



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 304-80

To amend By-law 861 for part  
of Lot 9, Concession 1, W.H.S.

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 further amended by changing from AGRICULTURAL CLASS ONE (A1) to CONSERVATION AND GREENBELT (G), RESIDENTIAL SEVEN - SECTION 266 (R7-SECTION 266), CIVIC AND PUBLIC CAMPUS - SECTION 267 (CPC-SECTION 267), CIVIC AND PUBLIC CAMPUS - SECTION 268 (CPC-SECTION 268) and RESIDENTIAL MULTIPLE THIRD DENSITY - SECTION 295 (RM3-SECTION 295), the zoning designation of the area shown outlined on Schedule A attached to this by-law, such land being part of Lot 9, Concession 1, W.H.S., in the former Township of Chinguacousy, now in the City of Brampton.
2. Schedule A of 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 these to the following section:

"266                    The lands designated as R7-SECTION 266  
                          on Schedule A hereto attached:

266.1                  shall only be used for the following purposes:

- (1) single family detached dwelling
- (2) semi-detached dwelling
- (3) use accessory to the other permitted purposes.

266.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area per dwelling unit : 278 square metres
- (2) minimum lot frontage per dwelling unit: 9 metres
- (3) minimum front yard depth: 6 metres
- (4) minimum rear yard depth:
  - (a) for those lots abutting the Canadian Pacific Railway right-of-way having a width of 18 metres, a rear yard with a minimum depth of 15 metres shall be provided.
  - (b) in all other cases, a rear yard with a minimum depth of 7.6 metres shall be provided.
- (5) minimum interior side yard width:
  - (a) for single family detached dwelling:
    - (i) side yard other than a side yard abutting a street, a public park or a walkway may be reduced to zero metres.
    - (ii) the minimum distance between detached buildings shall not be less than 1.8 metres.
    - (iii) in no event shall the total width of both side yards on any lot be less than 1.8 metres.
    - (iv) the minimum width of a side yard abutting a public park or a walkway shall be 1.2 metres for the first storey,

or part thereof, plus 0.6 metres for each additional storey or part thereof.

(b) for semi-detached dwelling:

(i) a minimum width of 1.2 metres for one storey building plus an additional 0.6 metre for each additional storey.

(6) where the space between the walls of two buildings is less than 3 metres in width, no door or window below grade shall be permitted in any wall facing that space.

(7) minimum exterior side yard width: 3 metres

(8) maximum building height: 10.5 metres

(9) minimum landscaped open space:  
50% of the front yard in the case of an interior lot, 60% of the front yard in the case of an exterior lot, or 35% of the front yard in the case of a lot where the side lot lines converge towards the front lot line.

(10) driveway location:  
no driveway shall be located within 3 metres of the intersection of two streets.

(11) minimum parking space per dwelling unit:  
2, one of which must be located in a garage.

266.3 shall also be subject to the requirements and restrictions relating to the R7 zone which are not in conflict with the ones set out in 266.2.

SECTION 267.1

The lands designated as CPC-SECTION 267 on Schedule A hereto attached:

267.1.1 may only be used for the following purposes:

- (1) senior citizen residences
- (2) public open space
- (3) use accessory to the other permitted purposes.

267.1.2 shall be subject to the following requirements and restrictions:

- (1) ~~there may be no more than a total of 96 dwelling units in the senior citizen residences~~
- (2) at least 40 percent of the lot area shall be landscaped open space
- (3) maximum building height: 7.5 metres
- (4) a minimum of one parking space for every two dwelling units shall be provided
- (5) front yard depth:  
minimum of 3 metres
- (6) rear and side yard widths:
  - (i) a minimum of 4.5 metres for a one storey structure, and 6 metres for a two storey structure, when such structures are adjacent to any property zoned for the use of single family or semi-detached dwellings
  - (ii) a minimum of 3 metres in any other case.

267.2

In this section, senior citizen residence shall mean a building owned and operated by a government agency, ~~or by a non-profit and non-commercial organization,~~ for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than 58.5 square metres and each two bedroom dwelling unit has a gross floor area of not more than 70.0 square metres.

