



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 2-2000

To amend By-law 151-88, as amended.

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

1. By-law 151-88, as amended, is hereby further amended:

(1) by changing, on Sheet 23 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 1018 (R1D-SECTION 1018), RESIDENTIAL SINGLE FAMILY D- SECTION 1019 (R1D-SECTION 1019), RESIDENTIAL SINGLE FAMILY C- SECTION 1020 (RIC-SECTION 1020), RESIDENTIAL SINGLE FAMILY C- SECTION 1021 (RIC- SECTION 1021), RESIDENTIAL STREET TOWNHOUSE B- SECTION 1022 (R3B-SECTION 1022), OPEN SPACE (OS), and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

1018 The lands designated R1D- Section 1018 on Sheet 23 of Schedule A to this by-law:

1018.1 shall only be used for the purposes permitted in an R1D zone.

1018.2 shall be subject to the following requirements and restrictions:

(1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.

(2) Minimum Lot Area:- 227 square metres;

(3) Minimum Lot Width:

Interior Lot: - 9.1 metres;

Corner Lot: - 10.9 metres;

(4) Minimum Lot Depth:- 25 metres;

- (5) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width:
 - 3.0 metres to the side 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 lot area;
- (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:
 - 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
and,
- (12) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 3.10 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.

(13) Maximum Building Height- 2 storeys

1018.3 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 1018.2.

1019 The lands designated R1D- Section 1019 on Sheet 23 of Schedule A to this by-law:

1019.1 shall only be used for the purposes permitted in an R1D zone.

1019.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 275 square metres;

(2) Minimum Lot Width:

Interior Lot: - 11.0 metres;

Corner Lot: - 12.8 metres;

(3) Minimum Lot Depth:- 25 metres;

(4) Minimum Front Yard Depth:

- 4.5 metres to the front wall of a dwelling;

(5) Minimum Exterior Side Yard Width:

- 3.0 metres to the side 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 lot area;

- (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:
 - 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (9) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
and,

- (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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

(12) Maximum Building Height- 2 storeys

1019.3 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 1019.2.

1020 The lands designated R1C- Section 1020 on Sheet 23 of Schedule A to this by-law:

1020.1 shall only be used for the purposes permitted in an R1C zone.

1020.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 275 square metres;

(2) Minimum Lot Width:

Interior Lot: - 12.5 metres;

Corner Lot: - 14.3 metres;

(3) Minimum Lot Depth:- 25 metres;

(4) Minimum Front Yard Depth:

- 4.5 metres to the front wall of a dwelling;

(5) Minimum Exterior Side Yard Width:

- 3.0 metres to the side 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 lot area;

(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:

- 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;

- (9) Minimum Setback to a Garage Door:
-5.4 metres
- (10) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
and,
- (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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- (12) Maximum Building Height:
 - (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
 - (b) 10.6 metres on a street having a 17.0 metre wide road right-of-way.

1020.3 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 1019.2.

1021 The lands designated R1C- Section 1021 on Sheet 23 of Schedule A to this by-law:

1021.1 shall only be used for the purposes permitted in an R1C zone.

1021.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area:- 342 square metres;

- (3) Minimum Lot Width:
Interior Lot: - 13.7 metres;
Corner Lot: - 15.5 metres;
- (4) Minimum Lot Depth:- 25 metres;
- (5) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of a dwelling;
- (6) Minimum Exterior Side Yard Width:
 - 3.0 metres to the side 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 lot area;
- (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:
 - 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (10) Minimum Setback to a Garage Door:
-5.4 metres
- (11) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling;
and,
- (12) 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.

(13) Maximum Building Height:

- (a) 2 storeys on a street having a 15.2 metre wide road right-of-way;
- (b) 10.6 metres on a street having a 17.0 metre wide or greater road right-of-way.

1021.3 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 1019.2.

1022 The lands designated R3B- Section 1022 on Sheet 23 of Schedule A to this by-law:

1022.1 shall only be used for the purposes permitted in an R3B zone and in an R2A zone.

1022.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: for those purposes permitted in an R2A zone- 175 square metres per dwelling unit; for those purposes permitted in an R3B zone- 161 square metres per dwelling unit,

- (2) Minimum Lot Width:

Interior Lot: - for those purposes permitted in an R2A zone- 14.0 metres per lot and 7.0 metres per dwelling unit; for those purposes permitted in an R3B zone- 18.6 metres and 6.3 metres per dwelling unit;

Corner Lot: - for those purposes permitted in an R2A zone- 15.8 metres per lot and 8.8 metres per dwelling unit; for those purposes permitted in an R3B zone- 20.4 metres and 8.0 metres per dwelling unit;

- (3) Minimum Lot Depth:- 25 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 Exterior Side Yard Depth:
 - 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;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width:
 - 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
- (9) each townhouse dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
- (10) no more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater;
- (11) Maximum Lot Coverage: none;
- (12) the following provisions shall apply to garages:
 - (a) the maximum garage door width per semi detached dwelling unit shall be 3.1 metres and the maximum garage door width per street townhouse dwelling unit shall be 2.5 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 exceed 0.6 metres over the aximum garage door width permitted on the lot.

