



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 212-98

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 24C of Schedule "A" thereto, the zoning designations of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL FOUR A HOLDING – SECTION 208 (M4A(H) – SECTION 208) and INDUSTRIAL FOUR A HOLDING – SECTION 210 (M4A(H) – SECTION 210) to FLOODPLAIN (F), OPEN SPACE (OS), RESIDENTIAL SINGLE FAMILY D – SECTION 886 (R1D – SECTION 886), RESIDENTIAL SINGLE FAMILY D – SECTION 887 (R1D – SECTION 887), RESIDENTIAL TWO FAMILY A – SECTION 888 (R2A – SECTION 888), RESIDENTIAL TWO FAMILY A – SECTION 889 (R2A – SECTION 889), RESIDENTIAL SINGLE FAMILY C – SECTION 890 (R1C – SECTION 890), RESIDENTIAL STREET TOWNHOUSE B – SECTION 891 (R3B – SECTION 891), RESIDENTIAL STREET TOWNHOUSE – SECTION 892 (R3B – SECTION 892), RESIDENTIAL STREET TOWNHOUSE B – SECTION 893 (R3B – SECTION 893), INSTITUTIONAL ONE – SECTION 895 (I1 – SECTION 895), RESIDENTIAL TWO FAMILY A – SECTION 899 (R2A – SECTION 899), and COMMERCIAL ONE – SECTION 908 (C1 – SECTION 908).

(2) by adding thereto the following sections:

"886. The lands designated R1D - SECTION 886 on Sheet 24C of Schedule A to this by-law:

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

886.2 shall be subject to the following requirements and restrictions:

(1) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
- where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall

(2) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and

(3) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

886.3 shall also be subject to the requirements and restrictions relating to the R1D zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 886.2.

887. The lands designated R1D - SECTION 887 on Sheet 24C of Schedule A to this by-law:
- 887.1 shall only be used for the purposes permitted in the R1D zone.
- 887.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Depth: 38 metres
 - (2) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
 - where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
 - (3) Minimum Rear Yard Depth: 15 metres
 - (4) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
 - (5) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- 887.3 shall also be subject to the requirements and restrictions relating to the R1D zone, and all of the general provisions of this by-law which are

not in conflict with the ones set out in section 887.2.

888. The lands designated R2A - SECTION 888 on Sheet 24C of Schedule A to this by-law:

888.1 shall only be used for the purposes permitted in the R2A zone.

888.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 420 square metres per lot, and 210 square metres per dwelling unit

Corner Lot – 480 square metres per lot and 270 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot – 14 metres, and 7 metres per dwelling unit

Corner Lot – 16 metres, and 9 metres for the dwelling closest to the flankage lot line

(3) Minimum Front Yard Depth: 4.5 metres

(4) Minimum Interior Side Yard Width:

1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

(5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

888.3 shall also be subject to the requirements and restrictions relating to the R2A zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 888.2.

889. The lands designated R2A - SECTION 889 on Sheet 24C of Schedule A to this by-law:

889.1 shall only be used for the purposes permitted in the R2A zone.

889.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 490 square metres per lot, and 245 square metres per dwelling unit

Corner Lot – 560 square metres per lot and 315 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot – 14 metres, and 7 metres per dwelling unit

Corner Lot – 16 metres, and 9 metres for the dwelling closest to the flankage lot line

(3) Minimum Lot Depth: 35 metres

(4) Minimum Front Yard Depth: 4.5 metres

(5) Minimum Interior Side Yard Width:

1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

(6) Minimum Rear Yard Depth: 12 metres

(7) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

889.3 shall also be subject to the requirements and restrictions relating to the R2A zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 889.2.

