



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 250-2002

To amend By-law 139-84, as amended

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

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing on Sheet 4 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 B - SECTION 768 (R1B - SECTION 768), RESIDENTIAL SINGLE FAMILY C - SECTION 769 (R1C - SECTION 769), RESIDENTIAL SINGLE FAMILY D - SECTION 770 (R1D - SECTION 770), OPEN SPACE - SECTION 738 (OS - SECTION 738), OPEN SPACE (OS), INSTITUTIONAL TWO (I2) and FLOODPLAIN (F);
 - (2) by adding thereto, the following sections:

"768 The lands designated R1B - SECTION 768 on Sheet 4 of Schedule A to this by-law:

768.1 shall only be used for the purposes permitted in a R1B zone.

768.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 439.0 square metres;
 - (2) Minimum Lot Width:

| | |
|---------------|--------------|
| Interior Lot: | 18.3 metres; |
| Corner Lot: | 20.1 metres; |
 - (3) Minimum Lot Depth: 24.0 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 Rear Yard Depth:

7.5 metres, except in instances where a portion of the rear yard is zoned OPEN SPACE - SECTION 738 (OS - SECTION 738), in which case the minimum rear yard depth shall be 12.0 metres;

- (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;
- (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 Building Height: 8.75 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 minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;

768.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those in section 768.2.

769 The lands designated R1C - SECTION 769 on Sheet 4 of Schedule A to this by-law:

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

769.2 shall be subject to the following requirements and restrictions:

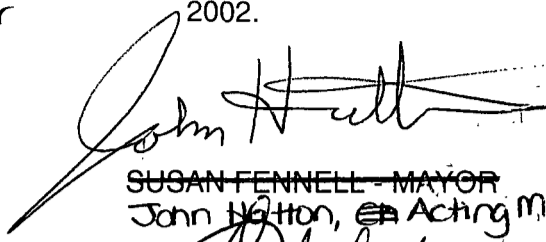
- (1) Minimum Lot Area: 312.0 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 13.0 metres;
 - Corner Lot: 14.8 metres;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum 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, 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:
 - (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) the following provisions shall apply to garages:
 - (a) maximum garage door width: 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
 - (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 minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres;
- 769.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 769.2.
- 770 The lands designated R1D - SECTION 770 on Sheet 4 of Schedule A to this by-law:
- 770.1 shall only be used for the purposes permitted in a R1D zone.
- 770.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 264.0 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:
 - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
 - (5) Minimum Rear Yard Depth:
 - (a) 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,

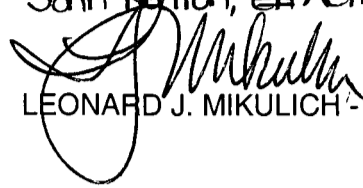
- (b) 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
 - (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) the following provisions shall apply to garages:
 - (a) maximum garage door width: 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- (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 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 shall be 5.0 metres;

770.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in section 770.2.”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this
16th day of September 2002.

