



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 71-88

To amend By-law 861 (part of  
Lot 10, 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 amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL R5 - SECTION 613 (R5 - SECTION 613), RESIDENTIAL R5D - SECTION 231 (R5D - SECTION 231) and CONSERVATION AND GREENBELT (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:

"613.1 The lands designated R5 - SECTION 613 on Schedule A to this by-law:

613.1.1 shall only be used for:

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

613.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area

Interior lot - 368 square metres

Corner lot - 476 square metres

(2) Minimum lot frontage

Interior lot - 11 metres

Corner lot - 14 metres

(3) Minimum lot depth - 33.5 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 a side yard abutting a R5D - SECTION 231 zone - 1.2 metres.

(d) 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 - 40% of the front yard area of an interior lot, 50% of the front yard area of a corner lot, and 30% 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 have a minimum distance of 1.2 metres from any lot line or easement

613.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone, and all the general provisions of this by-law, which are not in conflict with the ones set out in section 613.1.2.

613.2 For the purposes of section 613,

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 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.

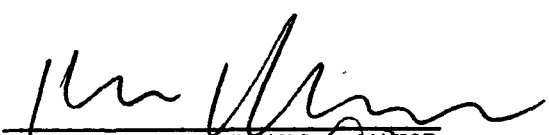
LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the rear lot line of the same lot.

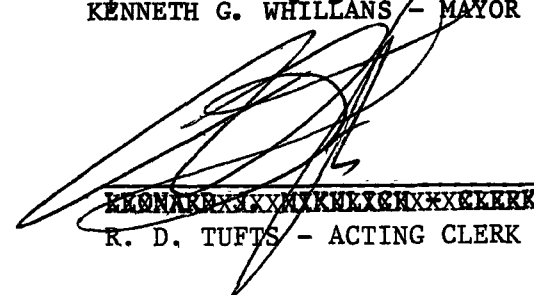
LOT LINE, REAR shall mean the lot line opposite to and furthest from, the front lot line."

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

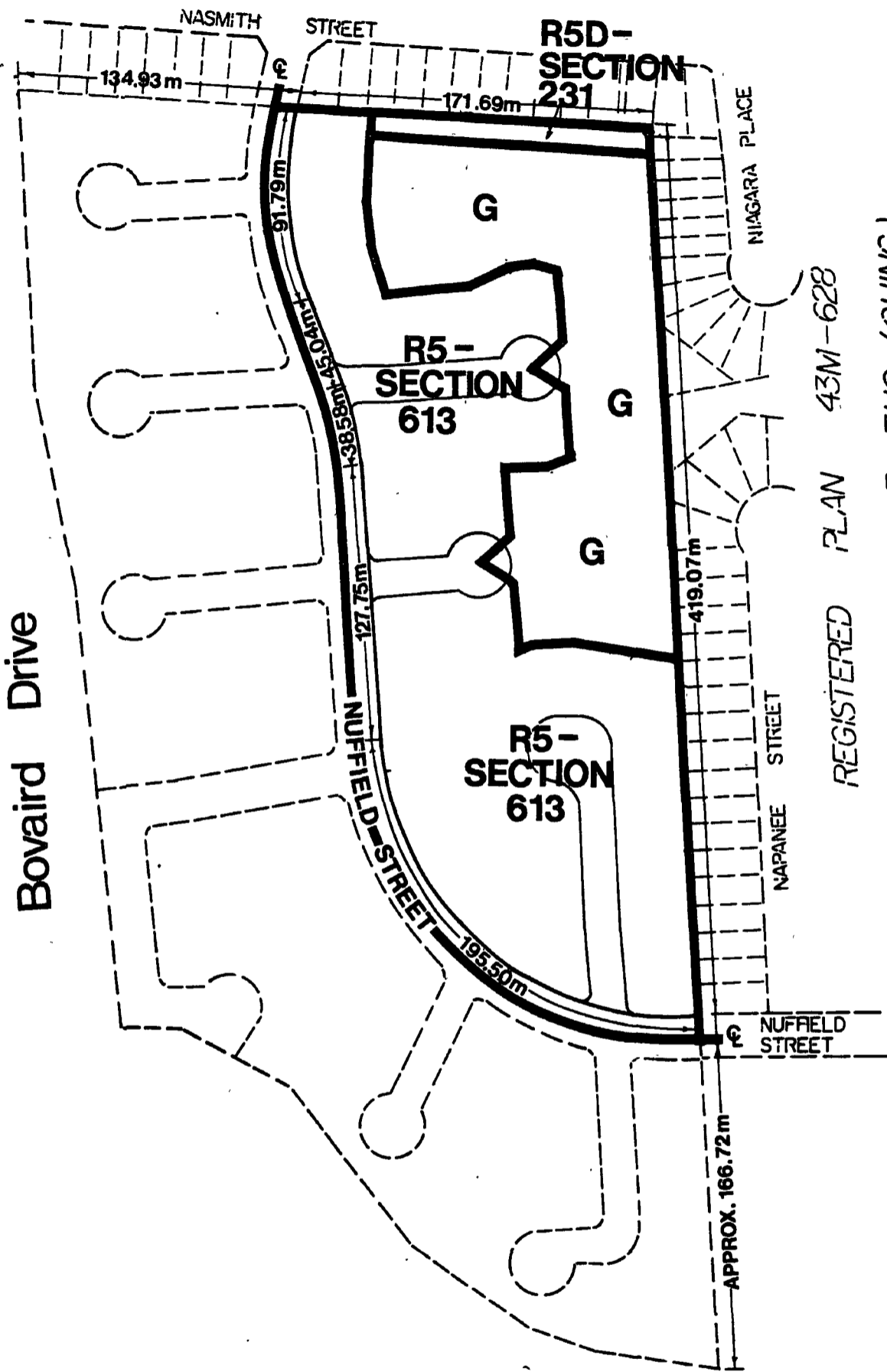
this 21st day of March 1988.



  
KENNETH G. WHILLANS - MAYOR

  
R. D. TUFTS - ACTING CLERK

REGISTERED PLAN 43M-641



REGISTERED PLAN 43M-628  
PART OF LOT 10, CON. 3, E.H.S. (CHING.)

Highway No. 410

— Zone Boundary

PART OF LOT 10, CON. 3 E.H.S.,(CHING.)  
BY-LAW 861 SCHEDULE A

By-Law 71-88 Schedule A



1:2700

**CITY OF BRAMPTON**  
Planning and Development

Date: 87 11 02 Drawn by: K.L.  
File no. C3E10.7 Map no. 45-32E

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

AND IN THE MATTER OF the City of  
Brampton By-law 71-88.

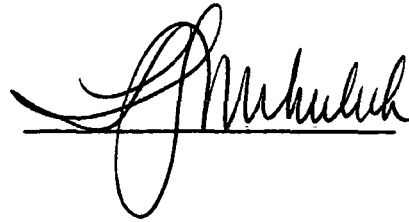
DECLARATION

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 71-88 was passed by the Council of  
the Corporation of the City of Brampton at  
its meeting held on March 21st, 1988.
3. Written notice of By-law 71-88 as required  
by section 34 (17) of the Planning Act, 1983  
was given on March 30th, 1988, in the manner  
and in the form and to the persons and  
agencies 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 27th day of April, 1988 )

  
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.