



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 75-2002

To amend By-law 139-84 as amended.

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing on Sheet 3 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from RECREATION COMMERCIAL (RC), RECREATION COMMERCIAL – SECTION 620, (RC – SECTION 620), AGRICULTURAL PARKWAY BELT (AP) and RESIDENTIAL HAMLET (RH) to SERVICE COMMERCIAL ONE – SECTION 727 (SC1 – SECTION 727), RESIDENTIAL SINGLE FAMILY B – SECTION 728 (R1B – SECTION 728), RESIDENTIAL SINGLE FAMILY B – SECTION 729 (R1B – SECTION 729), RESIDENTIAL SINGLE FAMILY B – SECTION 730 (R1B – SECTION 730), RESIDENTIAL SINGLE FAMILY B – SECTION 731 (R1B – SECTION 731), RESIDENTIAL SINGLE FAMILY B – SECTION 732 (R1B – SECTION 732), RESIDENTIAL SINGLE FAMILY B – SECTION 733 (R1B – SECTION 733), RESIDENTIAL SINGLE FAMILY B – SECTION 734 (R1B – SECTION 734), RESIDENTIAL SINGLE FAMILY B – SECTION 735 (R1B – SECTION 735), RESIDENTIAL SINGLE FAMILY B – SECTION 752 (R1B – SECTION 752), RESIDENTIAL SINGLE FAMILY B – SECTION 753 (R1B – SECTION 753), RESIDENTIAL STREET TOWNHOUSE B – SECTION 736 (R3B – SECTION 736), OPEN SPACE (OS) and OPEN SPACE – SECTION 738 (OS – SECTION 738).
 - (2) by adding thereto the following sections:

“727 The lands designated SC1-SECTION 727 on Sheet 3 of Schedule A to this by-law:

727.1 shall only be used for the following purposes:

- (a) the purposes permitted in the SC1 zone;
- (b) a dining room restaurant, a convenience restaurant, a take-out restaurant;
- (c) a tool and equipment rental establishment;
- (d) a gas bar;
- (e) banquet facilities; and
- (f) purposes accessory to the other permitted purposes.

727.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth – 3 metres;
- (b) Minimum Interior Side Yard Width – 9 metres;
- (c) Minimum Exterior Side Yard Width – 6 metres;
- (d) Minimum Rear Yard Depth – 9 metres
- (e) Minimum Landscaped Open Space:
3 metres abutting the front yard and exterior side yard, except at approved access locations.

727.3 shall also be subject to the requirements and restrictions of the SC1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 727.2.”

“728 The lands designated R1B-SECTION 728 on Sheet 3 of Schedule A to this by-law:

728.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

728.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 684 square metres
- (b) Minimum Lot Width:

Interior Lot: 18 metres

Corner Lot: 19.8 metres

(c) Minimum Lot Depth: 38 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

(e) Minimum Rear Yard Depth: 7.5 metres

(f) Minimum Interior Side Yard Width:

(1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone

(g) 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 door shall be 6.0 metres

(h) Minimum Landscaped Open Space:

(1) 50 percent of the minimum front yard area;

(2) 60 percent of the minimum front yard area of a corner lot; and

(3) 40 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.

(i) Maximum Building Height: 10.5 metres.

(j) 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.

728.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 728.2."

"729 The lands designated R1B-SECTION 729 on Sheet 3 of Schedule A to this by-law:

729.1 shall only be used for the following purposes:

(a) a single-family detached dwelling;

- (b) a group home type 1, an auxiliary group home and a supportive lodging house; subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

729.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16.0 metres
 - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 30 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Interior Side Yard Width:
 - (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
 - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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 door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
 - (1) 50 percent of the minimum front yard area
 - (2) 60 percent of the minimum front yard area of a corner lot
 - (3) 40 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.

- (i) Maximum Building Height: 10.5 metres;
- (j) 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.

729.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 729.2.”

