



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 17-86

To amend By-law 861 (part of
Lots 8 & 9, Concession 5,
E.H.S. 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 amended by changing the zoning classifications of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS ONE (A1) to RESIDENTIAL R5A - SECTION 456 (R5A-SECTION 456).
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:

"456.1 The lands designated R5A - SECTION 456 on Schedule A to this by-law:

456.1.1 shall only be used for the following purposes:

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

456.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum lot area

- (i) for Lot 32 (as shown on Schedule A to this by-law): 627 square metres

- (ii) for all other lots -
Interior Lot - 352 square metres
Corner Lot - 448 square metres

(b) Minimum lot frontage

- (i) for Lot 32 (as shown on Schedule A to this by-law) - 19.0 metres

- (ii) for all other lots:
Interior Lot - 11.6 metres
Corner Lot - 14.0 metres

(c) Minimum lot depth 32.0 metres

(d) Minimum front yard depth 6.0 metres

(e) Minimum side yard width

- (i) for the side yards of Lots 1 and 31 (as shown on Schedule A to this by-law) which flank a public highway: 3.0 metres;

- (ii) for the side yards of Lots 14 and 15 (as shown on Schedule A to this by-law) which flank a public walkway: 1.8 metres;

(iii) for all other side yards:

- (a) between 0 and 0.3 metres if the lot has a one storey dwelling on it, the abutting lot has a one storey dwelling on it, and there is at least 1.2 metres between the dwellings;

- (b) otherwise, 1.8 metres.

(f) Minimum rear yard depth - 7.6 metres

(g) Maximum building height - 2 storeys

(h) Minimum number of parking spaces per dwelling unit - 2.0, one of which must be located in a garage

(i) Minimum front yard landscaped open space -

- (i) Interior Lot - 40%
- (ii) Corner Lot - 50%
- (iii) for a lot where the side lot lines converge towards the front lot lines - 30%

(j) Driveway location - no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of the street lines, as projected.

(k) 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 per cent of any required yard; and,

(ii) Chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard.

(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; and,

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

456.1.3 shall also be subject to the restrictions and requirements relating to the R5A zone which are not in conflict with the ones set out in section 456.1.2.

456.2 For the purposes of section 456,

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

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

FLANKAGE SIDE YARD shall mean the longer of the two lot lines abutting the street on a corner lot."

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

this 27th day of January 1986.



