



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 256-97

To amend By-law 151-88, as amended.

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

1. By-law 151-88, as amended, is hereby further amended:
 - (1) by changing, on Sheet 41 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 813 (R1D-SECTION 813), RESIDENTIAL SINGLE FAMILY D- SECTION 814 (R1D-SECTION 814), RESIDENTIAL SINGLE FAMILY C- SECTION 815 (RIC-SECTION 815), RESIDENTIAL TWO A- SECTION 816 (R2A- SECTION 816), RESIDENTIAL APARTMENT B- SECTION 818 (R4B-SECTION 818), COMMERCIAL TWO-SECTION 819 (C2-SECTION 819), HIGHWAY COMMERCIAL TWO-SECTION 820 (HC2-SECTION 820), INSTITUTIONAL ONE- SECTION 821 (I1-SECTION 821), INSTITUTIONAL ONE-SECTION 822 (I1-SECTION 822), INDUSTRIAL TWO (M2), OPEN SPACE (OS), and FLOODPLAIN (F).
 - (2) by adding thereto, the following sections:

"813 The lands designated R1D- Section 813 on Sheet 41 of Schedule A to this by-law:

813.1 shall only be used for the purposes permitted in an R1D zone.

813.2 shall be subject to the following requirements and restrictions:

 - (1) the minimum interior side yard shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:
 - (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

- (b) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
- (c) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
- (d) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door will be permitted in any such wall; and,
- (e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres.

- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (3) for an interior lot where a portion of a garage is 3 metres, or closer, to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.
- (4) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.
- (5) a detached garage shall not have a gross floor area in excess of 24.0 square metres.

813.3 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 813.2.

814 The lands designated R1D-Section 814 on Sheet 41 of Schedule A to this by-law:

814.1 shall only be used for the purposes permitted in an R1D zone.

814.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:

Interior Lot: 10.0 metres.

Corner Lot: 13.0 metres.

(2) Minimum Lot Area:

Interior Lot: 300 square metres.

Corner Lot: 390 square metres.

(3) a detached garage shall not have a gross floor area in excess of 33.0 square metres.

(4) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line

(5) the requirements and restrictions contained in section 813.2. (1) to 813.2 (3) inclusive

814.3 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 814.2.

815 The lands designated R1C-Section 815 on Sheet 41 of Schedule A to this by-law:

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

815.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth: 4.5 metres.

(2) a detached garage shall not have a gross floor area in excess of 39.0 square metres.

(3) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line

(5) the requirements and restrictions contained in section 813.2 (1) to 813.2 (3) inclusive.

815.3 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 815.2.

816 The lands designated R2A-Section 816 on Sheet 41 of Schedule A to this by-law:

816.1 shall only be used for the following purposes:

(1) a semi-detached dwelling; and,

(2) purposes accessory to the other permitted purposes.

816.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 411 square metres per lot, and 205 square metres per dwelling unit.

Corner Lot: 501 square metres per lot, and 295 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

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

Corner Lot: 16.7 metres, and 9.85 metres for the dwelling closest to the flankage lot line.

(3) Minimum Front Yard Depth: 4.5 metres.

(4) 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 side yard may be 0 metres.

(5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(6) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the garage door width shall not exceed 40% of the lot width.

(7) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, the side yard may be 0 metres.

(8) a detached garage shall not have a floor area in excess of 24 square metres.

(9) no dwelling or structures shall be located within 7.5 metres of the Highway Number 7 right-of-way.

816.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 816.2.

818 The lands designated R4B-Section 818 on Sheet 41 of Schedule A to this by-law:

- 818.1 shall only be used for the following purposes:
- (1) an apartment dwelling.
 - (2) purposes accessory to the other permitted purposes.
- 818.2 shall be subject to the following requirements and restrictions:
- (1) minimum setback to McLaughlin Road: 10 metres, or 1/2 the height of the building, whichever is greater.
 - (2) minimum setback to all other property lines: 10 metres.
 - (3) no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- 818.3 shall also be subject to the requirements and restrictions relating to the R4B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 818.2.
- 819 The lands designated C2-Section 819 on Sheet 41 of Schedule A to this by-law:
- 819.1 shall only be used for the following purposes:
- (1) a retail establishment having no outside storage;
 - (2) a supermarket;
 - (3) a service shop;
 - (4) a personal service shop;
 - (5) a bank, trust company and finance company;
 - (6) an office;
 - (7) a dry cleaning and laundry distribution station;
 - (8) a laundromat;
 - (9) a parking lot;
 - (10) a dining room restaurant, a standard restaurant, a take-out restaurant, a fast food restaurant;
 - (11) a printing or copying establishment;
 - (12) a commercial school;

- (13) a garden centre sales establishment;
- (14) a community club;
- (15) a fitness club;
- (16) a health centre;
- (17) a tavern;
- (18) a custom workshop;
- (19) a convenience store;
- (20) a library;
- (21) an animal hospital;
- (22) a day nursery; and,
- (23) purposes accessory to the other permitted purposes.

