



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 123-2003

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 44B 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 D- SECTION 1158 (R1D-SECTION 1158), RESIDENTIAL SINGLE FAMILY C- SECTION 1159 (R1C-SECTION 1159), RESIDENTIAL SINGLE FAMILY C- SECTION 1160 (R1C-SECTION 1160), RESIDENTIAL SINGLE FAMILY C- SECTION 1161 (R1C-SECTION 1161), RESIDENTIAL TWO FAMILY B - SECTION 1189 (R2B-SECTION 1189), COMMERCIAL ONE - SECTION 1190 (C1-SECTION 1190), FLOODPLAIN (F) and OPEN SPACE (OS).
 - (2) by adding thereto, the following sections:

"1158 The lands designated R1D- Section 1158 on Sheet 44B of Schedule A to this by-law:

1158.1 In addition to the uses permitted in an R1D zone, the following uses shall also be permitted:

 - (a) pedestrian walkway

1158.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 330 square metres;
 - (2) Minimum Lot Width:
Interior Lot: - 11.0 metres;
Corner Lot: - 12.8 metres;
 - (3) Minimum Lot Depth: 30 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) Minimum Rear Yard Depth:
 - 7.0 metres;
- (7) 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;
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 a 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.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
 - (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
 - (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,
 - (15) No portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.
- 1158.3 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 1158.2
- 1159 The lands designated R1C- Section 1159 on Sheet 44B of Schedule A to this by-law:
- 1159.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:
- (a) pedestrian walkway.
- 1159.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 366 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 12.2 metres;
 - Corner Lot: - 14.0 metres;
 - (3) Minimum Lot Depth: 30 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) Minimum Rear Yard Depth:
 - 7.0 metres;
- (7) 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;
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 a 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.
- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, exterior side yard, interior side yard or rear yard.
- 1159.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1159.2.
- 1160 The lands designated R1C- Section 1160 on Sheet 44B of Schedule A to this by-law:
- 1160.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:
- (a) pedestrian walkway.
- 1160.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 312 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 13.0 metres;
 - Corner Lot: - 14.8 metres;
 - (3) Minimum Lot Depth: 24 metres;

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- (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) Minimum Rear Yard Depth:
 - 7.0 metres;
- (7) 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;
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 a 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.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

1160.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1160.2

1161 The lands designated R1C- Section 1161 on Sheet 44B of Schedule A to this by-law:

1161.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1161.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 292 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: - 12.2 metres;
 - Corner Lot: - 14.0 metres;
- (3) Minimum Lot Depth: 24 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) Minimum Rear Yard Depth:
 - 7.0 metres ;
- (7) 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;
 - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 a 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.
- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard;
- (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard;
- 1161.3 shall also be subject to the requirements and restrictions relating to the R1C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1161.2
- 1189 The lands designated R2B- Section 1189 on Sheet 44B of Schedule A to this by-law:
- 1189.1 shall only be used for the purposes permitted in an R2B zone, the following uses shall also be permitted:
- (a) pedestrian walkway.
- 1189.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 204 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: 13.6 meters per lot and 6.8 metres per dwelling unit;

Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;

(3) Minimum Lot Depth: 30 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) Minimum Rear Yard Depth:

- 7.0 metres;

(7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 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) Maximum Lot Coverage: None;

(10) The following provisions shall apply to garages:

- a) the maximum garage door width per dwelling unit shall be:
 - i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres.

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- ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
 - iii) 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 be 0.6 more than the maximum garage door width permitted on the lot.
- (11) 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) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (13) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (14) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (15) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

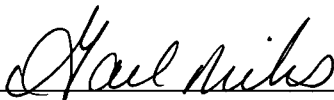
- (16) No portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.
- 1189.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1189.2
- 1190 The lands designated C1-Section 1190 on Sheet 44B of Schedule A of this by-law:
- 1190.1 shall only be used for the following purposes:
- (a) those uses permitted in a Commercial One zone;
 - (b) a gas bar;
 - (c) a motor vehicle washing establishment;
 - (d) temporary sales office; and,
 - (e) purposes accessory to the other permitted purposes.
- 1190.2 shall be subject to the following requirements and restrictions:
- (a) Minimum Front Yard Depth: 4.5 metres, measured from the westerly property line;
 - (b) Minimum Interior Side Yard Width: 6.0 metres;
 - (c) Minimum Exterior Side Yard Width: 4.5 metres;
 - (d) Minimum Rear Yard Depth: 6.0 metres;
 - (e) Minimum Lot Width: 60 metres;
 - (f) Landscaped Open Space- except at approved driveway locations, a landscaped open space strip having a minimum width of 4.5 metres shall be provided along the northerly and westerly property lines, a landscaped open space strip having a minimum width of 6.0 metres shall be provided along the southerly and easterly property lines;
 - (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
 - (h) the following purposes shall not be permitted:
 - (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a motor vehicle repair shop; (vii) a motor vehicle body shop; and, (viii) no storage of goods and materials outside a building;

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- (i) Maximum Gross Leasable Floor Area- 2,500 square metres;
- (j) Maximum Building Height- 2 storey;
- (k) All gasoline pump islands and related canopies shall be located a minimum of 6.0 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3.0 metres back from a straight line between points on the lot lines abutting the streets, each point being distant 15.0 metres from the intersection of the said lot lines;
- (l) Entrance and exit ramps shall be a minimum of 7.5 metres in width measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15.0 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres;
- (m) On-site waiting spaces behind the fuelling area shall be provided in the ratio of one waiting space for every 2 fuelling hoses, and in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leave the site;
- (n) Open areas of land between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flowerbeds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers travelling on adjacent streets or entering or leaving the site;
- (o) No underground storage tanks for gasoline, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to Residential Zones; and,
- (p) Bell switchgear shall be exempted from the requirements and restrictions of Section 1190.2

1190.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1190.2.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this 12th day of May 2003.

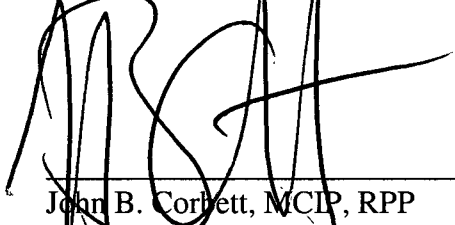


SUSAN FENNEL-MAYOR
Gael miles, Acting mayor



LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:



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

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R1C-SECTION 1159 R1D-SECTION 1158

OS C1-SECTION 1190

BOVAIRD DRIVE

R2B-SECTION 1189

OS

F

HIGHWAY #410

LOT 9, CONCESSION 2 E.H.S.

R1C-SECTION 1160
R1C-SECTION 1159

R1D-SECTION 1158 R1D-SECTION 1161
R2B-SECTION 1189

R2B-SECTION 1189

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



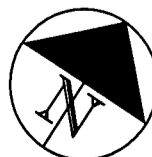
PART LOT 10, CONCESSION 2 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 123-2003

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2004 04 28

Drawn by: CJK

File no. C2E10.7

Map no. 44-34H

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 123-2003
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
(TACCPAR NORTH) File C2E10.7

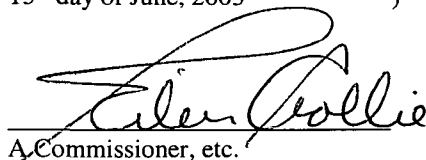
DECLARATION

I, LEONDARD 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 123-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 12th day of May, 2003.
3. Written notice of By-law 123-2003 as required by section 34(18) of the *Planning Act* was given on the 23rd day of May, 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)
13th day of June, 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.**