



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 157-83

To amend By-law 861, of the former Township of Chinguacousy, now in the City of Brampton. (Part of Lot 10, Concession 1, E.H.S.)

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designations of the lands shown outlined on Schedule A attached to this by-law from AGRICULTURAL (A) to RESIDENTIAL R5 - SECTION 364 (R5 - SECTION 364), RESIDENTIAL R5 HOLDING - SECTION 364 (R5 - SECTION 364(H)), RESIDENTIAL MULTIPLE RMA - SECTION 365 (RMA - SECTION 365), RESIDENTIAL MULTIPLE RMA HOLDING - SECTION 365 (RMA - SECTION 365(H)), RESIDENTIAL MULTIPLE RMA - SECTION 366 (RMA - SECTION 366) 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, as amended, is hereby further amended by adding thereto the following sections:

"364.1 The lands designated R5 - Section 364 on Schedule A to this by-law:

364.1.1 shall only be used for:

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

364.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot	450 square metres
Corner Lot	540 square metres

- (b) Minimum Lot Frontage:
- | | |
|--------------|-----------|
| Interior Lot | 15 metres |
| Corner Lot | 18 metres |
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth:
- | | |
|-----------------------------------|------------|
| (1) to main wall of building | 4.5 metres |
| (2) to front of garage or carport | 6 metres |
- (e) Minimum Side Yard Width: 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof
- (f) Minimum Width for a Side Yard Flanking a Road Allowance: 3 metres
- (g) Minimum Rear Yard Depth: 7.5 metres
- (h) Maximum Building Height: 10.5 metres
- (i) Driveway Location: no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected
- (j) Minimum Number of Parking Spaces per Dwelling Unit: 2 (two), one of which must be located in a garage
- (k) Minimum Front Yard Landscaped Open Space: 50% of the front yard area
- (l) Accessory Buildings: (1) shall not be used for human habitation

(2) shall not be less than 0.6 metres from any lot line

(3) shall not exceed 4.5 metres in height in the case of a peaked roof

(4) shall not exceed 3.5 metres in height in the case of a flat roof

(5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard

(6) shall not exceed a gross floor area of 15 square metres, unless it is a detached garage, in which case the maximum gross floor area permitted is 24 square metres

(m) Swimming Pools:

(1) shall not be located in the front yard

(2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool

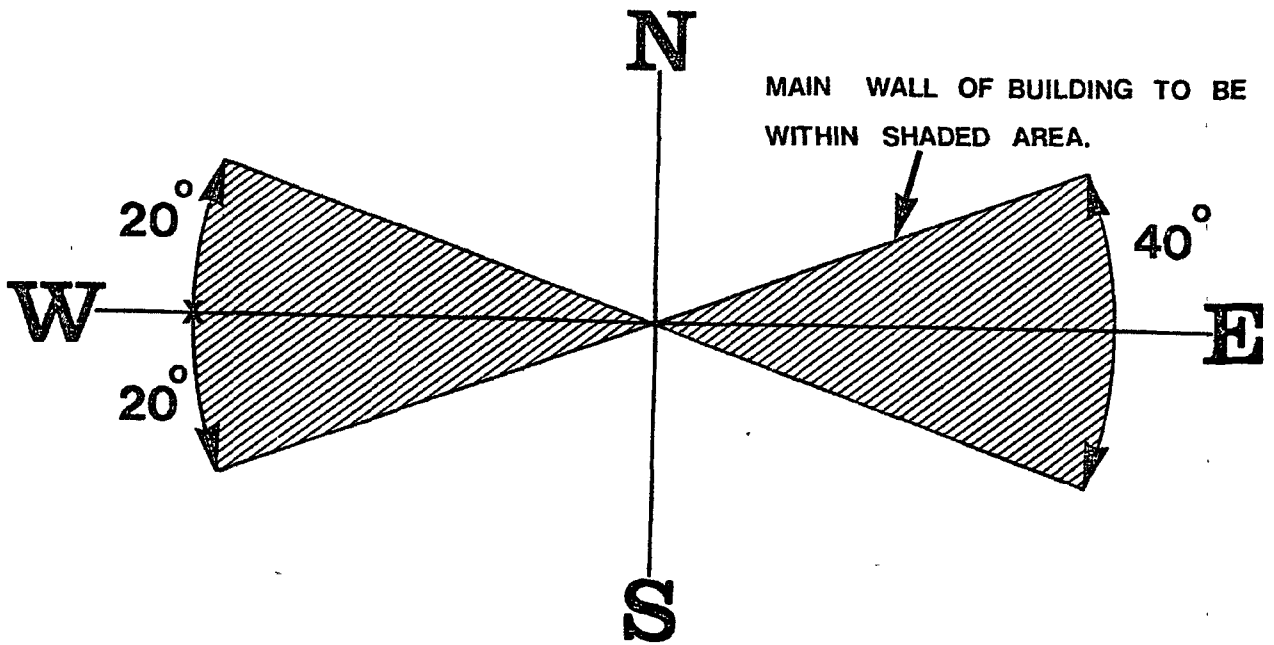
(3) shall have a minimum distance of 1.2 metres from

any lot line or
easement

- (n) (1) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S1)", the following restrictions and requirements shall also apply to that land:

Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of due east or by more than 20 degrees north or south of due west (see Figure 1).

