



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 250-2004

To amend By-law 56-83, as amended

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

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing, on Sheet 14 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and RESIDENTIAL ESTATE TWO (RE2) to RESIDENTIAL SINGLE DETACHED C – SECTION 1801 (R1C – SECTION 1801), RESIDENTIAL SINGLE DETACHED C – SECTION 1803 (R1C – SECTION 1803), RESIDENTIAL SINGLE DETACHED A – SECTION 1804 (R1A – SECTION 1804), RESIDENTIAL SINGLE DETACHED C – SECTION 1820 (R1C – SECTION 1820), RESIDENTIAL SINGLE DETACHED C – SECTION 1846 (R1C – SECTION 1846), RESIDENTIAL SINGLE DETACHED C – SECTION 1847 (R1C – SECTION 1847), RESIDENTIAL SINGLE DETACHED C – SECTION 1848 (R1C – SECTION 1848), RESIDENTIAL SINGLE DETACHED C – SECTION 1849 (R1C – SECTION 1849), RESIDENTIAL SINGLE DETACHED C – SECTION 1850 (R1C – SECTION 1850), COMMERCIAL TWO SECTION 1851 (C2-SECTION 1851) INSTITUTIONAL ONE – SECTION 1845 (I1 – SECTION 1845) and OPEN SPACE (OS).
 - (2) by adding thereto the following sections:

“1846 The lands designated R1C – Section 1846 on Schedule A to this by-law:

1846.1 shall only be used for purposes permitted in an R1C zone.

1846.2 shall be subject to the following requirements and restrictions:

 - 1) Minimum Lot Area: 278 square metres

- 2) Minimum Lot Width:
 - Interior Lot: 10.5 metres
 - Corner Lot: 12.3 metres
- 3) Minimum Lot Depth: 26.5 metres
- 4) Minimum Front Yard Depth:
 - 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth:
 - 7.5 metres.
- 6) Minimum Exterior Side Yard Width:
 - 3.0 metres, and no garage shall face the exterior side yard lot line.
- 7) Minimum Interior Side Yard Width:
 - 1) For lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
 - 2) For lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres.
- 8) Maximum Driveway Width:
 - The driveway width shall not exceed the exterior width of the garage.
- 9) Minimum Landscaped Open Space:
 - The front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment.
- 10) The following provisions shall apply to garages:
 - 1) The maximum cumulative garage door width shall be:
 - a) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres.
 - b) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
 - c) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres.
 - 2) The maximum interior garage width shall be:
 - a) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 10.5 metres.
 - b) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.

- c) 6.1 metres, if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
- d) 50 percent of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres.

3) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

11) Maximum Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the front or exterior side yard.

1846.3 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 those set out in Section 1846.2.

1847 The lands designated R1C – Section 1847 on Schedule A to this by-law:

1847.1 shall only be used for purposes permitted in an R1C zone.

1847.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 295 square metres

2) Minimum Lot Width:

Interior Lot: 11.0 metres

Corner Lot: 12.8 metres

3) Minimum Lot Depth: 27.0 metres

4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

5) Minimum Rear Yard Depth:

7.5 metres.

6) Minimum Exterior Side Yard Width:

3.0 metres, and no garage shall face the exterior side yard lot line.

7) Minimum Interior Side Yard Width:

1) For lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

2) For lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres.

8) Maximum Driveway Width:

The driveway width shall not exceed the exterior width of the garage.

9) Minimum Landscaped Open Space:

The front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment.

10) The following provisions shall apply to garages:

1) The maximum cumulative garage door width shall be:

- a) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
- b) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
- c) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres.

2) The maximum interior garage width shall be:

- a) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
- b) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
- c) 6.1 metres, if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
- d) 50 percent of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres.

3) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

11) Maximum Porch Encroachment:

A porch may encroach a maximum of 2.0 metres into the front or exterior side yard.

1847.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1847.2.

1848 The lands designated RIC – Section 1848 on Schedule A to this by-law:

1848.1 shall only be used for purposes permitted in an RIC zone.

1848.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 330 square metres

2) Minimum Lot Width:

Interior Lot: 12.8 metres

Corner Lot: 14.3 metres

- 3) Minimum Lot Depth: 30.0 metres
- 4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth:

7.5 metres.
- 6) Minimum Exterior Side Yard Width:

3.0 metres, and no garage shall face the exterior side yard lot line.
- 7) Minimum Interior Side Yard Width:
 - 1) For lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
 - 2) For lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres.
- 8) Maximum Driveway Width:

The driveway width shall not exceed the exterior width of the garage.
- 9) Minimum Landscaped Open Space:

The front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment.
- 10) The following provisions shall apply to garages:
 - 1) The maximum cumulative garage door width shall be:
 - a) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
 - b) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
 - c) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres.
 - 2) The maximum interior garage width shall be:
 - a) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
 - b) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
 - c) 6.1 metres, if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
 - d) 50 percent of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres.

3) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

11) Maximum Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the front or exterior side yard.

1848.3 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 those set out in Section 1848.2.

1849 The lands designated R1C – Section 1849 on Schedule A to this by-law:

1849.1 shall only be used for purposes permitted in an R1C zone.

1849.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 350 square metres

2) Minimum Lot Width:

Interior Lot: 11.0 metres

Corner Lot: 12.8 metres

3) Minimum Lot Depth: 32.0 metres

4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

5) Minimum Rear Yard Depth:

7.5 metres.

6) Minimum Exterior Side Yard Width:

3.0 metres, and no garage shall face the exterior side yard lot line.

7) Minimum Interior Side Yard Width:

1) For lots less than 12.5 metres in width, 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

2) For lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres.

8) Maximum Driveway Width:

The driveway width shall not exceed the exterior width of the garage.

9) Minimum Landscaped Open Space:

The front and exterior side yards shall be utilized for landscaped open space, less any area permitted for the driveway or any other permitted encroachment.

10) The following provisions shall apply to garages:

1) The maximum cumulative garage door width shall be:

- a) 4.6 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
- b) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
- c) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres.

2) The maximum interior garage width shall be:

- a) 5.2 metres, if the lot width for a particular unit is less than 11.6 metres but greater than or equal to 11.0 metres.
- b) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 11.6 metres.
- c) 6.1 metres, if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
- d) 50 percent of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres.

3) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

11) Maximum Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the front or exterior side yard.

1849.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1849.2.

1850 The lands designated RIC – Section 1850 on Schedule A to this by-law:

1850.1 shall only be used for purposes permitted in an RIC zone.

1850.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 320 square metres

2) Minimum Lot Width:

Interior Lot: 12.0 metres

Corner Lot: 13.8 metres

3) Minimum Lot Depth: 27.0 metres

4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling.

5) Minimum Rear Yard Depth:

7.5 metres.

6) Minimum Exterior Side Yard Width:

3.0 metres, and no garage shall face the exterior side yard lot line.

7) Minimum Interior Side Yard Width:

- 1) For lots less than 12.5 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- 2) For lots 12.5 metres in width or greater, the minimum interior side yard width shall be 1.2 metres.

8) Maximum Driveway Width:

The driveway width shall not exceed the exterior width of the garage.

9) Minimum Landscaped Open Space:

The front and exterior side yards shall be utilized for landscaped open space less any area permitted for the driveway or any other permitted encroachment.

10) The following provisions shall apply to garages:

- 1) The maximum cumulative garage door width shall be:
 - a) 5.0 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres.
 - b) 5.5 metres, if the lot width for a particular unit is less than 14 metres but greater than or equal to 12.5 metres.
- 2) The maximum interior garage width shall be:
 - a) 5.6 metres, if the lot width for a particular unit is less than 12.5 metres but greater than or equal to 12.0 metres.
 - b) 6.1 metres, if the lot width for a particular unit is less than 14.0 metres but greater than or equal to 12.5 metres.
 - c) 50 percent of the dwelling unit width if the lot width for a particular unit is greater than 14.0 metres.

3) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

11) Maximum Porch Encroachment:

A porch may encroach a maximum of 1.8 metres into the front or exterior side yard.

1850.3 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 those set out in Section 1850.2.

1851 The lands designated C2 – Section 1851 on Schedule A to this by-law:

1851.1 shall only be used for the following purposes:

- 1) The purposes permitted by the C2 zone
- 2) A motor vehicle washing establishment

1851.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 4.5 metres
- 2) Minimum Rear Yard Depth: 3.0 metres
- 3) Minimum Exterior Side Yard Width: 4.5 metres
- 4) Minimum Interior Side Width: 3.0 metres
- 5) Maximum Building Height:

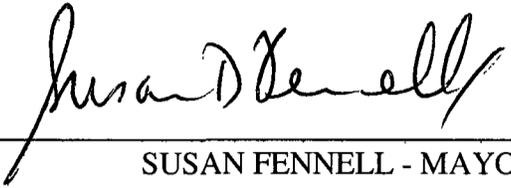
3 storeys, however the height of the building shall not exceed the horizontal distance between the building and the nearest residential zone.

- 6) Minimum Landscaped Open Space:
 - a) Front Yard: 4.5 metres
 - b) Rear Yard: 3.0 metres
 - c) Exterior Side Yard: 4.5 metres
 - d) Interior Side Yard: 3.0 metres

1851.3 For the purposes of this section, the lot line abutting McVean Drive shall be deemed to be the Front Lot Line. The lot lines abutting Cottrelle Boulevard and Maple Valley Street are deemed to be Exterior Side Yard Lot Lines.

