



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 216-85

To amend By-law 861 (part of Lot 17, Concession 1, E.H.S., former Township of Chinguacousy)

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

1. Schedule A to 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 AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL R4 - SECTION 436 (R4-SEC. 436), RESIDENTIAL R5 - SECTION 437 (R5-SEC. 437), CIVIC AND PUBLIC CAMPUS - SECTION 438, (CPC-SECTION 438), AGRICULTURAL - SECTION 439 (A-SEC. 439) 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 is hereby further amended by adding the following sections:

436.1 The lands designated R4 - SECTION 436 on Schedule A to this bylaw:

436.1.1 shall only be used for the following purposes:

- (a) one family detached dwellings, and
- (b) purposes accessory to the other permitted uses.

436.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - for interior lot - 700 square metres
 - for corner lot - 800 square metres
- (b) minimum lot frontage
 - for interior lot - 20 metres
 - for corner lot - 23 metres
- (c) minimum lot depth - 35 metres
- (d) minimum front yard depth - 6 metres

- (e) minimum side yard width
 - for interior side yard - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - for exterior side yard - 3 metres
- (f) minimum rear yard depth - 10 metres
- (g) maximum building height - 10.5 metres
- (h) minimum landscaped open space - 50 percent of the front yard
- (i) minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage
- (j) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres;
- (k) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 6 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

436.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone which are not in conflict with the ones set out in section 436.1.2.

436.2 For the purposes of section 436,

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.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street and the nearest main wall of any building or structure on the lot.

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

437.1 The lands designated R5-Section 437 on Schedule A to this by-law:

437.1.1 shall only be used for the following purposes:

- (a) one family detached dwellings, and
- (b) purposes accessory to the other permitted uses.

437.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - for interior lot - 630 square metres
 - for corner lot - 730 square metres
- (b) minimum lot frontage
 - for interior lot - 18 metres
 - for corner lot - 21 metres
- (c) minimum lot depth - 35 metres
- (d) minimum front yard depth - 6 metres
- (e) minimum side yard width
 - for interior side yard - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - for exterior side yard - 3 metres
- (f) minimum rear yard depth - 10 metres
- (g) maximum building height - 10.5 metres
- (h) driveway location - no driveway on a corner lot shall be located closer than 3 metres to the intersection of street-lines as projected
- (i) minimum landscaped open space - 50 percent of the front yard
- (j) minimum number of parking spaces per dwelling unit - 2, one of which must be located in the garage
- (k) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or the exterior side yard or within the minimum required side yard;

- (5) shall not be less than 0.6 metres from any lot line;
- (6) shall not have a floor area in excess of 15 square metres;
- (1) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 6 metres to any rear lot line and no closer than 1.2 metres to any side lot line or easement.

437.1.3 shall also be subject to the requirements and restriction relating to the R4 zone which are not in conflict with the ones set out in section 437.1.2.

437.2 For the purposes of section 437,

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.

EXTERIOR SIDE YARD shall mean a yard extending from the front lot line to the rear lot line between the side lot line flanking a street and the nearest main wall of any building or structure on the lot.

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

438.1 The lands designated CPC-SECTION 438 on Schedule A to this by-law:

438.1.1 shall only be used for the following purposes:

- (a) a public school;
- (b) a park, playground or recreation facility operated by a public authority;
- (c) purposes accessory to the other permitted purposes.

438.1.2 shall be subject to the following requirements and restrictions:

- (a) maximum lot coverage - 33.3 percent
- (b) minimum front yard depth - 7.5 metres
- (c) minimum interior side yard width - 7.5 metres or 1/2 the height of the building, whichever is greater.
- (d) minimum exterior side yard - 7.5 metres or 1/2 the height of the

building, whichever is greater.

(e) minimum rear yard depth - 7.5 metres or 1/2 the height of the building, whichever is greater.

(f) parking: parking spaces shall be provided in accordance with the following:

(1) Each parking space shall be an angled parking space or a parallel parking space, and

(a) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length; and

(b) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.

(2) Where parking spaces are provided or required, the following requirements and restrictions shall apply:

(a) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;

(b) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;

(c) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and

(d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

	Angle of Parking	Minimum Aisle Width
(i)	up to 50 degrees	4 metres
(ii)	50 degrees up to 70 degrees	5.75 metres
(iii)	70 degrees up to and including 90 degrees	6 metres

(3) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof
Place of Assembly	1 parking space for each 9 square metres of gross floor area or portion thereof
Tennis, Squash, Handball Court	4 parking spaces for each court
Swimming Pool	10 parking spaces for every pool
	for every building or place containing any tennis, squash or handball court, or swimming pool, 1 parking space per employee

438.1.3 shall also be subject to the requirements and restrictions relating to the C.P.C. zone which are not in conflict with the ones set out in section 438.1.2.

438.2 For the purposes of section 438,

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, The Dufferin-Peel Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada.

439.1 The lands designated A1 - Section 439 on Schedule A to this by-law:

439.1.1 shall only be used for the following purposes:

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

439.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area - 0.13 hectares
- (b) minimum lot frontage - 30 metres
- (c) minimum lot depth - 35 metres
- (d) minimum front yard depth - 6 metres
- (e) minimum side yard width - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
- (f) minimum rear yard depth - 10 metres
- (g) maximum building height - 10.5 metres
- (h) minimum landscaped open space - 50 percent of the front yard
- (i) minimum number of parking spaces per dwelling unit - 2, one of which must be located in the garage
- (j) accessory buildings
 - (1) shall not be used for human habitation;
 - (2) shall not exceed 4.5 metres in height, in the case of a peaked roof;
 - (3) shall not exceed 3.5 metres in height, in the case of a flat roof;
 - (4) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard;
 - (5) shall not be less than 0.6 metres from any lot line;
 - (6) shall not have a floor area in excess of 15 square metres.
- (k) a private uncovered swimming pool is permitted in a rear yard or a side yard of a lot if it is no closer than 1.2 metres to any lot line or easement.

