



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 53-81

To amend By-law 861,  
as amended, of the former  
Township of Chinguacousy,  
now in the City of Brampton  
(all lands zoned Residential R5C)

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

1. By-law 861, as amended, and as specifically amended by By-laws 317-73, 318-73, 319-73, 320-73, 357-73 and 132-80, is hereby further amended

(1) by deleting the section relating to a RESIDENTIAL R5C zone (R5C), as added to By-law 861 by section 4 of By-law 317-73, section 4 of By-law 318-73, section 3 of By-law 319-73, section 3 of By-law 320-73, and section 3 of By-law 357-73;

(2) by deleting the regulation relating to a RESIDENTIAL R5C zone and added to By-law 861 by Section 1 of By-law 132-80;

(3) by substituting therefor the following:

"No person shall, within a Residential R5C zone, erect or use any land, in whole or in part, for any purpose other than in accordance with the provisions of an R5 zone, except that in addition thereto the following regulations shall apply:

REGULATIONS:

|                    |  |
|--------------------|--|
| Minimum lot area   | 4000 square feet   |
| Minimum lot width  | 40 feet  |
| Minimum front yard | 10 feet, but in no event shall the centre of the front wall of any building be closer than 15 feet |

to the front lot line, nor shall the front of any garage or carport be closer than 20 feet to the front lot line.

Minimum side yard

A side yard other than a side yard abutting a flanking road allowance may be reduced to between zero (0') feet and one foot (1') provided that:

- (i) the adjoining side yard of the lot adjoining such reduced side yard shall be a minimum of eight feet (8') in width;
- (ii) the part of the wall of the building which is between zero feet (0') and one foot (1') from the side lot line shall contain no openings, except for windows to bathrooms on the first or second storey.

Minimum side yard width flanking road allowance

10 feet

Minimum corner lot vision angle

No part of any building on a corner lot shall be located closer than 15 feet from the intersection of the street lines, as projected

Minimum rear yard depth

10 feet - but in no event shall the centre of the rear wall of any building be closer than 25 feet to the rear lot line.

Minimum distance between dwellings

The minimum distance between the main wall of dwellings on adjacent lots shall not be less than 8 feet.

Minimum floor area of dwelling unit

For a lot having an area of 5,000 square feet or more

1,100 square feet for a 1 storey building

1,200 square feet for a 1-1/2 storey or split level building

1,300 square feet for a building having 2 or more storeys

For a lot having an area of 4,500 square feet or more but less than 5,000 square feet

1,050 square feet for a 1 storey building

1,150 square feet for a 1-1/2 storey or split level building

1,250 square feet for a building having 2 or more storeys

For a lot having an area of less than 4,500 square feet

1,000 square feet for a 1 storey building

1,100 square feet for a 1-1/2 storey or split level building

1,150 square feet for a building having 2 or more storeys

Minimum height of building above basement 35 feet

Minimum parking spaces per dwelling unit 2, one of which must be located in a garage or carport

Maximum lot coverage of all buildings 45% (Partially covered or completely covered permanent swimming pools shall be included, and open swimming pools excluded, in calculating lot coverage.)

Accessory buildings in compliance with the following regulations:

Maximum floor area 55 square feet

Maximum height 7 feet

Such buildings shall be permitted only in the rear yard with a minimum distance from any lot line of 4 feet.

Swimming pools in compliance with the following regulations:

- (i) Minimum distance of any in-ground and/or above-ground swimming pool from lot line or easement - 4 feet.
- (ii) Maximum coverage not to exceed 50% of the area of the yard containing the in-ground and/or above-ground swimming pool.
- (iii) Such in-ground and/or above-ground swimming pool permitted only in the rear yard or side yard."

Read a FIRST, SECOND and THIRD Time and PASSED in OPEN COUNCIL this 23rd day of February 1981.

*James E. Archdekin*  
James E. Archdekin, Mayor

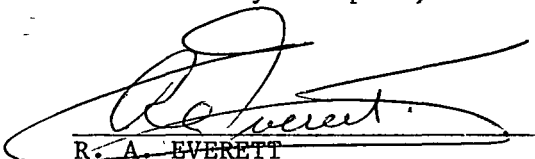
*Ralph A. Everett*  
Ralph A. Everett, Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
DATE 20/2/81

CERTIFICATE UNDER SECTION 35(27) OF THE PLANNING ACT

I, RALPH A. EVERETT, hereby certify that the notice for By-law 53-81 of The Corporation of the City of Brampton, passed by the Council of the Corporation on the 23rd day of February, 1981 was given in the manner and form and to the persons prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 24 of section 35 of The Planning Act. I also certify that the 21 day objection period expired on April 22nd, 1981 and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person in the office of the clerk.

DATED at the City of Brampton this 27th day of April, 1981.

  
R. A. EVERETT  
CITY CLERK

NOTE: Subsection 35(25) of The Planning Act (R.S.O. 1970, c.349, as amended) provides as follows:

Where an official plan is in effect in a municipality and notice is given in the manner and form and to the persons prescribed by the regulations and no notice of objection has been filed with the clerk of the Municipality within the time prescribed by the regulations, the by-law thereupon comes into effect.

PASSED February 23, 1981

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