

THE CORPORATION OF THE CITY OF BRAMPTON



Number 129-2000

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 48A of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A), AGRICULTURAL – SECTION 392 (A – SECTION 392) OPEN SPACE (OS), INDUSTRIAL TWO – SECTION 897 (M2 – SECTION 897) to RESIDENTIAL SINGLE FAMILY C – SECTION 1056 (R1C – SECTION 1056), RESIDENTIAL SINGLE FAMILY C – SECTION 1056 (R1C – SECTION 1056), RESIDENTIAL SINGLE FAMILY D – SECTION 1057 (R1C – SECTION 1057), RESIDENTIAL SINGLE FAMILY D – SECTION 1058 (R1D – SECTION 1058), RESIDENTIAL SINGLE FAMILY D – SECTION 1058 (R1D – SECTION 1059), RESIDENTIAL TWO FAMILY C – SECTION 1060 (R2C – SECTION 1060), RESIDENTIAL TWO FAMILY C – SECTION 1061 (R2C – SECTION 1061), COMMERCIAL ONE (C1), OPEN SPACE – SECTION 1062 (OS – SECTION 1062), OPEN SPACE (OS), FLOODPLAIN (F) and INDUSTRIAL TWO (M2).

- (2) by adding thereto, the following sections:
 - "1056 The lands designated R1C SECTION 1056 on Sheet 48A of Schedule A to this by-law:
 - shall only be used for the purposes permitted in a R1C zone.
 - 1056.2 shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: 332 square metres

(2)	Minimum Lot Width:		
	Interior Lot:	12.8 metres	
	Corner Lot:	14.6 metres	

- (3) Minimum Lot Depth: 26 metres
- (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling

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:
7.5 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 lot area.

- Minimum Interior Side Yard Width:
 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 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) 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height:
 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- (11) Minimum Lot Separation: A minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Chrysler lands being 25 metres south of the North Park Drive right-of-way.
- 1056.3 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 1056.2.

- 1057.1 The lands designated R1C SECTION 1057 on Sheet 48A of Schedule A to this by-law:
- 1057.1.1 shall only be used for the purposes permitted in a R1C zone.
- 1057.1.2 shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: 332 square metres
 - Minimum Lot Width:
 Interior Lot: 12.8 metres
 Corner Lot: 14.6 metres

(3) Minimum Lot Depth: 26 metres

- (4) Minimum Front Yard Depth:6.0 metres to the front of a garage and 4.5 metres to the front wall of a 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:
 7.5 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 lot area.
- (7) Minimum Interior Side Yard Width:
 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 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) 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (10) Maximum Building Height:
 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- (11) no windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- (12) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Chrysler lands being 25 metres south of the North Park Drive right-of-way.
- 1057.1.3 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 1057.1.2.
- 1057.2 For the purposes of this section:

<u>OPENINGS</u> shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

<u>SOUTH FAÇADE</u> shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

SOUTHERLY SITE LIMIT shall mean the outline of the lands shown on Schedule A of this by-law parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive.

EAST FAÇADE shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

EASTERLY SITE LIMIT shall mean the outline of the lands parallel to Torbram Road, shown on Schedule A of this by-law abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

<u>WEST FAÇADE</u> shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

<u>WESTERLY SITE LIMIT</u> shall mean the outline of the lands shown on Schedule A of this by-law abutting Torbram Road.

- 1058.1 The lands designated R1D SECTION 1058 on Sheet 48A of Schedule A to this by-law:
- 1058.1.1 shall only shall only be used for purposes permitted in a R1D zone.

1058.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 312 square metres	
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- Minimum Lot Width:
 Interior Lot: 10.4 metres
 Corner Lot: 12.2 metres
- (3) Minimum Lot Depth: 30 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.
- 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:
 7.5 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 lot area.
- (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) the following provisions shall apply to garages:
 - a) the maximum garage door width shall be 4.12 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 maximum garage door width permitted on the lot.
- (10) Maximum Building Height:
 10.6 metres provided that no dwelling units shall contain any habitable area higher than 6.75 metres above grade.
- (11) no windows, doors or openings shall be located above a height of 3.75 metres in height above grade on the south, east and west facades. No habitable area greater than 6.75 metres in height above grade shall be permitted.
- (12) Minimum Lot Separation: A minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Chrysler lands being 25 metres south of the North Park Drive right-of-way.
- 1058.1.3 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 1058.1.2.
- 1058.2. For the purposes of this section:

<u>OPENINGS</u> shall mean windows, skylights, doors, exhaust openings, vents, air intakes and like building elements;

<u>SOUTH FAÇADE</u> shall mean the exterior wall or face of a building or structure that is at an angle of 45 degrees or less to the southerly site limit;

<u>SOUTHERLY SITE LIMIT</u> shall mean the outline of the lands shown on Schedule A of this by-law parallel to North Park Drive, such outline abutting the Har Tikvah Synagogue lands, McKinlay Transport lands and the industrial lands adjacent to North Park Drive. By-1aw 129-2000

EAST FAÇADE shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the easterly site limit and where the exterior wall or face of a building or structure is oriented such that it is defined as being both easterly and northerly facing, then the definition which shall apply be the easterly;

<u>EASTERLY SITE LIMIT</u> shall mean the outline of the lands parallel to Torbram Road, shown on Schedule A of this by-law abutting the McKinlay Transport lands and the Bramport Shopping Centre lands;

<u>WEST FAÇADE</u> shall mean the exterior wall or face of a building or structure which is at an angle of 45 degrees or less to the westerly site limit and, where the exterior wall or face of a building or structure is oriented such that it is defined as being both westerly and northerly facing, then the definition which shall apply shall be the westerly;

<u>WESTERLY SITE LIMIT</u> shall mean the outline of the lands shown on Schedule A of this by-law abutting Torbram Road.

1059	The lands designated R1D - SECTION 1059 on Sheet 48A of
	Schedule A to this by-law:

1059.1 shall only be used for the purposes permitted in a R1D zone

1059.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312 square metres;
- (2) Minimum Lot Width: Interior Lot: 10.4 metres Corner Lot: 12.2 metres
- (3) Minimum Lot Depth: 30 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 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:
 7.5 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 lot area
- (7) Minimum Interior Side Yard Width:

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0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 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) the following provisions shall apply to garages:
 - a) the maximum garage door width shall be 4.12 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 maximum garage door width permitted on the lot.
- (10) Maximum Building Height:
 10.6 metres provided that no dwelling units shall contain any habitable room higher than 6.75 metres above grade.
- Minimum Lot Separation:
 A minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Chrysler lands being 25 metres south of the North Park Drive right-of-way.
- 1059.3 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 1059.2.
- 1060 The lands designated R2C SECTION 1060 on Sheet 48A of Schedule A to this by-law:
- 1060.1 shall only be used for the following purposes
 - (1) a semi-detached dwelling; and
 - (2) purposes accessory to the other permitted purposes
- 1060.2 shall be subject to the following requirements and restrictions:

(1)	Minimum Lot Area: dwelling unit	207 square metres per	
(2)	Min1mum Lot Width: Interior Lot: Corner Lot:	13.8 metres per lot and 6.9 metres per dwelling unit15.6 metres per lot and 8.7 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 a garage and 4.5 metres to the front wall of the dwelling		
(5)	Minimum Exterior Side Yard Wıdth: 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: 7.5 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 lot area for the particular unit		
(7)	Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero		
(8)	Minimum Landscaped C	Dpen Space:	
	angle at the intersect	n front yard area; and, n front yard area if the acute ion of the side lot lines front lot line is greater than 25	
(9)	the following provisions	shall apply to garages:	
	 shall be 2.5 metres b) the garage door widt 0.6 metres if the from 2.5 metres closer to a ground floor main end c) the garage door width the garage door facing d) the interior garage we from the garage oper 	e door width per dwelling unit th may be widened by an extra at of the garage is not more than the front lot line than the atrance of the dwelling unit th restriction does not apply to ag a flankage lot line width as calculated 3 metres aning shall not exceed 0.6 metres garage door width permitted on	

