



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 287-86

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. By-law 139-84, as amended, is hereby further amended:

(1) by changing, on Sheet 6 of Schedule A thereto, 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 630 (R1C - SECTION 630), RESIDENTIAL SINGLE FAMILY D (R1D), RESIDENTIAL SINGLE FAMILY D - SECTION 631 (R1D - SECTION 631), RESIDENTIAL TOWNHOUSE (R3A), RESIDENTIAL TOWNHOUSE - SECTION 632 (R3A - SECTION 632), RESIDENTIAL STREET TOWNHOUSE (R3B), INSTITUTIONAL ONE (I1), COMMERCIAL ONE - SECTION 633 (C1 - SECTION 633) and OPEN SPACE (OS), such lands being part of Lots 13 and 14, Concession 1, W.H.S., in the geographic Township of Toronto.

(2) by adding thereto, in section 3.1 of SECTION 3.0, ZONES AND SCHEDULES to the Residential Class after the zone name of Residential Single Family D, the following zone names and zone symbols:

"RESIDENTIAL TOWNHOUSE - R3A  
RESIDENTIAL STREET TOWNHOUSE - R3B"

(3) by adding thereto, in section 5.0 DEFINITIONS, after the definition of Dwelling, Single-family Detached, the following definition:

"DWELLING, STREET TOWNHOUSE shall mean a dwelling unit in a townhouse dwelling, which dwelling unit is located on its own lot."

(4) by deleting therefrom, in section 5.0 DEFINITIONS, the definition of DWELLING, TOWNHOUSE and substituting therefor the following:

"DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into 3 or more dwelling units, with at least 50 per cent of the above grade area of each main wall of interior dwelling units attached to the main wall of the abutting dwelling unit, and with at least 50 per cent of the above grade area of the main interior wall of exterior dwelling units attached to the main wall of the abutting dwelling unit, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each unit."

- (5) by adding thereto after section 12.4 the following section headings and sections:

"SECTION 13.1 RESIDENTIAL TOWNHOUSE ZONE - R3A

13.1. The land designated R3A on Schedule A to this by-law:

Permitted Purposes

13.1.1 shall only be used for the following purposes:

(1) Residential

(a) a townhouse dwelling

(2) Non-Residential

(a) purposes accessory to the other permitted purpose

Requirements and Restrictions

13.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area - 230 square metres per dwelling unit

(2) Minimum lot width

(a) Interior Lot - 30 metres

(b) Corner Lot - 33 metres

(3) Minimum lot depth - 30 metres

(4) Minimum front yard depth - 7.5 metres

(5) Minimum interior side yard width - 3.6

- (6) Minimum exterior side yard width - 4.6 metres
- (7) Minimum rear yard depth - 7.5 metres
- (8) Maximum building height - 10.5 metres
- (9) Maximum lot coverage by main building(s) - 30 percent of lot area
- (10) Minimum landscaped open space - 50 percent of the lot area
- (11) Minimum distance between buildings
  - (a) between two exterior walls which contain no windows to habitable rooms - 3 metres
  - (b) between two exterior walls, one of which contains windows to habitable rooms - 7.5 metres
  - (c) between two exterior walls both of which contain windows to habitable rooms - 15 metres
  - (d) notwithstanding clauses (1), (2), and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls
- (12) Maximum number of dwelling units per dwelling - 8

SECTION 13.2 RESIDENTIAL STREET TOWNHOUSE ZONE - R3B

13.2. The land designated R3B on Schedule A to this by-law:

Permitted Purposes

13.2.1 shall only be used for the following purposes:

- (1) Residential
  - (a) a street townhouse dwelling
- (2) Non-Residential
  - (a) purposes accessory to the other permitted purpose

Requirements and Restrictions

13.2.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area
  - (a) Interior Lot - 185 square metres per dwelling unit
  - (b) Corner Lot - 275 square metres per dwelling unit
- (2) Minimum lot width
  - (a) Interior Lot - 6 metres per dwelling unit
  - (b) Corner Lot - 9 metres per dwelling unit
- (3) Minimum lot depth - 30 metres
- (4) Minimum front yard depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
- (5) Minimum interior side yard width
  - (a) for a townhouse dwelling - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
  - (b) for a townhouse dwelling unit - 0.9 metres, except that when the common wall of a dwelling unit coincides with a side lot line, the side yard width may be 0 metres
- (6) Minimum exterior side yard width - 3 metres
- (7) Minimum rear yard depth - 7.5 metres
- (8) Maximum building height 10.5 metres
- (9) Maximum lot coverage - 45 percent
- (10) Minimum landscaped open space - 40 percent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 percent of the front yard

(11) Maximum number of attached dwelling units - 8

(12) Each unit shall have direct pedestrian access from the front yard to the rear yard without passing through any habitable room."