890. The lands designated R1C - SECTION 890 on Sheet 24C of Schedule A to this by-law:
- 890.1 shall only be used for the purposes permitted in the R1C zone.
- 890.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth: 4.5 metres
 - (2) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
 - where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
 - 1.2 metres where a side yard abuts a public walkway or a non-residential zone
 - (3) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.
- 890.3 shall also be subject to the requirements and restrictions relating to the R1C zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 890.2.
891. The lands designated R3B - SECTION 891 on Sheet 24C of Schedule A to this by-law:

- 891.1 shall only be used for the purposes permitted in the R3B zone.
- 891.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Interior Side Yard Width:
1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
 - (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
 - (3) the maximum number of dwelling units which may be attached shall not exceed 8; and
 - (4) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- 891.3 shall also be subject to the requirements and restrictions relating to the R3B zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 891.2.
892. The lands designated R3B - SECTION 892 on Sheet 24C of Schedule A to this by-law:
- 892.1 shall only be used for the purposes permitted in the R3B zone.
- 892.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area
Interior Lot - 220 square metres
Corner Lot - 340 square metres

- (2) Minimum Lot Depth: 38 metres
- (3) Minimum Interior Side Yard Width:
1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero
- (4) Minimum Rear Yard Depth: 15 metres
- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) the maximum number of dwelling units which may be attached shall not exceed 8; and
- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

892.3 shall also be subject to the requirements and restrictions relating to the R3B zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 892.2.

893. The lands designated R3B - SECTION 893 on Sheet 24C of Schedule A to this by-law:

893.1 shall only be used for the purposes permitted in the R3B zone.

893.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area
Interior Lot - 210 square metres
Corner Lot - 315 square metres
- (2) Minimum Lot Depth: 35 metres
- (3) Minimum Interior Side Yard Width:

1.2 metres, except that where a common wall of the dwelling units coincide with a side lot line the setback may be zero

- (4) Minimum Rear Yard Depth: 12 metres
- (5) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) the maximum number of dwelling units which may be attached shall not exceed 8; and
- (7) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

893.3 shall also be subject to the requirements and restrictions relating to the R3B zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 893.2.

895 The lands designated I1 - SECTION 895 on Sheet 24C of Schedule A to this by-law:

895.1 shall only be used for the purposes permitted in section 895.1(1), or the purposes permitted by section 895.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (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.

(2) or:

- (a) those purposes permitted in a R3A zone.

895.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 895.1(1), the requirements and restrictions as set out in the I1 zone.
- (2) for those uses permitted in section 895.1(2), shall be subject to the following requirements and restrictions:
 - (a) Minimum Lot Area:
230 square metres per dwelling unit
 - (b) Minimum Lot Width:
Interior Lot - 30 metres
Corner Lot - 33 metres
 - (c) Minimum Lot Depth: 30 metres
 - (d) Yard Setbacks:
3 metres, but 6 metres to the front of a garage, 4.5 metres to the building wall where the front entrance to a dwelling unit is located
 - (e) Separation of Buildings:
2.4 metres
 - (f) Minimum Landscape Open Space:
40%, including a 3 metre wide landscaped area abutting public roads except at approved driveway locations
 - (g) Coverage by Principle Building:
none
 - (h) the maximum number of dwelling units which may be attached shall not exceed 8; and
 - (i) for a townhouse dwelling unit, a minimum amenity area of 6 metres by the width of the townhouse dwelling unit shall be provided abutting each dwelling unit.

- 895.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 895.2.
899. The lands designated R2A - SECTION 899 on Sheet 24C of Schedule A to this by-law:
- 899.1 shall only be used for the purposes permitted in the R2A zone.
- 899.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:

Interior Lot – 532 square metres per lot, and 266 square metres per dwelling unit

Corner Lot – 608 square metres per lot and 342 square metres for the dwelling unit closest to the flankage lot line
 - (2) Minimum Lot Width:

Interior Lot – 14 metres, and 7 metres per dwelling unit

Corner Lot – 16 metres, and 9 metres for the dwelling closest to the flankage lot line
 - (3) Minimum Lot Depth: 38 metres
 - (4) Minimum Front Yard Depth: 4.5 metres
 - (5) Minimum Side Yard Width:

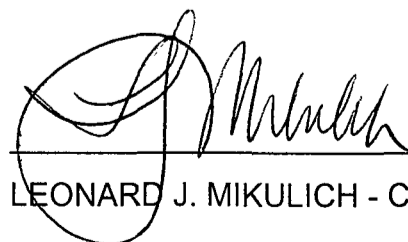
1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero
 - (6) Minimum Rear Yard Depth: 15 metres
 - (7) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

- 899.3 shall also be subject to the requirements and restrictions relating to the R2A zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 899.2.
908. The lands designated C1 - SECTION 908 on Sheet 24C of Schedule A to this by-law:
- 908.1 shall only be used for the purposes permitted in the C1 zone.
- 908.2 shall be subject to the following requirements and restrictions:
- (1) where the rear yard abuts a Residential or Institutional zone, the minimum rear yard depth may be 6.0 metres provided that there is no driveway in the rear yard.
- 908.3 shall also be subject to the requirements and restrictions relating to the C1 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 908.2."

