



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 139-79

A By-law to amend By-law 861 as amended of the former Township of Chinguacousy, to regulate the use of land and buildings on part of Lot 13, Concession 1, East of Hurontario Street, in the former Township of Chinguacousy, now in the City of Brampton

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

1. Schedule A of By-law 861, as amended, being the Restricted Area By-law of the former Township of Chinguacousy, is hereby amended by changing the zoning designations of the lands shown outlined on Schedule A attached to this By-law from AGRICULTURAL (A) to:

RESIDENTIAL R5C (R5C)  
RESIDENTIAL R5C-SECTION 219 (R5C-SECTION 219)  
RESIDENTIAL RMA-SECTION 220 (RMA-SECTION 220)  
RESIDENTIAL RMA-SECTION 222 (RMA-SECTION 222)  
RESIDENTIAL R6-SECTION 223 (R6-SECTION 223)  
RESIDENTIAL RMIC-SECTION 227 (RMIC-SECTION 227)  
RESIDENTIAL RMID-SECTION 228 (RMID-SECTION 228)  
RESIDENTIAL RMID-SECTION 236 (RMID-SECTION 236)  
RESIDENTIAL RMID-SECTION 237 (RMID-SECTION 237)  
CONSERVATION AND GREENBELT (G),

such lands being part of Lot 13, Concession 1, East of Hurontario Street, of the former Township of Chinguacousy, now in the City of Brampton.

2. Schedule A to this by-law is hereby attached to By-law 861 as part of Schedule A, and forms part of By-law 861.

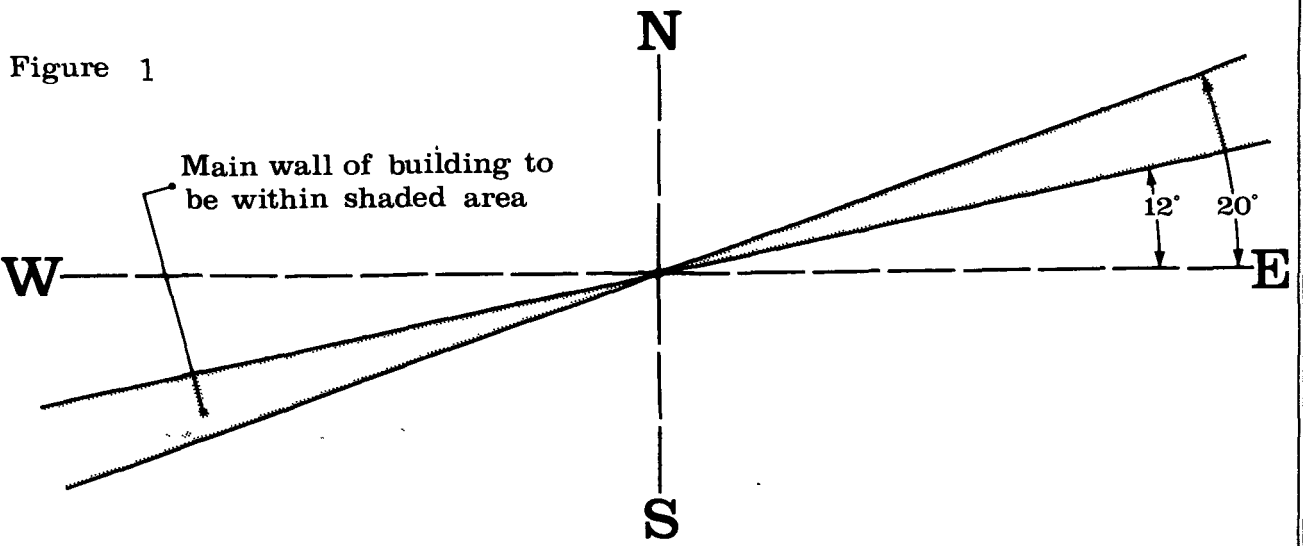
3. By-law 861 is further amended by adding the following sections:

219.1: The lands designated as R5C-SECTION 219 on Schedule A hereto attached

219.1.1 shall only be used for single family detached dwellings

219.1.2 shall be subject to the following requirements and restrictions:

- a) Front yard setback  
To main wall of building - minimum 3 metres (10.0 feet)  
to front of garage - 6.1 metres (20.0 feet)
- b) Minimum Rear Yard - 9.1 metres (30.0 feet)
- c) Dwelling units shall be constructed so that the main wall facing south shall not vary from the east-west axis by more than 20 degrees north of due east (or 20 degrees south of due west) or by less than 12 degrees north of due east (or 12 degrees south of due west), (See Figure 1)



- d) The height of any buildings on a lot having other lots abutting to the north shall at no point exceed a plane which meets, at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback. (See Figures 2 and 3.)

Figure 2 MAXIMUM BUILDING HEIGHT

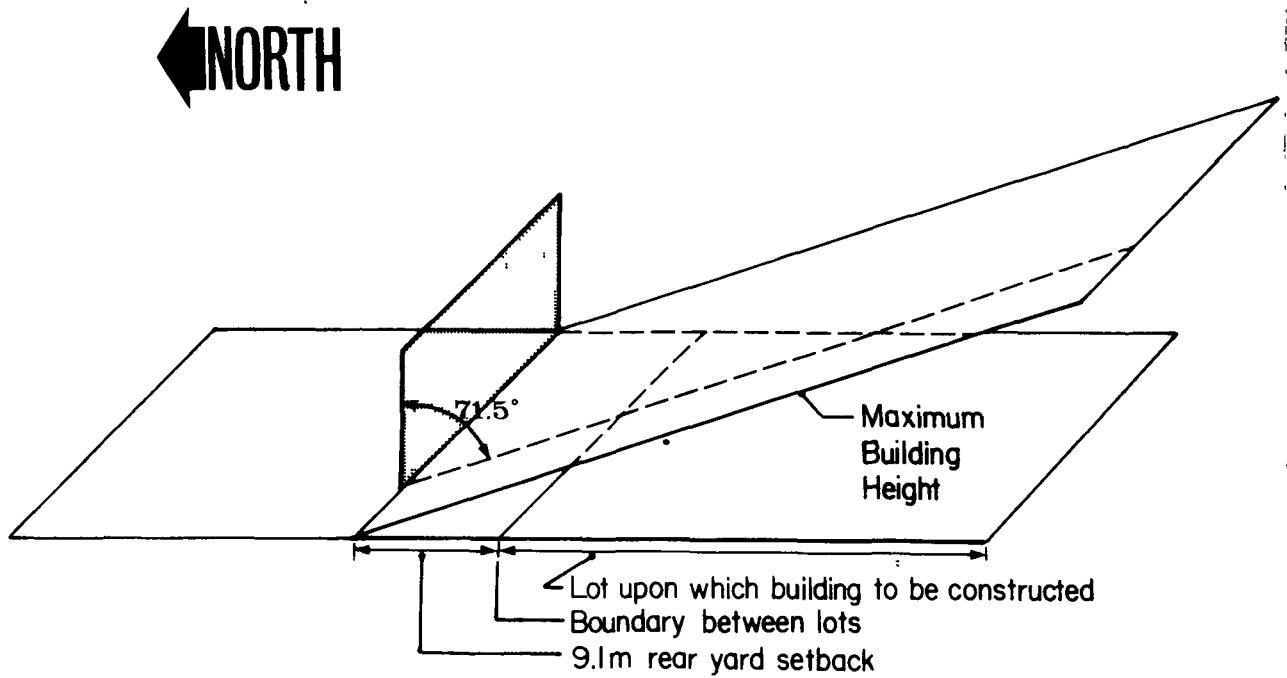
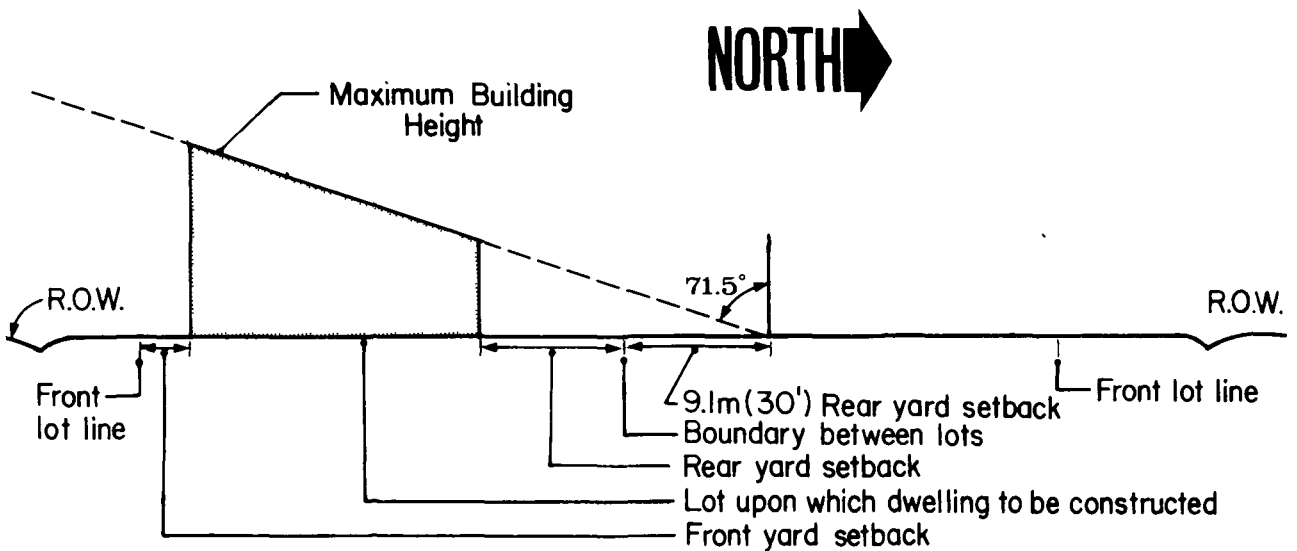


