



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 8-94

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 land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL TWO A - SECTION 681 (R2A - SECTION 681), RESIDENTIAL ONE D - SECTION 692 (R1D - SECTION 692), RESIDENTIAL ONE C - SECTION 693 (R1C - SECTION 693), RESIDENTIAL ONE B - SECTION 694 (R1B - SECTION 694), RESIDENTIAL TWO A - SECTION 695 (R2A - SECTION 695), RESIDENTIAL ONE D - SECTION 696 (R1D - SECTION 696), RESIDENTIAL TWO B - SECTION 697 (R2B - SECTION 697), RESIDENTIAL THREE B - SECTION 698 (R3B - SECTION 698), RESIDENTIAL ONE C - SECTION 700 (R1C - SECTION 700), and OPEN SPACE (OS).

(2) by adding thereto the following sections:

"681 The lands designated R2A - SECTION 681 on Sheet 29 of Schedule "A" to this by-law:

681.1 shall only be used for the following purposes:

(1) a semi-detached dwelling;

- (2) purposes accessory to the other permitted purposes.

681.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior lot - 411 square metres;  
  
Corner lot - 465 square metres;
- (2) Minimum Lot Area Per Unit:  
180 square metres;
- (3) Minimum Lot Width:  
  
Interior lot - 13.7 metres;  
  
Corner lot - 15.5 metres;
- (4) the minimum lot width per unit for every lot other than a corner lot shall be 6.1 metres;
- (5) Minimum front yard depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (6) Minimum rear yard depth - 7.5 metres;
- (7) Minimum interior side yard - 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first.
- (8) Minimum exterior side yard - 3.0 metres;

- (9) no building shall be located closer than 14.0 metres to Bovaird Drive;
- (10) Maximum building height - 2 storeys;
- (11) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (12) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- (13) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 13(b) above, garages with doors no wider than 2.4 metres are excluded from the 20 percent calculation.
- (14) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

681.3

shall also be subject to the requirements and restrictions relating to the R2A Zone and all the general provisions of this by-

law which are not in conflict with the ones set out in section 681.2.

692 The lands designated R1D-SECTION 692 on Sheet 29 of Schedule A to this by-law:

692.1 shall only be used for the purposes permitted in an R1D zone by section 15.1.1.

692.2 shall be subject to the following requirements and restrictions:

(1) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

(a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(b) the side yard with the minimum width of 1.2 metres may be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;

(c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall, and;

(e) where an interior side yard width is less than 0.9 metres, the distance

that the structures listed in Table 6.12(b) of this by-law may project into the yard shall not exceed 35 centimeters.

- (2) where a garage faces a front lot line or a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (3) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width;
- (4) Minimum front yard depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (5) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

692.3 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 692.2.

693 The lands designated R1C-SECTION 693 on Sheet 29 of Schedule A to this by-law:

693.1.1 shall only be used for either:

- (1) the purposes permitted in an R1C zone by section 14.1.1.
- or:

- (2) (a) a convertible detached dwelling;
- (b) purposes accessory to the other permitted purposes.

693.1.2 shall be subject to the following requirements and restrictions:

- (1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (2) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- (3) Minimum front yard setback: 4.5 metres;
- (4) no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-of-way, or a Pipeline Easement;
- (5) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (6) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (7) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

- (8) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.
  
- (9) for those uses permitted by section 693.1.1(2) the following additional requirements and restrictions:
  - (a) the residential building shall have an appearance of a single family detached dwelling and be designed to enable conversion to and from a single family detached dwelling and a convertible detached dwelling without exterior or major structural changes;
  
  - (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;
  
  - (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
  
  - (d) no exterior entrance for the secondary dwelling

unit shall be located on the front wall of the building;

- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors; and,
- (i) the secondary dwelling unit shall be licensed by the City, which shall include provision that either the primary or the secondary dwelling unit shall be owner occupied.

693.1.3 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 693.1.2.

