



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 339-2002

To amend By-law 56-83 as amended.

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 1 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY C - SECTION 768 (RIC-SECTION 768), RESIDENTIAL SINGLE FAMILY C - SECTION 769 (RIC-SECTION 769), RESIDENTIAL SINGLE FAMILY C - SECTION 770 (RIC-SECTION 770), RESIDENTIAL SINGLE FAMILY A - SECTION 772 (R1A-SECTION 772), RESIDENTIAL SINGLE FAMILY A - SECTION 773 (R1A-SECTION 773), RESIDENTIAL SINGLE FAMILY A - SECTION 775 (R1A - SECTION 775), RESIDENTIAL FAMILY A - SECTION 776 (R1A - SECTION 776), RESIDENTIAL FAMILY A - SECTION 777 (R1A - SECTION 777), INSTITUTIONAL ONE - SECTION 778 (I1-SECTION 778), OPEN SPACE - SECTION 779 (OS-SECTION 779), OPEN SPACE (OS) and FLOODPLAIN (F).
 - (2) by adding thereto the following sections:

“768 The lands designated RIC-SECTION 768 on Sheet 1 of Schedule A to this by-law:

768.1 shall only be used for those purposes permitted in a RIC zone:

768.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area: 300 square metres.
 - (b) Minimum Lot Width:

Interior Lot: 12.0 metres
Corner Lot: 13.8 metres
 - (c) Minimum Lot Depth: 25 metres
 - (d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage door.
 - (e) Minimum Rear Yard Depth:

7.5 metres, which may be reduced to 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Garage Door Width:

- (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 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 or on a lot having a lot width greater than or equal to 16 metres; and
- (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.

(j) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum setback from a Floodplain (F) zone: 10 metres.

768.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 768.2

769 The lands designated RIC-SECTION 769 on Sheet 1 of Schedule A to this by-law:

769.1 shall be used for:

- (a) those purposes permitted in a RIC zone;
- (b) flood and erosion control purposes.

769.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 360 square metres.

(b) Minimum Lot Width:

Interior Lot: 12.0 metres
Corner Lot: 13.8 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

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

(e) 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 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Garage Door Width:

- (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 12 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 or on a lot having a lot width greater than or equal to 16 metres; and
- (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.

(j) Maximum Garage Projection:

No garage facing a front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum setback from a Floodplain (F) zone: 10 metres.

769.3 shall also be subject to the requirements and restrictions of the R1C zone and all of the general provisions of this by-law which are not in conflict with those in Section 769.2

770 The lands designated R1C-SECTION 770 on Sheet 1 of Schedule A to this by-law:

770.1 shall only be used for those purposes permitted in a R1C zone:

770.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 350 square metres.
- (b) Minimum Lot Width:

Interior Lot: 13.5 metres
Corner Lot: 15.3 metres

- (c) Minimum Lot Depth: 25 metres
- (d) Minimum Front Yard Depth:

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

(e) Minimum Rear Yard Depth:

7.5 metres, which may be reduced 6.0 metres provided that the area of the rear yard is at least 25 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Garage Door Width:

- (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 13.5 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 or on a lot having a lot width greater than or equal to 16 metres; and
- (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.

(j) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum setback from a Floodplain (F) zone: 10 metres.

770.3 shall also be subject to the requirements and restrictions of the RIC zone and all of the general provisions of this by-law which are not in conflict with those in Section 770.2

772 The lands designated R1A-SECTION 772 on Sheet 1 of Schedule A to this by-law:

772.1 shall only be used for those purposes permitted in a R1A zone:

772.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 450 square metres.

(b) Minimum Lot Width:

Interior Lot: 15.0 metres
Corner Lot: 16.8 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.

(e) Minimum Rear Yard Depth: 7.5 metres

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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.

(h) Maximum Gross Floor Area of a Detached Garage:

40 square metres.

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Door Width:

- (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 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 or on a lot having a lot width greater than or equal to 16 metres; and
- (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.

(k) Maximum Garage Projection:

No garage facing a front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(l) Minimum setback from a Floodplain (F) zone: 10 metres.

772.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 772.2

773 The lands designated R1A-SECTION 773 on Sheet 1 of Schedule A to this by-law:

773.1 shall only be used for those purposes permitted in a R1A zone:

773.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 495 square metres.
- (b) Minimum Lot Width:
 - Interior Lot: 15.0 metres
 - Corner Lot: 16.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres.
- (f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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.

(h) Maximum Gross Floor Area of a Detached Garage:

40 square metres.

