

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 249-75

A By-law to amend By-law Number 861 as amended by By-law Number 877 as amended to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings in part of Lots 9 and 10, Concession 1 and 2, East of Hurontario Street, in the former Township of Chinguacousy now in the City of Brampton.

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

- 1) Schedule 'A' being the zoning map attached to By-law Number 861 as amended by By-law Number 877, as amended, is further amended by changing the zone designations and boundaries thereof shown on Schedule 'A' to said By-law Number 861 as amended by By-law Number 877, as amended, from the classification of Agricultural A Zone to Residential R5D, Multiple Residential RMA, Multiple Residential Attached RMI(A), Residential Multiple RMIC and Conservational Greenbelt (G) Zones.
- 2) Schedule 'A' attached hereto forms part of this by-law.
- 3) For the purposes of this By-law:
  - (a) "Convenience Commercial" means a store that conveniently and without causing a nuisance provides for essentially day-to-day needs of a residential neighbourhood. The use would be the equivalent of a corner store providing non-specilized commercial needs.
- 4) Section 3, Sub-section 2 and 3 of By-law Number 861 as amended by By-law Number 877 as amended, be further amended by the addition of the zone classification Residential R5D.
- 5) No person shall, within Residential R5D Zone, erect or use any building or structure 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:

Permitted Use

Single Family Residences

Regulations:

Minimum Lot Area	5,000 square feet
Minimum Lot Frontage	50 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	<p>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:</p> <p>(i) The adjoining side yard of the lot adjoining such reduced side yard shall be a minimum of eight feet (8'), and,</p> <p>(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 either on the first or second storey.</p>
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 provided that no part of a single family residence shall be located closer than 45 feet to the street line of Kennedy Road North

Minimum Distance Between  
Dwellings

and of Williams Parkway and further that a strip of land not less than 20 feet in width abutting the said street lines shall be used for no other purpose than landscaping and the area of the said strip of land shall not be considered in determining the minimum lot area.

The minimum distance between the main wall of dwellings on abutting 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 two-storey 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

1,100 square feet for a 1 storey dwelling.

1,200 square feet for a 1½ storey or split level dwelling.

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

Maximum Height of Dwelling  
Above Basement

35 feet

Minimum Parking Spaces For  
Dwelling Unit

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

Minimum Driveway Width

10 feet

Driveways on corner lots shall not be located closer than thirty (30) feet from the intersection of the street lines as projected.

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 shall be permitted subject to the following regulations:

Maximum Floor Area 10% of lot area but not exceeding 120 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 2 feet.

Swimming pools shall be permitted subject to 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 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 but not less than 3,000 square feet for each dwelling unit.
Minimum Lot Frontage	60 feet.
Minimum Lot Frontage per Dwelling Unit	30 feet.
Minimum Front Yard	20 feet but in no event 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.
Minimum Corner Lot Vision Angle	No part of any building on a corner lot shall be located closer than 20 feet from the intersection of street lines as projected.
Minimum Rear Yard	25 feet, provided that no part of a semi-detached dwelling shall be located closer than 45 feet to the street line of Kennedy Road North and of Williams Parkway and further that a strip of land not less than 20 feet in width abutting the said street lines shall be used for no other purpose than landscaping and the area of the said strip of land shall not be considered in determining the minimum lot area.
Minimum Floor Area of	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
Minimum Driveway Width	10 feet

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 shall be permitted subject to the following regulations:

Accessory buildings in compliance with the following regulations:

Maximum Floor Area 10% of lot area but not exceeding 120 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 2 feet.

Swimming pools shall be permitted subject to 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.

The following shall apply for corner lots:

Minimum Lot Area 7,000 square feet for each lot but not less than 4,000 square feet for the dwelling unit adjacent to the flanking road allowance.

Minimum Lot Frontage Per Dwelling 70 feet.

Minimum Lot Frontage Per Dwelling Unit Adjacent To The Flanking Road Allowance 40 feet.

Driveways No driveway shall be located closer than thirty (30) feet from the corner.

- 7) No person, shall within a Residential Multiple Attached Rm1(A) 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 Rm1(A) Zone except that in addition thereto, the following provisions

shall apply:

Permitted Use

Residential Multiple Attached Dwelling

Regulations:

Density

The maximum density shall not exceed 15 dwelling units per acre.

Coverage

The maximum coverage by dwellings shall not exceed 28 per cent of the block area.

Minimum Parking Spaces  
Per Dwelling Unit

2, one of which must be located in a garage or carport plus one (1) parking space for each five (5) dwelling units or fraction thereof, for visitors.

