



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 22-95

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 27 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY C- SECTION 755 (R1C-SECTION 755), RESIDENTIAL SINGLE FAMILY C- SECTION 756 (R1C-SECTION 756), RESIDENTIAL SINGLE FAMILY D- SECTION 757 (R1D-SECTION 757), RESIDENTIAL SINGLE FAMILY D- SECTION 758 (R1D-SECTION 758), RESIDENTIAL SINGLE FAMILY D- SECTION 759 (R1D-SECTION 759), RESIDENTIAL TWO A- SECTION 760 (R2A-SECTION 760), RESIDENTIAL TWO A- SECTION 761 (R2A-SECTION 761), RESIDENTIAL TWO A- SECTION 762 (R2A-SECTION 762), RESIDENTIAL TWO A- SECTION 763 (R2A-SECTION 763), RESIDENTIAL THREE B- SECTION 764 (R3B-SECTION 764), RESIDENTIAL TWO A- SECTION 765 (R2A-SECTION 765), RESIDENTIAL THREE B- SECTION 766 (R3B-SECTION 766), RESIDENTIAL SINGLE FAMILY D- SECTION 767 (R1D-SECTION 767), RESIDENTIAL TWO B- SECTION 768 (R2B-SECTION 768), INSTITUTIONAL ONE- SECTION 769 (I1-SECTION 769), INSTITUTIONAL ONE- SECTION 770, (I1-SECTION 770), INSTITUTIONAL ONE- SECTION 771 (I1-SECTION 771), INSTITUTIONAL ONE- SECTION 772 (I1-SECTION 772), INSTITUTIONAL ONE- SECTION 774, (I1-SECTION 774), INSTITUTIONAL ONE- SECTION 775 (I1-SECTION 775), INSTITUTIONAL ONE- SECTION 776 (I1-SECTION 776), INSTITUTIONAL ONE- SECTION 777, (I1-SECTION 777), INSTITUTIONAL ONE- SECTION 778 (I1-SECTION 778), INSTITUTIONAL ONE- SECTION 779 (I1-SECTION 779), OPEN SPACE- SECTION 780 (OS-SECTION 780), FLOODPLAIN (F), OPEN SPACE (OS) and HIGHWAY COMMERCIAL TWO (HC2).
  - (2) by adding thereto the following section:

"755 The lands designated R1C- Section 755 on Sheet 27 of Schedule A to this by-law:

755.1 shall only be used for the purposes permitted in an R1C zone by section 14.1.1.

755.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 334.6 square metres.  
Corner Lot: 364 square metres.
- (2) Minimum Lot Width:  
Interior Lot: 15.2 metres.  
Corner Lot: 17.0 metres.
- (3) Minimum Lot Depth: -22 metres.
- (4) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.
- (6) Minimum Front Yard Depth: 4.5 metres.
- (7) a detached garage having a maximum gross floor area of 36 square metres shall be permitted.
- (8) a private outdoor amenity area of a minimum of 80 square metres shall be provided.
- (9) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line.
- (10) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side.
- (11) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard
- (12) Minimum Rear Yard Depth: - 6.0 metres

755.3 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 755.2.

756 The lands designated R1C- Section 756 on Sheet 27 of Schedule A to this by-law:

756.1 shall only be used for the purposes permitted in an R1C zone by section 14.1.1.

756.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 336.4 square metres.

Corner Lot: 414 square metres.

(2) Minimum Lot Width:

Interior Lot: 12 metres.

Corner Lot: 13.8 metres.

(3) Minimum Lot Depth: -27.8 metres.

(4) the requirements and restrictions contained in sections 755.2 (4) to 755.2 (11) inclusive.

756.3 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 756.2.

757 The lands designated R1D- Section 757 on Sheet 27 of Schedule A to this by-law:

757.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

757.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 334.6 square metres.

Corner Lot: 387.0 square metres.

(2) Minimum Lot Width:

Interior Lot: 11.16 metres.

Corner Lot: 12.9 metres.

(3) Minimum Lot Depth: -30.0

metres.

