



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 233-2006

To amend By-law 270-2004 as amended.

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

1. By-law 270-2004, as amended, is hereby further amended by:

(1) deleting Section 10.9.1 thereof and replacing it with the following:

“10.9.1 Parking spaces are required in Residential Zones in accordance with the following provisions:

- A. Unless otherwise specified in this By-law, for each dwelling unit within a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling or street townhouse dwelling a minimum of two parking spaces is required.
- B. Notwithstanding the minimum landscaped open space requirement in the applicable zone, where parking spaces are required or provided on single detached dwelling, semi-detached dwelling and street townhouse dwelling lots, except lots within RE1, RE2, REH, RHm1, RHm2, RH and A zones,
 - 1) A Residential Driveway (including the portion of the Residential Driveway within the road right-of-way) shall have minimum width 3.0 metres and a maximum width of:
 - a. 4.9 metres on lots having a width less than 8.23 metres
 - b. 5.2 metres on lots having a width equal to and greater than 8.23 metres but less than 9.14 metres
 - c. 6.71 metres on lots having a width equal to and greater than 9.14 metres but less than 15.24 metres
 - d. 7.32 metres, or the width of the garage, whichever is greater, on lots having a width equal to and greater than 15.24 metres but less than 18.3 metres
 - e. 9.14 metres, or the width of the garage, whichever is greater, on lots having a width equal to and greater than 18.3 metres

- f. 6.71 metres, or the width of the garage, whichever is greater, for driveways on the flankage lot line on any lot
 - g. and in no case shall the Residential Driveway intersect with the side lot lines of the lot projected towards the street
- 2) The portion of the area of the surface of an interior lot in front of the dwelling unit that is not part of the permitted Residential Driveway shall be Residential Landscaping.
 - 3) The portion of the area of the surface of an exterior lot in the flankage street yard of the lot (where the driveway has access to the flankage street) that is not part of the permitted Residential Driveway shall be Residential Landscaping.
 - 4) The following surface areas of lots shall be maintained as only a permeable landscaped surface such as grass, trees shrubs, flowers or other plants or any other surface that permits the infiltration of water into the ground, but may include a portion of a noise wall or retaining wall that is not permeable:
 - a) An area at a minimum width of 0.6 metres abutting both side lot lines on interior lots of detached dwellings (or the rear lot line on exterior lots of detached dwellings where the driveway accesses the flankage street), except within 3 metres of the street lot line and within the road right-of-way for those lots where the side lot lines converge towards the front of the street, in which case less than 0.6metres may be provided; and
 - b) An area at a minimum width of 0.6 metres abutting one side lot line on lots of semi-detached and townhouse dwelling units, except within 3 metres of the street lot line and within the road right-of-way for those lots where the side lot lines converge towards the street in which case less than 0.6 metres may be provided.
 - 5) Driving and parking of motor vehicles on the required Residential Landscaping areas shall not be permitted.
 - 6) Notwithstanding maximum driveway widths, on lots that are permitted semi-circular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, or those lots where the driveway leads to a garage

(attached or detached) or carport that is generally perpendicular to the street) the surface area of the Residential Driveway shall not exceed 50 percent of the front yard area.

