



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 147-85

To amend By-law 861, (part of Lot 9, Concession 4, E.H.S., (Chinguacousy))

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

1. Schedule A of By-law 861, as amended, is hereby amended by changing the zoning classification of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS ONE (A1) to RESIDENTIAL R5 - SECTION 430 (R5 - SECTION 430), RESIDENTIAL R5 - SECTION 431 (R5 - SECTION 431) and RESIDENTIAL R5 - SECTION 434 (R5 - SECTION 434).
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:

"430 The lands designated R5 - Section 430 on Schedule A to this by-law:

430.1 shall only be used for:

- (a) one family detached dwellings
- (b) purposes accessory to the other permitted purposes

430.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area: 352 square metres
- (b) minimum lot frontage: 11 metres
- (c) minimum lot depth: 32 metres
- (d) minimum front yard depth:

(1) to the main wall of the building - 4.5 metres

(2) to the front of a garage or carport - 6 metres

(e) minimum side yard width:

(i) for a side yard flanking a public walkway or lands zoned G: 1.2 metres, plus 0.6 metres for each additional storey above the first

(ii) for all other side yards: 0 metres, provided that

(1) the distance between the walls of two dwellings is not less than 1.8 metres

(2) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall and

(3) the total width of side yards on any lot is not less than 1.8 metres

(f) minimum rear yard depth: 7.6 metres

(g) permitted yard encroachments:

(i) every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the depth or width of any required yard

(ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the depth or width of any required yard

(h) maximum building height: 2 storeys

(i) minimum number of parking spaces per dwelling unit: two, one of which must be located in a garage

(j) minimum front yard landscaped open space: 50 % of the front yard area of a lot, except where the side lot lines converge towards the front yard lot line, the minimum front yard landscaped open space shall be 40% of the front yard area

(k) accessory buildings

- (1) shall not be used for human habitation
- (2) shall not be less than 0.6 metres from any lot line
- (3) shall not exceed 4.5 metres in height, in the case of a peaked roof
- (4) shall not exceed 3.5 metres in height, in the case of a flat roof
- (5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (6) shall not exceed a gross floor area of 15 square metres.

(1) swimming pools

- (1) shall not be located in the front yard
- (2) the maximum coverage by the pool is not to exceed 50 % of the area of the yard containing the pool
- (3) shall have a minimum distance of 1.2 metres from any lot line or easement

430.3 shall also be subject to the restrictions and requirements relating to the R5 zone which are not in conflict with the ones set out in section 430.2.

431.1 The lands designated R5 - Section 431 on Schedule A to this by-law:

431.1.1 shall only be used for:

- (a) one family detached dwellings
- (b) purposes accessory to the other permitted purposes

431.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area:

interior lot - 480 square metres

corner lot - 545 square metres

(b) minimum lot frontage:

interior lot - 15 metres

corner lot - 18 metres

(c) minimum lot depth: 32 metres

(d) minimum front yard depth: 6 metres

(e) minimum side yard width:

(i) for a side yard flanking a road allowance,

(a) where the dwelling unit and garage both face the front lot line, 3 metres

(b) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage

(ii) for all other side yards: 1.2 metres for the first storey, plus 0.6 metres for each storey above the first

(f) minimum rear yard depth: 7.6 metres

(g) permitted yard encroachments:

(i) every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the depth or width of any required yard

(ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the depth or width of any required yard

(h) maximum building height: 2 storeys

(i) driveway location: no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected

(j) minimum number of parking spaces per dwelling unit: two, one of which must be located in a garage

(k) minimum front yard landscaped open space: 60 % of the front yard area of an interior lot, and 70% of the front yard area of a corner lot, and 50% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(1) accessory buildings

(1) shall not be used for human habitation

(2) shall not be less than 0.6 metres from any lot line

(3) shall not exceed 4.5 metres in height, in the case of a peaked roof

(4) shall not exceed 3.5 metres in height, in the case of a flat roof

(5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and

(6) shall not exceed a gross floor area of 15 square metres.

