



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 65-86

To amend By-law 861 (part of Lot
7, Concession 3, E.H.S.,
geographic Township of
Chinguacousy)

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

1. Schedule A of 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 ONE (A1) to RESIDENTIAL R5 - SECTION 464 (R5 - SECTION 464), RESIDENTIAL R5 - SECTION 465 (R5 - SECTION 465) and CONSERVATION AND GREEN BELT (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 section:

"464.1 The lands designated R5 - SECTION 464 on Schedule A to this by-law:

464.1.1 shall only be used for:

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

464.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area

Interior lot - 464 square metres

Corner lot - 560 square metres

(2) Minimum lot frontage

Interior lot - 14.5 metres
Corner lot - 17.5 metres

(3) Minimum lot depth - 32 metres

(4) Minimum front yard depth

- (a) to the main wall of the building - 4.5 metres
- (b) to the front of a garage or carport - 6 metres

(5) Minimum side yard width

- (a) for a side yard flanking a road allowance,
 - (i) where the dwelling unit and garage both face the front lot line, 3 metres, and
 - (ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.
- (b) for a side yard flanking a public walkway or lands zoned G - 1.2 metres, plus 0.6 metres for each additional storey above the first
- (c) for other side yards - 0 metres, provided that,
 - (i) the distance between the walls of two dwellings is not less than 1.8 metres,
 - (ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and
 - (iii) the total width of side yards on any lot is not less than 1.8 metres.

(6) Minimum rear yard depth - 7.6 metres

(7) Permitted yard encroachments

- (a) 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 percent of any required yard

- (b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard

(8) Maximum building height - 2 storeys

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

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

- (11) Minimum front yard landscaped open space - 50% of the front yard area of an interior lot, 60% of the front yard area of a corner lot, and 40% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(12) Accessory buildings

- (a) shall not be used for human habitation
- (b) shall not be less than 0.6 metres from any lot line
- (c) shall not exceed 4.5 metres in height in the case of a peaked roof
- (d) shall not exceed 3.5 metres in height in the case of a flat roof
- (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (f) shall not exceed a gross floor area of 15 square metres

(13) Swimming pools

- (a) shall not be located in the front yard
- (b) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool

(c) shall be a minimum distance of 1.2 metres from any lot line or easement

464.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone which are not in conflict with the ones set out in section 464.1.2.

464.2 For the purposes of section 464,

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

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

465.1 The lands designated R5 - SECTION 465 on Schedule A to this by-law:

465.1.1 shall only be used for:

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

465.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 390.4 square metres

Corner lot - 486.4 square metres

(2) Minimum lot frontage

Interior lot - 12.2 metres

Corner lot - 15.2 metres

(3) Minimum lot depth - 32 metres

(4) Minimum front yard depth

(a) to the main wall of the building - 4.5 metres

(b) to the front of a garage or carport - 6 metres

(5) Minimum side yard width

(a) for a side yard flanking a road allowance:

(i) where the dwelling unit and garage both face the front lot line, 3 metres, and

(ii) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage.

(b) for a side yard flanking a public walkway or lands zoned G: 1.2 metres, plus 0.6 metres for each additional storey above the first

(c) for other side yards: 0 metres, provided that

(i) the distance between the walls of two dwellings is not less than 1.8 metres,

(ii) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in either wall, and

(iii) the total width of side yards on any lot is not less than 1.8 metres.

(6) Minimum rear yard depth - 7.6 metres

(7) Permitted yard encroachments

(a) 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% of any required yard

(b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50% of any required yard

(8) Maximum building height - 2 storeys

(9) Driveway location no driveway on a corner lot shall be located closer than 6 metres to the

intersection of the street lines, as projected

(10) Minimum number of parking spaces per dwelling unit

two, one of which must be located in a garage

(11) Minimum front yard landscaped open space

50% of the front yard area of an interior lot, 60% of the front yard area of a corner lot, and 40% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(12) Accessory buildings

- (a) shall not be used for human habitation
- (b) shall not be less than 0.6 metres from any lot line
- (c) shall not exceed 4.5 metres in height in the case of a peaked roof
- (d) shall not exceed 3.5 metres in height in the case of a flat roof
- (e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (f) shall not exceed a gross floor area of 15 square metres

(13) Swimming pools

- (a) shall not be located in the front yard
- (b) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool
- (c) shall be a minimum distance of 1.2 metres from any lot line or easement

465.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone which are not in conflict with the ones set out in section 465.1.2.

465.2 For the purposes of section 465,

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

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

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

this 24th day of March. 1986.



