE CORPORATION  
OF THE CITY OF BRAMPTON et al.

The evidence in support of this Application  
consists of:

1. The original agreement or an executed copy  
thereof.

DATED at Brampton this                      day of                      1975.

THE CORPORATION OF THE CITY OF BRAMPTON  
by its Solicitor

Judith E. Hendy

1975.

THIS AGREEMENT made this 12th day of May,

BL 86-75

B E T W E E N:

CONSOLIDATED BUILDING CORPORATION LIMITED,  
and HEART LAKE DEVELOPMENTS LIMITED, both  
being companies incorporated under the  
laws of the Province of Ontario, carrying  
on business under the firm name and style  
of HEART LAKE

(hereinafter called the "Owner")

OF THE FIRST PART:

A N D:

THE CORPORATION OF THE CITY OF BRAMPTON

(hereinafter called the "City")

OF THE SECOND PART:

A N D:

THE REGIONAL MUNICIPALITY OF PEEL,

(hereinafter called the "Regional Municipality")

OF THE THIRD PART:

A N D:

BRAMALEA CONSOLIDATED DEVELOPMENTS LIMITED  
and AGROB INVESTMENTS LIMITED, both companies  
incorporated under the laws of the Province  
of Ontario,

(hereinafter called the "Mortgagee")

OF THE FOURTH PART:

WHEREAS the Owner and the Mortgagee entered into  
an Agreement made the 15th day of October, 1973 with The Corporation  
of the Township of Chinguacousy, (hereinafter referred to as the  
"Subdivision Agreement"), respecting certain lands in a  
proposed plan of subdivision entitled "The Villages of Heart Lake"  
as more particularly described in Schedule "A" and "A1" attached  
to the Subdivision Agreement (hereinafter referred to as the  
"lands");

AND WHEREAS the Regional Municipality of Peel Act,  
1973 (Ontario) incorporated and established the Regional Municipality  
and annexed a portion of the Township of Chinguacousy to the City,  
including the lands;

AND WHEREAS pursuant to the Regional Municipality of Peel Act, 1973, the Regional Municipality stands in the place and stead of the Township of Chinguacousy in respect of water and sanitary sewage works and certain other matters referred to in the said Act, and the City remains responsible for all other services referred to in the Subdivision Agreement;

AND WHEREAS the parties have agreed to enter into this agreement for the purpose of amending the Subdivision Agreement as hereinafter set forth;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) now paid by the parties, one to the other (receipt of which is hereby acknowledged), and of the mutual covenants and agreements hereinafter contained, the parties hereto do covenant and agree each with the other as follows:

1.           (a)       The Owner and the Regional Municipality agree that the specifications respecting the Works, dated the 15th day of October, 1973 and entitled "Specifications for Villages of Heart Lake" referred to in the Subdivision Agreement, are hereby amended in accordance with the provisions contained in Schedule "A" annexed hereto, in respect of sanitary sewage and water works.  
  
              (b)       The Owner and the City agree that the specifications respecting the Works, dated the 15th day of October, 1973 and entitled "Specifications for Villages of Heart Lake" referred to in the Subdivision Agreement, are hereby amended in accordance with the provisions contained in Schedule "B" annexed hereto.

2. The development levies payable pursuant to subparagraphs 24 (a) to (e) inclusive of the Subdivision Agreement by the Owner to the City shall be reduced by the amount of the water component and the sewer component of such development levies and shall be amended as follows:

(a) With respect to a single family or semi-detached building, the development levy shall be reduced by the sum of TWO HUNDRED DOLLARS (\$200.00) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of EIGHT HUNDRED AND THIRTY-SIX DOLLARS (\$836.00); and

(b) With respect to a multiple residential building exceeding 6 storeys in height in which more than one-half of the total number of dwelling units are bachelor or one bedroom apartments, the development levy shall be reduced by the sum of ONE HUNDRED AND TWENTY DOLLARS (\$120.00) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of THREE HUNDRED AND EIGHTY DOLLARS (\$380.00); and

(c) With respect to a multiple residential building exceeding 6 storeys in height where fewer than one-half of the total number of dwelling units are bachelor or one bedroom apartments, the development levy shall be reduced by the sum of ONE HUNDRED AND TWENTY DOLLARS (\$120.00) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of FOUR HUNDRED AND SEVENTY-FIVE DOLLARS (\$475.00); and

(d) With respect to a multiple residential building exceeding 3 storeys in height but not exceeding 6 storeys in height, the development levy shall be reduced by the sum of ONE HUNDRED AND TWENTY DOLLARS (\$120.00) for each unit described therein, so that the

development levy for each such dwelling unit shall be the sum of SEVEN HUNDRED AND SIXTY-TWO DOLLARS (\$762.00) and

(e) With respect to a multiple residential building not exceeding 3 storeys in height, the development levy shall be reduced by the sum of TWO HUNDRED DOLLARS (\$200.00) for each unit described therein, ~~so that the development levy for each such dwelling unit shall be reduced by the sum of TWO HUNDRED DOLLARS (\$200.00) for each unit described therein,~~ so that the development levy for each such dwelling unit shall be the sum of EIGHT HUNDRED AND THIRTY-SIX DOLLARS (\$836.00);

which levies shall be increased or decreased in direct relationship to the composite component of the Southam Construction Index (Ontario Series) with the base being January 1st, 1973.

(f) Applications for building permits made after the 15th day of January in each year, shall be subject to adjustment in accordance with the last available index.

3.

(a) The Owner shall pay to the Regional Municipality levies determined as follows:

(i) The sum of THREE HUNDRED AND NINETY DOLLARS (\$390.00) per dwelling unit of single family, semi-detached, townhouse and low-rise multiple type residential development; and

(ii) The sum of TWO HUNDRED AND TWENTY-FIVE DOLLARS (\$225.00) per dwelling unit in apartment-type residential development;

(b) (i) The levies provided for in subparagraph (a) above respecting any dwelling unit shall be payable at the time of the issuance of a building permit with respect to each such dwelling unit;

(ii) . The City agrees to collect on behalf of the Regional Municipality such levies, and to remit such levies to the Regional Municipality by the eighth day of the month following collection thereof, and the Regional Municipality agrees that no other payment shall be required in respect to the regional services except as specified in paragraphs 3(d) 3(f) and 11 of this agreement

(c) The levies referred to in sub-paragraph (a) above, shall be adjusted twice yearly in direct relationship to the composite component of the Southam Construction Index (Ontario Series) with such adjustment based on the last available index reflecting construction costs as of January 30th and July 30th of each year with the base being established as at January 1st, 1974.

(d) In addition to the foregoing, the Owner shall pay directly to the Regional Municipality the sewer and water component of the levies payable pursuant to sub-paragraphs 24(a) to (c) inclusive of the Subdivision Agreement in five equal annual instalments for the total number of units to be built as provided for by the zoning by-laws attached hereto as Schedules "C1" to "C9" as follows:

(i) the sum of ONE HUNDRED DOLLARS (\$100.00) per dwelling unit for the sewer component and ONE HUNDRED DOLLARS (\$100.00) per dwelling unit for the water component of single family, semi-detached, townhouse and low-rise multiple type residential development; and

(ii) the sum of SIXTY DOLLARS (\$60.00) per dwelling unit for the sewer component and SIXTY DOLLARS (\$60.00) per dwelling unit for the water component in apartment type residential development;

(iii) the levies provided in this sub-paragraph (d) shall be adjusted at the time of payment in direct relationship to the composite component of the Southam Building Index (Ontario Series) with the base date being January 31st, 1973;

(e) In the event that the City and the Regional Municipality, subsequent to the signing of this agreement, but prior to registration of the Plan of Subdivision, agree upon a format of levy calculation which is based upon not more than ONE HUNDRED AND FIFTY DOLLARS (\$150.00) per capita for all Regional purposes, then the levies set forth in sub-paragraphs 3(a), (b) which exclude the sewer and water portion of the levy, shall, at the option of the Owner, be amended to reflect the application of the new format including provisions for indexing as set forth in sub-paragraph 3(c) hereof.

(f) The parties hereto hereby agree and confirm that the levies payable by the Owner to the Regional Municipality pursuant to the terms of the Subdivision Agreement and pursuant to this agreement, shall not be increased other than as provided in clause 3 herein during the currency of the Subdivision Agreement as hereby amended within one (1) year from the date of execution of this agreement. In the event that any portion of the Plan of Subdivision is not registered within such one (1) year period, the levies other than for sewer and water services as provided for in clause 3(d) payable with respect to the dwelling units comprised within any such portion of the Plan of Subdivision not so registered within such one (1) year period, shall be calculated and applied in accordance with the Regional levy policy in effect at the time of any such subsequent registration or registrations.

(g) The City shall not be responsible for the collection of any increased levies on behalf of the Regional Municipality until the City has received notification in writing that there has been a change of Regional policy applicable to this agreement.

4.

(a) The parties hereby agree that the lands will be subdivided by the registration of a series of plans all of which have been previously draft approved by the City and other bodies as one plan (hereinafter referred to individually and/or collectively as the "plan of subdivision").

(b) The City and the Regional Municipality hereby confirm and approve the conditions and amendments to such conditions applying to the approval for registration of the Plan of Subdivision as imposed by the Ministry of Housing for the Province of Ontario, to the date of this agreement.

(c) The Owner shall not make application for building permits for residential dwelling units in excess of the following:

- (i) 750 units by December 31st, 1975;
- plus (ii) 1,100 units by December 31st, 1976;
- plus (iii) 1,800 units by December 31st, 1977;
- plus (iv) 600 units by December 31st, 1978.

This provision shall be cumulative, so that if building permits are obtained for less than the number of units set forth in this sub-paragraph in any one year, then such number of units shall be added to the total of permits to be provided for the immediately following year and so forth. It is understood and agreed that building permits in addition to the above may be applied for and granted in any year with the approval of Council for the City.

(d) The parties hereby acknowledge and agree that the units referred to in sub-paragraph 4 (c) (i), (ii) and (iii) shall be deemed to be part of the 15,000 units referred to in an agreement made the 17th day of February, 1975, between Her Majesty The Queen in the Right of Ontario as represented by the Minister of Housing (the "Ministry") and the City respecting the HOME and OHAP Programs of the Ministry.

(e) In the event that subsequent to March 31st, 1977 there are no further grants beyond the 15,000 available to the City under the OHAP or HOME Programs by the Ministry, or any similar or related governmental program, and in the event that the entire 15,000 units referred to in sub-paragraph (d) above shall have been released for registration prior to March 31st, 1976, then the Owner acknowledges that in addition to the levies provided for in this agreement, the Owner may be subject to payment of an additional levy to the City up to a maximum of:

- (i) With respect to Block Town Houses or Apartment Buildings the sum of Six Hundred Dollars (\$600.00) for each unit contained therein;
- (ii) With respect to Street Town Houses, the sum of Five Hundred and Twenty-Five Dollars (\$525.00) for each unit contained therein;
- (iii) With respect to a single family, semi-detached building, or all other buildings, the sum of Four Hundred and Fifty Dollars (\$450.00) for each unit contained therein,

for each of the 600 units referred to in sub-paragraph 4 (c) (iv), subject to the provisions of sub-paragraph (f) below.

(f) (i) In the event that less than 14,400 units of the 15,000 units referred to in sub-paragraph (d) above shall have been released for registration by March 31st, 1976, then the potential additional levy referred to in sub-paragraph (e) above shall not apply to the units referred to in sub-paragraph 4(c) (iv).

(ii) In the event that greater than 14,400 units of the 15,000 units referred to in sub-paragraph (d) above, and less than 15,000 units shall have been released for registration by March 31st, 1976, then the number of units to which the potential additional levy referred to in sub-paragraph (e) above shall apply shall be reduced by the number which shall be equal to the difference between the 15,000 units and the actual number of units released for registration prior to March 31st, 1976.

