



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 22-88

To amend By-law 861, (part of Lot 17, Concession 1, E.H.S., geographic Township of Chinguacousy)

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

1. Schedule A to By-law 861, as amended, is hereby further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL R4 - SECTION 619 (R4 - SECTION 619), RESIDENTIAL R4 - SECTION 620 (R4 - SECTION 620), RESIDENTIAL R4 - SECTION 621, (R4 - SECTION 621), RESIDENTIAL R4 - SECTION 622 (R4 - SECTION 622), RESIDENTIAL R4 - SECTION 623 (R4 - SECTION 623), RESIDENTIAL R4 - SECTION 624 (R4 - SECTION 624) and CONSERVATION AND GREENBELT (G), such lands being part of Lot 17, Concession 1, E.H.S., in the geographic Township of Chinguacousy.
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, as amended, is hereby further amended by adding thereto the following sections:

"619.1 The lands designated R4 - SECTION 619 on Schedule A to this by-law:

619.1.1 shall only be used for the following purposes:

(1) a one family detached dwelling, and

(2) purposes accessory to the other permitted purposes.

619.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 1200 square metres
- (2) Minimum lot frontage - 21 metres
- (3) Minimum lot depth - 31 metres
- (4) Minimum front yard depth
 - from the garage - 6.0 metres
 - from the dwelling - 3.0 metres
- (5) Minimum interior side yard width
 - 1 storey dwelling - 1.2 metres
 - 2 or more storey dwelling - 1.5 metres
- (6) Minimum exterior side yard width - 3.0 metres
- (7) Minimum rear yard depth - 7.6 metres
- (8) Maximum building height - 10 metres
- (9) Driveway location
 - no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of street lines as projected.
- (10) Garage location
 - the front of a garage on a corner lot shall not be closer than 6 metres to a street lot line.
- (11) Minimum landscaped open space
 - 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.
- (12) Minimum number of parking spaces per dwelling unit
 - 2, one of which must be located in a garage.

(13) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not have a floor area in excess of 10 square metres.

(14) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

619.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 619.1.2.

619.2 For the purposes of section 619,

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a

corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

620.1 The lands designated R4 - SECTION 620 on Schedule A to this by-law:

620.1.1 shall only be used for the following purposes:

- (1) a one family detached dwelling, and
- (2) purposes accessory to the other permitted purposes.

620.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

- | | |
|--------------|---------------------|
| Interior lot | - 750 square metres |
| Corner lot | - 825 square metres |

(2) Minimum lot frontage

- | | |
|--------------|-------------|
| Interior lot | - 24 metres |
| Corner lot | - 27 metres |

(3) Minimum lot depth - 31 metres

(4) Minimum front yard depth - 6 metres

(5) Minimum interior side yard width

- | | |
|---------------------------|--------------|
| 1 storey dwelling | - 1.2 metres |
| 2 or more storey dwelling | - 1.5 metres |

(6) Minimum exterior side yard width - 3.0 metres

(7) Minimum rear yard depth - 7.6 metres

(8) Maximum building height - 10 metres

(9) Driveway location

- no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of street lines as projected.

(10) Garage location

- the front of a garage on a corner lot shall not be closer than 6 metres to a street lot line.

(11) Minimum landscaped open space

- 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

(12) Minimum number of parking

- spaces per dwelling unit - 2, one of which must be located in a garage.

(13) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not be less than 6.0 metres from an exterior lot line, and
- (g) shall not have a floor area in excess of 10 square metres.

- (14) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

620.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the

general provisions of this by-law which are not in conflict with the ones set out in section 620.1.2.

620.2 For the purposes of section 620,

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

621.1 The lands designated R4 - SECTION 621 on Schedule A to this by-law:

621.1.1 shall only be used for the following purposes:

- (1) a one family detached dwelling, and
- (2) purposes accessory to the other permitted purposes.

621.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot	- 780 square metres
Corner lot	- 950 square metres

(2) Minimum lot frontage

- Interior lot - 20 metres
- Corner lot - 22.5 metres

(3) Minimum lot depth - 39 metres

(4) Minimum front yard depth - 6 metres

(5) Minimum interior side yard width

- 1 storey dwelling - 1.2 metres
- 2 or more storey dwelling - 1.5 metres

(6) Minimum exterior side yard width - 3.0 metres

(7) Minimum rear yard depth - 7.6 metres

(8) Maximum building height - 10 metres

(9) Driveway location

- no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of street lines as projected.

(10) Garage location

- the front of a garage on a corner lot shall not be closer than 6 metres to a street lot line.