693.2 For the purposes of section 693, DWELLING, CONVERTIBLE DETACHED shall mean a completely detached residential building containing one primary dwelling unit and one



secondary dwelling unit while retaining the exterior appearance of a single family detached dwelling and designed to be converted to a single family detached dwelling without exterior or major structural changes.

694 The lands designated R1B - SECTION 694 on Sheet 29 of Schedule A to this by-law:

694.1 shall only be used for the purposes permitted in an R1B zone by section 13.1.1.

694.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (2) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and 3.0 metres on the driveway side;
- (3) Minimum front yard setback: 4.5 metres;
- (4) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (5) a detached garage having a maximum gross floor area of 36 square metres will be permitted;

(6) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;

(7) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard.

694.3 shall also be subject to the requirements and restrictions relating to the R1B Zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 694.2.

695 The lands designated R2A - SECTION 695 on Sheet 29 of Schedule A to this by-law:

695.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

695.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 495 square metres per lot, and 247 square metres per dwelling unit.

Corner Lot - 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 16.5 metres, and 8.25 metres per dwelling unit.

Corner Lot - 19.5 metres, and 11.25 metres for the dwelling unit closest to the flankage lot line.

- (3) the minimum lot width per unit for every lot other than a corner lot shall be 6.1 metres;
- (4) Minimum front yard depth - 4.5 metres;
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres;
- (7) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first.

695.3 shall also be subject to the requirements and restrictions relating to the R2A Zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 695.2.

696 The lands designated R1D - SECTION 696 on Sheet 29 of Schedule A to this by-law:

696.1.1 shall only be used for the following permitted purposes:

- (1) a single family detached dwelling;
- (2) a quattroplex dwelling; and,
- (3) purposes accessory to the other permitted purposes.

696.1.2 shall be subject to the following requirements and restrictions:

(1) For a quattroplex dwelling: shall be subject to the requirements and restrictions set out in section 697.2 of this by-law.

(2) For a single detached dwelling:

(a) Minimum Lot Area:

Interior Lot - 180 square metres

Corner Lot - 250 square metres

(b) Minimum Lot Width:

Interior Lot - 10 metres

Corner Lot - 13 metres

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(c) Minimum Lot Depth:

21 metres, provided that the distance between the front lot line of a lot to the front lot line of a lot abutting back to back, shall not be less than 40 metres.

(d) Minimum Front Yard Depth:

(i) to the main wall of the building - 4.5 metres

(ii) to the front of a garage or carport - 6.0 metres

(e) Minimum Rear Yard Depth:

0 metres, provided that the minimum depth of the portion of the rear yard containing the minimum required landscaped open space area is not less than 7 metres.

(f) Minimum Interior Side Yard Width:

(i) the minimum width for a side yard flanking a public walkway or lands zoned OS, shall be 1.2 meters plus 0,6 metres for each storey above the first.

(ii) for all other interior side yards:

0 metres, provided that:

- a. the distance between the walls of two dwellings is not less than 1.2 metres;
- b. where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade or door below grade is permitted in any such wall, and
- c. the total width of side yards on any lot is not less than 1.2 metres.

(g) Minimum Exterior Side Yard Width:

3 metres, where the dwelling unit and garage both face the front lot line; and

3 metres for the dwelling unit and 6.0 metres for the garage where the garage faces a side lot line.

(h) Maximum Building Height:

15

(i) 1 storey, or 3.5 metres, whichever is the lesser, for that portion of the building located within 3.5 metres, or less, of all rear property lines.

(ii) 2 storeys for the remainder of the building.

(i) Minimum Landscaped Open Space:

(i) 40 percent of the minimum front yard area of an interior lot, 50 percent of the minimum front yard area of a corner lot and 30 percent of the minimum front yard area where the side lot lines converge towards the front lot line.

(ii) 35 square metres in the rear yard having a minimum width of 4.8 metres and a minimum depth of 7 metres.