(6) by adding thereto the following sections:

"630. The lands designated R1C - SECTION 630 on Sheet 6 of Schedule A to this by-law:

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

630.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

(a) Interior Lot - 390 square metres

(b) Corner Lot - 453 square metres

(2) Minimum lot width

(a) Interior Lot - 12.2 metres

(b) Corner Lot - 14.3 metres

(3) Minimum interior side yard width - 1.2 metres on one side and 0.9 metres on the other side provided that:

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

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

(c) 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

630.3 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 630.2

631.1 The lands designated R1D - SECTION 631 on Sheet 6 of Schedule A to this by-law:

631.1.1 shall only be used for the purposes permitted by section 12.4.1

631.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

(a) Interior Lot - 270 square metres

(b) Corner Lot - 333 square metres

(2) Minimum lot width:

(a) Interior Lot - 9 metres

(b) Corner Lot - 11.1 metres

(3) Minimum lot depth

(a) 25 metres for a lot with the front lot line abutting the turning circle of a cul-de-sac

(b) 30 metres in all other cases

(4) Minimum interior side yard width - 1.2 metres on one side and 0.9 metres on the other side provided that:

(a) the width of the side yard abutting a walkway, OS zone or an I zone shall always be at least 1.2 metres

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

(c) 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

631.1.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 631.2.

631.2 For the purposes of section 631,

REAR LOT LINE shall mean the lot line opposite to and furthest from the front lot line.

632. The lands designated R3A - SECTION 632 on Sheet 6 of Schedule A to this by-law
- 632.1 shall only be used for the purposes permitted by section 13.1.1
- 632.2 shall be subject to the following requirements and restrictions:
- (1) Minimum lot width
    - (a) Interior Lot - 20 metres
- 632.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 632.2.
633. The lands designated C1 - SECTION 633 on Sheet 6 of Schedule A to this by-law:
- 633.1 shall only be used for the purposes permitted by section 23.1.1
- 633.2 shall be subject to the following requirements and restrictions:
- (1) Maximum building height - 1 storey
  - (2) Minimum landscaped open space
    - (a) 15 percent of the lot area
    - (b) 20 percent of the minimum required front yard area
    - (c) minimum width abutting a residential zone - 3 metres
    - (d) minimum width abutting a road allowance or a 0.3 metre reserve - 3 metres
  - (3) a masonry wall, 1.8 metres in height, shall be erected along the lot lines which abut a residential zone
  - (4) minimum distance separation between a restaurant and a residential zone - 50 metres
  - (5) garbage and refuse containers for a restaurant shall be located within a climate-controlled area within the building

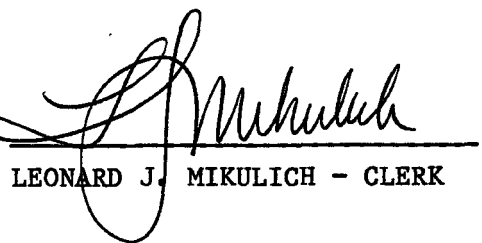
- (6) garbage and refuse containers for all other uses shall be completely enclosed and shall not be located closer than 9 metres to any residential zone
- (7) no amusement devices shall be permitted
- (8) no outside storage or display of goods shall be permitted

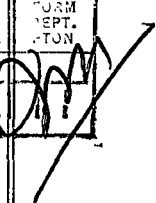
633.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 633.2."

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

this                      27th day of    October                      1986.

