



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 18-77

A By-law to prohibit or regulate the use of land and the erection, use, bulk, height and location of buildings located on Part of West Half of Lot 4, Concession 1, West of Hurontario Street.

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

## Section 1.0 - Definitions

In this By-law:

- 1.1 Accessory means naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.2 Carport means an accessory building or a portion of a main building designed or used for the sheltering of vehicles which has more than forty (40) per cent of its total perimeter open and unobstructed.
- 1.3 Dwelling Unit means one or more habitable rooms, connected together to form a separate unit which constitutes an independent housekeeping unit for one family to sleep, cook and eat and which includes its own sanitary facilities.
- 1.4 Family means (a) an individual; or (b) two or more persons who are related by consanguinity, marriage or legal adoption; and not more than two (2) persons who receive their lodging and/or board for compensation; or (c) a group of not more than five (5) unrelated persons.
- 1.5 Front Lot Line means the lot line that divides the lot from the street.
- 1.6 Front Yard means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.

- 1.7 Height of Building means the vertical distance from grade to the highest point of the roof surface in the case of a flat roof, to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or to the deck line of a mansard roof.
- 1.8 Lot means a parcel of land that is not less than:  
(a) a whole lot on a registered plan of subdivision or,  
(b) a parcel of land which complies with the provisions of Section 29(2) or Section 29(4) of the Planning Act, R.S.O. 1970, Chapter 349 as amended.
- 1.9 Lot Area means the total horizontal area within the lot lines of a lot; excluding the horizontal area of the lot usually covered by water or marsh, or below the rim of a river bank or watercourse, or between the top and toe of a cliff or embankment, or having a slope of twenty-five (25) per cent or more.
- 1.10 Lot Depth means the horizontal distance between the front and rear lot lines, measured along a line midway between the side lot lines.
- 1.11 Lot Line means any boundary of a lot.
- 1.12 Lot Width means the shortest horizontal distance between the side lot lines measured twenty (20) feet back from the midpoint of the front lot line.
- 1.13 Main Building means the building designed or used for the principal use on the lot.
- 1.14 Main Wall means any exterior wall of a building, but shall be construed to mean the structural members essential to the support of a roof, where they are nearer to a lot line than the main wall.
- 1.15 Parking Area means an open area or a structure, other than a street, used for the temporary parking of one or more vehicles and available for use by employees or residents.
- 1.16 Parking Space means a space within a parking area exclusive of driveways, aisles or landscaped open space for the temporary parking of a vehicle.
- 1.17 Private Garage means an accessory building or a portion of a dwelling which is designed or used for the sheltering of one or more vehicles and the storage of household equipment incidental to the residential occupancy of the dwelling.

1.18 Public Utility Installation means any building, structure, plant or equipment essential to the operation of a public utility including any of the following:

Bell Telephone Company of Canada  
Canadian Pacific Railway Company  
Canadian National Railway Company  
Consumers Gas Company  
Hydro Electric Commission of Brampton

1.19 Rear Lot Line means the lot lines opposite the front lot line.

1.20 Rear Yard means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building.

1.21 Semi-detached Dwelling shall mean a detached building that is divided vertically into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

1.22 Side Lot Line means a lot line other than a front or rear lot line.

1.23 Side Yard means a yard between the main wall of the main building or structure and the side lot line extending from the front yard to the rear yard.

1.24 Street means a public highway.

1.25 Street Setback means the distance between the centre line of a street allowance and the main wall of a building.

1.26 Through Lot means a lot having lot lines on two streets.

#### Section 2.0 - Designations

2.1 For the purpose of this By-law, the land is divided into the following zones:

<u>Zone Designation</u>	<u>Zone Symbol</u>
Residential Two-Family	R2
Open Space	OS

2.2 The zone and the boundaries of the zones are shown on Schedule 'A' hereto attached which forms part of this by-law.

- 2.3 Where the boundary of a zone is shown on the Schedule 'A'
- (1) as following a street or lane the centre line of the street or lane is the boundary.
  - (2) as following lot lines on a registered plan of subdivision, the lot lines are the boundary.
  - (3) as following railway right-of-way, the boundary of the right-of-way is the boundary.