819.2 shall be subject to the following requirements and restrictions:

- (1) the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 7,432 square metres.
- (2) the maximum gross leasable commercial floor area for a supermarket shall not exceed 4645 square metres.
- (3) Minimum Side Yard Width -
9.0 metres, except where a supermarket abuts a residential use, in which case 15 metres shall be provided.
- (4) Minimum Rear Yard Depth-
9.0 metres, except where a supermarket abuts a residential use, in which case 15 metres shall be provided.
- (5) maximum building height- 1 storey.
- (6) restaurant refuse storage shall be enclosed in a climate-controlled area within a building.
- (7) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.
- (8) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses.

- (9) no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (10) except for driveway locations, landscaped open space shall be provided as follows:
 - (a) a minimum 3.0 metre wide strip along the westerly, southerly and easterly property lines; and,
 - (b) a minimum 4.5 metre wide strip along the northerly property limit.

819.3 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 ones set out in section 819.2.

820 The lands designated HC2-Section 820 on Sheet 41 of Schedule A to this by-law:

820.1 shall only be used for the purposes permitted in an HC2 zone.

820.2 shall be subject to the following requirements and restrictions:

- (1) no buildings or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.

820.3 shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 820.2.

821 The lands designated I1-Section 821 on Sheet 41 of Schedule A to this by-law:

821.1 shall only be used for the purposes permitted by section 821.1 (1), or the purposes permitted by section 821.1 (2), but not both sections or not any combination of both sections:

either:

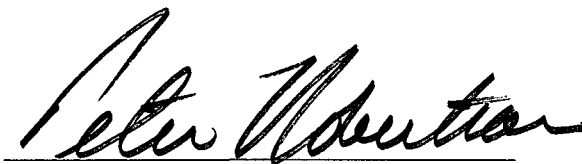
- (1) (a) a religious institution;
- (b) a day nursery; and,
- (c) purposes accessory to the other permitted purposes.

or:

- (2) (a) those purposes permitted in an R3A zone.

- 821.2 shall be subject to the following requirements and restrictions:
- (1) for those uses permitted in a R3A zone, the requirements and restrictions as set out in a R3A zone.
 - (2) for those uses permitted by Sec. 821.1(1), the requirements and restrictions relating to the I1 zone.
- 821.3 shall also be subject to the general provisions of this by-law which are not in conflict with the ones set out in section 821.2
- 822 The lands designated I1-Section 822 on Sheet 41 of Schedule A to this by-law:
- 822.1 shall only be used for the following purposes permitted by section 822.1 (1), or the purposes permitted by section 822.1 (2), but not both sections or not any combination of both sections:
- either:
- (1)
 - (a) a public or private school;
 - (b) a day nursery;
 - (c) a park, playground or recreation facility operated by a public authority; and,
 - (d) purposes accessory to the other permitted purposes.
- or:
- (2)
 - (a) those purposes permitted in an R1D-Section 813 zone; and,
 - (b) a park, playground or recreation facility operated by a public authority.
- 822.2 shall be subject to the following requirements and restrictions:
- (1) for those uses permitted in an R1D-Section 813 zone, the requirements and restrictions as set out in an R1D-Section 813 zone.
 - (2) for those uses permitted by Sec. 822.1 (1), the requirements and restrictions relating to the I1 zone.
- 822.3 shall also be subject to the general provisions of this by-law which are not in conflict with the ones set out in section 822.2”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this day of **October**, 1997.
27th



