



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 80-95

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing, on Sheet 6 of Schedule "A" thereto, the land use designation of the lands outlined on Schedule "A" to this by-law from AGRICULTURAL (A) to RESIDENTIAL STREET TOWNHOUSE - SECTION 793 (R3B - SECTION 793), RESIDENTIAL STREET TOWNHOUSE - SECTION 794 (R3B - SECTION 794), RESIDENTIAL STREET TOWNHOUSE - SECTION 795 (R3B - SECTION 795), RESIDENTIAL APARTMENT A - SECTION 796 (R4A - SECTION 796), and OPEN SPACE (OS).
 - (2) by adding thereto the following sections:

"793.1	The lands designated R3B - Section 793 on Sheet 6 of Schedule A to this by-law:
793.1.1	shall only be used for the purposes permitted in the R3B zone by section 13.2.1.
793.1.2	shall be subject to the following requirements and restrictions: <ol style="list-style-type: none">(1) Minimum Lot Area:

Interior Lot: 130 square metres
per dwelling unit

Corner Lot: 183 square metres
per dwelling unit

(2) Minimum Lot Width:

Interior Lot 5.6 metres per
dwelling unit

Corner Lot 7.8 metres per
dwelling unit

(3) Minimum Lot Depth:

23.5 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front
of any garage or carport shall not
be closer than 6 metres to the
front lot line

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5
metres; and

For a townhouse dwelling unit -
0.9 metres, except that when the
common wall of a dwelling unit
coincides with a side lot line, the
side yard width may be 0 metres.

(6) Minimum Exterior Side Yard
Width:

3 metres

- (7) Minimum Rear Yard Depth:

7.5 metres

- (8) Maximum Building Height:

10.6 metres with a maximum of 3 storeys

- (9) Maximum Lot Coverage by Principal Building:

55 percent

- (10) Minimum Landscaped Open Space:

40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;

- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

- (13) a maximum of 8 dwelling units shall be attached;

- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

793.1.3 shall also be subject to the requirements and restrictions relating R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 793.1.2.

793.2 For the purpose of section 793:
Dwelling. Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

794.1 The lands designated R3B - Section 794 on Sheet 6 of Schedule A to this by-law:

794.1.1 shall only be used for the purposes

permitted in the R3B zone by section 13.2.1.

794.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 140 square metres
per dwelling unit

Corner Lot: 195 square metres
per dwelling unit

(2) Minimum Lot Width:

Interior Lot 5.6 metres per
dwelling unit

Corner Lot 7.8 metres per
dwelling unit

(3) Minimum Lot Depth:

25 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front
of any garage or carport shall not
be closer than 6 metres to the
front lot line

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5
metres; and

For a townhouse dwelling unit -
0.9 metres, except that when the
common wall of a dwelling unit

coincides with a side lot line, the side yard width may be 0 metres.

- (6) Minimum Exterior Side Yard Width:

3 metres

- (7) Minimum Rear Yard Depth:

7.5 metres

- (8) Maximum Building Height:

9 metres with a maximum of 2 storeys

- (9) Maximum Lot Coverage by Principal Building:

55 percent

- (10) Minimum Landscaped Open Space:

40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;

- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;

- (12) each dwelling unit shall have direct pedestrian access from the front

yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

794.1.3 shall also be subject to the requirements and restrictions relating R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 794.1.2.

794.2 For the purpose of section 794:
Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has

independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

795.1 The lands designated R3B - Section 795 on Sheet 6 of Schedule A to this by-law:

795.1.1 shall only be used for the purposes permitted in the R3B zone by section 13.2.1.

795.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 140 square metres
per dwelling unit

Corner Lot: 195 square metres
per dwelling unit

(2) Minimum Lot Width:

Interior Lot 5.6 metres per
dwelling unit

Corner Lot 7.8 metres per
dwelling unit

(3) Minimum Lot Depth:

25 metres

(4) Minimum Front Yard Depth:

4.5 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line

(5) Minimum Interior Side Yard Width:

For a townhouse dwelling - 1.5 metres; and

For a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres.

(6) Minimum Exterior Side Yard Width:

3 metres

(7) Minimum Rear Yard Depth:

9 metres

(8) Maximum Building Height:

10.6 metres with a maximum of 3 storeys

(9) Maximum Lot Coverage by Principal Building:

55 percent

(10) Minimum Landscaped Open Space:

40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard;

- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (12) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (13) a maximum of 8 dwelling units shall be attached;
- (14) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first; and
- (15) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

795.1.3 shall also be subject to the requirements and restrictions relating R3B zone and all the general provisions of this by-law that are not in conflict with those set out in section 795.1.2.

795.2 For the purpose of section 795:

Dwelling, Townhouse shall mean a building that is divided vertically above established grade into 2 or more dwelling units, with at least 50 percent of the

above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 percent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit.

