



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 237-85

To amend By-law 139-84 (part of
Lots 13 and 14, Concession 1,
W.H.S., in the geographic
Township of Toronto)

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

1. Schedule B to this by-law is deemed to be amended to reflect any changes, in respect of the zoning designations for the area of land shown thereon, implemented by a zoning by-law which was passed before, but has not come into force at the time of, the enactment of this by-law, if that zoning by-law comes into force before the date this by-law comes into force.
2. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing the zoning designation of the land shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY B - SECTION 595 (R1B - SECTION 595), RESIDENTIAL SINGLE FAMILY C - SECTION 596 (R1C - SECTION 596), RESIDENTIAL SINGLE FAMILY C - SECTION 597 (R1C - SECTION 597), RESIDENTIAL SINGLE FAMILY D - SECTION 598 (R1D - SECTION 598), RESIDENTIAL APARTMENT A - SECTION 599 (R4A - SECTION 599), INSTITUTIONAL ONE (I1), OPEN SPACE (OS) and FLOODPLAIN (F)
 - (2) by deleting Sheet 6 of Schedule A thereto, and substituting therefor Schedule B to this by-law
 - (3) by adding thereto the following sections:

"595. The lands designated R1B-SECTION 595 on Schedule A to this by-law

595.1 shall only be used for the purposes permitted by section 12.2.1

595.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - interior lot 540 square metres
 - corner lot 585 square metres
- (b) minimum lot width
 - interior lot 18 metres
 - corner lot 19.5 metres

595.3 shall also be subject to requirements and restrictions relating to the R1B zone which are not in conflict with the ones set out in section 595.2.

596.1 The lands designated R1C-SECTION 596 on Schedule A to this by-law:

596.1.1 shall only be used for the purposes permitted by section 12.3.1

596.1.2 shall be subject to the following requirements and restrictions:

- (a) minimum lot area
 - interior lot 390 square metres
 - corner lot 453 square metres
- (b) minimum lot width
 - interior lot 13 metres
 - corner lot 15.1 metres
- (c) minimum lot depth
 - (i) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac
 - (ii) 30 metres in all other cases
- (d) minimum interior side yard width
 - 1.2 metres on one side and 0.9 metres on the other side provided that:
 - (i) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres
 - (ii) the minimum distance between two detached

dwellings shall not be less than 2.1 metres

(iii) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

596.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 596.1.2

596.2 For the purposes of section 596,

REAR LOT LINE shall mean the lot line furthest from the front lot line

597. The lands designated R1C - SECTION 597 on Schedule A to this by-law

597.1 shall only be used for the purposes permitted by section 12.3.1

597.2 shall be subject to the following requirements and restrictions

(a) minimum lot area

interior lot 370 square metres
corner lot 430 square metres

(b) minimum lot width

interior lot 12 metres
corner lot 14.1 metres

(c) minimum interior side yard width

1.2 metres on one side and 0.9 metres on the other side provided that:

(i) the width of the side yard abutting a walkway shall always be at least 1.2 metres

(ii) the minimum distance between two detached dwellings shall not be less than 2.1 metres

(iii) where the distance between the wall of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall

- 597.3 shall also be subject to the requirements and restrictions relating to the R1C zone which are not in conflict with the ones set out in section 597.2
598. The lands designated R1D - SECTION 598 on Schedule A to this by-law
- 598.1 shall only be used for the purposes permitted by section 12.4.1
- 598.2 shall be subject to the following requirements and restrictions
- (a) minimum lot area
 - interior lot 270 square metres
 - corner lot 333 square metres
 - (b) minimum lot width
 - interior lot 9 metres
 - corner lot 11.1 metres
- 598.3 shall also be subject to the requirements and restrictions relating to the R1D zone which are not in conflict with the ones set out in section 598.2
599. The lands designated R4A - SECTION 599 on Schedule A to this by-law
- 599.1 shall only be used for the purposes permitted by section 15.1.1
- 599.2 shall be subject to the following requirements and restrictions
- (a) minimum front yard depth for
 - (i) main building - 20 metres
 - (ii) gatehouse - 6 metres
 - (b) minimum rear yard depth - 13.72 metres or 1/2 the height of the building, whichever is greater
 - (c) maximum building height - 18 storeys
 - (d) maximum density - 100 units per hectare
 - (e) minimum distance between

an underground garage
and a lot line

(i) front lot line and
side lot line - 3 metres

(ii) rear lot - 13.72 metres

(f) minimum distance between an
underground garage ramp and
a lot line

(i) front lot line and side
lot line - 9 metres

(ii) rear lot line - 13.72 metres

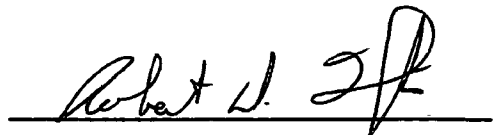
599.3 shall also be subject to the requirements and
restrictions relating to the R4A zone which are not in
conflict with the ones set out in section 599.2."

