## BY-LAW NUMBER 86-75



WHEREAS it is deemed expedient to enter into and execute an agreement with Consolidated Building Corporation Limited and Heart Lake Developments Limited, The Regional Municipality of Peel, Bramalea Consolidated Developments Limited and Agrob Investments Limited, and The Corporation of the City of Brampton;

NOW therefore the Council of the Corporation of the City of Brampton ENACTS as follows:

1) That the Corporation of the City of Brampton enter into and execute an agreement attached hereto as Schedule "A", with Consolidated Building Corporation Limited and Heart Lake Developments Limited, The Regional Municipality亲 of Peel, Bramalea Consolidated Developments Limited and Agrob Investments Limited, and The Corporation of the City of Brampton.
2) That the Mayor and Clerk are hereby authorized to affix their signatures to the agreement attached hereto as Schedule "A".

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this lith day of May, 1975.


James E. Archdekin, Mayor


## SECTION 78

TO THE LAND REGISTRAR AT BRAMPTON

THE CORPORATION OF THE CITY OF BRAMPTON, being interested in the lands entered in the register for the city of Brampton as Parcel (s) PLAN -I SECTION M-99 To m-113

INCLUSIVE.
of which CONSOLIDATED BUILDING CORPORATION LIMITED and HEART LAKE DEVELOPMENTS LIMITED are the registered owners, hereby applies to have entered on the register for the said Parcel (s) Notice of an Agreement dated the 12 th day of May 1975 made between CONSOLIDATED BUILDING CORPORATION LIMITED and HEART LAKE DEVELOPMENTS LIMITED, THE CORPORATION OF THE CITY OF BRAMPTON et al.

The evidence in support of this Application
consists of:

1. The original agreement or an executed copy thereof.

DATED at Brampton this day of 1975.

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THE CORPORATION OF THE CITY OF BRAMPTON
by its Solicitor
Judith E. Hendy
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BETWEEN:

> CONGOLIDATED RUILDING CORFOPATION TIMMTED, and IIEART IAKE DEVELOPMENTS I,IMITED, both being COmpanies incorrorated under the laws of the Province of ontario, carrying on business under the firm name and style of HEART LAKE
> (hereinafter called the "Owner")
> OF THE FIRST PART:

A N D:
THE CORPORATION OF THE CITY OF BRAMPTON

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(hereinafter called the "City")
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OF THF SECOND PART:
A N D:
THE REGIONAL MUNICIPALITY OF PFEL,
(hereinafter called the "Regional Municipality")
OF THE THIRD PART:

A N D:

> BRAMALEA CONSOLIDATFD DFVELOPMENTS LIMITED and AGROB INVESTMENTS IIMITED, both cOmpanies incorporated under the laws of the Province of Ontario,
> (hereinafter called the "Mortgagee")
> OF THE FOURTH FART:

WHERFAS the Owner and the Mortgagee entered into an Agreement made the 15 th day of October, 1973 with The Corporation of the Township of Chinguacousy, (hereinafter referred to as the "Subdivision Agreement"), respecting certain lands in a proposed plan of subdivision entitled "The Villages of Heart Lake" as more particularly described in Schedule "A" and "Al" attached to the Subdivision Agreement (hereinafter referred to as the "lands");

AND NHEREAS the Regional Municipality of Peel Act, 1973 (Ontario) incorported and established the Reqional Municipality and annexed a portion of the Townshio of Chinquacousy to the Citv, including the lands;

AND WHEREAS pursuant to the Regional Municipality of Peel Act, 1973, the Regional Municipality stands in the place and stead of the Township of Chinguacousy in respect of water and sanitary sewage works and certain other matters referred to in the said Act, and the City remains responsible for all other services referred to in the Subdivision Agreement;

AND WHEREAS the parties have agreed to enter into this agreement for the purpose of amending the Subdivision Agreement as hereinafter set forth;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR ( $\$ 1.00$ ) now paid by the parties, one to the other (receipt of which is hereby acknowledged), and of the mutual covenants and agreements hereinafter contained, the parties hereto do covenant and agree each with the other as follows:
1.


#### Abstract

(a) The Owner and the Regional Municipality agree that the specifications respecting the Works, dated the 15th day of October, 1973 and entitled "Specifications for Villages of Heart Lake" referred to in the Subdivision Agreement, are hereby amended in accordance with the provisions contained in Schedule "A" annexed hereto, in respect of sanitary sewage and water works.


(b) The Owner and the City agree that the specifications respecting the Works, dated the 15 th day of October, 1973 and entitled "Specifications for Villages of Heart Lake" referred to in the Subdivision Agreement, are hereby amended in accordance with the provisions contained in Schedule "B" annexed hereto.

The development levies payable pursuant to subparagraphs 24 (a) to (e) inclusive of the Subdivision Agreement by the Owner to the City shall be reduced by the amount of the water component and the sewer component of such development levies and shall be amended as follows:
(a) With respect to a single family or semidetached building, the development levy shall be reduced by the sum of TWO HUNDRED DOLLARS ( $\$ 200.00$ ) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of EIGHT HUNDRED AND THIRTY-SIX DOLLARS (\$836.00); and
(b) With respect to a multiple residential building exceeding 6 storeys in height in which more than one-half of the total number of dwelling units are bachelor or one bedroom apartments, the development levy shall be reduced by the sum of ONE HUNDRED AND TWENTY DOLLARS (\$120.00) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of THREE HUNDRED AND EIGHTY DOLLARS (\$380.00); and
(c) With respect to a multiple residential building exceeding 6 storeys in height where fewer than onehalf of the total number of dwelling units are bachelor or one bedroom apartments, the development levy shall be reduced by the sum of ONE HUNDRED AND TWENTY DOLLARS ( $\$ 120.00$ ) for each unit described therein, so that the development levy for each such dwelling unit shall be the sum of FOUR HUNDRED AND SEVENTY-FIVE DOLLARS (\$475.00); and
(d) With respect to a multiple residential building exceeding 3 storeys in height but not exceeding 6 storeys in height, the development levy shall be reduced by the sum oï ONE HUNDRED AND TWENTY DOLLARS (\$120.00) for each unit described therein, so that the
development levy for each such dwelling unit shall be the sum of SEVEN HUNDRED AND SIXTY-TWO DOLLARS (\$762.00) and
(e) With respect to a multiple residential building not exceeding 3 storeys in height, the development levy shall be reduced by the sum of TWO HUNDRED DOLLARS ( $\$ 200.00$ ) for each unit described therein, so that che
development levy for each such dwelling-unit-shall-be
reduced by the sum-of wo HUNDRED DOLLARS- $(\$ 2.00 .00)$ foreach unit described therein, so that the
development levy for each such dwelling unit shall事 be the sum of EIGHT HUNDRED AND THIRTY-SIX DOLLARS (\$836.00);
which levies shall be increased or decreased in direct relationship to the composite component of the Southam Construction Index (Ontario Series) with the base being January list, 1973.
(f) Applications for building permits made after the 15 th day of January in each year, shall be subject to adjustment in accordance with the last available index.
3. (a) The Owner shall pay to the Regional
Municipality levies determined as follows: (i) The sum of THREE HUNDRED AND NINETY DOLLARS (\$390.00) per dwelling unit of single family, semi-detached, townhouse and low-rise multiple type residential development; and (ii) The sum of TWO HUNDRED AND TWENTY-FIVE DOLLARS (\$225.00) per dwelling unit in apartment-type residential development;
(b) (i) The levies provided for in subparagraph (a) above respecting any dwelling unit shall be payable at the time of the issuance of a building permit with respect to each such dwelling unit;
(ii). The City agrees to collect on
behalf of the Regional Municipality such levies, and to remit such levies to the Regional Municipalit by the eighth day of the month following collection thereof, and the Regional Municipality agrees that no other payment shall be required in respect to the regional services except as specified in paragraphs $3(\mathrm{~d}) 3(f)$ and 11 of this agreement
(c) The levies referred to in sub-paragraph (a) above, shall be adjusted twice yearly in direct relationship to the composite component of the Southam Construction Index (Ontario Series) with such adjustment based on the last available index reflecting construction costs as of January 30 th and July 30 th of each year with the base being established as at January lst, 1974.
(d) In addition to the foregoing, the Owner shall pay directly to the Regional Municipality the sewer and water component of the levies payable pursuant to subparagraphs $24(a)$ to (c) inclusive of the Subdivision Agreement in five equal annual instalments for the total number of units to be built as provided for by the zoning by-laws attached hereto as Schedules "Cl" to "C9" as follows: (i) the sum of ONE HUNDRED DOLLARS (\$100.00) per dwelling unit for the sewer component and ONE HUNDRED DOLLARS (\$100.00) per dwelling unit for the water component of single family, semidetached, townhouse and low-rise multiple type residential development; and (ii) the sum of SIXTY DOLLARS (\$60.00) per dwelling unit for the sewer component and SIXTY DOJLARS (\$60.00) per dwelling unit for the water component in apartment type residential development; (iii) the levies provided in this sub-paragraph (d) shall be adjusted at the time of payment in direct relationship to the composite component of the Southam Building Index (Ontario Series) with the base date being January 31st, 1973;
(e) In the event that the City and the Regional Municipality, subsequent to the signing of this agreement, but prior to registration of the Plan of Subdivision, agree upon a format of levy calculation which is based upon not more than ONE HUNDRED AND FIFTY DOLLARS $(\$ 150.00)$ per capita for all Regional purposes, then the levies set forth in sub-paragraphs $3(a),(b)$ which exclude the sewer and water portion of the levy, shall, at the option of the Owner, be amended to reflect the application of the new format incluading provisions for indexing as setforth in sub-paragraph 3(c) hereof.
(f) The parties hereto hereby agree and confirm that the levies payable by the Owner to the Regional Municipality pursuant to the terms of the Subdivision Agreement and pursuant to this agreement, shall not be increased other than as provided in clause 3 herein during the currency of the Subdivision Agreement as hereby amended within one (1) year from the date of execution of this agreement. In the event that any portion of the Plan of Subdivision is not registered within such one (l) year period, the levies other than for sewer and water services as provided for in clause $3(d)$ payable with respect to the dwelling units comprised within any such portion of the Plan of Subdivision not so registered within such one (1) year period, shall be calculated and applied in accordance with the Regional levy policy in effect at the time of any such subsequent registration or registrations.
(g) The City shall not be responsible for the collection of any increased levies on behalf of the Regional Municipality until the City has received notification in writing that there has been a change of Regional policy applicable to this agreement.
(a) The parties hereby agree that the lands will be subdivided by the registration of a series of plans all of which have been previously draft approved by the City and other bodies as one plan thereinafter referrcd to individually and/or collectively as the "plan of subdivision").
(b) The City and the Regional Municipality hereby confirm and approve the conditions and amendments to such conditions applying to the approval for registration of the Plan of Subdivision as imposed by the Ministry of Housing for the Province of Ontario, to the date of this agreement.
(c) The Owner shall not make application for building permits for residential dwelling units in excess of the following:

to the total of permits to be provided for the immediately following year and so forth. It is understood and agreed that building permits in addition to the above may be applied for and granted in any year with the approval of Council for the City.
(d) The parties hereby acknowledge and agree that the units referred to in sub-paragraph 4 (c) (i), (ii) and (iii) shall be deemed to be part of the 15,000 units referred to in an agreement made the 17th day of February, 1975, between Her Majesty The Queen in the Right of Ontario as represented by the Minister of Housing (the "Ministry") and the City respecting the HOME and OHAP Programs of the Ministry.
(e) In the event that subsequent to March 31st, 1977 there are no further grants beyond the 15,000 available to the City under the OHAP or HOME Programs by the Ministry, or any similar or related governmental program, and in the event that the entire 15,000 units referred to in sub-paragraph (d) above shall have been released for registration prior to March 3lst, 1976, then the Owner acknowledges that in addition to the levies provided for in this agreement, the Owner may be subject to payment of an additional levy to the City up to a maximum of:
(i) With respect to Block Town Houses or Apartment Buildings the sum of Six Hundred Dollars ( $\$ 600.00$ ) for each unit contained therein;
(ii) With respect to Street Town Houses, the sum of Five Hundred and Twenty-Five Dollars (\$525.00) for each unit contained therein;
(iii) With respect to a single family, semi-detached building, or all other buildings, the sum of Four Hundred and Fifty Dollars (\$450.00) for each unit contained therein,
for each of the 600 units referred to in sub-paragraph 4 (c) (iv), subject to the provisions of sub-paragraph (f) below.
(i) In the event that less than 14,400 units of the 15,000 units referred to in sub-paragraph (d) above shall have been released for registration by March 3lst, 1976, then the potential additional levy referred to in sub-paragraph (e) above shall not apply to the units referred to in sub-paragraph 4(c) (iv).
(ii) In the event that greater than 14,400 units of the 15,000 units referred to in subparagraph (d) above, and less than 15,000 units shall have been released for registration by March 3lst, 1976, then the number of units to which the potential additional levy referred to in sub-paragraph (e) above shall apply shall be reduced by the number which shall be equal to the difference between the 15,000 units and the actual number of units released for registration prior to March 3lst, 1976.
(iii) By way of example of the provisions of this sub-paragraph (f), in the event that 14,600 units have been released for registration by March 3lst, 1976, then the potential additional levy referred to in sub-paragraph (e) above shall apply only to 200 of the units referred to in sub-paragraph 4 (c) (iv) above, and shall not apply to the remaining 400 units.
(g) In the event of the additional release for registration beyond the first release to any one developer as provided for in the Urban Development Program of the City dated October llth, 1974, then in such case there shall be deemed to be the automatic release from the potential additional levy referred to in sub-paraqraph (e) above of the units referred to in sub-paragraph 4 (c) (iv).
(h) The Owner hereby acknowledges and agrees that building permits will not be issued for those lots which are within six hundred and sixty feet (660') of the Trans Canada Pipeline unitl arrangements are made to the satisfaction of the City for replacing the pipe to National Energy Board Standards.
(i) Notwithstanding any other provision of this paragraph 4, the City and the Region agree that the Owner shall have the right to construct four percent (4\%) of the units in each phase without the prior completion of services, which units shall be utilized for the sole purpose of construction and maintenance of model homes and the Owner agrees that model homes, once constructed, shall not be occupied until all necessary services relating thereto shall be completed.
5. (a) The phasing of development shall be amended to the following sequence of stages, the references being to the stages as shown on Schedule "A" to the Subdivision Agreement:
(a) 1 A
(b) $\quad 1 B$
(c) 3
(d) 4
(e) 6
(f) 5
(g) 2
(h) 1 C
(b) The Industrial portion of the lands to be developed by the Subdivision Agreement may be staged at any time during the currency of this agreemerit.
6. The Regional Municipality having approved the zoning by-laws and/or amendments to zoning by-laws and their amendments as attached hereto as Schedules "Cl" to "C9" inclusive,
agrees to forward to the Ontario Municipal Board
all such approvals as may be required in order to implement registration and development of the Plan of Subdivision contemplated in the Subdivision Agreement as amended.
7.
(a) The Regional Municipality hereby covenants and agrees at its expense to design and construct the sanitary trunk sewer and water trunk services and to undertake the requisite surveying and acquisition of easements in respect thereto, as more particularly described and shown on Schedule "D" annexed hereto (hereinafter called the "sanitary trunk sewer and water trunk services").
(b) The Regional Municipality shall cause the sanitary trunk sewer and water trunk services to be completed in accordance with the Owner's timing of development of the lands, but shall not be responsible to the Owner for damages for failing to do so.
(c) The Owner shall be entitled to a credit in the amount of SEVEN THOUSAND THREE HUNDRED DOLIARS $(\$ 7,300.00)$ on account of the surveying costs incurred by the Owner in connection with the easement referred to in sub-paragraph (a) above, and a credit in the amount of TWENTY-TWO THOUSAND THREE HUNDRED \& THIRTY DOLLARS $(\$ 22,330.00)$ in connection with the engineering costs relating to the designing of the trunk services which credits shall be repaid to the Owner out of the initial funds collected by means of the regional levies as herein provided.
8. The Owner agrees to provide two sets of linens with respect to the Plan of Subdivision to the Engineering Department, one for the City and one for the Regional Municipality.
9. The Owner agrees to install as a noise abatement features for the benefit of the dwellings to be erected on the lands immediately backing on Highway No. 10, the following:
(a) A ten foot (10') high berm in the rear yard;
(b) A solid wood six foot (6') high fence on the berm;
(c) Double glazing on all windows;
(d) Rear wall of units shall be not less than 100 feet from the edge of the existing pavement;
10.

The Owner hereby further agrees to carry out, or cause to be carried out, those provisions set out on Schedules "E" and "F" annexed hereto, as may be amended from time to time by direction of the Ministry of Housing for the Province of Ontario.
11.
12.
(a) The Owner hereby covenants and agrees to pay to the credit of the Regional Municipality that portion of the Engineering Fee as set out in paragraph 4 of the Subdivision Agreement, which is three per cent (3\%) of the cost of Works to be completed by the Owner within the jurisdiction of the Regional Municipality;
(b) The city and the Regional Municipality hereby confirm the allocation of the Engineering Fee as set out in sub-paragraph $11(a)$ above, and hereby confirm that no additional Engineering Fees shall be required by the Owner;
(c) Schedule "B" to the Subdivision Agreement, which is the estimated cost of Works, shall be amended at the time tender documents are completed by the Consulting Engineers representing the Owner as agreed upon by the Consulting Engineers representing the Regional Municipality and the City in relation to their respective responsibilities.
(a) It is contemplated that the Regional Municipality will enter into an agreement with Her Majesty the Queen in the Right of Ontario as represented by the Minister of Housing of the Province of Ontario (the "Minister"), wherein the Minister, pursuant to the Ontario Housing Action Program agrees to fund certain monies in advance on terms agreeable to the Regional Municipality for purposes of the construction of the facilities shown
on Schedule "D" annexed hereto. The implementation of the provisions of this agreement shall be subject to and shall commence upon the aforesaid agreement being entered into between the Regional Municipality and the Minister, or upon the Owner and the Regional Municipality entering into a supplementary agreement wherein the Owner agrees to provide monies to the Regional Municipality for the purposes of the construction of the facilities shown on Schedule "D" annexed hereto, upon terms satisfactory to the Regional Municipality.
(b) The Owner agrees to deliver to the Regional Municipality, after awarding of the tender security in a form satisfactory to the Commissioner of Finance of the Regional Municipality in order to secure the Owner's obligation to pay the sanitary sewer and water component of the development levies payable to the Regional Municipality as herein provided, and based on the number of units as provided by the zoning by-laws attached hereto as Schedules "Cl" to "C9". Such security shall assure the payment. of such sanitary sewer and water components of the development levies payable to the Regional Municipality, in five equal annual instalments, the first of such instalments to be payable one (1) year following the registration of the Plan of Subdivision, and annually thereafter.
13.

The parties hereby agree that no building permits shall be applied for, nor shall the City be required to grant any permit until such time as one or more agreements have been entered into between the Minister of Housing and the Owner relating to the application of the OHAP Program to the lands described in Schedule "A" and "Al" to the Subdivision Agreement, and construction and marketing cf residential units under that Program.
14. The Regional Municipality convenants and agrees that upon execution of the Agreement referred to in paragraph 12 above, and subject to the terms thereof, it shall employ the advances provided by the Minister from.time to time, in an expeditious manner for the purpose of installation of the sanitary trunk sewer and water trunk services.
15. The Regional Municipality covenants and agrees to immediately undertake the acquisition of all easements required on the lands for the purposes of construction of the services described in Schedule "D" annexed hereto. Provided that in the event the Regional Municipality requires funds for the purposes of such acquisition, then the Owner shall advance such funds to the Regional Municipality as are required from time to time, which funds shall be reimbursed and refunded to the Owner in such amounts and at such time as the Regional Municipality receives monies from the Province of Ontario or otherwise which is to be applied on account of such acquisitions.
16.

The provisions of the Subdivision Agreement respecting security for performance by the Owner of its obligations, and maintenance thereof shall, where applicable, and to the extent possible, be allocated between the City and the Regional Municipality in proportion to the respective jurisdictions of the City and the Regional Municipality with respect to the Works.
17. The parties hereto hereby confirm and ratify all of the terms, provisions and schedules in the Subdivision Agreement, except insofar as it or they are hereby amended.

The Mortgagee agrees that in the event of its obtaining or transferring the Equity of Redemption in the lands, the title thereto shall be subject to the terms hereof in the same manner as if it had executed this Agreement as Owner.

IN WITNESS WHEREOF the Owner and the City and the Regional Municipality and the Mortgagee have hereunto affixed their respective corporate seals under the hands of their respective proper officers duly authorized in that behalf on the day and. year first above written. ${ }^{*}$


## SCHEDULE "A"

Amendod engineering specifications for residential areas of the Villages of Heart Lake for the Regional Municipality of Peel

1. Sanitary Sewers
(a) Minimum pipe size - 8" diameter. The pipe size must be proven in design.
(b) Minimum manhole size $-48^{\prime \prime}$.
(c) Maximum manhole spacing - 500 ft .
(d) The City of Brampton will be responsible for the actual location of the sanitary sewers in the road allowance.
(e) Minimum Service Connection Size - 4" for single and $5^{\prime \prime}$ for double.
(f) Drops in Manholes - permissible up to 3 ft . without a drop connection.
(g) Concrete cradles will be required at the pipe entering and leaving the manholes.
(h) Weeping tiles will not be permitted to be connected to the sanitary sewer.
2. Water Mains
(a) Material for pipes - $6^{\prime \prime}-12^{\prime \prime}$ in diameter. It is recommended that ductile class 2 be used and that no bedding will be required.
(b) Minimum cover - 5'6" - required to the top of pipe.
(c) $2^{\prime \prime}$ copper water mains to be allowed on cul-de-sacs.
(d) Hydrant spacing - 500' in residential areas.
(e) Valve chambers will be required for valves $12^{\prime \prime}$ and over. However, if valves are located beneath pavement or sidewalk, then valve chambers will be required.
(f) I" double service connections will be allowed.
(g) Copper Service Connection material will be required.
(h) Stainless steel rods will be required for the curb stops.

Amended Engineering Specifications of Storm Drainage for the Village of Ileart Lake for the Corporation of the City of Brampton.
A. Heart Lake shall elect from one or more of the following (4) minimum standards for the design and construction of the storm drainage system for any part or parts or the whole of the plan.

Minimum Standard No. 1
10-year Mississauga standard plus adequate provision for continuous overland drainage for roads.

OR
Minimum Standard No. 2
25-year return storm design where continuous overland road drainage is not possible or special circumstances for certain type of development exists such as shopping centres or high density development.

OR
Minimum Standard No. 3
Under special conditions where the only outlet available for the storm sewer system (such as a watercourse channel or existing pipe outlet) does not have adequate depth to serve system and provide a gravity flow for weeping tiles.

A 2-year storm design is acceptable with sump pumps mandatory and connections provided to each lot plus adequate provision for continuous overland drainage for roads.

OR
Minimum Standard No. 4
Where a separate collection system is installed for weeping tiles a 2 -year storm design plus adequate provision for overland drainage of roads.
B. In all cases it is mandatory that the storm sewers be at least deep enough on the street so that any lot can be adequately serviced and can be drained to a sewer, if necessary, at any time. Special circumstances, such as ravine lots, may be exempt. In all cases, the sewer will be extended to the of the streets within the Plan.

ENDS

C. All other conditions and specifications of the Agreement shall remain in full force and effect.

BY-LAN :TO. 317-73
To amend By-law No. 861, as amended by By-law No. 877 as amended to re-zone lands from " $A$ " and " $\Lambda$ " " to uses in accordance with a draft plan of subdivision known as the villages of Feart Lake.

