



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 257-97

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 824 (R1D-SECTION 824), RESIDENTIAL SINGLE FAMILY D- SECTION 825 (R1D-SECTION 825), RESIDENTIAL SINGLE FAMILY C- SECTION 826 (RIC-SECTION 826), RESIDENTIAL STREET TOWNHOUSE B - SECTION 827 (R3B-SECTION 827), RESIDENTIAL APARTMENT A-SECTION 828 (R4A-SECTION 828), RESIDENTIAL TWO A-SECTION 829 (R2A-SECTION 829), INSTITUTIONAL ONE-SECTION 830 (I1-SECTION 830), RESIDENTIAL STREET TOWNHOUSE B (R3B), COMMERCIAL ONE (C1), and OPEN SPACE (OS).
 - (2) by adding thereto, the following section:

"824 The lands designated R1D- Section 824 on Sheet 41 of Schedule A to this by-law:

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

824.2 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

824.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 824.2.

825 The lands designated RID-Section 825 on Sheet 41 of Schedule A to this by-law:

825.1 shall only be used for the purposes permitted in an RID zone.

825.2 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: 300.0 metres.

Corner Lot: 390.0 metres.

- (3) the requirements and restrictions contained in section 824.2.
- (4) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- (5) a detached garage shall not have a gross floor area in excess of 33.0 square metres.

825.3 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 825.2.

826 The lands designated R1C-Section 826 on Sheet 41 of Schedule A to this by-law:

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

826.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres.
- (2) a detached garage shall be located no closer than 0.6 metres to any interior or rear lot line.
- (3) a detached garage shall not have a gross floor area in excess of 39.0 square metres.
- (4) the requirements and restrictions contained in section 824.2 (1).

826.3 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 826.2.

827 The lands designated R3B-Section 827 on Sheet 41 of Schedule A to this by-law:

827.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) a townhouse dwelling containing street townhouse dwellings; and,
- (3) purposes accessory to the other permitted purposes.

827.2 shall be subject to the following requirements and restrictions:

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

- (2) Minimum Lot Area per Dwelling Unit:
 - (a) Semi-Detached Dwelling

Interior Lot: 194.0 square metres; and,
Corner Lot: 241.0 square metres.
 - (b) Townhouse Dwelling

Interior Lot: 177.0 square metres; and,
Corner Lot: 241.0 square metres.
- (3) Minimum Lot Width per Dwelling Unit:
 - (a) Semi-Detached Dwelling

Interior Lot: 9.15 metres; and,
Corner Lot: 11.35 metres.
 - (b) Townhouse Dwelling

Interior Lot: 8.35 metres; and,
Corner Lot: 11.35 metres.
- (4) Minimum Lot Depth: 22.0 metres.
- (5) Minimum Front Yard Depth: 4.5 metres.
- (6) Minimum Interior Side Yard Width:

1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first, and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero.
- (7) Minimum Exterior Side Yard Width:

3.0 metres
- (8) Minimum Rear Yard Depth: 6.0 metres.
- (9) Where the distance between the walls of two buildings is less than 2.4 metres, no door or window below grade will be permitted in any such wall.
- (10) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (11) 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.

- (12) a detached garage shall not have a gross floor area in excess of 24.0 square metres
- (13) no accessory building shall have a gross floor area in excess of 5.0 square metres, or be located within a front yard, an interior side yard or an exterior side yard.
- (14) Maximum Number of Dwelling Units per Townhouse Dwelling: 6.
- (15) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.

827.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 827.2.

828 The lands designated R4A-Section 828 on Sheet 41 of Schedule A to this by-law:

828.1 shall only be used for the following purposes:

- (1) an apartment dwelling; and,
- (2) purposes accessory to the other permitted purposes.

828.2 shall be subject to the following requirements and restrictions:

- (1) no dwelling or structures shall be located within 13.7 metres of the Highway Number 7 right-of-way.
- (2) Maximum Lot Coverage by Main Buildings: 40 per cent.
- (3) Maximum Floor Space Index: 1.75.

828.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 828.2.

