



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 290-86

To amend By-law 861 (part of Lot 12, 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) to RESIDENTIAL R5 - SECTION 483 (R5 - SECTION 483), RESIDENTIAL R5 HOLDING - SECTION 483 (R5(H) - SECTION 483), RESIDENTIAL R6 HOLDING - SECTION 484 (R6(H) - SECTION 484), RESIDENTIAL R6 - SECTION 485 (R6 - SECTION 485), RESIDENTIAL MULTIPLE RMA - SECTION 486 (RMA - SECTION 486), RESIDENTIAL MULTIPLE RMA HOLDING - SECTION 486 (RMA(H) - SECTION 486), RESIDENTIAL MULTIPLE RM1 - SECTION 487 (RM1 - SECTION 487), RESIDENTIAL MULTIPLE RM1 HOLDING - SECTION 487 (RM1(H) - SECTION 487), CIVIC AND PUBLIC CAMPUS - SECTION 488 (CPC - SECTION 488), 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:
 - "483.1 The lands designated R5 - SECTION 483 on Schedule A to this by-law:
 - 483.1.1 shall only be used for the following purposes:
 - (1) one family detached dwellings, and
 - (2) purposes accessory to the other permitted purpose.
 - 483.1.2 shall be subject to the following requirements and restrictions:
 - (1) Minimum lot area

Interior Lot	- 450 square metres
Corner Lot	- 540 square metres

- (2) Minimum lot frontage
 - Interior Lot - 15 metres
 - Corner Lot - 18 metres
- (3) Minimum lot depth - 30 metres
- (4) Minimum front yard depth - 6 metres
- (5) Minimum interior side yard width - 1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof
- (6) Minimum exterior side yard width - 3 metres
- (7) Minimum rear yard depth - 7.6 metres from the rear lot line and 10 metres from the TransCanada Pipeline easement
- (8) Maximum building height - 10 metres
- (9) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of street lines as projected
- (10) Minimum landscaped open space - 60 percent of the front yard of an interior lot, 70 percent of the front yard of a corner lot and 50 percent of the front yard where the side lot lines converge towards the front lot lines
- (11) Minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage
- (12) 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, and
- (f) shall not have a floor area in excess of 15 square metres.

(13) 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.

483.1.3 shall also be subject to the requirements and restrictions 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 483.1.2.

483.2 For the purposes of section 483,

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 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, 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.

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

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.

484.1 The lands designated R6(H) - SECTION 484 on Schedule A to this by-law:

484.1.1 shall only be used for the following purposes:

- (1) one family detached dwellings;
- (2) a religious institution;
- (3) a dwelling unit on the same lot as a religious institution, and
- (4) purposes accessory to the other permitted purposes.

484.1.2 the purposes permitted by sections 484.1.1(1) and 484.1.1(4) shall be subject to the requirements and restrictions set out in sections 485.1.2 and 485.1.3.

484.1.3 the purposes permitted by sections 484.1.1(2), 484.1.1(3) and 484.1.1(4) shall be subject to the following requirements and restrictions:

- (1) Maximum lot coverage - 33.3 percent
- (2) Minimum front yard depth - 7.5 metres
- (3) Minimum interior side width - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (4) Minimum exterior side width - 7.5 metres
- (5) Minimum rear yard depth - 7.5 metres or 1/2 the height of the building, whichever is the greater
- (6) Maximum building height - 10 metres
- (7) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of street lines as projected

(8) Parking - parking spaces shall be provided in accordance with the following:

(a) Each parking space shall be an angled parking space or a parallel parking space, and

(i) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length, and

(ii) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

(b) Where parking spaces are provided or required, the following requirements and restrictions shall apply:

(i) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;

(ii) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum of 6 metres for two-way traffic;

(iii) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and

(iv) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

	<u>Angle of Parking</u>	<u>Minimum Parking Spaces Required</u>
(A)	up to 50 degrees	4 metres
(B)	50 degrees up to 70 degrees	5.75 metres
(C)	70 degrees up to and including 90 degrees	6 metres

(c) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum parking spaces required</u>
Religious Institution	1 parking space for each 6 fixed seats or 3 metres of open bench space or portion thereof.
Dwelling Unit	2, one of which must be located in a garage

(9) 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 15 square metres.

484.2 For the purposes of section 484,

RELIGIOUS INSTITUTION shall mean a building or place used by a religious organization for public worship.