(j) the entire rear yard shall be enclosed by a visual screen consisting of the walls of the dwelling, the walls of abutting dwellings and screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres;

(k) no door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 metres, or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;

- (l) a detached garage or carport shall not be permitted;
- (m) no swimming pools shall be permitted;
- (n) no accessory buildings shall be permitted;
- (o) notwithstanding the definition of lot and corner lot in this by-law, where a site plan has been approved by the City illustrating future lots and lot boundaries, the said future lots to be created shall be deemed to be lots for the purpose of this section.

696.1.3 shall also be subject to the requirements and restrictions relating to the R1D Zone and all the general provisions of this by-law that are not in conflict with those set out in section 696.2.

696.2 For the purpose of section 696:

Lot Depth shall mean the straight line distance from the mid-point of the short lot line to the mid-point of the farthest rear lot line of the same lot.

697 The lands designated R2B - SECTION 697 on Sheet 29 of Schedule A to this by-law:

697.1.1 shall only be used for the following purposes:

- (1) a quattroplex dwelling; and,
- (2) purposes accessory to the other permitted purposes.



697.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 800 square metres;

Corner Lot - 920 square metres.

(2) Minimum Lot Width:

Interior Lot - 20 metres;

Corner Lot - 23 metres.

(3) Minimum Lot Depth: 40 meters;

(4) Minimum Front Yard Depth:

For a through lot or corner lot:

(a) where the private outdoor amenity area is located in the front yard - 6.0 metres;

(b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, - 3.0 metres;

(c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the

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dwelling unit greater  
than 1 storey - 4.5  
metres.

For an interior lot where the  
private outdoor amenity area  
is located in the front yard -  
16 metres.

(5) Minimum Rear Yard Depth:

For an interior lot, or a  
corner lot - 4.5 metres for a  
one storey structure, and 6.0  
metres for a two storey  
structure;

For a through lot, or a corner  
lot bounded by three streets -  
0 metres.

(6) Minimum Interior Side Yard:

For an interior lot:

(a) for the two dwelling  
units closest to the  
front lot line - 3.5  
metres;

(b) for the two dwelling  
units closest to the rear  
lot line - 1.8 metres.

For a through lot or corner  
lot - 1.8 metres.

(7) Minimum Exterior Side Yard  
Width:

For an interior lot:

(a) for the dwelling unit  
closest to the front lot  
line - 6.5 metres;

- (b) for the dwelling unit  
closest to the rear lot  
line - 4.8 metres.

For a through lot or corner  
lot - 3.0 metres.

- (8) For a through lot or a corner  
lot, where a garage faces an  
exterior side yard or a front  
yard, the minimum setback to  
the front of the garage shall  
be 5.4 metres;

- (9) Maximum Building Height - 2  
storeys;

- (10) Maximum Lot Coverage:

For an interior lot and a  
through lot - 50 percent;

For a corner lot - 40 percent  
where a garage is attached to  
the dwelling and 36 percent  
where there is no garage.

- (11) each dwelling unit shall be  
provided with a minimum  
landscaped open space area  
suitable as a private outdoor  
amenity area;

- (12) the private outdoor amenity  
area of every dwelling unit  
shall be enclosed by a visual  
screen consisting of screen  
fences having a minimum height  
of 1.8 metres and a maximum  
height of 2.0 metres. The  
fencing can be comprised of  
1.2 metre high solid fence  
with lattice or trellis  
structure above;

- (13) each dwelling unit in a  
quattroplex dwelling shall be

provided with a minimum of two parking spaces;

- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot.
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;

(23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard., and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;

For a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;

For a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks;

(24) No building shall be located closer than 14 metres to Bovaird Drive.

697.1.3 shall also be subject to the requirements and restrictions relating R2B Zone and all the general provisions of this by-law that are not in conflict with those set out in section 697.1.2.