“730 The lands designated R1B-SECTION 730 on Sheet 3 of Schedule A to this by-law:

730.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

730.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 384 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16.0 metres
 - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) 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.
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the minimum front yard area:
- (2) 60 percent of the minimum front yard area of a corner lot: and
- (3) 40 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.

(i) Maximum Building Height: 10.5 metres;

(j) 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.

730.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 730.2."

"731 The lands designated R1B-SECTION 731 on Sheet 3 of Schedule A to this by-law:

731.1 shall only be used for those purposes permitted in a R1B zone.

731.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 513 square metres
- (b) Minimum Lot Width:

Interior Lot: 13.5 metres
Corner Lot: 15.3 metres
- (c) Minimum Lot Depth: 38 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

(e) Minimum Rear Yard Depth: 15 metres

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area
- (2) 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

(i) Maximum Garage Door Width:

- (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- (2) 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;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- (4) 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.

(j) 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.

731.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 731.2."

"732 The lands designated R1B-SECTION 732 on Sheet 3 of Schedule A to this by-law:

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

732.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 324 square metres

(b) Minimum Lot Width:

Interior Lot: 13.5 metres

Corner Lot: 15.3 metres

(c) Minimum Lot Depth: 24 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

(e) 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

(f) Minimum Interior Side Yard Width:

(1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

(2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 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.

(i) Maximum Garage Door Width:

- (1) the maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 metres;
- (2) 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;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- (4) 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.

(j) 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.

732.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 732.2."

"733 The lands designated R1B-Section 733 on Sheet 3 of Schedule "A" to this by-law:

733.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

733.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 432 square metres
- (b) Minimum Lot Width:
 - Interior Lot – 18 metres
 - Corner Lot – 19.8 metres
- (c) Minimum Lot Depth: 24 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) 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.
- (f) Minimum Interior Side Yard Width:
 - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) 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 door shall be 6.0 metres.
- (h) Minimum Landscaped Open Space:
 - (1) 50 percent of the minimum front yard area;
 - (2) 60 percent of the minimum front yard area of a corner lot; and
 - (3) 40 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.
- (i) Maximum Building Height: 10.5 metres;
- (j) 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.

733.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general requirements and restrictions of this by-law which are not in conflict with those in 733.2.

"734 The lands designated R1B-Section 734 on Sheet 3 of Schedule "A" to this by-law:

734.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

734.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 608 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16.0 metres
 - Corner Lot: 17.8 metres
- (c) Minimum Lot Depth: 38 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 15 metres
- (f) Minimum Interior Side Yard Width:
 - (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (g) 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 door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:

- (1) 50 percent of the minimum front yard area;
- (2) 60 percent of the minimum front yard area of a corner lot; and
- (3) 40 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.

(i) Maximum Building Height: 10.5 metres;

(j) 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.

734.3 shall also be subject to the requirements and restrictions of the R1B zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 734.2.”

“735 The lands designated R1B – SECTION 735 on sheet 3 of Schedule A to this by-law:

735.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

735.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area - 540 square metres

(b) Minimum Lot Width:

Interior Lot	-	18.0 metres
Corner Lot	-	19.8 metres

(c) Minimum Lot Depth - 30.0 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

(e) Minimum Rear Yard Depth: 7.5 metres

(f) Minimum Interior Side Yard Width:

- (1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof;
- (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the minimum front yard area;
- (2) 60 percent of the minimum front yard area of a corner lot; and
- (3) 40 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.

(i) Maximum Building Height: 7.4 metres;

(j) Garage Setback

The front of the garage shall be setback a minimum of 3.64 metres from the front of the porch or front wall of the dwelling.

(k) The maximum gross floor area of the dwelling shall be 256 square metres.

735.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law that are not in conflict with those set out in Section 735.2.

“736 The lands designated R3B-Section 736 on Sheet 3 of Schedule “A” to this by-law:

736.1 shall only be used for the purposes permitted in an R3B zone.