485.1 The lands designated R6 - SECTION 485 on Schedule A to this by-law:

485.1.1 shall only be used for the following purposes:

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

485.1.2 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 - 12.0 metres
 - Corner Lot - 15.0 metres
- (3) Minimum lot depth - 30 metres
- (4) Minimum front yard depth - 6 metres
- (5) Minimum interior side yard width
 - (a) 1.2 metres on one side and 0.9 metres on the other side, provided that where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall
 - (b) the minimum distance between detached dwellings shall not be less than 2.1 metres
- (6) Minimum side yard width abutting the TransCanada Pipeline easement - 10 metres
- (7) Minimum exterior side yard width - 3 metres
- (8) Minimum rear yard depth - 7.6 metres from the rear lot line and 10 metres from the TransCanada Pipeline easement
- (9) Maximum building height - 10 metres
- (10) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of street lines as projected
- (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 - 2, one of which must be spaces per dwelling unit 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, and
- (f) shall not have a floor area in excess of 15 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.

485.1.3 shall also be subject to the requirements and restrictions relating to the R6 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 485.1.2.

485.2 For the purposes of section 485,

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 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, 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.

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

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.

486.1 The lands designated RMA - SECTION 486 on Schedule A to this by-law:

486.1.1 shall only be used for the following purposes:

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

486.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area
for one dwelling unit

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

- (2) Minimum lot frontage
for one dwelling unit

Interior Lot	- 9 metres
Corner Lot	- 12 metres

- (3) Minimum lot depth - 30 metres

- (4) Minimum front yard depth - 6 metres

- (5) Minimum interior side yard width
 - (a) a side yard other than a side yard flanking a street may be reduced to zero

 - (b) the minimum distance between detached buildings shall not be less than 2.1 metres

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

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

- (6) Minimum exterior side yard width - 3 metres

- (7) Minimum rear yard depth - 7.6 metres

- (8) Maximum building height - 10.0 metres

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

- (10) 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

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

(12) 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, and
- (f) shall not have a floor area in excess of 15 square metres.

(13) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any lot line or easement.

486.1.3 shall also be subject to the requirements and restrictions relating to the RMA zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 486.1.2.

486.2 For the purposes of section 486,

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 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, 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.

SEMI-DETACHED DWELLING shall mean a building divided vertically, into two separate dwelling units, with at least 50 percent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit.

487.1 The lands designated RMI - SECTION 487 on Schedule A to this by-law:

487.1.1 shall only be used for the following purposes:

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

487.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

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

(2) Minimum lot width

Interior Lot	- 6 metres
Corner Lot	- 9 metres

(3) Minimum lot depth - 30 metres

(4) Minimum front yard depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line

(5) Minimum interior side yard width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof

- (6) Minimum exterior side yard width - 3 metres
- (7) Minimum rear yard depth - 7.6 metres
- (8) Maximum building height - 10.0 metres
- (9) Maximum lot coverage by principal building - 45 percent
- (10) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of street lines as projected
- (11) Minimum landscaped open space - 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
- (12) Minimum number of parking - 2 spaces per dwelling unit
- (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, and
 - (f) shall not have a floor area in excess of 15 square metres.

487.1.3 shall also be subject to the requirements and restrictions relating to the Rm1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 487.1.2.

487.2 for the purposes of section 487,

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.

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.

TOWNHOUSE DWELLING shall mean a building that is divided vertically above established grade into 3 but not more than 8 dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each unit. In addition, each unit has direct pedestrian access from the front yard to the rear yard without passing through any habitable room.

488.1 The lands designated CPC - SECTION 488 on Schedule A to this by-law:

488.1.1 shall only be used for:

- (1) a public school;
- (2) a park, playground or recreation facility operated by a public authority, and
- (3) purposes accessory to the other permitted purposes.

488.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum lot coverage - 33.3 percent
- (2) Minimum front yard depth - 7.5 metres
- (3) Minimum interior side yard width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (4) Minimum exterior side yard width 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (5) Minimum rear yard depth 7.5 metres or 1/2 the height of the building, whichever is the greater.

- (6) Parking - parking spaces shall be provided in accordance with the following:
- (a) Each parking space shall be an angled parking space or a parallel parking space, and
 - (b) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length; and
 - (c) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

(7) Where parking spaces are provided or required, the following requirements and restrictions shall apply:

- (a) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;
- (b) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and
- (d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

	<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(i)	up to 50 degrees	4 metres
(ii)	50 degrees up to 70 degrees	5.75 metres
(iii)	70 degrees up to and including 90 degrees	6 metres

(8) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum parking spaces required</u>
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof
Place of Assembly	1 parking space for each 9 square metres of gross floor area or portion thereof
Tennis, Squash, Handball Court	4 parking spaces for each court
Swimming Pool	10 parking spaces for every pool
Accessory Uses	For every building or place containing a tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law

488.1.3 shall also be subject to the requirements and restrictions relating to the C.P.C. zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 488.1.2.