TIE PUNICIPAL COUNCIL of the COIPOration of the Township of Chinguacousy 工NACTS as follows:

1) By-las 861, as amended by By-1aw 877 as amended, be further amended by adding to Section 3 , Subsections 2 and 3 , zone classifications known as Residential R5B, Resiciential R5C, Residential Multiple PMA, Residential Multiple RMIC, Residential Multiple RMTD, Multiple Residential Attached RMIAA, Commercial $C 2 A$ and Commercial. C5A.
2) For the purposes of this By-law:
(a) "Dwelling, Link Ilouse" means one of three or more attached one-family drvelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units linked above the first storey and each dwelling unit having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. There the dwelling units do not abut they shall be joined by a predominantly masonry mall not less than 5 feet in height.
(b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit beina joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
(c) "Iot liicth" means horizontal perpendicular distance between parallel lot lines; where side lot lines are not parallel, the wicith shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot lines when projected to the edge of the road pavement in respect of any lot or dixided portion of any lot be less than 13 feet.
any buildino or structure or use any land, in whole or in part, for any purpose other than in accordance with the provisions of an $R 5$ Zone except that in addition thereto the following requlations shall apply: PEGULATIDIS:
 requlations:

Mayimum floor area 55 sq. feet
"aximurn height 7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet. Swimming pools in compliance with the following regulations:
(i) Minimum distance of any incround and/or above ground swimming pool from lot line or easement - 4 feet
(ii) Mayimum coverage not to exceed $50 \%$ of the area of the yard containing the inground and/or above ground swimming pool
(iii) Such incround and/or above ground swimming pool permitted only in the rear yard or side yard.
4) No person shall, within a Residential RSC zone, erect 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: RECULATIOAS:

| Minimum lot area | 4000 sq. feet |
| :---: | :---: |
| linimum lot width | 40 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 |
| Ininimum side yard | A side yard other than a side yard |
|  | abutting a flanking road allowance |
|  | shall be reduced to between zero ( $0^{\prime}$ ) |
|  | feet 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 (3') |
|  | (ii) that part of the wall of the |
|  | building which is between zero feet |
|  | ( $0^{\prime}$ ) and one foot ( $1^{\prime}$ ) side yard shall |
|  | contain no openings, except for |
|  | windows to bathrooms on the first or second storey. |
|  |  |
| Minimum side yard flanking road <br> allowance | 10 feet |
|  |  |
|  |  |
| $\because$ inimum corner lot vision anqle | No part of any building on a corner |
|  | lot shall be located closer than 15 |
|  | feet from the intersection of the |
|  | street line as projected |

Minimum rear yard
Minimum distance between
dwellings

Minimum floor area of dwelling unit

Maximum height of building above basement
linimum parking spaces per dwelling unit
llaximum coverage of all
buildings excluding open
swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating lot coverage.

10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 ft . from the rear lot line.

The minimum distance between the main wall of dwellings on adjacent lots shall be not less than 8 feet between two storey dwellings, not less than 10 feet between a one storey dwelling and a dwelling of 2 storeys 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.

For a lot having an area of 5,000 square feet or more

## 1100 square feet for a 1 storey building

1200 square feet for a $11 / 2$ storey or split level building

1300 square feet for a building
having 2 or more storeys
For a lot having an area of 4500 square feet or more but less than 5000 square feet

## 1050 square feet for a 1 storey building

1150 square feet for a $1 / 2$ storey or split level building

1250 square feet for a building having 2 or more storeys

For a lot having an area less than 4500 square feet

1000 square feet for a 1 storey building

1100 square feet for a $1 / 2$ storey or solit level building

1150 square feet for a building having 2 or more storeys

## 35 feet

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

45\%

Accessory buildings in compliance with the following regulations:

Maximum floor area 55 square feet
:laximum height 7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimming pools in compliance with 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 $R M$ Zone except that in addition thereto the following provisions shall apply

Permitted Use

REGULATIONS
Minimum lot area

Minimum lot width
Minimum front yard

Minimum side Yard

Minimum Side Yard
Flanking Road Allowance

A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole or in part above or below grade.

6,000 square feet for each lot not less than 2900 square feet each dwelling unit

60 feet
10 feet but in no event shall the centre of the front wall of any dwelling unit 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

4 feet plus 2 feet for each additional storey above the first storey. 8 feet where there is no garage or carport.

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the pavement which has been increased in width for a parking area the adjacent minimum flanking side shall be 4 feet plus 2 feet for each additional storey above the first


Swimming pools in compliance with the following regulations:
(i) linimum 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.
7. No person shall, within a Residential Multiple RMIC 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
REGULATIONS:
Minimum lot area

Minimum lot width
Minimum front yard

Minimum side yard for end units

Minimum side yard flanking road allowance

Minimum corner lot vision angle

Minimum rear yard

Minimum floor area of dwelling unit

Street Town House Dwelling

2,000 square feet for each dwelling unit

20 feet for each dwelling unit
15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line

4 feet plus 2 feet for each additional storey above the first storey

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.

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

10 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

1,000 square feet for a 1 storey building

1,050 square feet for a $1 / 2$ storey or a split level building

1,100 square feet for a 2 storey Fuildina

1,350 scuare feet for a 3 storey builcing

Minimum oarking spaces per dwelling unit

Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pool shall be included in calculating lot coverage.

Accessory buildings in compliance with the following regulations:

Maximum floor area 55 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 4 feet.

Swimming pools in compliance with 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.
8. No person shall, within a Multiple Residential Attached RMlAA 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 provision of the RMI (A) zone except that in addition thereto the following shall apply to an RM1AA Zone:

Parking

1.75 parking spaces shall be provided for each dwelling unit plus one (1) parking space for four (4) dwelling units, or fraction thereof, for visitors. The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be provided exclusively for visitor parling.
9. No person shall, within a Commercial C2A Zone, erect or use any building or structure or use any land, in whole or in part, for any nurpose other than in accordance with the provisions of a C2 zone exceot that in addition thereto the following provisions shall apply:

Permitted Use Automobile Service Station

## REGULATIONS

| Minimum lot frontage | 150 feet |
| :--- | ---: |
| Minimum lot depth | 150 feet |
| Minimum front yard | 80 feet |
| Minimum side yard | 40 feet |
| Minimum rear yard | 40 feet |

On a corner lot the set back shall be not less than 80 feet from each street line.

Location of Pumps
Minimum distance of pump from the street line of street upon which the lot fronts shall be 15 feet.

Minimum distance of pump from daylight corner - 10 feet. The daylight corner referred to in this section shall be provided by measuring a distance of 50 feet in both directions from the intersection of the street lines and drawing a line between said points.

## Ramps

Minimum distance between ingress and egress ramos - 20 feet
Minimum distance between ramps on any street - 20 feet

Minimum width of ramps

- 35 feet

Minimum distance from the intersection of the street
lines of a corner lot to any ramp on either street - 30 feet
Minimum interior angle of ramns to street line - $3 n$ degrees
Maximum interior angle of ramps to a street line - 90 degrees
10. No person shall, within a Commercial C5A 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 a Cl zone excent that in addition thereto the following provisions shall apply:

Permitted Use
(a) Grocery Store, Variety Store, Convenience Store, Drug Store, Paint and Wallnaner Store, Hardware Store, Sporting Goods Store and Florist Shon.
(b) Restaurants, Snac' Bar, Bakery and Delicatessan.

- 11 -
(c) Bowling Alleys, Billiard and Pool Rooms.
(d) Banks and Financial Services.
(e) Travel Agencies.
(f) Dry Cleaners and Laundromats.
(g) Beauty Parlours or Hairdressing Establishments and Barber Shops.
(h) Offices for Business and Professional Services.

REGULATIONS :

| Minimum lot or Block Frontage | 140 feet |
| :---: | :---: |
| Minimum lot or Block Depth | 130 feet |
| Minimum Front Yard | 50 feet |
| Minimum Side Yard | 20 feet |
| Minimum Side Yard adjacent to flanking road allowance | 50 feet |
| Minimum Rear Yard | 10 feet |
| Maximum coverage of buildings to the lot or block area | 25\% |
| Maximum building height | 35 feet |
| Parking | A minimum of 5.5 parking spaces shall be provided for every 1,000 square feet of gross floor area. |
| Loading Spaces | Truck loading doors and abutting truck loading spaces shall be provided in areas other than those set apart for driveway or parking spaces, where the gross floor area exceed 7,000 square feet but is less than 25,000 square feet One truck loading space shall be provided with one additional truck loading space for each additional 25,000 square feet. |

11. Where corner roundings or daylighting triangles exist, frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
12. The provisions of Section $14 K$ of By-law 861, as amended by By-law 877, as amended by By-law 95-67 shall apply where a zone classification is followed by an " H " in parenthesis.
13. Schedule "A" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by changing the zone desiqnation and boundaries thereof shown on Schedule "A." to said By-law 861 as amended by By-law 877 as anended, from the designation "A" and/or "Al" to the zone designation shown for the lands on Scherlule "s" attached hereto.
14. Schedule "B" to said Bylaw 851 as amended by Bylaw 377, as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said Bylaw 861 as amended by Bylaw 877 as amended.
15. Schedule "A" attached hereto forms part of this Bylaw.
16. This Bylaw shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIPST, SECOND and THIRD TIME and PASSED in Open Council this 5 th day of December, 1973.


Kenneth R. Richardson, Clerk

BY-LAN NO. 318-73

> To amend By-law No. 851 as amended by Bv-law 877 as amended, to re-zone lands from "n and "Al" to uses in accordance with a draft plan of subdivision fnown as the villares of Heart Iare.

TuF MPMICIDAT COUNCIL of the Cornoration of the Townshio of Chincuacousy PNACMS as follows:

1) By-law 861 as amended by By-law 877 as amended, be further amended by addinc to cection 3, Subsections 2 and 3 , zone classifications known as nesidential P5B, Pesidential R5C, Pesidential "ultiple RMA, Pesidential Multiple PMIC, Desidential Multiple PMID, Multiple pesidential Attacheत pmin.
2) For the purposes of this by-law:
(a) "rovellinc, tink House" means one of three or more attacher one-family dwelling units where each dwellinc unit is ioined horizontally in whole or in part above arade with not more than any three consecutive dwelline units havina a direct pedestrian access from the front vard to the rear yare without nassinc thrnumh anv habitable room. rhere the dreellinn units do not abut they shall be ioined by a precominantly masonry wall not less than 5 feet in reiaht.
(b) "nolleling, street mown House" means one of three or rore attached one-family dwelling units, each dwellinc unit beine joined horizontally in whole or in part arove grace where not more than ten duelling units are ioined to form any one buildina.
(c) "Tot गiतth" means horizontal Dernenतicular distance hetween narallel lot lines: where side lot lines are not narallel, the width shall be measured hetreen the mid noint of each sire lot line nrovided that in no case shall the minimum widtr of the sice lot lines when proiected to the edce of the road parement in resnect of any lot or divired portion of any lot he less than 13 feet.
3) To norson shall, within a nesicential p5p zone, erect or use anv building or structure or use any land, in thole or in part, for any nurnose other than in accordanco rith the nrovisions of an 0.5 Zone excent that in aciition thereto the followina requlatinns shall annly:

$\begin{array}{ll}\text { "injum lot area } & 5300 \text { smuare feet } \\ \text { ninimum lnt winth } & 50 \text { font. }\end{array}$
50 fent.

Minimum front vard
"inimum cide Yard
"inimum side yard Dlanlino Doad Allowance
"inimum corner lot vision anale

Minimum rear vard
Minimum distance
betryeen dwellinas
"inimum floor area of dwelline unit
"aximum hejoht of huilding ahove hasement
"inimum narkine snaces ner doellina unit
"aximum coverace of all huildines axcludinc noen srjmmine mool-. Rartally coworod no commlotal. covera. nermangent. sorimmint nonls shall ro inclmeed ir colmpatinm

15 feet orovided that front of any carace or carnort shall not be closer than 23 feet to the front lot line.
$\pi$ side yard other than a side yard abuttinc a flänkinc road allowance may be reduced to between zero feet ( $n^{\prime}$ ) and one foot (l') provided that: (1) the adjoinina side yard of the lot adjoininc such recuced side vard shall be a minimum of eiaht feet ( $8^{\prime}$ ). (ii) That part of the wall of the buildina which is between zero feet ( ${ }^{\prime}$ ') and one foot (l') side yard shall contain no openinos, except for windows to bathrooms on the first or second storey.

