



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 70-87

To amend By-law 861 (part of Lot 9, Concession 5, E.H.S., in the geographic Township of 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 AGRICULTURAL 1 (A1) to RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 473 (R5 - SECTION 473), RESIDENTIAL SINGLE FAMILY CLASS 5 - SECTION 474 (R5 - SECTION 474), and CONSERVATION AND GREENBELT (G), such land being part of Lot 9, Concession 5, East of Hurontario Street.
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 sections:

"473.1 The lands designated R5 - SECTION 473 on Schedule A to this by-law:

473.1.1 shall only be used for:

- (1) one family detached dwellings, and
- (2) purposes accessory to the other permitted purpose.

473.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 396 square metres.

Corner lot - 486 square metres.

(2) Minimum lot frontage

Interior lot - 13.2 metres.

Corner lot - 16.2 metres.

(3) Minimum lot depth - 30 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 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 G - 1.2 metres, plus 0.6 metres for each additional storey above the first.

(c) 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.

(7) Permitted yard encroachments

(a) 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 per cent of any required yard.

(b) chimneys and pilasters may project into any required yard the lesser of 61 centimetres or 50 per cent of any required yard.

(8) Maximum building height - 2 storeys.

(9) Driveway location - no driveway on a corner lot shall be located closer than 6 metres to the intersection of the street lines, as projected.

(10) Minimum number of parking spaces per dwelling unit - two, one of which must be located in a garage.

(11) Minimum front yard landscaped open space - 50 per cent of the front yard area of an interior lot, 60 per cent of the front yard area of a corner lot, and 40 per cent of the front yard area of a lot where the side lot lines converge towards the front yard lot line.

(12) Accessory buildings

(a) shall not be used for human habitation

(b) shall not be less than 0.6 metres from any lot line

(c) shall not exceed 4.5 metres in height in the case of a peaked roof

(d) shall not exceed 3.5 metres in height in the case of a flat roof

(e) shall not be erected in a front yard, a flankage side yard or within the minimum required side yard, and

(f) shall not exceed a gross floor area of 15 square metres

(13) Swimming pools

(a) shall not be located in the front yard

(b) the maximum coverage by the pool is not to exceed 50 per cent of the area of the yard containing the pool

(c) shall have a minimum distance of 1.2 metres from any lot line or easement.

473.1.3 shall also be subject to the restrictions and requirements relating to the R5 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 473.1.2.

473.2 For the purposes of section 473,

CORNER LOT shall mean a lot situated at the intersection of and abutting upon two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

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

474. The lands designated R5 - SECTION 474 on Schedule A to this by-law:

474.1 shall only be used for:

- (1) one family detached dwellings, and
- (2) purposes accessory to the other permitted purpose.

474.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area

Interior lot - 360 square metres.

- (2) Minimum lot frontage

Interior lot - 12 metres.


474.3 shall also be subject to the restrictions and requirements relating to the R5 - Section 473 zone set out in sections 473.1.2 and 473.1.3 which are not in conflict with the ones set out in section 474.2.

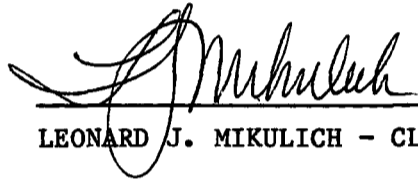
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this . 23rd day of March , 1987.



KENNETH G. WHILLANS - MAYOR

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE



LEONARD J. MIKULICH - CLERK

81/86/5

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

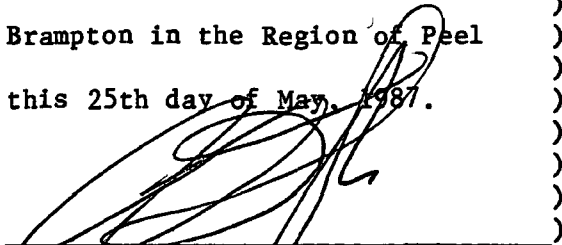
AND IN THE MATTER OF the City of
Brampton By-law 70-87.

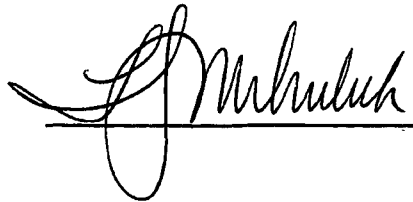
DECLARATION

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 69-87 which adopted Amendment Number 117
was passed by the Council of the Corporation of
the City of Brampton at its meeting held on March
23rd, 1987.
3. Written notice of By-law 70-87 as required by
section 34 (17) of the Planning Act, 1983 was
given on April 3rd, 1987, in the manner and in
the form and to the persons and agencies
prescribed by the Planning Act, 1983, the last
day for appeal being April 27th, 1987.
4. No notice of appeal under section 34(18) of the
Planning Act, 1983 was filed with me on or before
the last day for appeal.
5. Official Plan Amendment 117 was approved by the
Ministry of Municipal Affairs on May 11th, 1987.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 25th day of May, 1987.)


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.