



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 242-87

To amend By-law 861 (part of
Lot 16, Concession 1, E.H.S.,
geographic Township of
Chinguacousy)

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

1. Schedule A to By-law 861, as amended, is hereby further amended by changing the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL CLASS 1 (A1) to RESIDENTIAL R4 - SECTION 508 (R4-SECTION 508), RESIDENTIAL R4 - SECTION 509 (R4 - SECTION 509) and CIVIC and PUBLIC CAMPUS - SECTION 510 (CPC-SECTION 510), such lands being part of Lot 16, Concession 1, E.H.S., in the geographic Township of Chinguacousy.
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:

"508.1 The lands designated R4 - SECTION 508 on Schedule A to this by-law:

508.1.1 shall only be used for the following purposes:

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

508.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot area

- (a) interior lot - 735 square metres
- (b) corner lot - 825 square metres

- (2) Minimum lot frontage
 - interior lot - 21 metres
 - corner lot - 24 metres
- (3) Minimum lot depth - 33.5 metres
- (4) Minimum front yard depth - 6 metres
- (5) Minimum side yard width
 - 1 storey dwelling - 1.2 metres
 - 2 or more storeys dwelling - 1.5 metres
- (6) Minimum exterior side yard width - 3.0 metres
- (7) Minimum rear yard depth - 7.6 metres
- (8) Maximum building height - 10 metres
- (9) Driveway location - no driveway on a corner lot shall be located closer than 6.0 metres to the intersection of street lines as projected
- (10) Garage location - the front of a garage on a corner lot shall not be closer than 6 metres to a street lot line
- (11) Minimum landscaped open - 50% of the front yard of an interior lot, 60% of the front yard of a corner lot and 40% of the front yard where the side lot lines converge towards the front lot lines

- (12) Minimum number of parking - 2, one of which must
spaces per dwelling unit be located in a garage
- (13) Accessory buildings
- (a) shall not be used for human habitation,
 - (b) shall not exceed 4.5 metres in height, in the case of a peaked roof,
 - (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
 - (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
 - (e) shall not be less than 0.6 metres from any lot line;
 - (f) shall not have a floor area in excess of 10 square metres.
- (14) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.
- (15) when parking spaces are required or provided the following requirements and restrictions shall apply:
- (a) each parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
 - (b) except for a parking space or a driveway, no parking space shall be permitted in the front yard.
 - (c) the minimum width of a driveway shall be 3 metres.
 - (d) one of the required parking spaces may be a tandem parking space.

508.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 508.1.2.

508.2 For the purposes of section 508,

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

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

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

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

REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

509.1 The lands designated R4-SECTION 509 on Schedule A to this by-law:

509.1.1 shall only be used for the following purposes:

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

509.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 735 square metres
- (2) Minimum lot frontage - 21 metres
- (3) Minimum lot depth - 35 metres
- (4) Minimum front yard depth - 6 metres
- (5) Minimum interior side yard width
 - 1 storey dwelling - 1.2 metres
 - 2 or more storeys dwelling - 1.5 metres
- (6) Minimum rear yard depth - metres
- (7) A distance of 10 metres shall be maintained between any building or structure and the lot line separating the lot from land zoned by the Metropolitan Toronto Region Conservation Authority abutting the valley of the Etobicoke Creek.
- (8) Maximum building height - 10 metres
- (9) Minimum landscaped open space - 50% of the front yard of an interior lot, 60% of the front yard of a corner lot and 40% of the front yard where the side lot lines converge towards the front lot lines
- (10) Minimum number of parking spaces per dwelling unit - 2, one of which must be located in a garage

(11) Accessory buildings

- (a) shall not be used for human habitation,
- (b) shall not exceed 4.5 metres in height,
- (c) shall not exceed 3.5 metres in height, in the case of a flat roof,
- (d) shall not be constructed in a front yard or an exterior side yard or within the minimum required side yard,
- (e) shall not be less than 0.6 metres from any lot line,
- (f) shall not have a floor area in excess of 10 square metres.

(12) a private uncovered swimming pool shall only be permitted in a rear yard or a side yard of a lot if it is not closer than 1.2 metres to any lot line or easement.

(13) When parking spaces are required or provided the following requirements and restrictions shall apply:

- (a) each parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length.
- (b) except for a parking space on a driveway, no parking space shall be permitted in the front yard.
- (c) the minimum width of a driveway shall be 3 metres.
- (d) one of the required parking spaces may be a tandem parking space.

