



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 270-97

To amend By-law 151-88, as amended

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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 27 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 C - SECTION 749 (R1C - SECTION 749), RESIDENTIAL SINGLE FAMILY C - SECTION 750 (R1C - SECTION 750), RESIDENTIAL SINGLE FAMILY D - SECTION 751 (R1D - SECTION 751), RESIDENTIAL STREET TOWNHOUSE B - SECTION 752 (R3B - SECTION 752), INSTITUTIONAL ONE - SECTION 753 (I1 - SECTION 753), FLOODPLAIN (F), OPEN SPACE (OS), and COMMERCIAL ONE (C1).

(2) by adding thereto, the following sections:

"749 The lands designated R1C - SECTION 749 on Sheet 27 of Schedule A to this by-law:

749.1 shall only be used for the purposes permitted in an R1C zone by section 14.1.1.

749.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 360 square metres

Corner Lot: 423 square metres

(2) Minimum Lot Width:

Interior Lot: 12 metres

Corner Lot: 14.1 metres

(3) 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.

(4) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.

749.3 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 749.2.

750 The lands designated R1C - SECTION 750 on Sheet 27 of Schedule A to this by-law:

750.1 shall only be used for the purposes permitted in an R1C zone by section 14.1.1.

750.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot: 348.4 square metres

Corner Lot: 428.8 square metres

(2) Minimum Lot Width:

Interior Lot: 10.4 metres

Corner Lot: 12.8 metres

(3) Minimum Lot Depth: 33.5 metres

(4) the minimum interior side yard width 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 minimum distance between two detached dwellings shall not be less than 1.8 metres;

(c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall, and

- (d) 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.
- (5) 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.
- (6) 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 inside width of the garage shall not exceed 45 percent of the lot width.

750.3 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 750.2.

751 The lands designated R1D - SECTION 751 on Sheet 27 of Schedule A to this by-law:

751.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

751.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - Interior Lot: 270 square metres
  - Corner Lot: 342 square metres
- (2) Minimum Lot Width:
  - Interior Lot: 9 metres
  - Corner Lot: 11.4 metres
- (3) the minimum interior side yard width 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 minimum distance between two detached dwellings shall not be less than 1.2 metres;

- (c) 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;
  - (d) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade 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.
- (4) 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.
  - (5) 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 inside width of the garage shall not exceed 40 percent of the lot width.

751.3 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 751.2.

752 The lands designated R3B - SECTION 752 on Sheet 27 of Schedule A to this by-law:

752.1 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.

752.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:
  - (a) For a Semi-Detached Dwelling:
    - Interior Lot: 194 square metres

Corner Lot: 241 square metres

(b) For a Street Townhouse Dwelling:

Interior Lot: 177 square metres

Corner Lot: 241 square metres

(2) Minimum Lot Width per Dwelling Unit:

(a) For a Semi-Detached Dwelling:

Interior Lot: 9.15 metres

Corner Lot: 11.35 metres

(b) For a Street Townhouse Dwelling:

Interior Lot: 8.35 metres

Corner Lot: 11.35 metres

(3) Minimum Lot Depth: 22 metres

(4) Minimum Front Yard Depth:

(a) to the main wall of the building - 4.0 metres

(b) to the front of a garage or carport - 6.0 metres

(5) the minimum interior side yard shall be 0.8 metres 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 minimum distance between two buildings shall not be less than 1.6 metres;

(c) 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; and,

(d) 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.

(6) Minimum Exterior Side Yard Width: 3.0 metres

- (7) Minimum Rear Yard Depth: 7.0 metres
- (8) Maximum Lot Coverage by Principal Buildings: 50%
- (9) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6 metres.
- (10) each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a 2 step grade difference inside the unit and without having to pass through a habitable room.
- (11) a maximum of 6 dwellings units shall be attached.
- (12) all driveways shall have a minimum width of 3.0 metres and shall be located a minimum distance of 8.0 metres from any street intersection.
- (13) a garage door shall not exceed 4.0 metres in width.
- (14) a detached garage or carport shall not be permitted.
- (15) Minimum Landscaped Open Space:  
40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot, and 30 percent of the minimum front yard area of a lot where the side lot lines converge towards the front lot line.
- (16) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.
- (17) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

752.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law that are not in conflict with the ones set out in section 752.2.

753 The lands designated I1 - SECTION 753 on Sheet 27 of Schedule A to this by-law:

753.1 shall only be used for the purposes permitted by section 753.1(1), or the purposes permitted by section 753.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution;
- (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.

(2) or:

- (a) those purposes permitted in a R1C - SECTION 750 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

753.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - SECTION 750 zone, the requirements and restrictions as set out in a R1C - SECTION 750 zone, namely all of the provisions of sections 750.2 and 750.3
- (2) for those uses permitted by section 753.1(1) and 753.1(2)(b), the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 199 .

