

**CORPORATION OF THE TOWNSHIP
OF BRIGHTON
BY-LAW No. 82**

Being a by-law to regulate the size, strength, character, location and use of buildings and structures.

WHEREAS authority is granted by the Municipal Act, Revised Statutes of Ontario, 1950, Chapter 243, Section 388.

NOW THEREFORE the Corporation of the Township of Brighton enacts as follows:

1. The minimum size of a building lot and the minimum area of a building lot which must be kept free of buildings and accessory buildings thereto shall be as set out in Schedule A hereto attached and made a part of this by-law.
2. All dwellings shall have a foundation at least 8 inches thick and to a depth of at least 3 feet below ground level. The basement walls must be constructed of cement or cement blocks.
3. The dwelling and accessory buildings thereto shall not be built on any lot closer than 75 feet from the centre line of the road or street allowance except in the case of a corner lot.
4. The accessory buildings including the garage shall not be constructed to obstruct the view from dwellings built on the lots adjoining the rear of such corner lot.
5. Floor joists shall be at least 2"x8" with 16" centres. Frame studding shall be at least 2"x4" with 16" centres. One storey buildings shall have ceiling joists at least 2"x4" with 16" centres with centre purline 4 feet from eaves and roof rafters at least 2"x4".
6. Chimney shall be constructed of flue tile with a covering of at least 4" of either cement or brick and completely supported by masonry or reinforced concrete.
7. Two storey buildings shall have ceiling joists at least 2"x8" with 16" centres with purline as in one storey structure specifications.
8. No building lot shall have less than 75 feet frontage on street or Road allowance.
9. A side yard shall be provided on each side of the main building with a minimum width of 4 feet on each side, plus 2 feet on each side for each additional storey above the first.
10. A dwelling for one or more families shall have a ground floor area of not less than 480 square feet and each family unit contained therein shall have not less than 480 square feet of floor space.
11. No accessory building shall be located within 3 feet of the building to which it is accessory or within 6 feet of any required window lighting a habitable room.
12. A private garage located in the side yard of the dwelling it serves shall not be within 6 feet of such dwelling, unless both the garage and the dwelling are faced with incombustible material, and the garage shall not be within 2 feet of the lot line. This last provision shall not be interpreted as prohibiting a double garage serving two dwellings and located on the lot line.
13. The Council shall appoint a building inspector to carry out the provisions of this by-law and the building inspector is hereby empowered to receive all applications for the construction of buildings or additions thereto and the plans therefore shall be submitted with each application.
14. The building inspector when satisfied that the proposed buildings or additions will conform with the provisions of this by-law shall issue a permit for the construction of the buildings or addition but said building or addition shall not be occupied until the applicant has received a final inspection and permission to live in same.
15. The fee for the permit shall be the sum of \$2.00 for a single garage and \$5.00 for a residence. Additions or other buildings on the property shall be \$3.00. In addition to these there shall be paid the amount of 8c per mile travelled by Inspector.
16. Any person convicted of a breach of the provisions of this By-Law shall forfeit and pay, at the discretion of the convicting magistrate a penalty not exceeding the sum of \$50.00 for each offence, exclusive of costs.

This by-law read a first, second, and third time and finally passed this First day of April, 1954.

REG McCANN, Reeve.
OWEN L. FINLAY, Clerk.