Section 3.0 - Public Uses Permitted

3.1 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purposes of the Corporation of the City of Brampton or for the purposes of any local Board thereof as defined by the Municipal Affairs Act, R.S.O. 1970, Chapter 118, provided that:

- (1) The lot coverage, yard and parking requirements are complied with for the zone in which the land, building or structure is located, and
- (2) no goods, material, or equipment are stored in the open in a Residential Zone.

Section 4.0 - General Provisions

4.1 Yards

Every part of a required yard shall be open and unobstructed from the ground to the sky, except as permitted by this By-law.

4.2 Lot Coverage Accessory Uses

The building area of all accessory buildings and structures including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten (10) per cent of the lot area.

4.3 Swimming Pools

- (a) A private uncovered or unenclosed swimming pool constructed in a Residential Zone shall be located no closer than five (5) feet to any rear or side lot line, and no closer than ten (10) feet to any rear lot line of another lot.
- (b) A building for a covered or enclosed swimming pool may be located in the side or rear yard of a lot in a Residential Zone provided that it is:

- (i) No closer than four (4) feet to a side lot line, if in an interior side yard,
- (ii) no closer than two (2) feet to an interior side or a rear lot line, if in a rear yard, and
- (iii) no closer to a street than the required setback for a main building.

4.4. Building Heights

- (a) No building shall exceed a height of twenty-five (25) feet.
- (b) No accessory building in a Residential Two Family Zone shall exceed a height of fifteen (15) feet, and in any other zone no accessory building shall exceed a height of twenty (20) feet.
- (c) The height limitations of this By-law shall not apply to church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators or skylights or chimneys.

4.5 Through Lots

At each end of a through lot there shall be a front yard of the depth required by this By-law but one of the front yards may serve as a required rear yard.

Section 5.0 - Parking

5.1 For every building or property erected, occupied or used minimum off-street automobile parking accommodation located on the same lot with the building or use shall be provided two parking spaces for each dwelling unit; one of which shall be located in a private garage or carport whereas the other may be located in a driveway provided:

- (a) that no driveway shall be less than ten (10) feet in width;
- (b) that no driveway shall be less than twenty-three (23) feet in length between street lot line to the nearest vehicle entrance of a carport or garage.
- (c) that parking spaces shall be located on the same lot as the principal use, and
- (d) that all driveways shall be usable in all seasons and finished with a stable dustless surface.

5.2 Detached Private Garage or Carport

(a) A detached private garage or carport as an accessory building may be located in the side or rear yard of a lot in a Residential Zone provided that it is:

(i) no closer than four (4) feet to a main building and,

(ii) no closer than four (4) feet to a side lot line, if in an interior side yard or two (2) feet to an interior side or a rear lot line, if in a rear yard and,

(b) A detached private garage or carport may be erected against a lot line in a side or rear yard if:

(i) The garages for both lots are designed as one (1) building, and

(ii) A common wall, on and along the side or rear lot line divides the garages, and

(iii) The garages for both lots are constructed or reconstructed simultaneously.

Section 6.0 - Residential Two Family (R2)

6.1 In a Residential Two Family (R2) Zone, no land shall be used, and no building or structure shall be erected, or used, except in conformity with the provisions of this section.

6.2 Permitted Uses

(a) Residential

(i) A semi-detached dwelling;

(ii) a building or use accessory to the above, provided that the building is not used for human habitation.

(b) Public

(i) A church including an associated place of public assembly;

(ii) public utility installation excluding any uses which are primarily of an administrative, maintenance or storage nature provided that no goods, material, or equipment are stored in the open;

(iii) The public uses as set out in Section 3.0;

(iv) a nursery school provided the operation is conducted within a church hall, or a public school building.

6.3 Lot Requirement

- (a) minimum lot width of sixty (60) feet
- (b) minimum lot depth of one hundred (100) feet
- (c) minimum lot area of six thousand (6,000) square feet.