Figure 3 MAXIMUM BUILDING HEIGHT



e) Where there is a rear yard to the north of and on the same lot as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

219.1.3 shall also be subject to the requirements and restrictions relating to the R5C zone which are not in conflict with those set out in Section 219.1.2.

219.2 For the purposes of Section 219,

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

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

220.1 The lands designated as RMA-SECTION 220 on Schedule A hereto attached

220.1.1 shall only be used for semi-detached dwellings

220.1.2 shall be subject to the following requirements and restrictions:

- a) Minimum lot width - 16.76 metres (55 feet)
- b) Minimum lot area - 557.4 square metres (6000 square feet)
- c) Minimum side yard - 1.2 metres (4.0 feet)
- d) The height of any buildings on a lot of which the rear lot line abuts the rear lot lines of other lots to the north shall at no point exceed a plane which meets, at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback. (See Figures 1 and 2)

Figure 1

MAXIMUM BUILDING HEIGHT

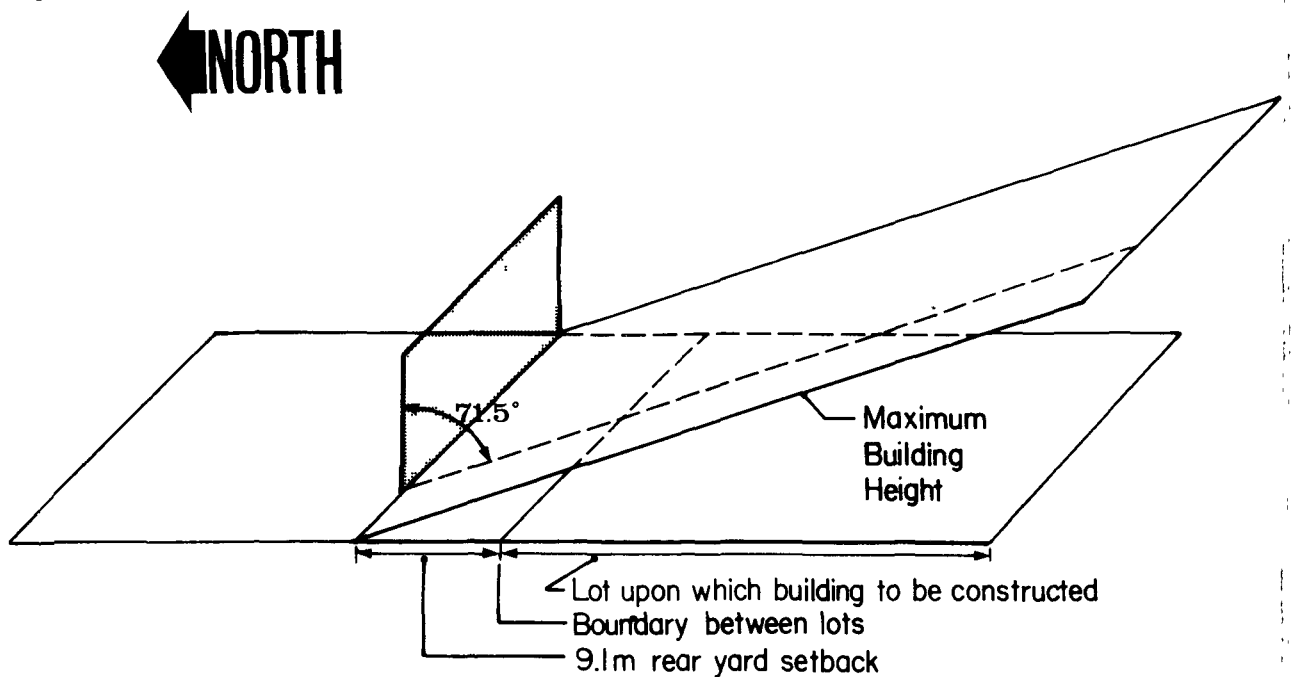
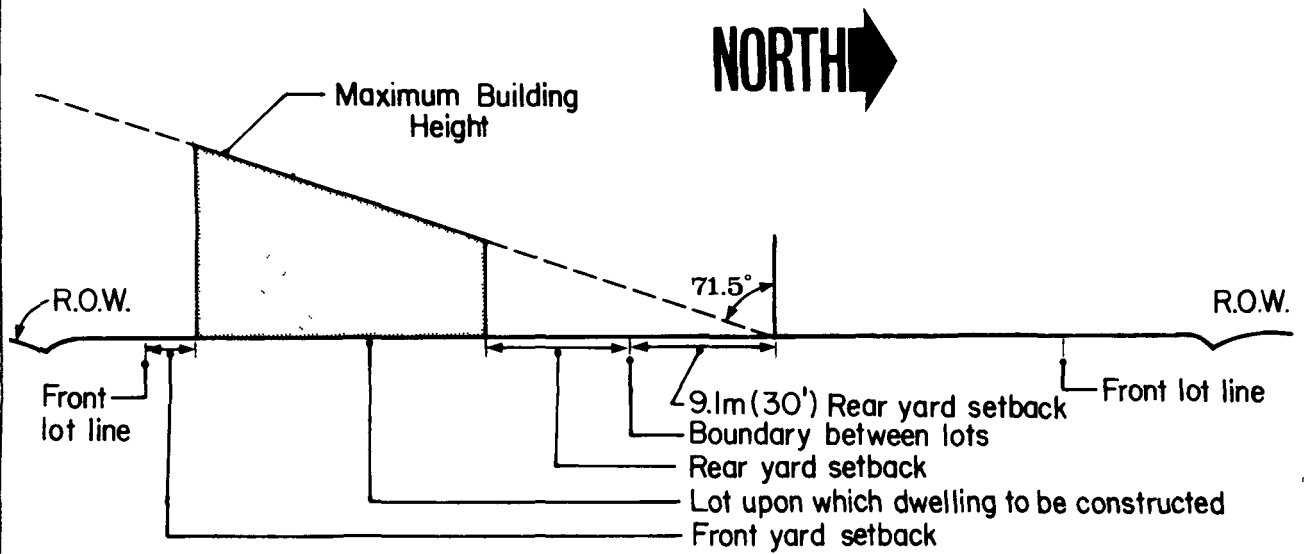


Figure 2 MAXIMUM BUILDING HEIGHT



e) Where there is a rear yard to the north of and on the same lot as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

220.1.3 shall also be subject to the requirements and restrictions relating to the RMA zone which are not in conflict with those set out in Section 220.1.2.

