



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 58-2003

To amend By-law 139-84, as amended.

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

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing, on Sheet 6 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INSTITUTIONAL TWO- SECTION 557, RESIDENTIAL ESTATE ONE (RE1), FLOODPLAIN (F) and AGRICULTURAL (A) to RESIDENTIAL TOWNHOUSE-SECTION 807 (R3A-SECTION 807), RESIDENTIAL APARTMENT A- SECTION 808 (R4A-SECTION 808), SERVICE COMMERCIAL ONE- SECTION 809 (SC1-SECTION 809), FLOODPLAIN (F) and AGRICULTURAL.
 - (2) by adding thereto, the following sections:

"807 The lands designated R3A- Section 807 on Sheet 6 of Schedule A to this by-law:

807.1 shall only be used for the following purposes:

 - (a) a townhouse dwelling; and,
 - (b) purposes accessory to the other permitted purposes.

807.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area:
 - (a) for an end unit of a townhouse dwelling on a corner lot: 164 square metres;
 - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 154 square metres;
 - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 126 square metres;

- (2) Minimum Lot Width:
 - (a) for an end unit of a townhouse dwelling on a corner lot: 7.0 metres;
 - (b) for an end unit of a townhouse dwelling that is not on a corner lot: 6.7 metres;
 - (c) for an interior unit of a townhouse dwelling on an interior lot where the side yard setbacks are zero: 5.5 metres;
- (3) Minimum Lot Depth: 23.0 metres;
- (4) Minimum Setback to Steeles Avenue West: 5.0 metres;
- (5) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (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 required rear yard lot area for the particular unit;
- (7) Minimum Exterior Side Yard Width: 0.5 metres;
- (8) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0 metres;
- (9) Maximum Building Height: 3 storeys;
- (10) Maximum Lot Coverage by Main Building: none;
- (11) Minimum Landscaped Open Space:
 - (a) other than approved driveway, porch and stair locations, the areas of the front and side yards of a particular dwelling unit shall only be used as landscaped open space;
 - (b) each dwelling unit shall have a minimum rear yard area of 33 square metres;
- (12) Minimum Distance Between Buildings: none;
- (13) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (14) No more than 8 dwelling units shall be attached;

(15) The following provisions shall apply to garages:

(a) maximum garage door width:

(i) for a dwelling unit where the main entrance is located in an exterior side wall: 5.2 metres;

(ii) in all other instances: 2.5 metres;

(b) the garage shall not project beyond the front wall of the dwelling unit;

(c) no more than 5% of the total number of dwelling units shall have maximum garage door widths of 5.2 metres.

(16) Porches and balconies may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;

(17) Bay windows, chimney elements, projecting cornices and roof eaves may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;

(18) Parking:

A minimum of 2 parking spaces for each dwelling unit in a townhouse dwelling located in a private driveway or garage, plus an additional 0.3 parking spaces shall be provided in total for visitor/recreation equipment purposes.

807.3 shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 807.2

807.4 For the purposes of this section:

(a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street;

(b) a CORNER LOT shall mean a lot pertaining to an end unit of a townhouse dwelling where the exterior side wall of the particular end unit faces an adjacent public street or any lands forming part of a common elements condominium;

(c) a TOWNHOUSE DWELLING shall mean a building that is divided vertically above established grade into 3 or more dwelling units where each

dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than 10 square metre in area from the ground level to the roofline of the wall; and where each dwelling has independent entrances to a rear yard and a front or exterior side yard immediately abutting the rear wall and front or exterior side wall of each unit; and,

- (d) Where a dwelling unit lot abuts a Floodplain zone, a 5.0 metre wide portion of the rear yard for that particular dwelling unit lot, measured from the rear lot line, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

808 The lands designated R4A - Section 808 on Sheet 6 of Schedule A to this by-law:

808.1 shall only be used for the following purposes:

EITHER:

- (a) the purposes permitted by an R3A-Section 807 zone; and,
 (b) purposes accessory to the other permitted purposes.

OR:

- (c) an apartment dwelling; and,
 (d) purposes accessory to the other permitted purposes.