FIGURE 1



- (b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

- (2) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figures 2 and 3).

FIGURE 2

MAXIMUM BUILDING HEIGHT

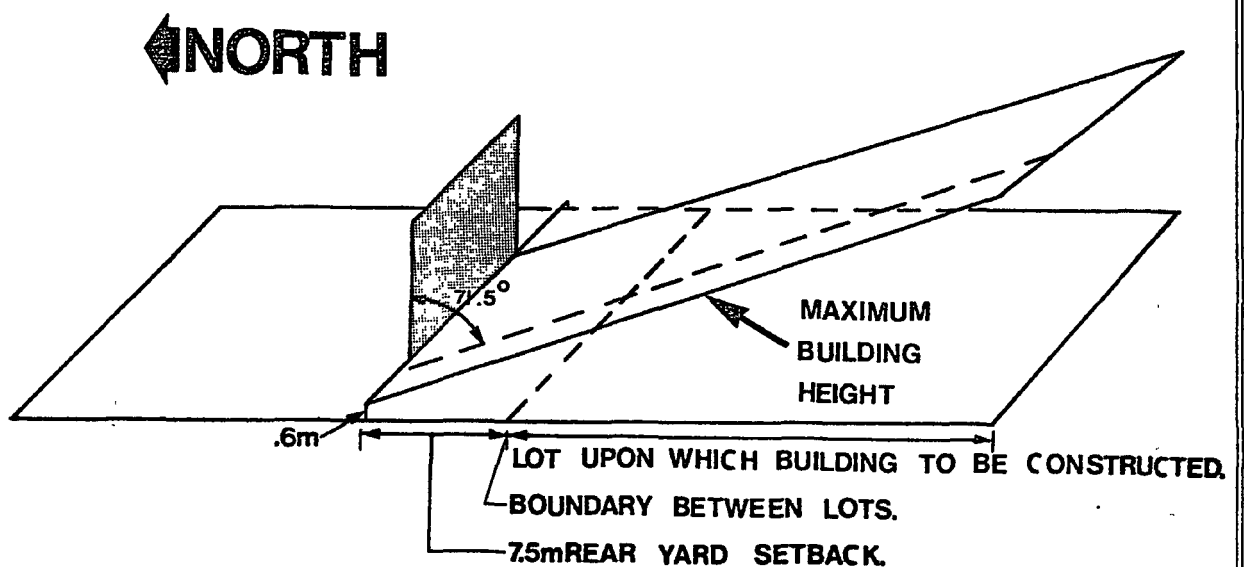
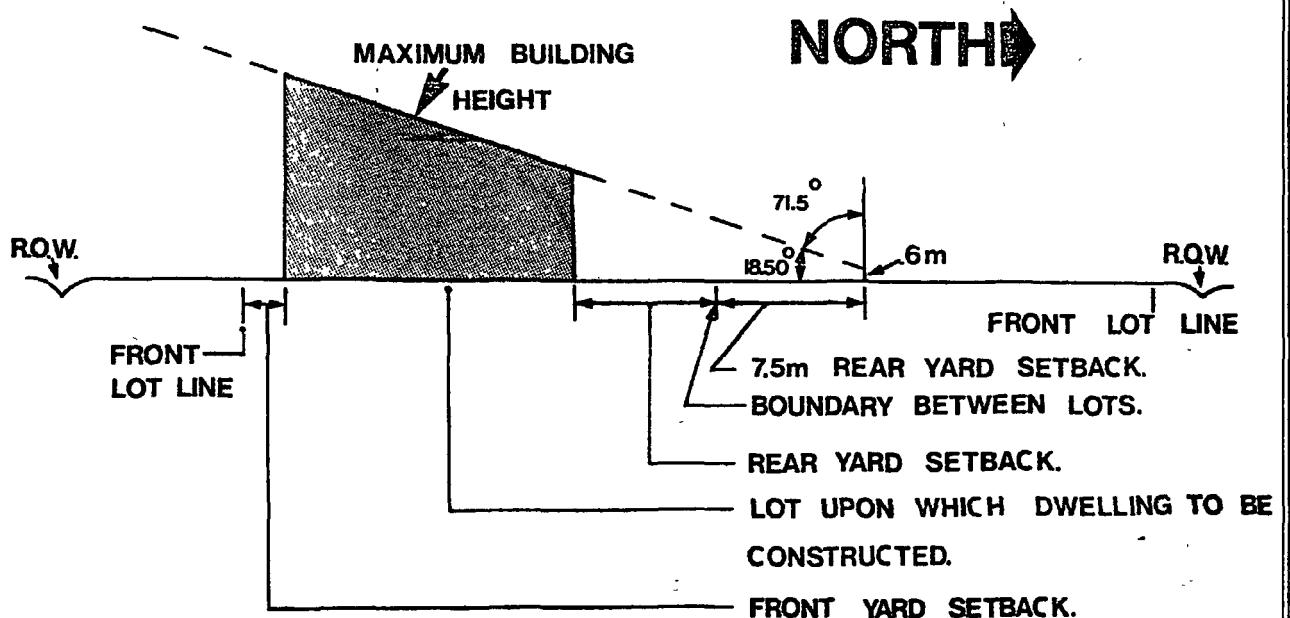


FIGURE 3



(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation will prevail.