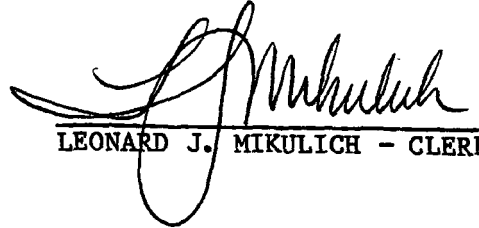
488.2 For the purposes of section 488,

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, The Dufferin-Peel Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 10th day of November 1986.



KENNETH G. WHILLANS - MAYOR

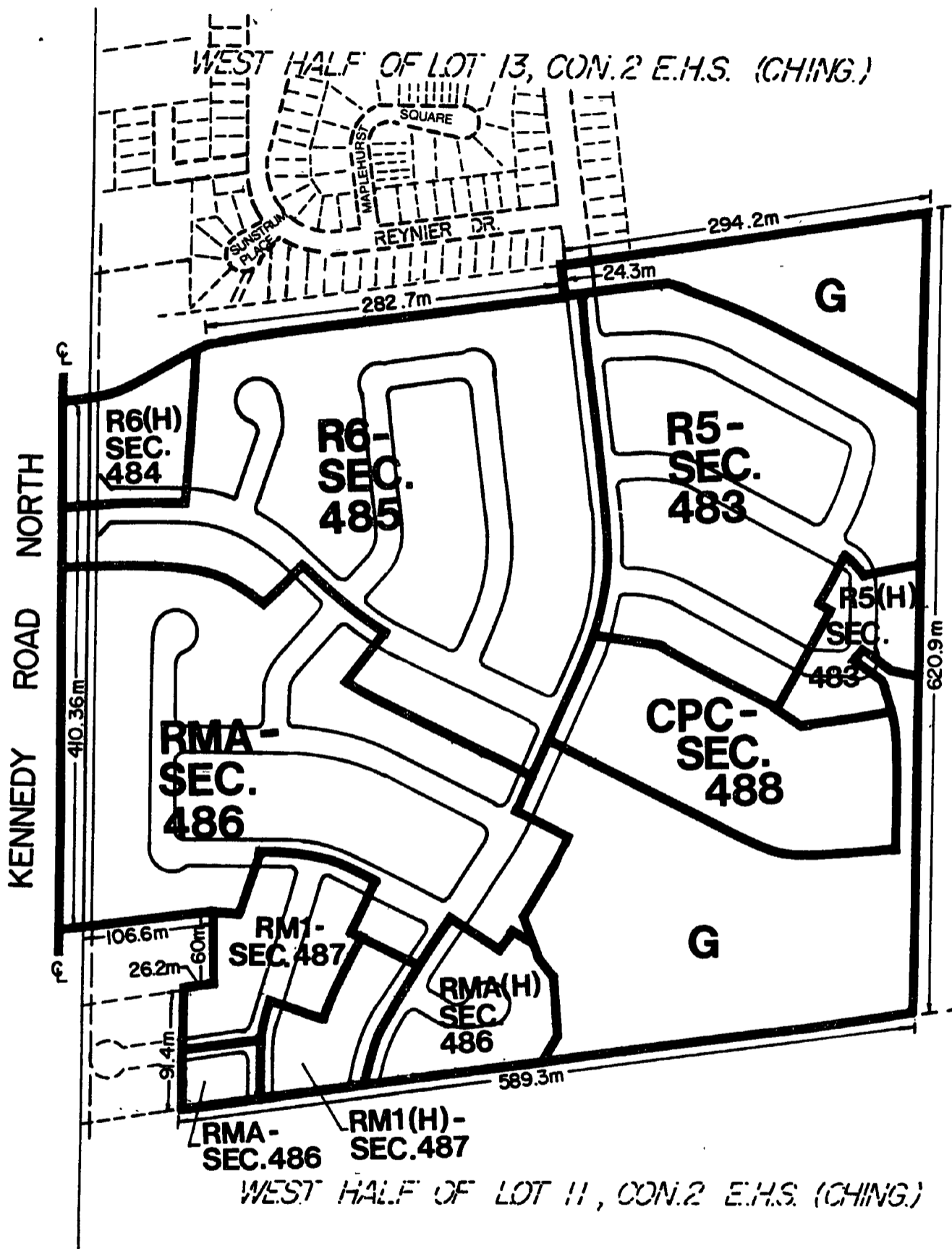


LEONARD J. MIKULICH - CLERK

30-86/3

APPROVED
AS TO FORM
LAW DEPT.
DRAFTSMAN

DATE



PART OF LOT 12, CON. 2 E.H.S. (CHING.)
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-law 290-86 Schedule A

1:4290

Date: 86 07 16 Drawn by: K.L.
File no. C2E12.1 Map no. 26-28F

PASSED November 10 1986



BY-LAW

No. 290-86

To amend By-law 861 (part of
Lot 12, Concession 2, E.H.S.,
geographic Township of
Chinguacousy).