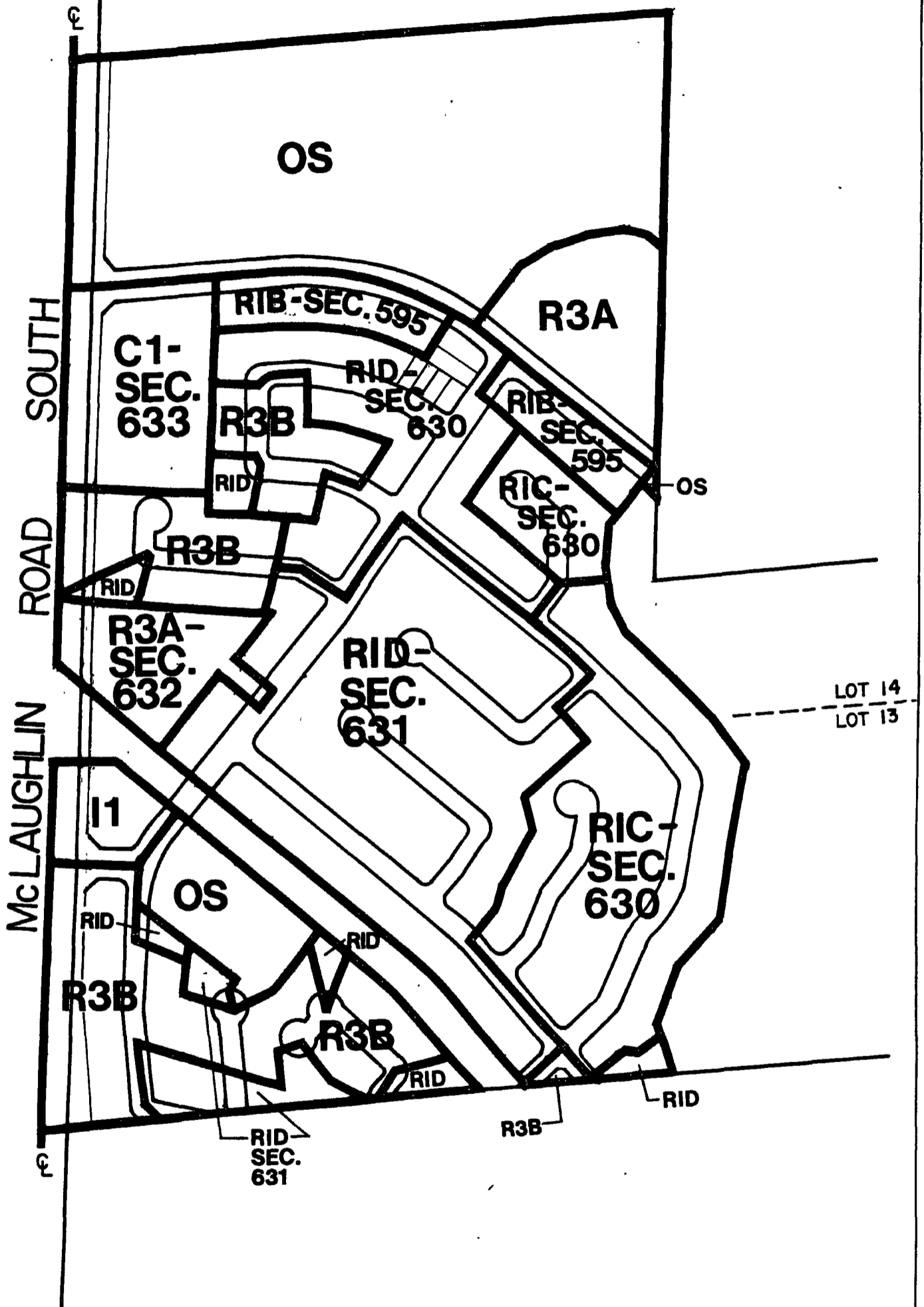
  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS PERM  
DEPT.  
TOWN  
DATE 



LOT 15, CON. 1, W.H.S. (TOR.)



PART LOTS 13 & 14, CON. 1, W.H.S. (TOR.)

By-Law 287-86 Schedule A



1:4300

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 10 23 Drawn by: K.L.  
File no. TIWI3.2 Map no. 75-7L

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

AND IN THE MATTER OF the City of  
Brampton By-law 287-86.

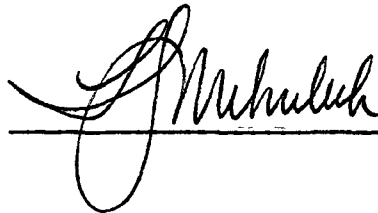
DECLARATION

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 287-86 was passed by the Council of  
the Corporation of the City of Brampton at  
its meeting held on October 27th, 1986.
3. Written notice of By-law 287-86 as required  
by section 34 (17) of the Planning Act, 1983  
was given on November 5th, 1986, 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 4th day of December, 1986. )

  
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.