



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172-83

To regulate the use of land
and buildings on part of Lot
7, Concession 1, E.H.S.

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

1. By-law 200-82, as amended, is hereby further amended:

- (1) by changing the zoning designation of the land shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE-FAMILY B (R1B), RESIDENTIAL HOLDING (RH) and OPEN SPACE (OS) to RESIDENTIAL SINGLE-FAMILY D (R1D), RESIDENTIAL STREET TOWNHOUSE - SECTION 216 (R3B-SEC.216) and RESIDENTIAL HOLDING (RH), such lands being part of Lot 7, Concession 1, East of Hurontario Street,
- (2) by deleting Sheet 9 of Schedule A thereto, and substituting therefor Schedule B to this by-law, and
- (3) by adding thereto the following section:

216. The lands designated R3B-SEC. 216 on Schedule A to this by-law:

216.1 Permitted Purposes

shall only be used for the following purposes:

(a) Residential

- (1) single-family detached dwellings;
- (2) semi-detached dwellings;
- (3) street townhouse dwellings, and
- (4) purposes accessory to the other permitted purposes.

(b) Non-Residential

- (1) a home occupation within a single-family detached dwelling.

216.2 Requirements and Restrictions

shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

(1) Single-Family Detached Dwelling:

Interior Lot - 270 square metres;
Corner Lot - 360 square metres.

(2) Semi-Detached Dwelling:

Interior Lot - 540 square metres per dwelling, and 270 square metres per dwelling unit;
Corner Lot - 630 square metres per dwelling, and 360 square metres for the dwelling unit closest to the flankage lot line.

(3) Street Townhouse Dwelling:

Interior Lot - 185 square metres;
Corner Lot - 275 square metres.

(b) Minimum Lot Width:

(1) Single-Family Detached Dwelling:

Interior Lot - 9 metres;
Corner Lot - 12 metres.

(2) Semi-Detached Dwelling:

Interior Lot - 18 metres per dwelling and 9 metres per dwelling unit;
Corner Lot - 21 metres per dwelling and 12 metres for the dwelling unit closest to the flankage lot line.

(3) Street Townhouse Dwelling:

Interior Lot - 6 metres;

Corner Lot - 9 metres.

(c) Minimum Lot Depth - 30 metres.

(d) Minimum Front Yard Depth - 6 metres.

(e) Minimum Interior Side Yard Width:

(1) single-family detached dwelling:

(i) a side yard other than a side yard abutting a street, public park or walkway may be reduced to zero metres;

(ii) the minimum distance between detached buildings shall not be less than 2.1 metres;

(iii) in no event shall the total width of both side yards on any lot be less than 2.1 metres, and

(iv) the minimum width of a side yard abutting a public park or walkway or a lot in any other zoning category shall be 1.2 metres for the first storey or part thereof plus 0.6 metres for each additional storey or part thereof.

(2) semi-detached dwelling and townhouse dwelling - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(f) Minimum Exterior Side Yard Width - 3 metres.

(g) Minimum Rear Yard Depth - 7.5 metres.

(h) Maximum Building Height - 10.5 metres.

(i) Maximum Number of Units in a Townhouse Dwelling - 9.

(j) Minimum Landscaped Open Space:

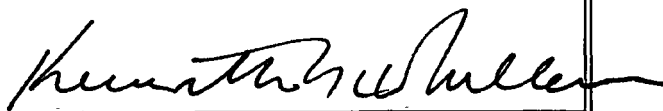
- (1) Single-Family Detached Dwelling - 40 percent of the front yard of an interior lot, 50 percent of the front yard of a corner lot, and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot line.
- (2) Semi-Detached Dwelling - 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.
- (3) Street Townhouse Dwelling - 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard.

(k) In the case of a street townhouse dwelling;

- (1) the interior unit shall have access from the front yard to the rear yard through a hall, garage or laundry room of the dwelling unit at or near grade level.
- (2) Where windows or doors are located in the walls facing interior side yards, a minimum distance between buildings of 3 metres shall be provided.
- (3) Maximum Lot Coverage by Buildings - 45 percent of lot area.

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

This 6th day of June, 1983.