697.2 For the purpose of section 697:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum

distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

- 698 The lands designated R3B - Section 698 on Sheet 29 of Schedule A to this by-law:
- 698.1 shall only be used for the purposes permitted in an R3B zone by section 20.1.1.
- 698.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area per Dwelling Unit:
- Interior Lot - 168 square metres
- Corner Lot - 234 square metres

- (2) Minimum Lot Width per Dwelling Unit:

Interior Lot - 5.6 metres  
Corner Lot - 7.8 metres

- (3) Minimum Interior Side Yard Width:

- 1.5 metres

- (4) Minimum Front Yard Depth:

- 4.5 metres

- (5) Minimum Rear Yard Depth:

- 6.0 metres

- (6) Maximum Building Height:

- 2 storeys

- (7) Maximum Lot Coverage by Principal Building:

- 55 percent

- (8) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

- (9) each 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) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2

metres, plus 0.6 metres for each additional storey above the first;

- (11) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

698.3 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 698.2.

700 The lands designated R1C - Section 700 on Sheet 29 of Schedule A to this by-law:

700.1 shall only be used for the purposes permitted in an R1C zone by section 14.1.1.

700.2 shall be subject to the following requirements and restrictions:

- (1) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (2) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (3) Minimum front yard setback: - 4.5 metres;
- (4) no building shall be located closer than 15 metres to a Trans Canada Pipeline Right-




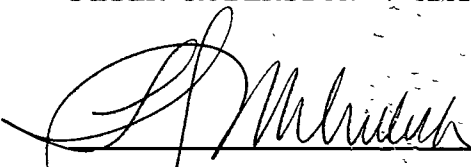
of-way, or a Pipeline Easement;

- (5) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (6) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (7) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- (8) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- (9) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

700.3 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 700.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in  
OPEN COUNCIL, this 10th day of January, 1994