10 feet

No nart of any buildinc on a corner lot shall be located closer than 15 feet from the intersection of the street lines as proiected. 25 feet

The minimun distance between the main wall of dwellinas on adjacent lots shall be not less than 8 feet betreen two one storev dwellings, not less than 10 feet ketween a one storey dwelling and a dwelling of 2 storeys or less and not less than 12 feet in all other cases, provided that for the nuronse of this paragraph a one storev attached oarace shall be deemed to be a one storev dtuelling in respect to the minimum distance recuired hetween drellincs.

120 n scuare feet for a l storey buildina.

1300 scuare feet for a lbs storey or split level buildinc.
1400 square feet for a building having 2 or more storevs.

35 feet

2 , one of which rust he located in a carace or a carmort
$40^{\circ}$

Accessory huildina in comoliance with the followina reaulations:
Maximum floor area $\quad 55$ square feet
rasirum heiaht
Such huildincsshall be permitter only in the rear vard with a minimum distance from any lot line of 4 feet. Cwimminc pools in compliance with the followina requlations:
(i) Minimum distance of any inaround anc/or above around srimmina pool from lot line or easement - 4 feet (ii) Maximum coverace not to eyceed $50 \%$ of the area of the vard containina the incround and/or above around swimmina nool.
(iii) such incround and/or above around swimmina nool permitted only in the rear vard or side yard.
4) "o nerson shall, within a Pesidential R5C zone, erect or use anv land, in whole or in nart, for anv purnose other than in accordance with the nrovisions of an p5 7 one eycect that in additinn thereto the folloring reculations shall apoly:

PECILLATINNS:

| Minimum lot area | 4000 sq . feet |
| :---: | :---: |
| *inimum lot wieth | 40 feet |
| Minimum front vard | 10 feet but in no event shall the |
|  | centre of the front wall of any |
|  | huildino he closer thar 15 feet |
|  | from the front lot line nor |
|  | shall the front of any faraqe or |
|  | carnort he closer than 23 feet to |
|  | the front lot line. |
| sinimum side vard | $A$ side vard other than a side yard |
|  | ahuttinc a flankinc road allowance |
|  | shall be reduced to hetween zero feet |
|  | ( ${ }^{\prime}$ ) and one foot (1.) provided that: |
|  | (i) The adioining side yard of the |
|  | lot adjoininc such reduced side yarc |
|  | shall be a minimum of eight feet (8'). |
|  | (ii) that part of the rall of the |
|  | buildina which is between zero feet |
|  | $\left(n^{\prime}\right)$ and one foot (1') side vard |
|  | shall contain no openincs, excent |
|  | for rindows to bathrooms on the first |
|  | or secont storey. |
| Minimum Side vars <br> 10 feet <br> flankine Poad Nllowance |  |
|  |  |

Minimum corner lot vision anole

Minimum nistance betreen dwellinas

No part of any building on a corner lot shall be located closer than 15 feet from the intersection of the street lines as nrojected. 10 feet - hüt in no event shall the centre of the rear wall of any huildin be closer than 25 feet from the rear lot line.

The minimum distance between the main wall of dwellinas on adjacent lots shall be not less than 8 feet between two one storey divellinas. not less than 10 feet between a one storev dwelling and a dwelling of 2 storeys or less and not less than 12 feet in all other cases, nrovided that for the purnose of this paracranh a one storev attached oaraqe shall be deemed to be a one storey dwellinc in resnect to the minimum distance reauired between d\%elliness.

Minimum floor area of dwelling unit

Por a lot havine an area of 5000 scuare feet or more
1100 square feet for a 1 storev buildina
1200 scuare feet for $1 \frac{1}{2}$ storey or split level huildina
1300 scuare feet for a buildina
havina 2 or more storeys
Por a lot having an area of 4500 scuare feet or more hut less than 5000 scuare feet
1050 sauare feet for a 1 storey buileina
1150 scuare feet for a $1 \frac{1}{2}$ storey or solit level buildinc
1250 square feet for a buildina havine 2 or more storeys
For a lot having an area of less
than 4500 square feet
1000 square feet for a 1 storey buildina
1100 scuare feet for a $I \frac{3}{2}$ storey or split level buildina
1150 scuare feet for a building havint 2 or more storevs.

Maximum heicht of building 35 feet above hasement
"inimur varking spaces per dvellinc unit

2, one of which must be located in a qarage or carport.
Maximum coverace of all 45\%
buildincs excludinc onen
srimmina nools. partially
covered or completely
covered sermanent swimmine
nools shall be included in
calculatina lot coverace
Accessory buildinas in compliance with the
followine reculations.
"aximum floor area 55 sruare feet
"aximum heirht
7 feet
Such huildinas shall be nermitted only in the rear vard with a minimum distance from any lot line of 4 feet.
Swimmine nools in comnliance with the followinc reculations:
(i) Minimum distance of any ineround and/or above ground swimminc nool from lot line or easement -

4 feet
(ii) Yaximum coverace not to exceed $50 \%$ of the area of the vard onntainine the incround and/or above oround swimmina nool
(iii) Such incround and/or above oround swimmina nool nermitted onlv in the rear yard or side yare.
5) No person shall, within a Residential Multinle pma Zone, erect or use any huildina or structure or use anv land, in whole or in nart, for any nurpose other than in accordance with the provisions of an pry Zone excent that in addition thereto the followinc orovisions shall apnly:

Permitted Use

Peaulations

| Minimum lot area | 6,000 scuare feet for each lot hut not less than 2900 square feet for each dwelling unit. |
| :---: | :---: |
| Minimum lot width | 60 feet |
| Minimum front yare | 10 feet but in no event shall the centre of the front wall of any dwellina unit be closer than 15 feet from the front lot line nor shall the front of any qarace 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 garace or carport. |
| Minimum side vard <br> Planking Doad Allowance | In feet, excent that in the case where the flankina side lot line is adjacent to any part of the road pavement which has heen increased in width for a parbine area the adiacent minimum flankina side yard shall he 4 feet plus 2 feet for each additional storey above the first. |
| Minimum corner lot <br> vision ancle | No part of anv building on a corner lot shall be located closer than 15 feet from the intersection of strcet lines as proiecter. |
| Minimum rear vard | 10 feet but in no event shall the centre of the rear wall of any doneline unit he closer than 25 feet from the rear lot line. |

Minimum floor area of dwelling unit

Maximum heirht of huilding above basement
minimum narkino spaces
Der dwellina unit
Naximum coverage of all
1.000 square feet for a

1 storey huildino
$1,1 \cap 0$ square feet for a $1 \frac{1}{2}$
storev or solit level or
2 storey buildina
1,150 somare feet for a
3 storev huildina
35 feet

2

55\%
buildincs excludinc noen
swimmina nools. partially covered or comnletely covered nermanent swimmina oools shall be included in calculatino lot coverage

Acessorv buildings in compliance vith the
followinc reaulations:
l!aximum floor area 55 square feet
"aximum height 7 feet
such buildinas shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.
cwimmina pools in comoliance with the followina reaulations:
(i) srimmina pool from lot line or easement - 4 feet (ii) "aximum coveraqe not to exceed $50 \%$ of the area of the yard containing the incround and/or above around swimmina pool. (iii) Such incround and/or above oround swimmina nool permitted only in the rear vard or side vard.
6) No person shall, within a Pesidential multinle pmTn Zone, erect or use any huildinc or structure or use any lanc, in whole or in part, for any purpose other than in accordance with the provisions of an prize except that in adrition thoreto the followino provisions shall apoly:
Dermitted Use Tinl House Mwellina
Perulations
minimum lot area 3,000 square feet per

```
Minimum lot ridth
```

Minimum front yard
"inimum side vard of enc unit
dwellinc unit
30 feet ner dvellino unit.
15 feet provided that the front of any aarage or carport shall not he closer than 23 feet to the front lot line.
4 feet nlus 2 feet for each additional storev above the first storev

(iii) Such inground and/or above ground swimming nool permitted only in the rear yard or side yard.
7) No person shall, within a residentiol Multinle pMIC Zone, erect or use any buildinc or structure or use any land, in whole or in nart, for any purnose other than in accorcance rith the provisions of an PM Zone excent that in adrition thereto the following provisions shall anoly:
nermitted Use
Derulations
Minimum lot area

Minimur lot width
rinimum front yari

Minimum side vard for end units

Minimum Sice Yard
Flanking Poad Allowance

Minimum corner lot vision anole

Minimum rear yard

Minimum floor area or drellina unit
street mown House noelling

2,000 scuare feet for each dwelling unit 20 feet for each dwelling uni.t
15 feet nrovided that the front of any aarace or carport shall not be closer than 23 feet to the front lot line. 4 feet plus 2 feet for each additional storey above the first storey. 10 feet, excent that in the case where the flanking side lot line is adjacent to any part of the road pavement which has heen increased in width for a parking area the adjacent minimum flankinc side vard shall be 4 feet plus 2 feet for each additional storey above the first. no part of any building on corner lot shall be located closer than 15 feet from the intersection of street lines as projected. In 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. 1,000 square feet for a 1 storey hijleing. 1,050 square feet for a 11: storey or solit level builcinc.

|  | 1,100 scuare feet for a 2 storey builldina 1,350 scuare feet for a 3 storev buildinc |
| :---: | :---: |
| Maximum heicht of buildina ahove basement | 35 feet |
| Minimum parkina snaces per derelling unit | 2, one of which must be located in a carage or carnort. |
| Maximum coverace of all buildinos excludinc onen swimminc nools. Dartially covered or completely covered permanent swimmina nool shall be included in calculatinc lot coverace. | 60\% |
| nccessory buildines in compliance with the following reaulations: |  |
| Mayimum floor area | 55 square feet |
| Maximum height | 7 feet |
| Such buildincs shall be per yard with a minimum distanc of 4 feet | mitted onlv in the rear e from any lot line |
| Swimming pools in compliance with the followina reculations: |  |

(i) Minimum distance of any inaround anc/or above ground swimming nool from lot line or easement - 4 feet (ii) Maximum coverace not to exceed $50 \%$ of the area of the yard containing the inground and/or above around swimmina nool.
(iii) such inground and/or above ground swimminc nool permitted only in the rear yard or side vard.
8) No person shall, within a Multiple Pesidential Attached pmina Zone, erect or use any building or structure or use arv land, in whole or in part, for any puronse other than in accordance with the nrovisions of the R"I (A) Zone except that in adcition thereto the followinc shall apply to an RMIAA:
parking: $\quad 1.75$ parkina snaces shall be nrovided for each dwelling unit flus one (l) narkina space for each four (4) rwelling units, or fraction thereof, for visitors. The location of visitor narkine snaces shall be clearly indicated hy a sion at the entrance to the narling area; and all visitor narkinc spaces shall be clearly icentified anc marker by lines and marlinas germanently nainted
on the paved surface and shall be provided exclusively for visitors parking.
9) Where corner roundings or daylighting triangles exist, frontage, depth and vard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
10) The provisions of Section 14 K of By-law 861 as amended by Ry-law 95-67 shall apply where a zone classification is followed by an " H " in parenthesis.
11) Schedule "A" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 861 as amended by By-law 877 as amended, from the desianation shown for the lands on Schedule "A" attached hereto.
12) Schedule "ロ" to said Py-law 861 as amended by By-law 877 as amended is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated hy the zones shown on Schedule "A" hereto. The said Schedule " $B$ " is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the desianation of the said lands as "A" and/or "Al" in said By-law 861 as amended by By-law 877 as amended.
13) Schedule "A" attached hereto forms part of this By-lav.
14) This By-lay shall come into force upon the date of passing hereof siabject to the approval of the Ontario Municipal poard being obtained.

READ A FIRST, SECOMD AND THIDD TTME and PASSED in Open Council this 6th day of Decenber, 1973.

Original Signed bu:


Original signed by:



THE CORPORATION OF THE TOMISHTP OF CHTNCUACOUSY
BY-TAN NO. 319-73

To amend Bv-law To. 861, as amenced by By-lar 877 as amendod to re-znne lands from "n" and "al" to uses in accordance with a draft plan of suhdivision known as the villages of Heart Take.