9-2000		10		
	(10)	•	ght: at no dwelling units shall om higher than 6.75 metres	
	(11)	maintained between the residentially zoned prop	distance of 300 metres shall be boundary of the nearest perty and the existing setback for g 25 metres south of the North	
1060.3	relation	also be subject to the requirements and restrictions ng to the R2C zone and all the general provisions of this w which are not in conflict with the ones set out in section 2.		
1061		ands designated R2C – SECTION 1061 on Sheet 48A of lule A to this by-law:		
1061.1	shall only be used for the following purposes			
	(1)a semi-detached dwelling; and(2)purposes accessory to the other permitted purposes			
1061.2	shall be subject to the following requirements and restrictions:			
	(1)	Minimum Lot Area: dwelling unit	175 square metres per	
	(2)	Minimum Lot Width: Interior Lot: Corner Lot:	13.8 metres per lot and 6.9metres per dwelling unit15.6 metres per lot and 8.7metres for the dwelling unitclosest to the flankage lot line	
	(3)	Minimum Lot Depth:	26 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 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: 7.5 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 lot area for the particular unit 			

- Minimum Interior Side Yard Width:
 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (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) the following provisions shall apply to garages:
 - a) the maximum garage door width per dwelling unit shall be 2.5 metres
 - b) the garage door width may be widened by an extra0.6 metres if the front of the garage is not more than2.5 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 maximum garage door width permitted on the lot.
- (10) Maximum Building Height:
 10.6 metres provided that no dwelling unit shall contain any habitable room higher than 6.75 metres above grade.
- (11) Minimum Lot Separation: a minimum separation distance of 300 metres shall be maintained between the boundary of the nearest residentially zoned property and the existing setback for the Chrysler lands being 25 metres south of the North Park Drive right-of-way.
- 1061.3 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 1061.2.
- 1062.1 The lands designated OS SECTION 1062 on Sheet 48A of Schedule A to this by-law:
- 1062.1.1 shall only be used for the following purposes:

a public park or an acoustical barrier with associated landscaping under public or private ownership.

1062.1.2 shall be subject to the following requirements and restrictions:

- 1) no buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except for purposes of an acoustic barrier.
- 2) the height of any acoustical barrier is measured from the grade measured at the midpoint of the closest residential façade on the perpendicular to the line of the acoustical barrier. The height of each required acoustical barrier shall taper downward at each end beyond its required minimum length in accordance with generally accepted structural, grading and municipal engineering practices.
- 1062.1.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1062.1.2.
- 1062.2 For the purposes of this section:

<u>ACOUSTIC BARRIER</u> shall mean an earthen berm, acoustical fence, or combination berm/fence of solid construction, with no cracks or gaps; and having a minimum face weight of 19 kg/sq.m (4 lbs/sq.ft.)."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this **26th** day of **June**, 2000.