509.1.3 shall also be subject to the requirements and restrictions relating to the R4 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 509.1.2.

509.2 For the purposes of section 509.

CORNER LOT shall mean a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees.

EXTERIOR SIDE YARD shall mean a yard extending from the front yard to the rear lot line between the flankage lot line and the nearest main wall of any building or structure on the lot.

FRONT LOT LINE shall mean the line that divides a lot from the street, except that for a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be the flankage lot line.

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

INTERIOR SIDE YARD shall mean a yard, other than a exterior side yard, extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot.

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

REAR YARD shall mean, in the case of an interior lot, a yard extending across the full width of the lot between the rear lot line and the nearest main wall of any building or structure on the lot, or in the case of a corner lot, a yard extending from a side lot line to an exterior side yard, and between the rear lot line and the nearest main wall of any building or structure on the lot.

510 The lands designated CPC - SECTION 510 on Schedule A to this by-law:

510.1.1 shall only be used for:

- (1) a public school;
- (2) a park, playground or recreation facility operated by a public authority, and

(3) purposes accessory to the other permitted purposes.

510.1.2 shall be subject to the following requirements and restrictions:

- (1) Maximum lot coverage - 33.3 percent
- (2) Minimum front yard depth - 7.5 metres
- (3) Minimum interior side yard width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (4) Minimum exterior side yard width - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (5) Minimum rear yard depth - 7.5 metres or 1/2 the height of the building, whichever is the greater.
- (6) Parking - parking spaces shall be provided in accordance with the following.
 - (a) Each parking space shall be an angled parking space or a parallel parking space, and
 - (b) an angled parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6 metres in length; and
 - (c) a parallel parking space shall be a rectangular area measuring not less than 2.75 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle.
- (7) Where parking spaces are provided or required, the following requirements and restrictions shall apply:
 - (a) The parking spaces shall be provided or maintained on the same lot or block as the building or use for which they are required or intended;

- (b) The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic, and a minimum width of 6 metres for two-way traffic;
- (c) Each parking space shall have unobstructed access to an aisle leading to a driveway or street; and
- (d) Aisles leading to parking spaces and providing unobstructed access from each parking space to a driveway shall be established on the following basis:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
(i) up to 50 degrees	4 metres
(ii) 50 degrees up to 70 degrees	5.75 metres
(iii) 70 degrees up to and including 90 degrees	6 metres

- (8) Parking spaces shall be provided and maintained in accordance with the following provisions:

<u>Use</u>	<u>Minimum parking spaces required</u>
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Stadium, auditorium, theatre or cinema	1 parking space for every 6 fixed seats or 3 metres of open bench space or portion thereof
Place of Assembly	1 parking space for each 9 square metres of gross floor area or portion thereof

Tennis, Squash, Handball Court 4 parking spaces for each court

Swimming Pool 10 parking spaces for every pool

Accessory Uses For every building or place containing a tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law.

510.1.3 shall also be subject to the requirements and restrictions relating to the C.P.C. zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 510.1.2

510.2 For the purpose of section 510,

SCHOOL, PUBLIC shall mean a school operated by the Peel Board of Education, The Dufferin-Peel Catholic Separate School Board, or the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada."

