



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 283-89

To amend By-law 151-88, as amended  
(part of Lot 9 and 10,  
Concession 3, E.H.S.  
in the geographic Township  
of Chinguacousy)

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

1. By-law 151-88, as amended, and as specifically amended by By-law 101-89, is hereby further amended:

- (1) by deleting section 467 therefrom, and substituting therefor, the following:

"467.1 The lands designated R1C - SECTION 467 on Sheet 45-A of Schedule A to this by-law:

467.1.1 shall only be used for the purposes permitted in a R1C zone by section 14.1.1.

467.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area

Interior lot - 369 square metres

Corner lot - 469 square metres

- (2) Minimum lot width

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 OS - 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (c) for a side yard abutting Highway Number 410 or a reserve abutting this road - 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 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

(7) Maximum building height - 2 storeys.

(8) Minimum front yard landscaped open space - 45 percent of the front yard area 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.

467.1.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 467.1.2.

467.2 For the purposes of section 467, Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines where the side lot lines are parallel, and

(a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or

(b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or

(c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection."

2. by deleting section 469 therefrom, and substituting therefor the following:

"469.1 The lands designated R1D - SECTION 469 on Sheet 45-A of Schedule A to this by-law:

469.1.1 shall only be used for the purposes permitted in a R1D zone by section 15.1.1.

469.1.2 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 width

Interior lot - 9.0 metres

Corner lot - 12.0 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 OS - 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (c) for a side yard abutting Highway Number 410 or a reserve abutting this road - 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 or a reserve abutting this road, in which case the minimum requirement is 13.7 metres.

(7) Minimum building height - 2 storeys.

(8) Minimum front yard landscaped open space - 40 percent of the front yard area of a 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.

469.1.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 469.1.2.

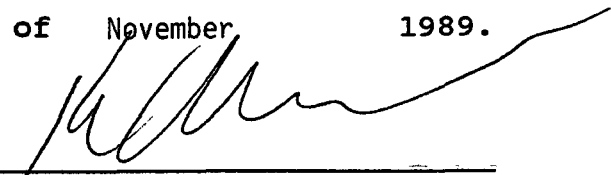
469.2 For the purposes of section 469, Lot Area shall mean the total horizontal area enclosed within the lot lines of a lot. In the case of a corner lot having a street line rounding at the corner of a radius of 6 metres or less, the lot area of such lot shall be calculated as if the lot lines were

calculated as if the lot lines were produced to their point of intersection.

LOT WIDTH shall mean the least distance, measured in a straight line, between the side lot lines, where the side lot lines are parallel, and

- (a) where such lot lines are not parallel but converge towards the front lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 7.62 metres back from the front lot line, or
- (b) where such lot lines are not parallel but converge towards the rear lot line, the lot width shall be the straight line distance between two points, one on each side lot line, each 15.0 metres back from the front lot line, or
- (c) in the case of a corner lot having a street line rounding at the corner with a radius of 7.5 metres or less, the lot width of such lot shall be calculated as if the lot lines were produced to their point of intersection."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of November 1989.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
WCC  
DATE 11/11/89

85/89/icl/am

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

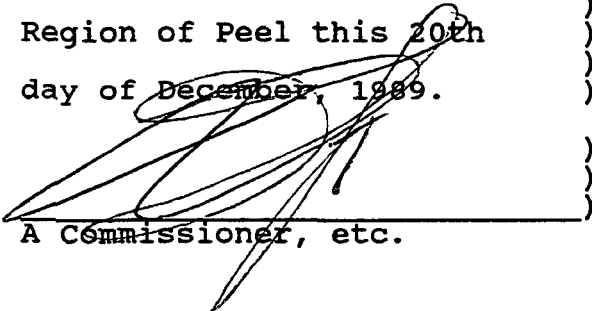
AND IN THE MATTER OF the City of  
Brampton By-law 283-89.

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 283-89 was passed by the Council of the  
Corporation of the City of Brampton at its  
meeting held on November 13th, 1989.
3. Written notice of By-law 283-89 as required by  
section 34 (17) of the Planning Act, 1983 was  
given on November 29th, 1989, 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 20th )  
day of December, 1989. )

  
A Commissioner, etc.