796 The lands designated R4A - Section 796 on Sheet 6 of Schedule A to this by-law:

796.1 shall only be used for the purposes permitted in the R4A zone by section 15.1.1.

796.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

16 metres

(2) Minimum Rear Yard Depth:

10 metres

(3) Maximum Building Height:

13 storeys

(4) Maximum Floor Space Index:

1.8

(5) Minimum Landscaped Open

Space:

50 percent of the lot area

- (6) a landscaped area having a minimum width of 3 metres shall be provided abutting any road.

796.3

shall also be subject to the requirements and restrictions relating R4A zone and all the general provisions of this by-law that are not in conflict with those set out in section 796.2."

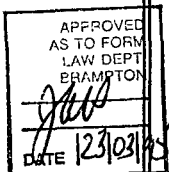
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 27th day of March 1995.

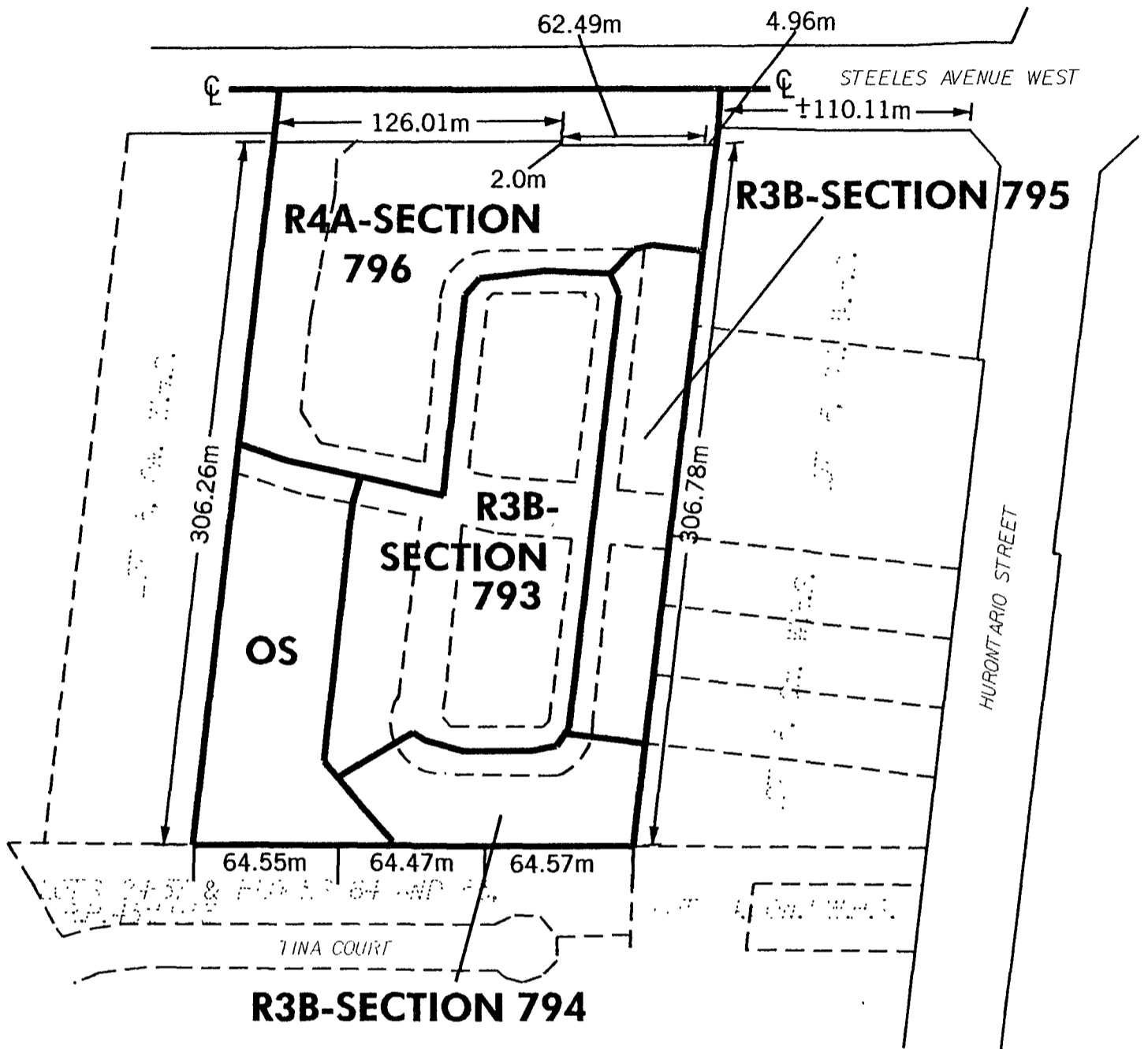


PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CLERK





LEGEND

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



PART LOT 15, CON 1 W.H.S.

BY-LAW 139-84

By-Law 80-95

SCHEDULE A

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1994 12 12

Drawn by: CJK

File no. T1W15 11A

Map no. 75-14J