



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 182-2003

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 D – SECTION 1185 (R1D – SECTION 1185), RESIDENTIAL SINGLE FAMILY D – SECTION 1186 (R1D - SECTION 1186), RESIDENTIAL SINGLE FAMILY D – SECTION 1187 (R1D – SECTION 1187), RESIDENTIAL TWO FAMILY C – SECTION 1188 (R2C – SECTION 1188), RESIDENTIAL SINGLE FAMILY C – SECTION 1110 (R1C-SECTION 1110), RESIDENTIAL SINGLE FAMILY C – SECTION 1021 (R1C – SECTION 1021), INSTITUTIONAL ONE – SECTION 1204 (I1 – SECTION 1204), INSTITUTIONAL ONE (I1) and, FLOODPLAIN (F).
 - (2) by adding thereto the following sections:

"1185 The lands designated R1D – SECTION 1185 on Sheet 23 of Schedule A to this by-law:

1185.1 shall only be used for the purposes permitted in a R1D zone.

1185.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 236 square metres
 - (2) Minimum Lot Width:
Interior Lot: 9 metres
Corner Lot: 10.8 metres
 - (3) Minimum Lot Depth: 25 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) Maximum Building Height:

2 storeys when the lot width is less than 9.15 metres.

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

(8) The following provisions shall apply to garages:

- a) The maximum garage door width shall be:
 - i. 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - ii. 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 meters; and,
 - iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres;
 - iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 to 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.

(9) Minimum Rear Yard Depth:

Interior Lot:	6.5 metres
Exterior Lot:	6.0 metres

(10) 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;

(11) 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.

1185.3 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 1185.2.

1186 The lands designated R1D – SECTION 1186 on Sheet 23 of Schedule A to this by-law:

1186.1 shall only be used for the purposes permitted in a R1D zone.

1186.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 286 square metres
- (2) Minimum Lot Width:
 - Interior Lot: 11.0 metres
 - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 26.0 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 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:
 - i. 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - ii. 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 meters;

- iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres; and,
- iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 to 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:

- | | |
|-----------|------------|
| Interior: | 6.5 metres |
| Exterior: | 6.0 metres |

(9) 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;

(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.

1186.3 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 1186.2.

1187 The lands designated R1D – SECTION 1187 on Sheet 23 of Schedule A to this by-law:

1187.1 shall only be used for the purposes permitted in a R1D zone.

1187.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 325 square metres
- (2) Minimum Lot Width:

Interior Lot:	12 metres
Corner Lot:	13.8 metres
- (3) Minimum Lot Depth: 26.0 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 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:
 - i. 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - ii. 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 meters;
 - iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres; and,
 - iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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 to 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:
- | | |
|-----------|------------|
| Interior: | 6.5 metres |
| Exterior: | 6.0 metres |
- (9) 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;
- (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.

- 1187.3 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 1187.2.
- 1188 The lands designated R2C – SECTION 1188 on Sheet 23 of Schedule A to this by-law:
- 1188.1 shall only be used for the following purposes:
- (1) a semi-detached dwelling;
 - (2) an auxiliary group home; and,
 - (3) purposes accessory to the other permitted purposes
- 1188.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 244 square metres per dwelling unit.
 - (2) Minimum Lot Width:
Interior Lot: 15.0 metres per lot and 7.5 metres per dwelling unit.
Corner Lot: 16.8 metres per lot and 9.3 metres for the dwelling unit closest to the flankage lot line.
 - (3) Minimum Lot Depth: 32 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) 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;
 - i. 3.1 metres if the lot width for a particular unit is less than 10 metres;
 - ii. 4.0 metres if the lot width for a particular unit is less than 10.36 metres but greater than or equal to 10 meters;

- iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres; and,
- iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 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

(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 acuter angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

1188.3 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 1188.2.”

“1204 The lands designated I1 – SECTION 1204 on Sheet 23 of Schedule A to this by-law:

1204.1 shall only be used for the following purposes:

shall only be used for the purposes permitted by section 1204.1(1), or the purposes permitted by section 1204.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school;
- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and,
- (d) purposes accessory to the other permitted purposes;

or:

(2) the following:

- (a) those purposes permitted in an R1D – SECTION 1186 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

1204.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in an R1D – SECTION 1186 zone, the requirements and restrictions as set out in an R1D – SECTION 1186 zone;

1204.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1204.2.”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 23rd day of June, 2003.