829 The lands designated R2A-Section 829 on Sheet 41 of Schedule A to this by-law:

829.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling; and,

- (2) purposes accessory to the other permitted purposes.

829.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width:

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

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

- (2) Minimum Lot Area:

Interior Lot: 411.0 square metres per lot, and 205 square metres per dwelling unit; and,

Corner Lot: 501.0 square metres per lot, and 295.0 square metres for the dwelling unit closest to the flankage lot line.

- (3) Minimum Front Yard Depth: 4.5 metres.

- (4) Minimum Interior Side Yard Width:

1.2 metres, except where a common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be zero.

- (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 lot line than 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 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.

829.3 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 829.2.

830 The lands designated I1-Section 830 on Sheet 41 of Schedule A to this by-law:

830.1 shall only be used for the purposes permitted by section 830.1 (1), or the purposes permitted by section 830.1 (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 824 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.


830.2 shall be subject to the following requirements and restrictions:


- (1) for those uses permitted in a R1D-Section 824 zone, the requirements and restrictions as set out in a R1D-Section 824 zone; and,
- (2) for those uses permitted by section 821.1(1) the requirements and restrictions relating to the I1 zone.

830.3 shall also be subject to all the general provisions which are not in conflict with the ones set out in section 830.2"

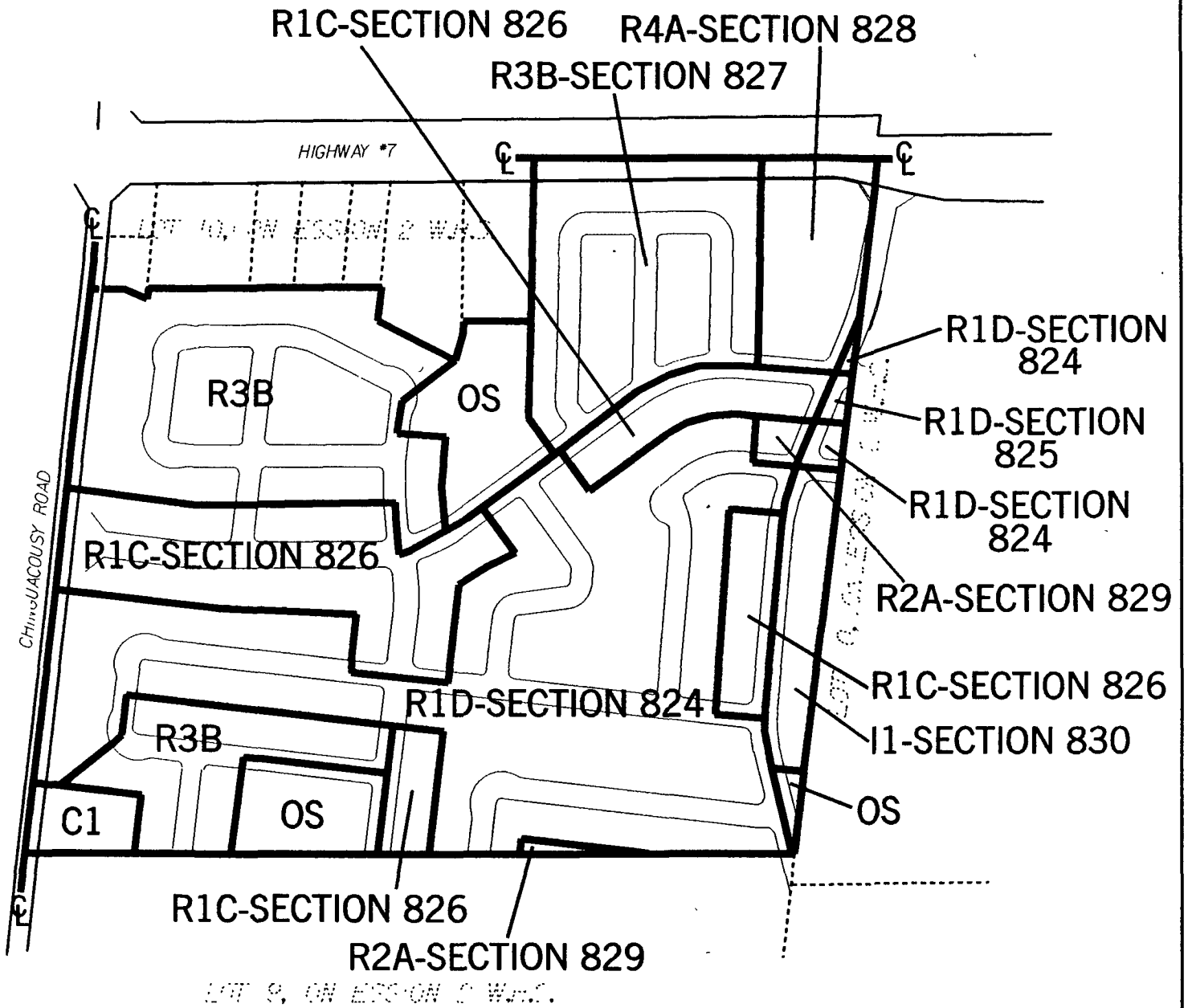
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 27th day of October, 1997.


