



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 224-89

To amend By-law 861 (part of
Lot 10, 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 of By-law 861, as amended, is hereby amended by changing the zoning designations of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and GREENBELT and CONSERVATION (G) to RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 511 (R5-SECTION 511), RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 512 (R5-SECTION 512), RESIDENTIAL SINGLE FAMILY CLASS 5 -SECTION 513 (R5-SECTION 513), RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 514 (R5-SECTION 514), RESIDENTIAL MULTIPLE RMA -SECTION 515 (RMA-SECTION 515), 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, as amended, is hereby further amended by adding thereto the following sections:

"511.1 The lands designated R5 - SECTION 511 on
Schedule A to this by-law:

511.1.1 shall only be used for:

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

511.1.2 shall be subject to the following
requirements and restrictions:

(1) Minimum lot area

Interior lot - 360 square metres

Corner lot - 450 square metres

(2) Minimum lot frontage

Interior lot - 12 metres

Corner lot - 15 metres

(3) Minimum lot depth

- 30 metres

(4) Minimum front yard depth

- 6 metres

(5) Minimum side yard width

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

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

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

(b) 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.

(c) for other side yards

- 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings

not to be less than 2.1 metres.

- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

(6) Minimum rear yard depth

- 7.6 metres.

(7) Permitted yard encroachments

- (a) 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 any required yard
- (b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard

(8) Maximum building height

- 10.6 metres

(9) Driveway location

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

(10) Minimum number of parking spaces per dwelling unit

two, one of which must be located in a garage

(11) Minimum front yard landscaped open space

50% of the front yard area of an interior lot, 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

(12) Accessory Buildings

- (a) shall not be used for human habitation
- (b) shall not be less than 0.6 metres from any lot line
- (c) shall not exceed 4.5 metres in height in the case of a peaked roof
- (d) shall not exceed 3.5 metres in height in the case of a flat roof
- (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (f) shall not exceed a gross floor area of 15 square metres

(13) Swimming pools

- (a) shall not be located in the front yard

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

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

511.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 511.1.2.

511.2 For the purposes of section 511,

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.

512 The lands designated R5-SECTION 512 on Schedule A to this by-law:

512.1 shall only be used for the purposes permitted in a R5-SECTION 511 zone.

512.2 shall be subject to the following requirements and restrictions:

(a) the minimum rear yard depth shall be 10 metres.

512.3 shall also be subject to the requirements and restrictions relating to the R5-SECTION 511 zone and all the general provisions of this by-law which are not in conflict with the one set out in section 512.2.

513.1 The lands designated R5-SECTION 513 on Schedule A to this by-law:

513.1.1 shall only be used for:

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

513.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 270 square metres

Corner lot - 360 square metres

(2) Minimum lot frontage

Interior lot - 9 metres

Corner lot - 12 metres

(3) Minimum lot depth

- 30 metres

(4) Minimum front yard depth

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

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

(5) Minimum side yard width

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

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

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

(b) 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

(c) for other side yards

- 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres

- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall.

(6) Minimum setback from Bovaird Drive

- 7.6 metres

(7) Minimum rear yard depth

- 7.6 metres

(8) Permitted yard encroachments

(a) 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% of any required yard

(b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50% of any required yard

(9) Maximum building height

- 10.6 metres

(10) Driveway location

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

(11) Minimum number of parking spaces per dwelling units

two, one of which must be located in a garage

(12) Minimum front yard landscaped open space

40% of the front yard area of an interior lot, 50% of the front yard area of a corner lot, and 30% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(13) Accessory buildings

(a) shall not be used for human habitation

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

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

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

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

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

(14) Swimming pools

(a) shall not be located in the front yard

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

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

513.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 513.1.2.

513.2 For the purposes of section 513,

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.

514 The lands designated R5-SECTION 514 on Schedule A to this by-law:

514.1 shall only be used for the purposes permitted in a R5-SECTION 513 zone.

514.2 shall be subject to the following requirements and restrictions:

(a) the minimum rear yard depth shall be 10 metres

(b) no building shall be located closer than 7.6 metres to Bovaird Drive.

514.3 shall also be subject to the requirements and restrictions relating to the R5-SECTION 513 zone and all the general provisions of this by-law which are not in conflict with the one set out in section 514.2.

515 The lands designated RMA-SECTION 515 on Schedule A to this by-law:

515.1 shall only be used for the purposes permitted in a RMA-SECTION 365 zone.

515.2 shall be subject to the following requirements and restrictions:

(a) no building shall be located closer than 7.6 metres to Bovaird Drive.

(b) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

515.3 shall also be subject to the requirements and restrictions relating to the RMA-SECTION 365 zone and all the general provisions of this by-law which are not in conflict with the one set out in section 515.2."

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

this 23rd day of August 1989

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE

Susan Fennell
~~KENNETH G. WILLIAMS~~ MAYOR
SUSAN FENNEL ACTING MAYOR

Leonard J. Mikulich
LEONARD J. MIKULICH - CLERK

LOT 10, CON. I E.H.S. (CHING.)

Centre Line of Original Road Allowance

29.40m
Bovaird Drive 30.75m

R5-SECTION 514

RMA-SECTION 515

R5-SECTION 511

R5-SECTION 512

R5-SECTION 513

R5-SECTION 511

G

G

Hinchley

Tilden Wood Dr.

Wood Drive

Valonia Drive

Willerton Close

180.49m

173.85m

REGISTERED PLAN
43M 524

45M 174

Etobicoke Creek

LOT 10,
CON. I E.H.S.
(CHING.)

1.57m

59.12m

57.40m

58.26m

40.74m

66.57m

83.78m

— ZONE BOUNDARY

PART LOT 10, CON. I E.H.S. (CHING.)
BY-LAW 861 SCHEDULE A

By-Law 224-89 Schedule A



1:2500

CITY OF BRAMPTON
Planning and Development

Date: 89 02 09 Drawn by: KMH
File no. CIE10.8 Map no. 43-86C