



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 215-85

To amend By-law 861 (part of Lot 13, Concession 2, 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 (A), RESIDENTIAL MULTIPLE (RMA) and CONSERVATION AND GREENBELT (G), to RESIDENTIAL R6 - SECTION 442 (R6-SEC. 442), RESIDENTIAL R7 - SECTION 443 (R7-SEC. 443), RESIDENTIAL MULTIPLE - SECTION 444 (RM-SEC. 444), RESIDENTIAL MULTIPLE - SECTION 445 (RM-SEC. 445) and CONSERVATION AND GREENBELT (G).
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 hereby further amended by adding thereto the following sections:
 - 442.1 The lands designated R6 - SECTION 442 on Schedule A to this bylaw:
 - 442.1.1 shall only be used for the following purposes:
 - (a) one family detached dwellings, and
 - (b) purposes accessory to the other permitted purposes.
 - 442.1.2 shall be subject to the following requirements and restrictions:
 - (a) minimum lot area
 - for interior lot - 360 square metres
 - for corner lot - 450 square metres
 - (b) minimum lot frontage
 - for interior lot - 12 metres
 - for corner lot - 15 metres
 - (c) minimum lot depth - 30 metres
 - (d) minimum front yard depth - 6 metres

- (e) minimum side yard width
 - for interior side yard - 1.2 metres on one side and 0.9 metres on the other side provided that the minimum distance between detached dwellings shall not be less than 2.1 metres
 - for exterior side yard - 3 metres
- (f) minimum rear yard depth - 7.5 metres
- (g) maximum building height - 10.5 metres
- (h) minimum landscaped open space - 50 percent of the front yard
- (i) minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage
- (j) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres;
- (k) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any side lot line or easement.

442.1.3 shall also be subject to the requirements and restrictions relating to the R6 zone which are not in conflict with the ones set out in section 442.1.2.

442.2 For the purposes of section 442,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street 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, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

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

INTERIOR SIDE YARD shall mean a yard, other than an 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.

LANDSCAPED OPEN SPACE shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

443.1 The lands designated R7-Section 443 on Schedule A to this by-law:

443.1.1 shall only be used for the following purposes:

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

443.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - for interior lot - 300 square metres
 - for corner lot - 390 square metres
- (b) minimum lot frontage
 - for interior lot - 10 metres
 - for corner lot - 13 metres
- (c) minimum lot depth - 30 metres
- (d) minimum front yard depth - 6 metres
- (e) minimum side yard width
 - for interior side yard - 1.2 metres on one side and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres

- for exterior side yard - 3 metres
- (f) minimum rear yard depth - 7.6 metres
- (g) maximum building height - 10.5 metres
- (h) driveway location - no driveway on a corner lot shall be located closer than 3 metres to the intersection of street-lines as projected
- (i) minimum landscaped open space - 50 percent of the front yard
- (j) minimum number of parking spaces per dwelling unit 2, one of which must be located in the garage
- (k) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres;
- (1) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any side lot line or easement.

443.1.3 shall also be subject to the requirements and restriction relating to the R7 zone which are not in conflict with the ones set out in section 443.1.2.

443.2 For the purposes of section 443,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street 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, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be

the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

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

INTERIOR SIDE YARD shall mean a yard, other than an 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.

LANDSCAPED OPEN SPACE shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

444.1 The lands designated RM - SECTION 444 on Schedule A to this bylaw:

444.1.1 shall only be used for the following purposes:

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

444.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - for interior lot - 270 square metres
 - for corner lot - 360 square metres
- (b) minimum lot frontage
 - for interior lot - 9 metres
 - for corner lot - 11.1 metres
- (c) minimum lot depth - 30 metres
- (d) minimum front yard depth - 6 metres
- (e) minimum side yard width
 - for interior side yard - 1.2 metres on one side and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres
 - for exterior side yard - 3 metres
- (f) minimum rear yard depth - 7.6 metres
- (g) maximum building height - 10.5 metres

- (h) minimum landscaped open space - 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 where the side lot lines converge towards the front lot lines
- (i) minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage
- (j) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres;
- (k) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any side lot line or easement.

444.1.3 shall also be subject to the requirements and restrictions relating to the RM zone which are not in conflict with the ones set out in section 444.1.2.

444.2 For the purposes of section 444,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street 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, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

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

INTERIOR SIDE YARD shall mean a yard, other than an 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.

LANDSCAPED OPEN SPACE shall mean an area which is used exclusively for the growth, maintenance and preservation of grass, flowers, trees, shrubs and other landscaping.

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

445.1 The lands designated RM - SECTION 445 on Schedule A to this bylaw:

445.1.1 shall only be used for the following purposes:

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

445.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area - 280 square metres
- (b) minimum lot frontage - 9 metres
- (c) minimum lot depth - 24 metres
- (d) minimum front yard depth - 6 metres
- (e) minimum side yard width - 1.2 metres on one side and 0.9 metres on the other side, provided that the minimum distance between detached dwellings shall not be less than 2.1 metres
- (f) minimum rear yard depth - 7.6 metres
- (g) maximum building height - 10.5 metres
- (h) minimum landscaped open space - 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 where the side lot lines converge towards the front lot lines

- (i) minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage
- (j) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres;
- (k) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any side lot line or easement.

