



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 244-98
To amend By-law 56-83, as amended

The Council of the Corporation of the City of Brampton ENACTS as follow:

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing, on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL to RESIDENTIAL SINGLE FAMILY A- SECTION 611 (R1A-SECTION 611), RESIDENTIAL SINGLE FAMILY A- SECTION 612 (R1A-SECTION 612), RESIDENTIAL SINGLE FAMILY A- SECTION 613 (R1A-SECTION 613), RESIDENTIAL SINGLE FAMILY A- SECTION 614 (R1A-SECTION 614) and FLOODPLAIN (F).
 - (2) by adding thereto, the following sections:

"611 The lands designated R1A- Section 611 on Sheet 7 of Schedule A to this by-law:

611.1 shall only be used for the purposes permitted in an R1A zone.

611.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area: 330 square metres
 - (b) Minimum Lot Width:

Interior Lot: 12.5 metres.

Corner Lot: 14.3 metres.
 - (c) Minimum Lot Depth: 0 metres.
 - (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
 - (e) 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.
 - (f) Minimum Rear Yard Depth: 7.5 metres.

- (g) The rear yard depth 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 Lot Area.
- (h) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.6 metres on the other side.
 - 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 the side yard abuts a public walkway or a non-residential zone.
- (i) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area, and 30% of the minimum front yard if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (j) Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

611.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 611.2.

612 The lands designated R1A-Section 612 on Sheet 7 of Schedule A to this by-law:

612.1 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.

612.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 205 square metres per dwelling unit.

(b) Minimum Lot Width:

Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.

Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.

(c) Minimum Lot Depth: 0 metres.

- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) 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.
- (f) Minimum Rear Yard Depth: 7.5 metres.
- (g) The rear yard depth 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 Lot Area.
- (h) Minimum Interior Side Yard- 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0.

(i) Minimum Landscaped Open Space:

-45% of the minimum front yard area, and 35% of the minimum front yard area if extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

612.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 612.2.

613 The lands designated R1A-Section 613 on Sheet 7 of Schedule A to this by-law:

613.1 shall only be used for the purposes permitted in an R1A zone.

613.2 shall be subject to the following requirements and restrictions:

- (a) a landscaped open space area shall be provided abutting the dwelling unit, and directly accessible from the dwelling unit, having a minimum area of 93 square metres and a width and depth of 7.5 metres, and shall not be located in a front yard or an exterior side yard.

613.3 shall also be subject to the requirements and restrictions relating to the R1A Section 611 zone and all the general provisions of this by-law which are not in conflict with the ones set out in sections 611.2. or 613.2

614 The lands designated R1A-Section 614 on Sheet 7 of Schedule A to this by-law:

614.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;

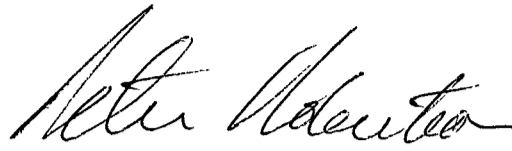
- (2) an auxiliary group home; and,
- (3) purposes accessory to the other permitted purposes.

614.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 170 square metres per dwelling unit.
- (b) Minimum Lot Width:
- (c) Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit.
- (d) Corner Lot: 15.5 metres per lot and 8.65 metres for the dwelling unit closest to the flankage lot line.
- (e) Minimum Lot Depth: 0 metres.
- (f) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (g) 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.
- (h) Minimum Interior Side Yard- 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the setback may be 0 .
- (i) Minimum Rear Yard Depth: 7.5 metres.
- (j) The rear yard depth 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 Lot Area.
- (k) Minimum Landscaped Open Space:
 - 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line result in an angle of less than 75 degrees at the front lot line.

614.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 614.2.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this 26th day of October, 1998.