220.2 For the purposes of Section 220,  
Dwelling, Semi-detached shall mean a building composed of 2 attached dwelling units divided vertically each of which has independent entrance from the outside. Said dwelling units shall be attached above grade to a height of not less than 2 metres by means of a common or party wall between the two dwelling units extending in depth a distance of not less than 2 metres

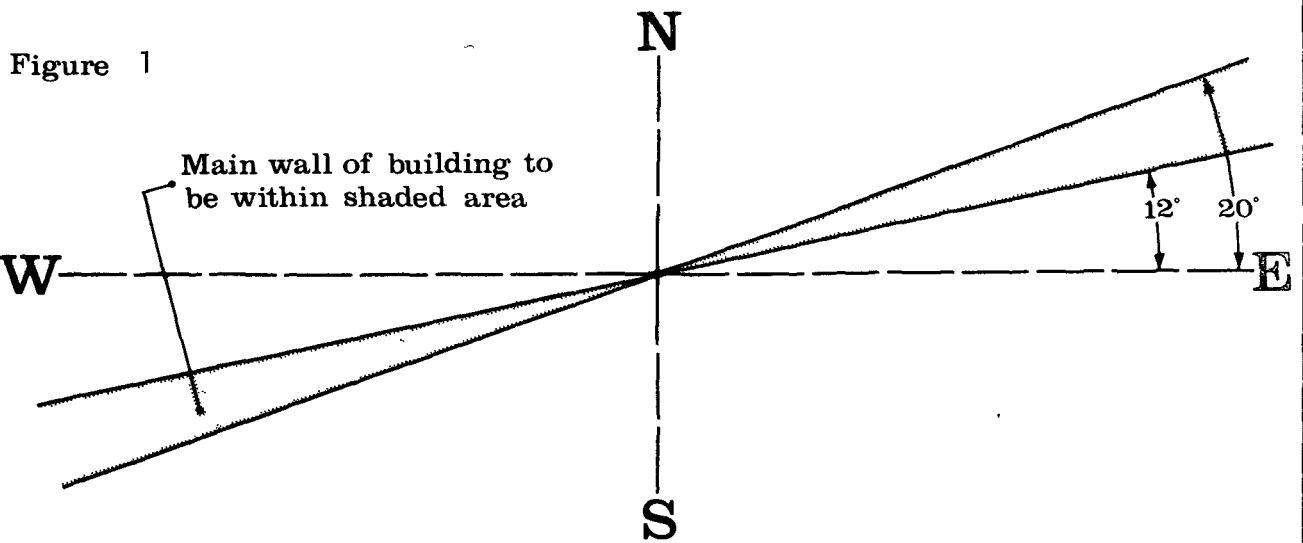
North shall mean a range extending from 45 degrees to the east of due north to 45 degrees to the west of due north.

222.1 The lands designated as RMA-Section 222 on Schedule A hereto attached.

222.1.1 shall only be used for semi-detached dwellings.

222.1.2 shall be subject to the following requirements and restrictions:

- a) Front Yard Setback  
To main wall of building - minimum: 3 metres (10 feet)  
  maximum: 6.1 metres (20 feet)  
To front of garage - 6.1 metres (20 feet)
- b) Minimum Rear Yard - 9.1 metres (30 feet)
- c) Minimum lot width - 16.76 metres (55 feet)
- d) Minimum lot area - 557.4 square metres  
  (6000 square feet)
- e) Minimum side yard - 1.2 metres (4.0 feet)
- f) Dwelling units shall be constructed so that the main wall facing south shall not vary from the east-west axis by more than 20 degrees north of due east (or 20 degrees south of due west) or by less than 12 degrees north of due east (or 12 degrees south of due west), (See Figure 1)



- g) The height of any buildings on a lot having other lots abutting to the north shall at no point exceed a plane which meets at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback. (See Figures 2 and 3).