(iii) By way of example of the provisions of this sub-paragraph (f), in the event that 14,600 units have been released for registration by March 31st, 1976, then the potential additional levy referred to in sub-paragraph (e) above shall apply only to 200 of the units referred to in sub-paragraph 4 (c) (iv) above, and shall not apply to the remaining 400 units.

(g) In the event of the additional release for registration beyond the first release to any one developer as provided for in the Urban Development Program of the City dated October 11th, 1974, then in such case there shall be deemed to be the automatic release from the potential additional levy referred to in sub-paragraph (e) above of the units referred to in sub-paragraph 4(c) (iv).

(h) The Owner hereby acknowledges and agrees that building permits will not be issued for those lots which are within six hundred and sixty feet (660') of the Trans Canada Pipeline until arrangements are made to the satisfaction of the City for replacing the pipe to National Energy Board Standards.

(i) Notwithstanding any other provision of this paragraph 4, the City and the Region agree that the Owner shall have the right to construct four percent (4%) of the units in each phase without the prior completion of services, which units shall be utilized for the sole purpose of construction and maintenance of model homes and the Owner agrees that model homes, once constructed, shall not be occupied until all necessary services relating thereto shall be completed.

5. (a) The phasing of development shall be amended to the following sequence of stages, the references being to the stages as shown on Schedule "A" to the Subdivision Agreement:

- (a) 1A
- (b) 1B
- (c) 3
- (d) 4
- (e) 6
- (f) 5
- (g) 2
- (h) 1C

(b) The Industrial portion of the lands to be developed by the Subdivision Agreement may be staged at any time during the currency of this agreement.

6. The Regional Municipality having approved the zoning by-laws and/or amendments to zoning by-laws and their amendments as attached hereto as Schedules "C1" to "C9" inclusive,

agrees to forward to the Ontario Municipal Board

all such approvals as may be required in order to implement registration and development of the Plan of Subdivision contemplated in the Subdivision Agreement as amended.

7. (a) The Regional Municipality hereby covenants and agrees at its expense to design and construct the sanitary trunk sewer and water trunk services and to undertake the requisite surveying and acquisition of easements in respect thereto, as more particularly described and shown on Schedule "D" annexed hereto (hereinafter called the "sanitary trunk sewer and water trunk services").

(b) The Regional Municipality shall cause the sanitary trunk sewer and water trunk services to be completed in accordance with the Owner's timing of development of the lands, but shall not be responsible to the Owner for damages for failing to do so.

(c) The Owner shall be entitled to a credit in the amount of SEVEN THOUSAND THREE HUNDRED DOLLARS (\$7,300.00) on account of the surveying costs incurred by the Owner in connection with the easement referred to in sub-paragraph (a) above, and a credit in the amount of TWENTY-TWO THOUSAND THREE HUNDRED & THIRTY DOLLARS (\$22,330.00) in connection with the engineering costs relating to the designing of the trunk services which credits shall be repaid to the Owner out of the initial funds collected by means of the regional levies as herein provided.

8. The Owner agrees to provide two sets of linens with respect to the Plan of Subdivision to the Engineering Department, one for the City and one for the Regional Municipality.

9. The Owner agrees to install as a noise abatement features for the benefit of the dwellings to be erected on the lands immediately backing on Highway No. 10, the following:

- (a) A ten foot (10') high berm in the rear yard;
- (b) A solid wood six foot (6') high fence on the berm;
- (c) Double glazing on all windows;
- (d) Rear wall of units shall be not less than 100 feet from the edge of the existing pavement;

10. The Owner hereby further agrees to carry out, or cause to be carried out, those provisions set out on Schedules "E" and "F" annexed hereto, as may be amended from time to time by direction of the Ministry of Housing for the Province of Ontario.

11. (a) The Owner hereby covenants and agrees to pay to the credit of the Regional Municipality that portion of the Engineering Fee as set out in paragraph 4 of the Subdivision Agreement, which is three per cent (3%) of the cost of Works to be completed by the Owner within the jurisdiction of the Regional Municipality;

(b) The City and the Regional Municipality hereby confirm the allocation of the Engineering Fee as set out in sub-paragraph 11(a) above, and hereby confirm that no additional Engineering Fees shall be required by the Owner;

(c) Schedule "B" to the Subdivision Agreement, which is the estimated cost of Works, shall be amended at the time tender documents are completed by the Consulting Engineers representing the Owner as agreed upon by the Consulting Engineers representing the Regional Municipality and the City in relation to their respective responsibilities.

12. (a) It is contemplated that the Regional Municipality will enter into an agreement with Her Majesty the Queen in the Right of Ontario as represented by the Minister of Housing of the Province of Ontario (the "Minister"), wherein the Minister, pursuant to the Ontario Housing Action Program agrees to fund certain monies in advance on terms agreeable to the Regional Municipality for purposes of the construction of the facilities shown

on Schedule "D" annexed hereto. The implementation of the provisions of this agreement shall be subject to and shall commence upon the aforesaid agreement being entered into between the Regional Municipality and the Minister, or upon the Owner and the Regional Municipality entering into a supplementary agreement wherein the Owner agrees to provide monies to the Regional Municipality for the purposes of the construction of the facilities shown on Schedule "D" annexed hereto, upon terms satisfactory to the Regional Municipality.

(b) The Owner agrees to deliver to the Regional Municipality, after awarding of the tender security in a form satisfactory to the Commissioner of Finance of the Regional Municipality in order to secure the Owner's obligation to pay the sanitary sewer and water component of the development levies payable to the Regional Municipality as herein provided, and based on the number of units as provided by the zoning by-laws attached hereto as Schedules "C1" to "C9". Such security shall assure the payment of such sanitary sewer and water components of the development levies payable to the Regional Municipality, in five equal annual instalments, the first of such instalments to be payable one (1) year following the registration of the Plan of Subdivision, and annually thereafter.

13. The parties hereby agree that no building permits shall be applied for, nor shall the City be required to grant any permit until such time as one or more agreements have been entered into between the Minister of Housing and the Owner relating to the application of the OHAP Program to the lands described in Schedule "A" and "A1" to the Subdivision Agreement, and construction and marketing of residential units under that Program.

14. The Regional Municipality covenants and agrees that upon execution of the Agreement referred to in paragraph 12 above, and subject to the terms thereof, it shall employ the advances provided by the Minister from time to time, in an expeditious manner for the purpose of installation of the sanitary trunk sewer and water trunk services.

15. The Regional Municipality covenants and agrees to immediately undertake the acquisition of all easements required on the lands for the purposes of construction of the services described in Schedule "D" annexed hereto. Provided that in the event the Regional Municipality requires funds for the purposes of such acquisition, then the Owner shall advance such funds to the Regional Municipality as are required from time to time, which funds shall be reimbursed and refunded to the Owner in such amounts and at such time as the Regional Municipality receives monies from the Province of Ontario or otherwise which is to be applied on account of such acquisitions.

16. The provisions of the Subdivision Agreement respecting security for performance by the Owner of its obligations, and maintenance thereof shall, where applicable, and to the extent possible, be allocated between the City and the Regional Municipality in proportion to the respective jurisdictions of the City and the Regional Municipality with respect to the Works.

17. The parties hereto hereby confirm and ratify all of the terms, provisions and schedules in the Subdivision Agreement, except insofar as it or they are hereby amended.

18. The Mortgagee agrees that in the event of its obtaining or transferring the Equity of Redemption in the lands, the title thereto shall be subject to the terms hereof in the same manner as if it had executed this Agreement as Owner.

IN WITNESS WHEREOF the Owner and the City and the Regional Municipality and the Mortgagee have hereunto affixed their respective corporate seals under the hands of their respective proper officers duly authorized in that behalf on the day and year first above written.

CONSOLIDATED BUILDING CORPORATION LIMITED

PER:

*James [Signature]*

HEART LAKE DEVELOPMENTS COMPANY LIMITED

PER:

*Wm. [Signature] Greenbloom*

THE CORPORATION OF THE CITY OF BRAMPTON

PER:

*James E. Richardson* Mayor  
*Kenneth R. Richardson* Clerk

THE REGIONAL MUNICIPALITY OF PEEL

PER:

*R. H. [Signature] Parson*  
*Richard H. Parson*

BRAMALEA CONSOLIDATED DEVELOPMENTS LIMITED

Per:

*James [Signature] Field*

AGROB INVESTMENTS LIMITED

Per:

*[Signature]*  
*[Signature]* DIRECTOR

AUTHORIZATION BY-LAW  
NUMBER 90-75  
PASSED BY THE REGIONAL  
COUNCIL ON THE 12th  
DAY OF *June* 1975

APPROVED  
FOR EXECUTION

*[Signature]*

SCHEDULE "A"

Amended engineering specifications for  
residential areas of the Villages of Heart  
Lake for the Regional Municipality of Peel

1. Sanitary Sewers

- (a) Minimum pipe size - 8" diameter.  
The pipe size must be proven in design.
- (b) Minimum manhole size - 48".
- (c) Maximum manhole spacing - 500 ft.
- (d) The City of Brampton will be responsible for  
the actual location of the sanitary sewers in  
the road allowance.
- (e) Minimum Service Connection Size - 4" for single  
and 5" for double.
- (f) Drops in Manholes - permissible up to 3 ft. without  
a drop connection.
- (g) Concrete cradles will be required at the pipe  
entering and leaving the manholes.
- (h) Weeping tiles will not be permitted to be connected  
to the sanitary sewer.

2. Water Mains

- (a) Material for pipes - 6"-12" in diameter. It is  
recommended that ductile class 2 be used and  
that no bedding will be required.
- (b) Minimum cover - 5'6" - required to the top of pipe.
- (c) 2" copper water mains to be allowed on cul-de-sacs.
- (d) Hydrant spacing - 500' in residential areas.
- (e) Valve chambers will be required for valves 12" and  
over. However, if valves are located beneath  
pavement or sidewalk, then valve chambers will be  
required.
- (f) 1" double service connections will be allowed.
- (g) Copper Service Connection material will be required.
- (h) Stainless steel rods will be required for the curb stops.

SCHEDULE "R"

Amended Engineering Specifications of Storm Drainage for the Village of Heart Lake for the Corporation of the City of Brampton.

- A. Heart Lake shall elect from one or more of the following (4) minimum standards for the design and construction of the storm drainage system for any part or parts or the whole of the plan.

Minimum Standard No. 1

10-year Mississauga standard plus adequate provision for continuous overland drainage for roads.

OR

Minimum Standard No. 2

25-year return storm design where continuous overland road drainage is not possible or special circumstances for certain type of development exists such as shopping centres or high density development.

OR

Minimum Standard No. 3

Under special conditions where the only outlet available for the storm sewer system (such as a watercourse channel or existing pipe outlet) does not have adequate depth to serve system and provide a gravity flow for weeping tiles.

A 2-year storm design is acceptable with sump pumps mandatory and connections provided to each lot plus adequate provision for continuous overland drainage for roads.

OR

Minimum Standard No. 4

Where a separate collection system is installed for weeping tiles a 2-year storm design plus adequate provision for overland drainage of roads.

- B. In all cases it is mandatory that the storm sewers be at least deep enough on the street so that any lot can be adequately serviced and can be drained to a sewer, if necessary, at any time. Special circumstances, such as ravine lots, may be exempt. In all cases, the sewer will be extended to the ~~needs~~ of the streets within the Plan. *ENDS*

- C. All other conditions and specifications of the Agreement shall remain in full force and effect.