808.2 shall be subject to the following requirements and restrictions:

- (1) For the purposes permitted by section 808.1(a) and 808.1 (b), the requirements and restrictions of an R3A-Section 807 zone;
- (2) The purposes permitted by section 808.1 (a) and 808.1 (b) shall not be permitted until March 1, 2006.
- (3) For the purposes permitted by section 808.1 (c) and 808.1 (d) the following:
- (a) Minimum Lot Width- 40 metres;
- (b) Minimum Building Setbacks:
 15 metres from the front lot line, and 10 metres from the interior, exterior and rear lot lines;

- (c) Minimum Distance Between Buildings: 30 metres.
- (d) Maximum Lot Coverage- 25%
- (e) Maximum Floor Space Index- 4.5.
- (f) Maximum Building Height- 25 storeys
- (g) Minimum Open Space- 40% of the lot area.
- (h) Parking:

A minimum of two parking spaces per apartment dwelling unit, plus a minimum of 0.25 parking spaces per apartment dwelling unit devoted to visitor parking.

808.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 808.2(3).

808.4 For the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.

809 The lands designated SC1- Section 809 on Sheet 6 of Schedule A to this by-law:

809.1 shall only be used for the following purposes:

- (a) a retail establishment.
- (b) a service shop.
- (c) a personal service shop.
- (d) a bank, trust company, finance company.
- (e) an office, but excluding the office of a physician, dentist or drugless practitioner and a real estate office.
- (f) a printing or copying establishment.
- (g) an art gallery or museum.
- (h) a radio or television broadcasting establishment
- (i) a health center.
- (j) a custom workshop
- (k) a day nursery.
- (l) a single family detached dwelling.
- (m) purposes accessory to the other permitted purposes.

809.2 shall be subject to the following requirements and restrictions:

- (1) For the purposes permitted by section 809.1(1) and 809.1 (m), the requirements and restrictions of an R1B zone.

- (2) For the purposes permitted by section 809.1 (a) to 809.1 (k) and 809.1(l) the following:
- (a) the following purposes shall not be permitted: (i) adult entertainment parlours; (ii) adult video stores; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets;
 - (b) Minimum Lot Width- 30 metres.
 - (c) Minimum Front Yard Depth- 5.0 metres.
 - (d) Minimum Interior Side Yard Width- 0.5 metres
 - (e) Minimum Rear Yard Depth- 1.2 metres.
 - (f) Minimum Exterior Side Yard Width- 5.5 metres.
 - (g) Maximum Building Height- 2 storeys.
 - (h) Minimum Number of Parking Spaces- 10
 - (i) Landscaped Open Space- except at approved driveway locations, a landscaped open space strip having a minimum width of 5.0 metres shall be provided along the front lot line.
 - (j) No outside storage, or display of goods and materials for sale, shall be permitted.
 - (k) Waste disposal shall be located in a main building.

809.3 shall also be subject to the requirements and restrictions relating to the SC1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 809.2(2).

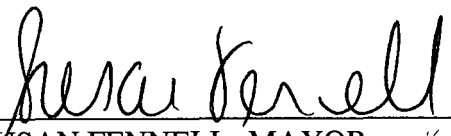
809.4 For the purposes of this section:

- (a) a road established as a common elements condominium, or a portion thereof, shall for the purposes of determining the applicable requirements and restrictions be treated as a public street.
- (b) Where a dwelling unit or building in an SC1-Section 809 zone abuts a Floodplain zone, a 5.0 metre wide portion of the front yard, rear yard and interior side yard, measured from the boundary of a Floodplain zone, shall only be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities

and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

- (c) As of the date of the passing of this by-law, a portion of the existing building shall be permitted to encroach within the 5.0 metre wide unoccupied private area, however any alterations or additions to this building shall not be permitted to encroach into the 5.0 metre wide unoccupied private area."

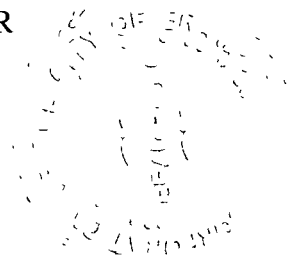
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of March 2003.



