



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 48-2002

To amend By-law 56-83 as amended.

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1. By-law 56-83, as amended, is hereby further amended:

(1) by changing on Sheet 15 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY C – SECTION 689 (R1C – SECTION 689), RESIDENTIAL SINGLE FAMILY C – SECTION 692 (R1C – SECTION 692), RESIDENTIAL SINGLE FAMILY B – SECTION 693 (R1B – SECTION 693), RESIDENTIAL SINGLE FAMILY C – SECTION 694 (R1C - SECTION 694), RESIDENTIAL TWO FAMILY A – SECTION 695 (R2A - SECTION 695), RESIDENTIAL TWO FAMILY A – SECTION 696 (R2A - SECTION 696), INSTITUTIONAL ONE – SECTION 697 (I1-SECTION 697), RESIDENTIAL TOWNHOUSE B – SECTION 764 (R3B-SECTION 764), RESIDENTIAL TWO FAMILY A – SECTION 765 (R2A - SECTION 765), OPEN SPACE – SECTION 685 (OS – SECTION 685), and OPEN SPACE (OS).

(2) by adding thereto the following sections:

“693 The lands designated R1B-SECTION 693 on Sheet 15 of Schedule A to this by-law:

693.1 shall only be used for those purposes permitted in a R1B zone;

693.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 450.0 square metres.

- (2) Minimum Lot Width:
  - Interior Lot: 15.0 metres.
  - Corner Lot: 16.8 metres.
- (3) Minimum Lot Depth: 30.0 metres.
- (4) Minimum Front Yard Depth:
  - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
- (5) 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.
- (6) 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
- (7) 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 percent of the minimum required lot area.
- (8) Minimum Setback From F Zone:
  - No dwelling shall be located within 10.0 metres of an F Zone.
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (10) The following provisions shall apply to garages:
- (a) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 15.0 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, and on a lot having a lot width greater than or equal to 16.0 metres;
  - (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.

(11) Maximum Garage Projection:

- No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- (12) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth;

693.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 693.2.

694 The lands designated RIC-SECTION 694 on Sheet 15 of Schedule A to this by-law:

694.1 shall only be used for those purposes permitted in a RIC zone;

694.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 285.0 square metres
- (2) Minimum Lot Width:

- Interior Lot: 12.0 metres.
- Corner Lot: 13.8 metres.
  
- (3) Minimum Lot Depth: 24.0 metres.
  
- (4) Minimum Front Yard Depth:
  - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
  
- (5) 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.
  
- (6) 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
  
- (7) 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 percent of the minimum required lot area.
  
- (8) Minimum Setback From F Zone:
  - No dwelling shall be located within 10.0 metres of an F Zone.
  
- (9) Minimum Landscaped Open Space:
  - (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

- (10) The following provisions shall apply to garages:
- (a) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres, but greater than or equal to 12.0 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, and on a lot having a lot width greater than or equal to 16.0 metres;
  - (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.

(11) Maximum Garage Projection:

- No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

694.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 694.2.

695 The lands designated R2A-SECTION 695 on Sheet 15 of Schedule A to this by-law:

695.1 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.

695.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- 216 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: 18.0 metres per lot, and  
9.0 metres per dwelling unit;

Corner Lot: 19.8 metres per lot, and  
10.8 metres for the dwelling unit closest to the  
flankage lot line.

(3) Minimum Lot Depth: 24.0 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 Rear Yard Depth:

(a) 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 percent of the minimum required  
lot area for the particular unit; and,

(b) 10.0 metres where the rear yard abuts a HC1-Section  
501 zone category.

(6) Minimum Interior Side Yard Width:

- 1.2 metres, except along the common wall lot line  
where the setback may be 0.0 metres.

(7) 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.

(8) Minimum Setback From F Zone:

- No dwelling shall be located within 10.0 metres of an F  
Zone.

