



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 70-79

A by-law to amend By-law 861, of
the former Township of Chinguacousy,
now in the City of Brampton

(Part of Lot 10, Concession 2, E.H.S.)

The Council of the Corporation of the City of Brampton

ENACTS AS FOLLOWS:

1. Schedule A to By-law 861, being the restricted area by-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designation of the lands shown outlined on Schedule A attached to this by-law from AGRICULTURAL (A) to RESIDENTIAL 5 - SEC. 221 (R5 - SEC. 221), RESIDENTIAL MULTIPLE - SEC. 221 (RMA - SEC. 221), RESIDENTIAL MULTIPLE - SEC. 221 (RMLC - SEC. 221), 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 hereby amended by adding thereto the following section:
 - "221.1 The lands designated as R5 - SEC. 221 on Schedule A hereto attached:
 - 221.1.1 shall only be used for single family detached dwellings.
 - 221.1.2 shall be subject to the following requirements and restrictions:
 - (a) the minimum lot frontage for all corner lots shall be 18.2 metres (60 feet).
 - (b) for the lots abutting Bovaird Drive or Kennedy Road,
 - (i) a minimum outdoor living area of 55.7 square metres (600 square feet) shall be provided,
 - (ii) a landscaped buffer space of a minimum depth of 9 metres (29.5 feet) shall be provided at the very rear of the lot, and
 - (iii) along the rear lot line and along the side lot lines a distance of 9 metres (29.5 feet) from the rear lot line, a chain link fence to a maximum height of 1.3 metres (4.3 feet) shall be the only fencing permitted.
 - 221.1.3 shall also be subject to the requirements and restrictions relating to the R5 zone which are not in conflict with the ones set out in section 221.1.2.

221.2 The lands designated as RMA - SEC. 221 on Schedule A hereto attached:

221.2.1 shall only be used for semi-detached dwellings.

221.2.2 shall be subject to the following requirements and restrictions:

(a) the minimum lot frontage for all corner lots shall be 21.3 metres (70 feet).

(b) for the lots abutting Bovaird Drive or Kennedy Road,

(i) a minimum outdoor living area of 46.5 square metres (500 square feet) for each unit of the semi-detached dwelling shall be provided,

(ii) a landscaped buffer space of a minimum depth of 9 metres (29.5 feet) shall be provided at the very rear of the lot, and

(iii) along the rear lot line and along the side lot lines a distance of 9 metres (29.5 feet) from the rear lot line, a chain link fence to a maximum height of 1.3 metres (4.3 feet) shall be the only fencing permitted.

221.2.3 shall also be subject to those requirements and restrictions relating to the RMA zone which are not in conflict with the ones set out in section 221.2.2.

221.3 The lands designated as RMLC - SEC. 221 on Schedule A hereto attached:

221.3.1 shall only be used for

(a) single family detached dwellings, or

(b) semi-detached dwellings, or

(c) street townhouse dwellings.

221.3.2 shall be subject to the following requirements and restrictions:

(a) in respect of single family detached dwellings, the requirements and restrictions set out in sections 221.1.2 and 221.1.3.

(b) in respect of semi-detached dwellings, the requirements and restrictions set out in sections 221.2.2 and 221.2.3.

(c) in respect of street townhouse dwellings,

(i) the minimum lot frontage for all corner lots shall be 9 metres (29.5 feet).

(ii) each street townhouse dwelling unit must have a direct access from the front yard to the rear yard of that unit, without passing through any habitable room.

(iii) where a direct access passes through an unfinished basement, a door opening to the rear yard must be adjacent to either side wall and directly opposite the other door.

(iv) for the lots abutting Bovaird Drive or Kennedy Road,

- (A) a minimum outdoor living area of 37.2 square metres (400 square feet) shall be provided for each street townhouse dwelling unit,
- (B) a landscaped buffer space of a minimum depth of 9 metres (29.5 feet) shall be provided at the very rear of the lot, and
- (C) along the rear lot line and along the side lot line a distance of 9 metres (29.5 feet) from the rear lot line, a chain link fence to a maximum height of 1.3 metres (4.3 feet) shall be the only fencing permitted.

221.3.3 shall also, in respect of street townhouse dwellings, be subject to the requirement and restrictions relating to the RMC zone which are not in conflict with the ones set out in section 221.3.2 (c).

221.4 For the purposes of section 221,

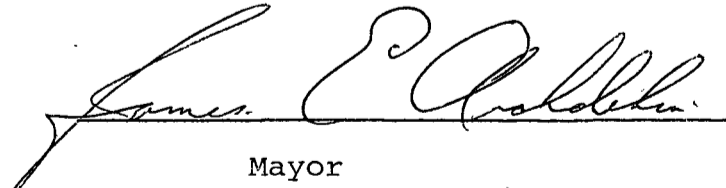
Habitable Room shall mean a kitchen, dining room, living room, family room, bedroom, den or finished recreation room.

Landscaped Buffer Space shall mean an area on a lot which is used exclusively for the growth, maintenance, and preservation of grass, flowers, trees, shrubs, and other landscaping.