Figure 2 MAXIMUM BUILDING HEIGHT

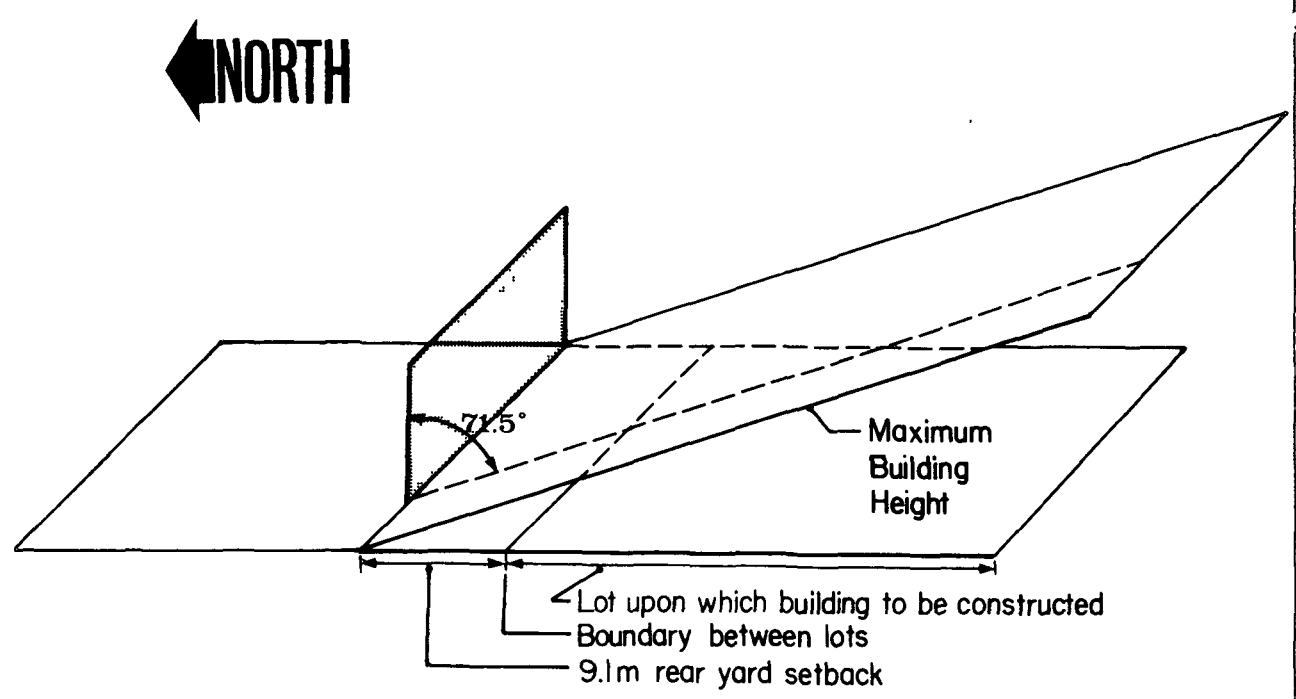
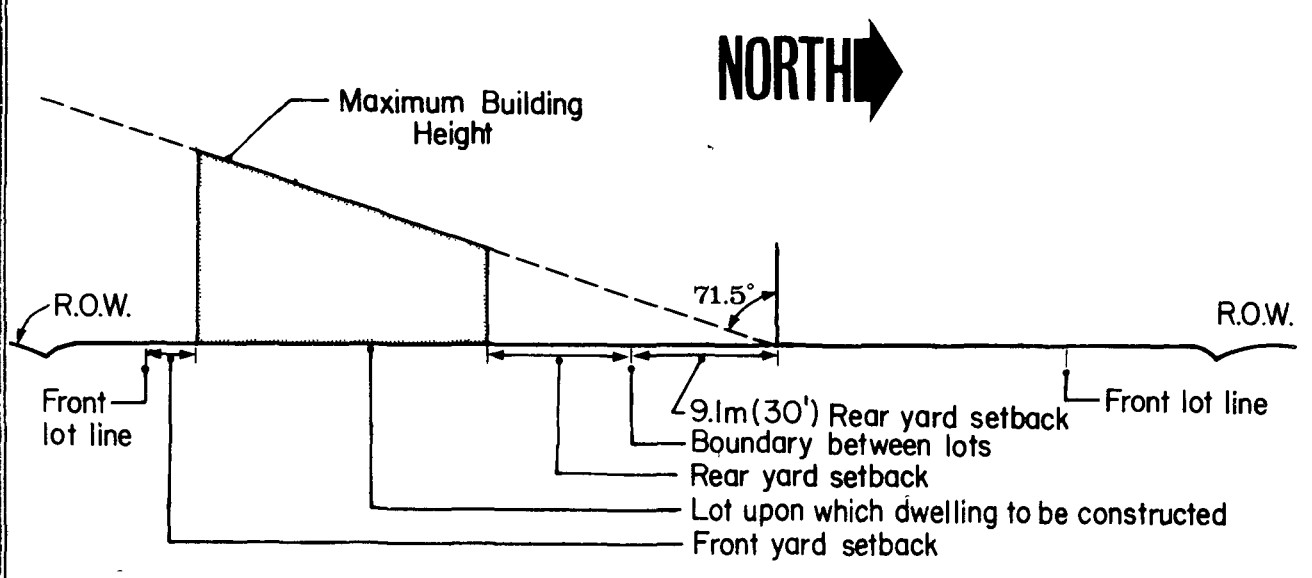


Figure 3 MAXIMUM BUILDING HEIGHT



h) Where there is a rear yard to the north of and on the same lots as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

222.1.3 shall also be subject to the requirements and restrictions relating to the RMA zone which are not in conflict with those set out in Section 222.1.2

222.2 For the purposes of Section 222,

Dwelling, Semi-detached shall mean a building composed of 2 attached dwelling units divided vertically, each of which has independent entrance from the outside. Said dwelling units shall be attached above grade to a height of not less than 2 metres by means of a common or party wall between the two dwelling units extending in depth a distance of not less than 2 metres.

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

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

223. The lands designated as R6-SECTION 223 on Schedule A hereto attached

- 223.1 shall only be used for one family detached dwellings
- 223.2 shall be subject to the requirements and restrictions relating to the R6 zone.

227.1 The lands designated as RMIC-SECTION 227 on Schedule A hereto attached

- 227.1.1 shall only be used for street townhouse dwellings
- 227.1.2 shall be subject to the following requirements and restrictions:

(a) Direct access through dwelling unit:

- (i) Each street townhouse dwelling unit whose front yard directly abuts the southerly side of a street must have a direct access from the front yard to the rear yard at grade without passing through any habitable room.
- (ii) Each street townhouse dwelling unit whose front yard directly abuts the northerly side of a street must have a direct access from the front yard to the rear yard at grade without passing through any habitable room other than a kitchen or unfinished recreation room.



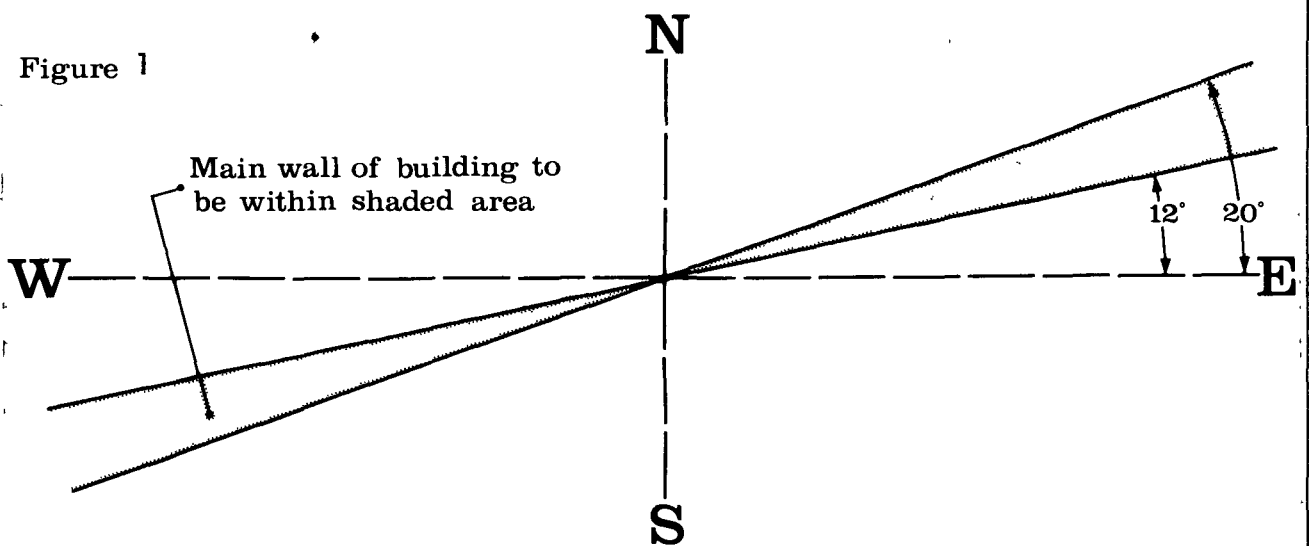
(b) Front Yard Setback

To main wall of building - Minimum: 3 Metres (10.0 feet)  
- Maximum: 6.1 Metres (20.0 feet)

To front of garage - 6.1 Metres (20.0 feet)

(c) Minimum Rear Yard - 9.1 Metres (30.0 feet)

(d) Dwelling units shall be constructed so that the main wall facing south shall not vary from the east-west axis by more than 20 degrees north of due east (or 20 degrees south of due west) or by less than 12 degrees north of due east (or 12 degrees south of due west), (See Figure 1)



(e) The height of any buildings on a lot having other lots abutting to the north shall at no point exceed a plane which meets, at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback, (See Figures 2 and 3)