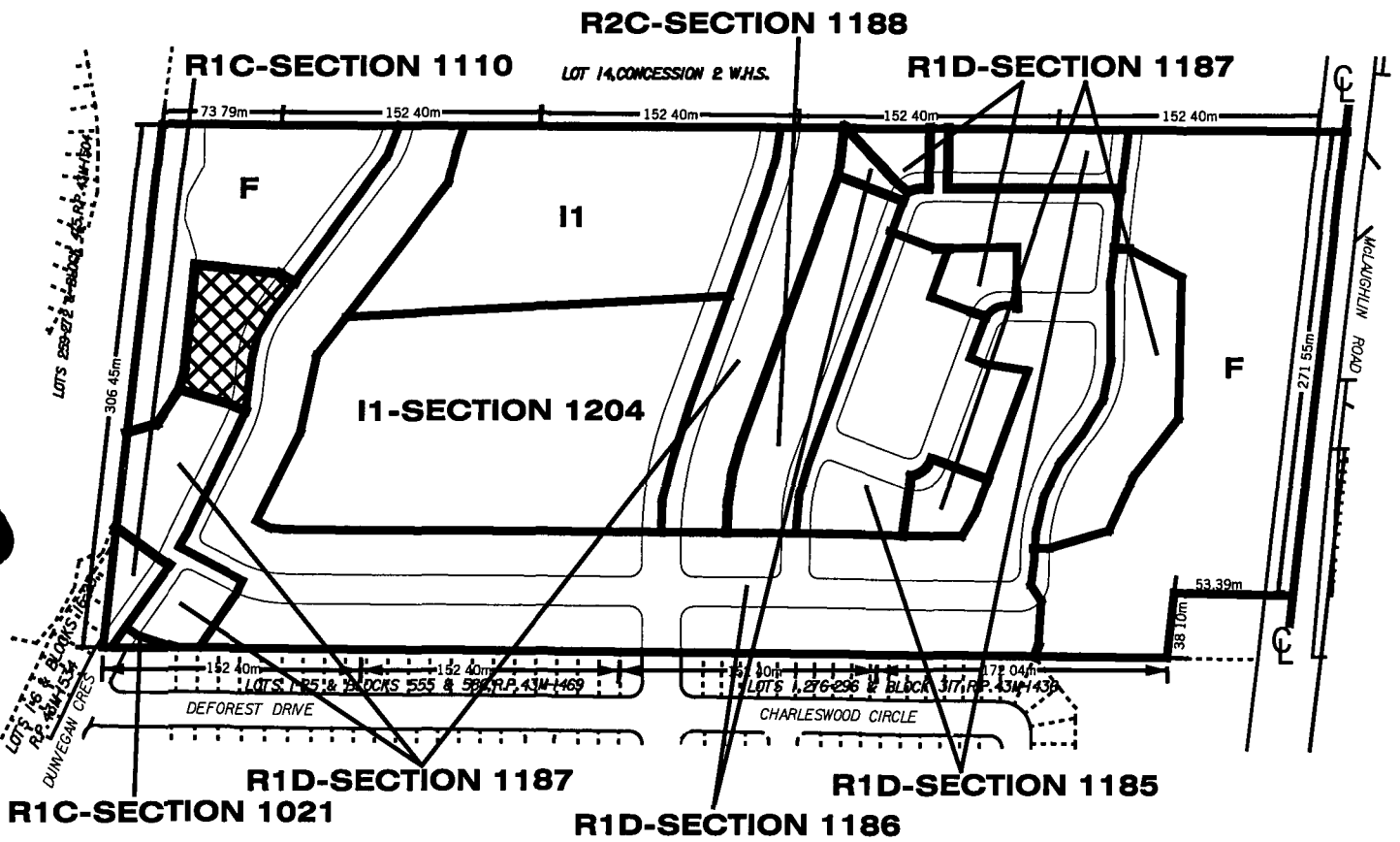
Susan Fennell - Mayor

Leonard J. Mikulich - City Clerk



Approved as to Content:

John R. Corbett MCIP, RPP
Director of Planning, Land Development Services



LEGEND



LANDS NOT INCLUDED IN THIS BY-LAW



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



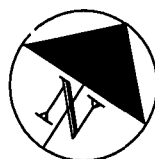
PART LOT 14, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 182-2003

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 03 25

Drawn by: CJK

File no C2W14.4

Map no. 23-19H

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

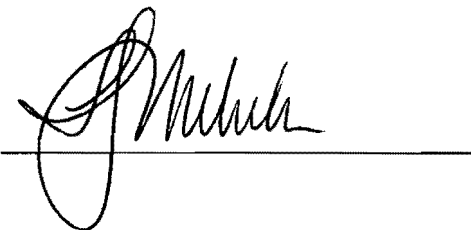
AND IN THE MATTER OF the City of Brampton By-law 182-2003
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
(Gold Park Rowntree Developers Inc. – formerly Fanshore Developments (East) Ltd.) File C2W14.4

DECLARATION

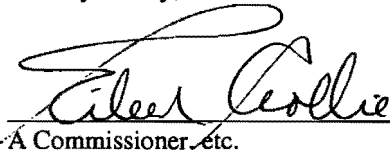
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO
SOLEMNLY DECLARE THAT:

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 182-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 23rd day of June, 2003.
3. Written notice of By-law 182-2003 as required by section 34(18) of the *Planning Act* was given on the 4th day of July, 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)
28th day of July, 2003)



A handwritten signature in black ink, appearing to read "L. Mikulich", is written over a horizontal line.



A handwritten signature in black ink, appearing to read "Eileen Collie", is written over a horizontal line.

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.**