SECTION 268.1

The lands designated as CPC-SECTION 268 on Schedule A hereto attached:

268.1.1 shall only be used for the following purposes:

- (1) senior citizen residences
- (2) one convenience commercial store
- (3) public open space
- (4) use accessory to the permitted use.

268.1.2 shall be subject to the following requirements and restrictions:

- (1) maximum building height: 10.5 metres
- (2) there may be no more than a total of 95 dwelling units in the senior citizen residences
- (3) minimum yard depth:
  - (a) a minimum of 3 metres for a yard abutting an area zoned CONSERVATION AND GREENBELT (G) or a street right-of-way that abuts an area zoned CONSERVATION AND GREENBELT (G)
  - (b) a minimum of 6 metres in any other case.
- (4) no parking space shall be located in any yard having less than 7 metres in depth
- (5) the convenience commercial store shall not have more than a maximum of 93 square metres of gross floor area
- (6) a minimum of one parking space shall be provided for every two dwelling units and for every 18 square metres of gross floor area of the convenience commercial store
- (7) at least 40 percent of the lot area shall be landscaped open space.

268.2

In this section, senior citizen dwelling shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than 58.5 square metres and each two bedroom dwelling

unit has a gross floor area of not more than 70.0 square metres.

295 The land designated as RM-3SECTION 295 on Schedule A hereto attached:

295.1 shall only be used for the following purposes:

- (1) apartment house dwelling
- (2) uses accessory to the permitted purposes.

295.2 shall be subject to the following requirements and restrictions:

- (1) maximum building height: 10.5 metres
- (2) maximum density: 49 dwelling units per hectare

(3) minimum yard depth:



- (a) a minimum of 3 metres for a yard abutting an area zoned CONSERVATION AND GREENBELT (G)
- (b) a minimum of 6 metres in any other case.

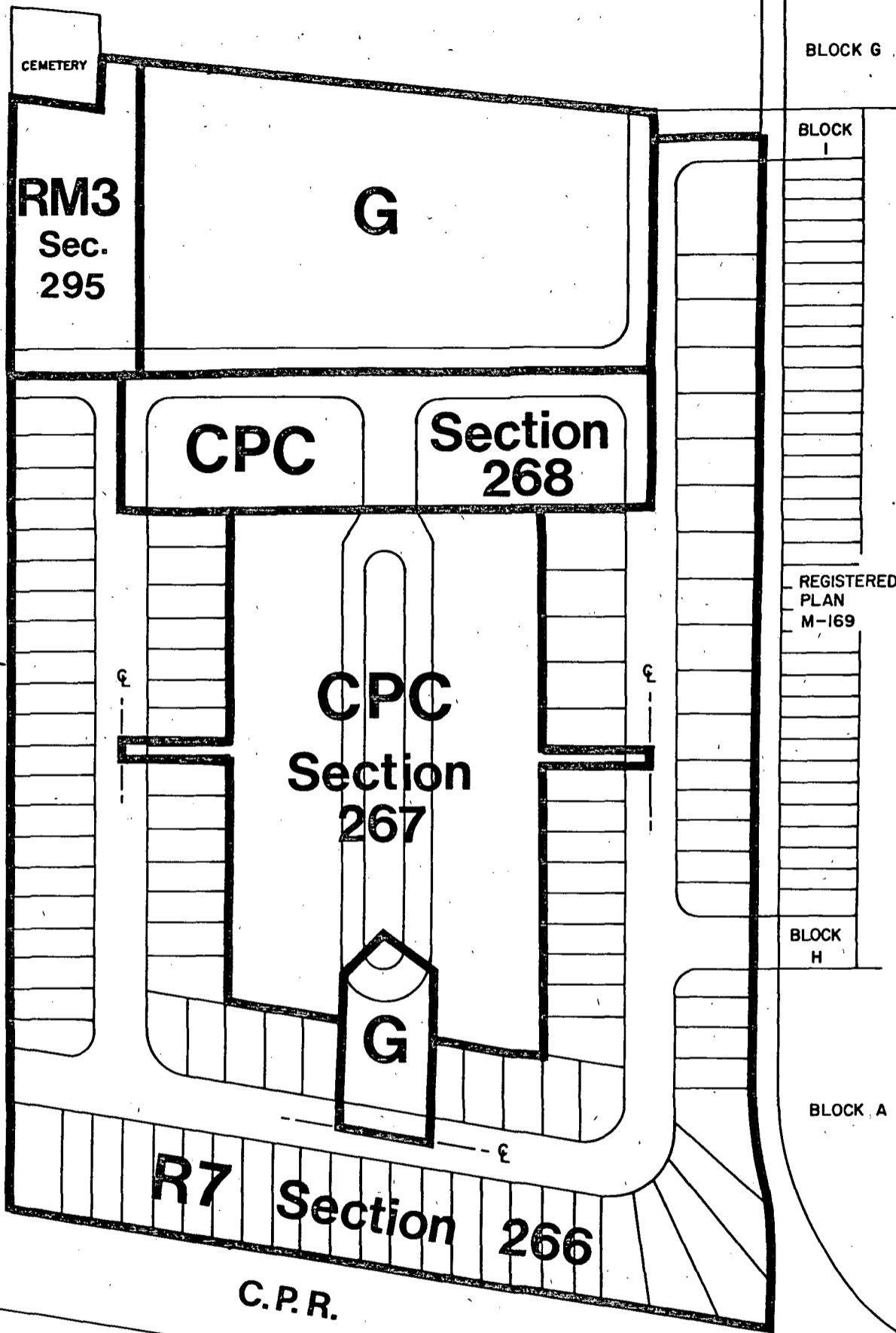
(4) no parking space shall be located in any yard having less than 7 metres in depth.

