



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 319-78

A By-law to regulate the use of land and the erection, use, bulk, height, and location of buildings on Lot 1, Block B, Registered Plan BR 26, in the City of Brampton.

The Council of the Corporation of the City of Brampton ENACTS AS FOLLOWS:

## SECTION 1.0 - DEFINITIONS

In this By-law:

- 1.1 Accessory shall mean naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.2 Basement shall mean that portion of a building which is partly below grade and which has more than half of its height measured from floor to ceiling above the finished grade around the exterior of the building.
- 1.3 Building Area shall mean the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including stairwells and all other spaces within the building, but excluding porches, verandahs, steps, cornices, chimney breasts, fire-escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.
- 1.4 Building Height shall mean the vertical distance from established grade to the highest point of the roof surface in the case of a flat roof, to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or to the deck line of a mansard roof.
- 1.5 Carport shall mean an accessory building or a portion of a main building designed or used for the temporary parking or storage of vehicles which has more than forty (40) per cent of its total perimeter open and unobstructed.
- 1.6 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 less than one hundred and thirty-five (135) degrees.
- 1.7 Coverage shall mean that percentage of the land or lot area covered by the main building.

- 1.8 Dwelling Unit shall mean one (1) or more habitable rooms designed or intended for use by one (1) or more individuals as an independent and separate housekeeping establishment in which a separate kitchen and sanitary facilities are provided for the use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.
- 1.9 Exterior Side Yard shall mean a side yard immediately adjoining a street.
- 1.10 Family shall mean (a) an individual; or (b) two or more persons who are related by consanguinity, marriage or legal adoption; and not more than two (2) persons who receive their lodging and/or board for compensation; or (c) a group of not more than five (5) unrelated persons.
- 1.11 Front Lot Line shall mean a lot line that divides a lot from a street, provided that in the case of corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line.
- 1.12 Front Yard shall mean a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- 1.13 Grade, Established shall mean the average finished surface elevation at the outside walls of any building or structure which is arrived at by taking the mean of the levels of the finished ground surface at the midpoint of each of those outside walls.
- 1.14 Habitable Room shall mean a room in a dwelling unit used or intended to be used to provide accommodation for sleeping, eating, food preparation, or living and without limiting the generality of the foregoing shall not include a laundry room, bathroom, storage area, boiler room, furnace room, closet, foyer or stairway.
- 1.15 Interior Lot shall mean a lot other than a corner lot.
- 1.16 Interior Side Yard shall mean a side yard other than an exterior side yard.
- 1.17 Landscaped Open Space shall mean open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities or similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.
- 1.18 Lot Area shall mean the total horizontal area within the lot lines of a lot.
- 1.19 Lot Depth shall mean the straight line distance from the mid-point of the front lot line and the mid point of the rear lot line of the same lot.
- 1.20 Lot Line shall mean any boundary of a lot.

- 1.21 Lot Width shall mean the horizontal perpendicular distance between the side lot lines measured 6 metres (19.7 feet) back from the front lot line. Where such lot lines converge toward the front lot line the width shall be the straight line distance between points on the side lot lines which are 6 metres (19.7 feet) back from the front lot line.
- 1.22 Main Building means the building designed or used for the principal use on the lot.
- 1.23 Private Garage means an accessory building or a portion of a dwelling which is designed or used for the sheltering of one or more vehicles and the storage of household equipment incidental to the residential occupancy of the dwelling.
- 1.24 Rear Lot Line means the lot line opposite the front lot line.
- 1.25 Rear Yard means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building.
- 1.26 Semi-detached Dwelling shall mean a building comprised of two attached dwelling units divided vertically, each of which has an independent entrance from the outside. Said dwelling units shall be attached above grade to a height of not less than two (2) metres by means of a common or party wall between the two dwelling units extending in depth a distance of not less than two (2) metres.
- 1.27 Side Lot Line shall mean a lot line other than a front or rear lot line.
- 1.28 Side Yard shall mean a yard between the main wall of the main building or structure and the side lot line extending from the front yard to the rear yard.
- 1.29 Single-Family Detached Dwelling shall mean a completely detached dwelling unit, occupied or intended to be occupied by one family only.
- 1.30 Street shall mean a public highway.
- 1.31 Street Line shall mean the dividing line between a lot and a street.
- 1.32 Wall shall mean the exterior face of an exterior wall of a building, and may include a vertical part of a wall, the overall height of which is different from the contiguous part of the wall.
- 1.33 Yard shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as otherwise provided or required by this By-law, and located between the main building and one of the lot lines of the said lot.