(3) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 364.1.2(n)(1) and 364.1.2-(n)(2) shall also apply to that land.

(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

364.1.3 shall also be subject to the restrictions and requirements relating to the R5 Zone which are not in conflict with the ones set out in section 364.1.2.

364.2 For the purposes of section 364,

Corner Lot shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle or intersection of such streets is not more than 135 degrees;

East-West Axis shall mean a direction along a line drawn between due east and due west.

Interior Lot shall mean a lot other than a corner lot.

North shall mean a range extending from 45 degrees to the east of due north to 45 degrees to west of due north.

365.1 The lands designated RMA-Section 365 on Schedule A attached hereto:

365.1.1 shall only be used for:

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

365.1.2(1) shall, in respect of one family detached dwellings, be subject to the following restrictions and requirements:

(a) Minimum Lot Area:

Interior Lot	270 square metres
Corner Lot	360 square metres

(b) Minimum Lot Frontage:

Interior Lot	9 metres
Corner Lot	12 metres

(c) Minimum Side Yard Width:

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 door or no window below grade will be permitted in any such wall

365.1.2(2) shall, in respect of each semi-detached dwelling unit, be subject to the following restrictions and requirements:

(a) Minimum Lot Area:

Interior Lot	270 square metres
Corner Lot	360 square metres

(b) Minimum Lot Frontage:

Interior Lot	9 metres
Corner Lot	12 metres

365.1.2(3) shall, in respect of both one-family detached and semi-detached dwellings, be subject to the following additional restrictions and requirements:

(a) Minimum Lot Depth: 30 metres

(b) Minimum Front Yard Depth:

- | | | |
|-----|---|---|
| | To main wall of building | 4.5 metres |
| | To front wall of garage or carport | 6 metres |
| (c) | Minimum Rear Yard Depth: | 7.5 metres |
| (d) | Minimum Width for a Side Yard Flanking a Road Allowance: | 3 metres |
| (e) | Minimum Width for a Side Yard Flanking a Public Walkway: | 1.2 metres, <u>plus</u> 0.6 metres for each additional storey above the first storey |
| (f) | Maximum Building Height: | 10.5 metres |
| (g) | Driveway Location: | No driveway on a corner lot shall be located closer than 6 metres to the intersection of streetlines as projected |
| (h) | Minimum Number of Parking Spaces per Dwelling Unit: | 2 (two), one of which must be located in a garage |
| (i) | Minimum Front Yard Landscaped Open Space per Dwelling Unit: | 50% of the front yard area |
| (j) | Accessory Buildings: | (1) shall not be used for human habitation
(2) shall not be less than 0.6 metres from any lot line
(3) shall not exceed 4.5 metres in height in the case of a peaked roof |

(4) shall not exceed 3.5 metres in height in the case of a flat roof

(5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard

(6) shall not exceed a gross floor area of 15 square metres, unless it is a detached garage, in which case the maximum gross floor area permitted is 24 square metres

(k) Swimming Pools:

(1) shall not be located in the front yard

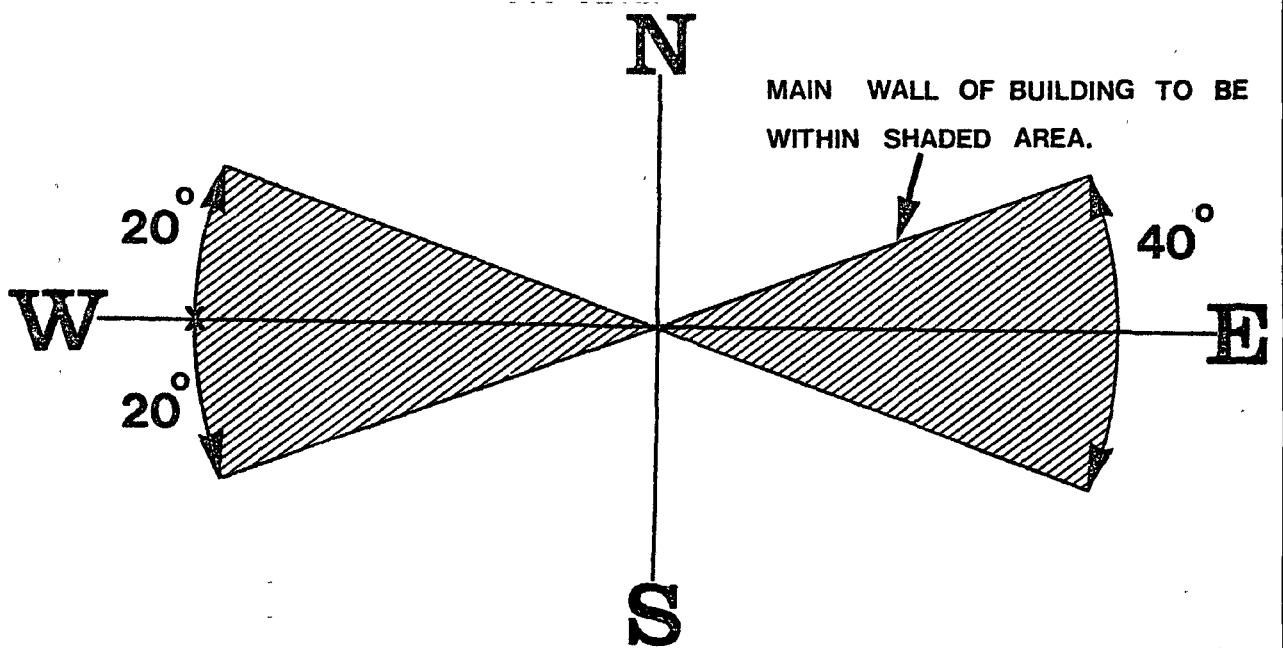
(2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool

(3) shall have a minimum distance of 1.2 metres from any lot line or easement

(1) (1) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S1)", the following restrictions and requirements shall also apply to that land:

Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of due east or by more than 20 degrees north or south of due west (see Figure 1).

FIGURE 1



(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

(2) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot to the north (see Figures 2 and 3).

FIGURE 2

MAXIMUM BUILDING HEIGHT

← NORTH

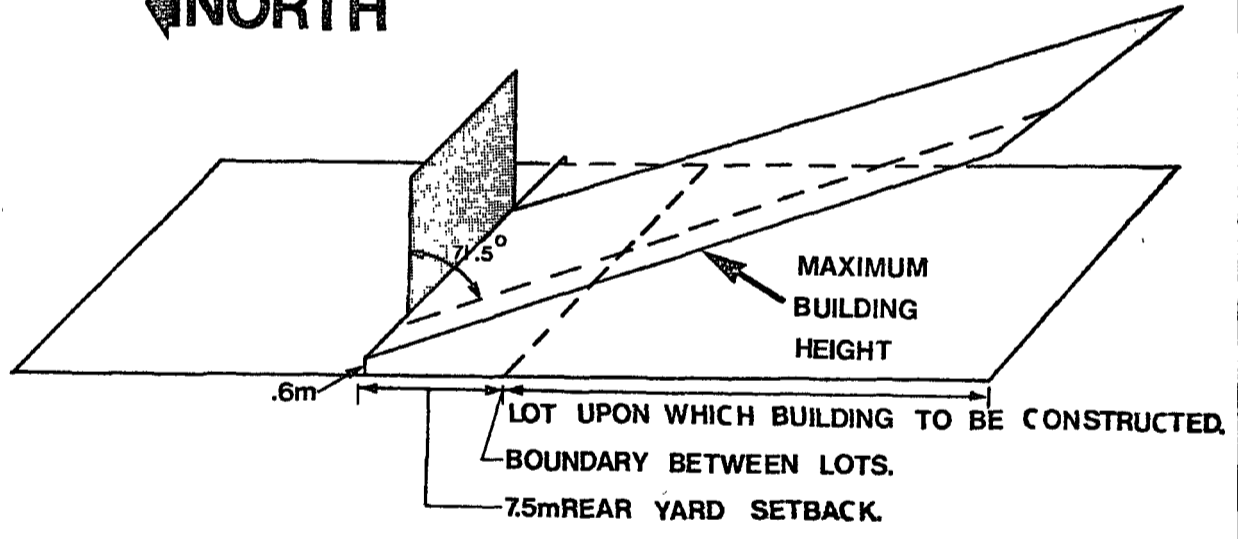
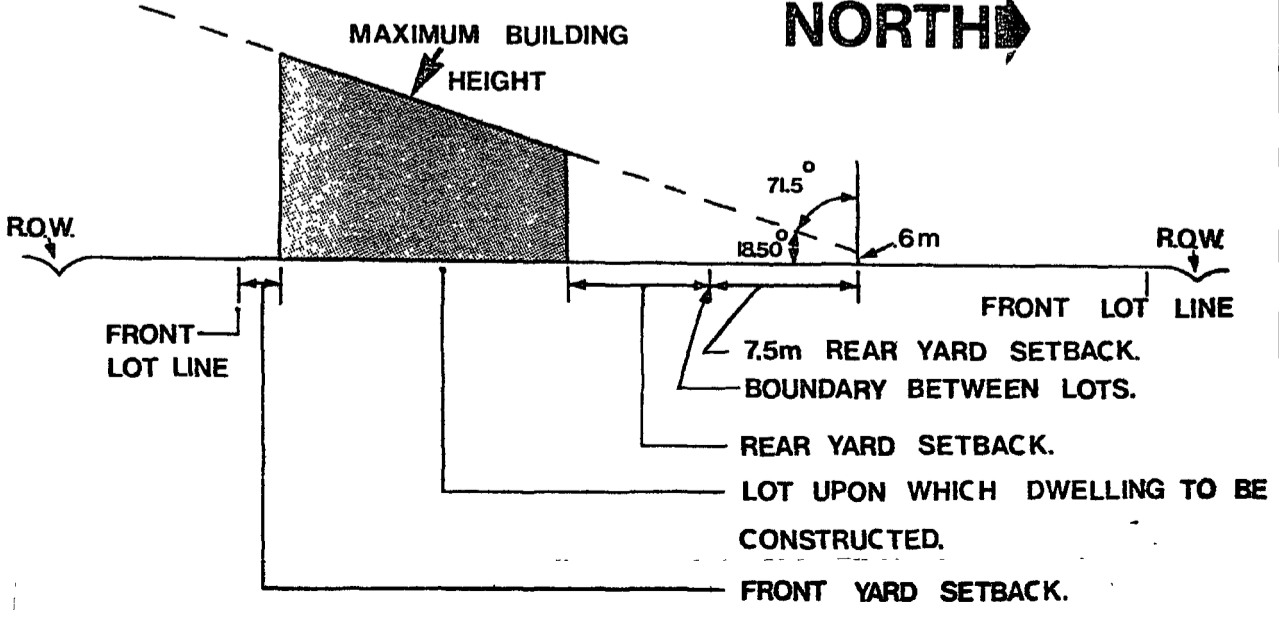


