



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 297-2001

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 29 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 1117 (R1C – SECTION 1117), RESIDENTIAL SINGLE FAMILY D – SECTION 1118 (R1D – SECTION 1118), RESIDENTIAL TWO FAMILY C – SECTION 1119 (R2C – SECTION 1119), INSTITUTIONAL TWO – SECTION 1120 (I2 – SECTION 1120), FLOODPLAIN (F) and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"1117	The lands designated R1C – SECTION 1117 on Sheet 29 of Schedule A to this by-law:				
1117.1	shall only be used for the purposes permitted in a R1C zone.				
1117.2	shall be subject to the following requirements and restrictions: <ol style="list-style-type: none"><li>(1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way</li><li>(2) Minimum Lot Area: 366 square metres</li><li>(3) Minimum Lot Width:<table border="0" style="margin-left: 20px;"><tr><td>Interior Lot:</td><td>12.2 metres</td></tr><tr><td>Corner Lot:</td><td>14 metres</td></tr></table></li><li>(4) Minimum Lot Depth: 30 metres</li></ol>	Interior Lot:	12.2 metres	Corner Lot:	14 metres
Interior Lot:	12.2 metres				
Corner Lot:	14 metres				

- (5) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (6) 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;
- (7) 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;
- (8) 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;
  - b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- (9) 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.
- (10) 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 the flankage lot line;
  - d) the interior garage width as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.
- (11) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

- (12) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1117.3 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 1117.2.

1118 The lands designated R1D – SECTION 1118 on Sheet 29 of Schedule A to this by-law;

1118.1 shall only be used for the purposes permitted in a R1D zone.

1118.2 shall be subject to the following requirements and restrictions:

- (1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) No dwelling units shall be located closer than 10 metres to a Floodplain zone;
- (3) Minimum Lot Area: 312 square metres;
- (4) Minimum Lot Width:
  - Interior Lot: 10.4 metres
  - Corner Lot: 12.2 metres
- (5) Minimum Lot Depth: 30 metres
- (6) Minimum Front Yard Depth:
  - 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) 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;
- (8) 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;
- (9) 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;
- b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(10) 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.

(11) The following provisions shall apply to garages:

- a) the maximum garage door width shall be:
  - i) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;
  - ii) 5.5 metres on a lot having a lot width of 11 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 the flankage lot line;
- d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(12) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;

(13) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1118.3 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 1118.2.

1119 The lands designated R2C – SECTION 1119 on Sheet 29 of Schedule A to this by-law:

1119.1 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..

1119.2 shall be subject to the following requirements and restrictions:

- (1) No dwelling unit or inground swimming pool shall be located closer than 10 metres to the TransCanada Pipeline right-of-way;
- (2) No dwelling unit shall be located closer than 10 metres to a Floodplain zone;
- (3) Minimum Lot Area:  
204 square metres per dwelling unit
- (4) Minimum Lot Width:  
Interior Lot: 13.6 metres per lot and 6.8 metres per dwelling unit  
Corner Lot: 15.4 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line.
- (5) Minimum Lot Depth: 30 metres
- (6) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling;
- (7) 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 for the particular unit;
- (8) 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;
- (9) Minimum Interior Side Yard Width:  
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (10) 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.

(11) The following provisions shall apply to garages:

- a) the maximum garage door width per dwelling unit shall be:
  - i) 2.5 metres on a lot having a lot width of less than 7 metres;
  - ii) 3.1 metres on a lot having a lot width of less than 8 metres but greater than 7 metres;
  - iii) 3.7 metres on a lot having a lot width of 8 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 the flankage lot line;
- d) the interior garage width as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(12) 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.

(13) the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1119.3 shall also be subject to the requirements and restrictions relating to the R2C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1119.2.

1120 The lands designated I2 = Section 1120 on Sheet 29 of Schedule A to this by-law:

1120.1 shall only be used for the following purposes:


- 1) a nursing home;
- 2) a retirement home; and
- 3) purposes accessory to the other permitted purposes.

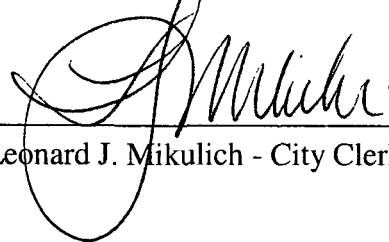
1120.2 shall be subject to the following requirements and restrictions:

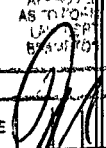
- 1) Minimum setback from Sandalwood Parkway East: 9.0 metres
- 2) Minimum setback from lands zoned R2C – Section 1119 and R1D – Section 1118: 15.0 metres
- 3) Maximum Building Height: 3 storeys
- 4) Maximum Number of beds: 160
- 5) Minimum Landscaped Open Space: a 3.0 metre wide landscaped open space strip shall be provided abutting all roads except at approved access locations.
- 6) Parking: 0.33 parking spaces shall be provided per bed .
- 7) all loading and waste disposal facilities shall be screened.

1120.3 shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1120.2”

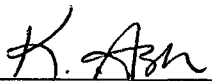
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 15th day of October 2001.