(m) swimming pools

(1) shall not be located in the front yard

(2) the maximum coverage by the pool is not to exceed 50 % of the area of the yard containing the pool

(3) shall have a minimum distance of 1.2 metres from any lot line or easement

431.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone which are not in conflict with the ones set out in section 431.1.2.

431.2 For the purposes of section 431,

CORNER LOT shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

INTERIOR LOT shall mean a lot other than a corner lot.

434.1 The lands designated R5 - Section 434 on Schedule A to this by-law:

434.1.1 shall only be used for:

- (a) one family detached dwellings
- (b) purposes accessory to the other permitted purposes

434.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area:

interior lot - 416 square metres

corner lot - 448 square metres

(b) minimum lot frontage:

interior lot - 13 metres

corner lot - 14 metres

(c) minimum lot depth: 32 metres

(d) minimum front yard depth: 6 metres

(e) minimum side yard width:

(i) for a side yard flanking a road allowance,

(a) where the dwelling unit and garage both face the front lot line, 3 metres

(b) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage

(ii) for a side yard abutting Lots 57, 58, 59 and 60 on Registered Plan M-202: 1.2 metres for the first storey, plus 0.6 metres for each storey above the first

(iii) for all other side yards: 0 metres, provided that

(1) the distance between the walls of two dwellings is not less than 1.8 metres

(2) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall and

(3) the total width of side yards on any lot is not less than 1.8 metres

(f) minimum rear yard depth: 7.6 metres

(g) permitted yard encroachments:

(i) every part of any required yard shall be open and unobstructed from the ground to the sky by any structure, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, which may project into any required yard the lesser of 45 centimetres or 50 percent of the depth or width of any required yard

(ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the depth or width of any required yard

(h) maximum building height: 2 storeys

(i) driveway location: no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected

(j) minimum number of parking spaces per dwelling unit: two, one of which must be located in a garage

(k) minimum front yard landscaped open space: 50 % of the front yard area of an interior lot, and 60% of the front yard area of a corner lot, and 40% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(l) accessory buildings

(1) shall not be used for human habitation

(2) shall not be less than 0.6 metres from any lot line

(3) shall not exceed 4.5 metres in height, in the case of a peaked roof

- (4) shall not exceed 3.5 metres in height, in the case of a flat roof
- (5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (6) shall not exceed a gross floor area of 15 square metres.

(m) swimming pools

- (1) shall not be located in the front yard
- (2) the maximum coverage by the pool is not to exceed 50 % of the area of the yard containing the pool
- (3) shall have a minimum distance of 1.2 metres from any lot line or easement

434.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone which are not in conflict with the ones set out in section 434.1.2.

434.2 For the purposes of section 434,

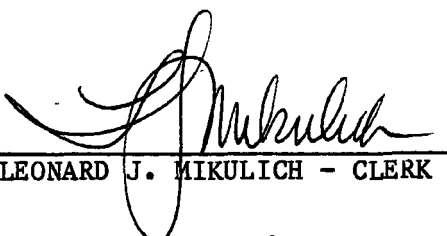
CORNER LOT shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

INTERIOR LOT shall mean a lot other than a corner lot."

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

This 10th day of June, 1985.