736.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 200 square metres

(b) Minimum Lot Width:

Interior Lot: 8.4 metres per dwelling unit
Corner Lot: 10.2 metres per dwelling unit

(c) Minimum Lot Depth: 24 metres

- (d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
- (e) 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.
- (f) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (g) 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 door shall be 6.0 metres.
- (h) Maximum Garage Door Width:
 - (1) the maximum garage door width shall be 3.7 metres;
 - (2) 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;
 - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
 - (4) 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.
- (i) 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;
- (j) Minimum Landscaped Open Space:
 - (1) 40% of the minimum front yard area; and
 - (2) 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.

(k) Front to Rear Access:

For each townhouse dwelling unit direct pedestrian access shall be provided from the front yard to the rear yard with no more than a two step grade difference inside the unit and without passing through a habitable room.

(l) Townhouse Width:

No more than 8 townhouse dwelling units shall be attached. or the total maximum dwelling width shall be 50 metres, whichever is greater.

(m) Maximum Lot Coverage: none

(n) Maximum Building Height – 11 metres

736.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law which are not in conflict with those in 736.2.”

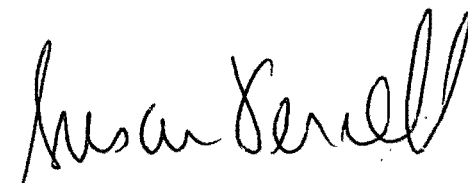
“738 The lands designated OS-Section 738 on Sheet 3 of Schedule “A” to this by-law:

738.1 shall only be used for private open space purposes and not including an indoor or outdoor recreation facility.

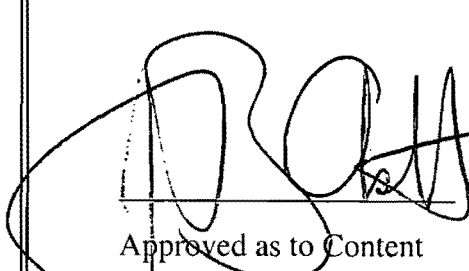
738.2 shall be subject to the following requirements and restrictions:

- (a) No buildings and structures, including swimming pools, decks and patios, or part thereof, are permitted.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th. day of March. 2002.

