



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 367-2004

To amend Zoning By-law 2004, as amended.

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. Zoning By-law 2004, as amended, is hereby further amended:
  - (1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" attached to this by-law.

from

to

AGRICULTURAL (A) and  
FLOODPLAIN (F)

RESIDENTIAL SINGLE-  
DETACHED C – SECTION 1811  
(R1C – SECTION 1811),  
RESIDENTIAL SINGLE-  
DETACHED D – SECTION 1812  
(R1D – SECTION 1812),  
RESIDENTIAL SINGLE-  
DETACHED C – SECTION 1858  
(R1C – SECTION 1858),  
RESIDENTIAL SEMI-DETACHED  
C – SECTION 1859 (R2C –  
SECTION 1859), INSTITUTIONAL  
ONE – SECTION 1814 (I1 –  
SECTION 1814), OPEN SPACE  
(OS) and FLOODPLAIN (F).

- (2) by adding thereto the following sections:

"1811 The lands designated R1C-SECTION 1811 on Schedule A to this by-law:

1811.1 shall only be used for those purposes permitted in a R1C zone;

1811.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres;
- (2) Minimum Lot Width:  
Interior Lot: 12.0 metres;  
Corner Lot: 13.8 metres;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth:  
6 metres to the front of a garage and 4.5 metres to the front wall of the 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 percent of the minimum required lot area.
- (6) 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;
- (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;
  - 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) 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 metres from the garage opening shall not be 0.9 metres more the garage door width.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(11) Minimum Setback from a Floodplain (F) Zone:

No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain Zone

1811.3 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 those set out in Section 1811.2.

1812 The lands designated R1D-SECTION 1812 on Schedule A to this by-law:

1812.1 shall only be used for those purposes permitted in a R1D zone;

1812.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 330 square metres;

(2) Minimum Lot Width:

Interior Lot: 11.0 metres;

Corner Lot: 12.8 metres;

(3) Minimum Lot Depth: 30 metres;

(4) Minimum Front Yard Depth:

6 metres to the front of a garage and 4.5 metres to the front wall of the 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 percent of the minimum required lot area.

(6) 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;

(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;
- 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) 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 metres from the garage opening shall not be 0.6 metres more the garage door width.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(11) Minimum Setback from a Floodplain (F) Zone:

No permanent structures, including inground swimming pools or excavations shall be located closer than 10 metres to a Floodplain Zone.

1812.3 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 those set out in Section 1812.2.

1813 The lands designated R1D-SECTION 1813 on Schedule A to this by-law:

1813.1 shall only be used for those purposes permitted in a R1D zone;

1813.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 286 square metres;

(2) Minimum Lot Width:

Interior Lot: 11.0 metres;

Corner Lot: 12.8 metres;

(3) Minimum Lot Depth: 26 metres

(4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the 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 percent of the minimum required lot area.

(6) 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;

(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;

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) 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 metres from the garage opening shall not be 0.9 metres more the garage door width.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(11) Minimum Setback from a Floodplain (F) Zone:

No permanent structures, including inground swimming pools or excavations shall be located closer than 10 metres to a Floodplain Zone

1813.3 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 those set out in Section 1813.2.

1814 The lands designated II-SECTION 1814 on Schedule A to this by-law:

1814.1 shall only be used for the purposes permitted by section 1814.1(1), or the purposes permitted by section 1814.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a public or private school;
- (b) purposes accessory to the other permitted purposes, including a day nursery;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 1813 zone;

1814.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 1813 zone, the requirements and restrictions as set out in a R1D - SECTION 1813 zone;

- (2) except, where a lot fronts onto Thorndale Road, the lot shall have a minimum frontage of 13.7 metres.

1814.3 shall also be subject to the requirements and restrictions of the II zone and all the general provisions of this by-law which are not in conflict with those in Section 1814.2.

1858 The lands designated RIC-SECTION 1858 on Schedule A to this by-law:

1858.1 shall only be used for those purposes permitted in a RIC zone;

1858.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 351 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 13.5 metres;
  - Corner Lot: 15.3 metres;
- (3) Minimum Lot Depth: 26 metres;
- (4) Minimum Front Yard Depth:
  - 6 metres to the front of a garage and 4.5 metres to the front wall of the 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, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (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;
  - 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) 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 metres from the garage opening shall not be 0.9 metres more the garage door width.
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Minimum Setback from a Floodplain (F) Zone:

No permanent structures, including inground swimming pools or excavations shall be located closer than 7.5 metres to a Floodplain Zone

1858.3 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 those set out in Section 1858.2.

1859 The lands designated R2C-SECTION 1859 on Schedule A to this by-law:

1859.1 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.

1859.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 222 square metres per dwelling unit.