FIGURE 3

NORTH →



(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation will prevail.

(3) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 365.1.2(3)(1)(1) and 365.1.2(3)(1)(2) shall also apply to that land.

(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

365.1.3 shall also be subject to the restrictions and requirements relating to the R5 Zone which are not in conflict with the ones set out in section 365.1.2.

365.2 For the purposes of section 365,

Corner Lot shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle or intersection of such streets is not more than 135 degrees.

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

East-West Axis shall mean a direction along a line drawn between due east and due west.

Interior Lot shall mean a lot other than a corner lot.

North shall mean a range extending from 45 degrees to the east of due north to 45 degrees to west of due north.

366.1 The lands designated RMA-Section 366 on Schedule A attached hereto:

366.1.1 shall only be used for:

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

366.1.2(1) shall, in respect of one-family detached dwellings, be subject to the following restrictions and requirements:

(a) Minimum Lot Area:

Interior Lot	270 square metres
Corner Lot	360 square metres

(b) Minimum Lot Frontage:

Interior Lot	9 metres
Corner Lot	12 metres

(c) Minimum Side Yard Width:

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 door or no window below grade will be permitted in any such wall

366.1.2(2) shall, in respect of each semi-detached dwelling unit, be subject to the following restrictions and requirements:

(a) Minimum Lot Area:

Interior Lot	270 square metres
Corner Lot	360 square metres

(b) Minimum Lot Frontage:

Interior Lot	9 metres
Corner Lot	12 metres

366.1.2(3) shall, in respect of both one-family detached and semi-detached dwellings, be subject to the following additional restrictions and requirements:

- (a) Minimum Front Yard Depth:
 - To main wall of building 4.5 metres
 - To front wall of garage or carport 6 metres
- (b) Minimum Rear Yard Depth: 7.5 metres
- (c) Minimum Width for a Side Yard Flanking a Road Allowance: 3 metres
- (d) Minimum Width for a Side Yard Flanking a Public Walkway: 1.2 metres, plus 0.6 metres for each additional storey above the first storey
- (e) Maximum Building Height: 10.5 metres
- (f) Driveway Location: No driveway on a corner lot shall be located closer than 6 metres to the intersection of streetlines as projected
- (g) Minimum Number of Parking Spaces per Dwelling Unit: 2 (two), one of which must be located in a garage
- (h) Minimum Front Yard Landscaped Open Space per Dwelling Unit: 50% of the front yard area
- (i) Accessory Buildings:
 - (1) shall not be used for human habitation
 - (2) shall not be less than 0.6 metres from any lot line

(3) shall not exceed 4.5 metres in height in the case of a peaked roof

(4) shall not exceed 3.5 metres in height in the case of a flat roof

(5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard

(6) shall not exceed a gross floor area of 15 square metres, unless it is a detached garage, in which case the maximum gross floor area permitted is 24 square metres

(j) Swimming Pools:

(1) shall not be located in the front yard

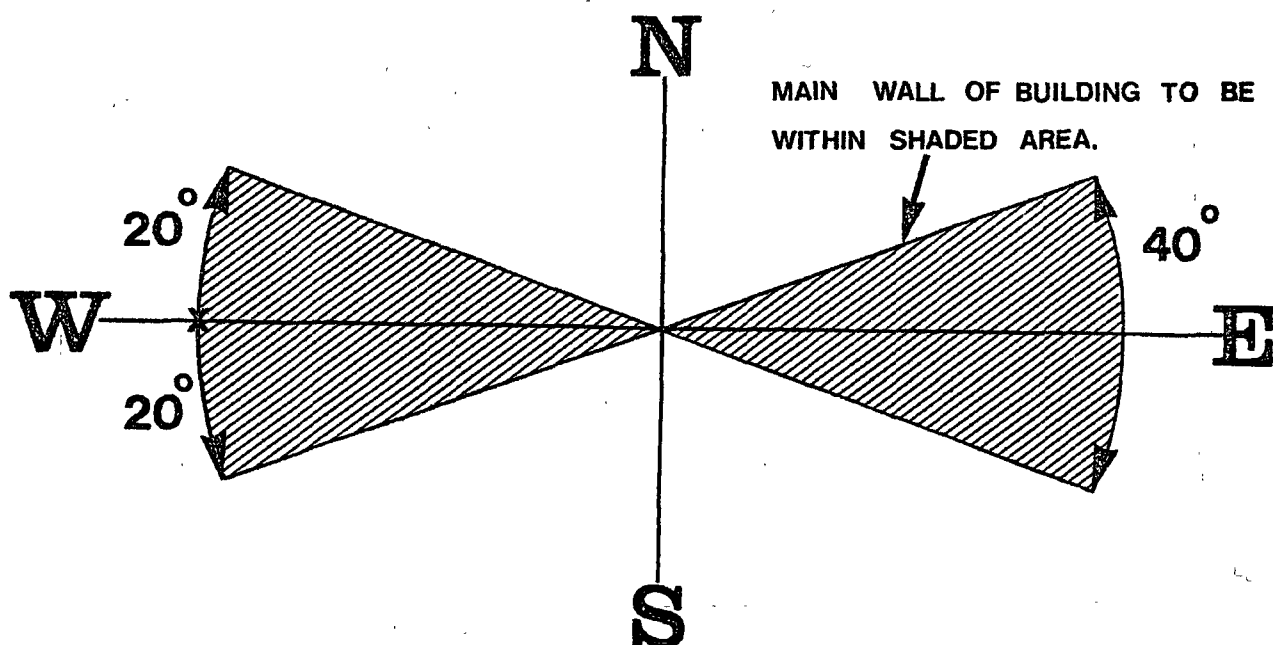
(2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool

(3) shall have a minimum distance of 1.2 metres from any lot line or easement

- (k) (1) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S1)", the following restrictions and requirements shall also apply to that land:

Each dwelling unit shall be constructed so that the vertical plane of the main wall facing south shall not vary from the east-west axis by more than 20 degrees north or south of due east or by more than 20 degrees north or south of due west (see Figure 1).

FIGURE 1



- (b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

- (2) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S2)", the following restrictions and requirements shall also apply to that land:

The height of any buildings, structures or fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed a plane which meets, at 0.6 metres above grade, and at an angle of 71.5 degrees, a vertical plane located on the abutting lot to the north, at a distance from that lot's rear line equal to the minimum rear yard depth for that lot of the north (see Figures 2 and 3).