- (4) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side provided that:
- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall; and,
  - (d) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12 (b) of this by-law may project into the yard shall not exceed 35 centimetres
- (5) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.
- (7) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (8) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

757.3

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 757.2.

758 The lands designated R1D- Section 758 on Sheet 27 of Schedule A to this by-law:

758.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

758.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 334.6 square metres.

Corner Lot: 384 square metres.

(2) Minimum Lot Width:

Interior Lot: 10.14 metres.

Corner Lot: 11.94 metres.

(3) Minimum Lot Depth: -33.0 metres.

(4) the requirements and restrictions contained in sections 757.2 (4) to 757.2 (8) inclusive.

758.3 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 758.2.

759 The lands designated R1D- Section 759 on Sheet 27 of Schedule A to this by-law:

759.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

759.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

336.7 square metres.

(2) Minimum Lot Width:

9.1 metres.

(3) Minimum Lot Depth: -37.0 metres.

(4) no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.

- (5) the requirements and restrictions contained in sections 757.2 (4) to 757.2 (8) inclusive.
- 759.3 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 759.2.
- 760 The lands designated R2A- Section 760 on Sheet 27 of Schedule A to this by-law:
- 760.1 shall only be used for the following purposes:
- (1) a semi-detached dwelling;
  - (2) an auxiliary group home subject to the requirements set out in section 10.15; and,
  - (3) purposes accessory to the other permitted purposes.
- 760.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:  
  
Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit.  
  
Corner Lot: 517.5 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
  - (2) Minimum Lot Width:  
  
Interior Lot: 22.18 metres, and 11.09 metres per dwelling unit.  
  
Corner Lot: 23.98 metres, and 12.89 metres for the dwelling unit closest to the flankage lot line.
  - (3) Minimum Lot Depth: -22.0 metres.
  - (4) Minimum Front Yard Depth: -4.5 metres.
  - (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.
  - (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres.

- (7) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.
- (8) Minimum Rear Yard Depth: - 6.0 metres.
- 760.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 760.2.
- 761 The lands designated R2A- Section 761 on Sheet 27 of Schedule A to this by-law:
- 761.1 shall only be used for the following purposes:
- (1) those purposes permitted in a R2A-Section 760 zone.
- 761.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:
- Interior Lot: 487.9 square metres per lot, and 243.9 square metres per dwelling unit. metres.
- Corner Lot: 527 square metres per lot, and 283.6 square metres for the dwelling unit closest to the flankage lot line.
- (2) Minimum Lot Width:
- Interior Lot: 20.15 metres, and 10.25 metres per dwelling unit.
- Corner Lot: 22.3 metres, and 11.13 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth: -22.0 metres.
- (4) the requirements and restrictions contained in sections 760.2 (4) to 760.2 (8) inclusive.
- 761.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 761.2.
- 762 The lands designated R2A- Section 762

on Sheet 27 of Schedule A to this by-law:

762.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R2A-Section 760 zone.

762.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 487.8 square metres per lot, and 243.9 square metres per dwelling unit. metres.

Corner Lot: 531 square metres per lot, and 297.1 square metres for the dwelling unit closest to the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 16.26 metres, and 8.13 metres per dwelling unit.

Corner Lot: 18.06 metres, and 9.93 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Lot Depth: -30.0 metres.

- (4) the requirements and restrictions contained in sections 760.2 (4) to 760.2 (7) inclusive.

762.3 shall be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 762.2.

763 The lands designated R2A- Section 763 on Sheet 27 of Schedule A to this by-law:

763.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R2A-Section 760 zone.

763.2 shall also be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 485.8 square metres per lot, and 242.9 square metres per dwelling unit. metres.

Corner Lot: 546 square metres



per lot, and 303 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 14.5 metres, and 7.25 metres per dwelling unit.

Corner Lot: 16.3 metres, and 9.05 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: -33.5 metres.

(4) Minimum Front Yard Depth- 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling.

(5) Minimum Rear Yard Depth- 7.5 metres.

(6) Minimum Interior Side Yard- 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.

(7) no building shall be located closer than 15 metres to the limit of the Trans-Canada Pipeline Right-of-Way or Pipeline Easement.