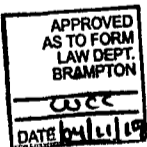
- (2) Minimum Lot Width:
- Interior Lot: 14.6 metres per lot and 7.3 metres per dwelling unit;
- Corner Lot: 16.4 metres per lot and 9.1 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.5 metres;
- (4) Minimum Front Yard Depth:
- 6 metres to the front of a garage and 4.5 metres to the front wall of the 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, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (7) Minimum Interior Side Yard Width:
- 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
- c) 40 % of the minimum front yard area; and,
- d) 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) The following provisions shall apply to garages:
- a) the maximum garage door width per dwelling unit shall be:
- i) 3.1 metres if the lot width for a particular unit is less than 8 metres but greater than or equal to 7 metres

- ii) 3.7 metres if the lot width for a particular unit is greater than 8 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 metres from the garage opening shall not be 0.6 metres (0.9 metres if the lot width is greater than or equal to 11.0 metres) more than the maximum garage door width permitted on the lot.
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (11) Minimum Setback from a Floodplain (F) Zone:

No permanent structures, including inground swimming pools or excavations shall be located closer than 10 metres to a Floodplain Zone

1859.3 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 those set out in Section 1859.2.”

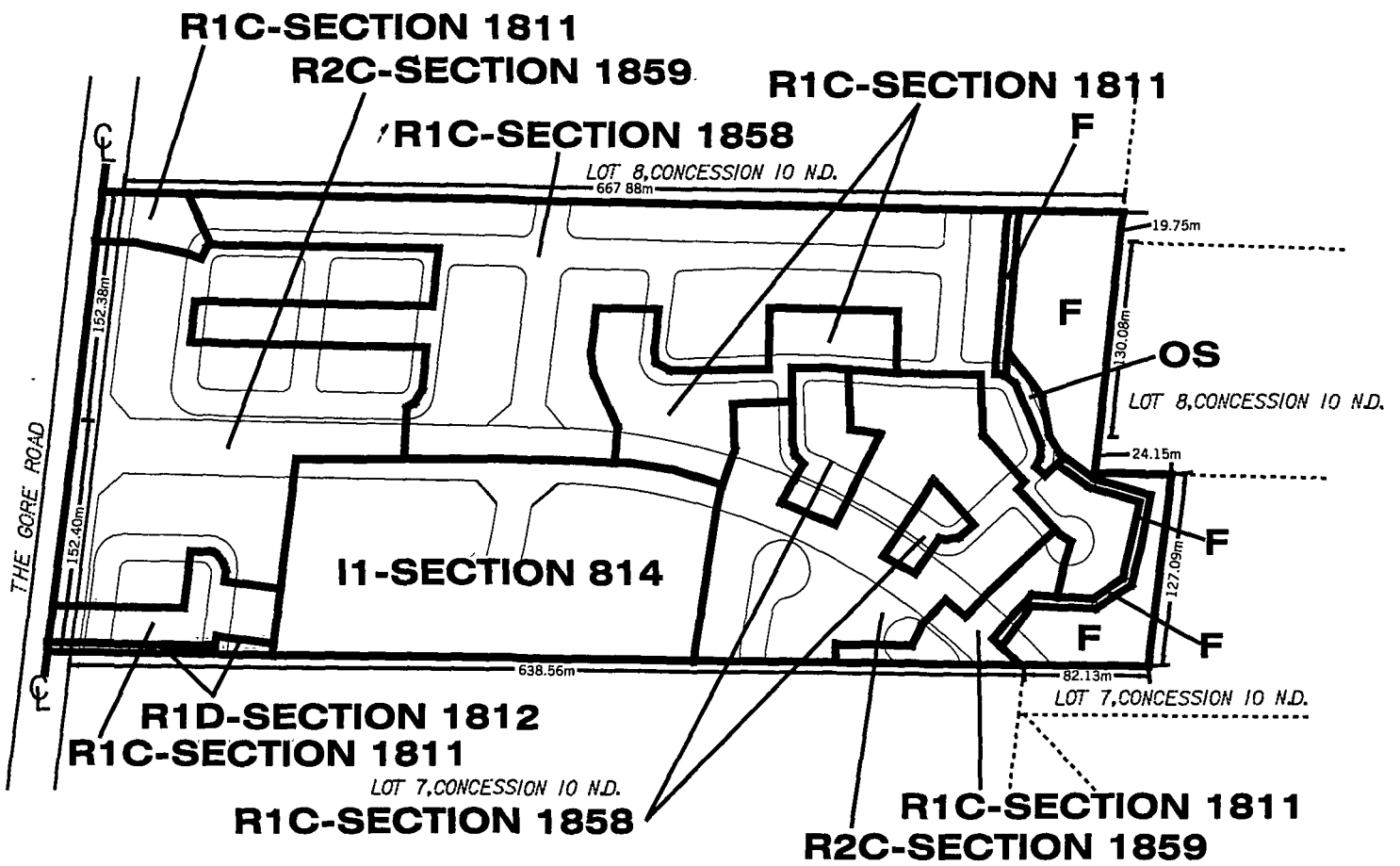
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 22nd day of November 2004.