(11) Minimum landscaped open space

- 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

(12) Minimum number of parking spaces per dwelling unit

- 2, one of which must be located in a garage.

(13) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not be less than 6.0 metres from an exterior lot line, and
- (g) shall not have a floor area in excess of 10 square metres.

(14) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

621.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 621.1.2.

621.2 For the purposes of section 621,

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between

the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

622 The lands designated R4 - SECTION 622 on Schedule A to this by-law:

622.1 shall only be used for the following purposes:

- (1) a one family detached dwelling, and
- (2) purposes accessory to the other permitted purposes.

622.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 800 square metres
- (2) Minimum lot frontage - 22 metres
- (3) Minimum lot depth - 36 metres
- (4) Minimum front yard depth
 - from the garage - 6.0 metres
 - from the dwelling - 3.0 metres
- (5) Minimum side yard width
 - 1 storey dwelling - 1.2 metres
 - 2 or more storey dwelling - 1.5 metres
- (6) Minimum rear yard depth - 7.6 metres
- (7) Maximum building height - 10 metres
- (8) Minimum landscaped open space
 - 50 percent of the front yard and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

(9) Minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage.

(10) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not be less than 6.0 metres from an exterior lot line, and
- (g) shall not have a floor area in excess of 10 square metres.

(11) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

622.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 622.2.

623 The lands designated R4 - SECTION 623 on Schedule A to this by-law:

623.1 shall only be used for the following purposes:

- (1) a one family detached dwelling, and
- (2) purposes accessory to the other permitted purposes.

623.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 700 square metres
- (2) Minimum lot frontage - 20 metres

- (3) Minimum lot depth - 34 metres
- (4) Minimum front yard depth - 6 metres
- (5) Minimum interior side yard width
- 1 storey dwelling - 1.2 metres
- 2 ore more storey dwelling - 1.5 metres
- (6) Minimum rear yard depth - 7.6 metres,
provided that:
- a distance of 10 metres shall be maintained between any building or structure and the lot line separating the lot from land owned by the Metropolitan Toronto and Region Conservation Authority abutting the valley of the Etobicoke Creek.
- (7) Maximum building height - 10 metres
- (8) Minimum landscaped open space
- 50 percent of the front yard and 40 percent of the front yard where the side lot lines converge towards the front lot lines.
- (9) Minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage.
- (10) Accessory Buildings
- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not have a floor area in excess of 10 square metres.

(11) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

623.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 623.2.

624.1 The lands designated R4 - SECTION 624 on Schedule A to this by-law:

624.1.1 shall only be used for the following purposes:

- (1) a one family detached dwelling, and
- (2) purposes accessory to the other permitted purposes.

624.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot	- 725 square metres
Corner lot	- 850 square metres

(2) Minimum lot frontage

Interior lot	- 20 metres
Corner lot	- 23.5 metres

(3) Minimum lot depth - 36 metres

(4) Minimum front yard depth - 6 metres

(5) Minimum interior side yard width

1 storey dwelling	- 1.2 metres
2 or more storey dwelling	- 1.5 metres

(6) Minimum exterior side yard width - 3.0 metres

(7) Minimum rear yard depth - 7.6 metres

(8) Maximum building height - 10 metres

(9) Driveway location

- no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of street lines as projected.

(10) Garage location

- the front of a garage on a corner lot shall not be closer than 6 metres to a street lot line.

(11) Minimum landscaped open space

- 50 percent of the front yard of an interior lot, 60 percent of the front yard of a corner lot and 40 percent of the front yard where the side lot lines converge towards the front lot lines.

(12) Minimum number of parking

spaces per dwelling unit - 2, one of which must be located in a garage.

(13) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not have a floor area in excess of 10 square metres.

(14) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

624.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the

general provisions of this by-law which are not in conflict with the ones set out in section 624.1.2.

624.2 For the purposes of section 624,

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

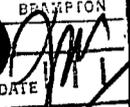
REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot."

