



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 100-89

To amend By-law 861 (part of Lot 9 and 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 further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY CLASS 5 C (HOLDING) (R5C(H)) to RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 642 (R5 - SECTION 642), RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 643 (R5 - SECTION 643), RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 644 (R5 - SECTION 644) and RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 645 (R5 - SECTION 645).
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 sections:

"642.1 The lands designated R5 - SECTION 642 on Schedule A to this by-law.

642.1.1 shall only be used for:

- (1) one family detached dwelling;
- (2) a group home;
- (3) an auxillary group home;
- (4) a home occupation, and
- (5) purposes accessory to the other permitted purpose.

642.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area

Interior lot - 400 square metres

Corner lot - 450 square metres

(2) Minimum Lot Frontage

Interior lot - 12 metres

Corner lot - 15 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
- 6.0 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 percent 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 percent of the front yard area of an interior lot, 60 percent of the front yard area of a corner lot, and 40 percent 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 percent of the area of the yard containing the pool, and

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

642.1.3 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 642.1.2.

642.2 For the purposes of section 642,

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.

643.1 The lands designated R5 - SECTION 643 on Schedule A to this by-law:

643.1.1 shall only be used for:

- (1) one family detached dwelling;
- (2) a group home;
- (3) an auxillary group home;
- (4) a home occupation, and
- (5) purposes accessory to the other permitted purpose.

643.1.2 shall be subject to the following requirements and retrictions:

(1) Minimum lot area

Interior lot - 369 square metres

Corner lot - 469 square metres

(2) Minimum lot frontage

Interior lot - 11.0 metres

Corner lot - 13.4 metres

(3) Minimum lot depth - 33.0 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
- 6.0 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 Highway
Number 410 - 13.7 metres.

(d) for other side yard - 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, except where the rear yard abuts Highway Number 410, in which case the minimum requirement is 13.7 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 percent 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

- 45 percent of the front yard of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent 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 percent of the area of the yard containing the pool, and

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

643.1.3 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 643.1.2.

643.2 For the purposes of section 643,

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.

644.1 The lands designated R5 - SECTION 644 on Schedule A to this by-law:

644.1.1 shall only be used for:

- (1) one family detached dwelling;
- (2) a group home;
- (3) an auxillary group home;
- (4) a home occupation, and
- (5) purposes accessory to the other permitted purpose.

644.1.2 shall be subject to the following requirements and retrictions:

- (1) Minimum lot area - 360 square metres.
- (2) Minimum lot frontage - 11.0 metres.
- (3) Minimum lot depth - 25.0 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
- 6.0 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 Highway Number 410 - 13.7 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, except where the rear yard abuts Highway Number 410, in which case the minimum requirement is 13.7 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 less 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 percent 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

- 45 percent of the front yard of an interior lot, 55 percent of the front yard area of a corner lot, and 35 percent 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 percent of the area of the yard containing the pool, and

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

644.1.3 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 644.1.2.

644.2 For the purposes of section 644,

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.

645.1 The lands designated R5 - SECTION 645 on Schedule A to this by-law:

645.1.1 shall only be used for:

- (1) one family detached dwelling;
- (2) a group home;
- (3) an auxillary group home;
- (4) a home occupation, and
- (5) purposes accessory to the other permitted purpose.

645.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 308 square metres

Corner lot - 425 square metres

(2) Minimum lot frontage

Interior lot - 9.0 metres

Corner lot - 12.0 metres

(3) Minimum Lot Depth - 32.0 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
- 6.0 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 Highway
Number 410 - 13.7 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, except where the rear yard abuts Highway Number 410, in which case the minimum requirements is 13.7 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 less of 45 centimetres or 50 percent of any required yard, and
 - (b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent 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 percent of the front yard of an interior lot, 50 percent of the front yard area of a corner lot, and 30 percent 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 percent of the area of the yard containing the pool, and

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

645.1.3 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 645.1.2.

645.2 For the purposes of section 645,

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.

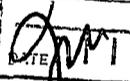
INTERIOR LOT shall mean a lot other than a corner lot".

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

this 24th day of April 1989.