- (9) Minimum Landscaped Open Space:
- (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) The following provisions shall apply to garages:
- (a) The maximum garage door width per dwelling unit shall be 3.7 metres on a lot having a dwelling unit width of 9.0 metres or greater;
  - (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 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection:
- No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

695.3 shall also be subject to the requirements and restrictions of the R2A zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 695.2.

696 The lands designated R2A-Section 696 on Sheet 15 of Schedule A to this by-law:

696.1 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.

696.2 shall be subject to the requirements and restrictions permitted by section 696.2(1), or the requirements and restrictions permitted by section 696.2(2), but not both sections or not any combination of both sections:

either:

(1) the requirements and restrictions as set out in a R2A-Section 765 zone;

or:

(2) the requirements and restrictions as set out in a R2A-Section 695 zone.

696.3 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 696.2.

697 The lands designated I1-Section 697 on Sheet 15 of Schedule A to this by-law:

697.1 shall only be used for the purposes permitted by section 697.1 (1), or the purposes permitted by section 697.1 (2), but not both sections or not any combination of both sections:

either:

(1) (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.

or:

(2) (a) those purposes permitted in an R1C-Section 694 zone; and,

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



697.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a RIC-Section 694 zone, the requirements and restrictions as set out in a RIC-Section 694 zone.

697.3 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 697.2.

764 The lands designated R3B-SECTION 764 on Sheet 15 of Schedule A to this by-law:

764.1 shall only be used for the following purposes:

- (1) Residential
  - (a) a townhouse dwelling;
- (2) Non-Residential
  - (a) purposes accessory to the other permitted purposes; and,
  - (b) an auxiliary group home, subject to the requirements and restrictions set out in section 6.27.

764.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - 0.95 hectares.
- (2) Minimum Lot Width:
  - 30.0 metres.
- (3) Minimum Lot Depth:
  - 200.0 metres.
- (4) Minimum Yard Setbacks:
  - Minimum 4.6 metres from all lot lines, except where a lot line abuts a F zone, in which case a minimum yard setback of 10.0 metres shall be required.

- (5) Minimum Setback to Garage Door:
  - Minimum 6 metres, between the edge of an internal roadway as measured in a parallel line to the edge of a garage door, of any particular unit.
- (6) Distance Between Buildings:
  - Minimum 3.0 metres shall be maintained between all main buildings within the lot.
- (7) Maximum Building Height: 10.6 metres.
- (8) Maximum Lot Coverage by Principal Building(s):
  - 30 percent of lot area.
- (9) Minimum Landscaped Open Space: 40 percent of lot area.
- (10) The following provisions shall apply to garages:
  - (a) The maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres for a dwelling unit having a width of less than 7.0 metres;
    - (ii) 3.1 metres for a dwelling unit having a width of less than 8.0 metres, but greater than or equal to 7.0 metres;
    - (iii) 3.7 metres for a dwelling unit having a width of 8.0 metres or greater.
  - (b) the garage door width for a dwelling unit may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer 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 0.6 metres more than the maximum garage door width permitted for the dwelling unit.

(11) Maximum Garage Projection:

- No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

(12) Maximum Number of Dwelling Units Per Townhouse Dwelling: 8.

- (13) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

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 the ones set out in section 764.2”

765 The lands designated R2A-SECTION 765 on Sheet 15 of Schedule A to this by-law:

765.1 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.

765.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- 195 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: 13.0 metres per lot, and  
6.5 metres per dwelling unit;

Corner Lot: 14.8 metres per lot, and  
8.38 metres for the dwelling unit closest to the  
flankage lot line.

(3) Minimum Lot Depth: 30.0 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 Rear Yard Depth:

(a) 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 percent of the minimum required  
lot area for the particular unit; and,

(b) 10.0 metres where the rear yard abuts a HC1-Section  
501 zone category.

(6) Minimum Interior Side Yard Width:

- 1.2 metres, except along the common wall lot line  
where the setback may be 0.0 metres.