THF Mrintcrpat corncil of the cornoration of the Townshin of Chincuacousy mants as follows:

1) By-law 861 , as amended by By-law 877 as arenced be further amended by addina to Section 3, Subsections 2 anc 3 , zone classifications known as pesidential R.5C, Pesidential Multiple pmp, pesiतential Multiole pMC, Pesidential Multiple PMIN, Multinle Pesidential Attached pmina, Commercial C2A and commercial C5A.
2) For the purmoses of this by-lay:
(a) "Dwellinas, I, ink House" means one of three or more attached one-family dwellina units where each dwellina unit is joined horizontally in whole or in part above arade with not more than anv three consecutive dwellina units linked above the first storev and each dwelling unit havina a direct pedestrian access from the front vard to the rear vard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a nredominantly masonry wall not less than 5 feet in heirht.
(b) "Dwellina, street Town House" means one of three or more attached one-family dwellina units, each dwelline unit reino joineत horizontally in whole or in part ahove arace where not more than ten drollinc units are joined to form any one builcine.
(c) "Lot Niतth" means horizontal pernendicular distance between parallel lot lines: where side lot lines are not narallel, the winth shall be measured hetreen the mid ooint of each sice lot line nrovided that in no case shall the minimum virth of tho side lot lines when nroiected to the edce of the road navement in
resnect of any lot or divided portion of any lot be less
than 13 feet.
3) No Derson shall, within a Posidential P5r zone, erect or use any land, in whole or in part, for any purnose other than in accordance with the nrovisions of an $p .5$ zone excent that in addition thereto the follorina reculations shall anolv:

DECTLATIOMC:

| Minimum lot area | 4,000 scuare feet |
| :---: | :---: |
| Minimum lot width | 40 feet |
| Minimum front yard | In feet but in no event shall the centre of the front wall of any buildinc be closer than 15 feet from the front lot line nor shall the front of any carace or carport be closer than 23 feet to the front lot line |
| Minimum side yard | * sidevard other than a side vard abutting a flankino road allowance skall be reduced to hetween zero feet ( $n$ ') and one foot ( $1^{\prime \prime}$ ) nrovided that: <br> (i) the adjoininc side yard of the lot adioining such reduced. side yard shall be a minimum of eioht feet ( $8^{\prime}$ ), <br> (ii) that part of the wall of the buildinct which is between zero feet ( $\mathrm{C}^{\prime}$ ) and one foot (I') side yard shall contain no oneninas, excent for windows to bathrooms on the first or second storev. |
| Minimum side yard <br> Flankina road allowance | 10 feet |


| Minimum corner let vision anale | No part of any huildina on a corner lot shall be located closer than 15 feet from the intersection of the street lines as projected. |
| :---: | :---: |
| Minimum rear yard | 10 feet - hut in no event shall the centre of the rear wall of any huildinc he closer than 25 feet from the rear lot line. |
| Minimum Distance between dwellinos | The minimum ristance between the main wall of dwellings on adjacent lots shall be not less than 8 feet between two one storey dwellinos, not less than 10 feet between a one storev dwelling and a dwelling of 2 storevs or less and not less than 12 feet in all other cases. orovided that for the purpose of this naracraph a one storev attached carace shall be deemed to be a one storev dwellino in resnect to the minimum distance recuired hetween dwellinas. |
| Minimum flonr area of dwelling unit | For a lot havinc an area of 5000 scuare feet or more |
|  | 1100 square feet for a 1 storey buildina |
|  | 1200 square feet for a 1 1/2 storey or split level building |
|  | 1300 scuare feet for a buildina having 2 or more storeys |
|  | For a lot havind an area of 4500 scuare feet or more but less |
|  | than 5000 square feet |
|  | 1050 square feet for a 1 storey builcina |
|  | 1150 scuare feet for a 1 1/2 storey or split level huilding |
|  | 1250 sçuare feet for a buildina havinc 2 or more storevs |
|  | ror a lot havina an area of less than 4500 scuare feet |
|  | 1000 scuare feet for a l storey building |
|  | 1100 scuare feet for a $1 / 2$ storev or solit level buildinc |
|  | 1150 scuare feet for a building havine 2 or more storeys |
| "aximum heicht of buildinc above basement | 35 frot |

?inimum parkina snaces 2 , one of which must be located ner dwellina unit
"ayimum coverane of all. in a garare or carport.
huildinas excludinc onen
srimmina nools. nartially covered or completelv covered bermanent swimminc nools shall he inclurar in calculatinc lot coverace

Accessory huildinas in compliance with the follorina requlations:

| "aximum floor area | 55 square feet |
| :--- | :--- |
| "aximum heirht | 7 feet |

Such huildinas shall be permitted only in the rear vard with a minimum distance from anv lot line of 4 feet.

Gwimming pools in complianco with the following requlations:
(i) Minimum distance of any inoround and/or above rround swimmina nool from lot line or easement - 4 feet
(ii) R"aximum coverace not to exceed $50 \%$ of the area of the vard containinc the incround and/or above oround swimmind nool
(iii) Such intround and/or above around svimmina nool permitted only in the rear varc or side yard.
4) Mo person shall, within a Desidential "ultinle RMA "one, erect or use any huildina or structure or use anv land, in whole or in part, for any ournose other than in accordance with the provisions of an pMI Zone excent that in addition thereto the follorino provisions shall anolv:

Dermitted Use
A. semi-detached dwelling. Provided that each of the dwellind units may be attached in whole or in part above or helor arade.


Such buildings shall be permitted only in the rear vard with a minimum distance from any lot line of 4 feet.

Srimmina pools in compliance with the followinc requlations:
(i) Minimum distance of any incround and/or above arount swimmind pool from lot line or easement -

4 feet
(ii) Maximum coverace not to exceed $50 \%$ of the area of the vard containino the inoround and/or above around swimmina pool
(iii) Such inarnund and/or above arnund swimmina nool permitted only in the rear yard or side yard
5) No person shall, within a Residential Multiple pmid zone, erect or use any building or structure or use any land, in whole or in nart, for any oumose other than in accoriance with the provisions of an PM 7one excent that in addition thereto the following provisions shall apply:

Dermitted Use
Reaulations

| Minimum lot area | 3,000 scuare feet per dwelling unit |
| :---: | :---: |
| Minimum lot width | 30 feet per drelling unit |
| Minimum front yard | 15 feet provided that the front of any araqe or caroort shall not be closer than 23 feet to the front lot line |
| Mininum side vard of end unit | 4 feet plus 2 feet for each additional storey above the first storey |
| Minimum side yard <br> Flankine road allowance | 10 feet, excent that in the case where the flankino side lot line is adiacent to anv part of the road pavement which has heen increased in width for a barbinc area the adjacent minimum flant-ing side vard shall be 4 feet blus 2 feet for each additional storey above the first |
| Minimum corner lot vision ancle | To part of any buildina on a corner lot shall be located closer than 15 feet from the intersection of street lines as oroiected. |
| Minimum rear vard | 10 feet but in no event shall the centre of the rear wall of any doelline unit te closer than 25 feet from the rear lot line |

Minimum flonr area of dwellina unit

Maximum height of buildina above basement
"inimum parfina spaces ner dwellinc unit
"aximum coverage of all buildina excludina open srimmine nools. Dartially covered or completelv covered permanent swimmina nools shall be included in calculatina lot coverace.
l,non sauare feet for a l storev buileina

1,750 square feet for a l 1/2 storev or a snlit level buildina

1,lon sćuare feet for a 2 storey buildine

1,350 scuare feet for a 3 storey buildina

35 feet

2 , one of which must be located in a caraoe or carport.

50\%

Accessory huildinas in comnliance with the followina
reaulations:
Maximum floor area
55 scuare feet
Maximum heioht
7 feet

Such buildincs shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimmina nools in compliance with the followina regulations:
(i) "inimum distance of any inaround and/or above arcund swimmina nool from lot line or easement 4 feet
(ii) Maxirum coverare not to eyceed $50 \%$ of the area of the vard containing the inground and/or above around swimmina pool
(iii) Such incround and/or above around swimming nool permitted only in the rear yard or sice yard.
6) No Derson shall, within a Pesidential bultiole pMIC Zone, erect or use any buildina or structure or use any land, in whole or in nart, far anv nurnose other than in accordance with the nrovisjons of an DM Zone excent that in addition thereto the followinc nrovisions shall apoly:

Dermitted Ise
Street mown Ilouse Drellina
Pequlations
"inimum lot area
"injum lot ridth
"inimum front yard

2,000 square feet for each dwellina unit

20 feet for each dwelling unit

15 feet nrovided that the front of any aarace or carnort shall not be closer than 23 foet to the front lot line.

Minimum side yard for end units

Minimum side vard
rlankina road allorance

Minimum corner lot vision ancle

Minimum rear vard

Minimum floor area of dwellinc unit

4 feet plus 2 feet for each additional storey above the first storev.

10 feet, except that in the case where the flanking side lot line is adiacent to any part of the road navement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet olus 2 feet for each additional storev above the first.

No part of any building on corner lot shall be located closer than 1.5 feet from the intersection of the street lines as projected.

10 feet but in no event shall the centre of the rear wall of any dwellinc unit be closer than 25 feet from the rear lot line.

1,000 square feet for a 1 storey building

1,050 scuare feet for a $1 / 2$ storey or a split level building

1,100 square feet for a 2 storey buildina

1,350 scuare feet for a 3 storey building

35 feet

2 , one of which must be located in a oarage or carport

50\%

Maximum coverage of all buildincs excludina ooen swimmina nools. partially covered or completelv covered permanent swimmina nool shall be included in calculatina lot coverage

Accessory building in comnliance with the
followine reculations:
Maximum floor area 55 square feet
Maximum height 7 feet
Such huildine shall be nermitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimminc nools in comnliance with the followinc reculations:
(i) "inimum distance of anv incround and/or above around swimmine nonl from lot line or easement 4 feet
(ii) Mayimum coveraae not to exceed 50 of the area of the varc containinc the incround and/or above around swimme nool
(iii) Sinch incround and/or above oround swimmino nool mermittod only in the rear vard or side yard
7) ?1o person shall, within a Multiple Pesidential Attached MMIAA Zone, erect or use any building or structure or use anv land, in whole or in part, for anv purnose other than in accordance with the provisions of the pur (x) Zone excent for the following which shall anolv to an prind zone: Parkina:
1.75 parkina spaces shall be provided for each dwellina unit nlus one (l) oarkina soace for each four (4) dinellina units, or fraction therenf, for visjtors. The location of visitor parkina snaces shall be clearly indicated hy a siqn at the entrance to the parkina area; and all visitor narlinc soaces shall be clearly identified and marked by lines and markincs oermanentlv oainted on the Daved surface and shall be providec exclusivelv for visitors narkine.
8) No person shall, within a rommexcial c 2 A zone, erect or use any huildina or structure or use anv land, in whole or in part, for anv ournose other than in accordance with the nrovisions of a $C 2$ Zone except that in addition thereto the following provisions shall apply:

Permitted rise:
Automobile Service Station
Pequlations

| Minimum lot frontage | 150 feet |
| :--- | ---: |
| Minimum lot denth | 150 feet |
| Minimum front yard | 80 feet |
| Minimum side vard | 40 feet |
| Minimum rear yard | 40 feet |

On a corner lot the set back shall be not less than 80 feet
from each street line.
Location of pumens
Minimum Nistance of bumn from the street line of street uoon which the lot fronts shall he 15 feet.

Ainimum distance of mump from davlirht corner - 10 feet. The davlioht corner referrer to in this section shall be provided by measurino a distance of 50 feet in both directions from the intersection of the street lines and drarina a line betreen said ooints.

