



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 83-85

To amend By-law 861 (part of
Lots 9 and 10, Concession 3,
E.H.S., (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 classification of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL R5C - SECTION 229 (R5C - SECTION 229), RESIDENTIAL MULTIPLE RMA - SECTION 240 (RMA - SECTION 240), and RESIDENTIAL MULTIPLE RM1C - SECTION 235 (RM1C - SECTION 235) to RESIDENTIAL R5 - SECTION 427 (R5 - SECTION 427) and RESIDENTIAL R5 - SECTION 428 (R5 - SECTION 428).
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:

"427.1 The lands designated R5 - Section 427 on Schedule A to this by-law:

427.1.1 shall only be used for:

(a) one family detached dwellings

(b) purposes accessory to the other permitted purposes

427.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area:

interior lot - 288 square metres

corner lot - 384 square metres

(b) minimum lot frontage:

interior lot - 9 metres
corner lot - 12 metres

(c) minimum lot depth: 32 metres

(d) minimum front yard depth:

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

(e) minimum side yard width:

- (i) for a side yard flanking a road allowance,
 - (a) where the dwelling unit and garage both face the front lot line, 3 metres
 - (b) where the garage faces a side lot line, 3 metres for the dwelling unit and 6 metres for the garage
- (ii) 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
- (iii) for other side yards: 0 metres, provided that
 - (1) the distance between the walls of two dwellings is not less than 1.8 metres
 - (2) 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
 - (3) the total width of side yards on any lot is not less than 1.8 metres

(f) minimum rear yard depth: 7.6 metres

(g) permitted yard encroachments:

- (1) 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

- (ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard
- (h) maximum building height: 2 storeys
- (i) driveway location: no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected
- (j) minimum number of parking spaces per dwelling unit: two, one of which must be located in a garage
- (k) 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
- (l) accessory buildings
 - (1) shall not be used for human habitation
 - (2) shall not be less than 0.6 metres from any lot line
 - (3) shall not exceed 4.5 metres in height in the case of a peaked roof
 - (4) shall not exceed 3.5 metres in height in the case of a flat roof
 - (5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
 - (6) shall not exceed a gross floor area of 15 square metres
- (m) swimming pools
 - (1) shall not be located in the front yard
 - (2) the maximum coverage by the pool is not to exceed 50% of the area of the yard containing the pool
 - (3) shall have a minimum distance of 1.2 metres from any lot line or easement

427.1.3 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 427.1.2.

427.2 For the purposes of section 427,

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.

428.1 The lands designated R5 - Section 428 on Schedule A to this by-law:

428.1.1 shall only be used for:

(a) one family detached dwellings

(b) purposes accessory to the other permitted purposes

428.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area:

interior lot - 384 square metres

corner lot - 480 square metres

(b) minimum lot frontage:

interior lot - 12 metres

corner lot - 15 metres

(c) minimum lot depth: 32 metres

(d) minimum front yard depth: 6 metres

(e) minimum side yard width:

(i) for a side yard flanking a road allowance,

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

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

- (ii) 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
- (iii) for other side yards: 0 metres, provided that
 - (1) the distance between the walls of two dwellings is not less than 1.8 metres
 - (2) 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
 - (3) the total width of side yards on any lot is not less than 1.8 metres
- (f) minimum rear yard depth: 7.6 metres
- (g) permitted yard encroachments:
 - (i) 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
 - (ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard
- (h) maximum building height: 2 storeys
- (i) driveway location: no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected
- (j) minimum number of parking spaces per dwelling unit: two, one of which must be located in a garage
- (k) 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
- (l) accessory buildings
 - (1) shall not be used for human habitation

- (2) shall not be less than 0.6 metres from any lot line
- (3) shall not exceed 4.5 metres in height in the case of a peaked roof
- (4) shall not exceed 3.5 metres in height in the case of a flat roof
- (5) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and
- (6) shall not exceed a gross floor area of 15 square metres

(m) swimming pools

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

428.1.3 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 428.1.2.

428.2 For the purposes of section 428,

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".

