



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 115-98

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 30 of Schedule "A" thereto, the zoning designations of the lands shown outlined on Schedule "A" to this by-law from, RESIDENTIAL SINGLE FAMILY C – SECTION 542 (RIC-SECTION 542), RESIDENTIAL SINGLE FAMILY D – SECTION 835 (RID-SECTION 835), RESIDENTIAL SINGLE FAMILY D – SECTION 836 (RID-SECTION 836), RESIDENTIAL STREET TOWNHOUSE B - SECTION 837 (R3B - SECTION 837), RESIDENTIAL STREET TOWNHOUSE B - SECTION 838 (R3B - SECTION 838), and FLOOD PLAIN (F) to RESIDENTIAL SINGLE FAMILY C – SECTION 542 (RIC-SECTION 542), RESIDENTIAL SINGLE FAMILY D – SECTION 835 (RID-SECTION 835), RESIDENTIAL SINGLE FAMILY D – SECTION 836 (RID-SECTION 836), RESIDENTIAL TWO FAMILY A - SECTION 837 (R2A - SECTION 837), RESIDENTIAL TWO FAMILY A - SECTION 838 (R2A - SECTION 838), and FLOOD PLAIN (F).
 - (2) by adding to the R1D – Section 835 zone and R1D – Section 836 zone the following provision:
 - “(a) Minimum Interior Side Yard Width:

1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between two detached buildings not to be less than 1.2 metres."

- (3) by deleting therefrom, sections 837 and 838 in their entirety and substituting therefore the following:

"837. The lands designated R2A - SECTION 837 on Sheet 30 of Schedule A to this by-law:

837.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

837.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
Interior Lot – 411 square metres
Corner Lot – 459 square metres
- (2) Minimum Lot Area Per Unit:
180 square metres
- (3) Minimum Lot Width:
Interior Lot – 13.7 metres
Corner Lot - 15.5 metres
- (4) the minimum lot width per unit for every lot other than a corner lot shall be 6.1 metres;

- (5) Minimum Front Yard Depth – 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth – 7.5 metres;
- (7) Minimum Interior Side Yard Width – 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 and except at common walls between units the side yard may be zero;
- (8) Minimum Exterior Side Yard – 3.0 metres;
- (9) Maximum Building Height – 2 storeys above grade;
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (11) 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;
- (12) 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 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and

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

837.3 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 837.2.

838. The lands designated R2A - SECTION 838 on Sheet 30 of Schedule A to this by-law:

838.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

838.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
485 square metres
- (2) Minimum Lot Area Per Unit:
243 square metres

- (3) Minimum Lot Width:
Interior Lot – 13.7 metres
Corner Lot - 15.5 metres
- (4) the minimum lot width per unit for every lot other than a corner lot shall be 6.1 metres;
- (5) Minimum Front Yard Depth – 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Rear Yard Depth – 7.5 metres;
- (7) Minimum Interior Side Yard Width – 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 and except at common walls between units the side yard may be zero;
- (8) Minimum Exterior Side Yard – 3.0 metres;
- (9) Maximum Building Height – 2 storeys above grade;
- (10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (11) 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;

(12) 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 12(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and

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

838.3 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 838.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of May, 1998.