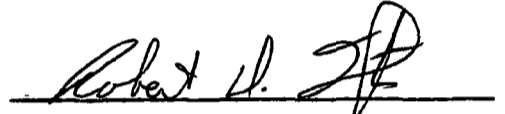
439.1.3 shall also be subject to the requirements and restrictions relating to the A1 zone which are not in conflict with the ones set out in section 439.1.2."

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

This 12th day of August, 1985.



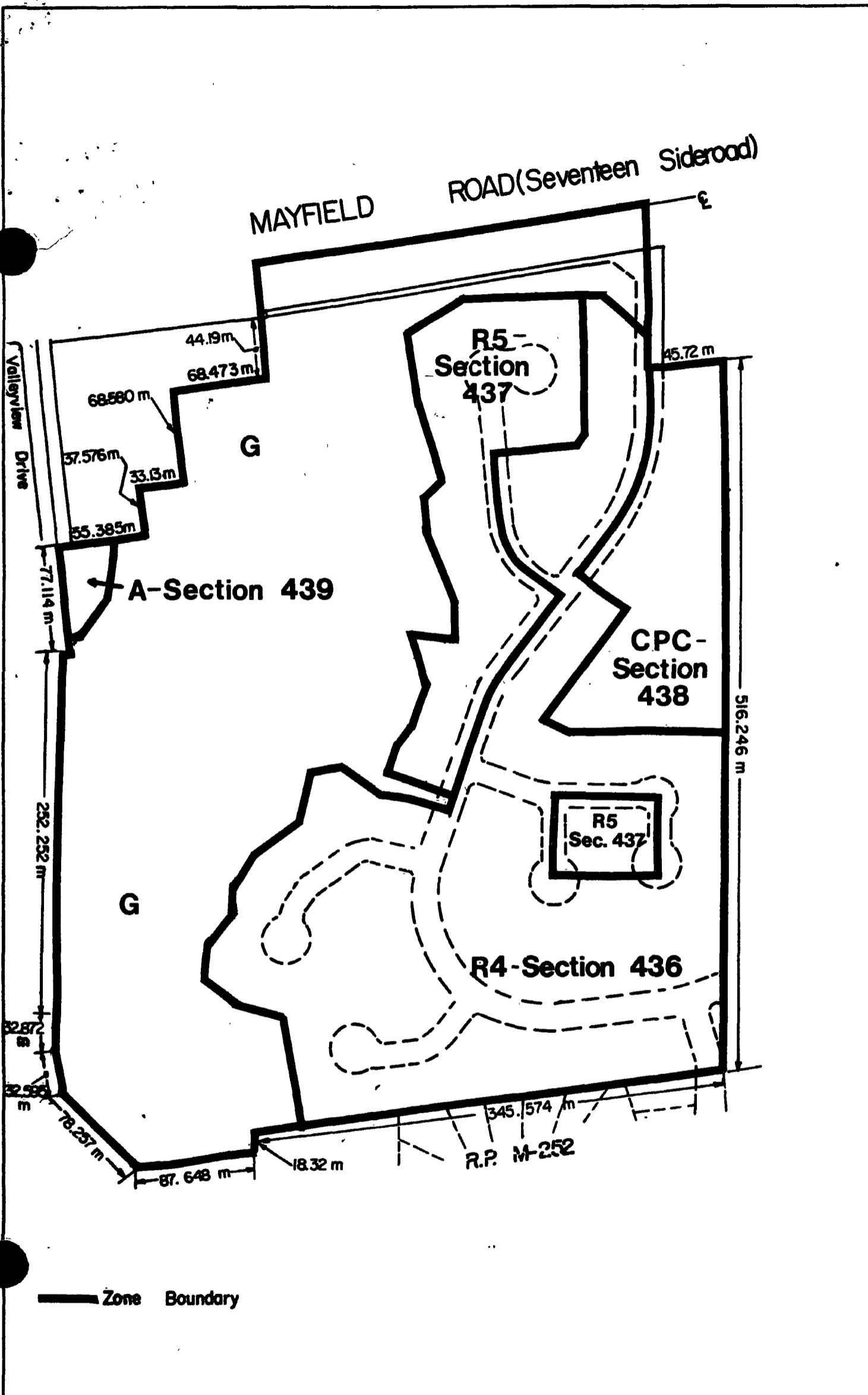
KENNETH G. WHILLANS - MAYOR



ROBERT D. TUFTS - ACTING CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE *8/18/85*



PART LOT 17 CONCESSION I E.H.S.
 BY-LAW 861 SCHEDULE A

By-law 216-85 Schedule A



CITY OF BRAMPTON
 Planning and Development

Date: 85 08 02 Drawn by: RB
 File no. CIE17.2 Map no. 7-9F

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

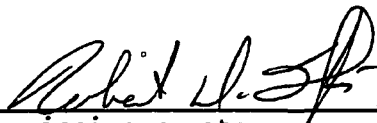
AND IN THE MATTER OF the City of
Brampton By-law 216-85.

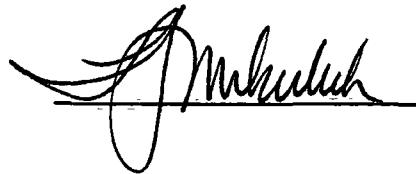
DECLARATION

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 216-85 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 12th, 1985.
3. Written notice of this by-law as 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 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 23rd day of September, 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.