



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 20-2001

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing on Sheet 22 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A), RESIDENTIAL SINGLE FAMILY D – SECTION 985 (R1D – SECTION 985), and RESIDENTIAL SINGLE FAMILY D – SECTION 986 (R1D – SECTION 986) to RESIDENTIAL SINGLE FAMILY D – SECTION 1032 (R1D – SECTION 1032), RESIDENTIAL SINGLE FAMILY C – SECTION 1033 (R1C – SECTION 1033), RESIDENTIAL SINGLE FAMILY C – SECTION 1034 (R1C – SECTION 1034) RESIDENTIAL TWO FAMILY A – SECTION 1035 (R2A – SECTION 1035), INSTITUTIONAL ONE – SECTION 989 (I1 – SECTION 989), COMMERCIAL ONE – SECTION 1086 (C1 – SECTION 1086), RESIDENTIAL SINGLE FAMILY D – SECTION 1087 (R1D – SECTION 1087), RESIDENTIAL SINGLE FAMILY C – SECTION 1090 (R1C – SECTION 1090), FLOODPLAIN (F) and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"1032 The lands designated R1D – SECTION 1032 on Sheet 22 of Schedule A to this by-law:

1032.1 shall only be used for the purposes permitted in a R1D zone.

1032.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area: 264 square metres
    - (2) Minimum Lot Width:  
Interior Lot: 11.0 metres  
Corner Lot: 12.8 metres
    - (3) Minimum Lot Depth: 24 metres

- (4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width:  
3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door:
  - a) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
  - b) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
  - c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater.
- (7) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be 5.5 metres;
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth:  
7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (10) Minimum Interior Side Yard Width:
  - a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines

extended beyond the front lot line is greater than 25 degrees.

- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1032.3 shall also be subject to the requirements and restrictions of the RID zone and all the general provisions of this by-law which are not in conflict with those in Section 1032.2.

1033 The lands designated RIC – SECTION 1033 on Sheet 22 of Schedule A to this by-law:

1033.1 shall only be used for the purposes permitted in a RIC zone.

1033.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 288 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 12.0 metres
  - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width:  
3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door: 5.4 metres
- (7) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (8) The following provisions shall apply to garages:
  - a) the maximum garage door width shall be 5.5 metres;
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

(10) Minimum Interior Side Yard Width:

- a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(11) Minimum Landscaped Open Space:

- a) 40% of the minimum front yard area and
- b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1033.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict those in Section 1033.2.

1034 The lands designated R1C – SECTION 1034 on Sheet 22 of Schedule A to this by-law:

1034.1 shall only be used for the purposes permitted in a R1C zone.

1034.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 13.7 metres
  - Corner Lot: 15.5 metres
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth: 4.5 metres to the front wall of a dwelling
- (5) Minimum Exterior Side Yard Width: 3.0 metres to the side wall of a dwelling
- (6) Minimum Setback to a Garage Door: 5.4 metres
- (7) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- (8) The following provisions shall apply to garages:
- a) the maximum garage door width shall be 5.5 metres;
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Rear Yard Depth:  
7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (10) Minimum Interior Side Yard Width:
- a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (11) Minimum Landscaped Open Space:
- a) 40% of the minimum front yard area and
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.
- 1034.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 1034.2.
- 1035 The lands designated R2A – SECTION 1035 on Sheet 22 of Schedule A to this by-law:
- 1035.1 shall only be used for the following purposes:
- 1) a semi-detached dwelling;
  - 2) an auxiliary group home; and,
  - 3) purposes accessory to the other permitted purposes.
- 1035.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 219.6 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18.3 metres per lot and 9.15 metres per dwelling unit
  - Corner Lot: 20.1 metres per lot and 10.95 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width:  
3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth:  
7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit
- (7) Minimum Interior Side Yard Width:  
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area and
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be 3.7 metres
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
  - c) the garage door width restriction does not apply to the garage door facing a flankage lot line
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

- (10) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1035.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with the those in Section 1035.2

1086 The lands designated C1 – SECTION 1086 on Sheet 22 of Schedule A to this by-law:

1086.1 shall only be used for the purposes permitted in a C1 zone;

1086.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width:

6.0 metres except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.

1086.3 shall also be subject to the requirements and restrictions of the C1 zone and all the general provisions of this by-law which are not in conflict with those in Section 1086.2.