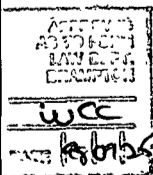
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of Sept., 1998.



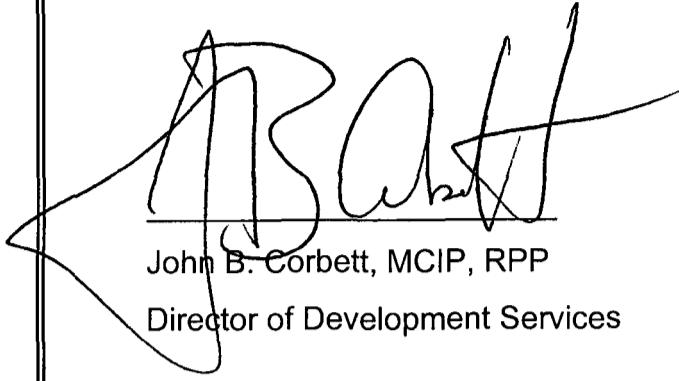
PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

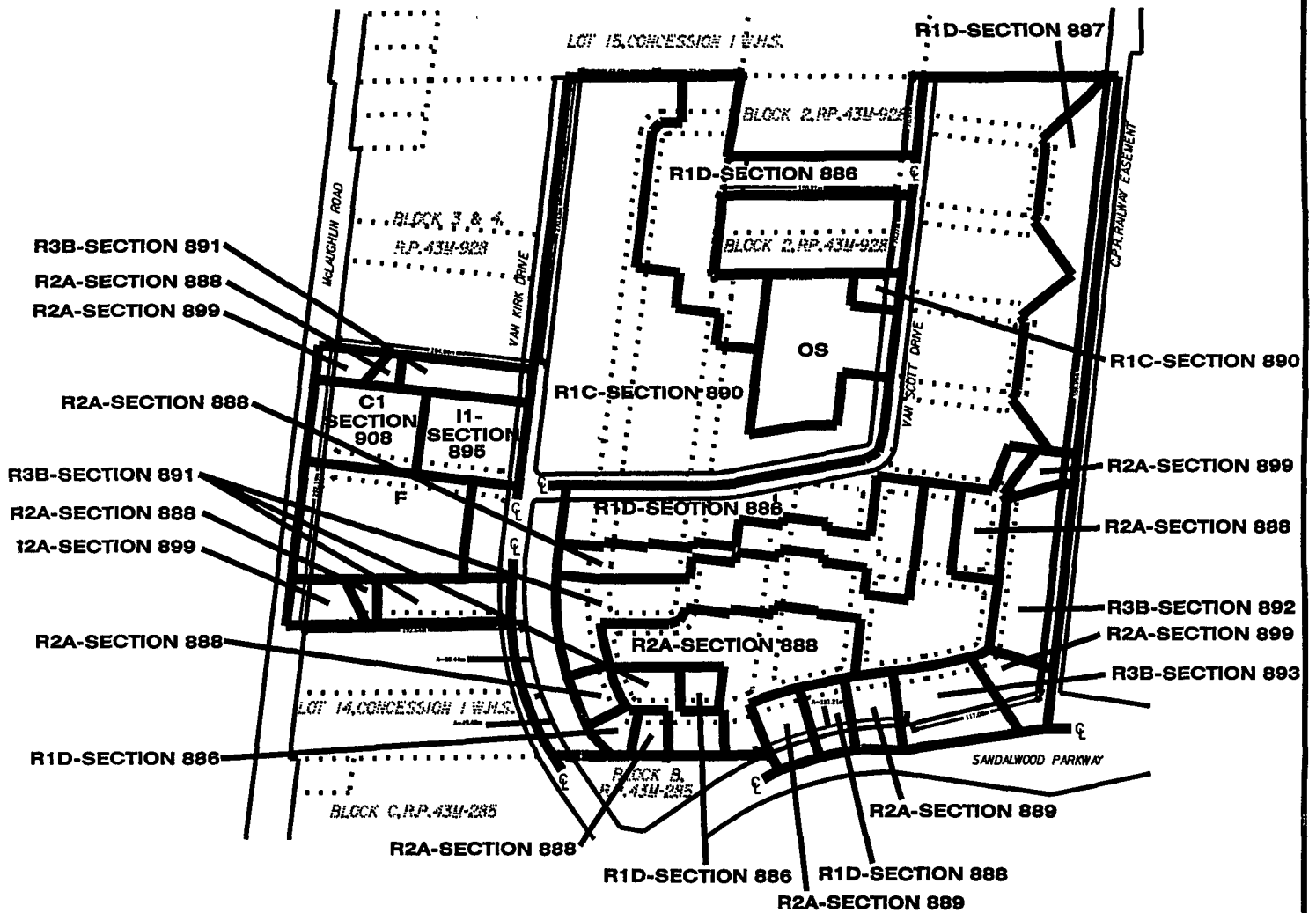


Approved as to Content:




A large, stylized handwritten signature in black ink, appearing to read "J. Corbett", is written over a horizontal line. The signature is written in a cursive style with a large initial "J" and a long, sweeping tail.

John B. Corbett, MCIP, RPP
Director of Development Services

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LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



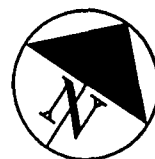
PART LOT 14, CONCESSION 1 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 212-98

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 1998 08 20

Drawn by: CJK

File no. C1W14.11

Map no. 24-74J

(no appeal)

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

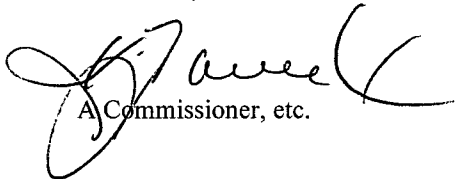
AND IN THE MATTER OF the City of Brampton
By-law 212-98 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(MIA PROPERTIES LIMITED AND PALADIUM
CONSTRUCTION LIMITED – File: C1W14.11)

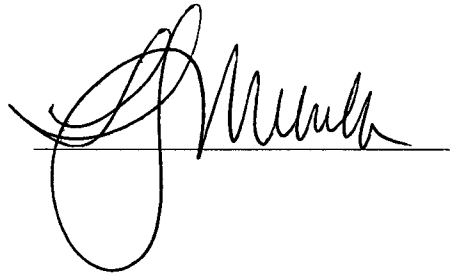
DECLARATION