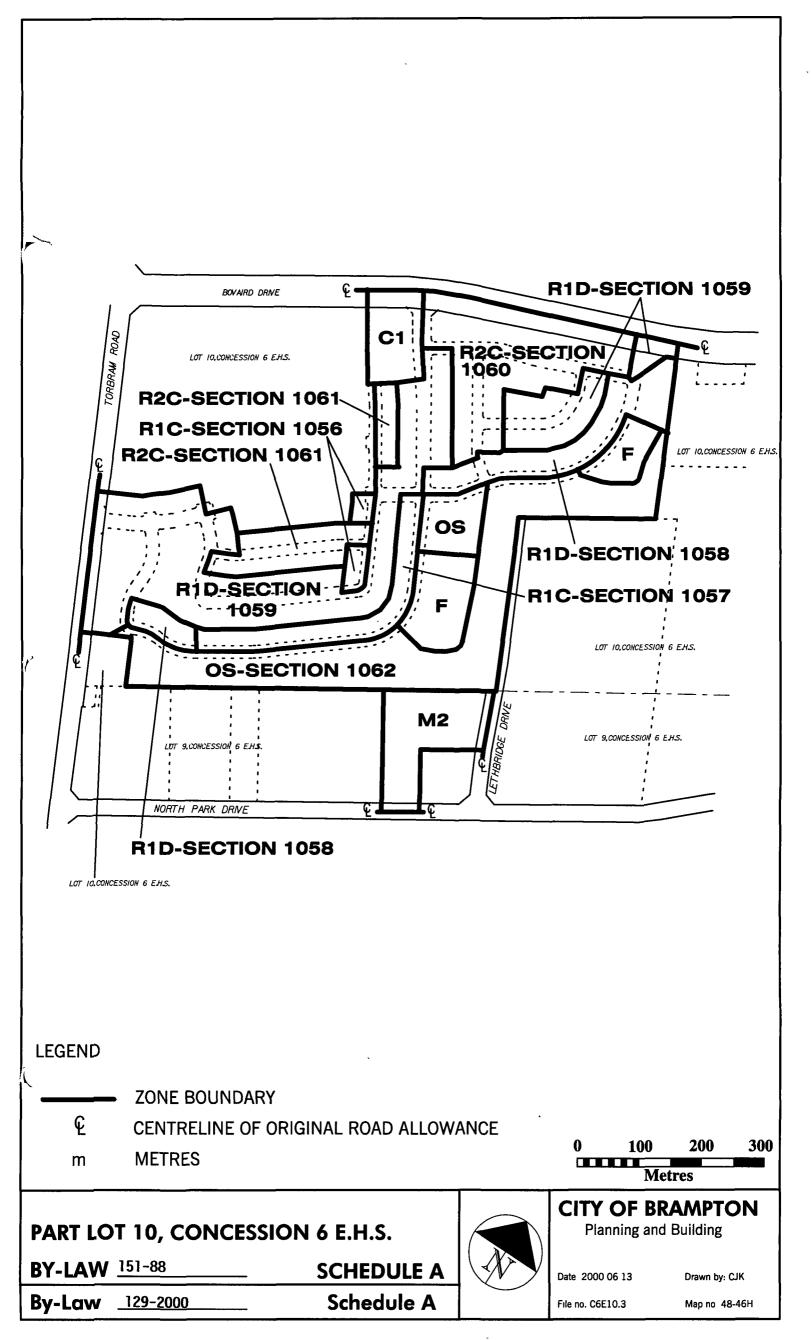
der to

Peter Robertson - Mayor

Leonard J./Mikulich - City Clerk

Approved as to/Content: Corbett, MCIP, RPP

Director of Development Services



(appeal)

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law129-2000 being a by-law to amend Comprehensive Zoning By-law 151-88, as amended, pursuant an application by TORNORTH HOLDINGS LIMITED (File C6E10.3)

DECLARATION

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

- 1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
- 2. By-law 129-2000 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 26th day of June, 2000.
- 3. Written notice of By-law 93-2000 as required by section 17(23) of the Planning Act was given on the 18th day of May, 2000, and By-law 129-2000 as required by section 34(18) of the *Planning Act* was given on the 7th day of July, 2000, 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. Three (3) notices of appeal were filed with me within 20 days from the date of written notice of the adoption of the amendment and the matter was referred to the Ontario Municipal Board
- 5. By Order Number 0704, the Ontario Municipal Board orders that:
 - 1. Official Plan Amendment No. OP93-136 to the Official Plan of the City of Brampton is approved in the manner set out in Exhibit 146 (Attachment "1" attached) to the Board Order; and,
 - 2. That By-law 151-88, as amended, is further amended in the manner set out in Exhibit 147 (Attachment "2" attached) to the Board Order
- 6. That in all other respects this Official Plan Amendment has been processed in accordance with all of the Planning Act requirements including regulations for notice.
- 7. That OP93-136 is deemed to have come into effect on the 4th day of May, 2001, in accordance with Section 17(50) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the City of Brampton in the Region of Peel this 17th day of May, 2001

Commissioner, Etc.

Miluly

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,

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2-2000, 13-2000, 22-2000, 24-2000, 35-2000, 36-2000, 51-2000, 53-2000, 56-2000, 65-2000, 67-2000, 69-2000, 85-2000, 95-2000, 111-2000, 113-2000, 115-2000, 116-2000, 129-2000(as amended by OMB Order 0704), 135-2000, 139-2000, 167-2000, 169-2000, 172-2000, 176-2000, 179-2000, 180-2000, 218-2000, 230-2000, 232-2000, 233-2000, 235-2000

3-2001, 18-2001, 19-2001, 20-2001, 35-2001, 36-2001, 49-2001, 51-2001, 61-2001, 62-2001

nard J. Mikulich City Clerk. May 17, 2001