(i) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Door Width:

- (1) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16 metres but greater than or equal to 15 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 or on a lot having a lot width greater than or equal to 16 metres; and
- (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.

(k) Maximum Garage Projection:

No garage facing a front lot line shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling.

(l) Minimum setback from a Floodplain (F) zone: 10 metres.

773.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 773.2

775 The lands designated R1A-SECTION 775 on Sheet 1 of Schedule A to this by-law:

775.1 shall only be used for those purposes permitted in a R1A zone:

775.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 590 square metres.
- (b) Minimum Lot Width:
 - Interior Lot: 18.0 metres
 - Corner Lot: 19.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres

- (f) Minimum Interior Side Yard Width: 1.2 metres
- (g) 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.
- (h) Maximum Gross Floor Area of a Detached Garage:
60 square metres.
- (i) Minimum Landscaped Open Space:
 - (1) 40 percent of the minimum front yard area;
 - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Projection:
No garage facing a front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) Minimum setback from a Floodplain (F) zone: 10 metres.

775.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 775.2

776 The lands designated R1A-SECTION 776 on Sheet 1 of Schedule A to this by-law:

776.1 shall be used for:

- (a) those purposes permitted in a R1A zone,
- (b) flood and erosion control purposes.

776.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 690 square metres.
- (b) Minimum Lot Width:
Interior Lot: 21.0 metres
Corner Lot: 22.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth:
4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres.
- (f) Minimum Interior Side Yard Width:
1.2 metres for the first storey or part thereof, plus 0.3 metres for each additional storey or part thereof.
- (g) 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.
- (h) Maximum Gross Floor Area of a Detached Garage:
60 square metres.
- (i) Minimum Landscaped Open Space:
 - (1) 40 percent of the minimum front yard area;

(2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(j) Maximum Garage Projection:

No garage facing the front lot line shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(k) Minimum setback from a Floodplain (F) zone: 10 metres.

776.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 776.

777 The lands designated R1A-SECTION 777 on Sheet 1 of Schedule A to this by-law:

777.1 shall be used for:

- (a) those purposes permitted in a R1A zone,
- (b) flood and erosion control purposes.

777.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 790 square metres.
- (b) Minimum Lot Width:
 - Interior Lot: 24.0 metres
 - Corner Lot: 25.8 metres
- (c) Minimum Lot Depth: 33 metres
- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door.
- (e) Minimum Rear Yard Depth: 7.5 metres.
- (f) Minimum Interior Side Yard Width: 2 metres.
- (g) 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.
- (h) Maximum Gross Floor Area of a Detached Garage:
 - 60 square metres.
- (i) Minimum Landscaped Open Space:
 - (1) 40 percent of the minimum front yard area;
 - (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (j) Maximum Garage Projection:
 - No garage facing the front lot line shall project into the front yard beyond a porch or front wall of a dwelling.
- (k) Minimum setback from a Floodplain (F) zone: 10 metres.

777.3 shall also be subject to the requirements and restrictions of the R1A zone and all of the general provisions of this by-law which are not in conflict with those in Section 777.

778 The lands designated II-SECTION 778 on Sheet 1 of Schedule A to this by-law:

778.1 shall only be used for either:

- (a) a public or private school;
- (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:

- (e) those purposes permitted in an R1A-Section 771 zone.

778.2 shall be subject to the following requirements and restrictions:

for those uses permitted in a R1A-Section 771 zone, the requirements and restrictions of the R1A-Section 771 zone.

778.3 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 778.2.

779 The lands designated OS-Section 779 on Sheet 1 of Schedule "A" to this by-law:

779.1 shall only be used for the following purposes:

- (a) Flood and erosion control;
- (b) Conservation area or purposes; and
- (c) Purposes accessory to other permitted purposes.

779.2 shall be subject to the following requirements and restrictions:

No person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 25th day of November 2002.