## Ramos

Minimun distance between inaress and earess ramps - 20 feet
Minimum distance between ramns on anv street - 20 feet
minimum ridth of ramos - 35 foet

```
Minimum distance from the intersection of the street
lines of a corner lot to anv ramo on either street -
30 feet.
Minimmm interinr anrle of ramos to street line - 30 derrees.
Maximum interior anrle of ramos to a street line -
90 तerrees.
```

9) No person shall, within a Commercial r5A zone, erect
or use any buildina or structure or use any lanc,
in whole or in nart, for anv nuronse other than in
accordance with the provisions of a Cl Tone excent
that in addition thereto the followina nrovisions shall
apnly:
Dermitted Use:
(a) Srocerv Store, Varietv Store, Convenience Store, Drua ctore, Daint and vallpaper
Store, Hardware store, Sportina Coods
Store and Florist Shop.
(b) Pestaurants, Snack Rar, Bakery and nelicatessan
(c) Bowlinत Nllevs, Billiard and Dool rooms
(d) Banks and Financial Services
(e) Travel Agencies
(f) Drv Cleaners and Laundromats
(c) Beauty Parlours or Hairdressinc Fstablishments and Barber Shops
(h) Offices for Business and Professional Services Pequlations:

| Minimum Lot or Plock Frnntare | 140 feet |
| :---: | :---: |
| Minimum Lot or Blocl: nenth | 130 feet |
| Minimum Eront Yard | 50 feet |
| linimum sire vard | 29 feet |
| Minimum Cide Yard adjacent to flanking roae allowance | 50 feet |
| Minimum Pear vard | 10 feet |
| Maximum coverace of buildincs to the lot or hlock area | 25\% |
| Maximum buildina heiqht | 35 feet |
| Parkina | $\lambda$ minimum of 5.5 parkino |
|  | snaces shall be nrovited |
|  | for everv 1000 scuare feet |
|  | of aross floor area. |

Truck loading doors and abutting truck loading spaces shall be provided in areas other than those ser apart for driveway or parking spaces, where the gross floor area exceeäs 7000 square feet but is less than 25000 square feet. One truck loading space shall be provided with one additional truck loading space for each additional 2500 square feet.
10) Where corner foundings or daylighting triangles exist frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
11) The provisions of Section 14 K of Bylaw 861 as amended by Bylaw 877 as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
12) Schedule "A" to said By-law 861 as amended by Bylaw 877 as amended is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 861 as amended by By-law 877 as amended from the designation "A" and/or "Al" to the zone designation shown for the lands on Schedule "A" attached hereto.
13) Schedule "B" to said Bylaw 861 as amended by By-law 877 as amended is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said By-law 861 as amended by Bylaw 877 as amended.
14) Schedule "A" attached hereto forms part of this Bylaw.
15) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND AND THIRD TIME and PASSED in Open Council this fth day of December, 1973.


Clerk


> Gabytrat
> VINAESORHEARTHAE

> Wht OFLOT1ACON.IEH.S.
> Tombin of chivenacousy $\therefore \cdots=\cdots \infty$

$$
\begin{aligned}
& \text { RV-T,n+. } \because n, \frac{32 n-73}{7} \\
& \text { To amond Ry-1at" "o. 861 as amended } \\
& \text { hy ry-law "n. } 877 \text { as amenemel to ro- } \\
& \text { zone lancia from "n" and "xl" th woes } \\
& \text { in aconrdance rith a draft olan of } \\
& \text { sulvivision known as the rillares } \\
& \text { of Feart Tale. }
\end{aligned}
$$

THF MINTCIPA, COUICIT of the Corporation of the rownshio of Chinmuacousy mancts as follows:

1) By-lav 861 as amenced hy ry-law 877 as arended, be further amenced hy adcinc to cection 3, Suhsections 2 and 3, zone classifications known as Pesidential P5C,

Resicential Multiole $\operatorname{FMA}$, Residential
Multiple pirfc.
2) For the purooses of this By-law:
(a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwellina unit is joined horizontally in whole or in part ahove grade with not more than any three consecutive dwelling units linked above the first staray and each dwellinc unit havinc a direct nedestrian access from the front yard to the rear yard without nassina through any habitable room. Where the dwelling units do not abut they shall be ioined by a predominantly masonry wall not less than 5 feet in height.
(b) "Dwellina, street Town House" means one of three or more attached one-family dwellina units, each dwelling unit being joined horizontally in whole or in part above arade where not more than ten dwelling units are joined to form any one buildind.
(c) "Lot Micth" means horizontal nernencicular distance between parallel lot lines where side lot line are not parallel, the width shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot lines when nrojected to the edge of the road pavement in respect of any lot or divided nortion of any lot be less than 13 feet.
 any land, in whole or in nart, for any murnoso.other than in accordancr with the nrovjsinns or an re zone rexent that in acrition thereto the follnerina nrowisions shall anclv:

Pronitintinive:
Minimum lot arna
Minimum lot width
Minimum front yarc
Minimum sice varc

Minimum sice Yard
Flanking Road Allowance
Minimum corner lot
vision anole

Minimum rear yard

Minimum nistance
between dwellincs

Minimum floor area of dwelling unit

## 4000 square feet

40 feet
in font hut in no event shall the centre of the frnnt wall of any bujlcind he closer than 15 feet from the front lot line nor shall the front of anv aarage or caroort be closer than 23 fect to the front lot line.
$\lambda$ side vare other than a side vard abutting a flanting road allowance shall be recucad to between zero feet (n') and one foot (1') provided that:(i) the adioinina side yard shall the a minimum of eioht feet ( $8^{\prime}$ ) (ii) that part of the wall of the cwelline which is between zero feet ( $n$ ') and one foot
(1') side vard shall contain no oneninas, eycent for $r$ incors to hathroons on the first or second storey.
10 feet

No part of any buildino on a corner lot shall be located closer than 15 feet from the intersection of the street lines as orojected.
10 feet - but in no event shall the centre of the rear wall of anv buildina he closer than 25 feet from the rear lot line.
The minimum distance hetreen the main wall of drellines on adjacent lots shall be not less than 8 feet between two one storey dwellinas, not less than 10 feet between a one storev dwellint and a divellind of 2 storeys or less and not less than 12 feet in all other cases, nrovided that for the nurnose of this naracraph a one storev attached aarace shall he deemed to he a one storey dwellina in resnect to the minimum distance recuired between divellinns.
For a lot havinc an area of 5000 scuare feet or rore
1100 scuare feet for a 1 storey buildina
1200 scuare feet for a $1 \frac{1}{2}$ storey or split level building
1300 scuare feet for a building having 2 or more storeys
For a lot havina an area of 4500
smuare feet or more but less than
5000 scuare feet
1050 souare feet for a 13 storey or split level building
1250 square feet for a buildina having 2 or more storeys

Maximum heiaht of building above basement

Minimum parkina spaces per dwelling unit

Maximum coverage of all
buildinäs excluding open
swimming pools. partially covered or completely
covered permanent swimmina pools shall be inculded in calculatina lot coverage

Accessory buildings in compliance with the following regulations:
Maximurn floor area
55 square feet
Maximum heig̣ht
7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.
Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground anc/or above around
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 around swimming pool permitted only in the rear yard or side yard.
(4) No person shall, within a Residential Ilultiple 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 anply:

Permitted Use

Reaulations:
Minimum lot area
Minimum lot width
Minimum front yard

Minimum Side Yard

A semi-detached dwelling. Provided that each of the dwelling units may be attached in whole or in part above or below grade
6,000 square feet for each lot but not less than 2900 square feet for each dvelling unit
60 feet
10 feet but in no event shall the centre of the front wall of any divelling unit be closer than 15 feet from the front lot line nor shall the front of any garage or carport be closer than 23 fcet to the front lot line.
4 feet plus 2 feet for each additional storey above the first storey. 8 feet
-hrore thore is; no narace or carport.
"jnimun side Yart
Flanting road Allorance !

Minimum corner lot
vision antle

Minimum rear yard dwelling unit

10 roct, except that in the case where the flantine side lot line is adjacent to any part of the road pavement which has been increased in width for a narkine area the adjacent minimum
flankinc sice yard shall be 4 feet plus 2 feet for each additional storey above the first.

No nart of any building on a corner lot shall be located closer than 15 feet
from the intersection of street lines as projected.

10 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

1,000 square feet for a 1 storey building
l,100 square feet for a $l^{\frac{1}{2}}$ storey or split level or 2 storey building

1,150 square feet for a 3 storey building
Maximun height of building above basement

35 feet
Minimum parking spaces per dwelling unit

Maximur coverage of all
2
buildincs excluding onen
suimmino poois. partially
covered or completely
covered permanent swimming
pools shall be included in calculating lot coverace

Accessory buildings in compliance with the following regulations:

```
Maximum floor area }55\mathrm{ square feet
```

Maximum heiaht 7 feet
Such buildinos shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground and/or above ground swimming nool from lot line or easement - 4 feet
(ii) "aximum coverace not to exceed $50 \%$ of the area of the yard containing the inground anc/or above ground swimming pool
(iii) Such inaround anc/or ahove around swimming pool permitted only in the rear yard or side yard
5) No person shall, within a Residential Multiple FMIC 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 $P M$ zone
e:econt that in aryition thernto the folloving provisinns shall apply:

| Permittorl lre: | Street Town House nowlind |
| :---: | :---: |
| Poculations: |  |
| Minimum lot area | 2,000 square fect for each dwclling unit |
| ? n inimum lot width | 20 fect for cach cwelling unit |
| "inimum front yard | 15 foet 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 ahove the first storey. |
| Minimum side Yard Flanking Poad Allowance | 10 feet, except that in the case where the flanking sicle lot line is acjacent to any part of the road pavement which has been increased in wiath for a parking area the adjacent minimum flantinc side yard shall be 4 feet plus 2 feet for each additional storey above the first. |
| Minimum rear yard | 10 feet but in no evert shall the centre of the rear wall of any dwelling unit be closer than 25 feet from the rear lot line. |
|  |  |
|  | 1.100 square feet for a 2 storey building |
|  | 1,050 square feet for a $1 \frac{1}{2}$ storey or a split level buildinc |
|  | 1,350 square feet for a 3 storey building |

Maximum height of
building above basement 35 feet
Minimum narking spaces
per dwelling unit

Maximun coverace of all
building excluding open
swimming pools. Partially
covered or completely
covered permanent swimming
pool shall be inclucced in
calculating lot coverage.
Accessory builcinas in corpliance with the following regulations:

| Maximum floor area | 55 square feet |
| :--- | :--- |
| Maximum height | 7 feet |

Such building shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground anl/or above ground swimming pool from lot line or easement - 4 feet
(ii) Maximum coverage not to exceed 5 n? 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) Where corner rounding or daylighting triangles exist, frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
7) The provisions of Section 14 K of BY-law 861 as amended by By-law 877 as amended by By-law 95-67, shall apply where a zone classification is followed by an "H" in parenthesis. Schedule "A" to said Bylaw 881 as amended by Bylaw 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 851 as amended by By-1aw 877 as amended, from the designation "A" and or "Al" to the zone designation shown for the lands on Schedule "A" attached hereto.
9) Schedule " $B$ " to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said By-law 861 as amended by By-law 87.7 as amended.
10) Schedule "A" attached hereto forms part of this By-law.
11) This Bylaw shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council this fth day of December, 1973.


TERRENCE P. MILLER, Acting Reeve


KENNETH R. RICHARDSON, Clerk
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PAFT OF LOT $13 . C O N .1 \& C O N .2$ E.H.S. TOMABSHP OE CHILSUASOUSY

## BY-LAW NUMHER 321-73

To amend By-law No. 861 as amended by By-1aw 877 as amended, to rezone lands from "A" and " $A l$ " to uses in accordance with a draft plan of subdivision known as the Villages of Heart Lake.

THE MUNICIPAL COUNCIL of the Corporation of the Township of Chinguacousy ENACTS as follows:

1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, "Subsections 2 and 3, zone classifications known as kesidential Multiple RMA, Residential Multiple RMlC, and Multiple Residential Attached RMIAA.
2) For the purposes of this By-law:
(a) "Dwelling, Link House" means one of three or more attached one-family dwelling units where each dwelling unit is joined horizontally in whole or in part above grade with not more than any three consecutive dwelling units having a direct pedestrian access from the front yard to the rear yard without passing through any habitable room. Where the dwelling units do not abut they shall be joined by a predominantly masonry wall not less than 5 feet in height.
(b) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
(c) "Lot Width" means horizontal perpendicular distance between parallel lot lines; where side lot lines are not parallel, the width shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot lines when projected to the edge of the road pavement in respect of any lot or divided portion of any lot be less than 13 feet.