BY-LAW NO. 317-73

To amend By-law No. 861, as amended by By-law No. 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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861, as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5B, Residential R5C, Residential Multiple RMA, Residential Multiple RMIC, Residential Multiple RMJD, Multiple Residential Attached RMIAA, Commercial C2A and Commercial C5A.
- 2) For the purposes of this By-law:
  - (a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units linked above the first storey and each dwelling unit having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
  - (b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (c) "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 lines 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 R5B 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	5300 square feet
Minimum lot width	50 feet
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line
Minimum side yard	A side yard other than a side yard abutting a flanking road allowance may be reduced to between zero (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 dwelling
Minimum floor area of dwelling unit	1200 square feet for a 1 storey dwelling 1300 square feet for a 1½ storey or split level dwelling 1400 square feet for a dwelling having 2 or more storeys
Maximum height of dwelling above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or a carport
Maximum coverage of all dwellings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating the lot coverage	40%

Accessory buildings in compliance with the following regulations:

Maximum floor area            55 sq. 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) No person shall, within a Residential R5C zone, erect 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            4000 sq. feet  
Minimum lot width           40 feet  
Minimum front yard        10 feet but in no event shall the centre of the front wall of any building be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line  
Minimum side yard        A side yard other than a side yard abutting a flanking road allowance shall be reduced to between zero (0') feet 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 (3'),  
(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 line as projected

Minimum rear yard

10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 ft. from the rear lot line.

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 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

For a lot having an area of 5,000 square feet or more

1100 square feet for a 1 storey building

1200 square feet for a 1 1/2 storey or split level building

1300 square feet for a building having 2 or more storeys

For a lot having an area of 4500 square feet or more but less than 5000 square feet

1050 square feet for a 1 storey building

1150 square feet for a 1 1/2 storey or split level building

1250 square feet for a building having 2 or more storeys

For a lot having an area less than 4500 square feet

1000 square feet for a 1 storey building

1100 square feet for a 1 1/2 storey or split level building

1150 square feet for a building having 2 or more storeys

Maximum height of building above basement

35 feet

Minimum parking spaces per dwelling unit

2, one of which must be located in a garage or carport

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage.

45%

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.

5. No person shall, within a Residential Multiple RMA 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 RM Zone except that in addition thereto the following provisions shall apply

<u>Permitted Use</u>	A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole or in part above or below grade.
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REGULATIONS

Minimum lot area	6,000 square feet for each lot not less than 2900 square feet each dwelling unit
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Minimum lot width	60 feet
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Minimum front yard	10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line
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Minimum Side Yard	4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.
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Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the pavement which has been increased in width for a parking area the adjacent minimum flanking side shall be 4 feet plus 2 feet for each additional storey above the first
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REGULATIONS:

Minimum lot area	3,000 square feet per dwelling unit
Minimum lot width	30 feet per dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line
Minimum side yard of end unit	4 feet plus 2 feet for each additional storey
Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 ft. for each additional storey above the first.
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	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building 1,050 square feet for a 1 1/2 storey or a split level building 1,100 square feet for a 2 storey building 1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage.	50%

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.

7. No person shall, within a Residential Multiple RMIC 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use

Street Town House Dwelling

REGULATIONS:

Minimum lot area	2,000 square feet for each dwelling unit
Minimum lot width	20 feet for each dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line
Minimum side yard for end units	4 feet plus 2 feet for each additional storey above the first storey
Minimum side yard flanking road allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
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	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building
	1,050 square feet for a 1 1/2 storey or a split level building
	1,100 square feet for a 2 storey building
	1,350 square feet for a 3 storey building

Maximum height of building above basement 35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pool shall be included in calculating lot coverage. 60%

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.

8. No person shall, within a Multiple Residential Attached RMLAA 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 provision of the RML(A) Zone except that in addition thereto the following shall apply to an RMLAA Zone:

Parking 1.75 parking spaces shall be provided for each dwelling unit plus one (1) parking space for four (4) dwelling units, or fraction thereof, for visitors. The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be provided exclusively for visitor parking.

9. No person shall, within a Commercial C2A 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 a C2 Zone except that in addition thereto the following provisions shall apply:

Permitted Use Automobile Service Station

REGULATIONS

Minimum lot frontage	150 feet
Minimum lot depth	150 feet
Minimum front yard	80 feet
Minimum side yard	40 feet
Minimum rear yard	40 feet

On a corner lot the set back shall be not less than 80 feet from each street line.

Location of Pumps

Minimum distance of pump from the street line of street upon which the lot fronts shall be 15 feet.

Minimum distance of pump from daylight corner - 10 feet. The daylight corner referred to in this section shall be provided by measuring a distance of 50 feet in both directions from the intersection of the street lines and drawing a line between said points.

Ramps

Minimum distance between ingress and egress ramps	- 20 feet
Minimum distance between ramps on any street	- 20 feet
Minimum width of ramps	- 35 feet
Minimum distance from the intersection of the street lines of a corner lot to any ramp on either street	- 30 feet
Minimum interior angle of ramps to street line	- 30 degrees
Maximum interior angle of ramps to a street line	- 90 degrees

10. No person shall, within a Commercial C5A 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 a C1 Zone except that in addition thereto the following provisions shall apply:

Permitted Use

- (a) Grocery Store, Variety Store, Convenience Store, Drug Store, Paint and Wallpaper Store, Hardware Store, Sporting Goods Store and Florist Shop.
- (b) Restaurants, Snack Bar, Bakery and Delicatessan.

- (c) Bowling Alleys, Billiard and Pool Rooms.
- (d) Banks and Financial Services.
- (e) Travel Agencies.
- (f) Dry Cleaners and Laundromats.
- (g) Beauty Parlours or Hairdressing Establishments and Barber Shops.
- (h) Offices for Business and Professional Services.

REGULATIONS:

Minimum lot or Block Frontage	140 feet
Minimum lot or Block Depth	130 feet
Minimum Front Yard	50 feet
Minimum Side Yard	20 feet
Minimum Side Yard adjacent to flanking road allowance	50 feet
Minimum Rear Yard	10 feet
Maximum coverage of buildings to the lot or block area	25%
Maximum building height	35 feet
Parking	A minimum of 5.5 parking spaces shall be provided for every 1,000 square feet of gross floor area.
Loading Spaces	Truck loading doors and abutting truck loading spaces shall be provided in areas other than those set apart for driveway or parking spaces, where the gross floor area exceed 7,000 square feet but is less than 25,000 square feet. One truck loading space shall be provided with one additional truck loading space for each additional 25,000 square feet.

11. Where corner roundings or daylighting 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.
12. The provisions of Section 14K of By-law 861, as amended by By-law 877, as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
13. 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.

14. 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.
15. Schedule "A" attached hereto forms part of this By-law.
16. This By-law shall come into force upon the date of passing hereof subject to the approval of The Ontario Municipal Board being obtained.

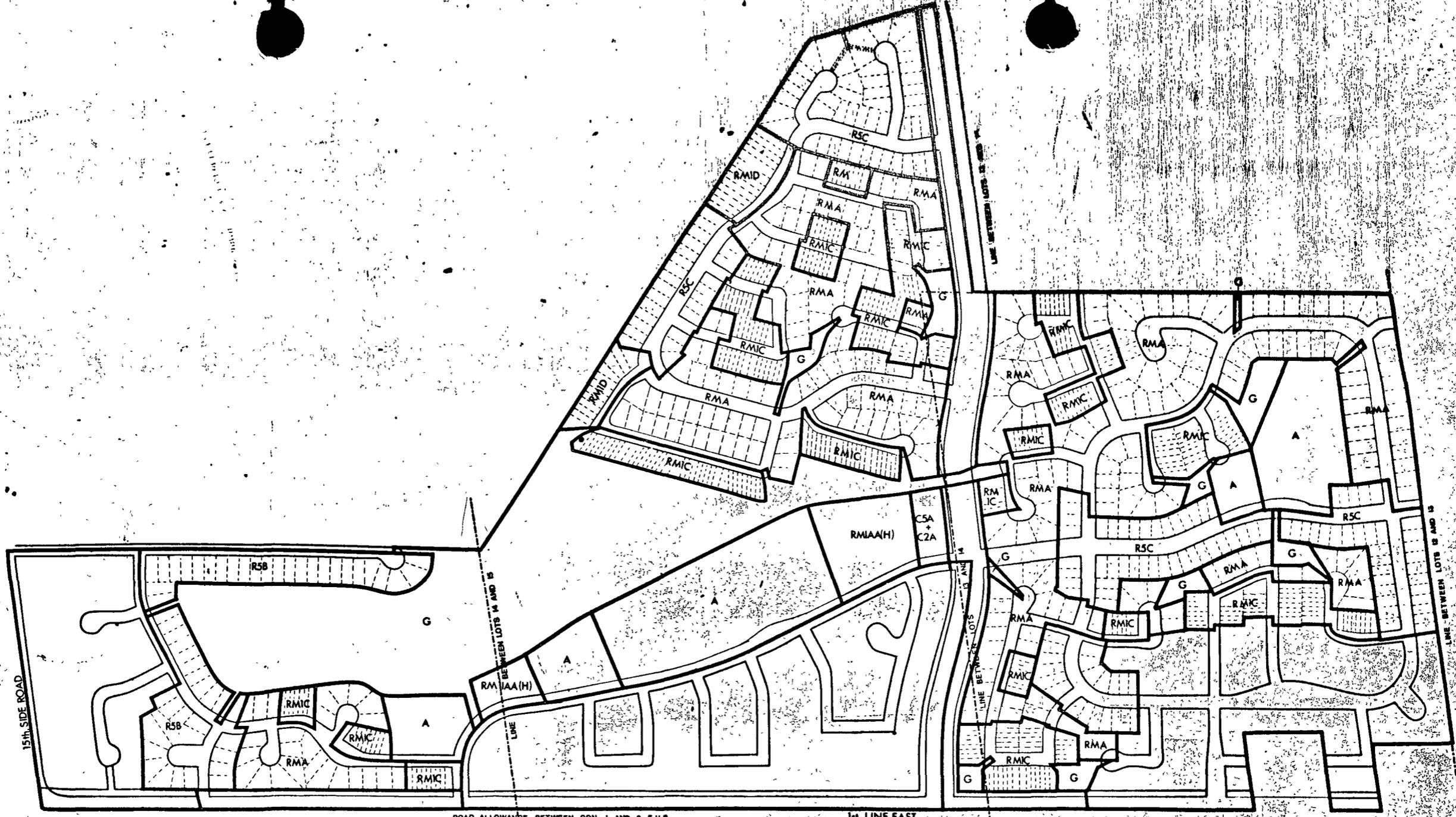
READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council  
this 6th day of December, 1973.

*Terrence P. Miller*

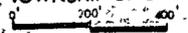
Terrence P. Miller, Acting Reeve

*Kenneth R. Richardson*

Kenneth R. Richardson, Clerk



**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY-LAW NO 317-73**  
 PART OF LOTS 13, 14, 15 CON. 2 E.H.S.  
 TOWNSHIP OF CHINGUACOUSY



BY-LAW NO. 318-73

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 sub-  
division known as the Villages of  
Heart Lake.

THE MUNICIPAL COUNCIL of the Corporation of the Township  
of Chinguacousy ENACTS as follows:

- 1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5B, Residential R5C, Residential Multiple RMA, Residential Multiple RMIC, Residential Multiple RMID, Multiple Residential Attached RMIAA.
- 2) For the purposes of this by-law:
  - (a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
  - (b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (c) "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 lines 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 R5B 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	5300 square feet
Minimum lot width	50 feet

Minimum front yard	15 feet provided that front of any garage or carport shall not be closer than 23 feet to the front lot line.
Minimum Side Yard	A side yard other than a side yard abutting a flanking road allowance may be reduced to between zero feet (0') and one foot (1') provided that: (1) 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	1200 square feet for a 1 storey building. 1300 square feet for a 1½ storey or split level building. 1400 square feet for a building having 2 or more storeys.
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or a carport
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	40%

Accessory building 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) No person shall, within a Residential R5C zone, erect 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	4000 sq. feet
Minimum lot width	40 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any building be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line.
Minimum Side Yard	A side yard other than a side yard abutting a flanking road allowance shall be reduced to between zero feet (0') and one foot (1') provided that: <ul style="list-style-type: none"> <li>(i) The adjoining side yard of the lot adjoining such reduced side yard shall be a minimum of eight feet (8'),</li> <li>(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.</li> </ul>
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

10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 feet from the rear lot line.