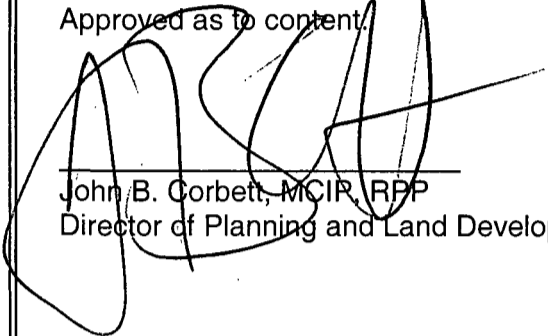


~~SUSAN FENNELL - MAYOR~~
John Hutton, ~~EA~~ Acting Mayor

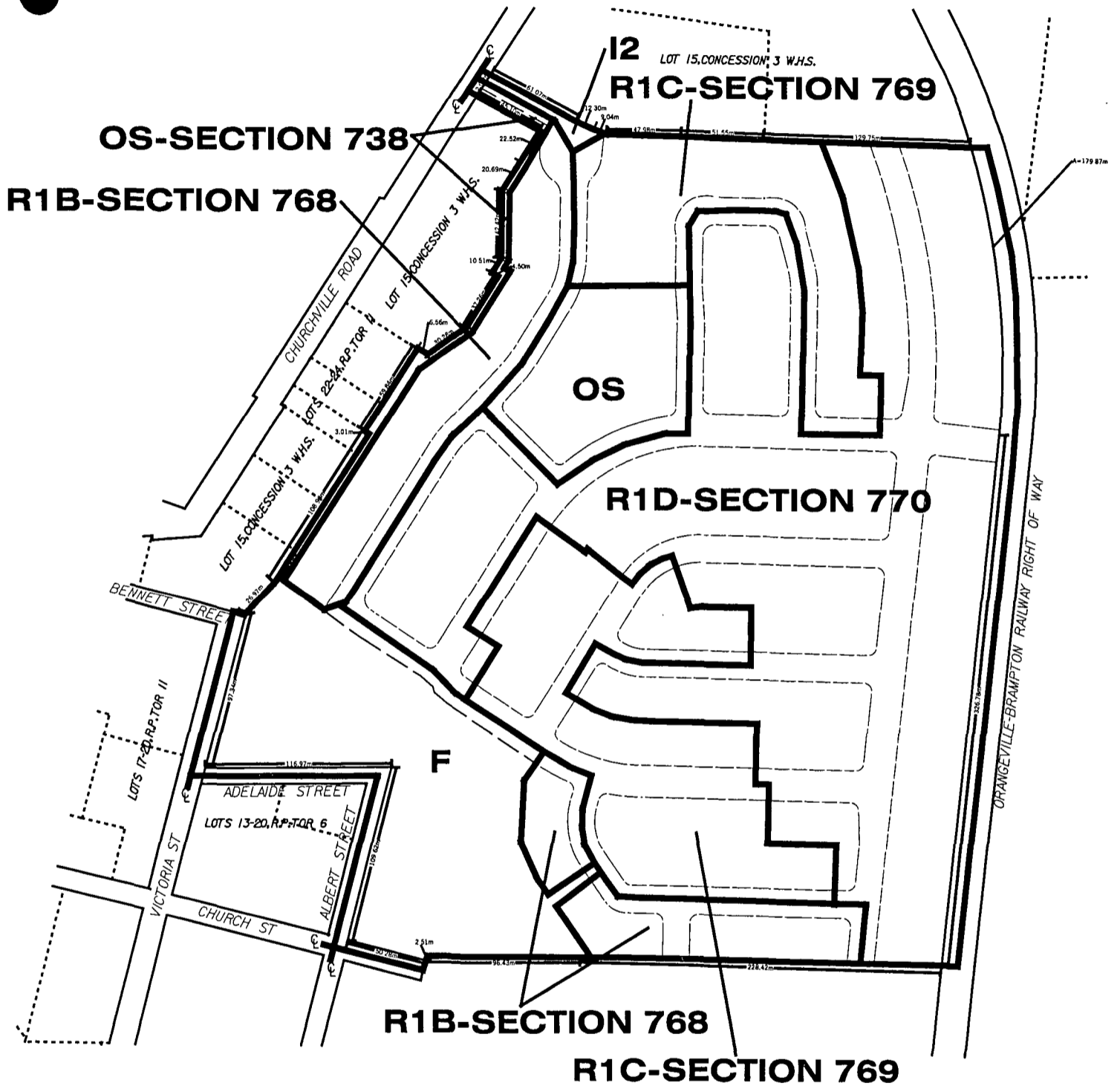


LEONARD J. MIKULICH - CITY CLERK

Approved as to content.



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



END



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

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METRES



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

BY-LAW 139-84

SCHEDULE A

By-Law 150-2002

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2002 08 30

Drawn by: CJK

File no. T3W14.7

Map no. 73-15J

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

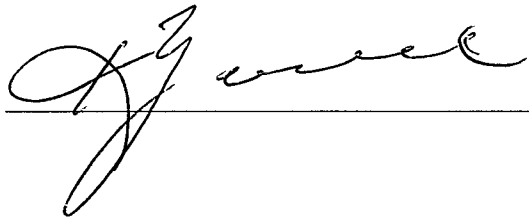
AND IN THE MATTER OF the City of Brampton By-law 250-2002 being a by-law to amend Comprehensive Zoning By-law 139-84, as amended (695595 ONTARIO LTD. - PARADISE HOMES MAHOGANY INC. (WEST) (File T3W14.7).

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 250-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of September, 2002.
3. Written notice of By-law 250-2002 as required by section 34(18) of the *Planning Act* was given on the 27th day of September, 2002, 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)
25th day of October, 2002)





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.**