(8) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(9) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

(10) maximum inside width of a garage shall be 4.5 metres provided:

(a) the adjoining unit garage has a maximum inside width of 3.2 metres;

(b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;

(c) notwithstanding 13 (b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.

- (11) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

763.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 763.2.

764 The lands designated R3B- Section 764 on Sheet 27 of Schedule A to this by-law:

764.1 shall only be used for the following purposes:

- (1) those purposes permitted in a R2A-Section 760 zone.

764.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot: 346.7 square metres per lot, and 173.35 square metres per dwelling unit.

Corner Lot: 390.3 square metres per lot, and 216.9 square metres for the dwelling unit closest to the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 15.76 metres, and 7.88 metres per dwelling unit.

Corner Lot: 17.74 metres, and 9.86 metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Lot Depth: -22.0 metres.

- (4) Minimum Front Yard Depth:

(a) to the main wall of the building- 4.0 metres

(b) to the front of a garage or carport- 6.0 metres

- (5) the minimum interior side yard shall be 0.8 metres provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the minimum distance between two buildings shall not be less than 1.6 metres;

(c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,

(d) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12 (b) may project into the yard shall not exceed 35 centimetres.

(6) Minimum Exterior Side Yard Width: 3.0 metres.

(7) Minimum Rear Yard Depth: 6.0 metres.

(8) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.

764.3 shall also be subject to the requirements and restrictions relating to the R3B zone, and all the general provisions of this by-law which are not in conflict with those set out in section 764.2. above.

765 The lands designated R2A- Section 765 on Sheet 27 of Schedule A to this by-law:

765.1 shall only be used for the following purposes:

(1) those purposes permitted in a R2A-Section 760 zone.

765.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:  
Interior Lot: 411 square metres per lot, and 205.5 square metres per dwelling unit.

Corner Lot: 465 square metres per lot, and 259.5 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot: 13.7 metres, and 6.85 metres per dwelling unit.

Corner Lot: 15.5 metres, and 8.65 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: -30.0 metres.

(4) shall be subject to the requirements and restrictions of Section 763.2 (4) to 763.2 (7) inclusive, and, Section 763.2 (9) to 763.2 (12) inclusive.

765.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 765.2.

766. The lands designated R3B - SECTION 766 on Sheet 27 of Schedule A to this by-law:

766.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) a townhouse dwelling containing street townhouse dwelling units; and,
- (3) purposes accessory to the other permitted purposes.

766.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area per Dwelling Unit:

(a) For a Semi-Detached Dwelling:

Interior Lot: 194 square metres

Corner Lot: 241 square metres

(b) For a Street Townhouse Dwelling:

Interior Lot: 177 square metres

Corner Lot: 241 square metres

(2) Minimum Lot Width per Dwelling Unit:

(a) For a Semi-Detached Dwelling:

Interior Lot: 9.15 metres

Corner Lot: 11.35 metres

(b) For a Street Townhouse

## Dwelling:

Interior Lot: 8.35 metres

Corner Lot: 11.35 metres

- (3) Minimum Lot Depth: 22 metres
- (4) Minimum Front Yard Depth:
- (a) to the main wall of the building - 4.0 metres
- (b) to the front of a garage or carport - 6.0 metres
- (5) the minimum interior side yard shall be 0.8 metres provided that:
- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (b) the minimum distance between two buildings shall not be less than 1.6 metres;
- (c) where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
- (d) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.
- (6) Minimum Exterior Side Yard Width: 3.0 metres
- (7) Minimum Rear Yard Depth: 6.0 metres
- (8) Maximum Building Height: 2 storeys to a maximum of 10.6 metres
- (9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (10) each dwelling unit shall have a direct pedestrian access having a width of 0.8 metres or greater, from the front yard to the rear yard, without having to pass through a habitable room, basement or cellar.
- (11) a maximum of 6 dwellings units shall be attached.
- (12) all driveways shall have a minimum

width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.