Figure 2 MAXIMUM BUILDING HEIGHT

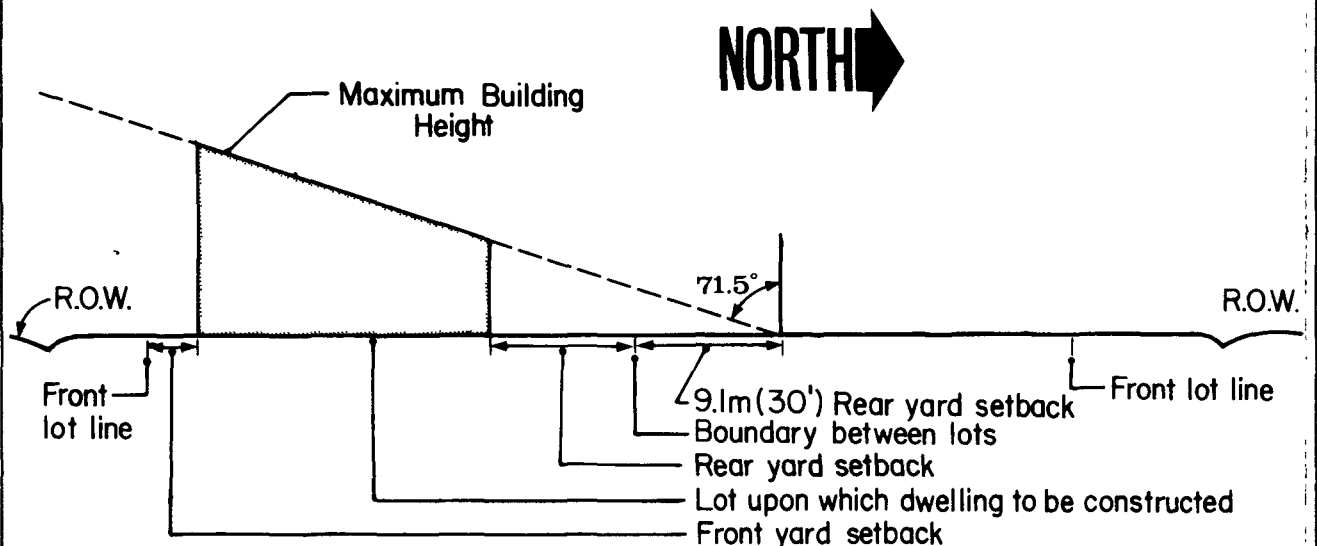
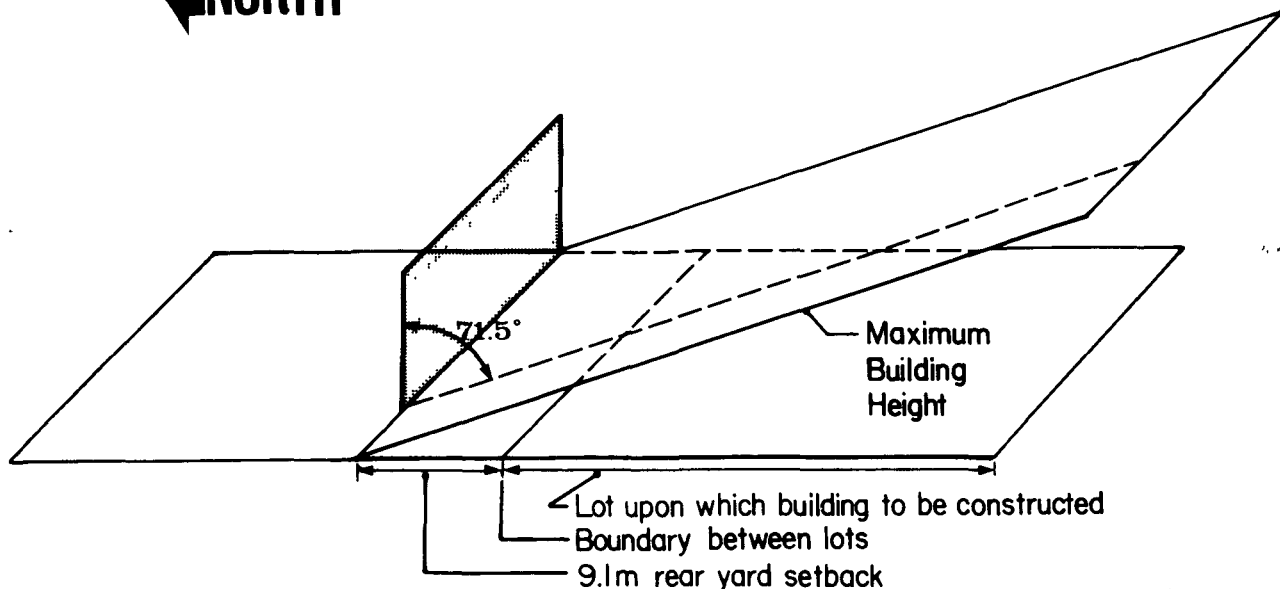


Figure 3

MAXIMUM BUILDING HEIGHT



(f) Where there is a rear yard to the north of and on the same lot as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

227.1.3 shall also be subject to the requirements and restrictions relating to the RMIC zone which are not in conflict with those set out in Section 227.1.2 .

227.2 For the purposes of Section 227,

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

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

Kitchen shall mean a room in a dwelling unit where the primary functions are the storage and preparation of food.

Lot Width shall mean the minimum distance between the side lot lines. Where side lot lines are not parallel and converge toward the front lot line, the lot width shall be the straight line distance between points on the side lot lines which are 15.0 metres (49.2 feet) back from the front lot line. Where side lot lines are not parallel and converge toward the rear lot line, the lot width shall be the straight line distance between points on the side lot line which are 7.0 metres (23.0 feet) back from the front lot line.

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

228.1 The lands designated as RMID-SECTION 228 on Schedule A hereto attached

228.1.1 shall only be used for link dwellings

228.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum outdoor living area: 55 square metres  
(592.0 square feet)

(b) Direct access from front to rear yard:

Each dwelling unit must have direct access from the front yard to the rear yard at grade without passing through any habitable room.

(c) A landscaped buffer space:

A strip of land not less than 6.1 metres (20 feet) in width, for the purpose of a landscaped buffer strip, shall be provided adjacent to the side lot line for lots flanking a road allowance. This landscaped buffer strip shall be in addition to the minimum lot requirements and shall be in addition to any land subject to an easement in favour of Bell Canada.

(d) Fencing (other than a Noise Attenuation Barrier):

(i) Maximum height of 1.9 metres (6.2 feet), except as indicated in (ii) below;

(ii) along the side lot line flanking a road allowance, and along the rear and side front lot lines a distance of 12.2 metres (40.0 feet) from the side lot line flanking a road allowance, a chain link fence to a maximum height of 1.3 metres (4.3 feet) shall be the only fencing permitted.

228.1.3 shall also be subject to the requirements and restrictions relating to the RMID zone which are not in conflict with those set out in Section 228.1.2.

228.2 For the purposes of Section 228, Dwelling, Link shall mean one of three or more dwelling units attached on a vertical plane in any manner above grade, each of which has independent entrance from the outside.

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

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

Lot Width shall mean the minimum distance between the side lot lines. Where side lot lines are not parallel and converge toward the front lot line, the lot width shall be the straight line distance between points on the side lot lines which are 15.0 metres (49.2 feet) back from the front lot line. Where side lot lines are not parallel and converge toward the rear lot line, the lot width shall be the straight line distance between points on the side lot line which are 7.0 metres (23.0 feet) back from the front lot line.

Noise Attenuation Barrier shall mean a physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required.