1087 The lands designated R1D - SECTION 1087 on Sheet 22 of Schedule A to this by-law:

1087.1 shall only be used for the purposes permitted in a R1D zone.

1087.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330.0 square metres;

- (2) Minimum Lot Width:  
Interior Lot: 11.0 metres;  
Corner Lot: 12.8 metres;

- (3) Minimum Lot Depth: 30.0 metres;

- (4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling;

- (5) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;

- (6) Minimum Exterior Side Yard Width:

3.0 metres to the side wall of a dwelling;

- (7) Minimum Interior Side Yard Width:

- a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
- a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door:
- a) 6.0 metres on the sidewalk side of a street having a road right-of-way width equal to or greater than 17.0 metres but less than 20.0 metres;
  - b) 5.5 metres on the non-sidewalk side of a street having a road right of-way width equal to or greater than 17.0 metres but less than 20.0 metres; and,
  - c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (12) the following provisions shall apply to garages:
- a) the maximum garage door width shall be 5.5 metres;
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1087.3 shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1087.2.

1090 The lands designated R1C – Section 1090 on Sheet 22 of Schedule A to this by-law:

1090.1 shall only be used for the purposes permitted in a R1C zone.

1090.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 366.0 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 12.2 metres;
  - Corner Lot: 14.0 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth:

4.5 metres to the front wall of a dwelling;
- (5) Minimum Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width:

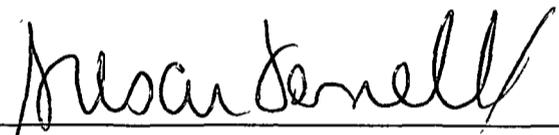
3.0 metres to the side wall of a dwelling
- (7) Minimum Interior Side Yard Width:
  - a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) No permanent structures and excavations shall be located within 10.0 metres of the limit of the TransCanada Pipeline right-of-way;
- (9) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (10) Minimum Setback to a Garage Door: 5.4 metres;
- (11) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

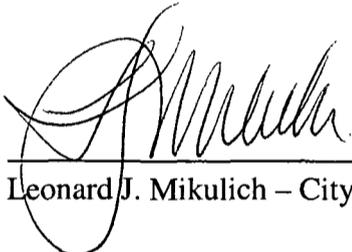
(12) the following provisions shall apply to garages:

- a) the maximum garage door width shall be 5.5 metres;
- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- d) the interior garage width, as calculated 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

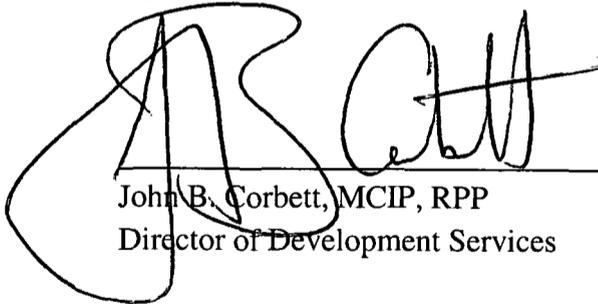
1090.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 1090.2”

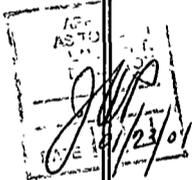
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 29th day of January, 2001.