  
Susan Fennell - Mayor

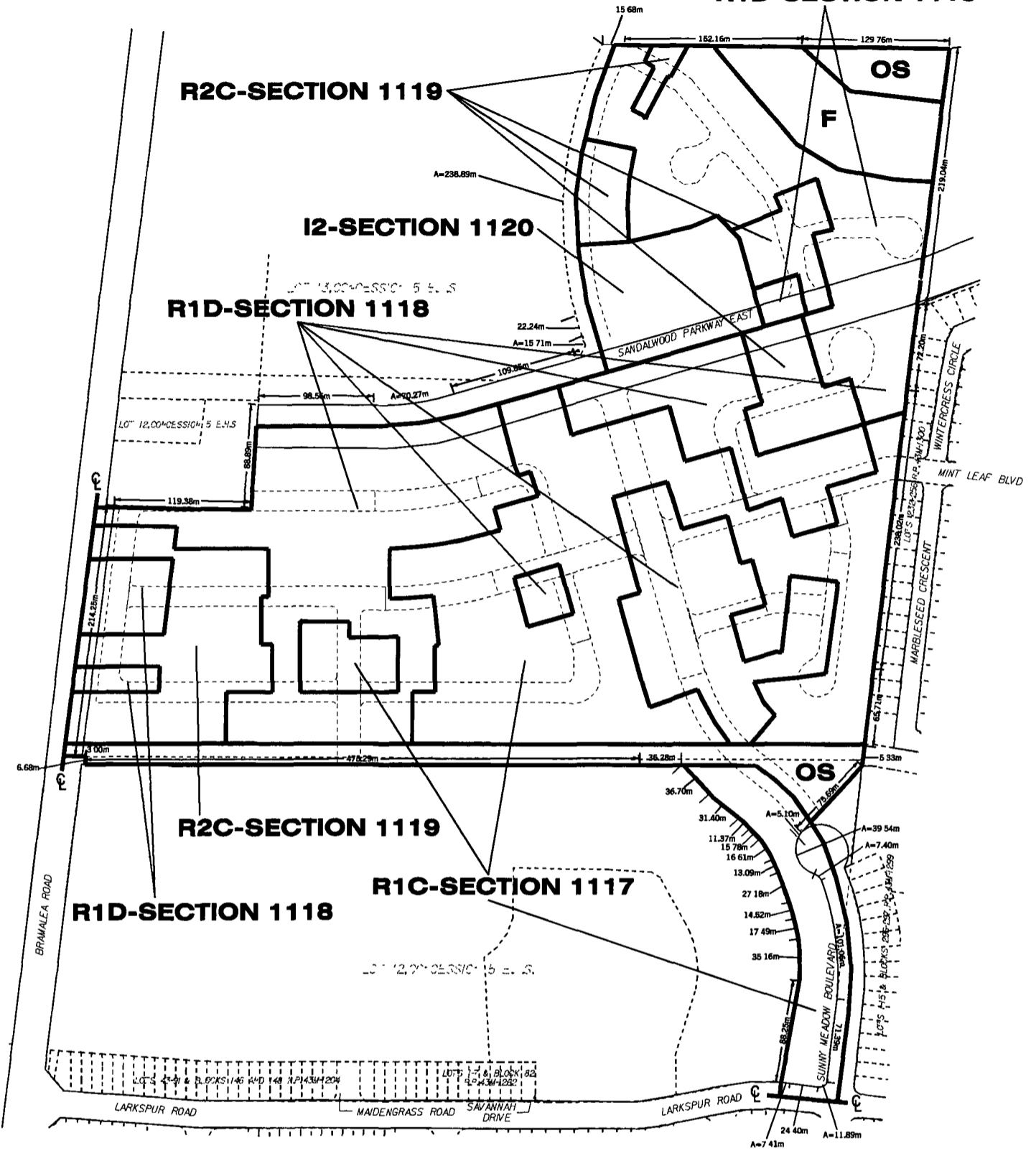
  
Leonard J. Mikulich - City Clerk

APPROVED AS TO FORM	
DATE	




Approved as to Content:

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

**R1D-SECTION 1118**

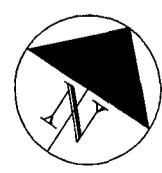


**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOT 12 & 13, CONCESSION 5 E.H.S.**  
**BY-LAW 151-88**      **SCHEDULE A**  
**By-Law 297-2001**      **Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building  
 Date: 2001 10 09      Drawn by: CJK  
 File no. C5E12.8      Map no. 29-34H



IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended,  
Section 17:

AND IN THE MATTER OF the City of Brampton By-law  
298-2001 being a by-law to adopt Official Plan Amendment  
OP93-170 (Holland Christian Homes) File T2W15.14

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region 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 298-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15<sup>th</sup> day of October, 2001, to adopt Amendment Number OP93-170 to the 1993 Official Plan of the City of Brampton Planning Area.
5. Written notice of By-law 298-2001 as required by section 17(23) of the *Planning Act* was given on the 30<sup>th</sup> day of October, 2001, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) of the *Planning Act* on or before the final date for filing objections.
8. OP93-170 is deemed to have come into effect on the 20<sup>th</sup> day of November, 2001, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
1<sup>st</sup> 14<sup>th</sup> day of June, 2002. )

*Eileen Collie*  
A Commissioner, etc.

*L. Mikulich*

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