



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 40-85

To amend By-law 861 (part of Lot  
1, Concession 2, W.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 further amended by changing the zoning classification of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL R6 - SECTION 414 (R6 - SECTION 414) and COMMERCIAL C5A - SECTION 415 (C5A - SECTION 415).
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 further amended by adding thereto the following sections:

"414.1 The land designated R6 - SECTION 414 on Schedule A to this by-law

414.1.1 shall only be used for the following purposes:

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

414.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:  
Interior Lot - 675 square metres
- (b) Minimum Lot Frontage:  
Interior Lot - 15 metres
- (c) Minimum Lot Depth - 45 metres

- (d) Minimum Front Yard Depth - 6 metres
- (e) 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
- (f) Minimum Rear Yard Depth - 29 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 of an interior lot where the side lot lines converge towards the front lot lines
- (i) Minimum Number of Parking Spaces per Dwelling Unit - two, 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 an 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 gross floor area in excess of 15 square metres
- (k) a private uncovered swimming pool shall be permitted in a rear yard or a side yard of a lot provided that it is no closer than 1.2 metres to any lot line or easement

414.1.3 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 414.1.2.

414.2 For the purposes of section 414,

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

415.1 The land designated C5A - SECTION 415 on Schedule A to this by-law

415.1.1 shall only be used for the following purposes:

- (a) grocery store
- (b) fruit and vegetable market
- (c) purposes accessory to the other permitted purposes

415.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Rear Yard Depth - 18 metres
- (b) Maximum Building Height - 1 storey

(c) Minimum Landscaped Open Space - 20 percent of the lot area

415.1.3 shall also be subject to the restrictions and requirements relating to the C5A zone which are not in conflict with the ones set out in section 415.1.2.

415.2 For the purposes of section 415,

LANDSCAPED OPEN SPACE shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

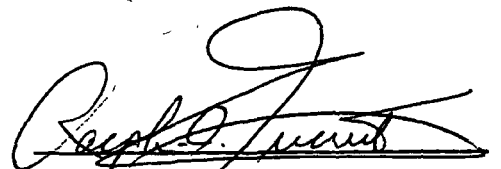
GROCERY STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public, and occupying premises having a gross commercial floor area of less than 600 square metres, and includes a fruit and vegetable market."

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

This 11th day of February , 1985.



