



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 212-2003

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 C – SECTION 1210 (R1C – SECTION 1210), RESIDENTIAL SINGLE FAMILY D – SECTION 1211 (R1D – SECTION 1211), RESIDENTIAL TWO FAMILY A – SECTION 1212 (R2A – SECTION 1212), , INSTITUTIONAL ONE – SECTION 1213 (I1 – SECTION 1213), INSTITUTIONAL ONE (I1) and, OPEN SPACE (OS).
 - (2) by adding thereto the following sections:

"1210 The lands designated R1C – SECTION 1210 on Sheet 22 of Schedule A to this by-law:

1210.1 shall only be used for the purposes permitted in a R1C zone.

1210.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 328 square metres
 - (2) Minimum Lot Width:
Interior Lot: 13.7 metres
Corner Lot: 15.5 metres
 - (3) Minimum Lot Depth: 24 metres
 - (4) Minimum Front Yard Depth:
- 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 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 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.

1210.3 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 1210.2.

1211 The lands designated R1D – SECTION 1211 on Sheet 22 of Schedule A to this by-law:

1211.1 shall only be used for the purposes permitted in a R1D zone.

1211.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264 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 the 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 Landspaced 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 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 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

1211.3 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 1211.2.

1212 The lands designated R2A – SECTION 1212 on Sheet 22 of Schedule A to this by-law:

1212.1 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

1212.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 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: 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 zero 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) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) The following provisions shall apply to garages:
- a) The maximum garage door width per dwelling unit shall be;
- i. 3.1 metres if the lot width for a particular unit is less than 8.0 metres; and
- ii. 3.7 metres if the lot width for a particular unit is 8.0 meters or greater.

- 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 0.6 metres more than the maximum garage door width permitted on the lot.

1212.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1212.2.

1213 The lands designated I1 – SECTION 1213 on Sheet 22 of Schedule A to this by-law:

1213.1 shall only be used for the following purposes:

shall only be used for the purposes permitted by section 1213.1(1), or the purposes permitted by section 1213.1(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 R1C – SECTION 1210 zone;
- (b) those purposes permitted in an R1D – SECTION 1211 zone; and,
- (c) purposes accessory to the other permitted purposes.

1213.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in an R1C – SECTION 1210 zone, the requirements and restrictions as set out in an R1C – SECTION 1210 zone; and,
- (2) for those purposes permitted in an R1D – SECTION 1211 zone, the requirements and restrictions as set out in an R1D – SECTION 1211 zone.

1213.3

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 1213.2.”

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

Paul Palleschi

~~Susan Fennell - Mayor~~

Paul Palleschi, Acting Mayor

APPROVED AS TO FORM LAW DEPT BRAMPTON
[Signature]
DATE 7/23/03

[Signature]

~~Leonard J. Mikulich - City Clerk~~

KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to Content:

[Signature]

John B. Corbett, MCIP, RPP

Director of Planning, Land Development Services

[Handwritten mark]

R2A-SECTION 1212

R1D-SECTION 1211

R1D-SECTION 1211

R1C-SECTION 1210

WANLESS DRIVE

LOT 15, CONCESSION 3 W.H.S.

R1D-SECTION 1211

OS

CREDITVIEW ROAD

I1

OS

BUICK BOULEVARD

LOT 15, CONCESSION 3 W.H.S.

R1D-SECTION 1211

R1D-SECTION 1211

R2A-SECTION 1212

LOT 14, CONCESSION 3 W.H.S.

R1C-SECTION 1210

I1-SECTION 1213

R1D-SECTION 1211

R2A-SECTION 1212

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



PART LOTS 14 & 15, CONCESSION 3 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 212-2003

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date 2003 07 03

Drawn by: CJK

File no C3W15 3

Map no 22-23J