FIGURE 2

MAXIMUM BUILDING HEIGHT

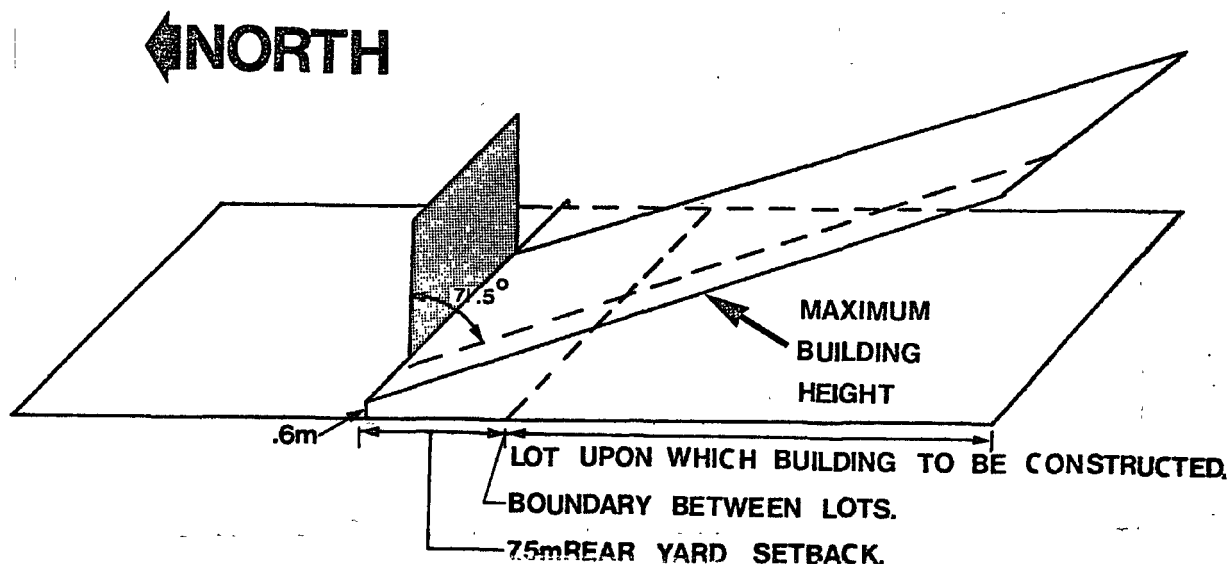
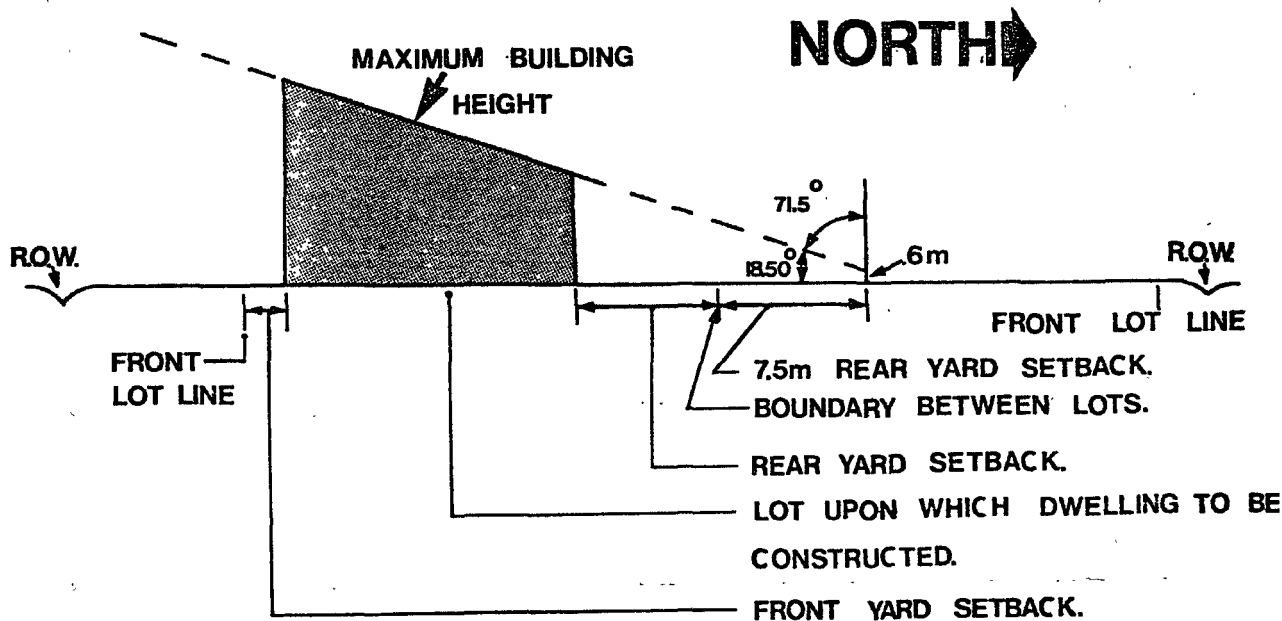


FIGURE 3



(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation will prevail.

(3) (a) Where the zone symbol for land shown on Schedule A is followed by the symbol "(S3)", the restrictions and requirements set out in both sections 366.1.2(3)(k)(1) and 366.1.2(3)(k)(2) shall also apply to that land.

(b) In the event of conflict between the restrictions and requirements of this regulation and any others relating to that land, the restrictions and requirements imposed by this regulation shall prevail.

366.1.3 shall also be subject to the restrictions and requirements relating to the R5 Zone which are not in conflict with the ones set out in section 366.1.2.

366.2 For the purposes of section 366,

Corner Lot shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle or intersection of such streets is not more than 135 degrees.

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

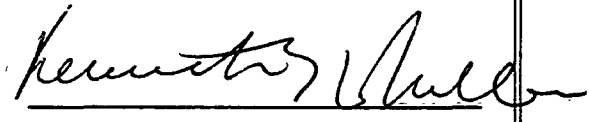
East-West Axis shall mean a direction along a line drawn between due east and due west.

Interior Lot shall mean a lot other than a corner lot.

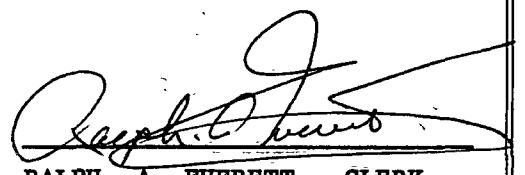
North shall mean a range extending from 45 degrees to the east of due north to 45 degrees to west of due north."

READ a FIRST, SECOND and THIRD TIME and Passed In Open Council.

This 25th day of May, 1983.



