



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 135-87

To amend By-law 861 (part of  
Lot 10, Concession 3, E.H.S.,  
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 R5 - SECTION 503 (R5 - SECTION 503), and RESIDENTIAL R5 - SECTION 504 (R5 - SECTION 504).
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 section:

"503.1 The lands designated R5 - SECTION 503 on Schedule A to this by-law:

503.1.1 shall only be used for:

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

503.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 352 square metres

Corner lot - 448 square metres

(2) Minimum lot frontage

Interior lot - 11 metres

Corner lot - 14 metres

(3) Minimum lot depth - 32 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 a side yard abutting Bovaird Drive or Highway 410 or a reserve abutting these roads - 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 Bovaird Drive or Highway 410 or a reserve abutting these roads, in which case the minimum requirement is 13.7 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 percent 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 - 40% of the front yard area of an interior lot, 50% of the front yard area of a corner lot, and 30% of the front yard area of a lot where the side lot lines converge towards the front yard lot line

(12) Accessory buildings

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% 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

503.1.3 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 503.1.2.

503.2 For the purposes of section 503,

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.

504.1 The lands designated R5 - SECTION 504 on Schedule A to this by-law:

504.1.1 shall only be used for:

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

504.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

Interior lot - 288 square metres

Corner lot - 384 square metres

(2) Minimum lot frontage

Interior lot - 9 metres

Corner lot - 12 metres

(3) Minimum lot depth - 32 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

(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 a side yard abutting Bovaird Drive or Highway 410 or a reserve abutting these roads - 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 Bovaird Drive or Highway 410 or a reserve abutting these roads in which case the minimum requirement is 13.7 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% of any required yard

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

40% of the front yard area of an interior lot, 50% of the front yard area of a corner lot, and 30% 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% 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

504.1.3 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 504.1.2.

504.2 For the purposes of section 504,

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."

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

this 8th day of JUNE 1987.

APPROVED  
AS TO FORM  
LAW DEPT.  
COMPTON  
*OM*  
DATE | |

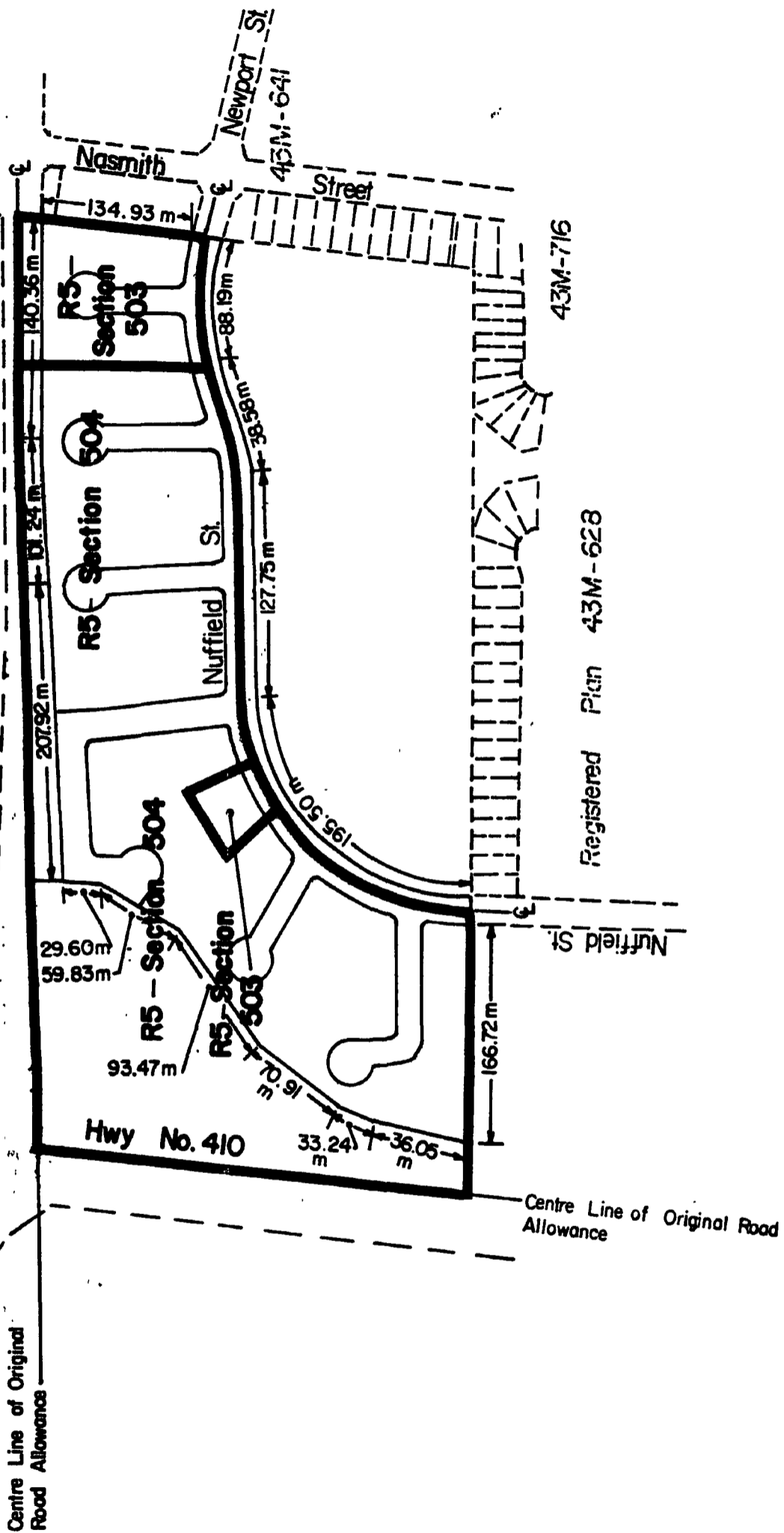
*Kenneth G. Whillans*  
KENNETH G. WHILLANS - MAYOR

*Leonard J. Mikulich*  
LEONARD J. MIKULICH - CLERK

7/87/6

CONCESSION 3 E.H.S. LCT 11

Bovaird Drive



43M-716

Registered Plan 43M-628

Centre Line of Original Road Allowance

— ZONE BOUNDARY

PART LOT 10, CON. 3 EHS (CHING)  
BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON  
Planning and Development

By-Law 135-87 Schedule A

1:8600

Date: 87 01 16 Drawn by: RB  
File no. C3E10.6 Map no. 45-29



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

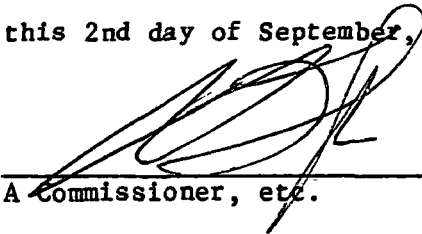
AND IN THE MATTER OF the City of  
Brampton By-law 135-87.

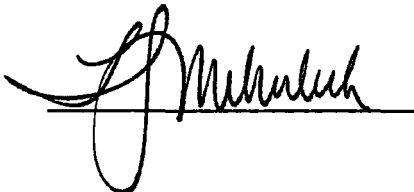
DECLARATION

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 134-87 which adopted Amendment Number 120  
was passed by the Council of the Corporation of  
the City of Brampton at its meeting held on June  
8th, 1987.
3. Written notice of By-law 135-87 as required by  
section 34 (17) of the Planning Act, 1983 was  
given on June 22nd, 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 July 13th, 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 120 was approved by the  
Ministry of Municipal Affairs on August 20th,  
1987.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 2nd day of September, 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.