No person siall, within a !osidential flultiple k! 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:

Regulations
Minimum lot area

Minimum lot width
Minimum front yarid

Minimum side yard

Minimum side yard
flanking road allowance

Minimum corner lot vision angle

Minimum rear yard

Minimum floor area of dwelling unit

Maximum height of building above basement:
a semi-detached dwelling provided that each of the ciwelling units may be attached in whole or in part above or below grade.

6,000 square feet for each lot but not less than 2900 square feet for each dwelling unit.

60 feet
10 feet but in no event shall the centre of the front wall of any dwelling unit 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.

4 feet plus 2 feet for each additional storey ajove the first storey. 8 feet where there is no garage or carport.

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimun flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.
no part of any building on a corner lot shall be located closer than 15 feet from the intersection of street lines as projected.

10 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.

1,000 square feet for a 1 storey building.

1,100 square feet for a 1 1/2 storey or split level or 2 storey building.

1,150 square feet for a 3 storey building.

35 feet

Minimum parking spaces 2 per dwelling unit
building: excluding ojsen
swimuing pools. Partially
covered or completely
coverca permanent swimming
pools shall be included in
calculating lot coverage.
Accessory buildings in compliance with the following

## regulations:

Naximum floor area 55 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 4 feet. Swimming pools in compliance with 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.
4) No person shall, within a Residential Multiple RM1C Zone, erect or use any building or strucutre 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: Street Town House Dwelling

Regulations:
Minimum lot area

Minimum lot width
Minimum front yard

Minimum side yard for end units

Minimum side yard flanking road allowance

Minimur corner lot vision angle

2,000 square feet for each dwelling unit.

20 feet for each dwelling unit.
15 feet provided that the front of any garage or carport shall not be closer than 23 feet to the front lot line.

4 feet plus 2 feet for each additional storey above the first storey.

10 feet, except that in the case where the flanking side lot line is adjacent to any part of the road pavement which has been increased in width for a parking area the adjacent minimum flanking side yard shall be 4 feet plus 2 feet for each additional storey above the first.

No part of any building on corner lot shall be located closer than 15 ! feet from the intersection of street lines as projected.

Maximum height of building above basement

Minimum parking spaces per dwelling unit

10 feet but in no event shall the centre of the rear wall of any dwolling unit be closer than 25 fect from the rear lot line.

Minimum floor area of dwelling unit

Maximum coverage of all

```
1,000 square feet for a J. storey building
```

1,050 square foet for a $1 / 2$ storey or a split level building
1,100 square feet for a 2 storey building

1,350 square feet for a 3 storey building

35 feet

2, one of which must be located in a garage or carport
buildings excluading open
swimming pools. Partially
covered or completed covered
permanent swimming pools
shall be included in calculating lot coverage.

Accessory buildings in compliance with the following regulations:

Maximum floor area
Maximum height
55 square feet
7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 fect.
Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground and/or above ground swimning 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 snall, within a Multiple Residential Attached RMIAA 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 the RMI (A) zone except for the following which shall apply to an RMlNA Zone:

> 1.75 parking spaces shall be provided for cach dwelling unit plus one (l) parking space for cach four (4) dwelling units, or fraction thercof, for visitors. The location of visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area; and all visitor parking spaces shall be clearly identified and marked by lines and markings permanently painted on the paved surface and shall be provided exclusively for visitors parking.
6) The provisions of Section 14 K of By-law 861 as amended by By-law 877 as amended by By-law 95-67, shall apply where a zone classification is followed by an "H" in parenthesis.

Schedule "A" to sẫid By-law 861 as amended by By-law 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 861 as amended by By-law 877 as amended from the designation "A" and/or "Al" to the zone designation shown for the lands on Schedule "A" attached hereto.
8) Schedule " $B$ " to said By-law 861 as amended by By-1aw 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" hereto from the designation of the said lands as "A" and/or "Al" in said By-law 861 as amended by By-law 877 as amended.
9) Where corner roundings or daylighting triangles exist frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
10) Schedule "A" attached hereto forms part of this By-law.
11) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario llunicipal Board being obtained.

READ A FIRST, SLCOND and THIRD TIML and PASSED in Open Council this 6 th day of December, 1973.


Acting Reeve


Clerk


To amend By-Law iso. 861 as amended by By-Law 877 as amended, to re-zone lands from " $A$ " and " 11 " to uscs in accordance with a draft plan of subdivision known as the villages of Heart Latic.

THE MUIICIPAI COUNCIL OF THE CORPORATION of the Township of Chinguacousy ENACTS as follows:

1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3 , Subsections 2 and 3, zone classification known as Residential R4.

For the purposes of this By-law; "Lot Width" means horizontal perpendicular distance between parallel lot lines; where side lot lines are not parallel, the width shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot line when projected to the edge of the road pavement in respect of any lot or divided portion of any lot be less than 13 feet.
3) No person shall, within a Residential R4 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 $R 5$ zone except that in addition thereto the following regulations shall apply:

REGULATIONS:

| Minimum lot area | 7000 square feet |
| :---: | :---: |
| Minimum lot width | 60 feet |
| Minimum front yard | 20 feet provided that the front of any garage or carport shall not be closer than 23 feet to the frontlot line. |
| Minimum side yard | A side yard other than a side yard abutting a flanking road allowance may be reduced to between zero feet ( $O^{\prime}$ ) and one foot ( $I^{\prime}$ ) provided that: (i) the adjoining side yard of the lot adjoining such reduced side yard shall be a minimum of eight feet ( $8^{\prime}$ ) (ii) That part of the wall of the building which is between zero feet ( $O^{\prime}$ ) and one foot ( $1^{\prime}$ ) side yard shall contain no openings, except for windows to bathrooms on the first or second storey. |

Minimum sicle yard
flanking road allowance

```
Minimum corner lot
vision anglc
Minimum rear yard
Minimum distance
between dwellings
```

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

## 25 feet

The minimum distance between the main wall of dwellings on adjacent 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 2 storeys 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.

1400 square feet for a 1 storey
Minimum floor area
of dwelling unit building

1600 square feet for a 1-1/2 storey or split level building

1800 square feet for a building having 2 or more storeys

35 feet
Maximum height of building above basement
Minimum parking spaces
per dwelling unit
Maximum coverage of all
2, one of which must be located
in a garage or a carport
buildings excluding open
swimming pools. Partially
covered or completely
covered permanent swimming
pools shall be included in
calculating the lot
coverage
35\%

Accessory buildings in compliance with the following regulations:
Maximum Floor area
55 square feet
Kaximum height
7 feet

Such buildings shall be permitted only in the rear yard with
a minimum distance from any lot line of 4 feet.
Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground and/or above ground swimming pool from lot lines or easement -

4 Feet
(ii) Maximum coverage not to exceed $50 \%$ of the area of the yard containing the inground and/or above ground swimuing pool
(iii)

Such inground and/or above ground swimming pool permitlod only in the rear yard or side yard.
4) Where corner roundings or daylighting triangles exist, frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
5) Schedule "A" to said By-law. 861 as amended by By-law 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said By-law 861 as amended by By-law 877 as amended, from the designation "A" and/or "Al" to the zone designation shown for the lands on Schedule "A" Attached hereto.
6) Schedule "B" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said By-law 861 as amended by By-law 877 as amended.
7) Schedule "A" attached hereto forms part of this By-law.
8) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council this 6th day of December, 1973.



By-LAN NULBER 323-73
To anend By-law Ho. 861 as amended by By-law 877 as amenced, to rezone lands from "A." and "Al" to uses in accordance with a draft plan of subdivision known as the Villages of Heart Lake.

THE MUNICIPAL COUNCIL of the Corporation of the Township of Chinguacousy ENACTS as follows:

1) By-law 861 as amended by By-law 877 as amended, be further amended by adding to Section 3, Suivsections 2 and 3, zone classifications known as fown Centre T.
2) No person shall, within a Town Centre $T$ 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 the following:
$\left.\begin{array}{cl}\text { PERMITTED USE: } & \begin{array}{l}\text { A related complex of buildings, uses } \\ \text { and facilities, functioning as a }\end{array} \\ & \text { comprehensive and integrated pedes- } \\ \text { trian centre which minimizes } \\ \text { pedestrian and vehicular conflict }\end{array}\right\}$
3) Where corner roundings or daylighting triangles exist, frontage, depti and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
4) The provisions of Section 14 K of By -law 861 as anenced by By-las 877 as amended by By-law 95-67 shall apply where a zone classification is followed by an "H" in parenthesis.
5) Scitedule "A" to said By-1aw 861 as amended by By-law 877 as amenced, is nereby further amended by changing the zone designation ard boundaries thercof shown on schedule "A"
to said By-law 861 as amended by By-law 877 as amended, from the designation "A" and/or "Al" to the zone designation shown for the lands on Schedule "A" attached hereto.
6) Schedule "B" to said By-law 861 as amended by By-law 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said Bylaw 861 as amended by Bylaw 877 as amended.
7) Schedule "A" attached hereto forms part of this Bylaw.
8) This By-law shall come into force upon the date of passing hereof subject to the approval of the Ontario Municipal Board being obtained.

READ A FIRST, SECOND and THIRD TIME and PASSED in Open Council. this fth day of December, 1973.


Clerk


To amend By-Law No. 861, as annended by By-Law No. $877^{\prime}$ as amended to re-zone lands from "A" and "Al" to uses in accordance with a draft plan of subdivision known as the Villages of Heart Lake.

THE MUNICIPAL COUNCIL of the Corporation of the Township of Chinguacousy ENACI'S as follows:

1) By-Law 861, as amended by By-Law 877 as amended, be further amended by adding to Section 3, Subsections 2 and 3, zone classifications known as Residential R5B, Residential R5C, Residential Multiple RMA, Residential Multiple RMIC, Residential Multiple RM1D, Multiple Residential Attached RMIAA, Commercial C2A and Comnercial C5A.
2) For the purposes of this By-Law:
(a) "Dwelling, Street Town House" means one of three or more attached one-family dwelling units, each dwelling unit being joined horizontally in whole or in part above grade where not more than ten dwelling units are joined to form any one building.
(b) "Lot Width" means horizontal perpendicular distance between parallel lot lines; where side lot lines are not parallel, the width shall be measured between the mid point of each side lot line provided that in no case shall the minimum width of the side lot lines when projected to the edge of the road pavement in respect of any lot or divided portion of any lot be less than 13 feet.
3. No person shall, within a Residential R5C zone, erect 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: REGULATTIONS:

| Minimum lot area | 4000 sq . feet |
| :---: | :---: |
| Minimun lot width | 40 feet |
| Minimun front yard | 10 fect but in no event shall tho 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 |
| Minimun side yard | A side yard other than a side yard abutting a flanking road allowance shall be reducal to botweon zoro ( 0 ) |

Minimum side yard
flanking road
allowance
Minimum corner lot
vision angle
Minimum rear yard
Minimum distance between dwellings

Minimum floor area of dwelling unit

Maximum hoight of building above barcment
feet and one foot (1) provided that:
(i.) the adjoining sj.de yard of the lot adjoining such reduced side yard shall be a minumun of eight foct ( 89 ), (ii) that pert of the wall of the building which is between zero feet ( $0^{\circ}$ ) and one foot (11) side yard shall contain no openings, except for windows to bathrooms on the first or second storey

10 feet

No part of any building on a cormer lot shall be located closer than 15 feet from the intersection of the street line as projected

10 feet ~ but in no event shall the centre of the rear wall of any building be closer than 25 feet from the rear lot line

The minimum distance between the main wall of dwellings on adjacent lots shall be not less than 8 feet between two storey dwellings, not less than 10 feet between a one storey dwelling and a dwelling of 2 storeys or less and not less than 12 feet in all other cases, provided that 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

For a lot having an aroa of 5,000 square feet or more

1,100 square feet for a 1 storey building
1,200 square feet for a 1-1/2 storey or split level building

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

For a lot having an area of 4,500 square
feet or more but less than 5,000 scuare feet

1,050 square feet for a 1 storey building
1,150 square feet for a $1-1 / 2$ storey or split level building

1,250 square feet for a building having 2 or more storeys

For a lot having an area of less than 4,500 square foct

1,000 square feet for a storey building
$1,1.00$ square feet for a $1-1 / 2$ storey or split l.cvel building

1, 150 square feet for a building having 2 or more storeys

35 feet

Minimum parking s:paces por dwelling unit

Moximum coverage of all
2, one of which must be located in a garage or carport
$45 \%$
buildings excludine open
swimmine pools. Partially
covered or completely
covered permanent
swimning pools shall be
included in calculating
lot coverage
Accessory buildings in compliance with the following regulations:

| Maximum floor area | 55 square feet |
| :--- | :--- |
| Maximum height | 7 feet |

Such buildings shall be permitted only in the rear yard wi.th
a minimum distance from any lot linc of 4 feet.
Swimming pools in compliance with the following regulations:
(i) Minimum distance of any inground and/or above ground swiming 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
4. 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:

Permit.ted Use A semi-detached dwelling.
Provided that each of the dwelling
units may be attached in whole in part above or below grade.