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

For a lot having an area of 5000  
square feet or more

1100 square feet for a 1 storey  
building

1200 square feet for 1½ storey or  
split level building

1300 square feet for a building  
having 2 or more storeys

For a lot having an area of 4500  
square feet or more but less than  
5000 square feet

1050 square feet for a 1 storey  
building

1150 square feet for a 1½ storey or  
split level building

1250 square feet for a building  
having 2 or more storeys

For a lot having an area of less  
than 4500 square feet

1000 square feet for a 1 storey  
building

1100 square feet for a 1½ storey  
or split level building

1150 square feet for a building  
having 2 or more storeys.

Maximum height of building above basement 35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport.

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage 45%

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 in-ground 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 in-ground and/or above ground swimming pool

(iii) Such in-ground and/or above ground swimming pool permitted only in the rear yard or side yard.

5) No person shall, within a Residential Multiple RMA 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use

A semi-detached dwelling, provided that each of the dwelling units may be attached in whole or in part above or below grade.

Regulations

Minimum lot area

6,000 square feet for each lot but not less than 2900 square feet for each dwelling unit.

Minimum lot width

60 feet

Minimum front yard

10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line.

Minimum side yard

4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.

Minimum side yard  
Flanking Road Allowance

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.

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 street lines as projected.

Minimum rear yard

10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.

Minimum floor area of dwelling unit

1,000 square feet for a 1 storey building  
1,100 square feet for a 1½ storey or split level or 2 storey building  
1,150 square feet for a 3 storey building

Maximum height of building above basement

35 feet

Minimum parking spaces per dwelling unit

2

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage

55%

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.

6) No person shall, within a Residential Multiple RMD 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use  
Regulations

Link House Dwelling

Minimum lot area

3,000 square feet per dwelling unit

Minimum lot width

30 feet per dwelling unit.

Minimum front yard

15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.

Minimum side yard of end unit

4 feet plus 2 feet for each additional storey above the first storey

Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
Minimum corner lot vision	No part of any building on a corner lot shall be located closer than 15 feet from the intersection of street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building 1,050 square feet for a 1½ storey or split level building 1,100 square feet for a 2 storey building 1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport.
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage.	50%

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.

7) No person shall, within a residential Multiple RMIC 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 RM Zone except that in addition thereto the following provisions shall apply:

<u>Permitted Use</u>	<u>Street Town House Dwelling</u>
<u>Regulations</u>	
Minimum lot area	2,000 square feet for each dwelling unit
Minimum lot width	20 feet for each dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.
Minimum side yard for end units	4 feet plus 2 feet for each additional storey above the first storey.
Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
Minimum corner lot vision angle	no part of any building on corner lot shall be located closer than 15 feet from the intersection of street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building. 1,050 square feet for a 1½ storey or split level building.

1,100 square feet for a  
2 storey building  
1,350 square feet for a  
3 storey building  
Maximum height of  
building above basement 35 feet  
Minimum parking spaces  
per dwelling unit 2, one of which must be  
located in a garage or  
carport.

Maximum coverage of all  
buildings excluding open  
swimming pools. Partially  
covered or completely  
covered permanent swimming  
pool shall be included in  
calculating lot coverage. 60%

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.

- 8) No person shall, within a Multiple Residential  
Attached RMIAA 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 the RMIAA Zone except that  
in addition thereto the following shall apply to  
an RMIAA:

Parking: 1.75 parking spaces shall be  
provided for each dwelling unit  
plus one (1) parking space for  
each four (4) dwelling units, or  
fraction thereof, for visitors.  
The location of visitor parking  
spaces shall be clearly indicated  
by a sign at the entrance to the  
parking area; and all visitor  
parking spaces shall be clearly  
identified and marked by lines  
and markings permanently painted

on the paved surface and shall be provided exclusively for visitors parking.

- 9) Where corner roundings or daylighting 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.
- 10) The provisions of Section 14K of By-law 861 as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
- 11) 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 shown for the lands on Schedule "A" attached hereto.
- 12) 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.
- 13) Schedule "A" attached hereto forms part of this By-law.
- 14) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND AND THIRD TIME and PASSED in Open Council this 6th day of December, 1973.

Original Signed by:

Terence P. Miller

Acting Reeve

Original Signed by:

Kenneth L. Richardson

Clerk

ROAD ALLOWANCE BETWEEN CON. 1 AND 2 E.H.S.

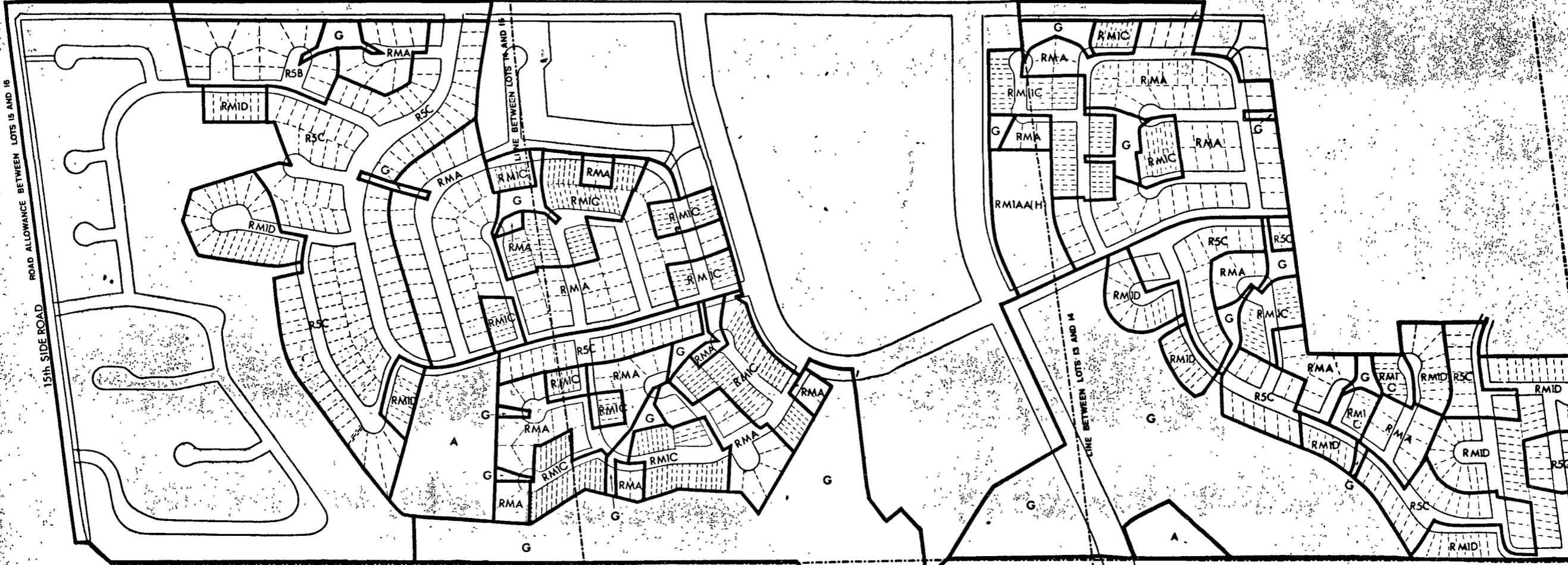
1st LINE EAST

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16  
15th SIDE ROAD

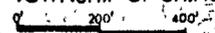
LINE BETWEEN LOTS 13 AND 15

LINE BETWEEN LOTS 13 AND 14

LINE BETWEEN E 1/2 AND W 1/2 LOT 15 CON 1 E.H.S.



**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY-LAW NO 318-73**  
 PART OF LOTS 13, 14, 15 CON. 1 E.H.S.  
 TOWNSHIP OF CHINGUACOUSY



BY-LAW NO. 319-73

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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861, as amended by By-law 877 as amended be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5C, Residential Multiple PMA, Residential Multiple RMIC, Residential Multiple RMID, Multiple Residential Attached RMIAA, Commercial C2A and Commercial C5A.
- 2) For the purposes of this by-law:
  - (a) "Dwellings, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units linked above the first storey and each dwelling unit having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
  - (b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (c) "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 lines 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 R5C zone, erect 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	4,000 square feet
Minimum lot width	40 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any building be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line
Minimum side yard	A sideyard other than a side yard abutting a flanking road allowance shall 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

10 feet - but in no event shall  
the centre of the rear wall of  
any building be closer than 25  
feet from the rear lot line.

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

For a lot having an area of  
5000 square feet or more

1100 square feet for a 1 storey  
building

1200 square feet for a 1 1/2  
storey or split level building

1300 square feet for a building  
having 2 or more storeys

For a lot having an area of  
4500 square feet or more but less  
than 5000 square feet

1050 square feet for a 1 storey  
building

1150 square feet for a 1 1/2  
storey or split level building

1250 square feet for a building  
having 2 or more storeys

For a lot having an area of less  
than 4500 square feet

1000 square feet for a 1 storey  
building

1100 square feet for a 1 1/2  
storey or split level building

1150 square feet for a building  
having 2 or more storeys

Maximum height of  
building above basement

35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport.

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage 45%

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) No person shall, within a Residential Multiple RMA 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use

A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole or in part above or below grade.

Regulations

Minimum lot area	6,000 square feet for each lot but less than 2900 square feet for each dwelling unit
Minimum lot width	60 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line
Minimum side yard	4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.
Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
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 street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall on any dwelling unit be closer than 25 feet from the rear lot line
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building 1,100 square feet for a 1 1/2 storey or split level or 2 storey building 1,150 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage	55%
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

5) No person shall, within a Residential Multiple PMID 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use

Link House Dwelling

Regulations

Minimum lot area	3,000 square feet per dwelling unit
Minimum lot width	30 feet per dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line
Minimum side yard of end unit	4 feet plus 2 feet for each additional storey above the first storey
Minimum side yard Flanking road allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first
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 street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line

Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building
	1,050 square feet for a 1 1/2 storey or a split level building
	1,100 square feet for a 2 storey building
	1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport.
Maximum coverage of all building excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage.	50%

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.

6) No person shall, within a Residential Multiple PMIC 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 PM Zone except that in addition thereto the following provisions shall apply:

<u>Permitted Use</u>	Street Town House Dwelling
<u>Regulations</u>	
Minimum lot area	2,000 square feet for each dwelling unit
Minimum lot width	20 feet for each dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.

Minimum side yard for end units	4 feet plus 2 feet for each additional storey above the first storey.
Minimum side yard flanking road allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
Minimum corner lot vision angle	No part of any building on corner lot shall be located closer than 15 feet from the intersection of the street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building 1,050 square feet for a 1 1/2 storey or a split level building 1,100 square feet for a 2 storey building 1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pool shall be included in calculating lot coverage	60%
Accessory building in compliance with the following regulations:	
Maximum floor area	55 square feet
Maximum height	7 feet
Such building 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	

7) No person shall, within a Multiple Residential Attached RMIAA 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 the RMI(A) Zone except for the following which shall apply to an RMIAA Zone:

Parking: 1.75 parking spaces shall be provided for each dwelling unit plus one (1) parking space for each four (4) dwelling units, or fraction thereof, for visitors. The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; and all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be provided exclusively for visitors parking.

8) No person shall, within a Commercial C2A 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 a C2 Zone except that in addition thereto the following provisions shall apply:

Permitted Use: Automobile Service Station

Regulations

Minimum lot frontage	150 feet
Minimum lot depth	150 feet
Minimum front yard	80 feet
Minimum side yard	40 feet
Minimum rear yard	40 feet

On a corner lot the set back shall be not less than 80 feet from each street line.

Location of Pumps

Minimum distance of pump from the street line of street upon which the lot fronts shall be 15 feet.

Minimum distance of pump from daylight corner - 10 feet. The daylight corner referred to in this section shall be provided by measuring a distance of 50 feet in both directions from the intersection of the street lines and drawing a line between said points.