*Susan Fennell*  
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 SUSAN FENNELL - MAYOR

*Leonard J. Mikulich*  
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 LEONARD J. MIKULICH - CITY CLERK

*J. B. Corbett*  
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 Approved as to Content  
 John B. Corbett, M.C.I.P., R.P.P.  
 Director of Planning and Land  
 Development Services



**LEGEND**

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



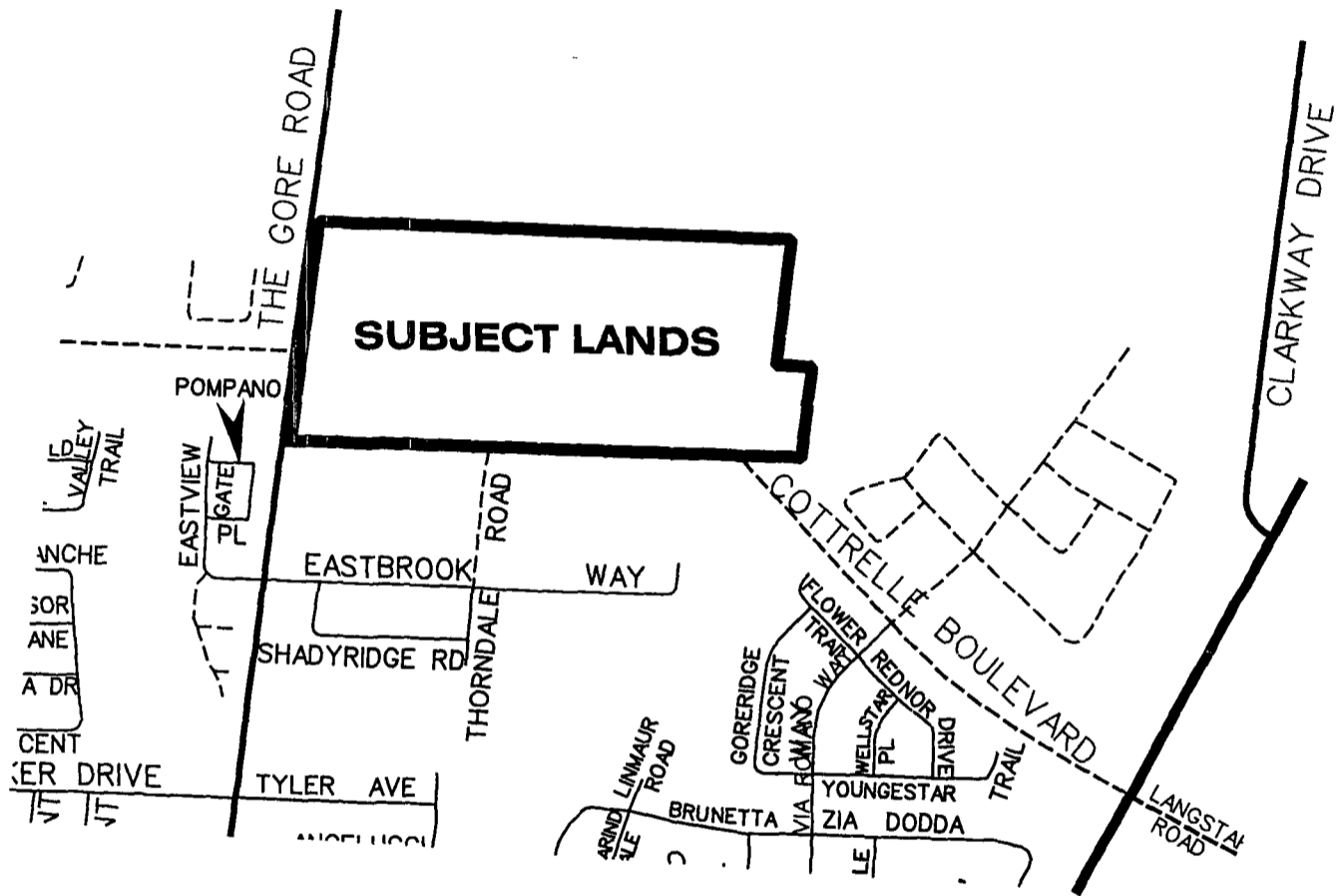
**PART LOTS 7 & 8 CONCESSION 10 N.D.**



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

**By-Law** 367-2004 **Schedule A**

Date: 2004 10 07      Drawn by: CJK  
 File no. C10E8.9      Map no. 52-22H



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 367-2004 being a by-law to amend Zoning By-law 2004  
DOLOMITI ESTATES INC. (File C10E8.9)

DECLARATION

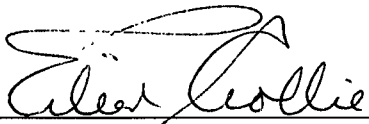
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 367-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 22<sup>nd</sup> day of November, 2004.
3. Written notice of By-law 367-2004 as required by section 34(18) of the *Planning Act* was given on the 3<sup>rd</sup> day of December, 2004, 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 )  
3<sup>rd</sup> day of January, 2005 )



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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.