## SECTION 2.0 - DESIGNATIONS

### 2.1 Use Zones

For the purpose of this By-law the land is divided into the following zones:

<u>Zone Designation</u>	<u>Zone Symbol</u>
Residential Single Family	R1B
Residential Two Family	R2A
Open Space	OS

### 2.2 Zoning Map

- (a) The zones and the boundaries of the zones are shown on Schedule A hereto attached.
- (b) Schedule A forms part of this By-law.

## SECTION 3.0 - PUBLIC USES PERMITTED

- 3.1 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purposes of the Corporation of the City of Brampton or for the purposes of any local Board thereof as defined by The Municipal Affairs Act, R.S.O. 1970,

Chapter 118, provided that:

- (a) The lot coverage, yard and parking requirements are complied with for the zone in which the land, building or structure is located, and
- (b) no goods, material, or equipment are stored in the open in a Residential Zone.

## SECTION 4.0 - GENERAL PROVISIONS

### 4.1 Yards

Every part of a required yard shall be open and unobstructed from the ground to the sky, except as permitted by this By-law.

### 4.2 Permitted Encroachments Into Required Yards

The structures listed in the following Schedule shall be permitted to project into a required yard.

Schedule 4.2

Structure	Yards in which projections are permitted	Maximum projection from main wall permitted
Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, parapets or canopies	any yard	0.5 metres (1.64 feet)
Window Bays	Front, rear and exterior side yards only	1.0 metres (3.3 feet) over a maximum width of 3.0 metres (9.8 feet)
Balconies, fire escapes and exterior staircases	Front, rear and exterior side yards only	1.5 metres (4.9 feet)
Open or roofed porch not exceeding one storey in height	Rear yard only	2.5 metres (8.2 feet) including eaves and cornices

4.3 No porch or terrace permitted by section 4.2 shall extend above the level of the ground floor of the building exclusive of roof supports, but this shall not prohibit the erection of latticing, screening or a similar structure which permits the free passage of air at all times.

4.4 Lot Coverage Accessory Uses

The building area of all accessory buildings and structures, including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten (10) per cent of the lot area.

4.5 Building Heights

- (a) The maximum height of the main building shall be 10.6 metres (34.8 feet).
- (b) The maximum height of any accessory building shall be 3.5 metres (11.5 feet).
- (c) The height limitations of this By-law shall not apply to church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators or skylights or chimneys.

4.6 Yards For Non-Residential Buildings

A recreational, institutional or public building in any Residential or Open Space Zone shall be located no closer than one-half the height of the building or 7.6 metres (24.9 feet), whichever is the greater, to any lot line of the site on which the building is located where the site abuts a Residential Lot.

4.7 Fences or Hedges

No fence or hedge

- (a) within a required front yard shall exceed 1.0 metres (3.3 feet) in height;
- (b) within an exterior side yard shall exceed 1.3 metres (4.3 feet) in height, and

- (c) within any other required yard shall exceed 1.9 metres (6.2 feet) in height except that a chain link fence for a school or park may exceed these permitted heights.

4.8 Minimum Corner Lot Visibility Triangle

No part of any building on a corner lot shall be located closer than 4.6 metres (15.1 feet) from the intersection of street lines as projected.

4.9 Corner Lot Yard Measurements

Where corner roundings or visibility triangles exist, width, depth and side yard requirements for a corner lot shall be measured from the point of intersection of the extension of the front and side lot lines.

SECTION 5.0 - PARKING

5.1 Parking Accommodation

A minimum of 2 parking spaces, one of which must be located in a garage or carport, must be provided for each single family detached dwelling and each semi-detached dwelling unit.

