



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 296-2003

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 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 1195 (R1D - SECTION 1195), RESIDENTIAL SINGLE FAMILY C - SECTION 1196 (R1C - SECTION 1196), RESIDENTIAL SINGLE FAMILY C - SECTION 1197 (R1C - SECTION 1197), INSTITUTIONAL ONE - SECTION 1198 (I1 - SECTION 1198), COMMERCIAL ONE - SECTION 1199 (C1 - SECTION 1199), FLOODPLAIN (F), and OPEN SPACE (OS);
  - (2) by adding thereto, the following sections:

"1195 The lands designated R1D - SECTION 1195 on Sheet 22 of Schedule A to this by-law:

1195.1 shall only be used for the purposes permitted in a R1D zone.

1195.2 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:

(a) 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; and,

- (b) 10.5 metres where the rear lot line abuts a buffer block less than 5.0 metres wide along Chinguacousy Road;
- (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;
- 1195.3 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 1195.2.
- 1196 The lands designated R1C - SECTION 1196 on Sheet 22 of Schedule A to this by-law:
- 1196.1 shall only be used for the purposes permitted in a R1C zone.
- 1196.2 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;
- 1196.3 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 1196.2.
- 1197 The lands designated R1C - SECTION 1197 on Sheet 22 of Schedule A to this by-law:
- 1197.1 shall only be used for the purposes permitted in a R1C zone.
- 1197.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 336.0 square metres;
  - (2) Minimum Lot Width:
    - Interior Lot: 14.0 metres;
    - Corner Lot: 15.8 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,

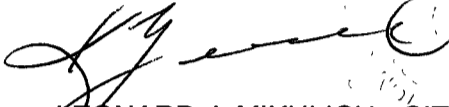
- (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - (8) Minimum Landscaped Open Space:
    - (a) 40% of the minimum front yard area; and,
    - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
  - (9) Minimum Setback to a Garage Door: 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;
- 1197.3 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 1197.2.
- 1198 The lands designated I1 - SECTION 1198 on Sheet 22 of Schedule A to this by-law:
- 1198.1 shall only be used for the purposes permitted by section 1198.1(1), or the purposes permitted by section 1198.1(2), but not both sections and not any combination of both sections:
- either:
- (1) the following:
    - (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;
- or:
- (2) the following:
    - (a) those purposes permitted in a R1D - SECTION 1195 zone;
    - (b) a park, playground or recreation facility operated by a public authority; and,
    - (c) purposes accessory to the other permitted purposes.

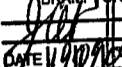
- 1198.2 shall be subject to the following requirements and restrictions:
- (1) for those purposes permitted in a R1D - SECTION 1195 zone, the requirements and restrictions as set out in a R1D - SECTION 1195 zone;
- 1198.3 shall also be subject to the requirements and restrictions of the I1 zone and all the general provisions of this by-law which are not in conflict with those in Section 1198.2.
- 1199 The lands designated C1 - SECTION 1199 on Sheet 22 of Schedule A to this by-law:
- 1199.1 shall only be used for the following purposes:
- (1) a retail establishment having no outside storage;
  - (2) a convenience store;
  - (3) a service shop;
  - (4) a personal service shop;
  - (5) a bank, trust company, or finance company;
  - (6) only in conjunction with a bank, trust company or finance company, a drive-through facility;
  - (7) an office;
  - (8) a dry cleaning and laundry distribution station;
  - (9) a laundromat;
  - (10) a dining room restaurant and a takeout restaurant;
  - (11) an animal hospital; and,
  - (12) purposes accessory to the other permitted purposes.
- 1199.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth: 4.2 metres;
  - (2) Maximum Front Yard Depth: 5.9 metres;
  - (3) Minimum Exterior Side Yard Width: 4.2 metres;
  - (4) Maximum Exterior Side Yard Width: 5.9 metres;
  - (5) Minimum Rear Yard Depth: 3.0 metres;
  - (6) except at approved access locations, landscaped open space areas shall be provided as follows:
    - (a) a minimum 3.0 metre wide strip abutting Chinguacousy Road and Wanless Drive; and,
    - (b) a minimum 3.0 metre wide strip abutting the interior side lot line and the rear lot line;
  - (7) The requirement of providing a loading space shall not apply to the subject lands provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465.0 square metres;
  - (8) refuse storage for restaurant purposes, including any containers for the storage of recyclable materials, shall be contained in a climate controlled area within a building;
  - (9) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a building;
  - (10) no outdoor display and/or sales or storage shall be permitted;
  - (11) a pool hall, an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;

1199.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1199.2".

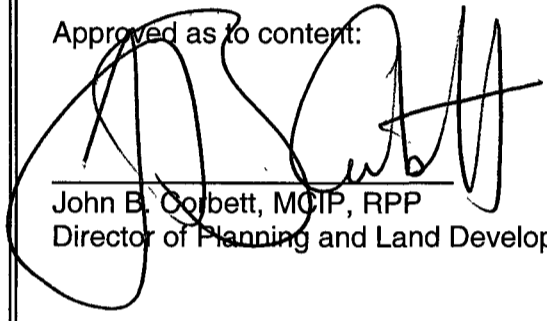
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 29<sup>th</sup> day of September 2003.