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

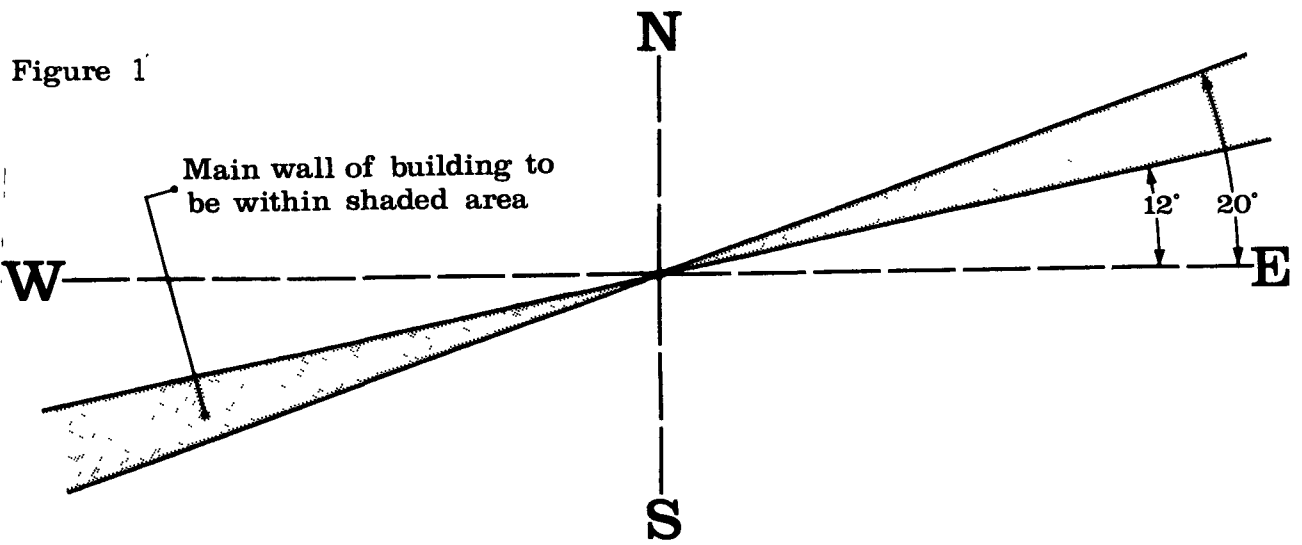
Side Front Lot Line shall mean any part of a lot line which is opposite the rear lot line and would normally be considered a part of the front lot line, except that it does not abut a street.

236.1 The lands designated as RMID-SECTION 236 on Schedule A hereto attached

236.1.1 shall only be used for link dwellings.

236.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum lot width - 9.1 metres (30 feet)
- (b) Minimum outdoor living area - 55 square metres (592.0 square feet)
- (c) Direct access from front to rear yard:  
Each dwelling unit must have direct access from the front yard to the rear yard without passing through any habitable room.
- (d) Front Yard Setback  
To main wall of building - minimum: 3.0 metres (10.0 feet)  
- maximum: 6.1 metres (20.0 feet)  
To front of garage - 6.1 metres (20.0 feet)
- (e) Minimum Rear Yard - 9.1 metres (30.0 feet)
- (f) Dwelling units shall be constructed so that the main wall facing south shall not vary from the east-west axis by more than 20 degrees north of due east (or 20 degrees south of due west) or by less than 12 degrees north of due east (or 12 degrees south of due west), (See Figure 1).



- (g) The height of any buildings on a lot having other lots abutting to the north shall at no point exceed a plane which meets, at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback, (See Figures 2 and 3).

Figure 2

MAXIMUM BUILDING HEIGHT

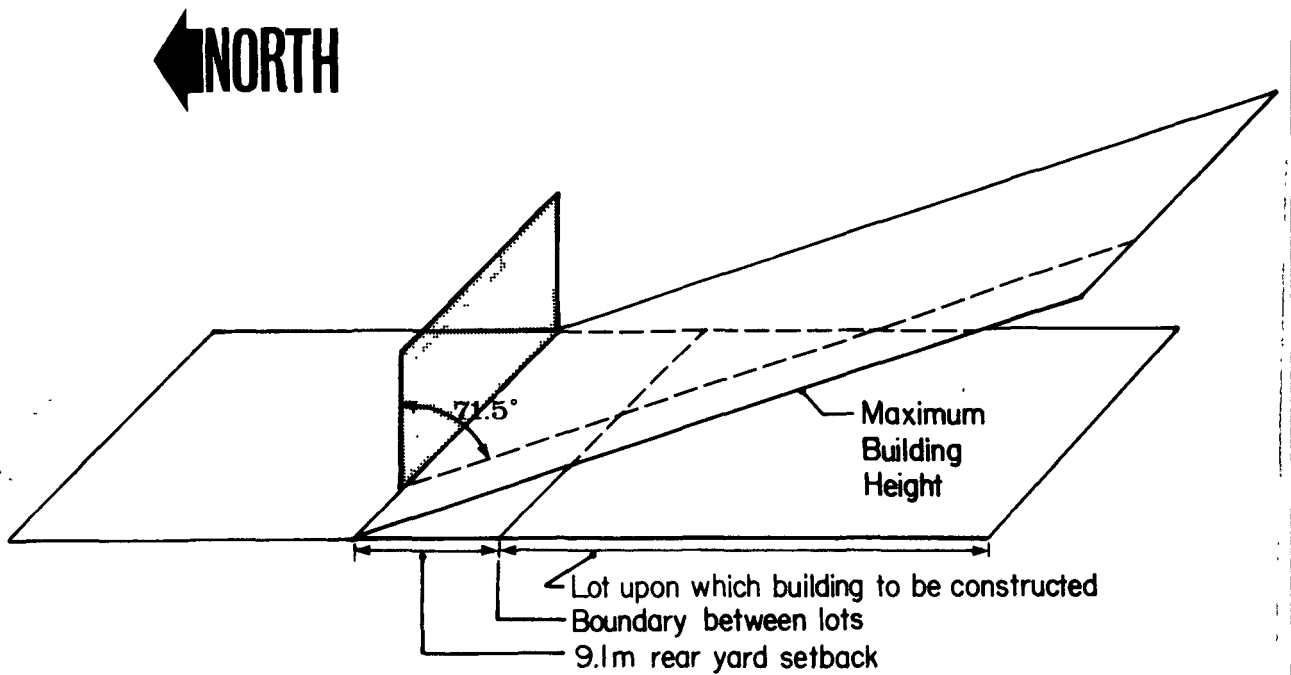
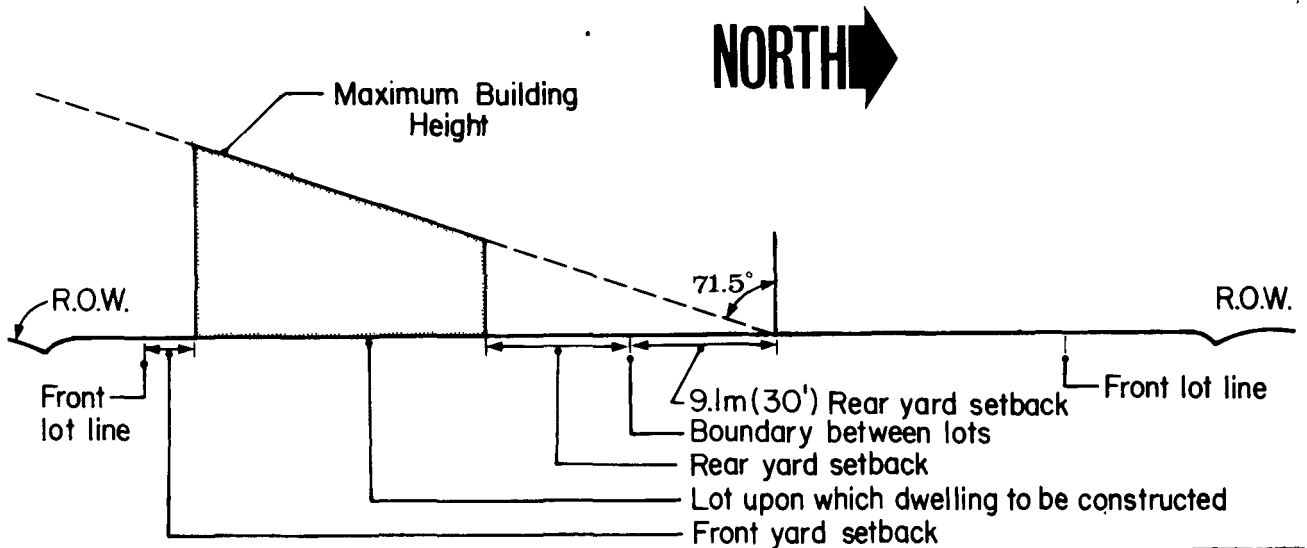


Figure 3

MAXIMUM BUILDING HEIGHT



(h) Where there is a rear yard to the north of and on the same lot as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

236.1.3 shall also be subject to the requirements and restrictions relating to the RMID zone which are not in conflict with those set out in Section 236.1.2.