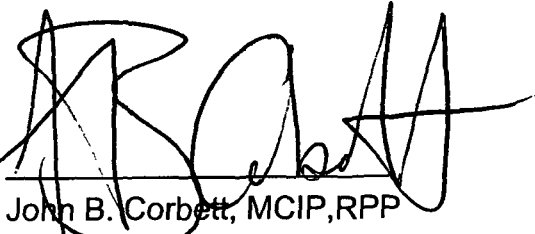


PETER ROBERTSON - MAYOR




LEONARD J. MIKULICH - CITY CLERK

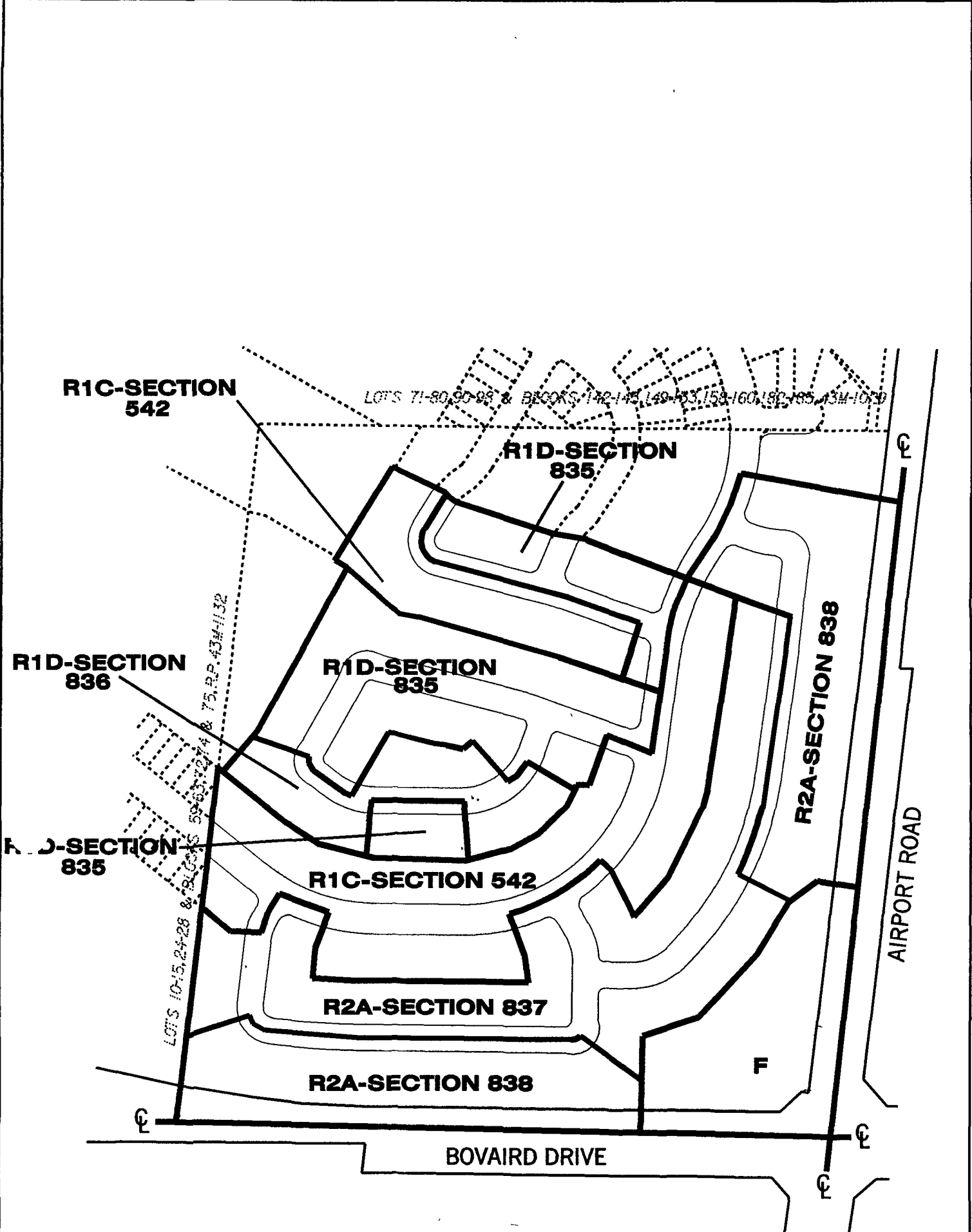
Approved as to Content:





John B. Corbett, MCIP, RPP
Director of Development Services

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APPROVED AS TO FORM LAW DEPT BRANFON

DATE



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m** METRES



PART LOT 11, CONCESSION 6 E.H.S.