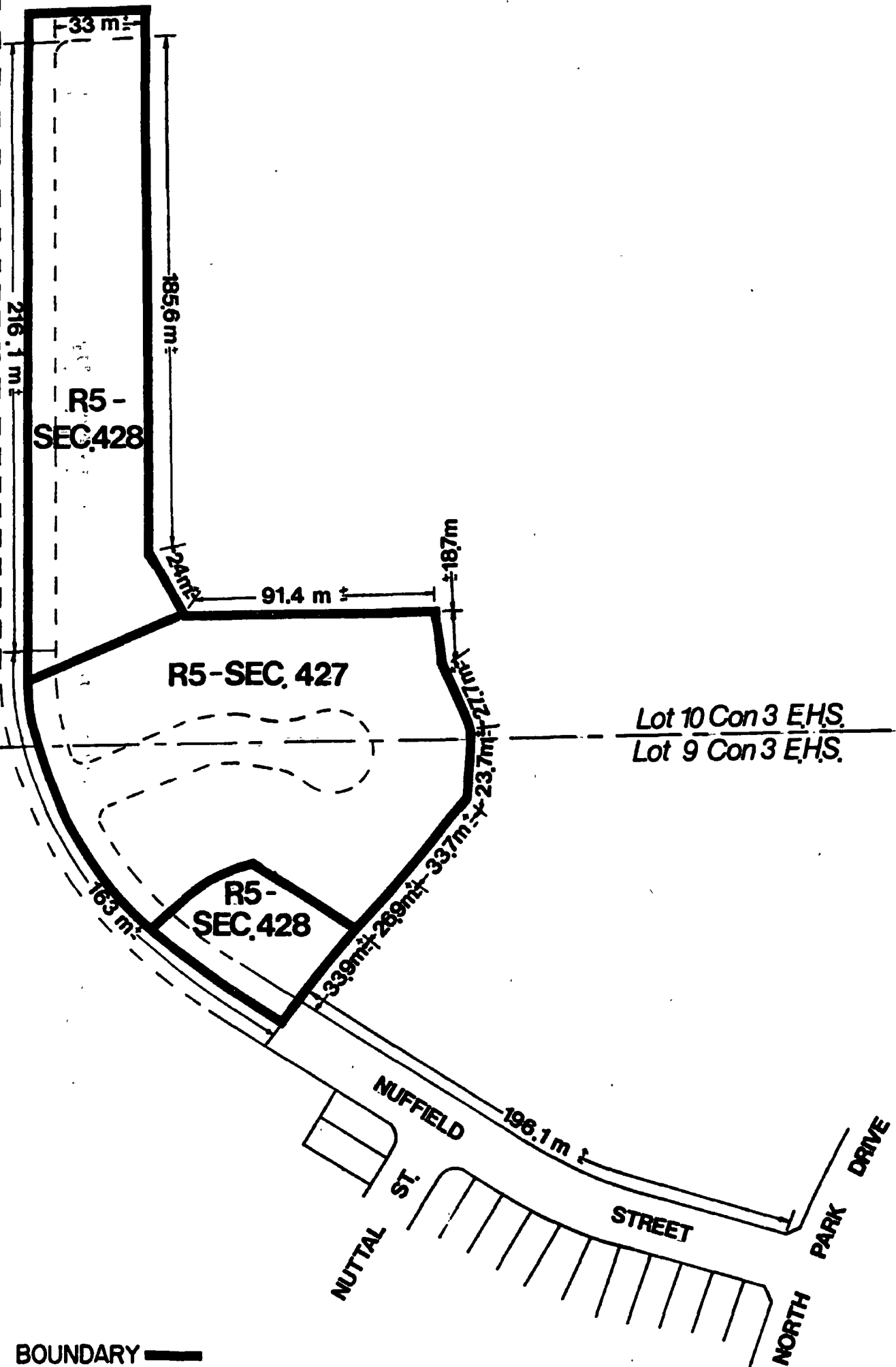
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council.

This 18th day of March, 1985.


KENNETH G. WHILLANS - MAYOR


L. J. MIKULICH - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 85/3/11



PART LOTS 9 & 10, CONCESSION 3 E.H.S.
BY-LAW 861 SCHEDULE A

By-Law 83-85 Schedule A



1:1800

CITY OF BRAMPTON
Planning and Development

Date: 84.11.15 Drawn by: J.K.
File no. C3E10.4 Map no. 45-21D

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

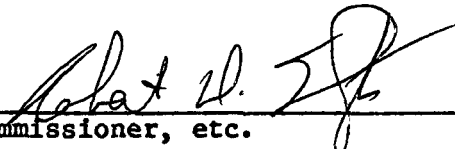
AND IN THE MATTER OF the City of
Brampton By-law 83-85.


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 83-85 was passed by the Council of the
Corporation of the City of Brampton at its meeting
held on March 18th, 1985.
3. Written notice of this by-law as required by
section 34 (17) of the Planning Act, 1983 was
given on March 28th, 1985, 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 filed with me to the date
of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 23rd day of April, 1985.)


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.