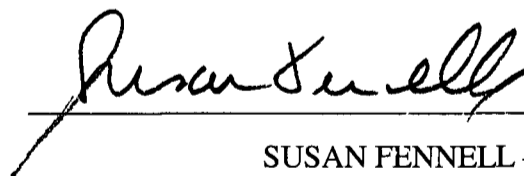
- 7) Where a conflict occurs between the maximum driveway width restriction of this section and that of the particular zone in which the driveway is situated, the restriction of this section shall apply.
- C. Where parking spaces are required or provided for any single detached dwelling, semi-detached dwelling and street townhouse unit on a lot in RE1, RE2, REH, RHm1, RHm2, RH or A zones, and for a duplex dwelling, triplex dwelling or double duplex dwelling unit on a lot in all other residential zones, the following restrictions shall apply
- (i) except for a parking space on a driveway, no parking space shall be permitted in the front yard;
 - (ii) the minimum width of a driveway shall be 3.0 metres and the width of the driveway shall not exceed 50 percent of the width of the lot unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail
- D. For a lot less than 0.2 hectares, the rear yard for the purpose of parking motor vehicles shall not be paved other than a driveway leading to a garage permitted by this By-law and provided such a driveway in the rear yard is not wider than 3 metres or the width of the garage whichever is greater.
- E. Where more than one parking space is required for a residential unit excluding visitor spaces, tandem parking arrangements may be permitted provided that at least one parking space per dwelling unit has an unobstructed access to a driveway.
- F. Where a medical or dental office is located in a private residence, a minimum of 6 parking spaces shall be provided for each practitioner.
- G. For other home occupation uses a minimum of one parking space shall be provided for every 20.0 square metres of floor area occupied by the home occupation.
- H. Parking in the rear yard shall not be permitted for a home occupation use.
- I. For lodging houses a minimum of 0.5 parking spaces for each lodging unit, plus two parking spaces for the proprietor, shall be provided.”


(2) By adding the following to Section 5.0 thereof:


“DRIVEWAY, RESIDENTIAL, shall mean the hard and level surface (consisting of, but not limited to, asphalt, pavement, concrete, patterned concrete, compacted gravel and dirt, interlocking brick or paving stone) on detached, semi-detached or townhouse dwelling lots, and that hard and level surface on the road right-of-way to the street edge, upon which vehicles drive and park, and such hard and level surface includes a surfaced walk situated parallel to the Residential Driveway in a manner capable of being parked or driven upon by part or the whole of a motor vehicle. The width of the Residential Driveway is measured parallel to the front of an attached garage or in the case of a lot where there is no garage or there is a detached garage, the driveway width is measured perpendicular to the direction in which motor vehicles drive and park on the driveway.”


“LANDSCAPING, RESIDENTIAL, shall be either, or any combination of both, of the following surfaces on detached, semi-detached and townhouse dwelling lots: 1) the soft surface (level or otherwise) capable of supporting the growth of vegetation (such as grass, trees, shrubs, flowers or other plants), or 2) the rough or irregular surface that permits the infiltration of water into the ground (such as rocks and stones) that is not capable of being parked upon by part of the whole of a motor vehicle. Residential Landscaping may include non-permeable portions of noise and retaining walls or non-permeable patios and walks not situated parallel to the Residential Driveway in a manner capable of being parked or driven upon by part of the whole of a motor vehicle. Residential Landscaping may also include non-permeable stairs or stepped surfaces not capable of being parked or driven upon by part or the whole of a motor vehicle.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **2** day of **August** 2006.


SUSAN FENNELL – MAYOR


KATHRYN ZAMMIT - CITY CLERK


Approved as to Content
Adrian J. Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
	
DATE	07/17/06

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


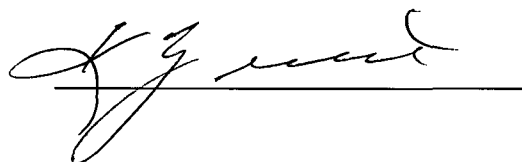
AND IN THE MATTER OF the City of Brampton By-law 233-2006
being a by-law to amend Comprehensive Zoning By-law 270-2004
as amended, City of Brampton - File P42 BR

DECLARATION

I, Kathryn Zammit of the Town of Caledon, in the Region of Peel, hereby make oath and say as follows:

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 233-2006 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 2nd day of August, 2006.
3. Written notice of By-law 233-2006 as required by section 34(18) of the *Planning Act* was given on the 11th day of August, 2006, 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 notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.
5. Zoning By-law 233-2006 is deemed to have come into effect on the 2nd day of August, 2006, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
8th day of September, 200)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.