BY-LAW _____

SCHEDULE A

By-Law 115-98

Schedule A



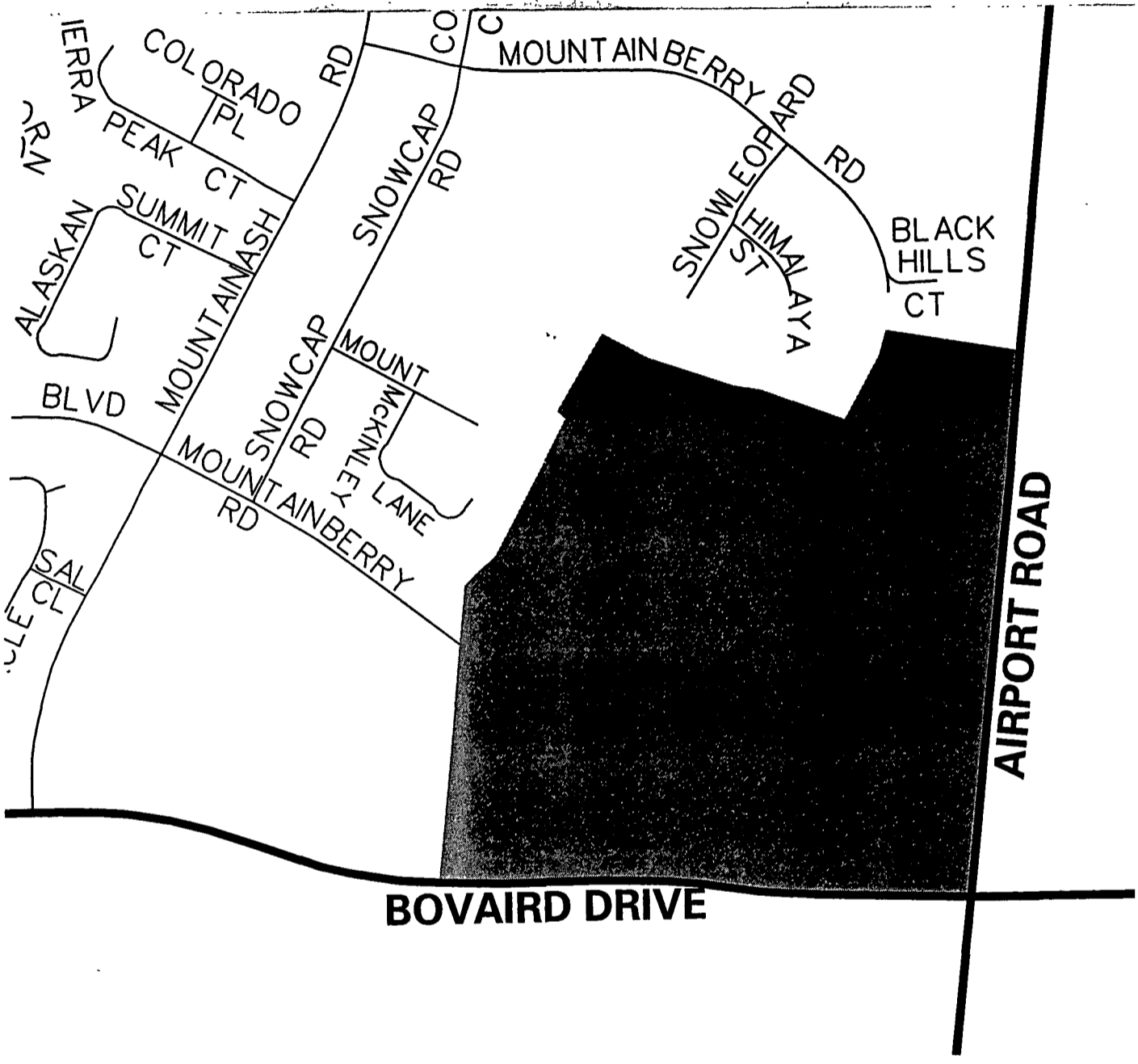
CITY OF BRAMPTON
Planning and Building

Date: 1998 02 02

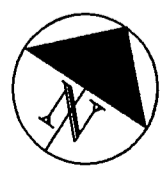
Drawn by: CJK

File no. C6E11.14

Map no. 30-15D



Key Map By-Law 115-98



CITY OF BRAMPTON
 Planning and Building

Date: 1998 02 06 Drawn by: CJK

File no. C6E11.14-
 C6E11.19 Map no. 30-15U

(no appeal)

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

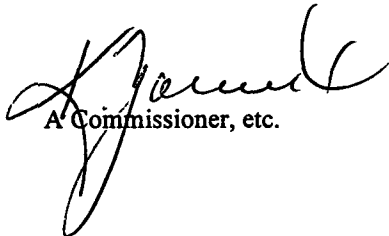
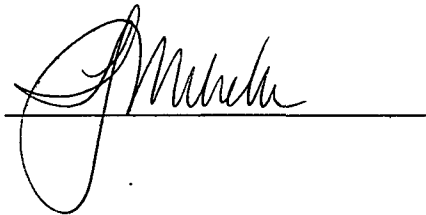
AND IN THE MATTER OF the City of Brampton By-law 115-98 being a by-law to amend comprehensive zoning By-law 151-88 as amended (J. RUDERMAN, C. & E. LEE, WASS INVESTMENTS INC., MARCIANO LUMBER COMPANY LTD., SIGMOND POLAKOW AND TOM NITSOPOULOS - Files C6E11.14 - C6E11.19 inclusive)

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 115-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of May, 1998.
3. Written notice of By-law 115-98 as required by section 34(18) of the *Planning Act* was given on the 2nd day of June, 1998, 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)
July 3, 1998)



A Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

23-90, 57-90, 70-90, 96-90, 112-90, 113-90, 115-90, 131-90, 137-90, 138-90, 141-90, 178-90, 196-90,