1851.4 shall also be subject to the requirements and restrictions relating to the C2 zone and all the general provisions of this by-law which are not in conflict with the those set out in Section 1851.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 11th day of August 2004.

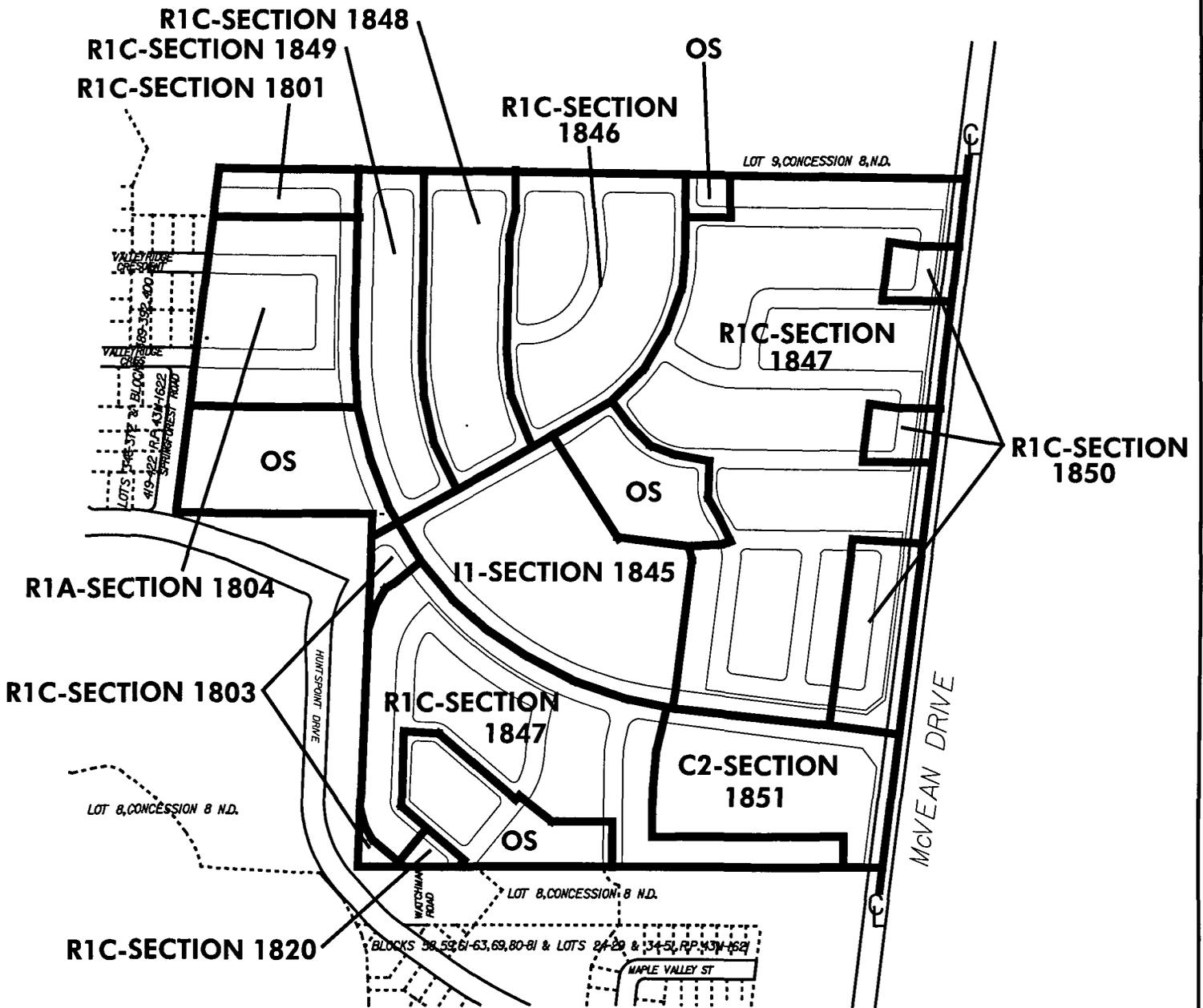

SUSAN FENNELL - MAYOR

Approved as to Content:


John B. Corbett, M.C.I.P., R.P.P.
Director, Planning and Land Development
Services

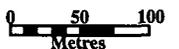

LEONARD J. MIKULICH - CITY CLERK

Approved as to
Form
led yw
Aug 6/04



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOTS 8 & 9, CONCESSION 8 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 250-2004

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2004 07 23

Drawn by: CJK

File no. C8E8.6

Map no. 50-25H

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 250-2004
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended
Solmar Development Corporation (File C8E8.6)

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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 250-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11th day of August, 2004.
3. Written notice of By-law 250-2004 as required by section 34(18) of the *Planning Act* was given on the 25th day of August, 2004, 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)
15th day of September, 2004)





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.**