6.4 Yard Requirement

- (a) The depth of a front yard shall not be less than twenty (20) feet
- (b) The width of a side yard shall not be less than four (4) feet for a one (1) storey dwelling and an additional two (2) feet for each additional storey or part adjacent to the side yard.
- (c) The depth of a rear yard shall not be less than thirty-five (35) feet.

6.5 Building Requirement

- (a) Each dwelling unit shall have a minimum gross floor area of eight hundred (800) square feet.
- (b) The building area shall not exceed thirty-three and one third (33.1/3) per cent of the total lot area.

Section 7.0 - Open Space Zone (OS)

7.1 In an Open Space (OS) Zone no land shall be used and no building or structure shall be erected, or used except in conformity with the provisions of this section.

7.2 Permitted Uses

- (a) Recreational: a park or playground.
- (b) Public: Public utility installation excluding any uses which are primarily of an administrative, maintenance or storage nature provided that no goods, material or equipment are stored in the open.
- (c) a use accessory to the above.

Section 8.0 - Exceptions

8.1 Notwithstanding the regulations of this By-law, the following provisions shall apply to Lot 14 of Schedule 'A' hereto attached:

- (a) that Schedule 'B' hereto attached shall form part of this By-law.
- (b) that no principal or accessory building shall be permitted outside the 'Building Area' as shown on Schedule 'B' hereto attached.
- (c) that driveway shall be located as shown on Schedule 'B' hereto attached.
- (d) that yard requirements shall conform to Schedule 'B' hereto attached, and
- (e) that all other provisions of this By-law not inconsistent with this exception shall continue to apply.

Section 9.0 - Administration

9.1 Administration and Enforcement

This By-law shall be administered by the Zoning and Building Co-ordinator and such other persons as may from time to time be appointed by resolution of Council.

9.2 Violation and Penalty

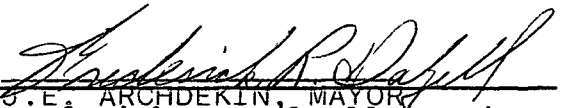
Every person who contravenes this By-law is guilty of an offense and upon conviction of a breach of any of the provisions of this By-law shall be liable for each offense to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.