KENNETH G. WHILLANS - MAYOR

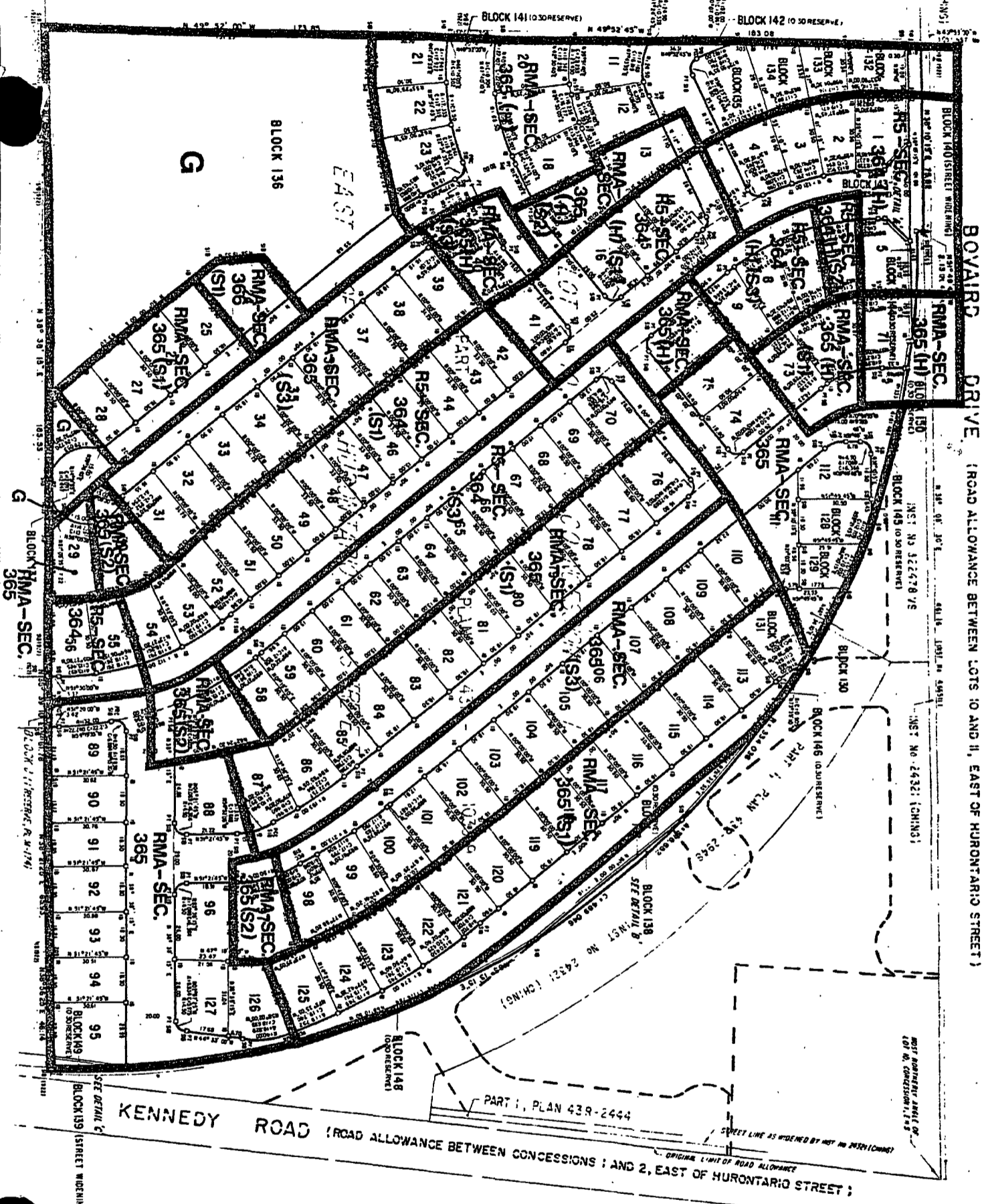


RALPH A. EVERETT - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

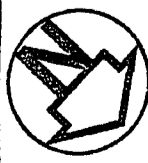
8/3/89

INSTRUMENT NUMBER 2539 (CHNG)



Part Lot 10 Con 1 E.H.S.
 By-Law 861 Schedule A

BY-LAW 157-83 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

Date: 83. 05 11 Drawn by: J.K.
 File no. CIE10.4 Map no. 43-37D

1:2050



R 830887

Ontario Municipal Board

**IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980,
c. 379)**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of its
Restricted Area By-law 157-83**

B E F O R E :

**A.H. ARRELL, Q.C.
Vice-Chairman**

- and -

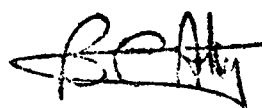
**P.M. BROOKS
Vice-Chairman**

Wednesday, the 7th day
of September, 1983

No objections to approval of By-law 157-83 having been received and the council of the applicant corporation having an opportunity to consider certain amendments to the said by-law and the said council having on the 11th day of July, 1983, passed By-law 220-83 amending By-law 861 which by-law By-law 157-83 also amends and having caused a certified copy thereof to be filed and the Board having dispensed with notice and hearing in respect of By-law 220-83;

THE BOARD ORDERS that By-law 157-83 and By-law 220-83 are hereby approved.


A SECRETARY

ENTERED
O. B. No. <u>R83-3</u>
Folio No. <u>46</u>
SEP 12 1983

ACTING SECRETARY, ONT. MUNICIPAL BOARD