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

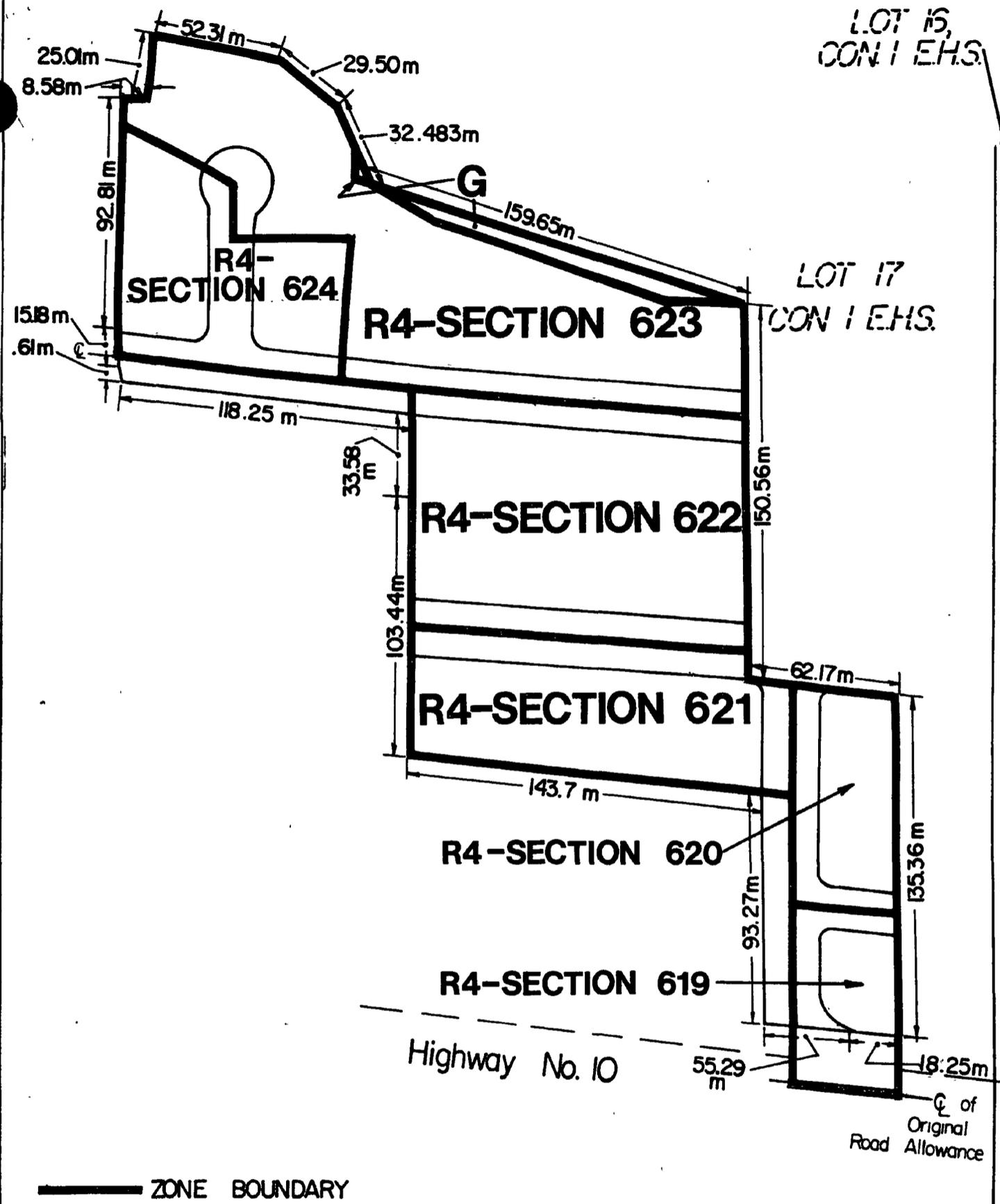
this 25th day of January 1988.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRANFORD

DATE

5/88/8



PART OF LOT 17, CON. 1, E.H.S. (CHING)
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law 22-88 Schedule A

1:2100

Date: 88 01 21 Drawn by: RB
File no. C1E17.5 Map no. 7 - 12D

IN THE MATTER OF the Planning Act,
1983, section 34;

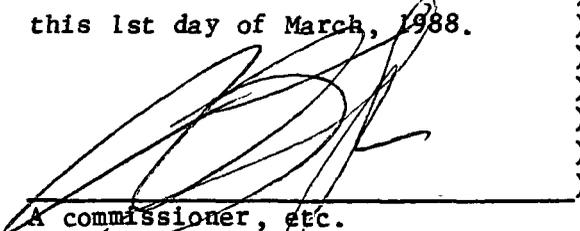
AND IN THE MATTER OF the City of
Brampton By-law 22-88.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the
City of Brampton and as such have knowledge
of the matters herein declared.
2. By-law 22-88 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on January 25th, 1988.
3. Written notice of By-law 22-88 as required
by section 34 (17) of the Planning Act, 1983
was given on February 3rd, 1988, in the
manner and in the form and to the persons
and agencies prescribed by the Planning Act,
1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 1st day of March, 1988.)


A commissioner, etc.)

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.

