



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 2107-2003

*To amend By-law 56-83, as amended.*

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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 16 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL TWO FAMILY A –SECTION 720 (R2A-SECTION 720), RESIDENTIAL TWO FAMILY A –SECTION 808 (R2A-SECTION 808) and RESIDENTIAL STREET TOWNHOUSE B – SECTION 809 (R3B-SECTION 809).
  - (2) by adding thereto, the following sections:

“808 The lands designated R2A-SECTION 808 of Schedule A to this by-law:

808.1 shall only be used for the following purposes:

    - (a) a semi-detached dwelling;
    - (b) an auxiliary group home; and,
    - (c) purposes accessory to the other permitted purposes.

808.2 shall be subject to the following requirements and restrictions:

(a) Minimum Distance between a Driveway and Street Intersection:

- The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets or at the intersection of two parts of the same street shall be 6.0 metres, except where the two parts of the same street have an interior angle of intersection of more than one hundred and twenty (120) degrees, in which case there is no requirement.

(b) Minimum Lot Area: 450 square metres per lot, and,  
225 square metres per dwelling unit.

(c) Minimum Lot Width:

- Interior Lot: 15.0 metres per lot, and 7.5 metres per dwelling unit.;

Corner Lot: 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Width requirement shall apply to the dwelling unit closest to the flankage lot line.

(d) Minimum Lot Depth:

- 30 metres, except where a lot has a lot area in excess of 600 square metres, in which case no Minimum Lot Depth requirement for the dwelling unit closest to the flankage lot line shall apply.

(e) The following provisions shall apply to garages:

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

- (A) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres; and,
- (B) 3.7 metres if the lot width for a particular unit is greater than 8 metres.

- (2) 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;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot; and,
- (5) 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.

808.3 shall also be subject to the requirements and restrictions of the R2A-Section 720 zone and all the general provisions of this by-law which are not in conflict with those in Section 808.2.

809 The lands designated R3B-SECTION 809 of Schedule A to this by-law:

809.1 shall only be used for the purposes permitted within an R3B zone.

809.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- 180 square metres per dwelling unit.

(b) Minimum Lot Width:

- Interior Lot: 18.0 metres per lot, and 6.0 metres per dwelling unit.;

Corner Lot: 19.8 metres per lot, and 7.8 metres for the dwelling unit closest to the flankage lot line.

(c) Minimum Lot Depth:

- 30 metres, which may be reduced to 27 metres for a unit containing a sideyard setback of 1.2 metres.

(d) Minimum Front Yard Depth:

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

(e) 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.

(f) 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.

(g) Minimum Interior Side Yard Width:

- 1.2 metres, except along the common wall lot line where the setback may be zero.

(h) Minimum Landscaped Open Space:

- (1) 40% of the minimum front yard area; and,
- (2) 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.

(i) Maximum Lot Coverage: - none.

(j) the following provisions shall apply to garages:

- (1) the maximum garage door width per dwelling unit shall be:
  - (A) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
  - (B) 3.1 metres if the lot width for a particular dwelling unit is less than 8 metres but greater than or equal to 7 metres; and,
  - (C) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.

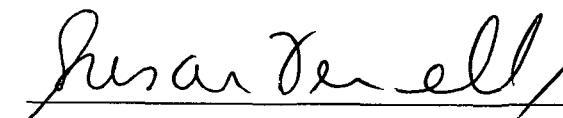
- (2) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- (4) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.
- (5) 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.

(k) Minimum Setback From F Zone:

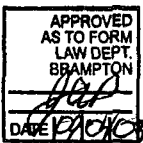
- No dwelling, building or structure, shall be located closer than 10 metres to an F Zone.

809.3 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 those set out in Section 809.2."

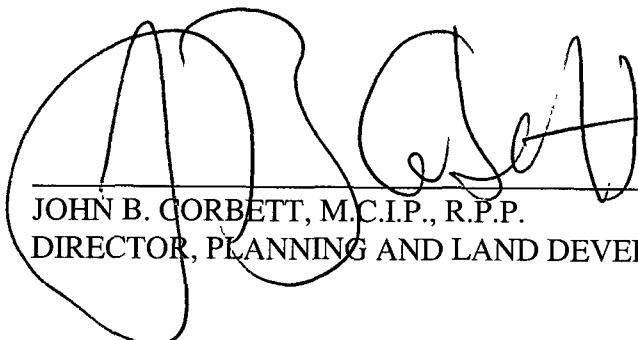
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15<sup>th</sup> day of September 2003.

  
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 SUSAN FENNELL - MAYOR

  
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 LEONARD J. MIKULICH - CITY CLERK



APPROVED AS TO CONTENT:

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

**R2A-SECTION 720**

**R3B-SECTION 809**

**R2A-SECTION 808**

LOT 7, CONCESSION 10 N.D.

LOT 7, CONCESSION 10 N.D.

LOT 7, CONCESSION 10 N.D.

LOT 7, CONCESSION 10 N.D.

CLARKWAY DRIVE

REGIONAL ROAD #50

LANGSTAFF ROAD

— GEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



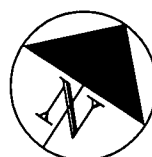
**PART LOT 7, CONCESSION 10 N.D.**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 267-2003**

**Schedule A**



**CITY OF BRAMPTON**

Planning, Design and Development

Date 2003 07 08

Drawn by CJK

File no C10E7.6

Map no 52-16Q

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

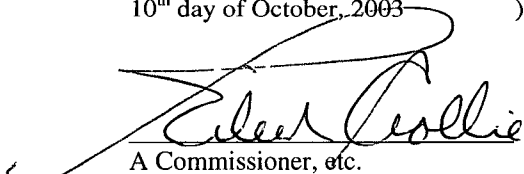
AND IN THE MATTER OF the City of Brampton By-law 267-2003  
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended  
(AMRLAND GROUP) File C10E7.6

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 267-2003 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 267-2003 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 )

  
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.**