207-90, 250-90, 268-90, 299-90, 300-90,

4-91, 7-91, 9-91, 14-91, 38-91, 44-91, 46-91, 59-91, 61-91, 69-91, 74-91, 91-91, 113-91, 114-91,
128-91, 148-91, 176-91, 187-91, 212-91, 225-91, 242-91, 247-91 251-91,

10-92, 17-92, 18-92, 23-92, 27-92, 31-92, 56-92, 57-92, 102-92, 106-92, 155-92, 156-92, 157-92,
168-92, 172-92, 181-92, 188-92, 197-92, 217-92, 222-92, 225-92, 260-92, 269-92, 273-92,

3-93, 4-93, 9-93, 16-93, 63-93, 65-93, 76-93, 94-93, 112-93, 116-93, 118-93, 136-93, 149-93, 152-93,
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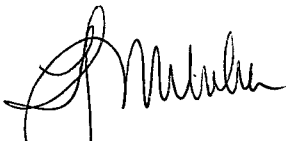
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122-94, 136-94, 137-94, 166-94, 167-94, 168-94, 173-94, 174-94, 183-94, 201-94, 245-94, 246-94,
250-94, 275-94

6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201, 204-95, 205-95, 212-95, 262-95, 265-
95, 266-95, 274-95

16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 81-96, 125-96, 152-96, 154-96, 159-96, 183-96, 230-96

4-97, 26-97, 43-97, 62-97, 78-97, 79-97, 106-97, 107-97, 109-97, 136-97, 138-97, 111-97, 119-97,
137-97, 180-97, 208-97, 233-97, 247-97, 250-97, 253-97, 256-97, 258-97, 261-97, 270-97, 271-97

90-98, 115-98



Leonard J. Mikulich
City Clerk

July 3, 1998