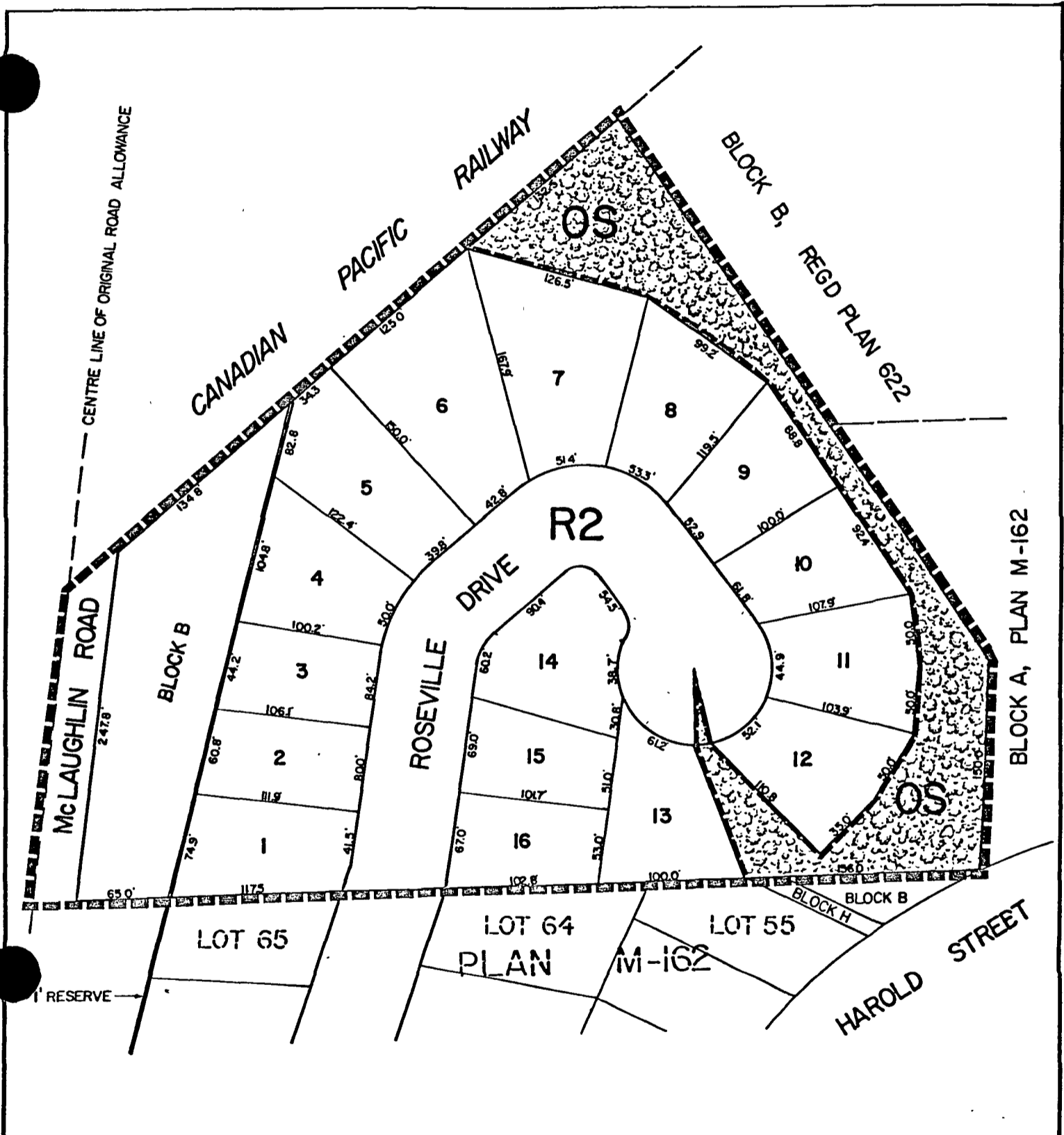
9.3 This By-law shall not come into force and effect unless and until approval by the Ontario Municipal Board.