Ramps

Minimum distance between ingress and egress ramps - 20 feet

Minimum distance between ramps on any street - 20 feet

Minimum width of ramps - 35 feet

Minimum distance from the intersection of the street lines of a corner lot to any ramp on either street - 30 feet.

Minimum interior angle of ramps to street line - 30 degrees.

Maximum interior angle of ramps to a street line - 90 degrees.

- 9) No person shall, within a Commercial C5A 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 a C1 Zone except that in addition thereto the following provisions shall apply:

Permitted Use:

- (a) Grocery Store, Variety Store, Convenience Store, Drug Store, Paint and Wallpaper Store, Hardware Store, Sporting Goods Store and Florist Shop.
- (b) Restaurants, Snack Bar, Bakery and Delicatessen
- (c) Bowling Alleys, Billiard and Pool rooms
- (d) Banks and Financial Services
- (e) Travel Agencies
- (f) Dry Cleaners and Laundromats
- (g) Beauty Parlours or Hairdressing Establishments and Barber Shops
- (h) Offices for Business and Professional Services

Regulations:

Minimum Lot or Block Frontage	140 feet
Minimum Lot or Block Depth	130 feet
Minimum Front Yard	50 feet
Minimum Side Yard	20 feet
Minimum Side Yard adjacent to flanking road allowance	50 feet
Minimum Rear Yard	10 feet
Maximum coverage of buildings to the lot or block area	25%
Maximum building height	35 feet
Parking	A minimum of 5.5 parking spaces shall be provided for every 1000 square feet of gross floor area.

Loading Spaces

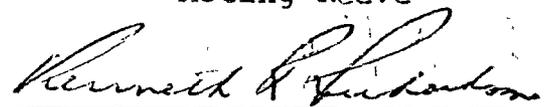
Truck loading doors and abutting truck loading spaces shall be provided in areas other than those set apart for driveway or parking spaces, where the gross floor area exceeds 7000 square feet but is less than 25000 square feet. One truck loading space shall be provided with one additional truck loading space for each additional 2500 square feet.

- 10) Where corner roundings or daylighting 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.
- 11) The provisions of Section 14K of By-law 861 as amended by By-law 877 as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
- 12) 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.
- 13) 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 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.
- 14) Schedule "A" attached hereto forms part of this By-law.
- 15) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND AND THIRD TIME and PASSED in Open Council this 6th day of December, 1973.



Acting Reeve



Clerk

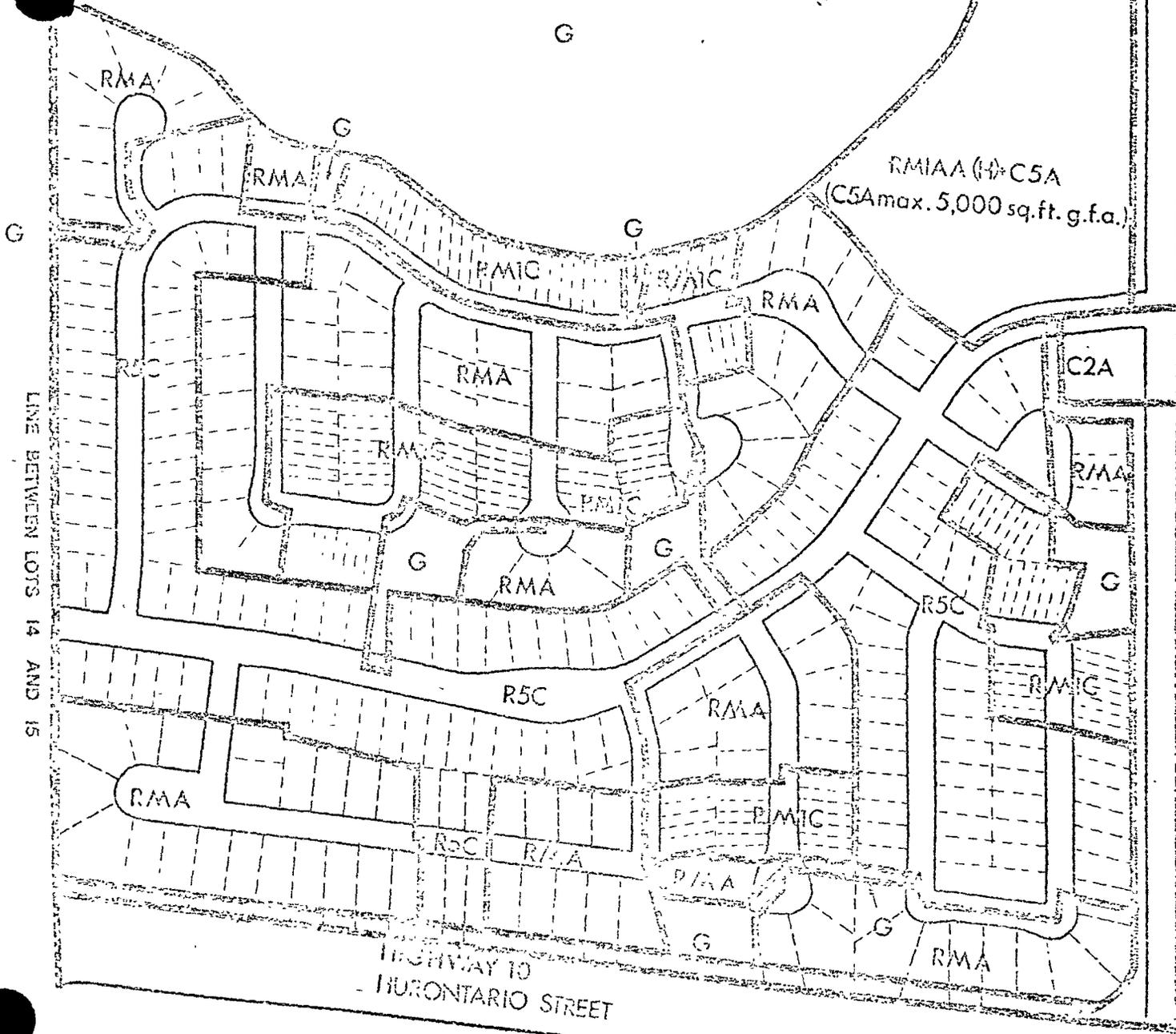
LINE BETWEEN E 1/2 AND W 1/2 LOT 15 CON. 1 EHS

LINE BETWEEN LOTS 13 AND 14

LINE BETWEEN LOTS 14 AND 15

HIGHWAY 10  
HURONTARIO STREET

RMIAA (C5A)  
(C5A max. 5,000 sq.ft. g.f.a.)



**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY-LAW NO 319-73**  
 PART OF LOT 14 CON. 1 E.H.S.  
 TOWNSHIP OF CHINGUACOUSY

Scale: 1" = 200'  
 1" = 400'

SCHEDULE C4

THE CORPORATION OF THE TOWNSHIP OF CHINGUACOUSY

BY-LAW NO. 320-73

To amend By-law No. 861 as amended by By-law No. 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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5C, Residential Multiple RMA, Residential Multiple RMIC.
- 2) For the purposes of this By-law:
  - (a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units linked above the first storey and each dwelling unit having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
  - (b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (c) "Lot Width" means horizontal perpendicular distance between parallel lot lines where side lot line 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 lines 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 R5C zone, erect 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 provisions shall apply:

REGULATIONS:

Minimum lot area	4000 square feet
Minimum lot width	40 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any building be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line.
Minimum Side Yard	A side yard other than a side yard abutting a flanking road allowance shall be reduced to between zero feet (0') and one foot (1') provided that: (i) the adjoining side yard shall be a minimum of eight feet (8') (ii) that part of the wall of the dwelling 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	10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 feet from the rear lot line.
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	<u>For a lot having an area of 5000 square feet or more</u> 1100 square feet for a 1 storey building 1200 square feet for a 1½ storey or split level building 1300 square feet for a building having 2 or more storeys <u>For a lot having an area of 4500 square feet or more but less than 5000 square feet</u> 1050 square feet for a 1½ storey or split level building 1250 square feet for a building having 2 or more storeys

For a lot having an area of less than 4500 square feet

100 square feet for a 1 storey dwelling

1100 square feet for a 1½ storey or split level dwelling

1150 square feet for a dwelling having 1 or more storeys

Maximum height of building above basement 35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport.

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage 45%

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) No person shall, within a Residential Multiple RMA 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 RM zone except that in addition thereto the following provisions shall apply:

Permitted Use A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole or in part above or below grade

Regulations: 6,000 square feet for each lot but not less than 2900 square feet for each dwelling unit

Minimum lot area

Minimum lot width

Minimum front yard

60 feet  
10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line.

Minimum Side Yard

4 feet plus 2 feet for each additional storey above the first storey. 8 feet

where there is no garage or carport.

Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
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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 street lines as Projected.
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Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line
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Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building  1,100 square feet for a 1½ storey or split level or 2 storey building  1,150 square feet for a 3 storey building
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Maximum height of building above basement	35 feet
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Minimum parking spaces per dwelling unit	2
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Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage	55%
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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

5) No person shall, within a Residential Multiple RMIC 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 RM zone

except that in addition thereto the following provisions shall apply:

Permitted Use:

Street Town House Dwelling

Regulations:

Minimum lot area	2,000 square feet for each dwelling unit
Minimum lot width	20 feet for each dwelling unit
Minimum front yard	15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.
Minimum side yard for end units	4 feet plus 2 feet for each additional storey above the first storey.
Minimum Side Yard Flanking Road Allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building 1,100 square feet for a 2 storey building 1,050 square feet for a 1½ storey or a split level building 1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport.
Maximum coverage of all building excluding open swimming pools. Partially covered or completely covered permanent swimming pool shall be included in calculating lot coverage.	60%
Accessory buildings in compliance with the following regulations:	
Maximum floor area	55 square feet
Maximum height	7 feet

Such building shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

- 6 -

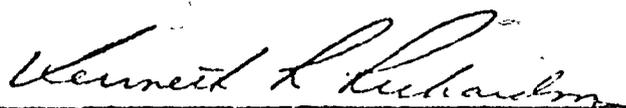
Swimming pools in compliance with the following regulations:

- (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.
- 6) Where corner roundings or daylighting 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.
  - 7) The provisions of Section 14K of By-law 861 as amended by By-law 877 as amended by By-law 95-67, shall apply where a zone classification is followed by an "H" in parenthesis.
  - 8) 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.
  - 9) 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.
  - 10) Schedule "A" attached hereto forms part of this By-law.
  - 11) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council this 6th day of December, 1973.



