



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 80-2003

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 23 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 1179 (R1C – SECTION 1179), RESIDENTIAL SINGLE FAMILY D – SECTION 1180 (R1D – SECTION 1180), RESIDENTIAL TWO FAMILY C – SECTION 1181 (R2C – SECTION 1181), RESIDENTIAL STREET TOWNHOUSE B – SECTION 1182), INSTITUTIONAL ONE (I1), FLOODPLAIN (F) and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

“1179 The lands designated R1C – SECTION 1179 on Sheet 23 of Schedule A to this by-law:

1179.1 shall only be used for the purposes permitted in a R1C zone.

1179.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area: 383.6 square metres
    - (2) Minimum Lot Width:  
Interior Lot: 13.7 metres  
Corner Lot: 15.5 metres
    - (3) Minimum Lot Depth: 28 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 Exterior Side Yard Width:

3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

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

(7) the following provisions shall apply to garages:

- a) the maximum garage door width shall be 5.5 metres;
- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

8) Minimum Rear Yard Depth:

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

(9) 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.

(10) Minimum Landscaped Open Space:

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

this by-law which are not in conflict with the ones set out in section 1179.2.

1180 The lands designated R1D – SECTION 1180 on Sheet 23 of Schedule A to this by-law;

1180.1 shall only be used for the purposes permitted in a R1D zone.

1180.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 308 square metres;

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

(3) Minimum Lot Depth: 28 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 Exterior Side Yard Width:  
  
3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres

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

(7) the following provisions shall apply to garages:

- a) the maximum garage door width shall be 5.5 metres;
- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

## (8) Minimum Rear Yard Depth:

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

## (9) 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.

## (10) Minimum Landscaped Open Space:

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

1180.3 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 1180.2.

1181 The lands designated R2C – SECTION 1181 on Sheet 23 of Schedule A to this by-law:

1181.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group homes; and,
- (3) purposes accessory to the other permitted purposes.

1181.2 shall be subject to the following requirements and restrictions:

## (1) Minimum Lot Area:

229.6 square metres per dwelling unit;

## (2) Minimum Lot Width:

Interior Lot: 16.4 metres per lot and 8.2 per dwelling unit

Corner Lot: 18.2 metres per lot and 10.0 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth: 28 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 Exterior Side Yard Width:  
3.0 metres except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling
- (7) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be 3.7 metres;
  - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
  - d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (8) Minimum Rear Yard Depth:  
7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (9) Minimum Interior Side Yard Width:  
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (10) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

1181.3 shall also be subject to the requirements and restrictions relating to the R2C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1181.2.

1182 The lands designated R3B- Section 1182 on Sheet 23 of Schedule A to this By-law:

1182.1 shall only be used for the purposes permitted in a R3B zone.

1182.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

196.0 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot:

21.0 metres per lot and 7.0 metres per dwelling unit;

Corner Lot:

22.8 metres per lot and 8.8 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 28.0 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:

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 lot area for the particular unit.

(6) Minimum Exterior Side Yard Width:

3.0 metres except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(7) Minimum Interior Side Yard Width:

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

(8) Minimum Landscaped Open Space:

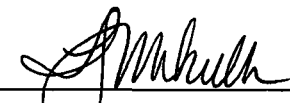
a) 40% of the minimum front yard area; and,

- b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) 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.
  - (10) no more than 8 dwelling units shall be attached.
  - (11) Maximum Lot Coverage: none
  - (12) The following provisions shall apply to garages:
    - a) the maximum garage door width per dwelling unit shall be:
      - i) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres
      - ii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
    - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
    - c) the garage door width restriction does not apply to the garage door facing a flankage lot line.
    - d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.
  - (13) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling fore the particular unit.

1182.3 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 the ones set out in section 1182.2."

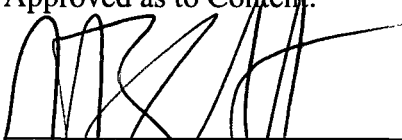
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
 this 24<sup>th</sup> day of march 2003.