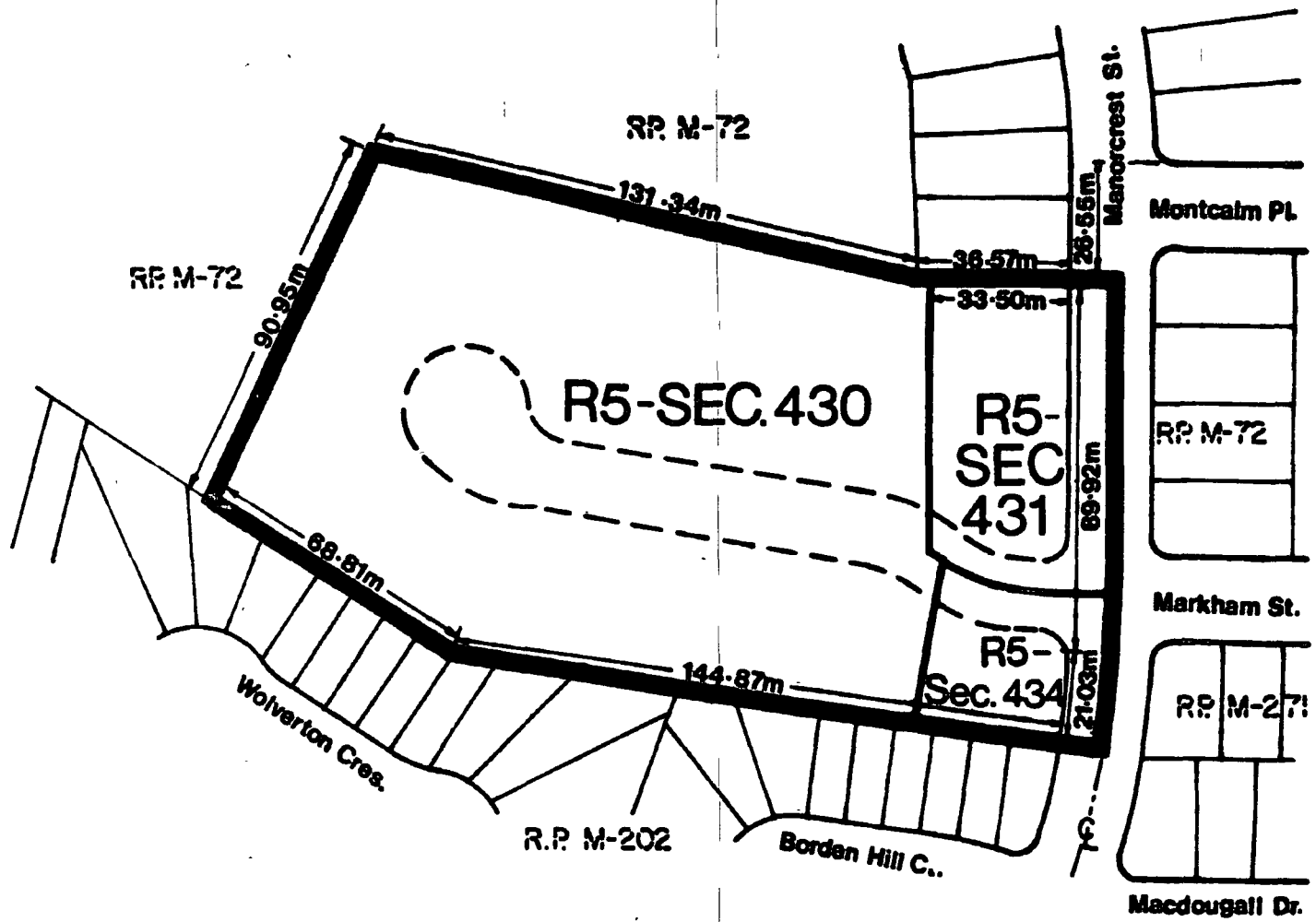
  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE 05/10/85





**PART LOT 9 CONCESSION 4 E.H.S.  
BY-LAW 861 SCHEDULE A**

**By-Law 147-85 Schedule A**



1:1650

**CITY OF BRAMPTON  
Planning and Development**

Date: 84 12 27  
File no. C4E9-12

Drawn by: C.R.E.  
Map no. 46-32D

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

AND IN THE MATTER OF the City of Brampton By-law 147-85.

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 147-85 was passed by the Council of the Corporation of the City of Brampton at its meeting held on June 10th, 1985.
3. Written notice of this by-law as required by section 34 (17) of the Planning Act, 1983 was given on June 21st, 1985, 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 18th day of July , 1985. )

Robert D. Tufts )  
A commissioner, etc. )

Leonard J. Mikulich

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