- (13) a garage shall not exceed 4.0 metres in width.
- (14) a detached garage or carport shall not be permitted.
- (15) Minimum Landscaped Open Space:  
40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot, and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
- (16) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- (17) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

766.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law that are not in conflict with the ones set out in section 766.2.

767 The lands designated R1D - SECTION 767 on Sheet 27 of Schedule A to this by-law:

767.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

767.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 270 square metres

Corner Lot: 342 square metres

(2) Minimum Lot Width:

Interior Lot: 9 metres

Corner Lot: 11.4 metres

- (3) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
  - (c) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall; and,
  - (e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.
- (4) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
  - (5) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling units itself, the inside width of the garage shall not exceed 40 percent of the lot width.
  - (6) Minimum Rear Yard Depth: - 6.0 metres.
- 767.3 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 767.2.
- 768 The lands designated R2B - SECTION 768 on Sheet 27 of Schedule A to this by-law:
- 768.1.1 shall only be used for the following purposes:
    - (1) a quattroplex dwelling; and,
    - (2) purposes accessory to the other permitted purposes.
  - 768.1.2 shall be subject to the following requirements and restrictions:
    - (1) Minimum Lot Area:

Interior Lot - 800 square metres;

Corner Lot - 920 square metres.

- (2) Minimum Lot Width:  
Interior Lot - 20 metres;

Corner Lot - 23 metres.

- (3) Minimum Lot Depth: 40 metres;

- (4) Minimum Front Yard Depth:

For a through lot or corner lot:

(a) where the private outdoor amenity area is located in the front yard - 6.0 metres;

(b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, - 3.0 metres;

(c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey - 4.5 metres.

For an interior lot where the private outdoor amenity area is located in the front yard - 16 metres.

- (5) Minimum Rear Yard Depth:

For an interior lot, or a corner lot - 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

For a through lot, or a corner lot bounded by three streets - 0 metres.

- (6) Minimum Interior Side Yard:

For an interior lot:

(a) for the two dwelling units closest to the front lot line - 3.5 metres;



- (b) for the two dwelling units closest to the rear lot line - 1.8 metres.

For a through lot or corner lot - 1.8 metres.

- (7) Minimum Exterior Side Yard Width:

For an interior lot:

- (a) for the dwelling unit closest to the front lot line - 6.5 metres;
- (b) for the dwelling unit closest to the rear lot line - 4.8 metres.

For a through lot or corner lot - 3.0 metres.

- (8) For a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

- (9) Maximum Building Height - 2 storeys;

- (10) Maximum Lot Coverage:

For an interior lot and a through lot - 50 percent;

For a corner lot - 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

- (13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum,

unobstructed length of 5.4 metres;

- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard., and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;

For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

768.1.3 shall also be subject to the requirements and restrictions relating R2B Zone and all the

general provisions of this by-law that are not in conflict with those set out in section 768.1.2.

768.2 For the purpose of section 768:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metre from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

769 The lands designated I1-Section 769 on Sheet 27 of Schedule A to this by-law:

769.1 shall only be used for the purposes permitted by section 769.1 (1), or the purposes permitted by section 769.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1C-SECTION 755 zone; and,
- (b) a park, playground or recreation facility operated

by a public authority.

769.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D-SECTION 755 zone, the requirements and restrictions as set out in a R1D-SECTION 755 zone.

769.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 769.2.

770 The lands designated I1-Section 770 on Sheet 27 of Schedule A to this by-law:

770.1 shall only be used for the purposes permitted by section 770.1 (1), or the purposes permitted by section 770.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1C-SECTION 756 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

770.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-SECTION 756 zone, the requirements and restrictions as set out in a R1C-SECTION 756 zone.

770.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 770.2.

771 The lands designated I1-Section 771 on Sheet 27 of Schedule A to this by-law:

771.1 shall only be used for the purposes permitted by section 771.1 (1), or the

purposes permitted by section 771.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1D-SECTION 757 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

771.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1D-SECTION 757 zone, the requirements and restrictions as set out in a R1D-SECTION 757 zone.

771.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 771.2.

