

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 251-75

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 Lot 10 Concession 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 and Conservational Greenbelt (G) Zones.
2. Schedule 'A' attached hereto forms part of this by-law.
3. 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.
4. No person shall, within a 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:

<u>Permitted Use</u>	Single Family Residence, school
<u>Regulations:</u>	
Minimum Lot Area	5,000 square feet
Minimum Lot Frontage	50 feet
Minimum Front Yard	210 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	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'), and,
- (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.

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 Minimum Distance Between Dwellings

25 feet

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% but shall not exceed 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.

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 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	210 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 further that a strip of land not less than 20 feet in width abutting the 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. 1,100 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:

Maximum Floor Area	10% of lot area but shall not exceed 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/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 line not less than 4,000 square feet for the dwelling unit adjacent to the flanking road allowance.
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Minimum Lot Frontage Per Dwelling	70 feet
Minimum Lot Frontage Per Dwelling Unit Adjacent To the Flanking Road	40 feet
Driveways	No driveway shall be located closer than thirty (30) feet from the corner.

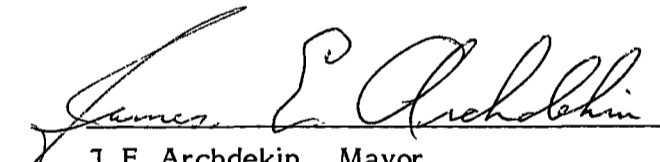
6. All requirements for a Conservation and Greenbelt (G) Zone classification as set out in By-law Number 861, Section 21, as amended, shall apply to the lands shown on Schedule 'A' hereto attached.

7. The lands classified as Residential R5D Multiple, Residential RMA and Conservation and Greenbelt (G) Zones as hown 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.

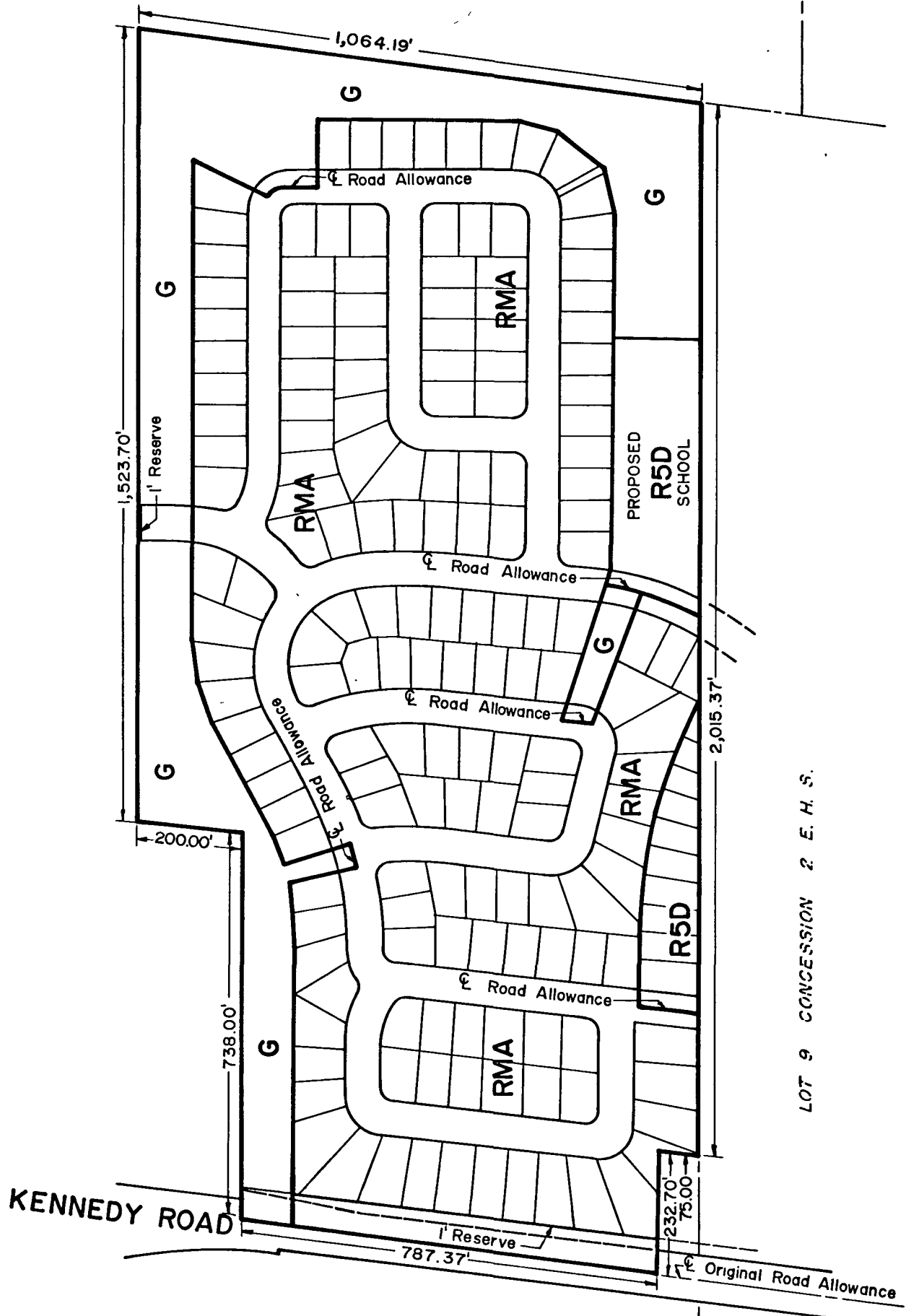
8. This By-law shall not come into force unless and until approved by the Ontario Municipal Board.

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

this *24th* day of *NOVEMBER* 1975.

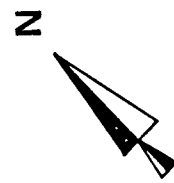

 J. E. Archdekin, Mayor


 K. R. Richardson, City Clerk



LOT 9 CONCESSION 2 E. H. S.

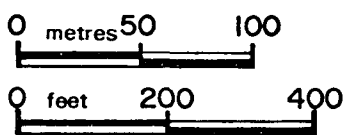
CITY OF BRAMPTON BY-LAW NO. 251-75
SCHEDULE 'A'



Drawn	m.o.
Date	NOV. 7th, 1975
File No.	C2E10.1
Dwg. No.	A

Legend

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT



R 76842

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 251-75

B E F O R E :

R. M. McGUIRE,

Vice-Chairman

- and -

L.P.D. STAPLES

Member

Thursday, the 24th day

of June, 1976

All objections to approval of By-law 251-75 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
95-76 amending By-law 251-75 and it appearing that
notice of application for approval of By-law 95-76
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 251-75 as amended by By-law
95-76 is hereby approved.



K. C. ANDREWS
SECRETARY

ENTERED	
O. B. No.....	<i>A26-2</i>
Folio No.....	<i>198</i>
JUN 5 1976	
SECRETARY, ONTARIO MUNICIPAL	