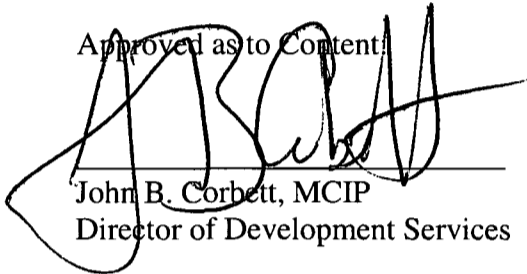


PETER ROBERTSON- MAYOR



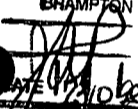
LEONARD J. MIKULICH- CITY CLERK

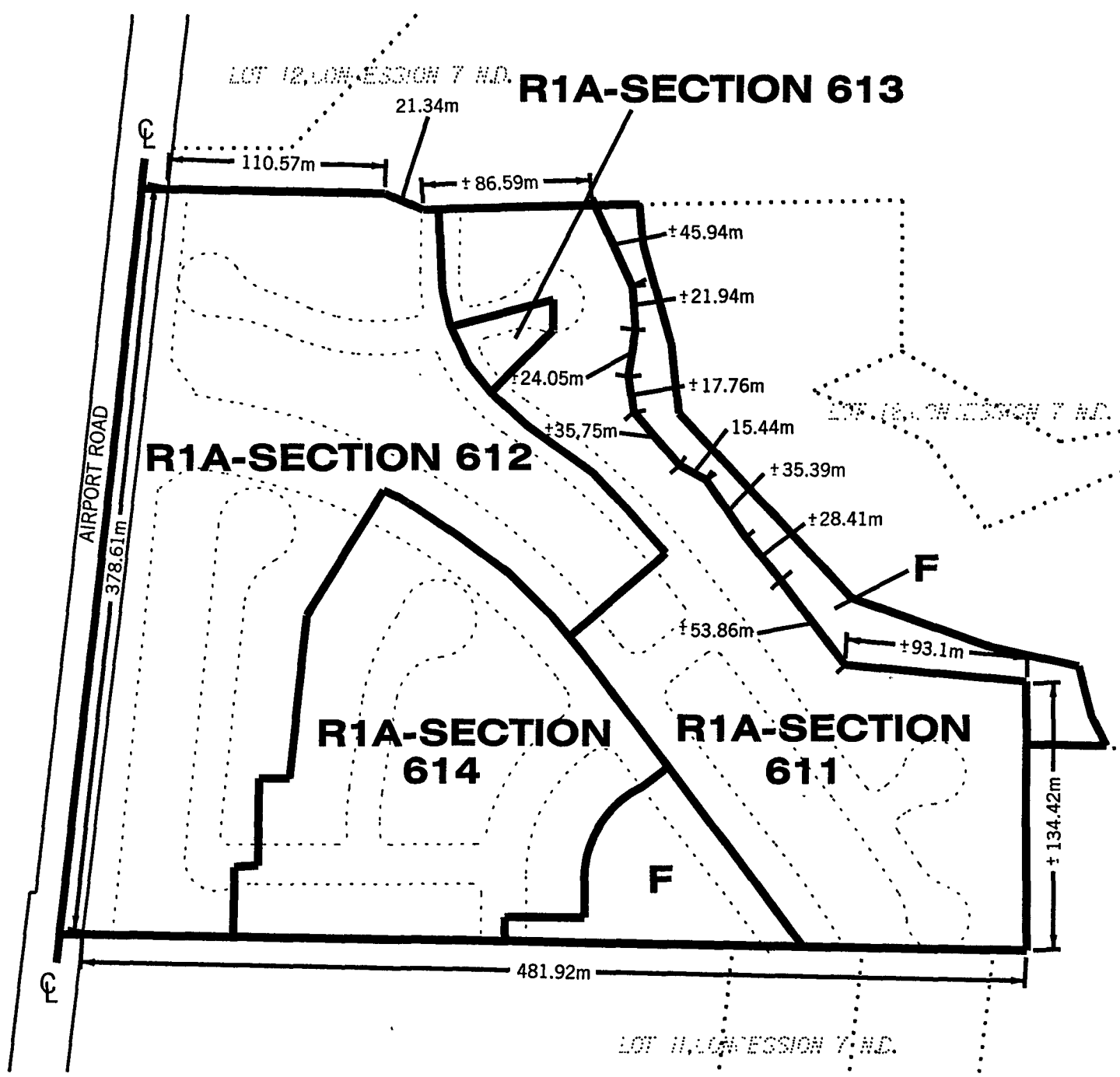
Approved as to Content:





John B. Corbett, MCIP
Director of Development Services

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APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

OCT 26 1998



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



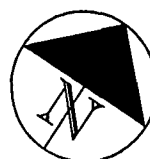
PART LOT 12, CONCESSION 7 N.D.

BY-LAW _____

SCHEDULE A

By-Law 244-98

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1998 10 02

Drawn by: CJK

File no. C7E12.2

Map no. 31-8G

(no appeal)

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

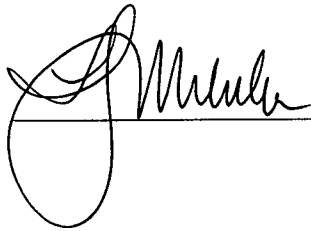
AND IN THE MATTER OF the City of Brampton
By-law 244-98 being a by-law to amend
comprehensive zoning By-law 56-83 as amended
(CASTLEMORE DEVELOPMENTS LIMITED –
File: C7E12.2)

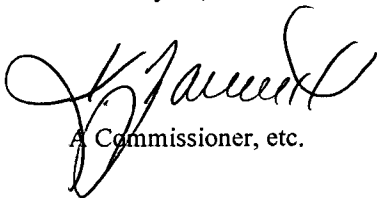
DECLARATION

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 244-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 26th day of October, 1998.
3. Written notice of By-law 244-98 as required by section 34(18) of the *Planning Act* was given on the 4th day of November, 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)
February 22, 1999)





A Commissioner, etc.

I, Leonard J Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,

87-85, 125-85, 127-85, 264-85, 330-85,

35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,

22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,
249-87, 261-87, 266-87, 308-87,

29-88, 41-88, 64-88, 68-88, 120-88, 175-88, 199-88, 204-88, 230-88, 249-88, 280-88, 282-88, 288-88,

7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,

5-90, 68-90, 78-90, 94-90, 120-90, 187-90, 195-90, 211-90, 254-90,

42-91, 48-91, 153-91, 195-91, 197-91, 224-91,

11-92, 170-92, 185-92, 190-92, 192-92, 196-92, 221-92, 237-92,

227-93, 290-93,

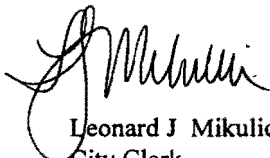
61-94, 65-94, 73-94, 120-94, 165-94, 170-94, 251-94

33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95

51-96, 74-96, 176-96

6-97, 7-97, 59-97, 113-97, 120-97, 165-97, 176-97, 248-97

81-98, 147-98, 183-98, 204-98, 232-98, 240-98, 244-98, 248-98, 264-98



Leonard J Mikulich
City Clerk
February 22, 1999