



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 204-2003

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 22 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 1191 (R1D - SECTION 1191), RESIDENTIAL SINGLE FAMILY C - SECTION 1192 (R1C - SECTION 1192), RESIDENTIAL SINGLE FAMILY C - SECTION 1193 (R1C - SECTION 1193), RESIDENTIAL TWO FAMILY A - SECTION 1194 (R2A - SECTION 1194), INSTITUTIONAL ONE (I1), FLOODPLAIN (F), and OPEN SPACE (OS);
 - (2) by adding thereto, the following sections:

"1191 The lands designated R1D - SECTION 1191 on Sheet 22 of Schedule A to this by-law:

1191.1 shall only be used for the purposes permitted in a R1D zone.

1191.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 264.0 square metres;
 - (2) Minimum Lot Width:

Interior Lot: 11.0 metres;
Corner Lot: 12.8 metres;
 - (3) Minimum Lot Depth: 24.0 metres;
 - (4) Minimum Front Yard Depth:

4.5 metres to the front wall of a dwelling;
 - (5) Minimum Rear Yard Depth:
 - (a) 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 required lot area; and,
 - (b) 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;

- (6) Minimum Exterior Side Yard Width:
3.0 metres to the side wall of a dwelling;
- (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; and,
 - (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) Minimum Setback to a Garage Door:
- (a) for an 11.0 metre wide lot:
 - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
 - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
 - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
 - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be:
 - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
 - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
 - (2) 5.5 metres if the garage door faces a front lot line that abuts a street

having a road right-of-way width greater than or equal to 17.0 metres;

- (ii) for a lot having a lot width greater than or equal to 12.0 metres: 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- 1191.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in section 1191.2.
- 1192 The lands designated R1C - SECTION 1192 on Sheet 22 of Schedule A to this by-law:
- 1192.1 shall only be used for the purposes permitted in a R1C zone.
- 1192.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 300.0 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: 12.5 metres;
 - Corner Lot: 14.3 metres;
 - (3) Minimum Lot Depth: 24.0 metres;
 - (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a dwelling;
 - (5) 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 required lot area;
 - (6) Minimum Exterior Side Yard Width:
 - 3.0 metres to the side wall of a dwelling;
 - (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; and,
 - (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) Minimum Setback to a Garage Door: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1192.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 1192.2.

1193 The lands designated R1C - SECTION 1193 on Sheet 22 of Schedule A to this by-law:

1193.1 shall only be used for the purposes permitted in a R1C zone.

1193.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 328.8 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 13.7 metres;
 - Corner Lot: 15.5 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a dwelling;
- (5) 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 required lot area;
- (6) Minimum Exterior Side Yard Width:
 - 3.0 metres to the side wall of a dwelling;
- (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; and,
 - (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) Minimum Setback to a Garage Door: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1193.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 1193.2.

1194 The lands designated R2A - SECTION 1194 on Sheet 22 of Schedule A to this by-law:

1194.1 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.


1194.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208.8 square metres per dwelling unit;
- (2) Minimum Lot Width:
 - Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
 - Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 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 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 required lot area for the particular unit;
- (6) 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;
- (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) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be 3.7 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) Interior Garage Width:
 - (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
 - (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (10) 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.

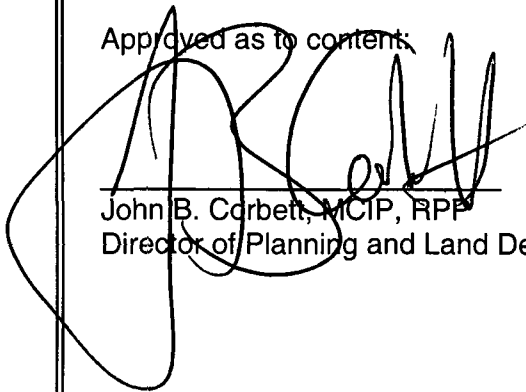
1194.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with those in section 1194.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this
16th day of July 2003.