PASSED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF BRAMPTON

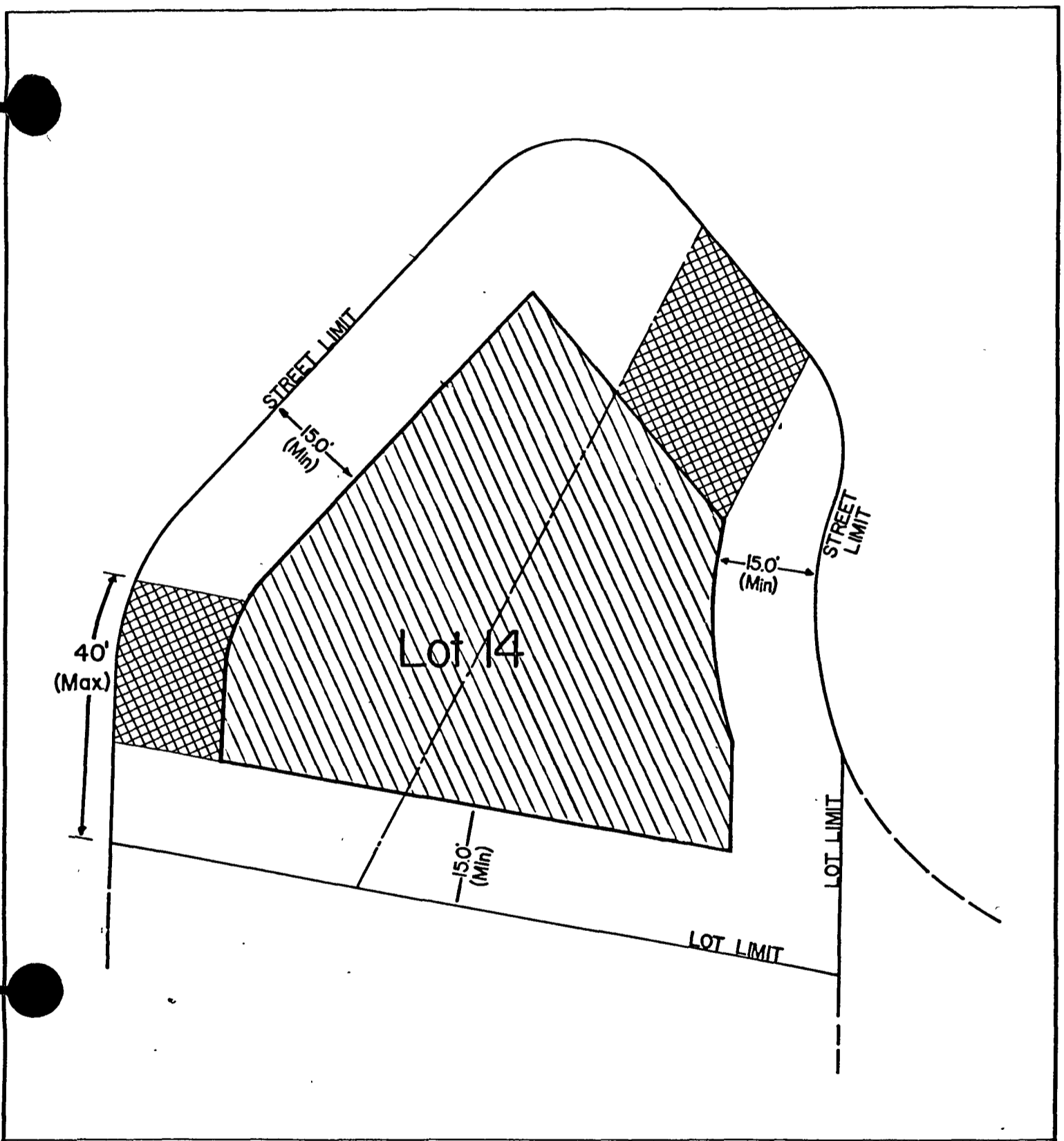
This Twenty-fourth day of January, 1977.

  
~~S. E. ARCHDEKIN, MAYOR~~  
Frederick R. Dalzell, Acting Mayor

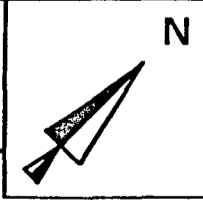
  
K.R. RICHARDSON, CLERK



Application		CITY OF BRAMPTON BY LAW SCHEDULE 'A'			Drawn	D.V.C.
Legend		Scale 	Date		October 1976	
ZONE BOUNDARY			File No.		CIW42	
			Dwg. No.	A		
<b>CITY OF BRAMPTON</b> PLANNING DEPARTMENT						



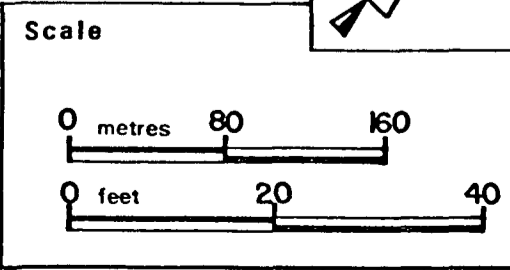
Application CITY OF BRAMPTON  
BY LAW SCHEDULE 'B'



Drawn	D.V.C.
Date	OCTOBER 1976
File No.	CIW4.2
Dwg. No.	A

Legend

	BUILDING AREA
	DRIVEWAY AREA



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



R 77583

Ontario Municipal Board

**IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),**

- and -

**IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of  
its Restricted Area By-law 18-77**

**B E F O R E :**

**A. L. McCRAE,  
Vice-Chairman**

- and -

**W. T. SHRIVES,  
Member**

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Friday, the 15th day of

April, 1977

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 18-77 is  
hereby approved.



**K. C. ANDREWS  
SECRETARY**

ENTERED	
O. B. No...	R771
Folio No...	302
APR 29 1977	
SECRETARY, ONTARIO MUNICIPAL BOARD	