5.2 Parking Area - Requirements

- (a) Parking space shall be located on the same lot as the principal use.
- (b) No area may be constructed or used for parking or storage within a required front yard or required exterior side yard, however, the parking of one passenger vehicle in a driveway in the required yard is permitted.
- (c) No driveway shall be less than 3.0 metres (9.8 feet) in width.
- (d) No driveway shall be located closer than 9.2 metres (30.2 feet) to an intersection of a front lot line and an exterior side lot line.
- (e) All parking spaces shall be usable in all seasons and finished with a stable dustless surface.

5.3 Detached Private Garage or Carport

- (a) A detached private garage or carport as an accessory building may be located in the side or rear yard of a lot in a Residential Zone provided that it is:
  - (i) No closer than 1.2 metres (3.9 feet) to a main building and,
  - (ii) No closer than 1.2 metres (3.9 feet) to a side lot line if in an interior side yard, or 0.6 metres (2.0 feet) to an interior side or a rear lot line if in a rear yard and,
  - (iii) No closer than 7 metres (23 feet) to the front lot line.

- (b) A detached private garage or carport may be erected against a lot line in a side or rear yard if:
- (i) The garages for two abutting lots are designed as one (1) building and,
  - (ii) A common wall, on and along the side or rear lot line divides the garages and,
  - (iii) The garages for both lots are constructed or reconstructed simultaneously

#### 5.4 Trailers and Commercial Vehicles

A house trailer or a commercial vehicle not exceeding 6,000 pounds Gross Vehicle Weight may be stored or parked in a Residential Zone provided that the house trailer or commercial vehicle:

- (a) is not parked closer to a lot line than a detached private garage is permitted by this By-law;
- (b) is owned by the occupant of the premises and;
- (c) is not used for human habitation.

### SECTION 6.0 - RESIDENTIAL SINGLE FAMILY (R1B)

6.1 The lands designated R1B on Schedule A hereto attached:

6.1.1 shall only be used for:

- (a) a single family detached dwelling,
- (b) a building or use accessory to the above, provided that the building is not used for human habitation,
- (c) the public uses as set out in Section 3.0.

6.1.2 shall be subject to the following requirements and restrictions:

- |                        |                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Lot Area   | (1) 460 square metres (4,951 square feet) for an interior lot and<br>(2) 550 square metres (5920 square feet) for a corner lot            |
| (b) Minimum Lot Width  | 15 metres (49.2 feet) for an interior lot and 18 metres (59.0 feet) for a corner lot                                                      |
| (c) Minimum Lot Depth  | 30 metres (98.4 feet)                                                                                                                     |
| (d) Minimum Front Yard | 6 metres (19.7 feet) provided that the front of the garage or carport shall not be closer than 7 metres (23.0 feet) to the front lot line |

- |                                                     |                                                                                                                                                                                                                                                    |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (e) Minimum Rear Yard                               | 7.5 metres (24.6 feet)                                                                                                                                                                                                                             |
| (f) Minimum Side Yard                               | (1) for an interior lot, 1.2 metres (3.9 feet) for the first storey and an additional storey or part thereof, and<br>(2) for a corner lot, the interior side yard shall be as in (1) above and the exterior side yard shall be 3 metres (9.8 feet) |
| (g) Maximum Lot Coverage                            | 33 1/3%                                                                                                                                                                                                                                            |
| (h) Minimum Gross Floor Area of Dwelling Unit       | 83 square metres (893.4 square feet)                                                                                                                                                                                                               |
| (i) Minimum Landscaped Open Space in the Front Yard | (1) for an interior lot, 60%<br>(2) for a corner lot, 70%                                                                                                                                                                                          |

6.1.3 shall also be subject to the requirements and restrictions of section 1.0 - Definitions and section 4.0 - General Provisions.

#### SECTION 7.0 - RESIDENTIAL TWO FAMILY ZONE (R2A)

7.1 The lands designated R2A on Schedule A hereto attached:

7.1.1 shall only be used for:

- (a) a single family dwelling
- (b) a semi-detached dwelling
- (c) a building or use accessory to the above provided that the building is not used for human habitation
- (d) the public uses as set out in Section 3.0

7.1.2.1 In the R2A zone a single family dwelling shall be subject to the requirements and restrictions of section 6.1.2 and section 6.1.3.