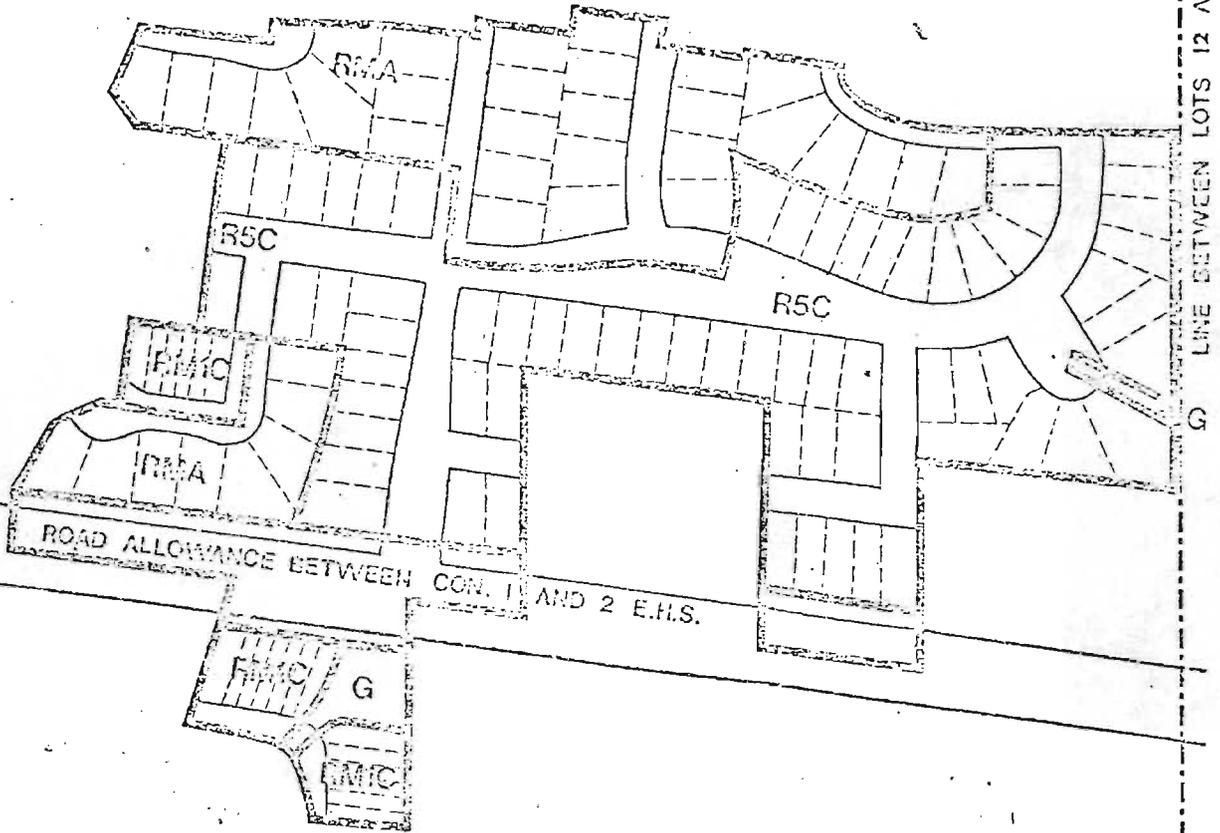
TERRENCE P. MILLER, Acting Reeve



KENNETH R. RICHARDSON, Clerk

LINE BETWEEN LOTS 13 AND 14

LINE BETWEEN LOTS 12 AND 13



**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY-LAW NO 320-73**  
 PART OF LOT 13 CON. 1 & CON. 2 E.H.S.  
 TOWNSHIP OF CHINGUACOUSY



0' 200' 400'

SCHEDULE C5

THE CORPORATION OF THE TOWNSHIP OF CHINGUACOUSY

BY-LAW NUMBER 321-73

To amend By-law No. 861 as amended by By-law 877 as amended, to rezone 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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential Multiple RMA, Residential Multiple RMLC, and Multiple Residential Attached RMLAA.
- 2) For the purposes of this By-law:
  - (a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
  - (b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (c) "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 lines 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 Multiple RMA 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use: a semi-detached dwelling provided that each of the dwelling units may be attached in whole or in part above or below grade.

Regulations

Minimum lot area	6,000 square feet for each lot but not less than 2900 square feet for each dwelling unit.
Minimum lot width	60 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line.
Minimum side yard	4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.
Minimum side yard flanking road allowance	10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
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 street lines as projected.
Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building. 1,100 square feet for a 1 1/2 storey or split level or 2 storey building. 1,150 square feet for a 3 storey building.
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage. 55%

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) No person shall, within a Residential Multiple RMLC 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 RM zone except that in addition thereto the following provisions shall apply:

Permitted Use: Street Town House Dwelling

Regulations:

- Minimum lot area 2,000 square feet for each dwelling unit.
- Minimum lot width 20 feet for each dwelling unit.
- Minimum front yard 15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.
- Minimum side yard for end units 4 feet plus 2 feet for each additional storey above the first storey.
- Minimum side yard flanking road allowance 10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
- Minimum corner lot vision angle No part of any building on corner lot shall be located closer than 15 feet from the intersection of street lines as projected.

Minimum rear yard	10 feet but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line.
Minimum floor area of dwelling unit	1,000 square feet for a 1 storey building
	1,050 square feet for a 1 1/2 storey or a split level building
	1,100 square feet for a 2 storey building
	1,350 square feet for a 3 storey building
Maximum height of building above basement	35 feet
Minimum parking spaces per dwelling unit	2, one of which must be located in a garage or carport
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completed covered permanent swimming pools shall be included in calculating lot coverage.	60%

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.

- 5) No person shall, within a Multiple Residential Attached RMLAA 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 the RML(A) Zone except for the following which shall apply to an RMLAA Zone:

Parking:

1.75 parking spaces shall be provided for each dwelling unit plus one (1) parking space for each four (4) dwelling units, or fraction thereof, for visitors. The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; and all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be provided exclusively for visitors parking.

- 6) The provisions of Section 14K of By-law 861 as amended by By-law 877 as amended by By-law 95-67, shall apply where a zone classification is followed by an "H" in parenthesis.
- 7) 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.
- 8) 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" 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.
- 9) Where corner roundings or daylighting 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.
- 10) Schedule "A" attached hereto forms part of this By-law.

11) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

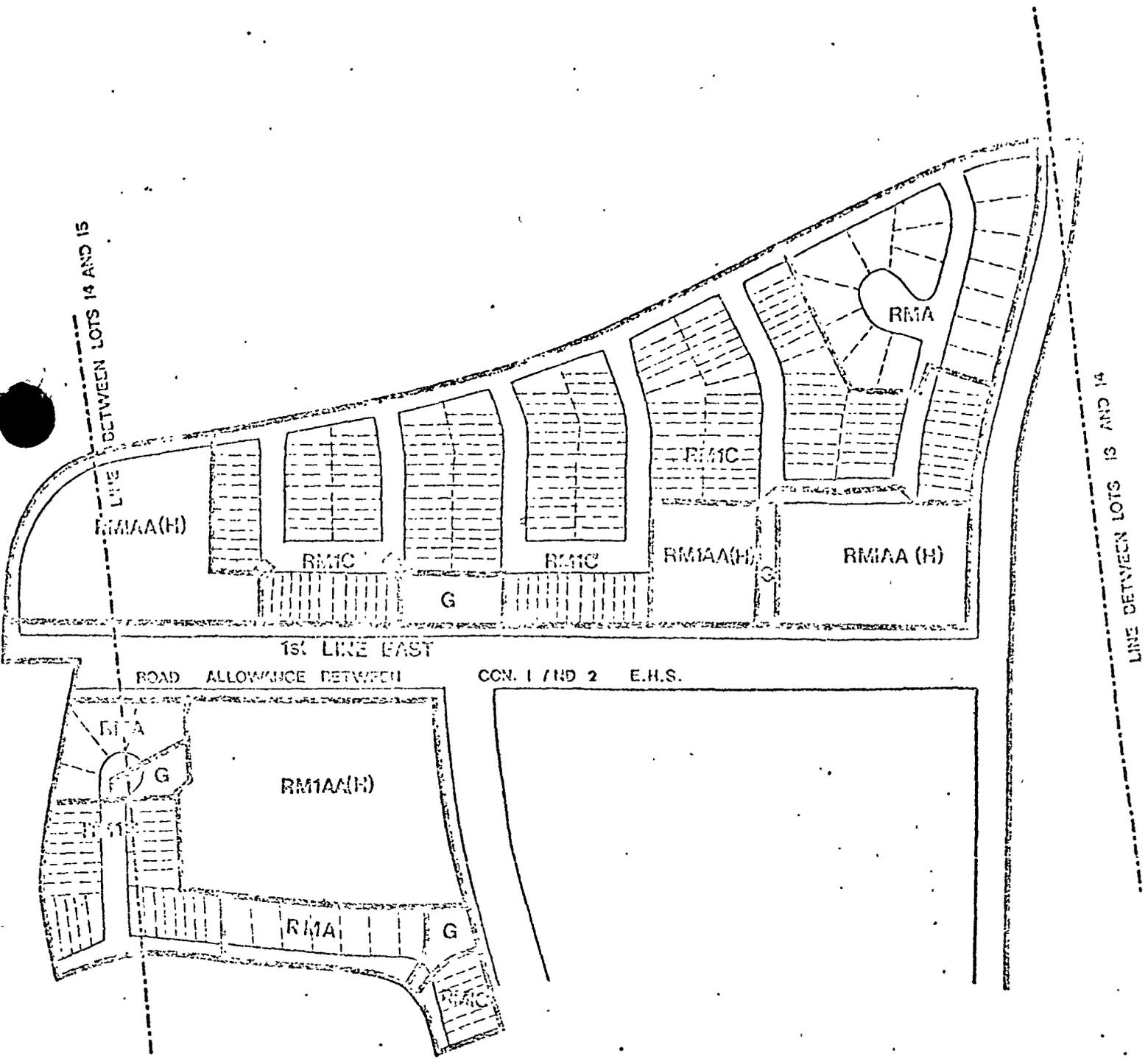
READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council this 6th day of December, 1973.

Terence P. Miller

Acting Reeve

Kenneth L. Richardson

Clerk



**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY-LAW NO 321-73**  
 PART OF LOT 13 CON. 1 & CON. 2 E.H.S.  
 TOWNSHIP OF CHINQUAGOUSY



0' 200' 400'  
1" = 200'

THE CORPORATION OF THE TOWNSHIP OF CHINGUACOUSY

BY-LAW NO. 322-73

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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classification known as Residential R4.
- 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 R4 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	7000 square feet
Minimum lot width	60 feet
Minimum front yard	20 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.
Minimum side yard	A side yard other than a side yard 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

1400 square feet for a 1 storey  
building

1600 square feet for a 1-1/2  
storey or split level building

1800 square feet for a building  
having 2 or more storeys

Maximum height of  
building above basement

35 feet

Minimum parking spaces  
per dwelling unit

2, one of which must be located  
in a garage or a carport

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 lines  
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 daylighting 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 upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

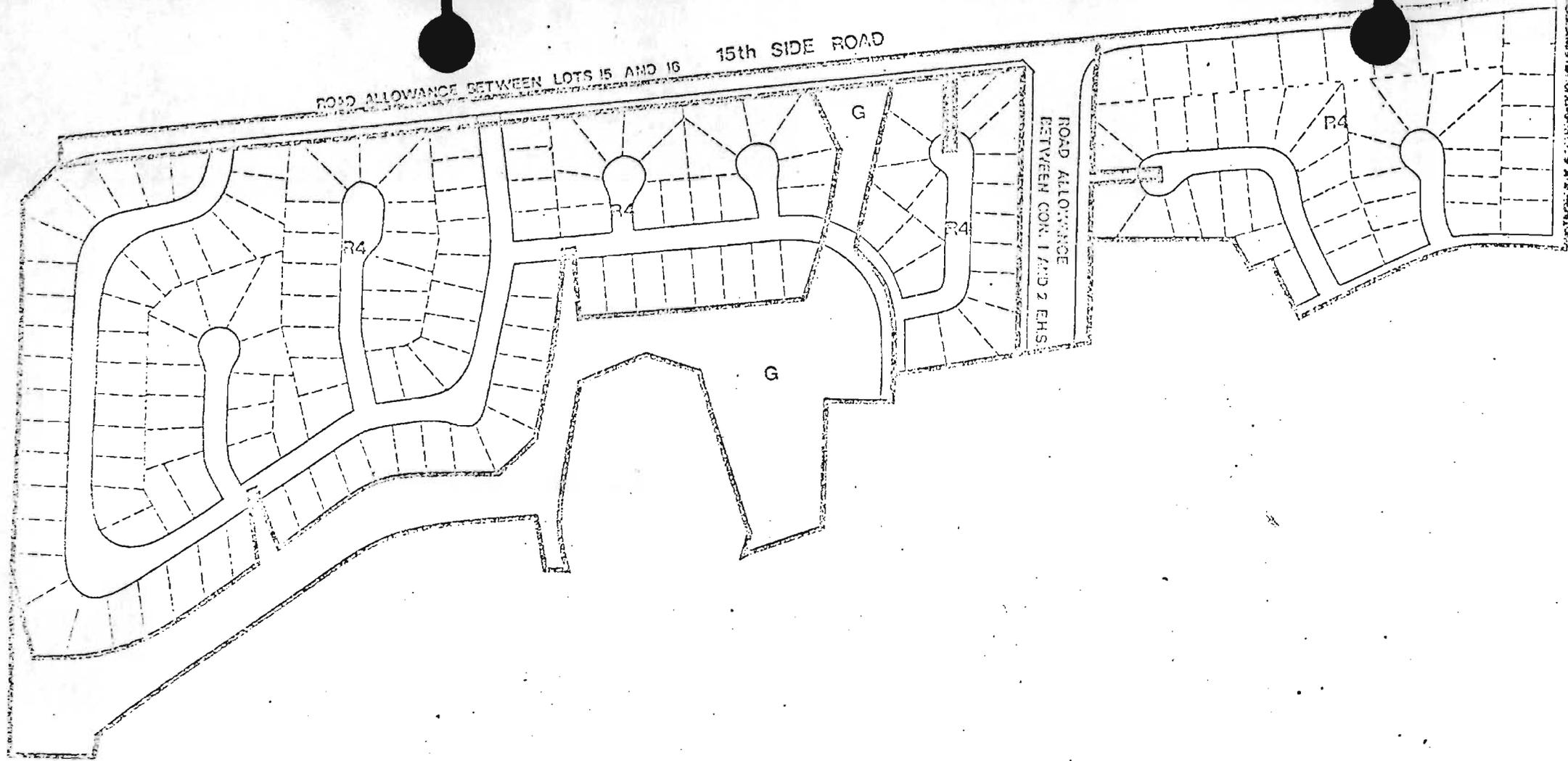
READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council  
 this 6th day of December, 1973.