REGULATIONS:
Minimum Lot area

Minimum lot width
Minimum front yard

Minimum side yard

Minimum side yard
fluaking rood
aliowance

6,000 square feet for each lot not less than 2,900 square feet each dwelling unit

## 60 feet

10 fect but in no event shall the centre of the front wall of any dwelling unit 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

4 feet plus 2 feet for each additional storcy above the first storey. 8 feet, where there is no garage or carport.
1.0 feet, excert that in the case whore the flanking side lot line is adjacent to any part of the patconent which has buen increased in width for a parking area the adjacent minimum

Minimum corner Jot jvision angle

Minimum rear yard

Mininum floor area of dwelling unit
flanking side shall be 4 feet plus 2 feet for each additional storey above the first

No part of any building on a corner lot shall be located closer than 15 feet from the intersection of street lines as projected

10 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

1,000 square feet for a 1 storey building

1,100 square feet for a $1-1 / 2$ storey or split level or 2 storey building

1,150 square feet for a 3 storey building

35 feet

2
$55 \%$
Maximum coverage of all buildings excluding open swimming pools. Partially covered or completely covered permanent swimming pools shall be included in calculating
$\therefore$ lot coverage
Accessory buildings in compliance with the following
regulations:
Maximum floor area
55 square feet
Meximum height
7 feet
Such buildings shall be permitted only in the rear yard with a minimum distance from any lot lirs of 4 feet.

Swinming pools in compliance with the following regulations:
(i) Kinimum 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 swiming 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 RMLC 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 IM zone except that in addition thereto the following provisions shall apply:

REGUTATMONS:

Minimun lot area

Minimun lot width
Minimum front yard

Minimum side yard for end units

Minimum side yard
flanking road
allowance

Minimum corner lot visjon angle

Minimura rear yard

Minimum floor area of divelling unit

Maximum height of
building above bascment

Minimurn parking spaces per dwelling unit

Maximun coverage of all buildings, excluding open swimming pools. Partially covered or completely covered permanent swimning pools shall be included in calculating lot coverage

Accessory buildings in compliance with the following regulations:

| Maximum floor area | 55 squarc fool |
| :--- | :--- |
| Maximum height | 7 fect |

Such buildings shall be pumtited only in the rear yard whth a minimun distime from any lot line of 4 feel.

Swiming pools in compliance with the following refulations:
( i) Ninimm distance of any ingrowd and/or above ground swibutine pool fros lob line or easenent - I feel
(ii) Maximun coverage not to creced so\% of the area of the yard containing the inground and/or above erown swimning pool.
(ili) Such inground and/or above ground swimning pool permitted only in the sear yard or side yard
6. Where corner roundings or daylighting triangles exist, frontage, depth and yard requirenents for a corner lot shall be measured from the point of intersection of the front and sje lot lines.
7. Schedule "A" to said By-Jaw 861 as amended by By-Law 877 as amended is hereby further ancinded by changing the zone designation and boundaries thereof show on Schedule " $A$ " to said By-Law 86.1 as amended by By-Jaw 877 as amended, from the designation "A" and/or "Al" to the zone designation shom for the lands on Schedule "A" attached hercto.
8. Schedule "B" to said By-Law Ból as anended by By-Law 877 as amonded,
$\because$ is hereby further anended by including therein the lands shom on
.. Schedule "A" attached hereto designated by the zones shom on Schedule "A" hereto. The said Schedule "B" is therefore further anended by the deletion of the lands shom on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in satid By-Law 861 as anended by By-law 877 as anended.
9. Schedule "A" attached hereto forms part of ihis By-Iaw.
10. This by-law shall cone into force upon the date of passing horeof subject to the approval of the Ontario Municipal Board being obtainca. READ A FTRST, SECOND AND THIRD TENE and PASGBD in Open Council
this 2lth day of Docenber 1973.


Origine Sturd liy Kemelh R. Richamson



> To anend w-law :o. 861 as amended by Dy-la: 977 as ainended, to re-zone lands from "n"and "ri" to uses in accordance with a draft plan or suidivision finown as the villages of Heart Lake.

TIE iUNICIPAL COUACII OF Tm CORPORATIO: of the City of Brampton ENAC'S as follows:
sy-lá: 861 as amencied by $\mathrm{sy}-1 \mathrm{a}: 877$ as amended, de furthex anended $\dot{J}_{y}$ adding to Section 3, Subsection 2 and 3, zone classification kno:in as Residential R4S.
For the pur:poses of this by-la:' "Lot vidth" means horizontal perpendicular distance betreen parallel lot Jines: were side lot lines are not parallel, the width shall be measured bet:een the mid point of cach sicie lot line provicied that in no case shall the minimun width of the side lot line when projected to the edse of the road pavenent in respect of any lot or divided portion of any lot Le less than 13 feet.
(3) No person shall, vithin a Resiciential E4S 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 F .5 zone excest that in addition thereto the folloving regulations siall apply:

REGULATIONS:

Minimum lot area
Minjmum lot vidth
ilinimum front yard
ninimum side yard

11,800 square feet 100 feet
35 feet
A side yard other than a sideyard abutting a slanking road allowance may be reduced to bet:reen zero feet ( $0^{\prime}$ ) and one foot (l') provided that (i) the adjoinins sice yard of the lot adjoining such reduced side yard shall be a minimun of eight feet (8') (ii) That part of the wall of the building vinich is betreen zero feet ( $0^{\prime}$ ) and one foot (1') side yard shall contain no openings, except for uinciows to bathrooms on the first or second storey.

| Minimum side gard |  |
| :---: | :---: |
| flanking road allowance | 10 feet |
| .iininum corner lot |  |
| vision angle | No part of any building on a |
|  | cornér lot shall be located |
|  | closer than 15 fent fron the |
|  | intersection of the street |
|  | lines as projected. |
| dinimum rear yard | 25 feet |
| Minimun distance |  |
| between dvellings | The minimum distance between |
|  | the main vall of dwellings |
|  | on adjacent lots shall be |
|  | not less tinan 8 feet betreen |
|  | two one storcy duellings, |
|  | not less than 10 feet between |
|  | .a one storey dwclling anc a |
|  | dwelling of 2 storeys or less |
| * | and not less than 12 feet in |
|  | 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. |
| Minimur floor area |  |
| of dwelling unit | 1600 square feet for a 1 storey building |
|  |  |
|  | 1800 square feet for a $1 \frac{1}{2}$ storey or split level |
|  | building |
|  | 2000 square feet for a build |
|  | ing having 2 or more storevs |
| Maximum height of |  |
| building ajove basement | 35 feet |
| Ainimum parking spaces |  |
| per divelling unit | 4, two of which must be |
| per drelling unit | located in an attached |
|  | garage |
| Maximum coverage of all |  |
| buildings excluding open |  |
| swinming pools, partially |  |
| covered or completely |  |
| covered permanent swirming |  |
| pools shall be incluced in |  |
| calculating the lot coverage | 35\% |
| Accessory buildings in compliance with the folloring regulations: |  |
| inaximum floor area | 55 square feet |
| Maximum height | 7 feet |
| Such buildings shall be permit | only in the rear yard |
| with a minimum distance from | lot line of 4 feet. |
| Swimming pools in compliance | the following regulations: |

(i) Minimum distance of any inground and/ or above ground sirimuing pool from lot line or easement - 4 feet
(ii) Maximum coverage not to exceed 50 q of the area of the yard containing the inground anc?/or above ground swimming pool
(iii) Such inground and/or above ground swimming pool permitted only in the rear yard or side yard
(4) Where corner foundings or day lighting triangles exist, frontage, depth and yard requirements for a corner lot shall be measured from the point of intersection of the front and side lot lines.
(5) Schedule "A" to said By-law 861 as amended by By-iaw 877 as amended, is hereby further amended by changing the zone designation and boundaries thereof shown on Schedule "A" to said iy-lay 861 as amended by By-lav 877 as amended, from the designation "A" and/or "Al" to the zone designation shown for the lands on Schedule "A" attached hereto.
(6) Schedule "B" to said Bylaw 861 as amended by By-law 877 as amended, is hereby further amended by including therein the lands shown on Schedule "A" attached hereto designated by the zones shown on Schedule "A" hereto. The said Schedule "B" is therefore further amended by the deletion of the lands shown on Schedule "A" hereto from the designation of the said lands as "A" and/or "Al" in said By-law 861 as amended by By-law 877 as amended.
(7) Schedule "A" attached hereto forms part of this By-lav" (8) This By-las shall come into force or effect unless and until approved by the Ontario ilunicipal Board.

READ A FIRST, SECOND and THIRD TI:AE and PASSED in Open Council
this 27 th day of January , 1975.


Kenneth R. Richardson, Clerk


SCHEDULE 'A'
VILLAGES OF HEART LAKE BY-LAW No. 20-75 PART OF LOT 15, CON. 2 EHS. CITY $\cap=$ BRAMPTON
$\therefore \quad 2 \quad 400$



## SCHEDULE "F"

The Owner agrees:
(a) to neithor place nor remove fill of any kind whether originating in the site or elsewhere, ror alter any existing vegetation in Blocks DD, R, KK, B and C nor alter, direct, or in any way disturb the channel of Etobicoke Creek or its tributaries without the written consent of the Metropolitan Toronto and Region Conservation Authority.
(b) to develop all lots and blocks which abut Blocks DD, R, and KK only according to site plans acceptable to both the municipality and the Metropolitan Toronto and Region Conservation Authority. These site plans shall show the location of all buildings and structures, existing and final grades, site drainage, vegetation and landscaping, and necessary erosion control measures.
(c) that prior to any grading or construction on the site,
(i) to prepare a detailed engineering and drainage report acceptable to the municipality and the Meiropolitan Toronto and Region Conservation Authority which will describe the means whereby storm flows are to be passed freely under proposed road crossings including channel, pipe and culvert sizes, inlets, outfalls and necessary erosion control measures, and
(ii) to erect a snow fence or other suitable barrier along the boundaries of Blocks DD, $R$, KK, $B, C, G$ and $H$, in order to prevent the unauthorized dumping of fill or destruction of vegetation in palce until all grading, construction and re-sodding on the site is completed,
(d) to carry out or cause to be carried out the works recommended in the above plans and reports.
(e) to prepare a detailed site plan for Block D acceptable to the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority and the City of Brampton, prior to any construction taking place on the said Block D. The Site Plan shall show the location of all buildings and structures, existing and finished grades, site drainage, vegetation and landscaping, and any necessary erosion control measures.

The Owner agrees:

1. That approval for the construction of any road or utility across the pipeline be obtained from the National Energy Board pursuant to Section 77 of The National Energy Board Act.
2. That no excavation or grading be carried outon the pipeline right-of-way without the prior written consent of TransCanada Pipelines.
3. That Trans-Canada Pipelines be given 48 hours notice prior to commencement of any work on their right-of-way or the moving of heavy equipment across it. This notice is to be directed to Mr. R.E. Howell, District Manager, or the Deputy Supervisor, P.O. Box 190; Maple, Ontario, Telephone 832-1031.