445.1.3 shall also be subject to the requirements and restrictions relating to the RM zone which are not in conflict with the ones set out in section 445.1.2.

445.2 For the purposes of section 445,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street 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, provided that in a case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the flankage lot line.

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REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line."

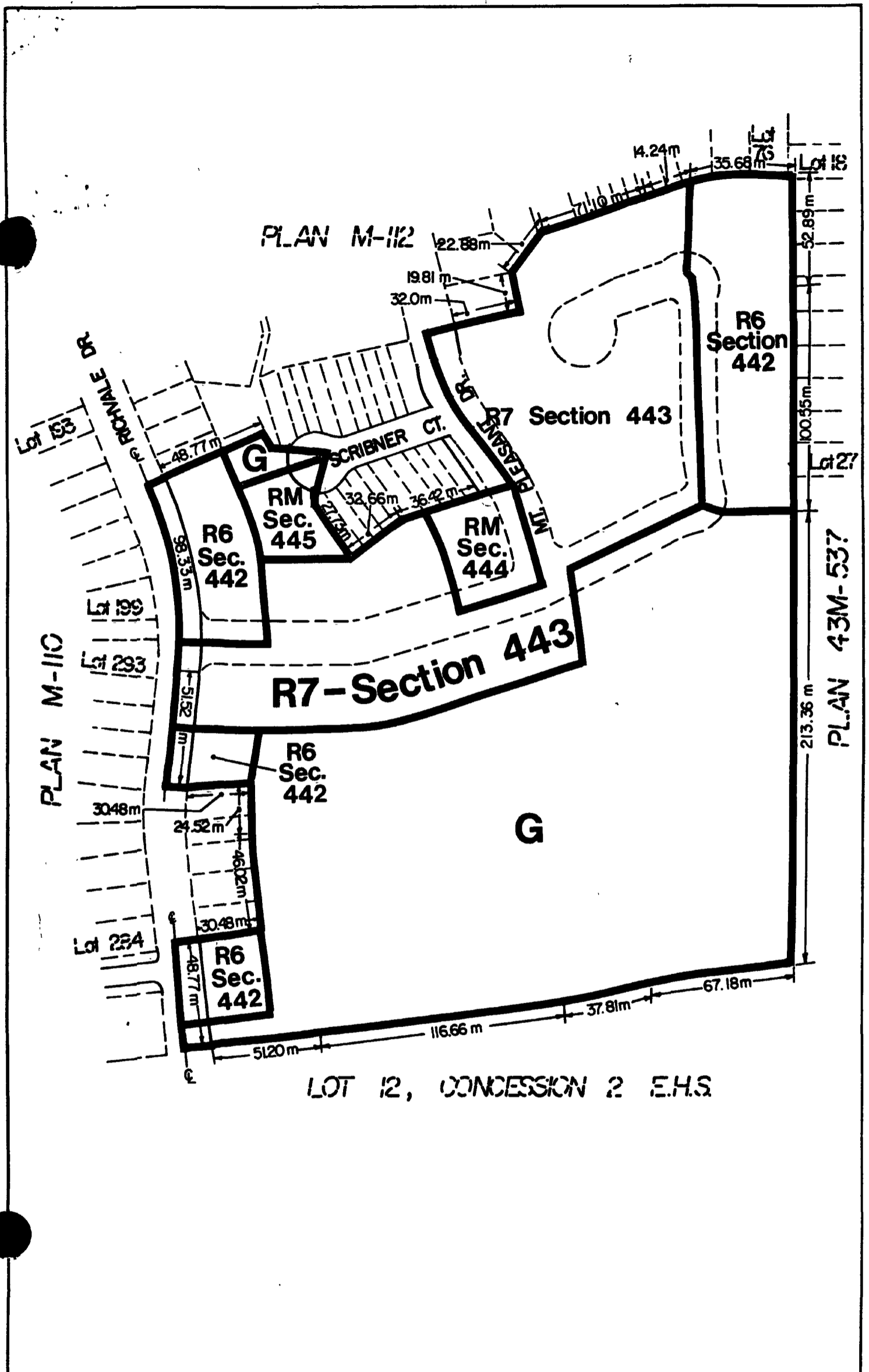
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

This 12th day of August, 195.


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS - ACTING CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 8/18/51



PART LOT 13, CONCESSION 2 E.H.S.
 BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

Bylaw 215-85 Schedule A

1:2000

Date: 85 05 09 Drawn by: RB
 File no. C2E13.12 Map no. 26-24F

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

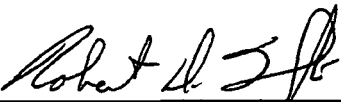
AND IN THE MATTER OF the City of
Brampton By-law 215-85.

DECLARATION

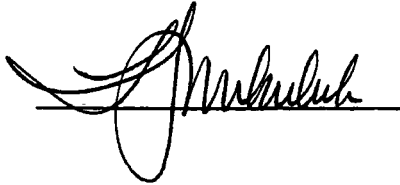
I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

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 215-85 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 12th, 1985.
3. Written notice of this by-law as required by
section 34 (17) of the Planning Act, 1983
was given on August 26th, 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 23rd day of September, 1985.)



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.