Convenience Commercial  
Facilities

Notwithstanding the provisions of the Residential Multiple Attached RM1(A) Zone, the lands shown on Schedule 'A' of this By-law as RM1(A) may be used for convenience commercial purposes in conjunction with a residential use, subject to the following regulations:

- (a) The convenience commercial facilities shall be located on the ground floor.
- (b) The maximum convenience commercial floor area for the blocks zoned RM1(A) on Schedule 'A' of the By-law, shall be the lesser of;
  - (i) 1.0 square feet per person within a single block, or
  - (ii) 1,600 square feet within a single block.
- (c) No signs shall be used for the display of merchandise or advertising.
- (d) There shall be one (1) parking space for every one hundred (100) square feet of convenience commercial floor area.

8) No person shall within a Residential Multiple RM1C 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

One Family Dwelling, Semi-detached Dwelling, Multiple Attached Dwelling comprising not more than 5 dwelling units.

Regulations:

Minimum Lot Area

2,000 square feet for each dwelling unit.

Minimum Lot Frontage

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.

Minimum Corner Lot Vision Angle

No part of any building on corner lot shall be located closer than 20 feet from the intersection of street lines as projected.

Minimum Rear Yard

15 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, and provided that no part of any dwelling shall be located closer than 45 feet to the street line of Kennedy Road North and further that a strip of land not less than 20 feet in width abutting the said street line shall be used for no other purpose than landscaping and the area of the said strip of land shall not be considered in determining the minimum lot area.



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.

Minimum Driveway Width

10 feet.

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%

Maximum Density

10 dwelling units per acre.

Accessory buildings shall be permitted subject to the following regulations:

Maximum Floor Area

10% lot area but not exceeding 120 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 2 feet.

Swimming pools shall be permitted subject to the following regulations:

- (i) Maximum 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.

The following shall apply for corner lots:

Minimum Lot Area 3,000 square feet.

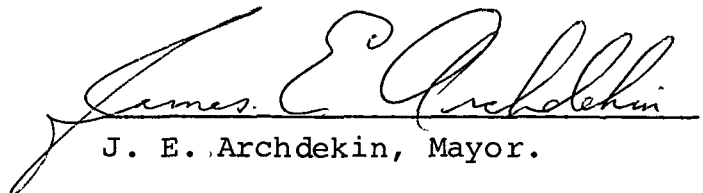
Minimum Lot Frontage 30 feet.  
Per Dwelling Unit.

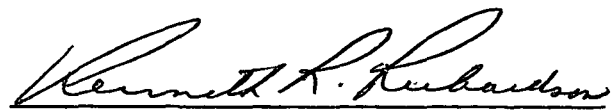
Driveways No driveway shall be located closer than twenty (20) feet from the corner.