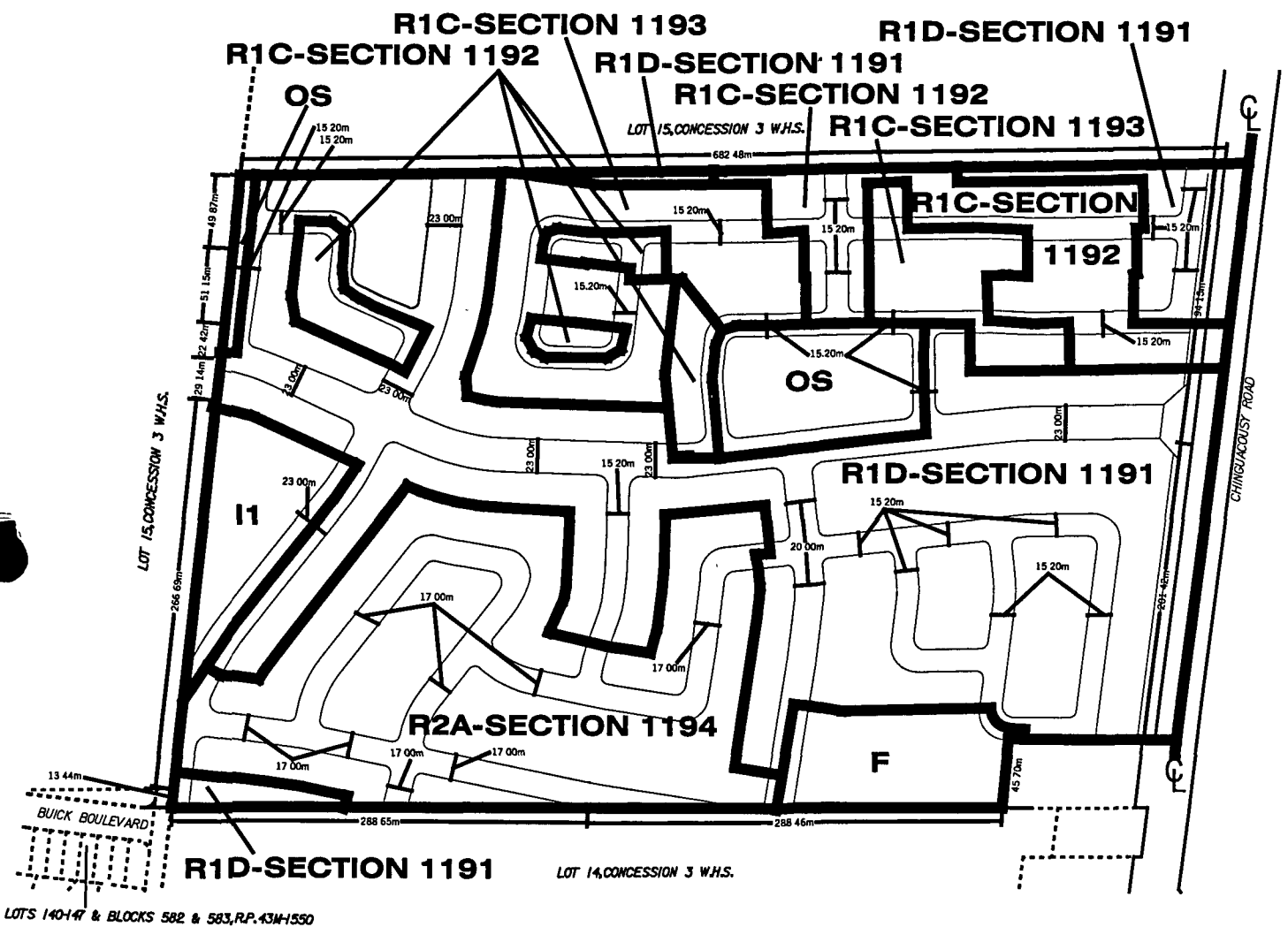

~~SUSAN FENNELL - MAYOR~~
Paul Palleschi, Acting Mayor


~~LEONARD J. MIKULICH - CITY CLERK~~
KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to content:



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



LOTS 140-147 & BLOCKS 582 & 583, R.P. 43M-1550

EGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



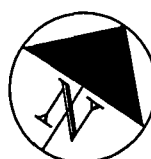
PART LOT 15, CONCESSION 3 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 004-2003

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 04 30

Drawn by: CJK

File no. C3W15.2

Map no. 22-22H

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

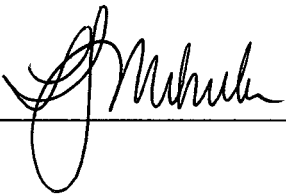
AND IN THE MATTER OF the City of Brampton By-law 204-2003
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended
(Mattamy (Fletcher's North) Limited, formerly 841521 Ontario Limited) File C3W15.2

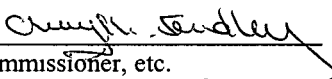
DECLARATION

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 204-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of July, 2003.
3. Written notice of By-law 204-2003 as required by section 34(18) of the *Planning Act* was given on the 30th 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)
20th day of August, 2003)




A Commissioner, etc.

**Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of the City of Brampton
Expires October 18, 2005.**