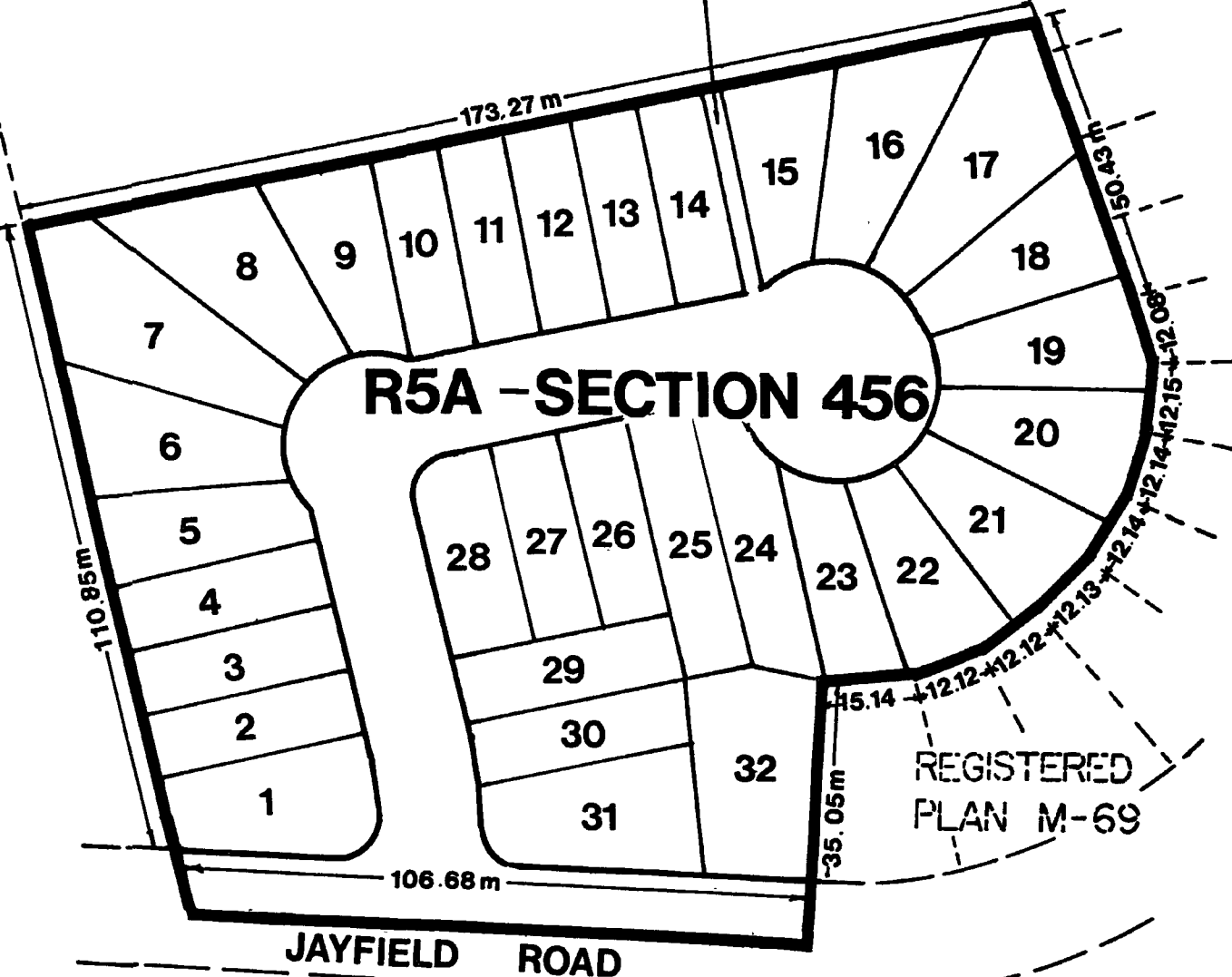
KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

BLOCK D
REGISTERED
PLAN M-70

3.0m WALKWAY



— BOUNDARY LINE

PART LOT 8, CONCESSION 5 E.H.S.
BY-LAW 861, SCHEDULE A
By -Law 17-86 Schedule A



1:150

CITY OF BRAMPTON
Planning and Development
Date: 86 01 20 Drawn by: K.L.
File no. C5E8.7 Map no. 47-23D



R 860104

Ontario Municipal Board

IN THE MATTER OF Section 34 of the
Planning Act, 1983

AND IN THE MATTER OF appeals by James
Harold Fitzpatrick, Noel Walrond,
Kevin Knight and others in respect of
Zoning By-law 17-86 of the
Corporation of the City of Brampton

B E F O R E :

T.F. BAINES
Member

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Wednesday, the 11th day
of June, 1986

THESE APPEALS having come on for public hearing this day and after the
hearing;

THE BOARD ORDERS that the appeal by James Harold Fitzpatrick is allowed
in part, and Section 3 of By-law 17--86 is amended in the following
manner;

(1) by deleting therefrom section 456.1.2(e)(iii) and substituting
therefor the following:

"(iii) for all other sideyards between 0 and 0.3 metres;

(a) if the lot has a one storey dwelling on it, the
abutting lot has a one storey on it, and there is at
least 1.2 metres between the dwellings; or

(b) if either or both of the lot(s) and the abutting
lot(s) has a dwelling on it greater than one storey in
height, and there is at least 1.8 metres between the
dwellings."

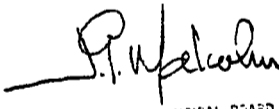
(2) by adding thereto the following as section 456.1.2(e)(iv):

"(iv) for the sideyard of Lot 28 (as shown on Schedule A to this by-law) which flanks a public highway: 2.4 metres."

THE BOARD FURTHER ORDERS that in all other respects, the appeals are dismissed.



SECRETARY

ENTERED	
O. B. No.	<i>R86-1</i>
Folio No.	<i>98</i>
JUL 15 1986	
	
SECRETARY, CNT MUNICIPAL BOARD	

RECEIVED
CLERK'S DEPT.

JUL 21 1986

REG. No.: *3942*
FILE No.: *CSE8.7*