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

This 12th day of August, 1985



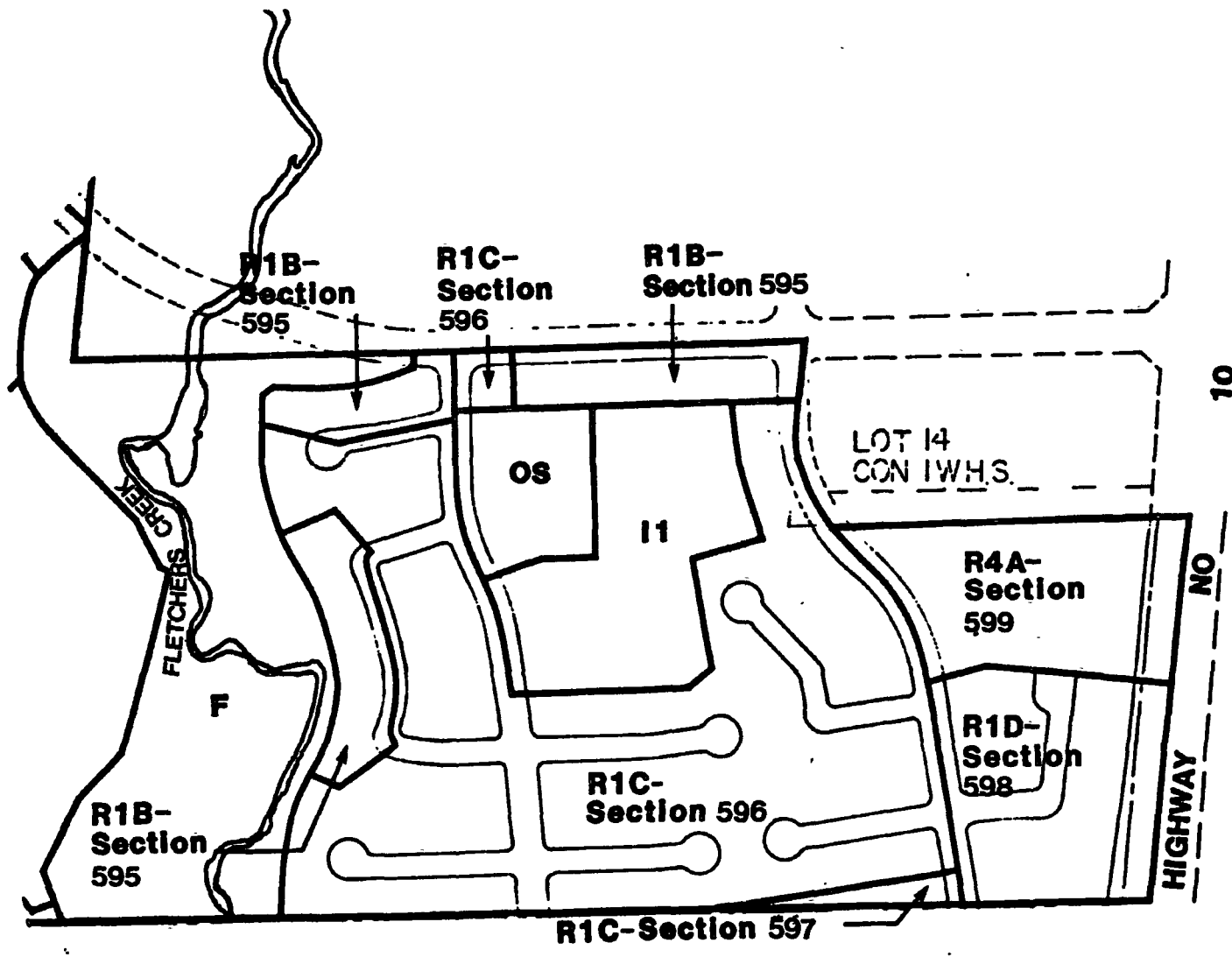
KENNETH G. WHILLANS - MAYOR



ROBERT D. TUFTS - ACTING CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 8/19/85

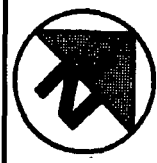


LOT 13
 CON. I W.H.S.
 (TOWNSHIP OF TORONTO)

— ZONE BOUNDARY

PART LOT 13 & 14 CON. I W.H.S.