7.1.2.2 In the R2A zone a semi-detached dwelling shall be subject to the following requirements and restrictions;

- |                       |                                                                                                                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Lot Area  | (1) 550 square metres (5920 square feet) for an interior lot; and<br>(2) 645 square metres (6940 square feet) for a corner lot (a minimum area of 275 square metres (2960 square feet) for the interior part and 370 square metres (3980 square metres for the exterior part) |
| (b) Minimum Lot Width | (1) 18 metres (59 feet) for an interior lot; and                                                                                                                                                                                                                              |



- (2) 21 metres (68.9 feet) for a corner lot (a minimum lot width of 9 metres (29.5 feet) for the interior part and 12 metres (39.4 feet) for the exterior part
- (c) Minimum Lot Depth 30 metres (98.4 feet)
- (d) Minimum Front Yard 6 metres (19.7 feet) provided that the front of the garage or carport shall not be closer than 7 metres (23.0 feet) to the front lot line
- (e) Minimum Rear Yard 7.5 metres (24.6 feet)
- (f) Minimum Side Yard
- (1) for an interior lot, 1.2 metres (3.9 feet) for the first storey and an additional 0.6 metres (2.0 feet) for each additional storey or part thereof, and
- (2) for a corner lot, the interior side yard shall be as in (1) above and the exterior side yard shall be 3 metres (9.8 feet)
- (g) Maximum Lot Coverage 40%
- (h) Minimum Gross Floor Area per Dwelling Unit 74 square metres (796.5 square feet)
- (i) Minimum Landscaped Open Space in the Front Yard
- (1) for an interior lot, 50%
- (2) for a corner lot, 60%

7.1.3 shall also be subject to the requirements and restrictions of section 1.0 - Definitions and section 4.0 - General Provisions

7.1.4 Notwithstanding section 7.1.2.2 (c), the minimum lot depth for the two lots shown as the striped portion on Schedule A hereto attached, shall be 27.4 metres (89.9 feet).

#### SECTION 8.0 - OPEN SPACE ZONE (OS)

8.1 The lands designated OS on Schedule A hereto attached:

8.1.1 shall only be used for:

- (a) a public park, playground or other recreational area operated by a municipal or other public authority
- (b) any conservation use
- (c) a use accessory to the above

8.1.2 shall not be subject to any lot or building requirements or restrictions.

#### SECTION 9.0 - REPEAL

9.1 By-law 1827, as amended, of the former Town of Brampton, no longer applies to the lands outlined in Schedule A.

SECTION 10.0 - ADMINISTRATION10.1 Administration and Enforcement

This By-law shall be administered by the Commissioner of Building, Zoning and Licensing and such other persons that may from time to time be appointed by Council.

10.2 Violation and Penalty

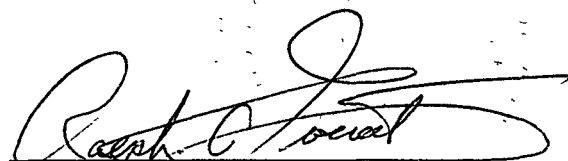
Every person who contravenes any provision of this By-law is guilty of an offence and is liable upon summary conviction to a penalty of not more than One Thousand Dollars (\$1,000.00), exclusive of costs, for each offence.

10.3 This By-law shall not come into force without the approval of the Ontario Municipal Board.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