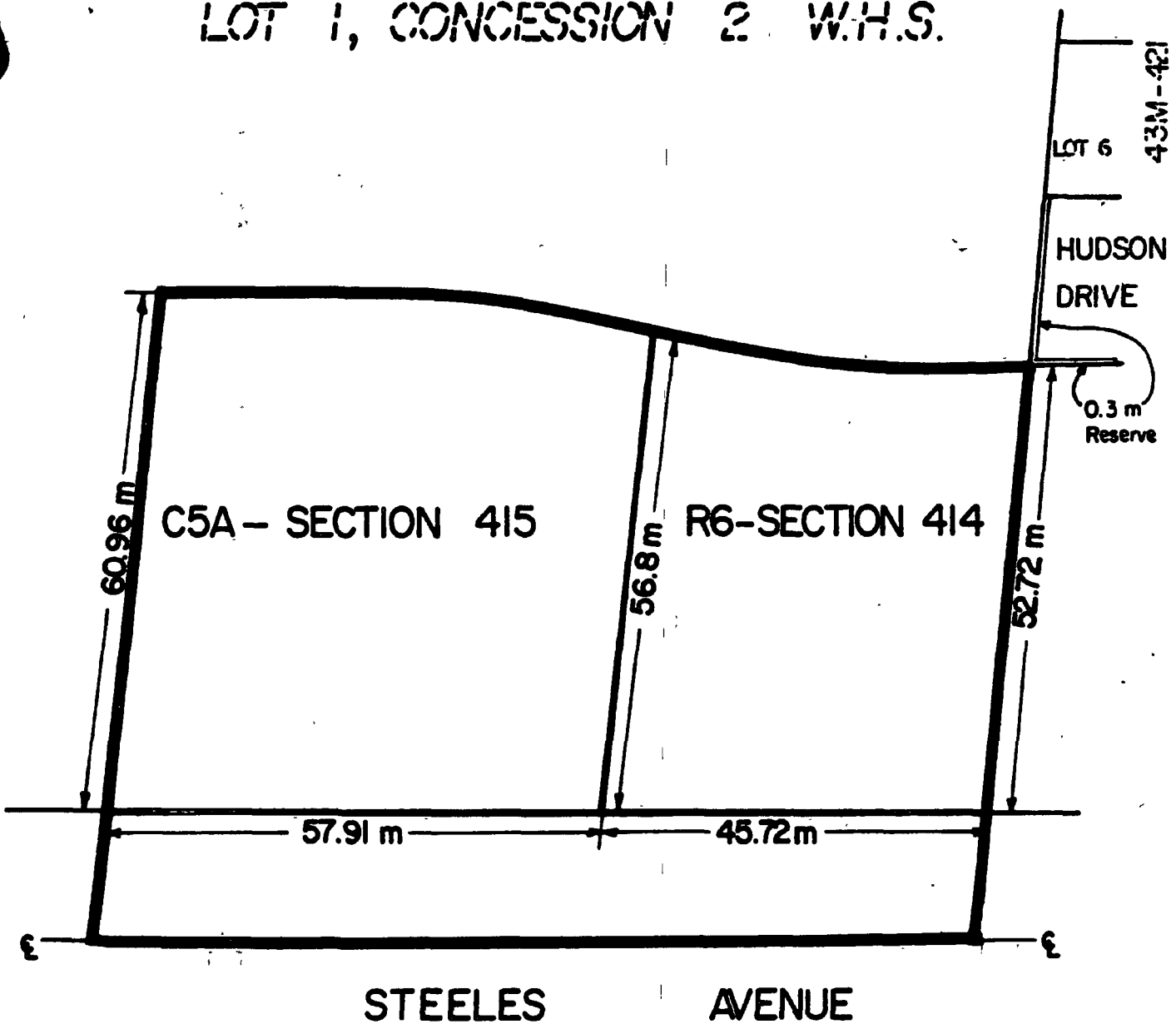
Kenneth G. Whillans - Mayor



Ralph A. Everett - City Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
BRANTON  
JP  
DATED 85/2/11

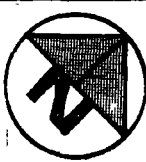
LOT 1, CONCESSION 2 W.H.S.



— Zone Boundary

BY LAW 861 SCHEDULE A  
PART LOT 1, CONCESSION 2 W.H.S.

By-Law 40-85 Schedule A



1:750

CITY OF BRAMPTON  
Planning and Development

Date: 84 12 10 Drawn by: R B  
File no. C2W1.7 Map no. 58-11H

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

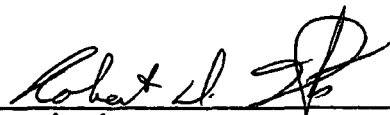
AND IN THE MATTER OF the City of  
Brampton By-law 40-85.

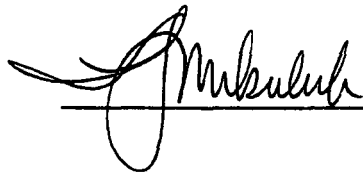
DECLARATION

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 39-85 which adopted Amendment Number 53  
and 53A and By-law 40-85 were passed by the  
Council of the Corporation of the City of  
Brampton at its meeting held on February, 11th,  
1985.
3. Written notice of By-law 40-85 was required by  
section 34 (17) of the Planning Act, 1983 was  
given on February 21st, 1985 in the manner and in  
the form and to the persons and agencies pre-  
scribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the  
Planning Act, 1983 has filed with me to the date  
of this declaration.
5. Official Plan Amendment 53 and 53A was approved  
by the Ministry of Municipal Affairs and Housing  
on April 30th, 1985.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 14th day of May, 1985. )

  
\_\_\_\_\_  
A Commissioner, etc. )

  
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