 PETER ROBERTSON - MAYOR





 LEONARD J. MIKULICH - CITY CLERK

AGREED AS TO CONTENT:

 JOHN B. CORBETT, M.C.I.P., R.P.P.
 DIRECTOR, DEVELOPMENT SERVICES

RECEIVED
 WCC
 DATE 10/23



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

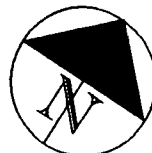
PART LOT 10, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 257-97

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1997 10 21

Drawn by: GJK

File no. C2W10.3

Map no. 41-25P

(no appeal)

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

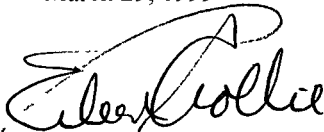
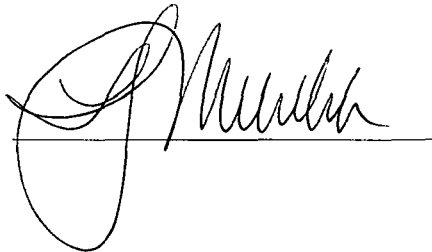
AND IN THE MATTER OF the City of Brampton
By-law 257-97 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(JOSEF BRAUN IN TRUST – File: C2W10.3)

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 257-97 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27th day of October, 1997.
3. Written notice of By-law 257-97 as required by section 34(18) of the *Planning Act* was given on the 5th day of November, 1997, 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)
March 29, 1999)


A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc.
Regional Municipality of Peel for
The Corporation of The City of Brampton.
Expires March 23, 2002.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

23-90, 57-90, 70-90, 96-90, 112-90, 113-90, 115-90, 131-90, 137-90, 138-90, 141-90, 178-90, 196-90,
207-90, 250-90, 268-90, 299-90, 300-90,

4-91, 7-91, 9-91, 14-91, 38-91, 44-91, 46-91, 59-91, 61-91, 69-91, 74-91, 91-91, 113-91, 114-91,
128-91, 148-91, 176-91, 187-91, 212-91, 225-91, 242-91, 247-91 251-91,

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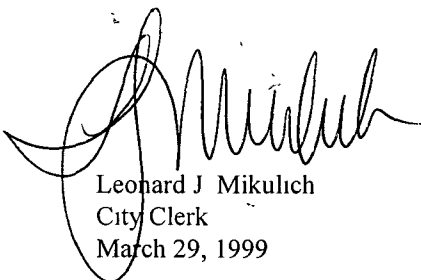
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4-97, 26-97, 43-97, 62-97, 78-97, 79-97, 106-97, 107-97, 109-97, 136-97, 138-97, 111-97, 119-97,
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22-98, 33-98, 82-98, 90-98, 115-98, 123-98, 131-98, 138-98, 161-98, 162-98, 182-98, 186-98, 198-98,
200-98, 211-98, 212-98, 208-98, 210-98, 230-98, 255-98, 265-98

1-99, 14-99, 16-99



Leonard J Mikulich
City Clerk
March 29, 1999