  
Susan Fennell - Mayor

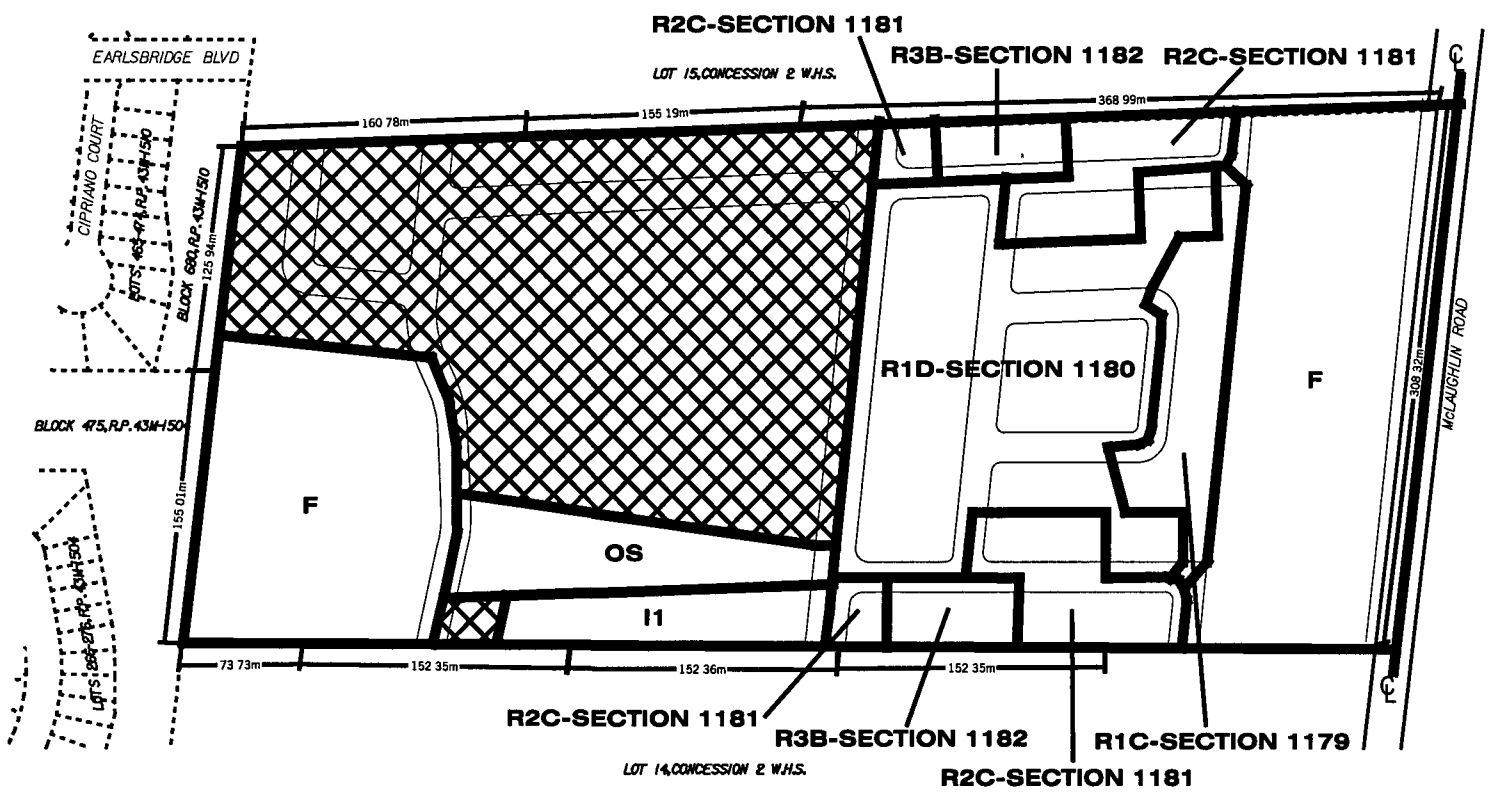
  
Leonard J. Mikulich - City Clerk

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE: 6/23/03




Approved as to Content:

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





**LEGEND**

-  ZONE BOUNDARY
-  LANDS NOT INCLUDED IN THIS BY-LAW
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m** METRES



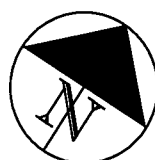
**PART LOT 14, CONCESSION 2 W.H.S.**

**BY-LAW** 151-88

**SCHEDULE A**

**By-Law** 80-2003

**Schedule A**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2003 02 18

Drawn by: CJK

File no. C2W14.3

Map no. 23-18J

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 80-2003  
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended  
(Desuri Homes Limited) File C2W14.3

DECLARATION

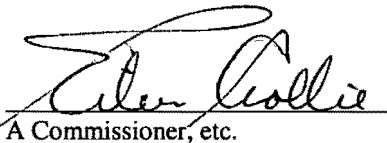
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO  
SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 80-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of March, 2003.
3. Written notice of By-law 80-2003 as required by section 34(18) of the *Planning Act* was given on the 1<sup>st</sup> day of April, 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 )  
22<sup>nd</sup> 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.**