295.3 shall also be subject to the requirements and restrictions relating to the RM3 zone which are not in conflict with the one set out in 295.1."

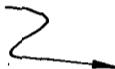
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL

this 24th day of November, 1980

  
JAMES E. ARCHDEKIN - MAYOR  
  
RALPH A. EVERETT - CLERK



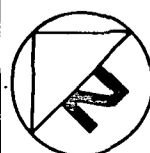
LIMIT  
BETWEEN  
LOTS 9 & 10  
CON. I W.H.S.



**—————** ZONE BOUNDARY

*Part Lot 9, Concession I W.H.S.  
By-Law No. 861 Schedule A*

*BY-LAW No. 304-80 SCHEDULE A*



**CITY OF BRAMPTON**  
Planning and Development

Date: 80 03 31

Drawn by: ck

1:2500

File no. CIW9.4

Map no. 42-33B

PASSED November 24th, 1980

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# BY-LAW

No. 304-80

To amend By-law 861 for part  
of Lot 9, Concession 1, W.H.S.





R 830146

Ontario Municipal Board

IN THE MATTER OF Section 39 of  
The Planning Act (R.S.O. 1980,  
c. 379)

- and -

IN THE MATTER OF an application  
by The Corporation of the City of  
Brampton for approval of its  
Restricted Area By-law 304-80

B E F O R E :

A.H. ARRELL, Q.C.  
Vice-Chairman

- and -

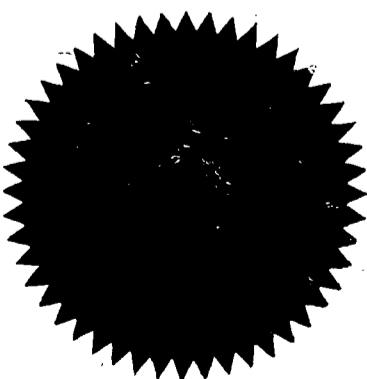
J.E. HENDY  
Member

Tuesday, the 10th day  
of May, 1983

The objectors to approval of By-law 304-80 having withdrawn their objections and the council of the applicant corporation having an opportunity to consider certain amendments to the said by-law and the said council having on the 21st day of March, 1983 passed By-law 69-83 amending By-law 861 which by-law By-law 304-80 also amends, and it appearing that notice of application for approval of By-law 69-83 has been given as directed by the Board and that objections to approval have been withdrawn as appears by material filed;

THE BOARD ORDERS that By-law 304-80 and By-law 69-83 are hereby approved.

SECRETARY



ENTERED
O. B. No. <i>R.83-1</i> .....
Folio No. <i>350</i> .....
MAY 18 1983
SECRETARY, ONTARIO MUNICIPAL BOARD