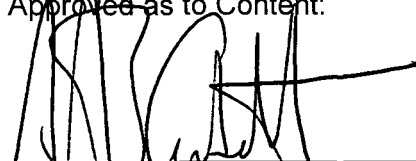


PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:

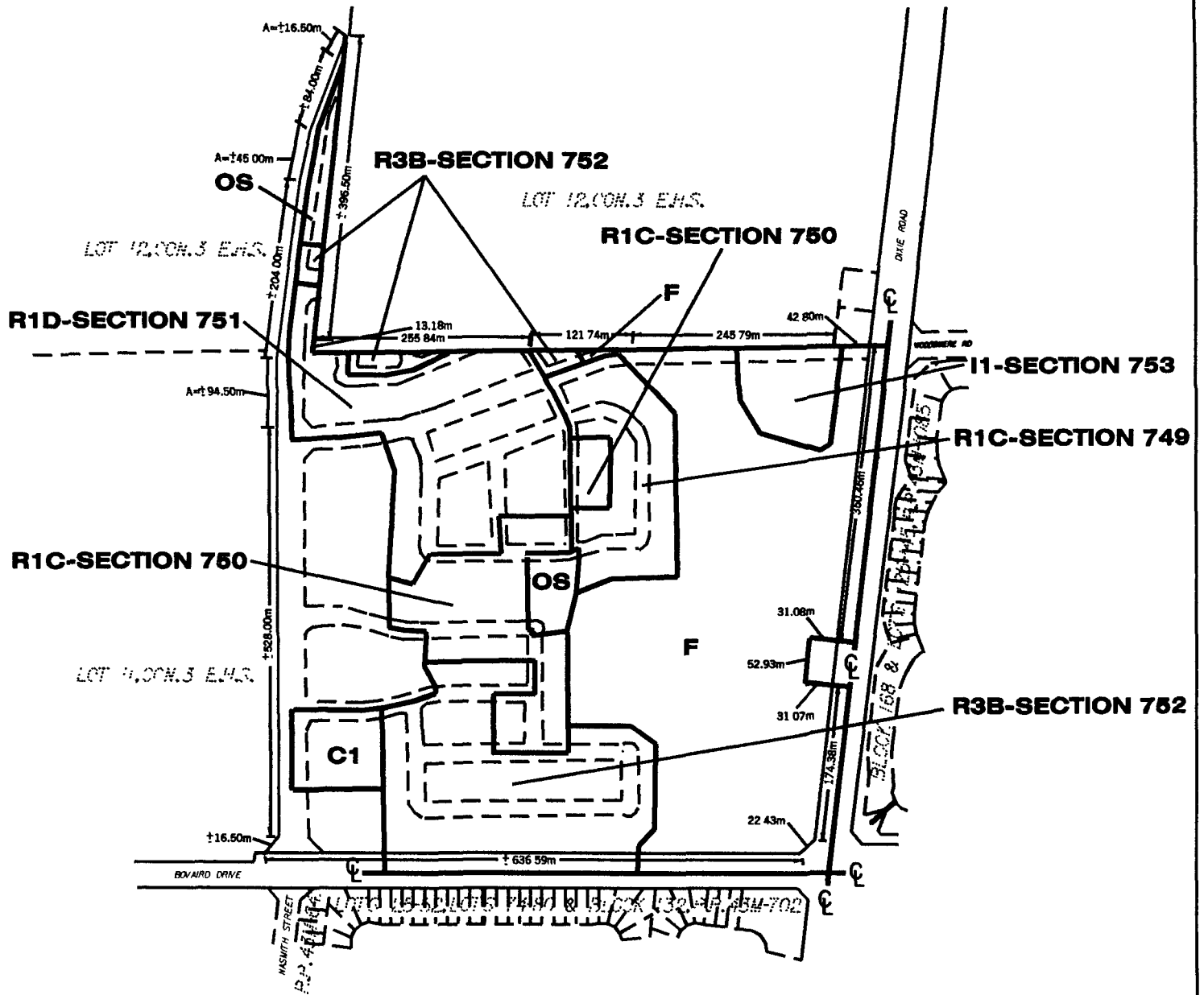


John B. Corbett, MCIP, RPP  
Director of Development Services




APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

UCC

DATE 12/11/18



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOT 11 & 12, CON. 3 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 270-97**

**Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1997 10 14

Drawn by: CJK

File no. C3E11.4

Map no. 27-8K



(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 270-97 being a by-law to amend comprehensive zoning By-law 151-88 as amended (SENATOR HOMES - File C3E11.4)

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 270-97 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of November, 1997.
3. Written notice of By-law 270-97 as required by section 34(18) of the *Planning Act* was given on the 3<sup>rd</sup> day of December, 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 )  
 January 8, 1998 )




A Commissioner, etc.