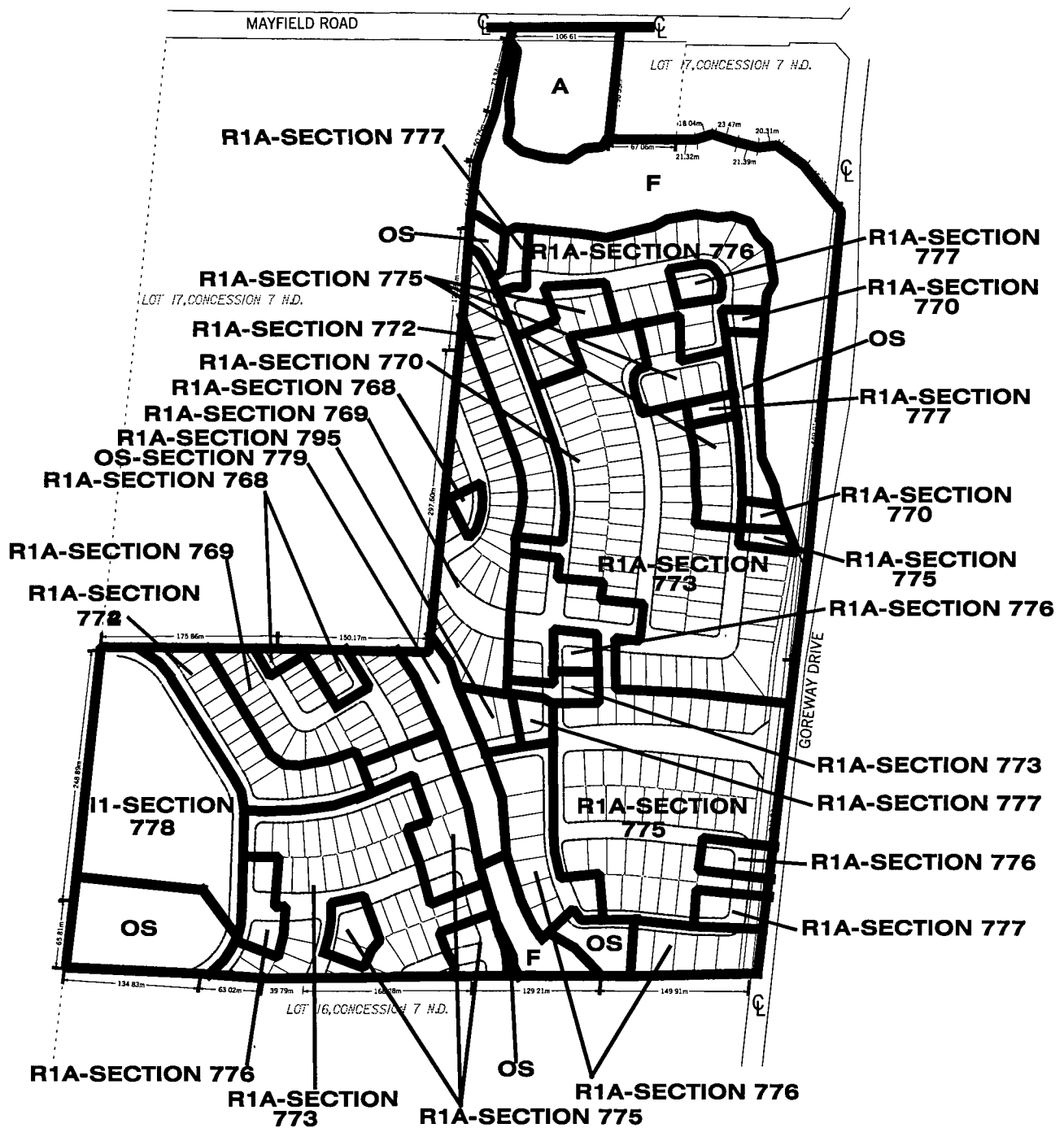
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
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23/11/02

[Signature]
Susan Fennell, Mayor
Dick Metzack, Acting Mayor




[Signature]
Leonard J. Mikulich - City Clerk

Approved as to Content:

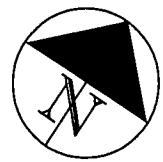
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John B. Corbett, MCIP, RPP
Director of Planning and Land Development Services