(7) 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.

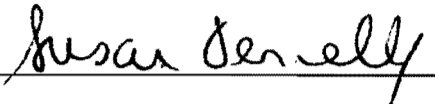
(8) Minimum Setback From F Zone:

- No dwelling shall be located within 10.0 metres of an F  
Zone.

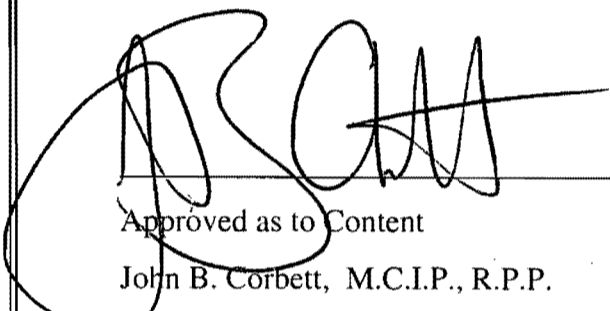
- (9) Minimum Landscaped Open Space:
- (a) 40 percent of the minimum front yard area; and,
  - (b) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (10) The following provisions shall apply to garages:
- (a) The maximum garage door width per dwelling unit shall be:
    - (i) 2.5 metres on a lot having a lot width per dwelling unit of less than 7.0 metres;
    - (ii) 3.1 metres on a lot having a lot width per dwelling unit greater than or equal to 7.0 metres, but less than 8.0 metres;
    - (iii) 3.7 metres on a lot having a lot width per dwelling unit greater than or equal to 8.0 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 0.6 metres more than the maximum garage door width permitted on the lot.
- (11) Maximum Garage Projection:
- No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

765.3 shall also be subject to the requirements and restrictions of the R2A zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 765.2.”


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 25th day of February 2002.

  
\_\_\_\_\_  
SUSAN FENNELL - MAYOR

  
\_\_\_\_\_  
LEONARD J. MIKULICH - CITY CLERK

  
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Approved as to Content  
John B. Corbett, M.C.I.P., R.P.P.  
Director of Planning and Development Services

