



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 110-86

To amend By-law 861 (part of Lot 11, Concession 2, E.H.S., geographic Township of Chinguacousy)

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

1. Schedule A to By-law 861, as amended, is hereby further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL MULTIPLE RMA - SECTION 458 (RMA - SECTION 458), RESIDENTIAL MULTIPLE RMA HOLDING - SECTION 458 (RMA - SECTION 458 (H)), CIVIC AND PUBLIC CAMPUS - SECTION 459 (CPC - SECTION 459), HIGHWAY COMMERCIAL TWO-SECTION 460 (HC2 - SECTION 460), and CONSERVATION AND GREENBELT (G).
2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A and forms part of By-law 861.
3. By-law 861 is further amended by adding thereto the following sections:

"458.1 The lands designated RMA - SECTION 458 on Schedule A to this by-law:

458.1.1 shall only be used for the following purposes:

- (a) one family detached dwellings, and
- (b) purposes accessory to the other permitted purposes.

458.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
for one dwelling unit

interior lot	- 270 square metres
corner lot	- 360 square metres

(b) minimum lot frontage
for one dwelling unit

interior lot - 9 metres
corner lot - 12 metres

(c) minimum lot depth - 30 metres

(d) minimum front yard depth - 6 metres

(e) minimum interior side (1) 1.2 metres on one side
and 0.9 metres on the
other side, provided that
where the distance
between the walls of two
dwellings is less than
2.4 metres, no window
below grade or door will
be permitted in any such
wall

(2) the minimum distance
between detached dwell-
ings shall not be less
than 2.1 metres

(f) minimum exterior side - 3 metres
yard width

(g) minimum rear yard depth - 7.6 metres

(h) maximum building height - 10.0 metres

(i) driveway location - no driveway on a corner
lot shall be located
closer than 6 metres to
the intersection of
street lines as projected

(j) minimum landscaped open - 40 percent of the front
space yard of an interior lot,
50% of the front yard of
a corner lot, and 30% of
the front yard where the
side lot lines converge
towards the front lot
lines

(k) minimum number of parking - 2, one of which must be spaces per dwelling unit located in a garage

(1) accessory buildings

- (1) shall not be used for human habitation;
- (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
- (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
- (4) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard;
- (5) shall not be less than 0.6 metres from any lot line;
- (6) shall not have a floor area in excess of 10 square metres.

(m) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

458.1.3 shall also be subject to the requirements and restrictions relating to the RMA zone which are not in conflict with the ones set out in section 458.1.2.

458.2 For the purposes of section 458,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

INTERIOR LOT shall mean a lot other than a corner lot.

INTERIOR SIDE YARD shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

LANDSCAPED OPEN SPACE shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

459.1 The lands designated CPC - SECTION 459 on Schedule A to this by-law:

459.1.1 shall only be used for:

- (a) a public school;
- (b) a park, playground or recreation facility, operated by a public authority;
- (c) purposes accessory to the other permitted purposes.

459.1.2 shall be subject to the following requirements and restrictions:

- (a) maximum lot coverage - 33.3%
- (b) minimum front yard depth - 7.5 metres
- (c) minimum interior side yard width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (d) minimum exterior side yard width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (e) minimum rear yard depth - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (f) Parking: parking spaces shall be provided in accordance with the following:
 - (1) Each parking space shall be an angled parking space or a parallel parking space, and

- (a) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length; and
 - (b) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- (2) Where parking spaces are provided or required, the following requirements and restrictions shall apply:
- (a) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;
 - (b) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
 - (c) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and
 - (d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(i) up to 50 degrees	4 metres
(ii) 50 degrees up to 70 degrees	5.75 metres
(iii) 70 degrees up to and including 90 degrees	6 metres

- (3) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof

Stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof
Place of Assembly	1 parking space for each 9 square metres of gross floor area or portion thereof
Tennis, Squash, Handball Court	4 parking spaces for each court
Swimming Pool	10 parking spaces for every pool

459.1.3 shall also be subject to the requirements and restrictions relating to the C.P.C. zone which are not in conflict with the ones set out in section 459.1.2.

459.2 For the purposes of section 459,

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, The Dufferin-Peel Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada.