Terence P. Miller

Acting Reeve

Kenneth R. Richardson

Clerk



ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 15th SIDE ROAD

ROAD ALLOWANCE BETWEEN CON. 1 AND 2 E.H.S.

LINE BETWEEN LOTS 14 AND 15



**SCHEDULE A  
VILLAGES OF HEART LAKE  
BY-LAW NO 322-73**

PART OF LOT 15 CON. 1 E.H.S., CON. 2 E.H.S.  
TOWNSHIP OF CHINGUNGOUSY

0' 200' 400'

THE CORPORATION OF THE TOWNSHIP OF CHINGUACOUSY

BY-LAW NUMBER 323-73

To amend By-law No. 861 as amended by By-law 877 as amended, to rezone 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 Township of Chinguacousy ENACTS as follows:

- 1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Town Centre T.
- 2) No person shall, within a Town Centre T 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 the following:

PERMITTED USE:

A related complex of buildings, uses and facilities, functioning as a comprehensive and integrated pedestrian centre which minimizes pedestrian and vehicular conflict and includes the following uses; regional and community retail and service commercial, offices, hotel, community and recreational facilities, transportation and automotive facilities, and high density residential development.

REGULATION:

Regulations for this area to be established by amendment to the Restricted Area By-law and in conformity with the requirements of the holding (H) designation.

- 3) Where corner roundings or daylighting 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.
- 4) The provisions of Section 14K of By-law 861 as amended by By-law 877 as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
- 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 upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council.  
this 6th day of December, 1973.

Terence P. Miller

Acting Reeve

Kenneth A. Robinson

Clerk

1st. LINE EAST

ROAD ALLOWANCE BETWEEN CON. 1 AND 2 E.H.S.

T(H)

LINE BETWEEN LOTS 13 AND 14

LINE BETWEEN E 1/2 AND W 1/2 LOT 15 CON. 1 E.H.S.

**SCHEDULE A**  
**VILLAGES OF HEART LAKE**  
**BY - LAW NO 323-73 323-73**  
PART OF LOT 14 CON. 1 E.H.S.  
TOWNSHIP OF CHINGUACOUSY



0' 200' 400'

SCHEDULE C8

THE CORPORATION OF THE TOWNSHIP OF CHINGUACOUSY

BY-LAW NO. 357-73

To amend By-Law No. 861, as amended by By-Law No. 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 Township of Chinguacousy ENACTS as follows:

- 1) By-Law 861, as amended by By-Law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5B, Residential R5C, Residential Multiple RMA, Residential Multiple RM1C, Residential Multiple RM1D, Multiple Residential Attached RM1AA, Commercial C2A and Commercial C5A.
- 2) For the purposes of this By-Law:
  - (a) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
  - (b) "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 lines 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 R5C zone, erect 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	4000 sq. feet
Minimum lot width	40 feet
Minimum front yard	10 feet but in no event shall the centre of the front wall of any building be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line
Minimum side yard	A side yard other than a side yard abutting a flanking road allowance shall be reduced to between zero (0')

feet 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 line as projected

Minimum rear yard

10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 feet from the rear lot line

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 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 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

For a lot having an area of 5,000 square feet or more

1,100 square feet for a 1 storey building

1,200 square feet for a 1-1/2 storey or split level building

1,300 square feet for a building having 2 or more storeys

For a lot having an area of 4,500 square feet or more but less than 5,000 square feet

1,050 square feet for a 1 storey building

1,150 square feet for a 1-1/2 storey or split level building

1,250 square feet for a building having 2 or more storeys

For a lot having an area of less than 4,500 square feet

1,000 square feet for a 1 storey building

1,100 square feet for a 1-1/2 storey or split level building

1,150 square feet for a building having 2 or more storeys

Maximum height of building above basement

35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage 45%

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. No person shall, within a Residential Multiple RMA 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 RM Zone except that in addition thereto the following provisions shall apply:

Permitted Use A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole in part above or below grade.

REGULATIONS:

Minimum lot area 6,000 square feet for each lot - not less than 2,900 square feet each dwelling unit

Minimum lot width 60 feet

Minimum front yard 10 feet but in no event shall the centre of the front wall of any dwelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 feet to the front lot line

Minimum side yard 4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.

Minimum side yard flanking road allowance 10 feet, except that in the case where the flanking side lot line is adjacent to any part of the pavement which has been increased in width for a parking area the adjacent minimum

flanking side shall be 4 feet plus 2 feet for each additional storey above the first

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 street lines as projected

Minimum rear yard

10 feet, but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line

Minimum floor area of dwelling unit

1,000 square feet for a 1 storey building

1,100 square feet for a 1-1/2 storey or split level or 2 storey building

1,150 square feet for a 3 storey building

Maximum height of building above basement

35 feet

Minimum parking spaces per dwelling unit

2

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage

55%

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

5. No person shall, within a Residential Multiple RMLC 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 RM zone except that in addition thereto the following provisions shall apply:

Permitted Use

Street Town House Dwelling

REGULATIONS:

Minimum lot area

2,000 square feet for each dwelling unit

Minimum lot width

20 feet for each dwelling unit

Minimum front yard

15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line

Minimum side yard for end units

4 feet plus 2 feet for each additional storey above the first storey

Minimum side yard flanking road allowance

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first

Minimum corner lot vision angle

No part of any building on corner lot shall be located closer than 15 feet from the intersection of the street lines as projected

Minimum rear yard

10 feet, but in no event shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line

Minimum floor area of dwelling unit

1,000 square feet for a 1 storey building

1,050 square feet for a 1-1/2 or a split level building

1,100 square feet for a 2 storey building

1,350 square feet for a 3 storey building

Maximum height of building above basement

35 feet

Minimum parking spaces per dwelling unit

2, one of which must be located in a garage or carport

Maximum coverage of all buildings, excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage

60%

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:

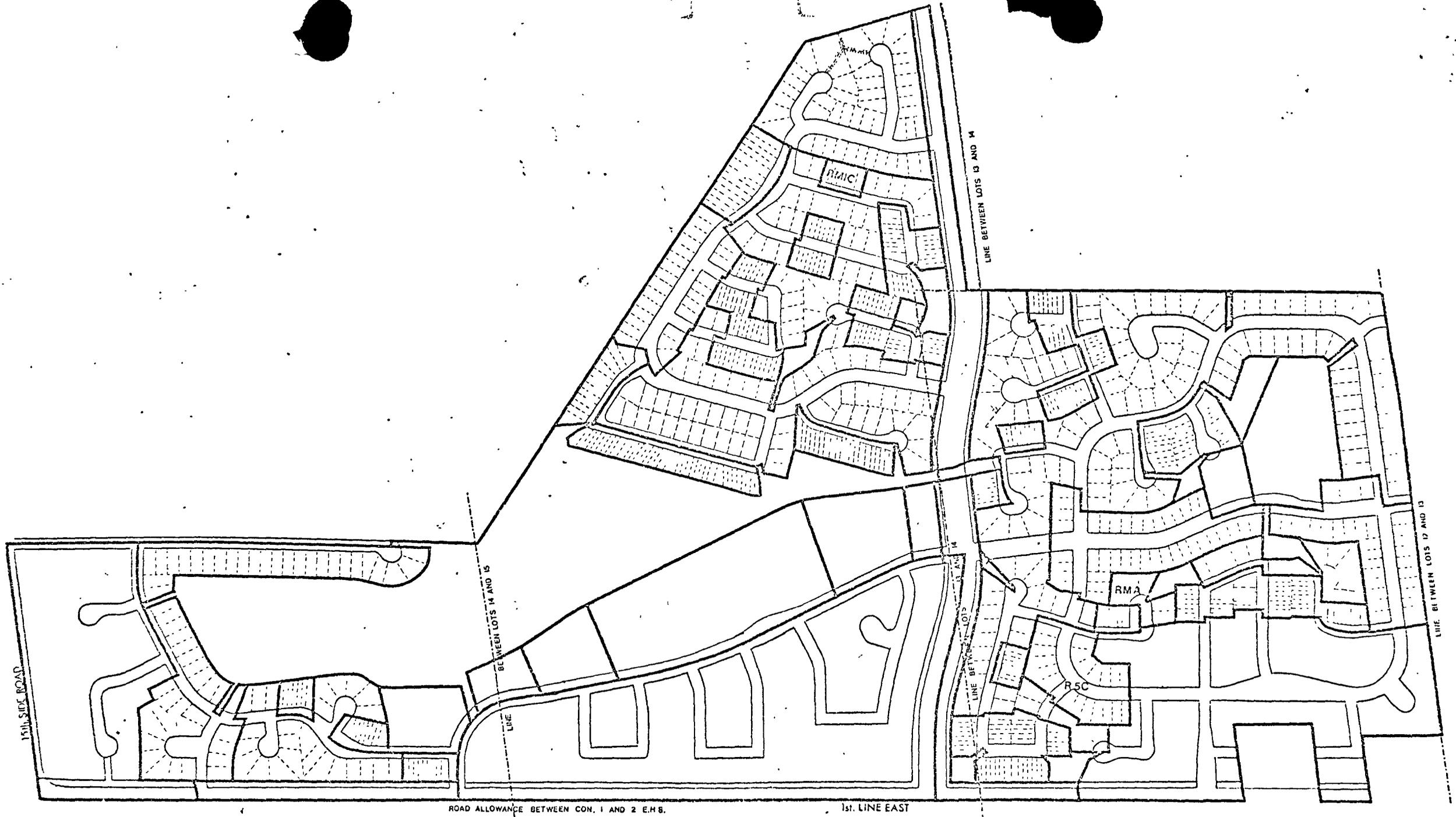
- ( i) Minimum distance of any inground and/or above ground swimming pool from lot line or easement - 4 feet
  - ( ii) Maximum coverage not to exceed 50% of the area of the yard containing the inground and/or above ground swimming pool.
  - (iii) Such inground and/or above ground swimming pool permitted only in the rear yard or side yard
6. Where corner roundings or daylighting 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.
7. 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.
8. 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.
9. Schedule "A" attached hereto forms part of this By-Law.
10. This By-Law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND AND THIRD TIME and PASSED in Open Council

this 24th day of December 1973.