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 212-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 28th day of September, 1998.
3. Written notice of By-law 212-98 as required by section 34(18) of the *Planning Act* was given on the 2nd day of October, 1998, 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 6th day of)
November, 1998)


A Commissioner, etc.



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,
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3-93, 4-93, 9-93, 16-93, 63-93, 65-93, 76-93, 94-93, 112-93, 116-93, 118-93, 136-93, 149-93, 152-93,
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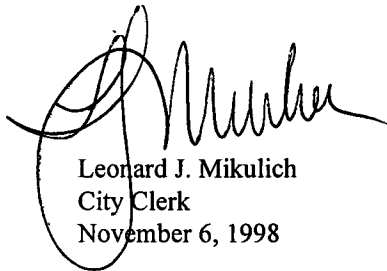
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250-94, 275-94

6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201-95, 204-95, 205-95, 212-95, 262-95,
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16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 72-96, 81-96, 125-96, 152-96, 154-96, 159-96, 174-96, 183-
96, 230-96

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137-97, 178-97, 180-97, 208-97, 233-97, 247-97, 248-97, 250-97, 252-97, 253-97, 255-97, 256-97,
258-97, 261-97, 270-97, 271-97

22-98, 33-98, 82-98, 90-98, 115-98, 123-98, 131-98, 138-98, 161-98, 162-98, 182-98, 186-98, 212-98



Leonard J. Mikulich
City Clerk
November 6, 1998