460.1 The lands designated HC2 - SECTION 460 on Schedule A to this by-law:

460.1.1 shall only be used for the following purposes:

- (a) a gas bar;
- (b) a service station, and
- (c) purposes accessory to the other permitted purposes.

460.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot width - 40 metres
- (b) minimum lot depth - 45 metres
- (c) minimum front yard depth - 15 metres
- (d) minimum interior side yard width - 3 metres, except that where the interior side

yard abuts a residential or agricultural zone, the minimum interior side yard width shall be 6 metres

- (e) minimum exterior side yard width - 6 metres
- (f) minimum rear yard depth - 6 metres, except that where the rear yard abuts a Residential or Agricultural Zone, the minimum rear yard depth shall be 9 metres
- (g) maximum building height - one storey
- (h) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential or agricultural zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between points on the lot lines abutting the streets, each such point being distant 15 metres back from the intersection of the said lot lines.
- (i) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from the edge of any intersecting road and a minimum of 6 metres from the side or rear lot lines of the site. The minimum distance between ramps shall be 10.5 metres.
- (j) On-site waiting spaces behind the fuelling area shall be provided in the ratio of 1 waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
- (k) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (l) Open areas of land located between ramps or between a ramp and a front, rear or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs,

flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site.

(m) Where the site adjoins any residential or agricultural zone or existing residential areas, opaque fencing, not less than 1.8 metres in height shall be provided and maintained along the lot lines abutting such areas or zones.

(n) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to residential or agricultural zones.

460.1.3 shall also be subject to the requirements and restrictions relating to the HC2 zone which are not in conflict with the ones set out in section 460.1.2.

460.2 For the purposes of section 460,


EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

INTERIOR SIDE YARD shall mean a yard, other than an exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

LANDSCAPE OPEN SPACE shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping."

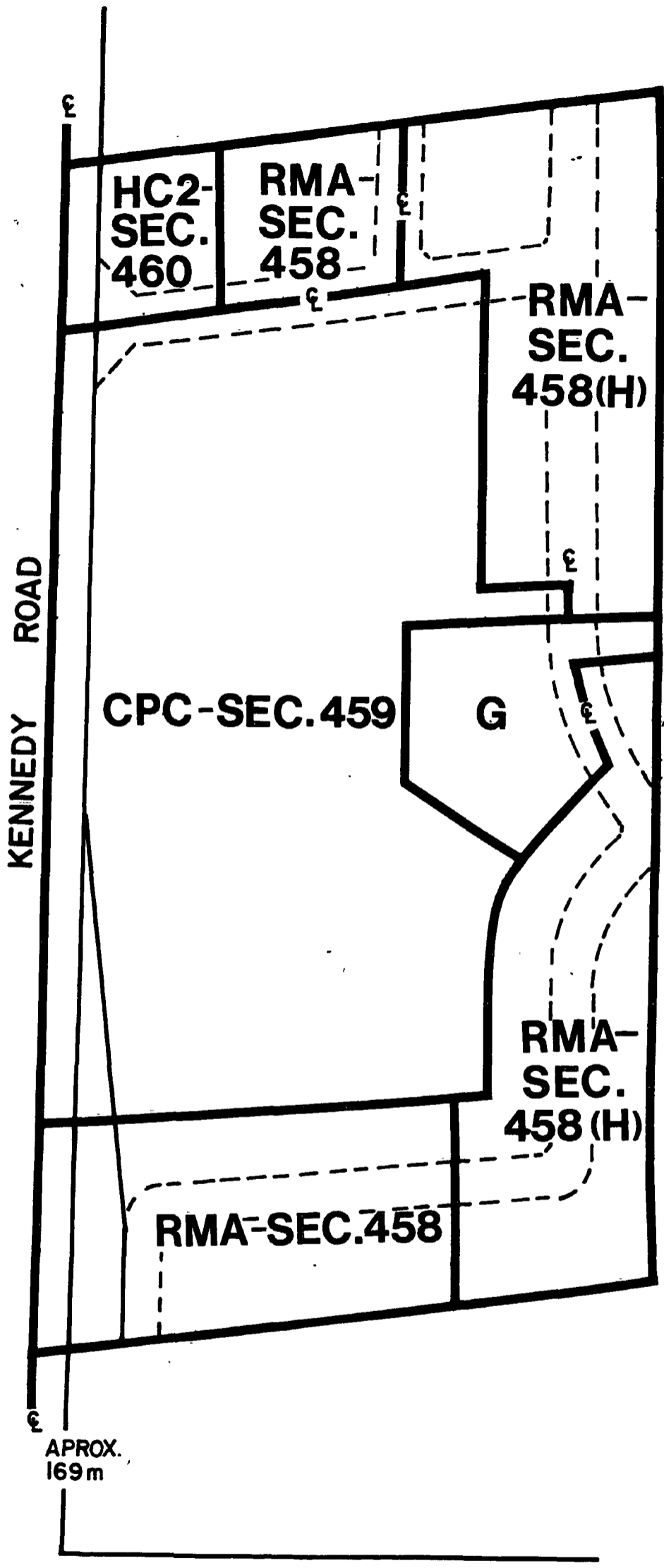
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 26th day of May, 1986.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRANTON

DATE 06/15/86



KENNEDY ROAD

HC2-
SEC.
460

RMA-
SEC.
458

RMA-
SEC.
458(H)

CPC-SEC. 459

G

RMA-
SEC.
458 (H)

RMA-SEC. 458

APROX.
169m

BOVAIRD DRIVE

PART LOT II, CON. 2, E.H.S. (CHING.)
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law 110-86 SCHEDULE A

1:3000

Date: 85 11 06
File no. C2E11.1

Drawn by: K.L.
Map no. 26-26F

IN THE MATTER OF the Planning Act,
1983, section 34;

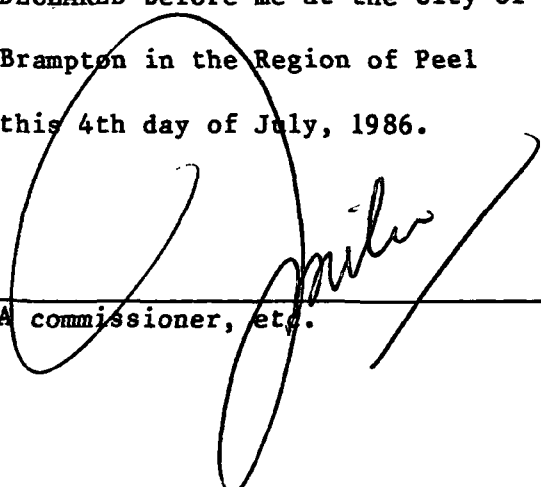
AND IN THE MATTER OF the City of
Brampton By-law 110-86.

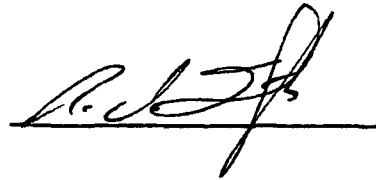
DECLARATION

I, ROBERT D. TUFTS, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of
the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 110-86 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on May 26th, 1986.
3. Written notice of By-law 110-86 as required
by section 34 (17) of the Planning Act, 1983
was given on June 6th, 1986 in the manner
and in the form and to the persons and agen-
cies prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 4th day of July, 1986.)


A commissioner, etc.)



IN THE MATTER OF the Planning Act,
1983, section 34;

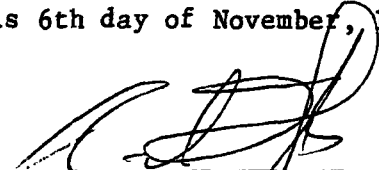
AND IN THE MATTER OF the City of
Brampton By-law 110-86.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of
Brampton and as such have knowledge of the
matters herein declared.
2. By-law 24-86 which adopted Amendment Number 80
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on
February 10th, 1986.
3. By-law 110-86 was passed by the Council of the
Corporation of the City of Brampton at its
meeting held on May 26th, 1986.
4. Written notice of By-law 110-86 as required by
section 34 (17) of the Planning Act, 1983 was
given on June 6th, 1986, in the manner and in the
form and to the persons and agencies prescribed
by the Planning Act, 1983, the last day for
appeal being June 30th, 1986.
5. No notice of appeal under section 34(18) of the
Planning Act, 1983 was filed with me on or before
the last day for appeal.
6. Official Plan Amendment 80 was approved by the
Ministry of Municipal Affairs on October 28th,
1986.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 6th day of November, 1986.)


A Commissioner, etc
**ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.**

