



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 139-2002

To amend By-law 139-84 as amended.

Council of the Corporation of the City of Brampton hereby ENACTS as follows:

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), RESIDENTIAL HAMLET (RH) and OPEN SPACE (OS) to RESIDENTIAL SINGLE FAMILY B – SECTION 729 (R1B – SECTION 729), RESIDENTIAL SINGLE FAMILY B – SECTION 730 (R1B – SECTION 730), 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 SINGLE FAMILY B – SECTION 755 (R1B – SECTION 755), RESIDENTIAL SINGLE FAMILY B – SECTION 756 (R1B – SECTION 756), RESIDENTIAL TOWNHOUSE – SECTION 737 (R3A – SECTION 737), and OPEN SPACE – SECTION 738 (OS – SECTION 738).

(2) by adding thereto the following sections:

“752 The lands designated R1B-SECTION 752 on Sheet 3 of Schedule A to this by-law:

752.1 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.

752.2 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: 12 metres
- (f) Minimum Interior Side Yard Width:
 - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
 - (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) 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.

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

752.3 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 752.2.”

“753 The lands designated R1B-SECTION 753 on Sheet 3 of Schedule A to this by-law:

753.1 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.

753.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 480 square metres

(b) Minimum Lot Width:

Interior Lot: 16 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; 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: 9.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.

(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.

753.3 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 753.2.”

“755 The lands designated R1B-SECTION 755 on Sheet 3 of Schedule A to this by-law:

755.1 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.

755.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 480 square metres
- (b) Minimum Lot Width:
 - Interior Lot: 16 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; 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: 6.4 metres measured from the average finished grade at the front of the dwelling to the mid-point between lowest eaves and the highest ridge of a pitched roof.
- (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.

755.3 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 755.2.”

“756 The lands designated R1B – SECTION 756 on sheet 3 of Schedule A to this by-law:

756.1 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.

756.2 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 - 30.0 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) 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.

756.3 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 756.2.”

“737 The lands designated R3A-Section 737 on Sheet 3 of Schedule “A” to this by-law:

737.1 shall only be used for the purposes permitted in an R3A zone.

737.2 shall be subject to the following requirements and restrictions:

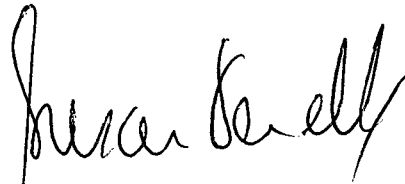
- (a) Minimum Unit Width – 6.5 metres
- (b) There are no minimum lot area, lot width and lot depth requirements
- (c) Minimum Front Yard Depth – 3 metres
- (d) Minimum Rear Yard Depth – 3 metres
- (e) Minimum Interior Side Yard Width – 3 metres
- (f) Minimum Exterior Side Yard Width – 3 metres
- (g) Garage Door Setback:
Minimum 6 metres to the front of the garage door

- (h) Distance Between Buildings:
Minimum 3.0 metres shall be maintained between all main buildings within the lot
- (i) Maximum Building Height – 11 metres.
- (j) Maximum Garage Door Width:
 - 1) the maximum garage door width shall be:
 - i. 2.5 metres for a dwelling unit having a width of less than 7 metres
 - ii. 3.1 metres for a dwelling unit having width equal to 7 metres but less than 8 metres
 - iii. 3.7 metres for a dwelling unit having a width greater than or equal to 8 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 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
- (k) Garage Projection:
No garage shall project beyond the front of a dwelling unit more than 1.5 metres beyond a porch or front wall of the particular dwelling unit
- (l) Front to Rear Access:
For each townhouse dwelling unit on an individual lot where the rear yard area is a part of the individual lot, 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

737.3 shall also be subject to the requirements and restrictions of the R3A zone and all the general provisions of this by-law that are not in conflict with those in 737.2.

737.4 for the purpose of this section, the entire lands zoned R3A –
Section 737 shall be treated as one lot for zoning purposes.”

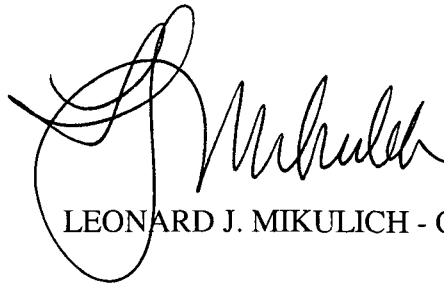
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,
this 27th day of May 2002.



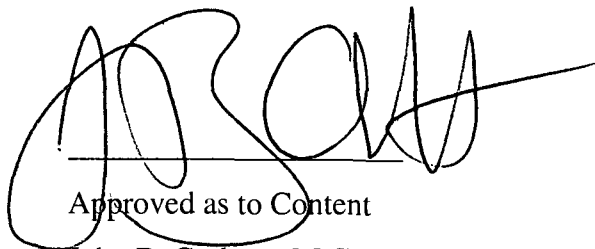
SUSAN FENNELL - MAYOR

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 7/1/2002



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

R1B-SECTION 729 R3A-SECTION 737

STEELES AVENUE WEST

R1B-SECTION 755

R1B-SECTION 753

R1B-SECTION 755

R1B-SECTION 753

R1B-SECTION 755

R1B-SECTION 753

R1B-SECTION 755

R1B-SECTION 753

R1B-SECTION 730

OS-SECTION 738

LOT 15, CONCESSION 4 W.H.S.

LOT 14, CONCESSION 4 W.H.S.

R1B-SECTION 756

HALLSTONE ROAD

LOT 14, CONCESSION 4 W.H.S.

R1B-SECTION 735

LOT 13, CONCESSION 4 W.H.S.

R1B-SECTION 752

OS-SECTION 738

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



PART LOTS 14-15 , CONCESSION 4 W.H.S

BY-LAW 139-84

SCHEDULE A

By-Law 139-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 05 02

Drawn by: CJK

File no. T4W15.6

Map no. 72-18T

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

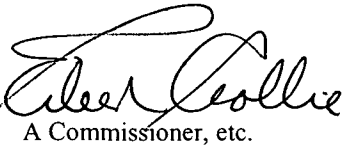
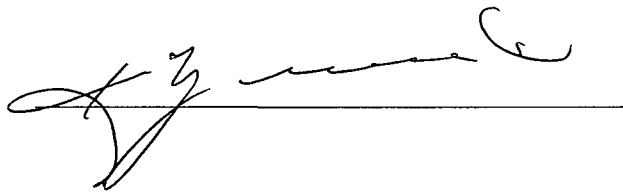
AND IN THE MATTER OF the City of Brampton By-law 139-2002 being a by-law to amend Comprehensive Zoning By-law 139-84 as amended – 871878 Ontario Limited (Kanef Properties Limited) (File T4W15.6)

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 139-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27th day of May, 2002.
3. Written notice of By-law 139-2002 as required by section 34(18) of the *Planning Act* was given on the 11th day of June, 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. One appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections, and was subsequently withdrawn.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
19th day of July, 2002)



A Commissioner, etc.

**AILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**