 SUSAN FENNELL- MAYOR




 LEONARD J. MIKULICH- CITY CLERK



APPROVED
 AS TO FORM
 LAW DEPT
 BRAMPTON

 DATE 12/20/03

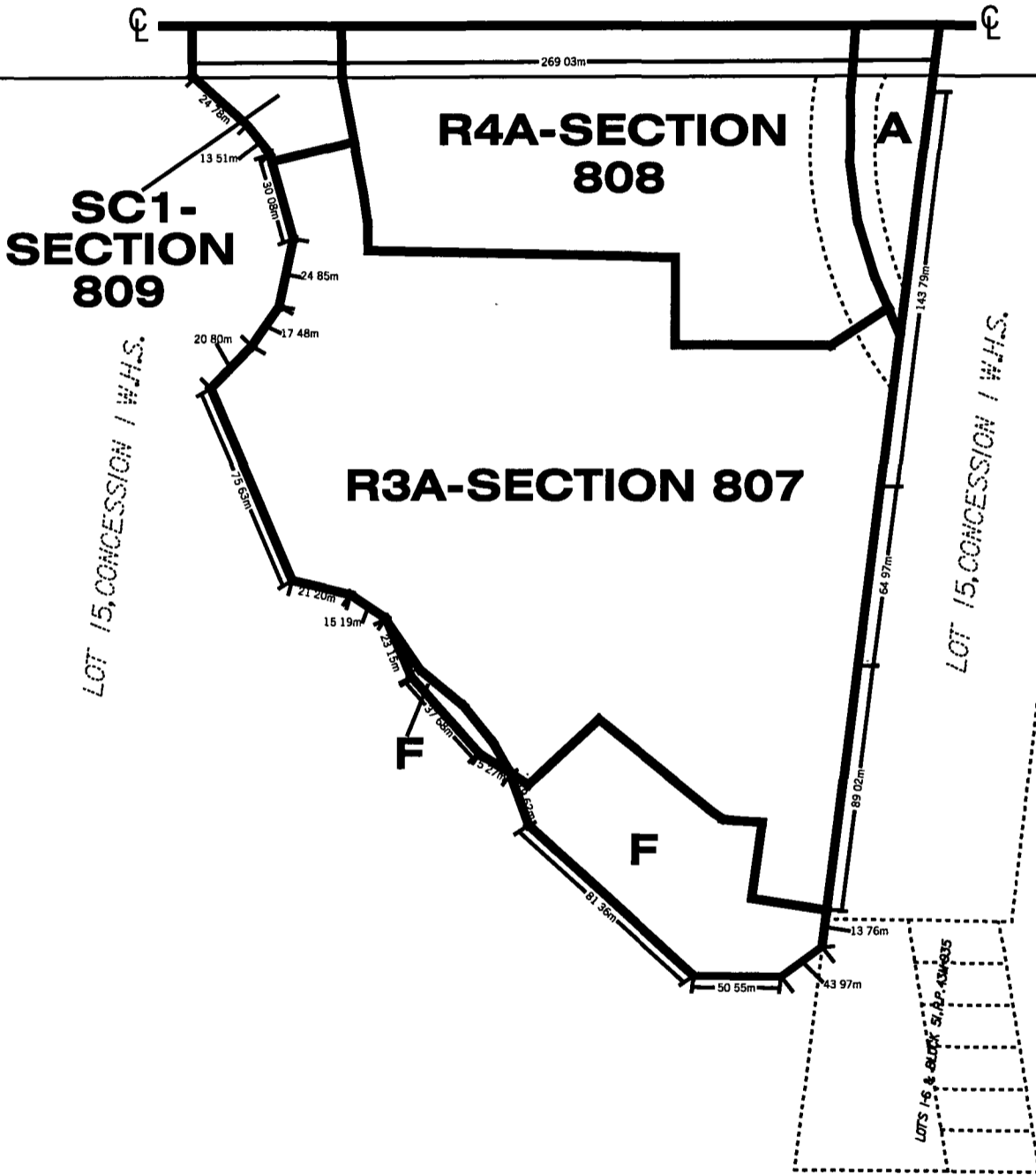
Approved as to Content:



 John E. Corbett, MCIP / RPP
 Director, Planning and Land Development Services

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STEELES AVENUE WEST



LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



PART LOT 15, CONCESSION 1 W.H.S.

BY-LAW 76-83

SCHEDULE A

By-Law 58-2003

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 02 24

Drawn by: CJK

File no. T1W15.27

Map no. 75-52J

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

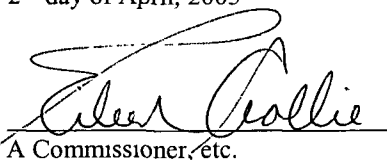
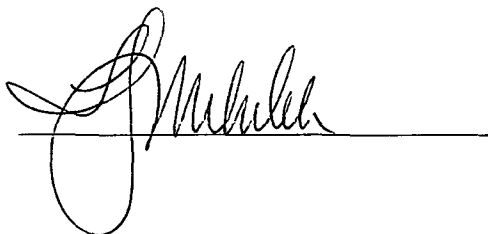
AND IN THE MATTER OF the City of Brampton By-law 58-2003
being a by-law to amend Comprehensive Zoning By-law 139-84 as amended
(1396583 Ontario Limited) File T1W15.27

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 58-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 10th day of March, 2003.
3. Written notice of By-law 58-2003 as required by section 34(18) of the *Planning Act* was given on the 12th day of March, 2003, 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)
2nd day of April, 2003)



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.**