772 The lands designated I1-Section 772 on Sheet 27 of Schedule A to this by-law:

772.1 shall only be used for the purposes permitted by section 772.1 (1), or the purposes permitted by section 772.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 760 zone; and,
- (b) a park, playground or

recreation facility operated by a public authority.

772.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 760 zone, the requirements and restrictions as set out in a R2A-SECTION 760 zone.

772.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 772.2.

774 The lands designated I1-Section 774 on Sheet 27 of Schedule A to this by-law:

774.1 shall only be used for the purposes permitted by section 774.1 (1), or the purposes permitted by section 774.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 761 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

774.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 761 zone, the requirements and restrictions as set out in a R2A-SECTION 761 zone.

774.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 774.2.

775 The lands designated I1-Section 775 on Sheet 27 of Schedule A to this by-law:

775.1 shall only be used for the purposes

permitted by section 775.1 (1), or the purposes permitted by section 775.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 762 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

775.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 762 zone, the requirements and restrictions as set out in a R2A-SECTION 762 zone.

775.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 775.2.

776 The lands designated I1-Section 776 on Sheet 27 of Schedule A to this by-law:

776.1 shall only be used for the purposes permitted by section 776.1 (1), or the purposes permitted by section 776.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R1C-SECTION 755 zone; and,

- (b) a park, playground or recreation facility operated by a public authority.

776.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-SECTION 755 zone, the requirements and restrictions as set out in a R1C-SECTION 755 zone.

776.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 776.2.

777 The lands designated I1-Section 777 on Sheet 27 of Schedule A to this by-law:

777.1 shall only be used for the purposes permitted by section 777.1 (1), or the purposes permitted by section 777.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 760 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

777.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 760 zone, the requirements and restrictions as set out in a R2A-SECTION 760 zone.

777.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 777.2.

778 The lands designated I1-Section 778 on Sheet 27 of Schedule A to this by-law:



778.1 shall only be used for the purposes permitted by section 778.1 (1), or the purposes permitted by section 778.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 762 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

778.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R2A-SECTION 762 zone, the requirements and restrictions as set out in a R2A-SECTION 762 zone.

778.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 778.2.

779 The lands designated I1-Section 779 on Sheet 27 of Schedule A to this by-law:

779.1 shall only be used for the purposes permitted by section 779.1 (1), or the purposes permitted by section 779.1 (2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in an R2A-SECTION 763 zone; and,

- (b) a park, playground or recreation facility operated by a public authority.
- 779.2 shall be subject to the following requirements and restrictions:
- (1) for those uses permitted in a R2A-SECTION 763 zone, the requirements and restrictions as set out in a R2A-SECTION 763 zone.
- 779.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 779.2.
- 780 The lands designated OS-Section 780 on Sheet 27 of Schedule A to this by-law:
- 780.1 shall only be used for the purposes permitted by section 780.1 (1), or the purposes permitted by section 780.1 (2), but not both sections or not any combination of both sections:
- (1) either:
    - (a) those purposes permitted in an OS zone by Section 54.1.1; and,
    - (b) those purposes permitted in an I1 zone by Section 53.1.1.
  - (2) or:
    - (a) those purposes permitted in an R1D-SECTION 757 zone;
    - (b) those purposes permitted in an R1D-SECTION 759 zone; and,
    - (c) a park, playground or recreation facility operated by a public authority.
- 780.2 shall be subject to the following requirements and restrictions:
- (1) for those uses permitted in a R1D-SECTION 757 zone, the requirements and restrictions as set out in a R1D-SECTION 757 zone.
  - (2) for those uses permitted in a R1D-SECTION 759 zone, the requirements and restrictions as set out in an R1D-SECTION 759 zone.
- 780.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law


which are not in conflict with the ones set out in section 780.2."

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

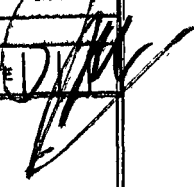
this 16th day of January 1995.