Original Signed By Robert C. Williams  
Reeve

Original Signed By Kenneth R. Richardson  
Clerk



SCHEDULE A  
 VILLAGES OF HEART LAKE  
 BY-LAW NO 357-73  
 PART OF LOTS 1314 15 CON 2 E.H.S.  
 TOWNSHIP OF CHINGUACCOUSTY



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

ROAD ALLOWANCE BETWEEN LOTS 15 & 18

15th SIDE ROAD

1R4S

ROAD ALLOWANCE BETWEEN  
CONCESSION 1 & 2 EHS

LINE BETWEEN LOTS 14 & 15

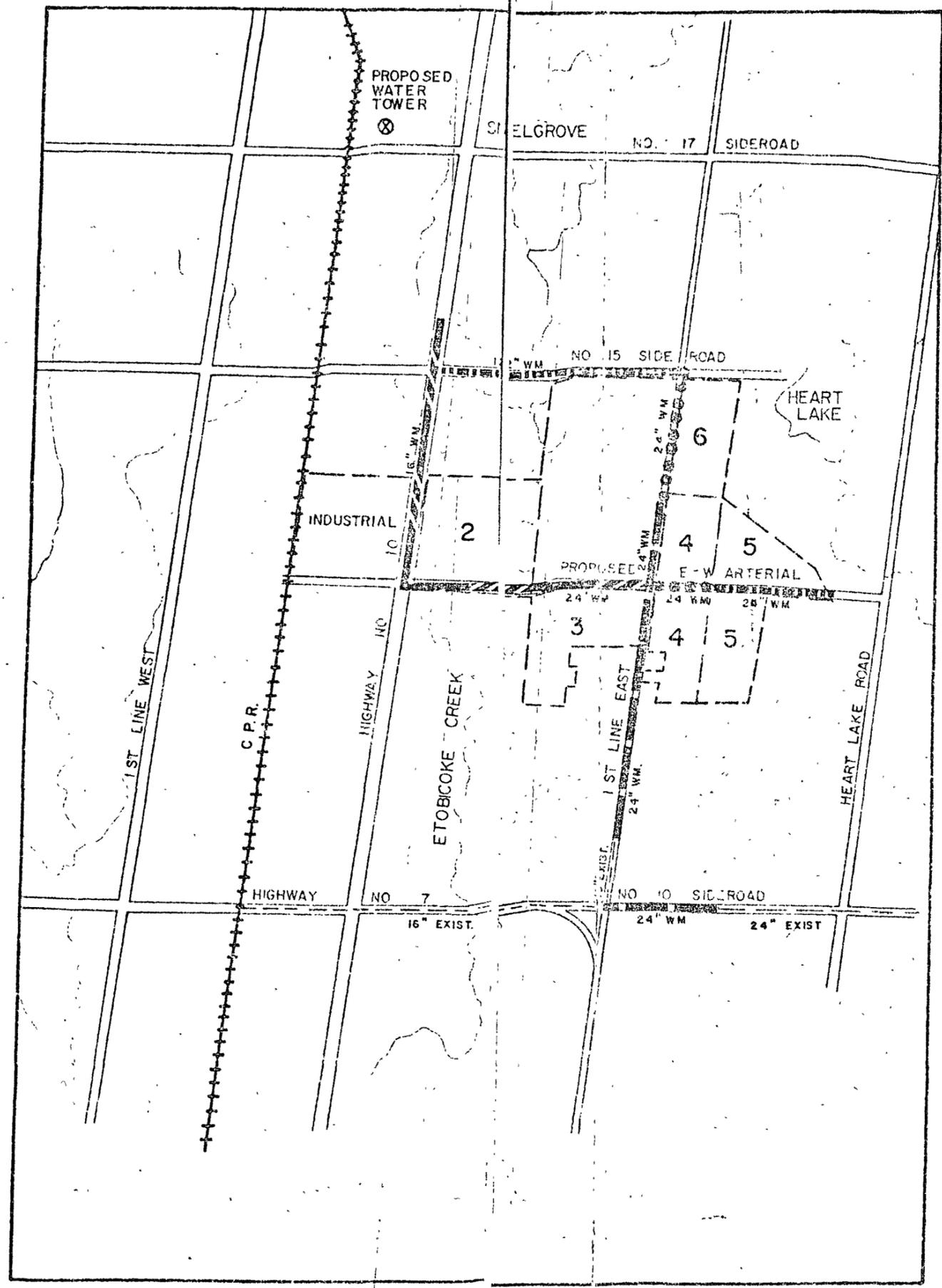
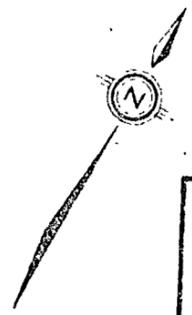
SCHEDULE 'A' TO  
BY-LAW 20 - 75

**SCHEDULE 'A'**  
**VILLAGES OF HEART LAKE**  
**BY-LAW No. 20 - 75**

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

0 100 400





# VILLAGES OF HEART LAKE

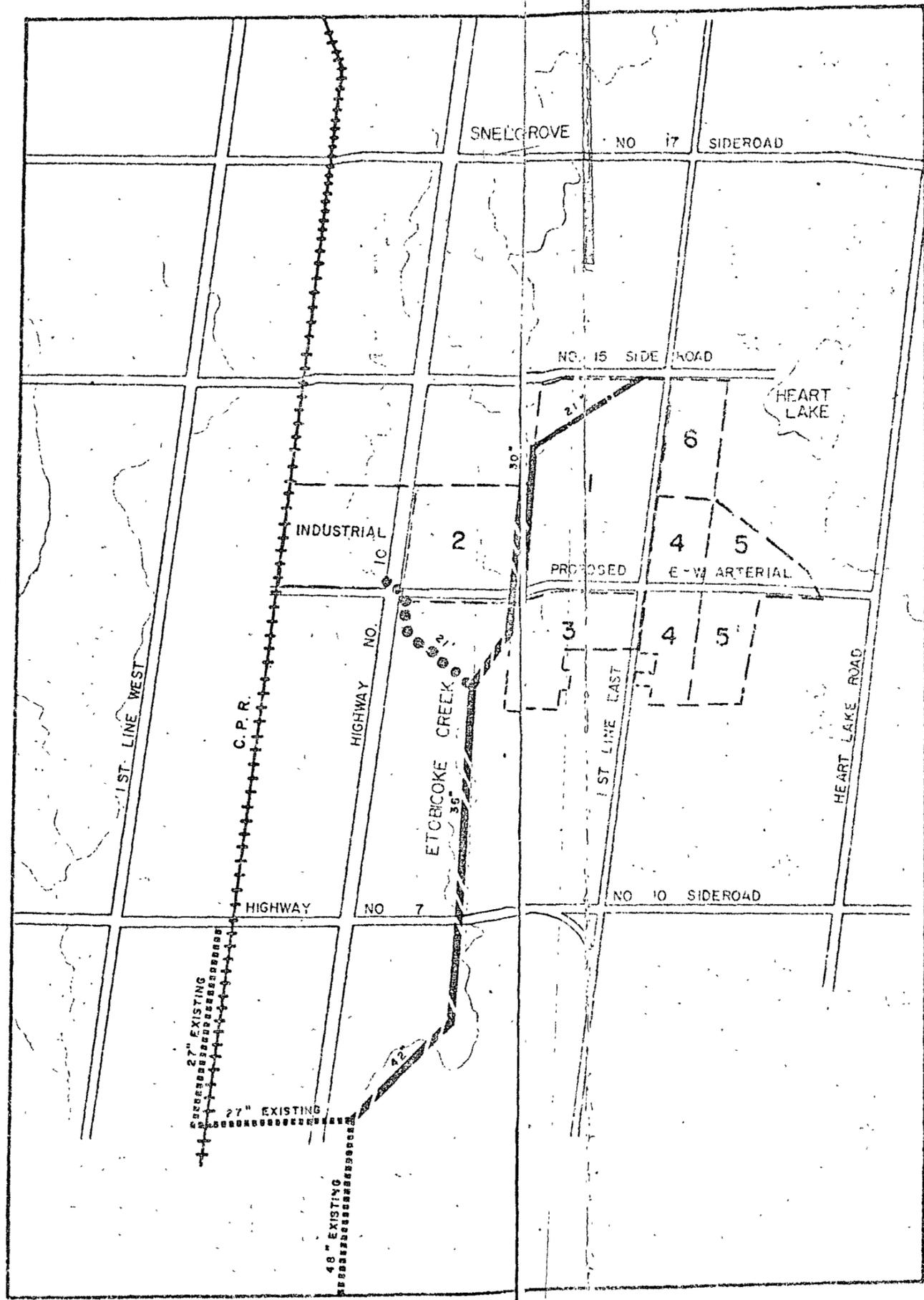
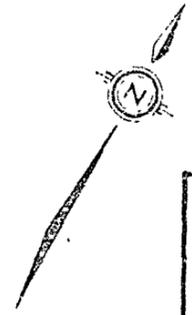
TRUNK WATERMANS TO BE INSTALLED BY THE REGION OF PEEL.

SCALE = 2" = 1 MILE

**NOTE**  
PROPOSED PIPE SIZES SUBJECT TO DETAILED DESIGN.

**LEGEND**

1975 - STAGE 1	-----
1976 - STAGE 2 & 3	-----
1977 - STAGE 4 & 6	-----
1978 - STAGE 5	-----

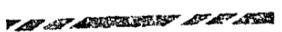


# VILLAGES OF HEART LAKE

TRUNK SANITARY SEWERS TO BE  
INSTALLED BY THE REGION OF PEEL.

SCALE = 2" = 1 MILE

NOTE  
PROPOSED PIPE SIZES SUBJECT TO DETAIL DESIGN

LEGEND  
 1975 - STAGES 1-6   
 1976-77 INDUSTRIAL   
 1978 TO 15th SIDEROAD 

SCHEDULE "F"

The Owner agrees:

- (a) to neither place nor remove fill of any kind whether originating in the site or elsewhere, nor alter any existing vegetation in Blocks DD, R, KK, B and C nor alter, direct, or in any way disturb the channel of Etobicoke Creek or its tributaries without the written consent of the Metropolitan Toronto and Region Conservation Authority.
- (b) to develop all lots and blocks which abut Blocks DD, R, and KK only according to site plans acceptable to both the municipality and the Metropolitan Toronto and Region Conservation Authority. These site plans shall show the location of all buildings and structures, existing and final grades, site drainage, vegetation and landscaping, and necessary erosion control measures.
- (c) that prior to any grading or construction on the site,
- (i) to prepare a detailed engineering and drainage report acceptable to the municipality and the Metropolitan Toronto and Region Conservation Authority which will describe the means whereby storm flows are to be passed freely under proposed road crossings including channel, pipe and culvert sizes, inlets, outfalls and necessary erosion control measures, and
  - (ii) to erect a snow fence or other suitable barrier along the boundaries of Blocks DD, R, KK, B, C, G and H, in order to prevent the unauthorized dumping of fill or destruction of vegetation in place until all grading, construction and re-sodding on the site is completed,
- (d) to carry out or cause to be carried out the works recommended in the above plans and reports.
- (e) to prepare a detailed site plan for Block D acceptable to the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority and the City of Brampton, prior to any construction taking place on the said Block D. The Site Plan shall show the location of all buildings and structures, existing and finished grades, site drainage, vegetation and landscaping, and any necessary erosion control measures.

SCHEDULE "F"

The Owner agrees:

1. That approval for the construction of any road or utility across the pipeline be obtained from the National Energy Board pursuant to Section 77 of The National Energy Board Act.
2. That no excavation or grading be carried out on the pipeline right-of-way without the prior written consent of Trans-Canada Pipelines.
3. That Trans-Canada Pipelines be given 48 hours notice prior to commencement of any work on their right-of-way or the moving of heavy equipment across it. This notice is to be directed to Mr. R.E. Howell, District Manager, or the Deputy Supervisor, P.O. Box 190, Maple, Ontario, Telephone 832-1031.