LEGEND

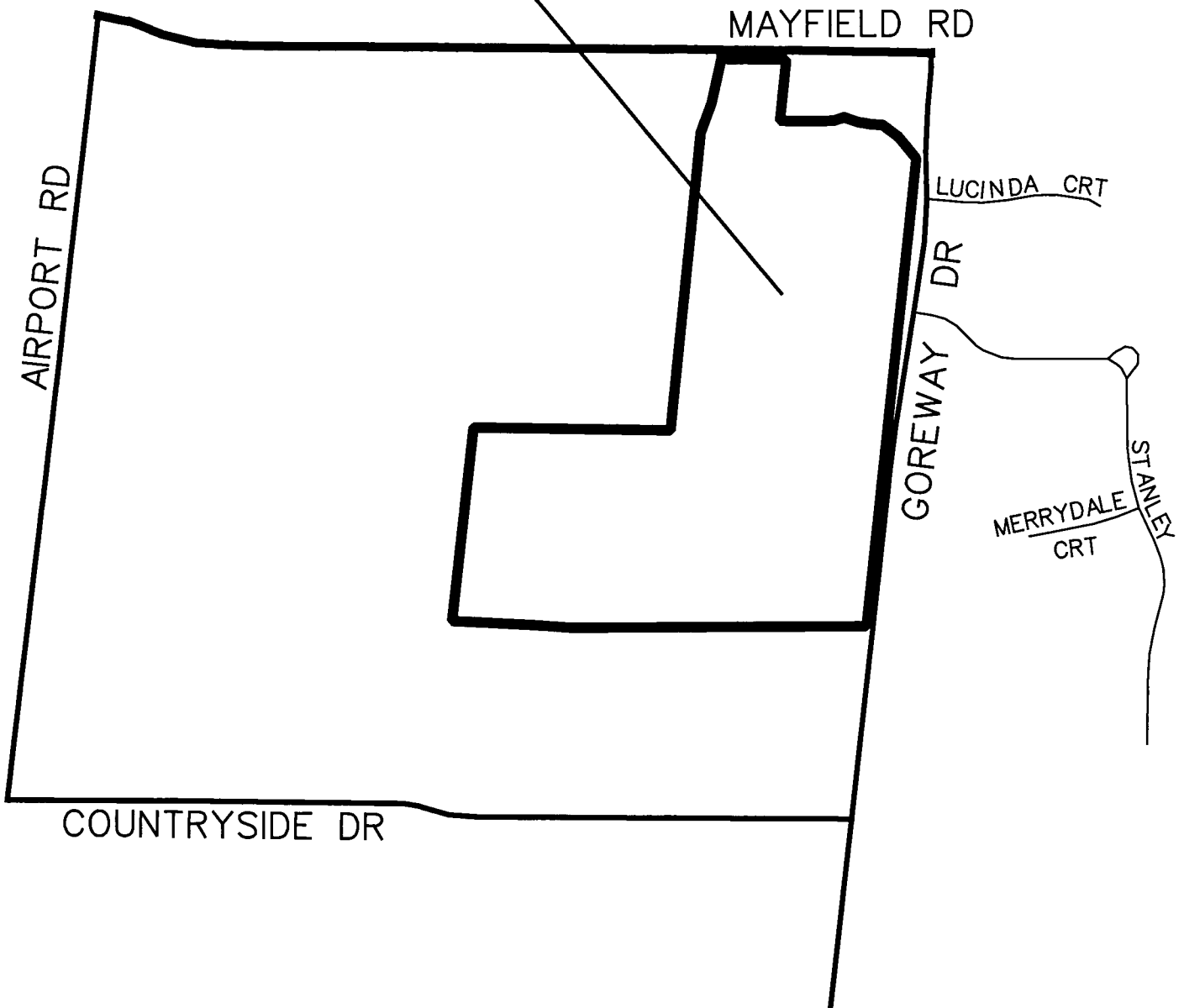
-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

PART OF LOTS 16&17, CONCESSION 7 N.D.
BY-LAW 56-83 SCHEDULE A
By-Law 339-2002 Schedule A



CITY OF BRAMPTON
 Planning, Design and Development
 Date: 2002 10 16 Drawn by: A.D.M.
 File no. C7E17.6 Map no. 13-7J

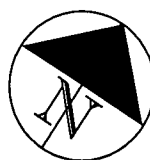
SUBJECT LANDS



PART OF LOTS 16&17, CONCESSION 7 N.D.

Key Map By-Law

339-2002



CITY OF BRAMPTON
Planning, Design and Development

Date: 2002 10 15

Drawn by: A.D.M.

File no. C7E17.6

Map no. 13-7D

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

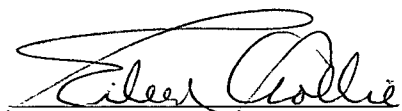
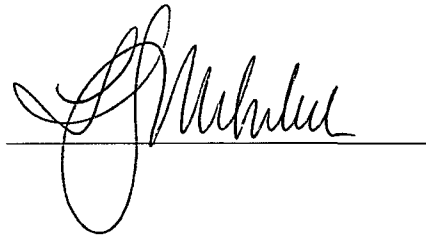
AND IN THE MATTER OF the City of Brampton By-law 339-2002 being a by-law to amend Comprehensive Zoning By-law 56-83, as amended (MAYGORE DEVELOPMENT LIMITED) (File: C7E17.6)

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 339-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of November, 2002.
3. Written notice of By-law 339-2002 as required by section 34(18) of the *Planning Act* was given on the 3rd day of December 2002, 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)
6th day of January, 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.**