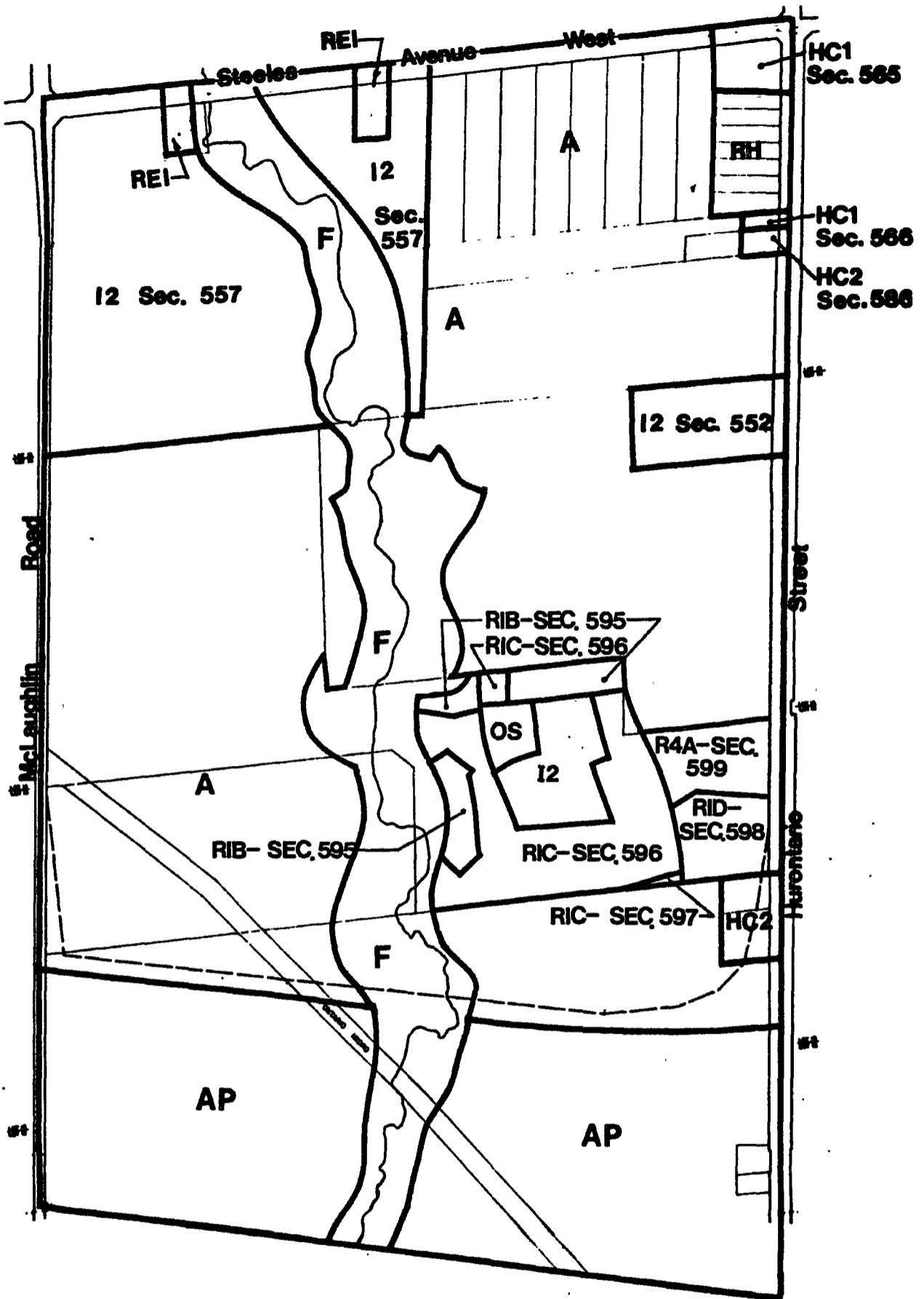
Schedule A By-law 237-85



1:5000

CITY OF BRAMPTON
 Planning and Development

Date: 85. 07 22 Drawn by: J.K.
 File no. TIWI3.2 Map no. 75-7F



SCHEDULE A SHEET 6
 BY-LAW 139-84

Schedule B By-law 237-85



CITY OF BRAMPTON
 Planning and Development

Date: 85. 07 22 Drawn by: J.K.
 File no. TIW13.2 Map no. 75-7G

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

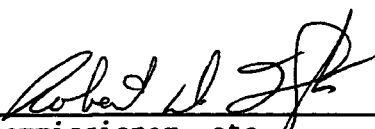
AND IN THE MATTER OF the City of
Brampton By-law 237-85.

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 237-85 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.