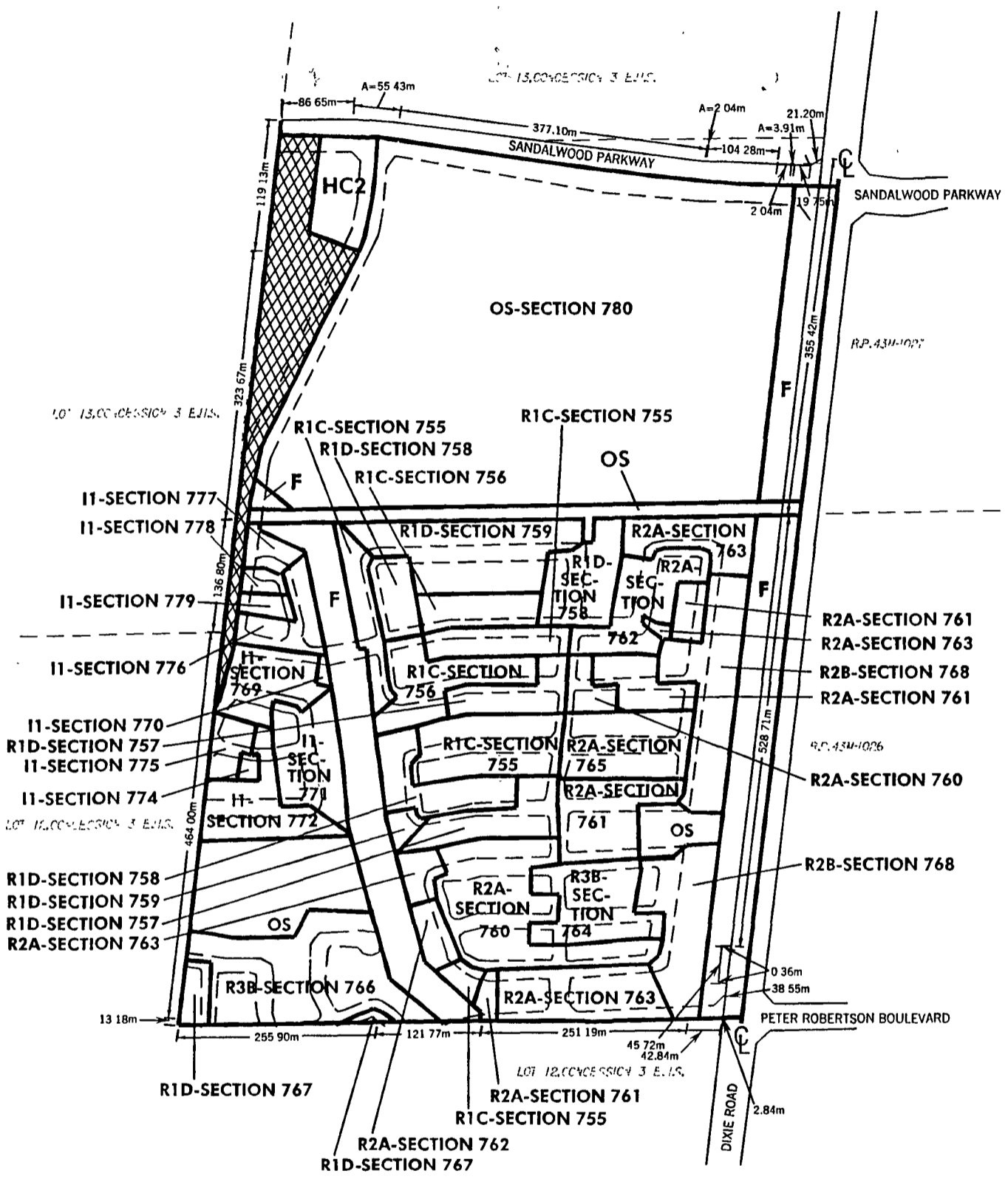


PETER ROBERTSON- MAYOR

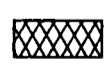


  
LEONARD J. MIKULICH- CITY CLERK.