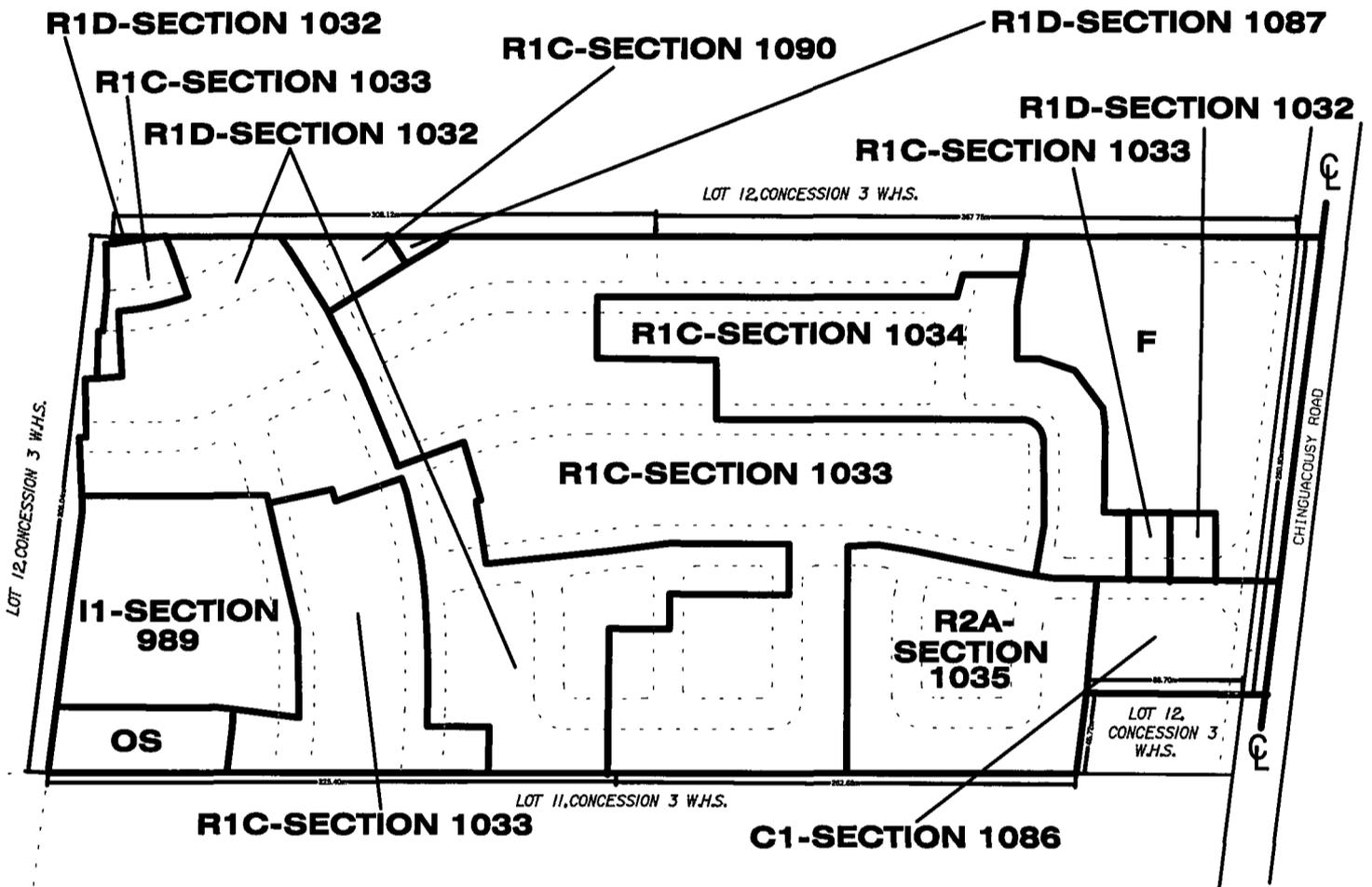
  
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 Susan Fennell – Mayor

  
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 Leonard J. Mikulich – City Clerk

Approved as to Content:

  
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 John B. Corbett, MCIP, RPP  
 Director of Development Services





**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



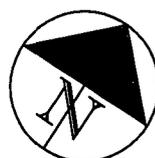
**PART LOT 12, CONCESSION 3 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 20-2001**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 2000 08 16

Drawn by: CJK

File no. C3W12.3

Map no. 22-6H

(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 34;

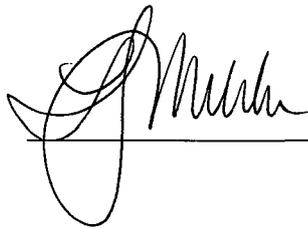
AND IN THE MATTER OF the City of Brampton  
By-law 20-2001 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(773665 ONTARIO LIMITED – File: C3W12.3)

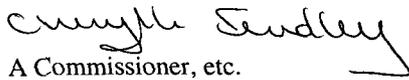
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 20-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 29<sup>th</sup> day of January 2001.
3. Written notice of By-law 20-2001 as required by section 34(18) of the *Planning Act* was given on the 1<sup>st</sup> day of February, 2001, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this 27<sup>th</sup> )  
day of February, 2001 )

  
\_\_\_\_\_

  
A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,  
Regional Municipality of Peel, for  
The Corporation of The City of Brampton  
Expires October 18, 2002.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,  
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,  
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

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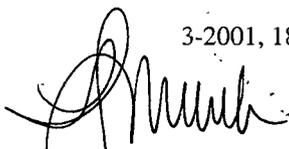
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3-2001, 18-2001, 19-2001, 20-2001

  
Leonard J. Mikulich  
City Clerk,  
February 27, 2001