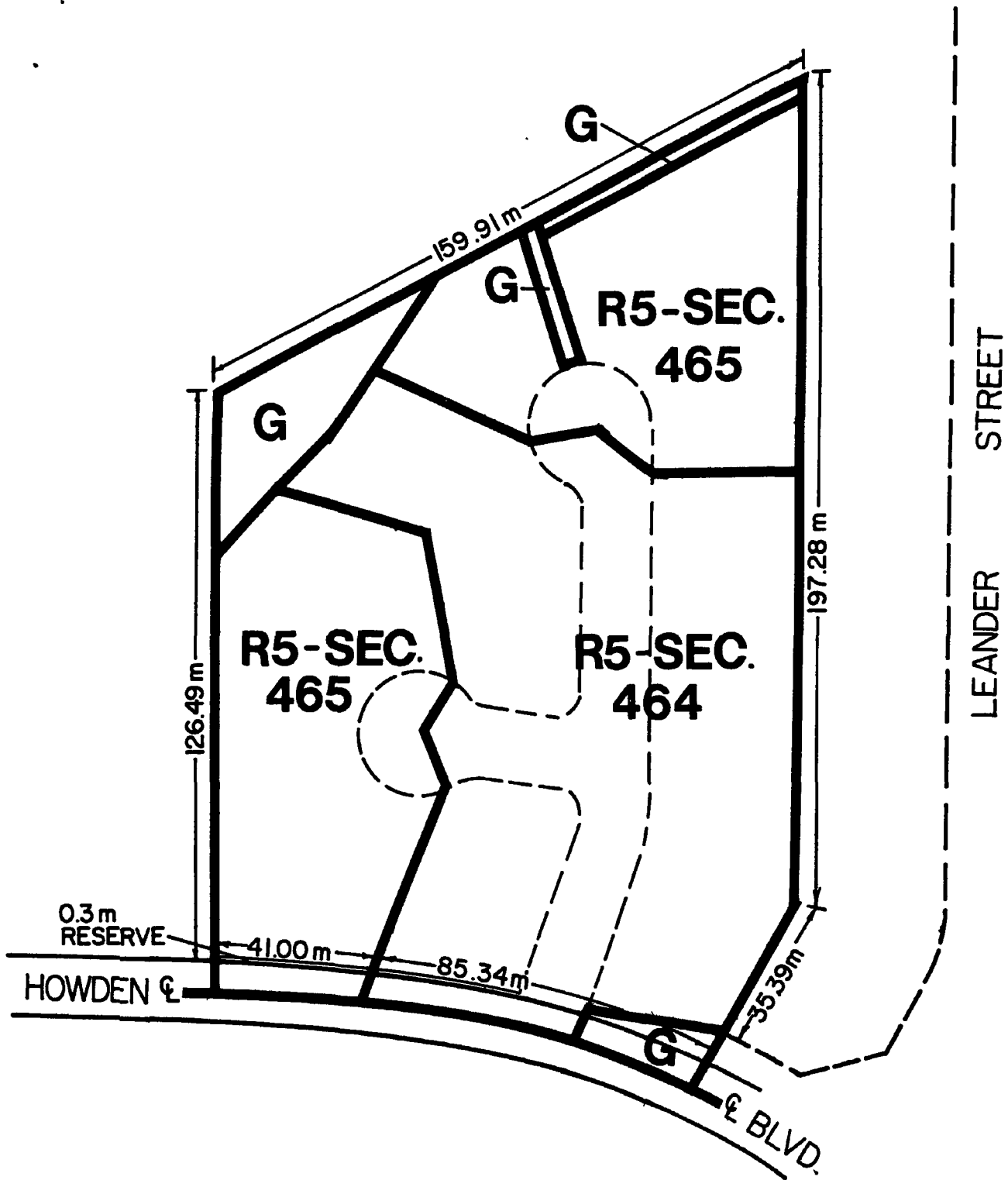
KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 8/13/86



PART OF LOT 7, CON.3, E.H.S.(CHING.)



CITY OF BRAMPTON
Planning and Development

By-Law 65-86 Schedule A

1:1380

Date: 85 12 18
File no. C3E7.6

Drawn by: K.L.
Map no. 45-25J

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

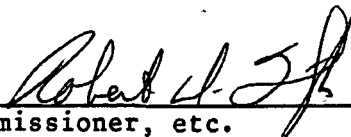
AND IN THE MATTER OF the City of
Brampton By-law 65-86.

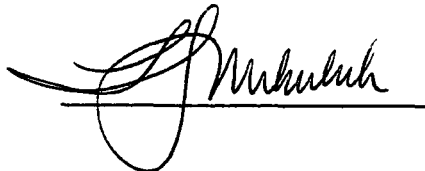
DECLARATION

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 65-86 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on March 24th, 1986.
3. Written notice of By-law 65-86 as required
by section 34 (17) of the Planning Act, 1983
was given on April 4th, 1986 in the manner
and in the form and to the persons and agen-
cies prescribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 30th day of April, 1986.)


A commissioner, etc.



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.