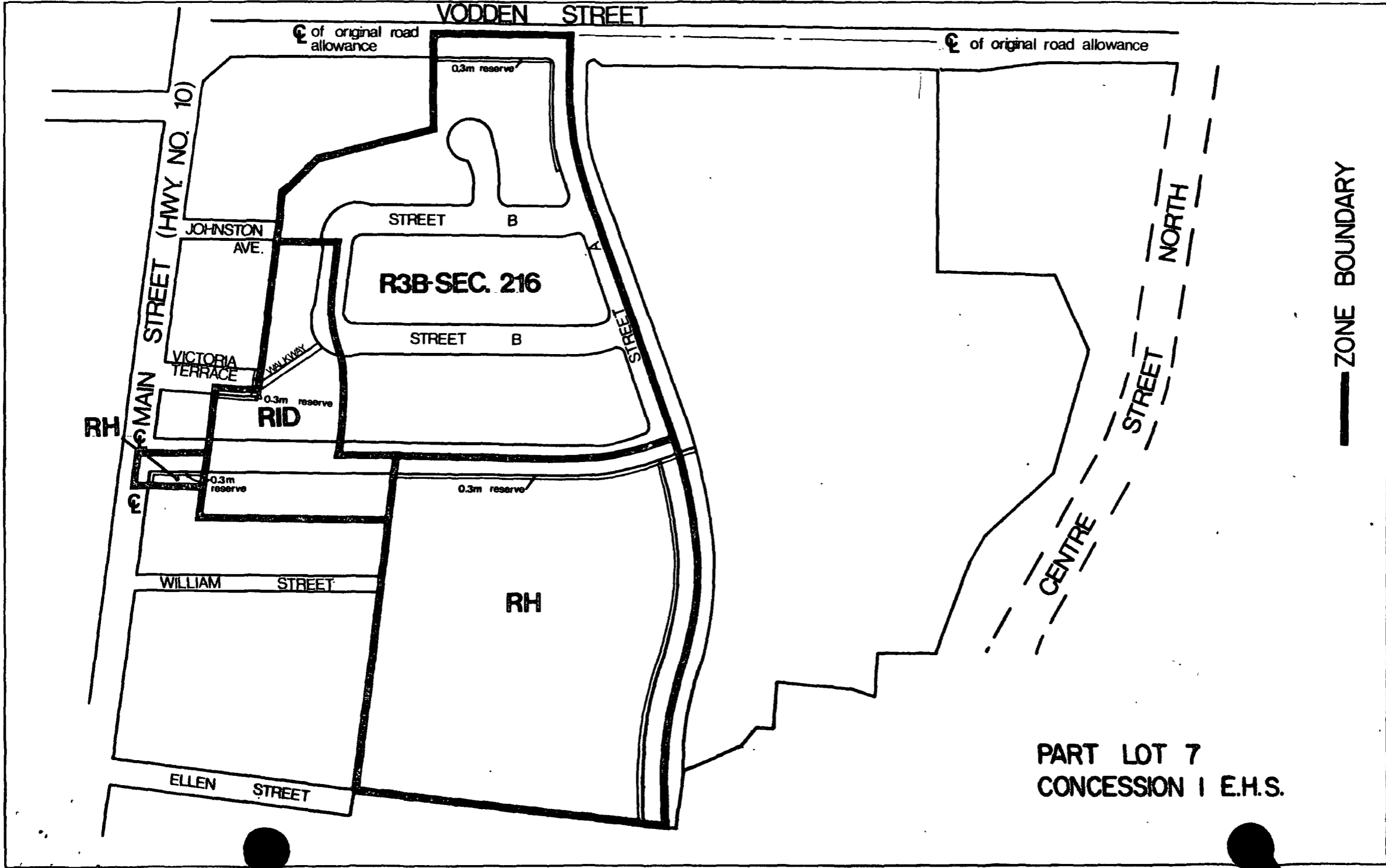
KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE 8/16/83



PART LOT 7
CONCESSION I E.H.S.

— ZONE BOUNDARY



CITY OF BRAMPTON
Planning and Development

SCHEDULE A to By-Law 172-83

Date: 83.06.01 Drawn by: J.K.
File no. CIE7.8 Map no. 43-461

1:925



R 831276

Ontario

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 172-83**

B E F O R E:

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

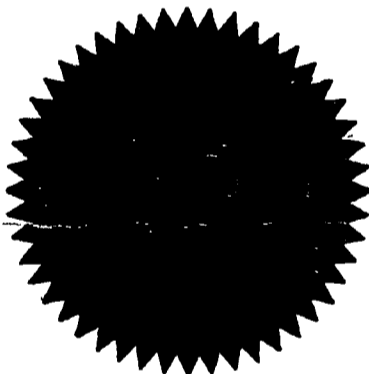
- and -

D. M. ROGERS, Q.C.
Member

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Friday, the 30th day of
September, 1983

**THE BOARD ORDERS that By-law 172-83 is hereby
approved.**



SECRETARY

ENTERED
O. B. No.....R83-3
Folio No.....123.....
OCT - 4 1983
ACTING SECRETARY, ONT. MUNICIPAL BOARD