1022.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1022.2.

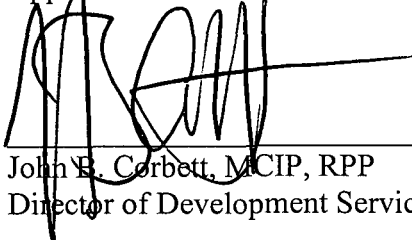
1022.4 For the purposes of sections 1018 to 1022 inclusive, for lots adjacent to a daylight corner where the daylight corner exceeds 10metres by 10metres, the lots abutting the daylight corner shall not be considered a corner lot and the minimum setback to the daylight corner shall be 3 metres.”

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 17thday of Jan. 2000.

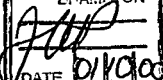

 PETER ROBERTSON- MAYOR


 LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:


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

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APPROVED AS TO CONTENT
 LAW CLERK
 BRAMPTON

 DATE 01/19/00

R1C-SECTION 1021

R1C-SECTION 1020

LCT 14, CONCESSION 2 W.H.S.

R1D-SECTION 1019

R1D-SECTION 1018

R1C-SECTION 1020

OS

R1C-SECTION 1021

F

OS

LCT 12, CONCESSION 2 W.H.S.

R3B-SECTION 1022

MCLAUGHLIN ROAD

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



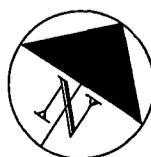
PART LOT 13, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 2-2000

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2000 01 03

Drawn by: CJK

File no. C2W13.1

Map no. 23-9F

(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 2-2000 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(FANSHORE INVESTMENTS LIMITED – File:
C2W13.1)

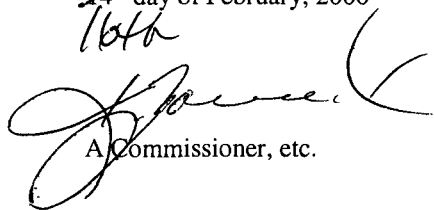
DECLARATION

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 2-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 17th day of January, 2000.
3. Written notice of By-law 2-2000 as required by section 34(18) of the *Planning Act* was given on the 19th day of January, 2000, 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)
 14th day of February, 2000)





A Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 151-88, and amending by-laws attached hereto and listed below, are true copies:

177-88, 182-88, 184-88, 186-88, 188-88, 191-88, 194-88, 196-88, 210-88, 218-88, 227-88, 232-88, 260-88, 261-88, 265-88,

03-89, 06-89, 14-89, 16-89, 39-89, 43-89, 47-89, 67-89,
101-89, 103-89, 112-89, 121-89, 135-89, 138-89, 153-89, 167-89, 183-89, 192-89, 194-89, 206-89,
223-89, 226-89, 234-89, 236-89, 241-89, 246-89, 267-89, 283-89, 301-89, 313-89,

23-90, 57-90, 70-90, 96-90, 112-90, 113-90, 115-90, 131-90, 137-90, 138-90, 141-90, 178-90, 196-90,
207-90, 250-90, 268-90, 299-90, 300-90,

4-91, 7-91, 9-91, 14-91, 38-91, 44-91, 46-91, 59-91, 61-91, 69-91, 74-91, 91-91, 113-91, 114-91,
128-91, 148-91, 176-91, 187-91, 212-91, 225-91, 242-91, 247-91 251-91,

10-92, 17-92, 18-92, 23-92, 27-92, 31-92, 56-92, 57-92, 102-92, 106-92, 155-92, 156-92, 157-92,
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6-95, 22-95, 59-95, 79-95, 91-95, 125-95, 127-95, 136-95, 201-95, 204-95, 205-95, 212-95, 262-95,
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16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 72-96, 81-96, 125-96, 152-96, 154-96, 159-96, 174-96, 183-
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97, 178-97, 180-97, 208-97, 233-97, 247-97, 248-97, 250-97, 252-97, 253-97, 255-97, 256-97, 257-97,
258-97, 261-97, 270-97, 271-97

22-98, 33-98, 82-98, 90-98, 115-98, 123-98, 131-98, 138-98, 161-98, 162-98, 182-98, 186-98, 198-98,
200-98, 211-98, 212-98, 208-98, 210-98, 230-98, 255-98, 265-98

1-99, 14-99, 16-99, 17-99, 31-99, 36-99, 37-99, 38-99, 45-99, 46-99, 63-99, 68-99, 79-99, 81-99,
96-99, 101-99, 109-99, 131-99, 132-99, 133-99, 139-99, 140-99, 146-99, 164-99, 167-99, 174-99,
193-99, 194-99, 202-99, 207-99, 215-99, 217-99, 218-99, 237-99, 261-99, 262-99, 263-99, 264-99

2-2000,



Leonard J. Mikulich
City Clerk,
February 16, 2000