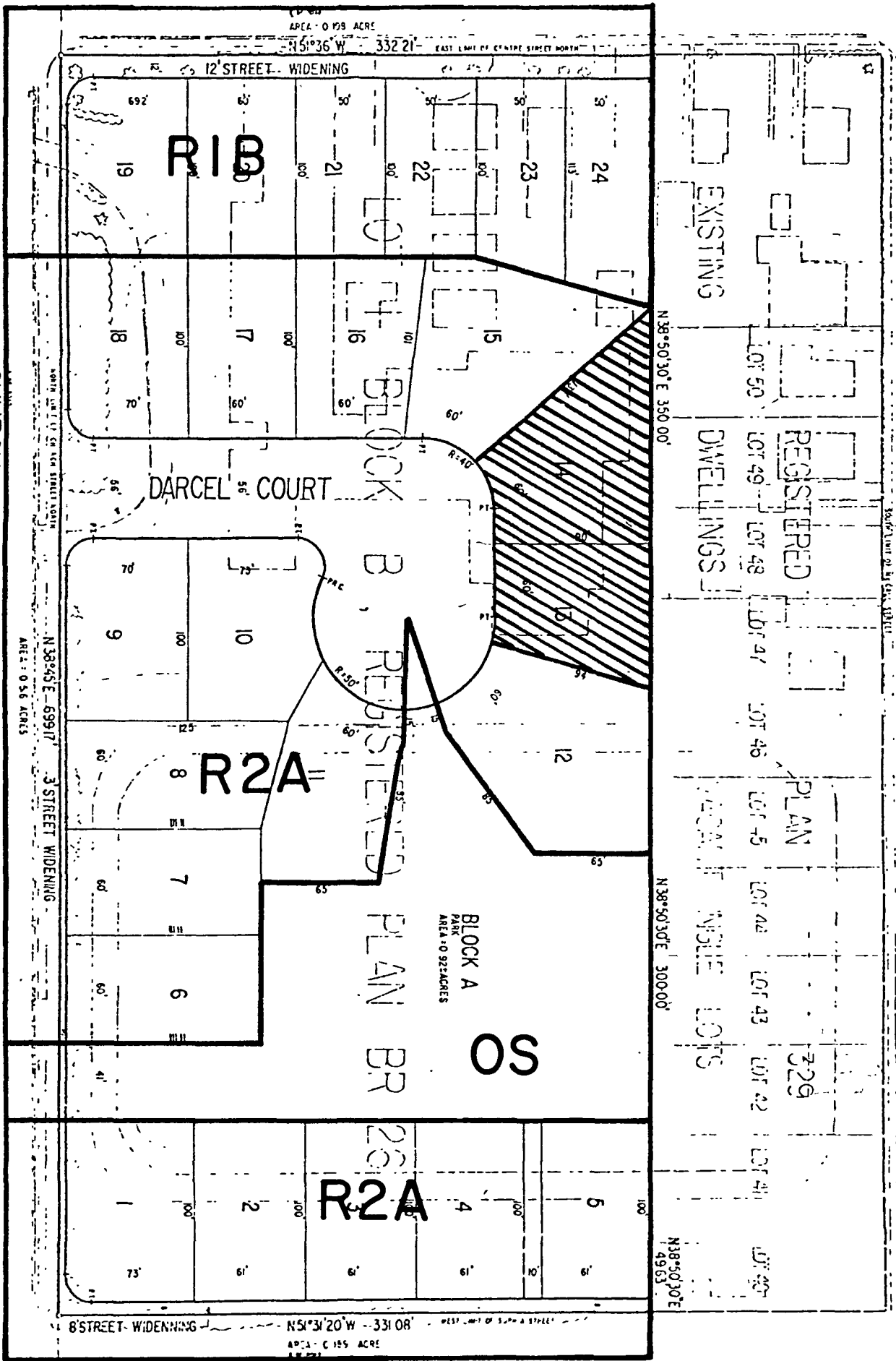
this                      18th                                      day of    December,                      1978.

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Deputy Clerk  
acting

[52' WIDE BY REGISTERED PLAN BR 26]

CENTRE STREET NORTH



CHURCH STREET EAST

MCCAUL STREET

SOPHIA STREET

BY-LAW No. 319-78  
Schedule 'A'



City of Brampton  
Planning Department



R 79834

Ontario Municipal Board

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF an application  
by The Corporation of the City  
of Brampton for approval of  
its Restricted Area By-law 319-78

B E F O R E :

D.S. COLBOURNE  
Vice-Chairman

- and -

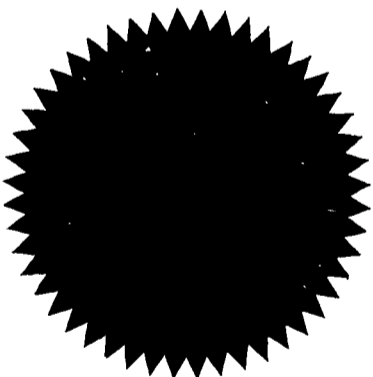
P.M. BROOKS  
Member

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Thursday, the 8th day of  
March, 1979

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 319-78 is  
hereby approved.



SECRETARY

ENTERED	
O. B. No.....	R79-2
Folio No.....	17
MAR 12 1979	
SECRETARY, ONTARIO MUNICIPAL BOARD	