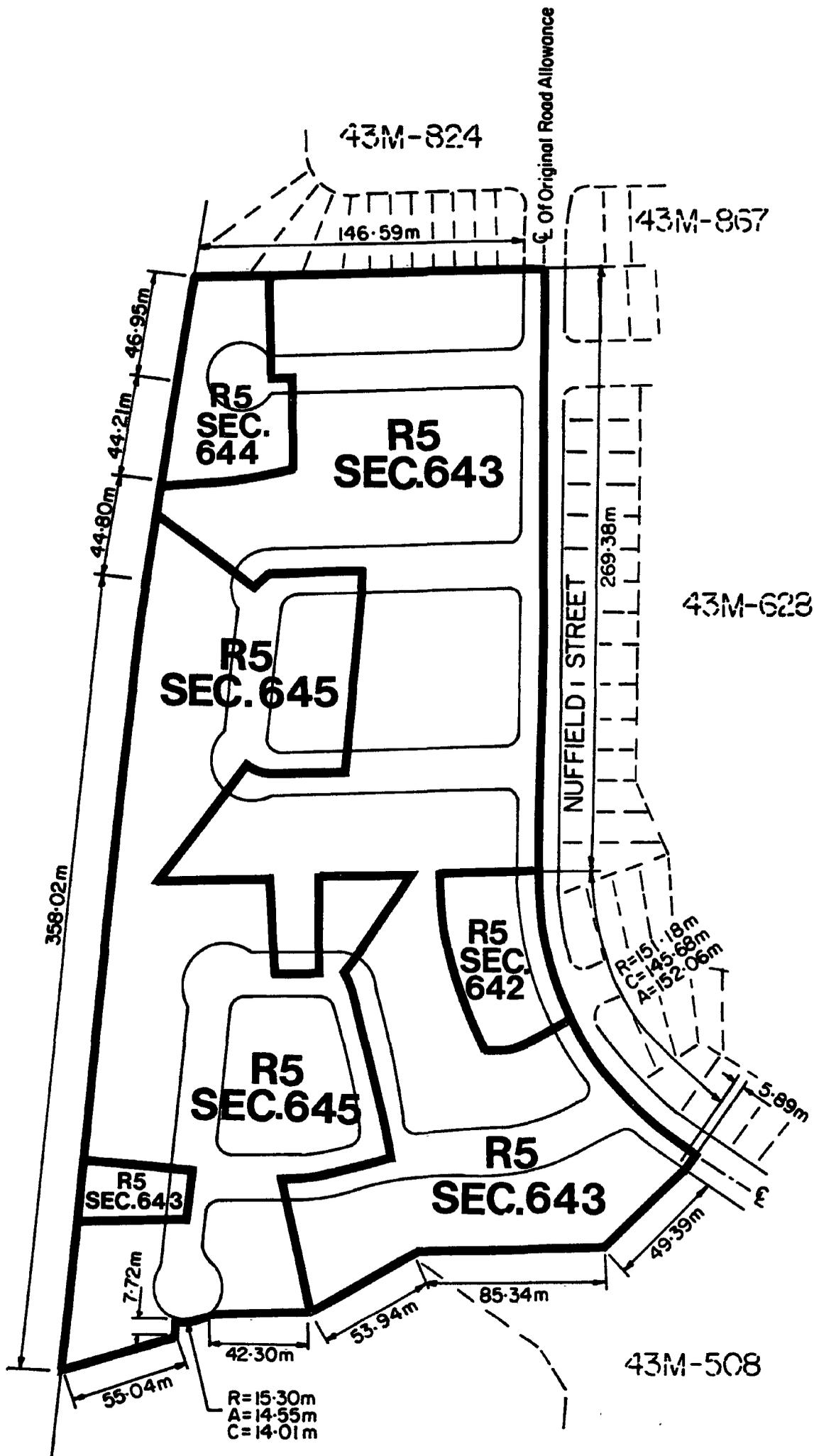

KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON


17/89/icl/hg

HIGHWAY No. 410



— ZONE BOUNDARY

PART LOT 9&10, CON. 3 E. HS. (CHING.)
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law 100-89 Schedule A

1:2402

Date: 1989 02 07 Drawn by: C.R.E.
File no. C3E8-4 Map no. 45-31G

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

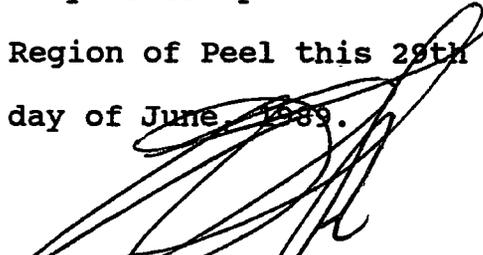
AND IN THE MATTER OF the City of
Brampton By-law 100-89.

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 99-89 which adopted Official Plan
Amendment Number 160 was passed by the Council
of the Corporation of Brampton at its meeting
held on April 24th, 1989.
3. Written notice of By-law 100-89 as required by
section 34 (17) of the Planning Act, 1983 was
given on May 5th, 1989, in the manner and in
the form and to the persons and agencies
prescribed by the Planning Act, 1983, the last
day for appeal being May 25th, 1989.
4. No notice of appeal under section 34 (18) of
the Planning Act, 1983 has been filed with me
on or before the last day for appeal.
5. Official Plan Amendment 160 was approved by
the Ministry of Municipal Affairs on June
20th, 1989.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this 29th)
day of June, 1989.)



A Commissioner, etc.



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1991.