



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 264-2003

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing on Sheet 22 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 1205 (R1D - SECTION 1205), RESIDENTIAL SINGLE FAMILY C - SECTION 1206 (R1C - SECTION 1206), RESIDENTIAL SINGLE FAMILY C - SECTION 1207 (R1C - SECTION 1207), RESIDENTIAL TWO FAMILY A - SECTION 1208 (R2A - SECTION 1208), RESIDENTIAL TWO FAMILY A - SECTION 1209 (R2A - SECTION 1209) and FLOODPLAIN (F);
  - (2) by adding thereto, the following sections:

"1205 The lands designated R1D - SECTION 1205 on Sheet 22 of Schedule A to this by-law:

1205.1 shall only be used for the purposes permitted in a R1D zone.

1205.2 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:

4.5 metres to the front wall of a 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 to the side wall of a dwelling;

- (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) Minimum Setback to a Garage Door:
- (a) for an 11.0 metre wide lot:
    - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
    - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
    - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,
    - (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
  - (b) for a lot having a lot width greater than 11.0 metres: 5.4 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 following provisions shall apply to garages:
- (a) the maximum garage door width shall be:
    - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
      - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
      - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
    - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 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;
- 1205.3 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 1205.2.
- 1206 The lands designated R1C - SECTION 1206 on Sheet 22 of Schedule A to this by-law:
- 1206.1 shall only be used for the purposes permitted in a R1C zone.
- 1206.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 300.0 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot: 12.5 metres;
    - Corner Lot: 14.3 metres;
  - (3) Minimum Lot Depth: 24.0 metres;
  - (4) Minimum Front Yard Depth:
    - 4.5 metres to the front wall of a 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 to the side wall of a dwelling;
  - (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) Minimum Setback to a Garage Door: 5.4 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 following provisions shall apply to garages:

(a) the maximum garage door width shall be 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;

1206.3 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 1206.2.

1207 The lands designated R1C - SECTION 1207 on Sheet 22 of Schedule A to this by-law:

1207.1 shall only be used for the purposes permitted in a R1C zone.

1207.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 328.8 square metres;

(2) Minimum Lot Width:

Interior Lot: 13.7 metres;

Corner Lot: 15.5 metres;

(3) Minimum Lot Depth: 24.0 metres;

(4) Minimum Front Yard Depth:

4.5 metres to the front wall of a 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 to the side wall of a dwelling;

(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) Minimum Setback to a Garage Door: 5.4 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 following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 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;
- 1207.3 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 1207.2.
- 1208 The lands designated R2A - SECTION 1208 on Sheet 22 of Schedule A to this by-law:
- 1208.1 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.
- 1208.2 shall be subject to the following requirements and restrictions:
  - (1) Minimum Lot Area: 189.6 square metres per dwelling unit;
  - (2) Minimum Lot Width:
    - Interior Lot: 15.8 metres per lot, and 7.9 metres per dwelling unit;
    - Corner Lot: 17.6 metres per lot, and 9.7 metres for the dwelling unit closest to the flankage lot line;
  - (3) Minimum Lot Depth: 24.0 metres;
  - (4) Minimum Front Yard Depth:
    - 6.0 metres to the front of a 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 for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
  - (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, except along the common wall lot line where the setback may be 0.0 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) the following provisions shall apply to garages:

(a) the maximum garage door width per dwelling unit shall be:

(i) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres; and,

(ii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;

(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 0.6 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 for the particular unit.

1208.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with those in section 1208.2.

1209 The lands designated R2A - SECTION 1209 on Sheet 22 of Schedule A to this by-law:

1209.1 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.

1209.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 208.8 square metres per dwelling unit;

- (2) Minimum Lot Width:
- Interior Lot: 17.4 metres per lot, and 8.7 metres per dwelling unit;
  - Corner Lot: 19.2 metres per lot, and 10.5 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth:
- 6.0 metres to the front of a 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 for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (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, except along the common wall lot line where the setback may be 0.0 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) the following provisions shall apply to garages:
- (b) the maximum garage door width per dwelling unit shall be 3.7 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) Interior Garage Width:
    - (i) for a dwelling having a lot width of less than 11.0 metres for the particular unit, the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
    - (ii) for a dwelling having a lot width equal to or greater than 11.0 metres for the particular unit, 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 for the particular unit.

1209.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with those in section 1209.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 15<sup>th</sup> day of September 2003.

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON DATE 11/2/03

Approved as to content:

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

R2A-SECTION 1208 PART LDT 15, CONCESSION 3, W.H.S.

R2A-SECTION 1209

R1D-SECTION 1205

R1D-SECTION 1205

R1C-SECTION 1206

R1D-SECTION 1205

BUICK BLVD.

PART 107  
PART 14, CONCESSION 3, W.H.S.  
PART 3, PLAN 43P - 725

BRISDALE DRIVE

F

BOTAVIA DOWNS DRIVE

CHINGUACOUSY ROAD

R1D-SECTION 1205  
R1C-SECTION 1207  
R2A-SECTION 1208

RIC-SECTION 1207

R1D-SECTION 1205

**LEGEND**

— ZONE BOUNDARY

m METRES

⊕ CENTER - LINE OF ORIGINAL ROAD ALLOWANCE



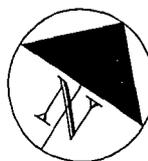
**PART LOT 14, CONCESSION 3, W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 264-2003**

**Schedule A**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 03/07/11

Drawn by: J.H

File no. CEW143.dgn

Map no. 22-19H

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 264-2003  
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended  
(TRUMPET VALLEY DEVELOPMENTS INC.) File C3W14.3

DECLARATION

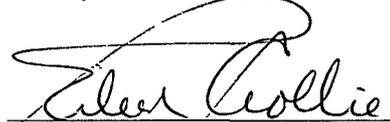
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO  
SOLEMNLY DECLARE THAT:

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 264-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of September, 2003.
3. Written notice of By-law 264-2003 as required by section 34(18) of the *Planning Act* was given on the 19<sup>th</sup> day of September, 2003, 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 )  
10<sup>th</sup> day of October, 2003 )



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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.**