



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 214-85

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 MULTIPLE THIRD DENSITY (B) - SECTION 242 (RM3B - SECTION 242) and COMMERCIAL C5A (C5A) to RESIDENTIAL R5 - SECTION 432 (R5 - SECTION 432), RESIDENTIAL R5 - SECTION 433 (R5 - SECTION 433) 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:

"432.1 The lands designated R5 - Section 432 on Schedule A to this by-law:

432.1.1 shall only be used for:

(a) one family detached dwellings

(b) purposes accessory to the other permitted purposes

432.1.2 shall be subject to the following requirements and restrictions:

(a) minimum lot area:

interior lot - 352 square metres

corner lot - 448 square metres

(b) minimum lot frontage:

interior lot - 11 metres
corner lot - 14 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 the 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 the width of any required yard

(ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 percent of the width 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 be a minimum distance of 1.2 metres from any lot line or easement

432.1.3 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 432.1.2.

432.2 For the purposes of section 432,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

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

433.1 The lands designated R5 - Section 433 on Schedule A to this by-law:

433.1.1 shall only be used for:

- (a) one family detached dwellings
- (b) purposes accessory to the other permitted purposes

433.1.2 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:

(1) for Lots 37 and 38, as shown on Schedule A to this by-law - 26 metres

(2) for all other lots - 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 the 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 the width of any required yard

(ii) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of the width 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 be a minimum distance of 1.2 metres from any lot line or easement

433.1.3 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 433.1.2.

433.2 For the purposes of section 433,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of

intersection of not more than 135 degrees but shall not include Lots 41 or 42 as shown on Schedule A to this by-law.

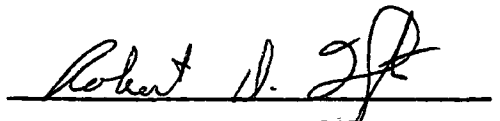
INTERIOR LOT shall mean a lot other than a corner lot."

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

This 12th day of August, 1985.

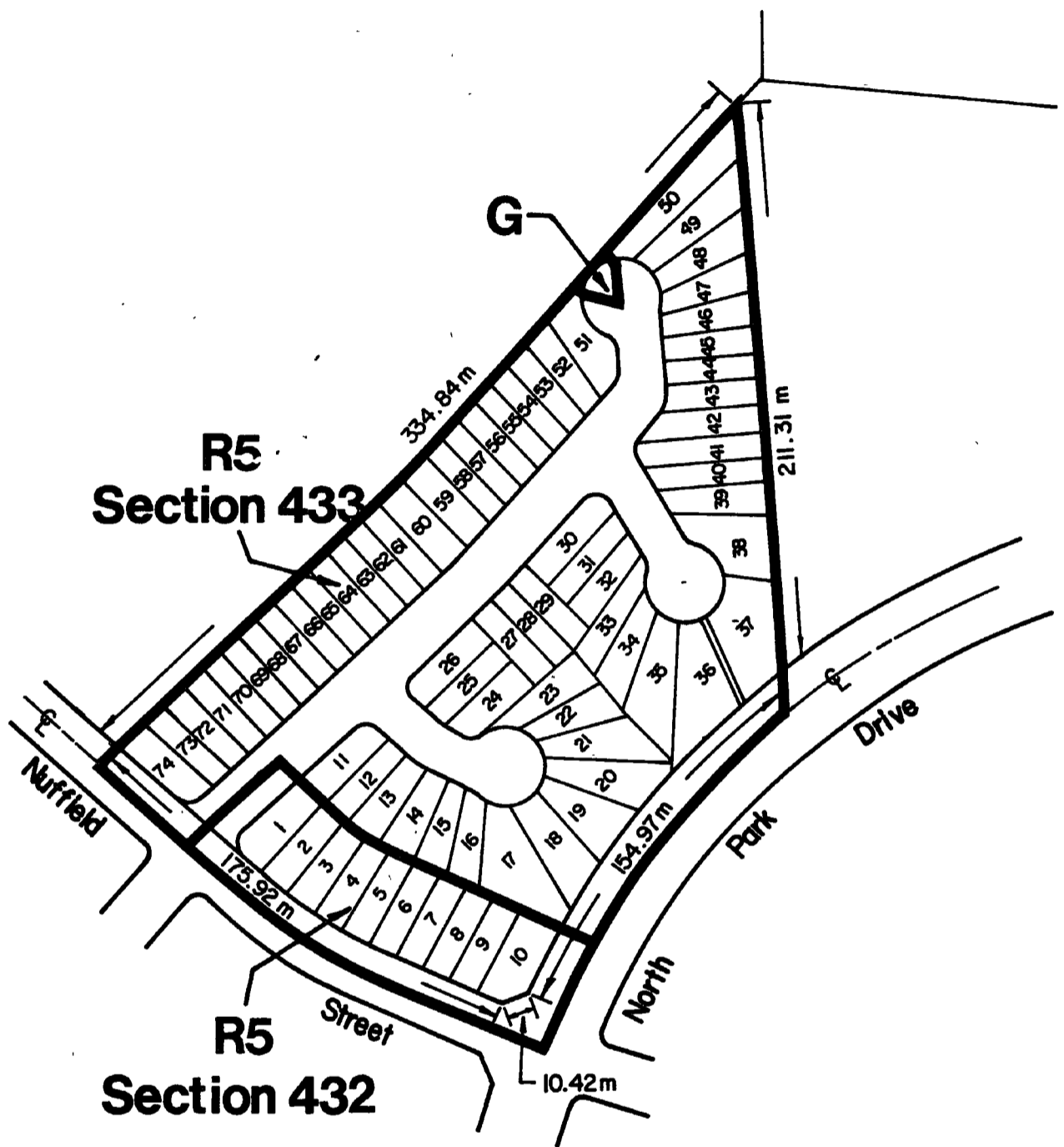


KENNETH G. WHILLANS - MAYOR



ROBERT D. TUFTS - ACTING CLERK

APPROVED
AS TO FORM
BY DEPT.
MPTOS
DATE 8/12/85



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

By-Law 214-85 Schedule A



1:2400

CITY OF BRAMPTON
 Planning and Development

Date: 1985 01 30
 File no. C3E9.4

Drawn by: *P.S.*
 Map no. 45-23D

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

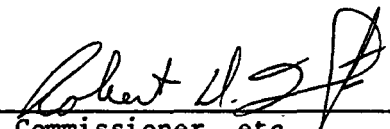
AND IN THE MATTER OF the City of
Brampton By-law 214-85.

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 213-85 which adopted Amendment Number 64
and 64A and By-law 214-85 were passed by the
Council of the Corporation of the City of
Brampton at its meeting held on August 12th,
1985.
3. Written notice of By-law 214-85 was required by
section 34 (17) of the Planning Act, 1983 was
given on August 26th, 1985, in the manner and in
the form and to the persons and agencies pre-
scribed 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.
5. Official Plan Amendment 64 and 64A were approved
by the Ministry of Municipal Affairs on September
17th, 1985.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 24th day of September, 1985.)


A Commissioner, etc.)