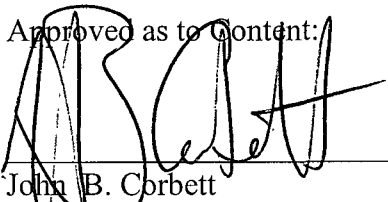
PETER ROBERTSON- MAYOR

APPROVED
AS TO FORM
DATE 10/23/97
WCC
DATE 10/23/97



LEONARD J. MIKULICH- CITY CLERK

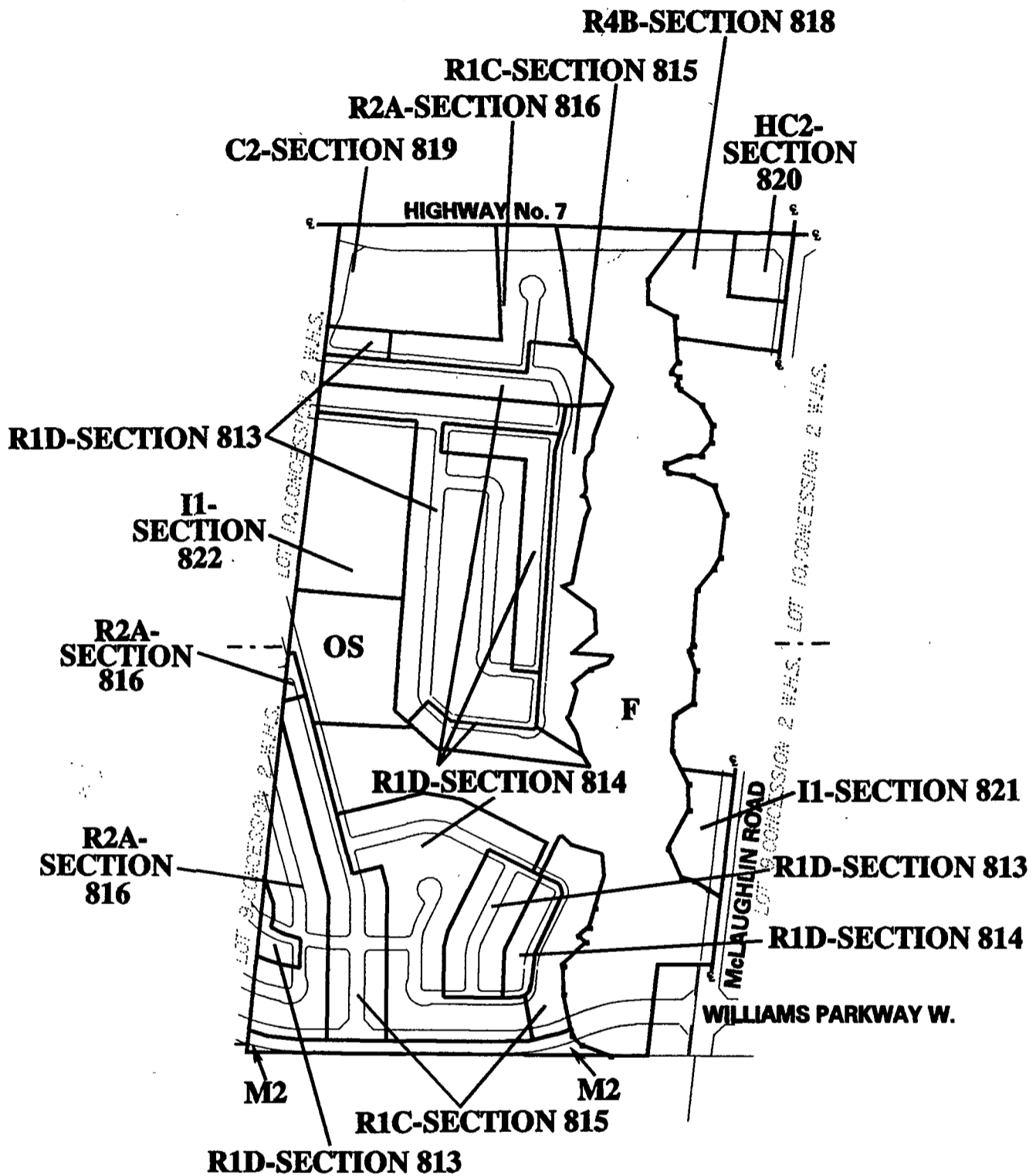
Approved as to Content:



John B. Corbett
Director of Development Services

24/96

NG/F:\fcastzb.doc



LEGEND

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



PART LOT 9 & 10, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 256-97

Schedule A



CITY OF BRAMPTON
Planning and Building

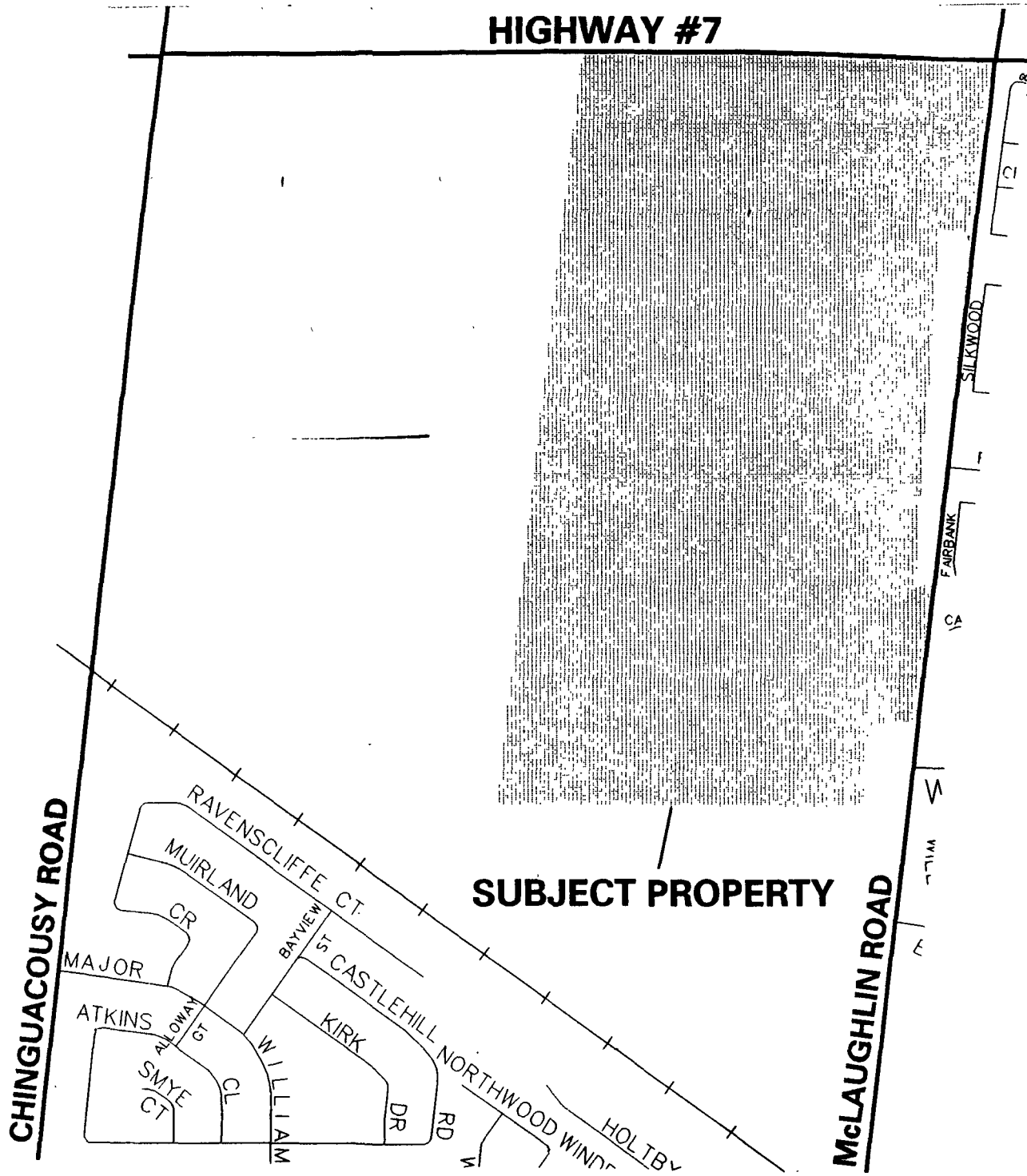
Date: 1997 10 21

Drawn by: CJK

File no. C2W9.5

Map no. 41-25N

HIGHWAY #7



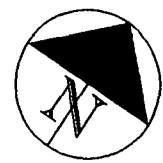
SUBJECT PROPERTY

CHINGUACOUSY ROAD

McLAUGHLIN ROAD



Key Map By-Law 256-97



CITY OF BRAMPTON
Planning and Building

Date: 1996 06 25 Drawn by: CJK
 File no. C2W9.5 Map no. 41-24D