236.2 For the purposes of Section 236,

Dwelling, Link shall mean one of three or more dwelling units attached on a vertical plane in any manner above grade, each of which has independent entrance from the outside.

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

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

Lot Width shall mean the minimum distance between the side lot lines. Where side lot lines are not parallel and converge toward the front lot line, the lot width shall be the straight line distance between points on the side lot lines which are 15.0 metres (49.2 feet) back from the front lot line. Where side lot lines are not parallel and converge toward the rear lot line, the lot width shall be the straight line distance between points on the side lot line which are 7.0 metres (23.0 feet) back from the front lot line.

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

**237.1** The lands designated as RMID-SECTION 237 on Schedule A hereto attached

**237.1.1** shall only be used for link dwellings

**237.1.2** shall be subject to the following requirements and restrictions:

(a) Direct access from front to rear yard:

Each dwelling unit must have direct access from the front yard to the rear yard without passing through any habitable room.

(b) Front Yard Setback

To main wall of building - minimum: 3.0 metres (10.0 feet)  
- maximum: 6.1 metres (20.0 feet)

To front of garage - 6.1 metres (20.0 feet)

(c) Minimum Rear Yard - 9.1 metres (30.0 feet)

(d) The height of any buildings on a lot having other lots abutting to the north shall at no point exceed a plane which meets, at grade, and at an angle of 71.5 degrees, a vertical plane located on one of the lots to the north at a distance from the rear lot line equal to the minimum rear yard setback, (See Figures 1 and 2).

Figure 1 MAXIMUM BUILDING HEIGHT

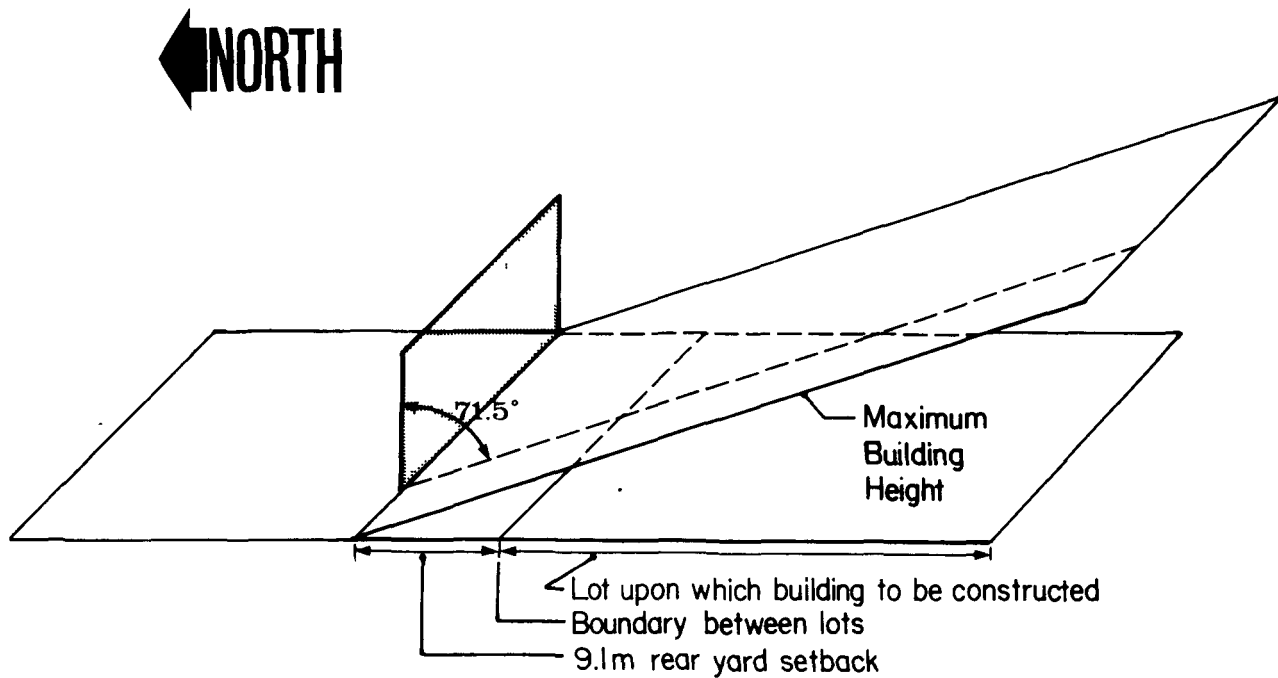
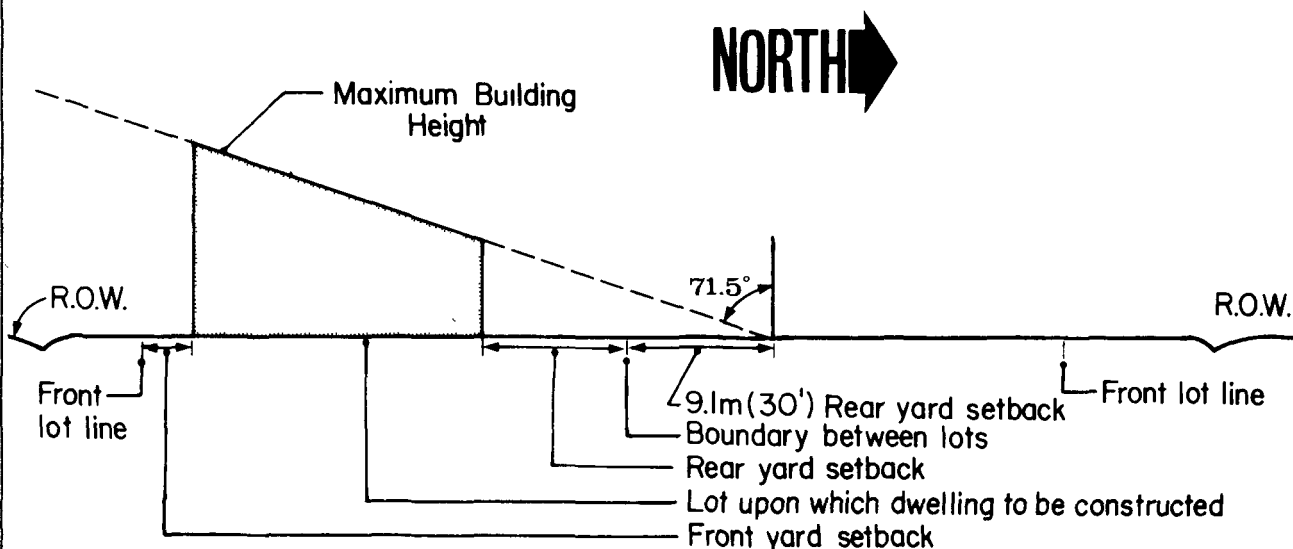


Figure 2 MAXIMUM BUILDING HEIGHT



(e) Where there is a rear yard to the north of and on the same lot as a dwelling unit, structures and fences which are opaque or translucent, and coniferous vegetation, shall at no point exceed the plane which determines the maximum height of any buildings on that lot.