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE 

R3B-SECTION 764

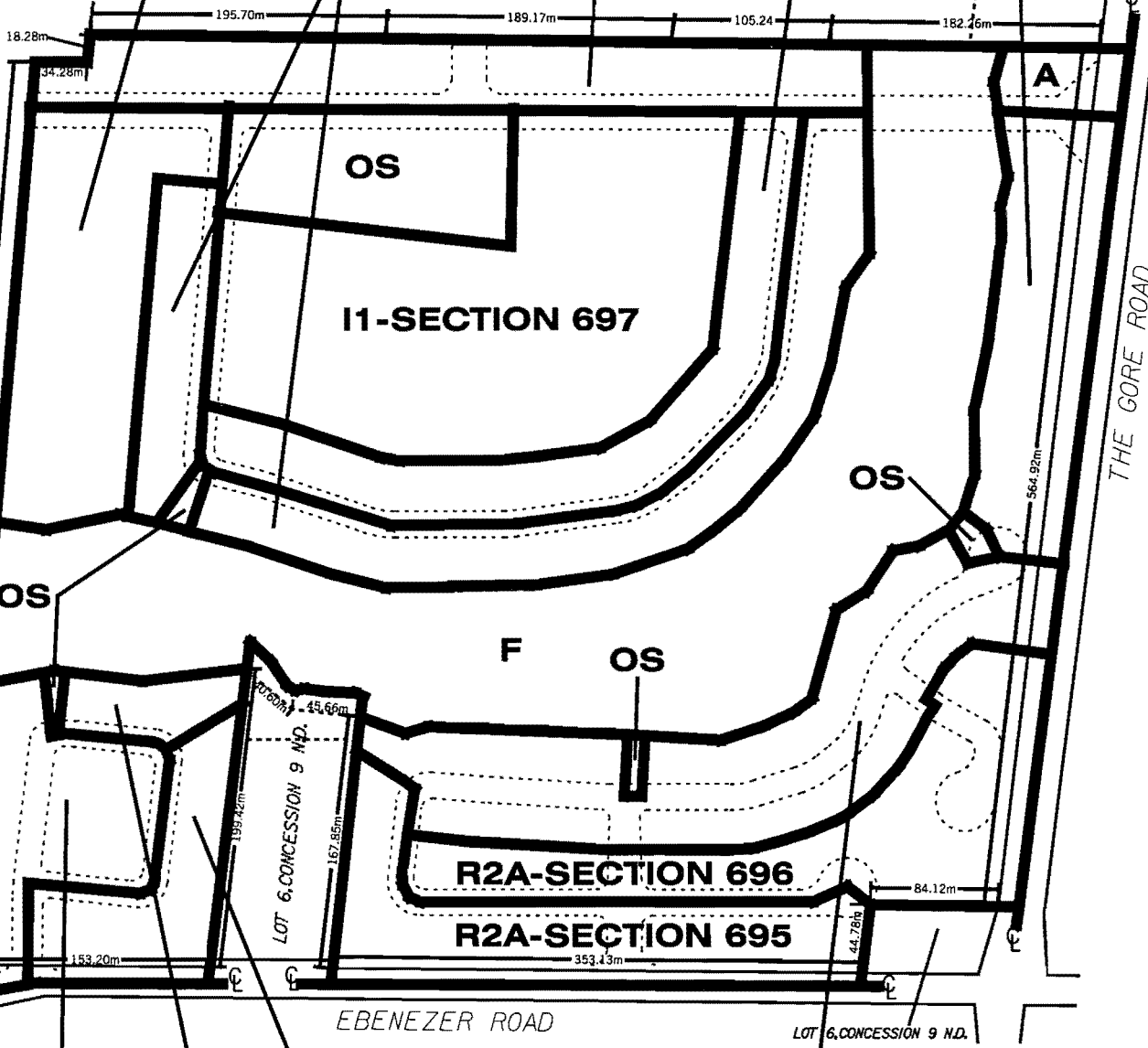
OS-SECTION 685

R1C-SECTION 692

R1C-SECTION 689

R1B-SECTION 693

LOT 7, CONCESSION 9 N.D.



THE GORE ROAD

EBENEZER ROAD




R1C-SECTION 689

R2A-SECTION 765

R1C-SECTION 694

R1C-SECTION 694

LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



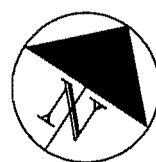
PART LOT 6, CONCESSION 9 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 48-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 01 30

Drawn by: CJK

File no. C9E6.5

Map no. 51-26N

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

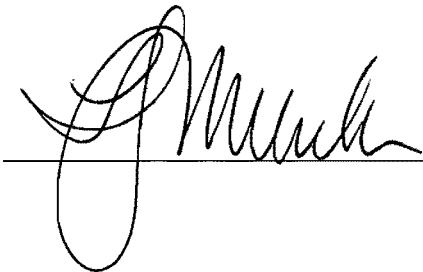
AND IN THE MATTER OF the City of Brampton By-law 48-2002 being a by-law to amend comprehensive zoning By-law 56-83 as amended (HIGHWAY 7 AND THE GORE ROAD LIMITED (File C9E6.5))

DECLARATION

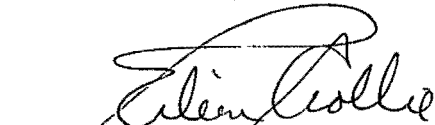
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 48-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25<sup>th</sup> day of February, 2002.
3. Written notice of By-law 48-2002 as required by section 34(18) of the *Planning Act* was given on the 22<sup>nd</sup> day of February, 2002, 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 )  
25<sup>th</sup> day of March, 2002 )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**