  
SUSAN FENNELL - MAYOR

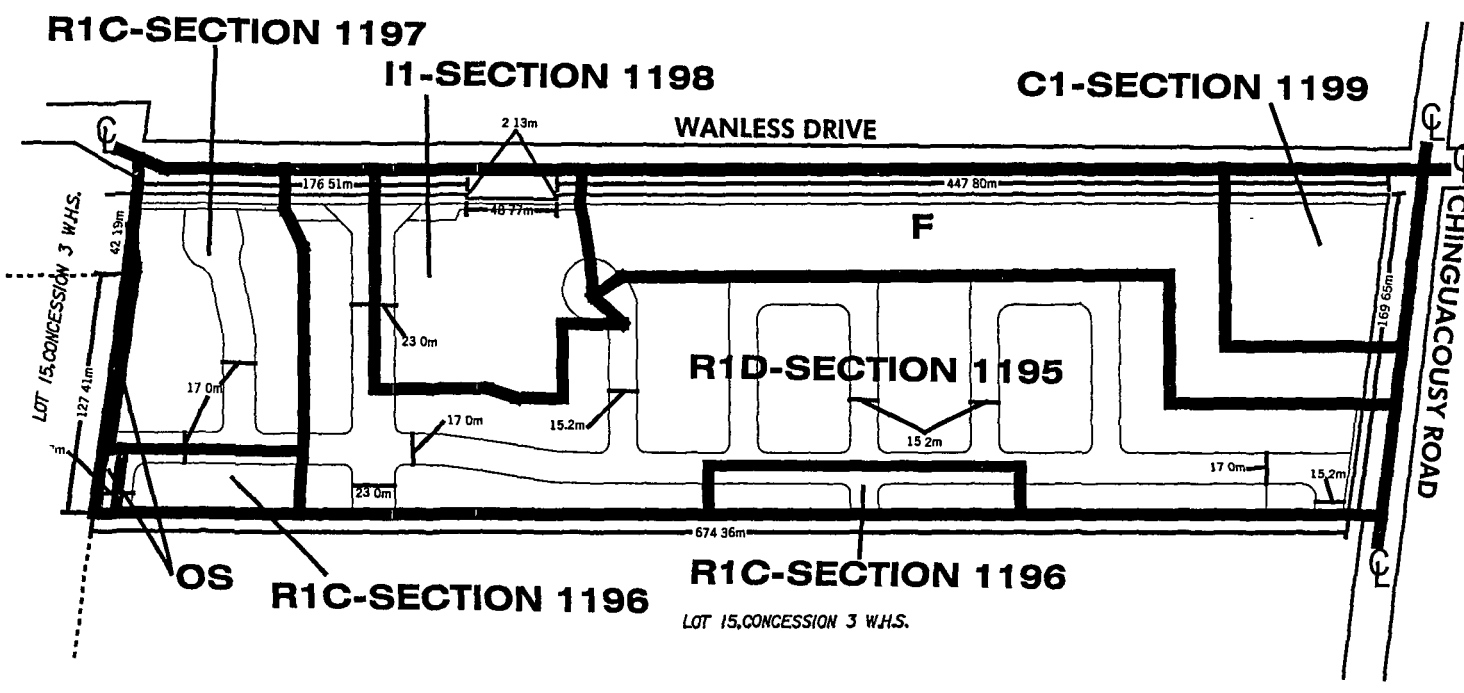
  
~~LEONARD J. MIKULICH - CITY CLERK~~  
KATHRYN ZAMMIT, ACTING CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON  
  
DATE 11/10/03



Approved as to content:



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



**LEGEND**

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



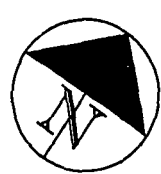
**PART LOT 15, CONCESSION 3 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 296-2003**

**Schedule A**



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

Date: 2003 09 09

Drawn by: CJK

File no. C3W15.1

Map no. 22-21H



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 296-2003  
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended  
(1167 WANLESS LIMITED – STANFORD HOMES) File C3W15.1

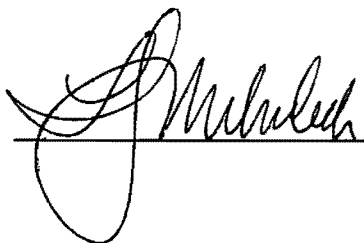
DECLARATION

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 296-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 29<sup>th</sup> day of September, 2003.
3. Written notice of By-law 296-2003 as required by section 34(18) of the *Planning Act* was given on the 9<sup>th</sup> day of October, 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 )  
30<sup>th</sup> day of October, 2003 )

  
A Commissioner, etc.

  
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**EILEEN MARGARET COLLIE, A Commissioner**  
e.c. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.