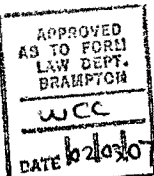

SUSAN FENNELL - MAYOR

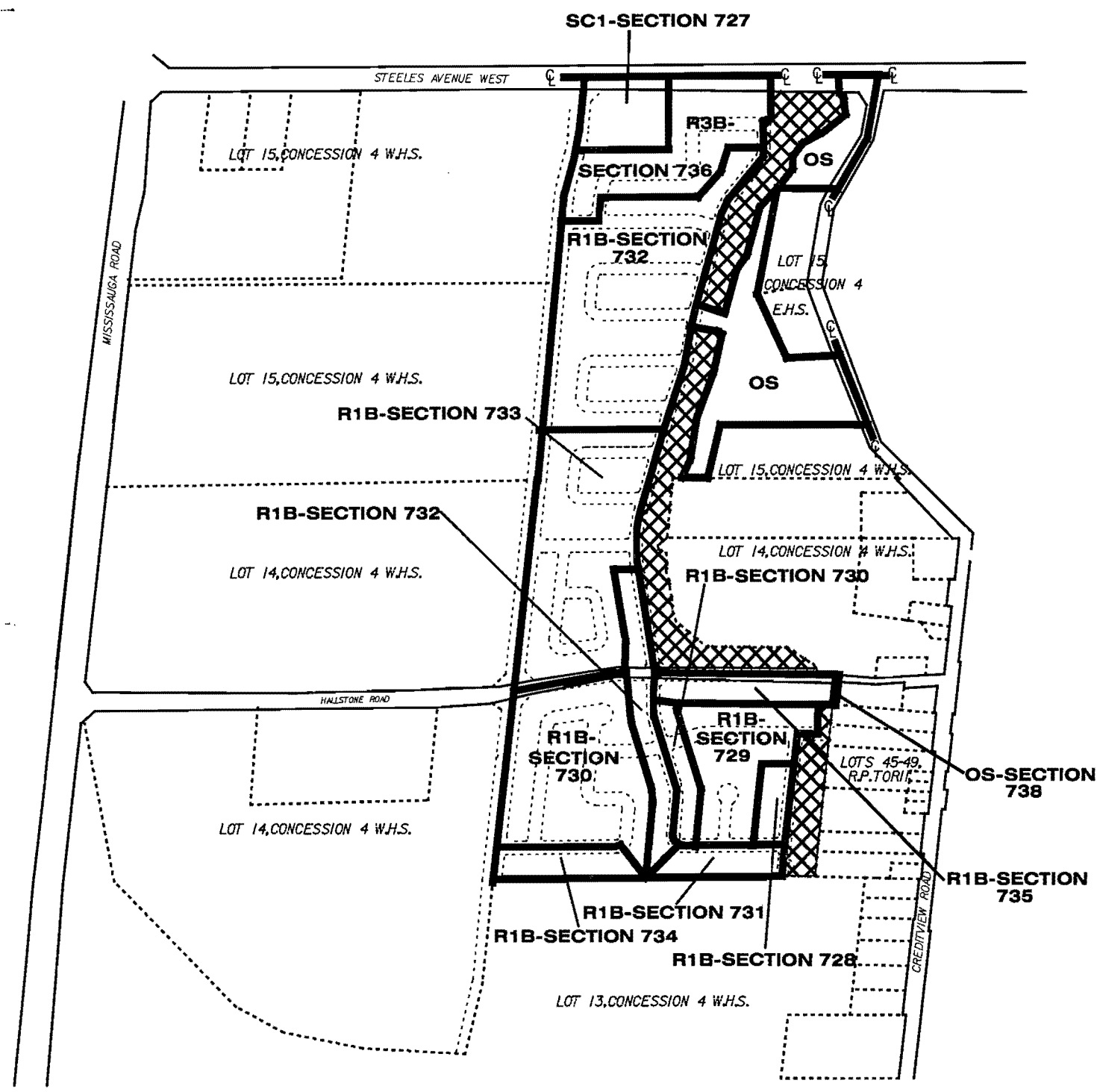

LEONARD J. MIKULICH - CITY CLERK


Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services





LANDS NOT SUBJECT TO THIS BY-LAW
ZONE BOUNDARY



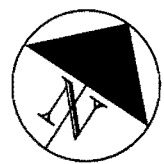
CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



PART LOT 14 & 15, CONCESSION 4 W.H.S.
BY-LAW 139-84
By-Law 75-2002
SCHEDULE A
Schedule A



CITY OF BRAMPTON
Planning and Building
Date: 2002 03 06
File no. T4W15.6
Drawn by: CJK
Map no. 72-18R

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

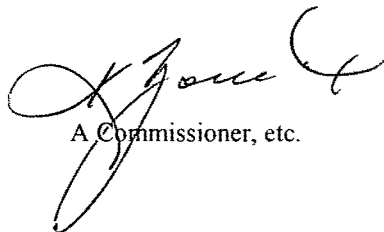
AND IN THE MATTER OF the City of Brampton By-law
75-2002 being a by-law to amend Comprehensive Zoning
By-law 139-84 as amended - 871878 ONTARIO LIMITED
(KANEFF PROPERTIES LIMITED) File: T4W15.6

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 75-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11th day of March, 2002.
3. Written notice of By-law 75-2002 as required by section 34(18) of the *Planning Act* was given on the 19th day of March, 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)
3rd day of June, 2002)



A Commissioner, etc.