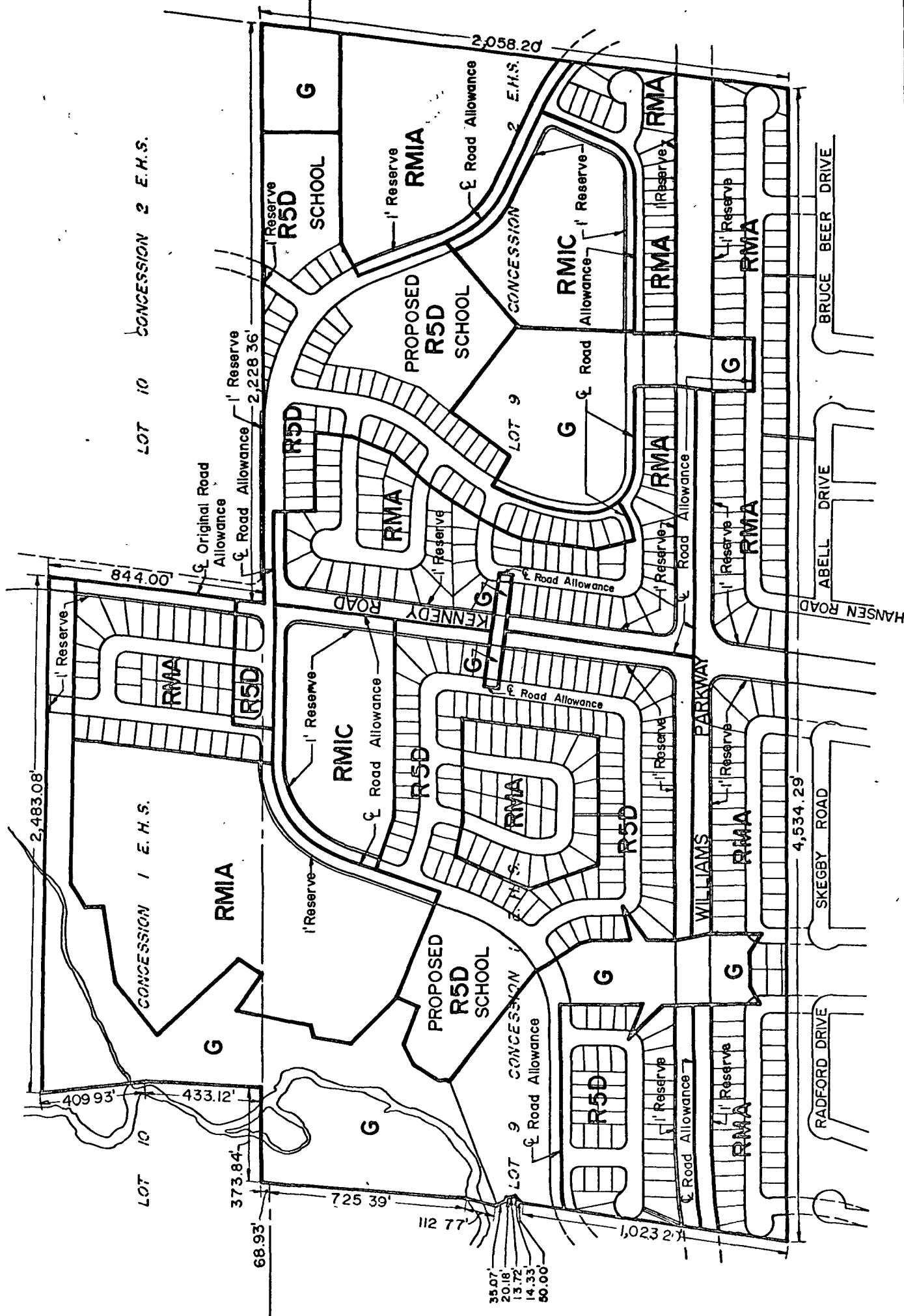
- 8) All requirements for a Conservation and Greenbelt (G) Zone classification as set out in By-law Number 861, Section 21, as amended, shall apply to the lands as shown on Schedule 'A' hereto attached.
- 9) The lands classified as Residential 5D, Multiple Residential RMA, Multiple Residential Attached RM1(A), Residential Multiple RM1C and Conservation and Greenbelt (G) Zones as shown on Schedule 'A' hereto attached shall be subject to all the matters set out in Section 35(a) of The Planning Act, R.S.O. 1970, as amended.
- 10) This By-law shall not come into force unless and until approved by the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME and PASSED IN OPEN COUNCIL

this 24th day of NOVEMBER 1975.

  
J. E. Archdekin, Mayor.

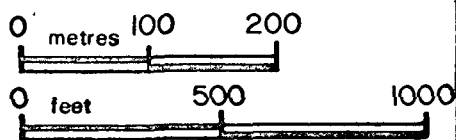
  
K. R. Richardson, Clerk.



CITY OF BRAMPTON BY-LAW NO. 249-75  
SCHEDULE 'A'

Legend

Scale



N



Drawn	m.o.
Date	NOV. 4th, 1975
File No.	CIE9.2
Dwg. No.	A

CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



R 76841

ONTARIO

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of its  
Restricted Area By-law 249-75

B E F O R E :

R. M. McGUIRE,

Vice-Chairman

- and -

L.P.D. STAPLES,

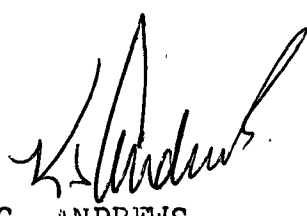
Member


)  
)  
)  
) Thursday, the 24th day  
) of June, 1976  
)  
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All objections to approval of By-law 249-75 having been withdrawn 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 22nd day of March, 1976 passed By-law 94-76 amending By-law 249-75 and it appearing that notice of application for approval of By-law 94-76 has been given as directed by the Board and no objections to approval have been received as appears by material filed;

THE BOARD ORDERS that By-law 249-75 as amended by By-law 94-76 is hereby approved.



  
K. C. ANDREWS  
SECRETARY

ENTERED	
O. B. No.	R. 76-2
Folio No.	196
JUL 5 1976	
	
SECRETARY, ONTARIO MUNICIPAL BOARD	