



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 237-2003

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 44B 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 1158 (R1D-SECTION 1158), RESIDENTIAL SINGLE FAMILY C- SECTION 1161 (R1C-SECTION 1161), RESIDENTIAL SINGLE FAMILY C- SECTION 1215 (R1C-SECTION 1215), RESIDENTIAL SINGLE FAMILY C- SECTION 1216 (R1C-SECTION 1216), RESIDENTIAL SINGLE FAMILY D- SECTION 1219 (R1D-SECTION 1219), RESIDENTIAL SINGLE FAMILY D- SECTION 1220 (R1D-SECTION 1220), RESIDENTIAL TWO FAMILY B-SECTION 1189 (R2B-SECTION 1189) RESIDENTIAL TWO FAMILY B - SECTION 1221 (R2B-SECTION 1221), FLOODPLAIN (F) and OPEN SPACE (OS).

(2) by adding thereto, the following sections:

“1215 The lands designated R1C- Section 1215 on Sheet 44B of Schedule A to this by-law:

1215.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

(a) pedestrian walkway.

1215.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 312 square metres;

(2) Minimum Lot Width:

Interior Lot: - 13.0 metres;
Corner Lot: - 14.8 metres;

(3) Minimum Lot Depth: 24 metres;

- (4) Minimum Front Yard Depth:
- 6.0 metres to the front of the 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) Minimum Rear Yard Depth:
- 7.0 metres;
- (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;
 - 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
- (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
- (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard.

1215.3 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 1215.2

1216 The lands designated R1C- Section 1216 on Sheet 44B of Schedule A to this by-law:

1216.1 shall only be used for the purposes permitted in an R1C zone, the following uses shall also be permitted:

- (a) pedestrian walkway.

1216.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: - 12.5 metres;
 - Corner Lot: - 14.3 metres;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of the 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) Minimum Rear Yard Depth:
- 7.0 metres;
- (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;
 - 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard; and,
 - (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, exterior side yard, interior side yard or rear yard.
- 1216.3 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 1216.2.
- 1219 The lands designated R1D- Section 1219 on Sheet 44B of Schedule A to this by-law:
- 1219.1 In addition to the uses permitted in an R1D zone, the following uses shall also be permitted:
- (a) pedestrian walkway
- 1219.2 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 metres;
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of the 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) Minimum Rear Yard Depth:
- 7.0 metres;
- (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;
 - 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,

1219.3 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 1219.2

1220 The lands designated R1D- Section 1220 on Sheet 44B of Schedule A to this by-law:

1220.1 In addition to the uses permitted in an R1D zone, the following uses shall also be permitted:

- (b) pedestrian walkway

1220.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 219 square metres;

(2) Minimum Lot Width:

Interior Lot: - 9.15 metres;
Corner Lot: - 10.95 metres;

(3) Minimum Lot Depth: 24 metres;

(4) Minimum Front Yard Depth:

- 6.0 metres to the front of the 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) Minimum Rear Yard Depth:
- 7.0 metres;
- (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;
 - 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
- a) the maximum garage door width 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) 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.

- (11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
- (12) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 4.0 metres;
- (13) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
- (14) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,
- 1220.3 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 1220.2
- 1221 The lands designated R2B- Section 1221 on Sheet 44B of Schedule A to this by-law:
- 1221.1 shall only be used for the purposes permitted in an R2B zone, the following uses shall also be permitted:
- (a) pedestrian walkway.
- 1221.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 204 square metres per dwelling unit;
- (2) Minimum Lot Width:
- Interior Lot: 13.6 meters per lot and 6.8 metres per dwelling unit;
- Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30 metres;

- (4) Minimum Front Yard Depth:
- 6.0 metres to the front of the 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) Minimum Rear Yard Depth:
- 7.0 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) Maximum Lot Coverage: None;
- (10) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
 - i) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres.
 - ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
 - iii) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 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 metres from the garage opening shall not be 0.6 more than the maximum garage door width permitted on the lot.
- (11) 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.
 - (12) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;
 - (13) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;
 - (14) Porches and balconies, with or without cold cellars or foundation may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard;
 - (15) Bay windows, chimney elements, projecting cornices and roof eaves, with or without foundations, may project a maximum of 1.0 metre into the front yard, interior side yard, exterior side yard or rear yard; and,
 - (16) No portion of any dwelling shall be closer than 14.0 metres from the Highway Number 410 right-of-way.

1221.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1221.2

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this 13th day of August 2003.