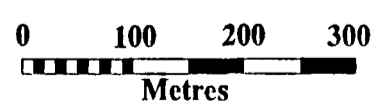
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APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE 

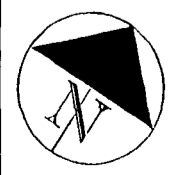


**LEGEND**

-  LANDS NOT SUBJECT TO THIS AMENDMENT
-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m** METRES



**PART LOT 12 & 13, CONCESSION 3 E.H.S.**  
**BY-LAW 151-88** **SCHEDULE A**  
**By-Law 22-95** **Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building  
 Date: 1994 11 21 Drawn by: CJK  
 File no. C3E12 3 Map no 27-10J

## EXPLANATORY NOTE

### THE PURPOSE OF BY-LAW 22-95

The purpose of By-law 22-95 is to amend comprehensive zoning by-law 151-88, as amended, pursuant to an application by Sandringham Place Incorporated (File Number: C3E12.3).

### EFFECT OF THE BY-LAW

The effect of By-law 22-95 is to implement the various lots, blocks and land uses on a draft plan of subdivision, involving single family, semi-detached, and multiple family dwelling units, as well as a variety of park blocks, a school block, a shared community centre/school, a church block, a highway commercial block, and two drainage channels transecting the subject lands.

### LOCATION OF THE LANDS AFFECTED

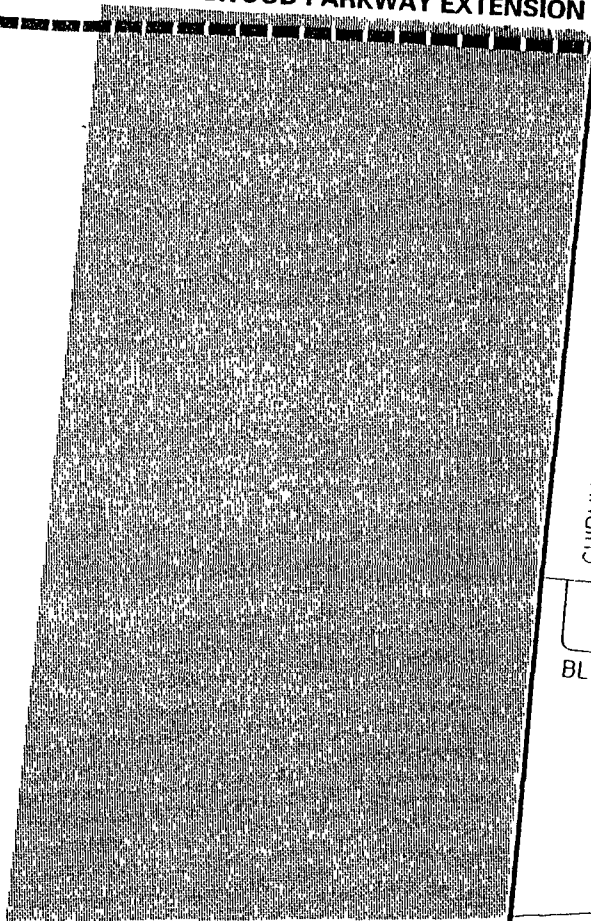
The location of the lands affected by By-law 22-95 is part of Lots 12 and 13, Concession 3, east of Hurontario Street. The lands comprise a 70.95 hectare (175.3 acre) parcel located at the south-west corner of the intersection of Dixie Road and the future Sandalwood Parkway East extension.

Any further enquiries or questions should be directed to Mr. Neal Grady, City of Brampton Planning and Building Department, (905) 874-2064.

HEART LAKE ROAD

SANDALWOOD PARKWAY EXTENSION

DIXIE ROAD



SUBJECT PROPERTY

BOVAIRD DRIVE

CHIPMUNK

CR

BLAC

BLUE SPRU  
A

RANGELAND

PL

PL

SOFTNE ET

SECLT

AVI

FERN

LOFTYPINES

PL

CR

M

VALLEY

MA

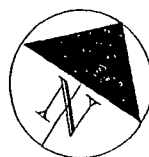
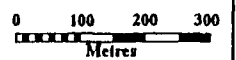
NEVILLE

NEW

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IN

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CITY OF BRAMPTON  
Planning and Development

Date: 1994 09 07

Drawn by: CJK

File no. C3E12.3

Map no 27-10D

Key Map By-Law

22-95