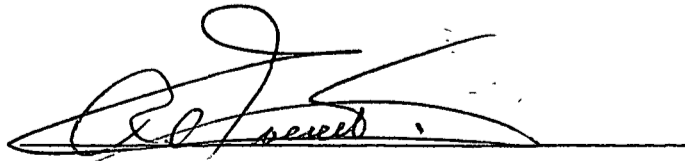
Outdoor Living Area shall mean an uninterrupted, screened area immediately adjacent to and accessible from the dwelling unit which provides a noise-protected private environment for a range of outdoor living activities, but does not include sideyards or parts of front yards which are less than 2.5 metres (8.2 feet) in width. "

4. This by-law shall not come into force without the approval of the Ontario Municipal Board.

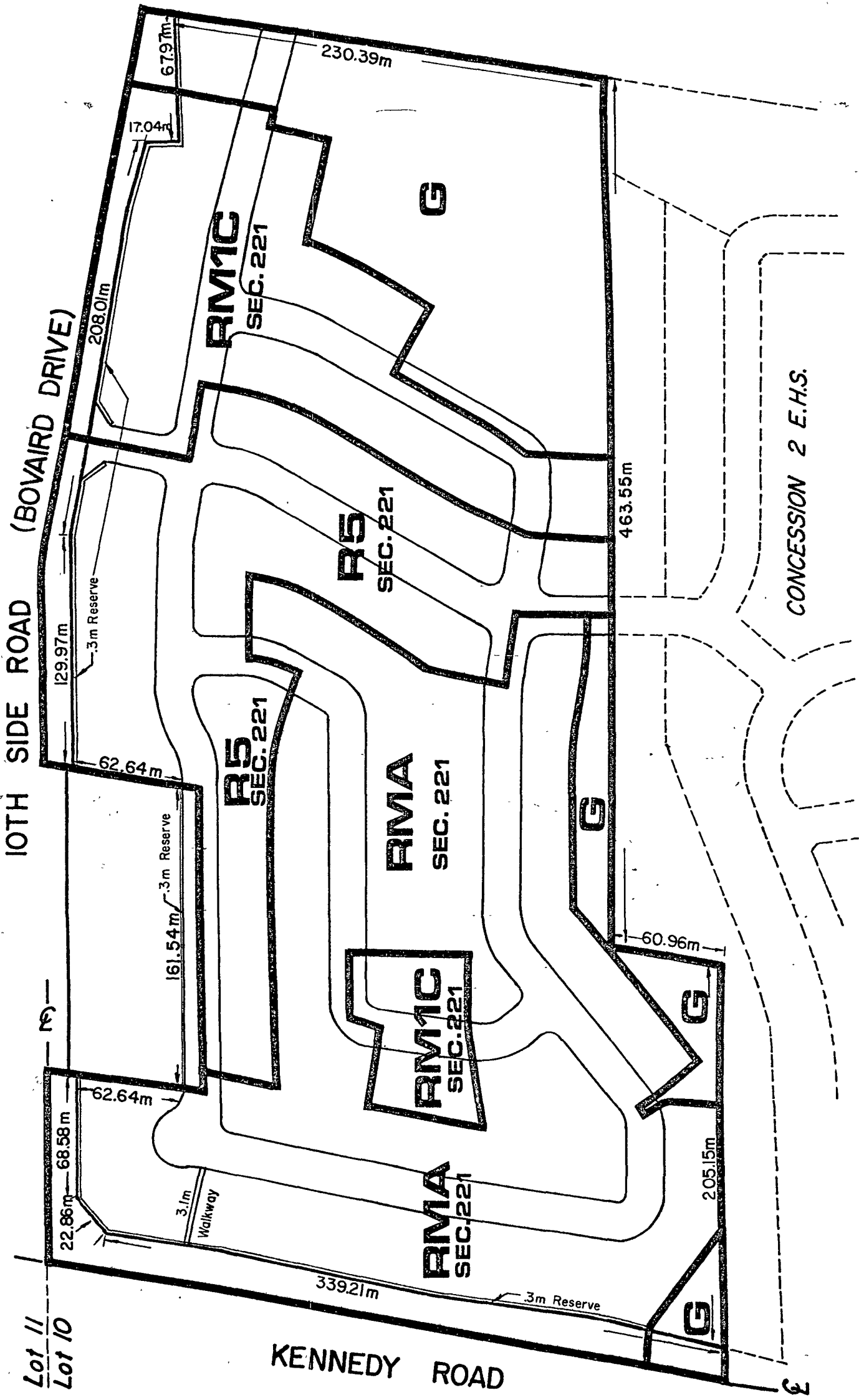
READ A FIRST, SECOND AND THIRD TIME and PASSED IN OPEN COUNCIL this **9th** day of **April**, 1979.



 Mayor



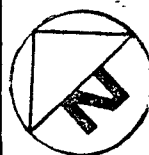
 Acting Clerk



SCHEDULE A BY-LAW No. 861

SCHEDULE A BY-LAW No. 70-79

— Zone Boundaries



1:2500

CITY OF BRAMPTON
Planning and Development

Date: 1979 03 30 Drawn by: T.S.

File no. C2E10.2 Map no. 44-11J

PASSED April 9, 19 79



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70-79

No. _____

A By-law to amend By-law 861, of the former Township of Chinguacousy, now in the City of Brampton.

(Part of Lot 10, Concession 2, E.H.S.)



R 792179

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 70-79

B E F O R E :

D.S. COLBOURNE
Vice-Chairman

- and -

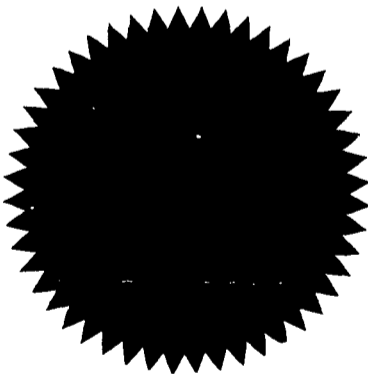
C.G. CHARRON, Q.C.
Member

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Friday, the 3rd day of
August, 1979

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 70-79 is
hereby approved.



~~Handwritten signature~~
A/ SECRETARY

ENTERED	
O. B. No.	B.79-5
Folio No.	87
AUG 9 1979	
<i>Handwritten signature</i>	
SECRETARY, ONTARIO MUNICIPAL BOARD	