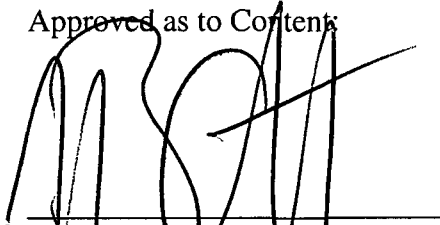

SUSAN FENNELL- MAYOR


LEONARD J. MIKULICH- CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

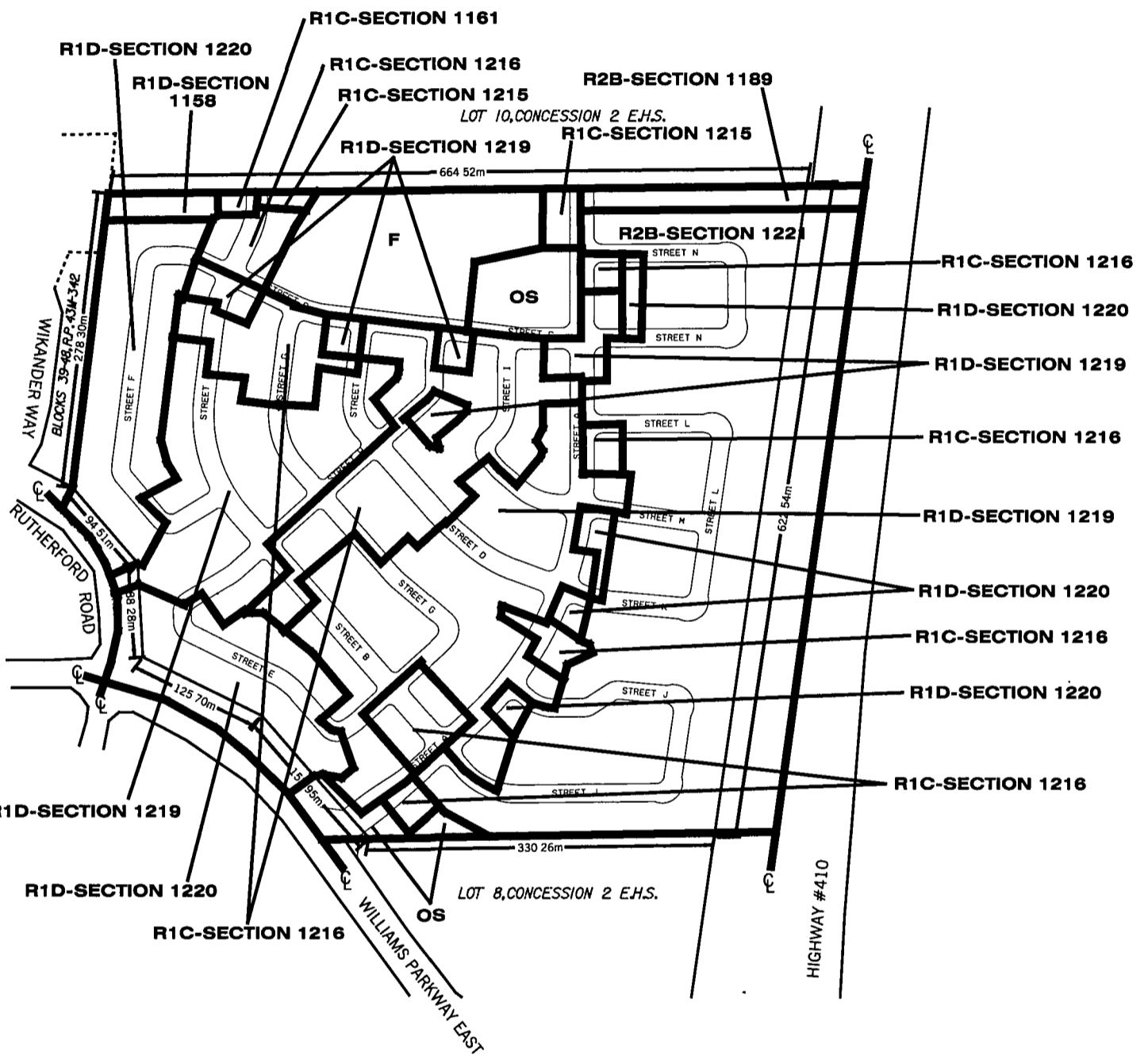
DATE 8/13/03

Approved as to Content



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

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LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



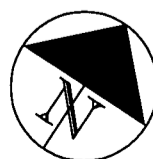
PART LOT 9, CONCESSION 2 E.H.S.

BY-LAW _____

SCHEDULE A

By-Law _____

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date 2003 07 17

Drawn by CJK

File no. C2E9.8

Map no. 44-37H

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 236-2003 being a by-law to adopt Official Plan Amendment OP93-220 and By-law 237-2003 to amend Comprehensive Zoning By-law 151-88 as amended (TACCPAR SOUTH DEVELOPMENTS INC.) File C2E9.8

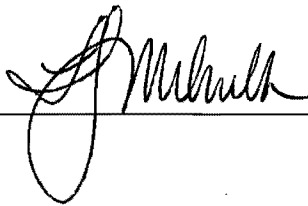
DECLARATION

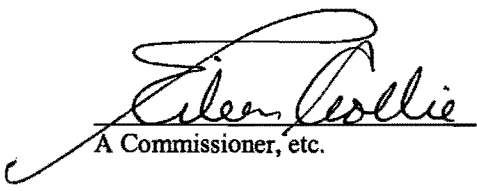
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 236-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of August, 2003, to adopt Amendment Number OP93-220 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 237-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 13th day of August, 2003, to amend Comprehensive Zoning By-law 151-88, as amended.
4. Written notice of By-law 236-2003 as required by section 17(23) and By-law 237-2003 as required by section 34(18) of the *Planning Act* was given on the 22nd day of August, 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.
5. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-220 is deemed to have come into effect on the 13th day of August, 2003, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
12th day of September, 2003.)





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.**