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

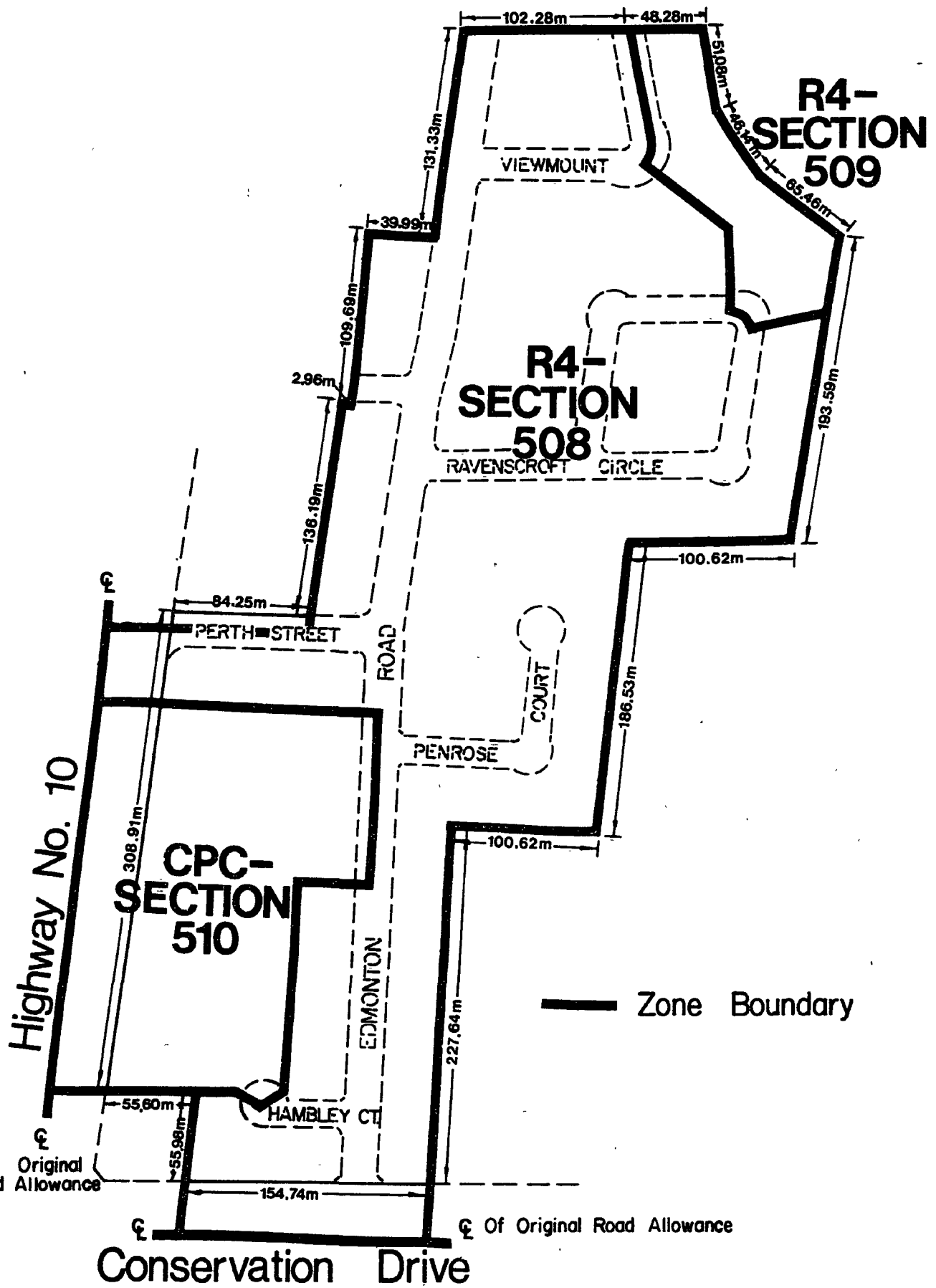
this 14th day of October, 1987.


KENNETH G. WHILLANS, MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE



PART OF LOT 16, CON. I, E.H.S.(CHING.)
 BY-LAW 861 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

By - Law 242-87 Schedule A

1:3400

Date: 87 10 01 Drawn by: K.L.
 File no. CIE16.4 Map no. 7-10E

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

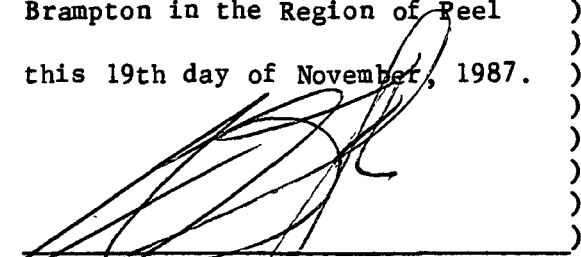
AND IN THE MATTER OF the City of Brampton By-law 242-87.

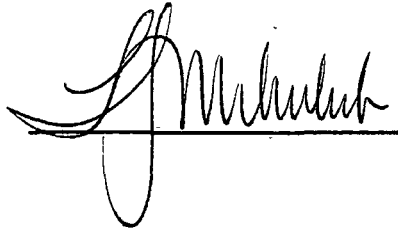
DECLARATION

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 242-87 was passed by the Council of the Corporation of the City of Brampton at its meeting held on October 14th, 1987.
3. Written notice of By-law 242-87 as required by section 34 (17) of the Planning Act, 1983 was given on October 28th, 1987, 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 19th day of November, 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.