237.1.3 shall also be subject to the requirements and restrictions relating to the RMID zone which are not in conflict with those set out in Section 237.1.2.

237.2 For the purposes of Section 237, Dwelling, Link shall mean one of three or more dwelling units attached on a vertical plane in any manner above grade, each of which has independent entrance from the outside.



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

Lot Width shall mean the minimum distance between the side lot lines. Where side lot lines are not parallel and converge toward the front lot line, the lot width shall be the straight line distance between points on the side lot lines which are 15.0 metres (49.2 feet) back from the front lot line.

Where side lot lines are not parallel and converge toward the rear lot line, the lot width shall be the straight line distance between points on the side lot line which are 7.0 metres (23.0 feet) back from the front lot line.

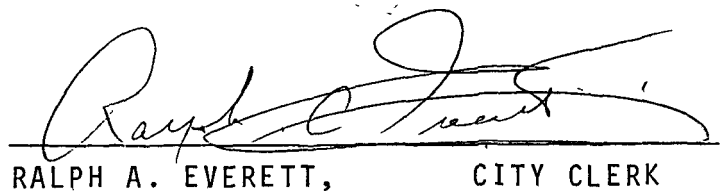
North shall mean a range extending from 45 degrees to the east of due north to 45 degrees to the west of due north.

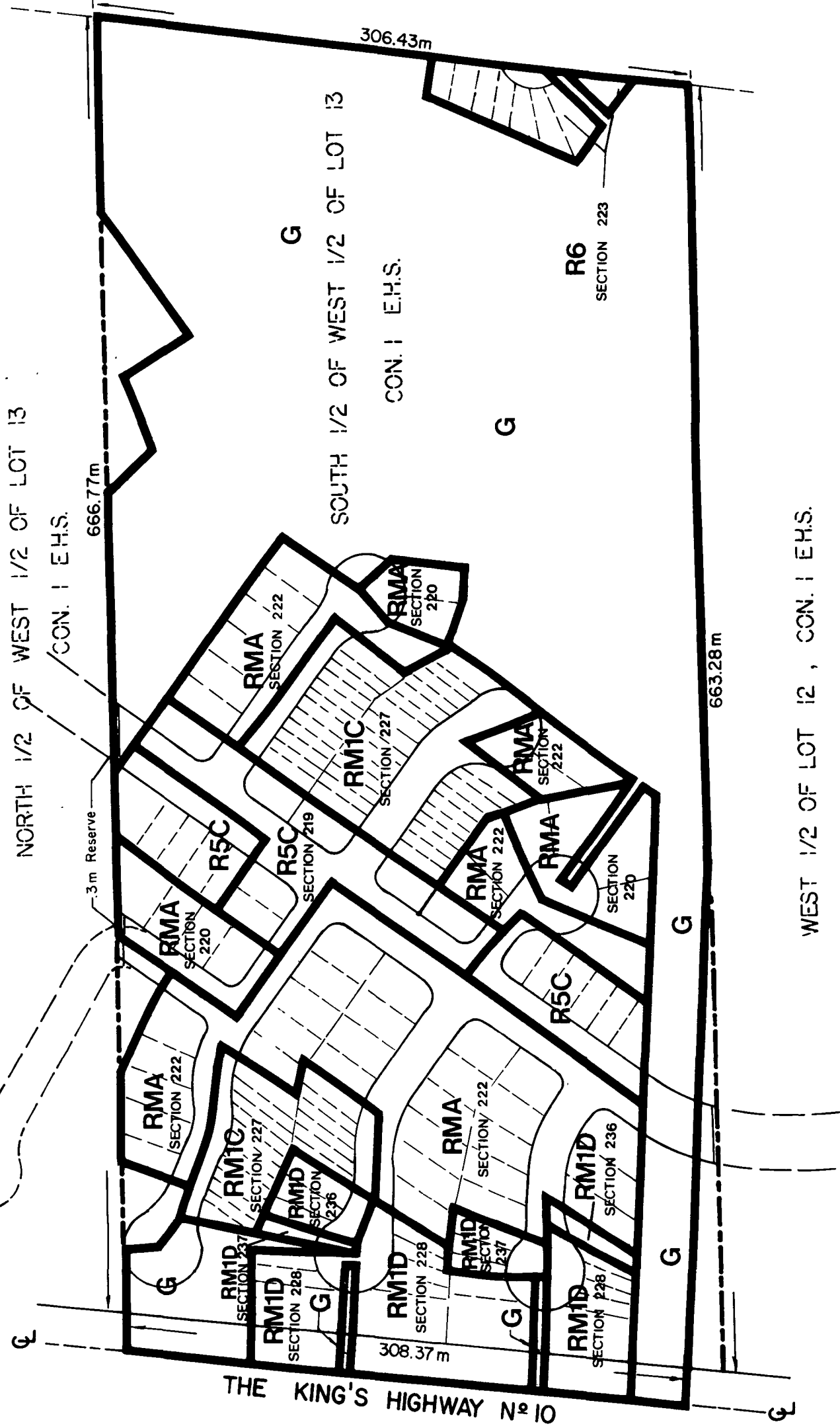
4. This by-law shall not come into force without the approval of the Ontario Municipal Board.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this                    **11th**                    day of                    **June**                    1979

  
JAMES E. ARCHDEKIN,                    MAYOR

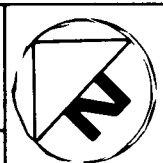
  
RALPH A. EVERETT,                    CITY CLERK



— Zone Boundary

Part of Lot 13 , Concession 1 E.H.S.  
 BY-LAW No. **139-79** SCHEDULE A

BY-LAW No.861 SCHEDULE A



1:2560

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1979 04 11 Drawn by: T.S.  
 File no. CIE13.2 Map no. 25-8C



R 792102

Ontario Municipal Board

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

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of its  
Restricted Area By-law 139-79

B E F O R E :

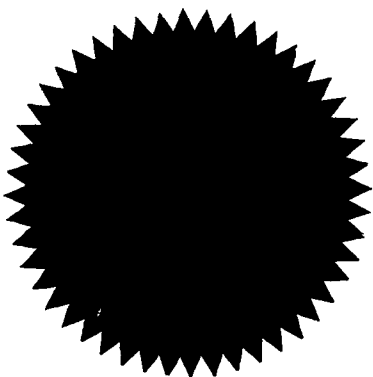
J.A. WHEELER  
Member

] Monday, the 20th day of  
]  
] August, 1979

THIS APPLICATION having come on for public hearing on the  
16th day of July, 1979 at the City of Brampton and after  
the hearing of the application the council of the applicant  
corporation having an opportunity to consider certain  
amendments to the said by-law and the said council having  
on the 7th day of August, 1979 passed By-law 180-79 amending  
By-law 861 which by-law By-law 139-79 also amends and in-  
corporating certain recommendations of the Board and having  
caused a certified copy thereof to be filed and the Board  
having dispensed with notice and hearing in respect of  
By-law 180-79;

THE BOARD ORDERS that By-law 139-79 as amended by By-law  
180-79 is hereby approved.

SECRETARY



ENTERED
O. B. No... <i>R.79-6</i> .....
Folio No... <i>70</i> .....
SEP 21 1979
SECRETARY, ONTARIO MUNICIPAL BOARD