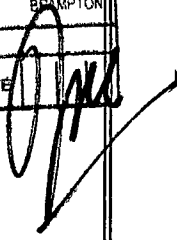
  
PETER ROBERTSON - MAYOR

  
LEONARD J. MIKULICH - CLERK

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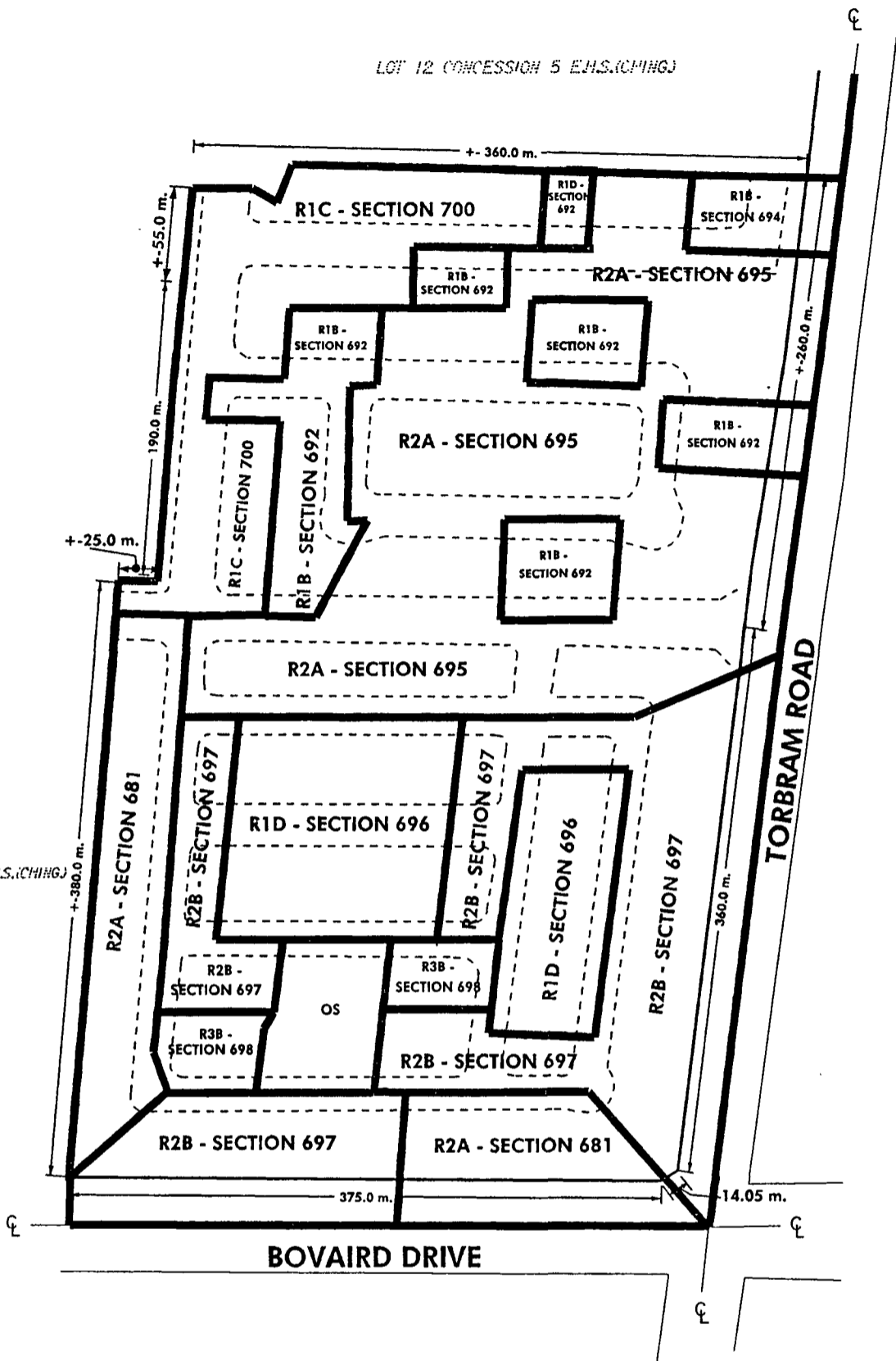
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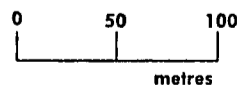
LOT 12 CONCESSION 5 E.H.S.(CHING)

LOT 11 CONCESSION 5 E.H.S.(CHING)

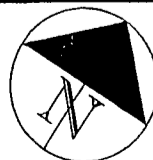


LEGEND:

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



PART LOTS 11, 12, 13, CON. 5 E.H.S.  
 BY-LAW 151-88 SCHEDULE A



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1993 08 13 Drawn by: K.M.H.  
 File no. C5E11.3 Map no. 29-4Q

By-Law 8-94 Schedule A

(no appeal)

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

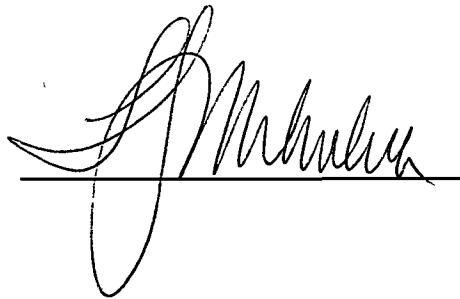
AND IN THE MATTER OF the City of Brampton By-law 8-94 being a by-law to amend comprehensive zoning By-law 151-88, as amended, pursuant to an application by WELLINGDALE COMMUNITY (Brampton) INC. (File: C5E11.3)


DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the 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 8-94 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of January, 1994.
3. Written notice of By-law 8-94 as required by section 34(18) of the *Planning Act* was given on the 19th day of January, 1994, 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 )  
 )  
 February 9, 1994 )



  
 A Commissioner, etc.,  
 Eileen Margaret Collier a Commissioner etc.,  
 Regional Municipality of Peel, for  
 The Corporation of The City of Brampton  
 Expires March 23, 1996