



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 17-99

To amend By-law 151-88, as amended

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 28 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY C – SECTION 865 (R1C – SECTION 865) and RESIDENTIAL SINGLE FAMILY C – SECTION 866 (R1C – SECTION 866) to RESIDENTIAL SINGLE FAMILY C – SECTION 866 (R1C – SECTION 866), RESIDENTIAL SINGLE FAMILY C – SECTION 911 (R1C – SECTION 911) and RESIDENTIAL SINGLE FAMILY D – SECTION 912 (R1D – SECTION 912).
  - (2) by adding thereto, the following sections:

"911 The lands designated R1C – SECTION 911 on Sheet 28 of Schedule A to this by-law:

911.1 shall only be used for the purposes permitted in a R1C zone.

911.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area: 330 square metres
    - (2) Minimum Lot Width:  
Interior Lot: 13.0 metres  
Corner Lot: 14.8 metres
    - (3) Minimum Front Yard Depth:  
6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
    - (4) 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

- (5) Minimum Rear Yard Depth: 7.5 metres
- (6) Rear Yard Depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres on one side and 0.6 metres on the other side
  - b) where the distance between the walls of two dwellings is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - c) 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.

911.3 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 911.2.

912 The lands designated R1D – SECTION 912 on Sheet 28 of Schedule A to this by-law:

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

912.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 240 square metres
- (2) Minimum Lot Width:
  - Interior Lot 9.3 metres
  - Corner Lot 11.1 metres
- (3) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
- (4) 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
- (5) Minimum Rear Yard Depth: 7.5 metres

- (6) the rear yard depth may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the lot area.
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres on one side and 0.6 metres on the other side
  - b) where the distance between the walls of two dwelling is less than 2.4 metres, no door or no window below grade will be permitted in any such wall
  - c) 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.

912.3 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 912.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
 this **8th** day of **February,** 199 **9.**

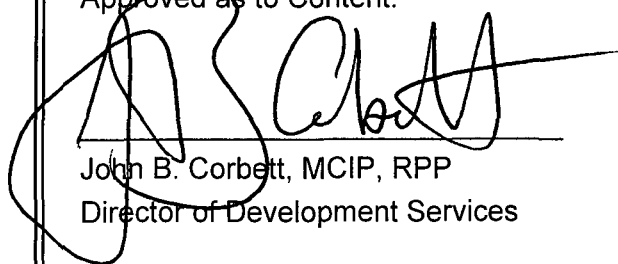


Peter Robertson - Mayor

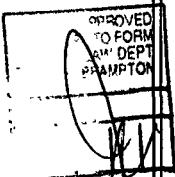


Leonard J. Mikulich - City Clerk

Approved as to Content:

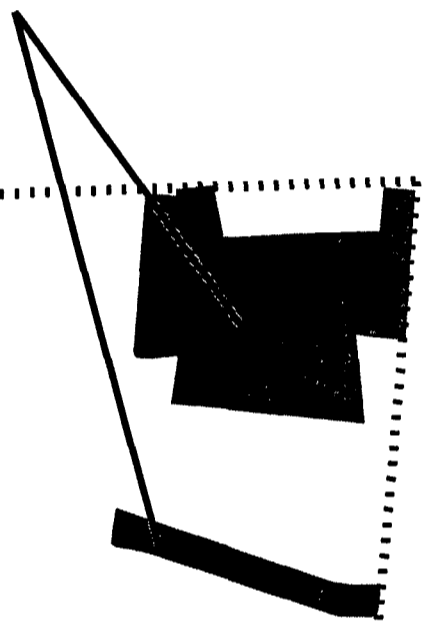


John B. Corbett, MCIP, RPP  
 Director of Development Services



COUNTRYSIDE DRIVE

# SUBJECT LANDS



DIXIE ROAD

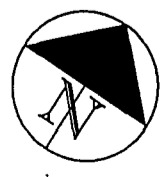
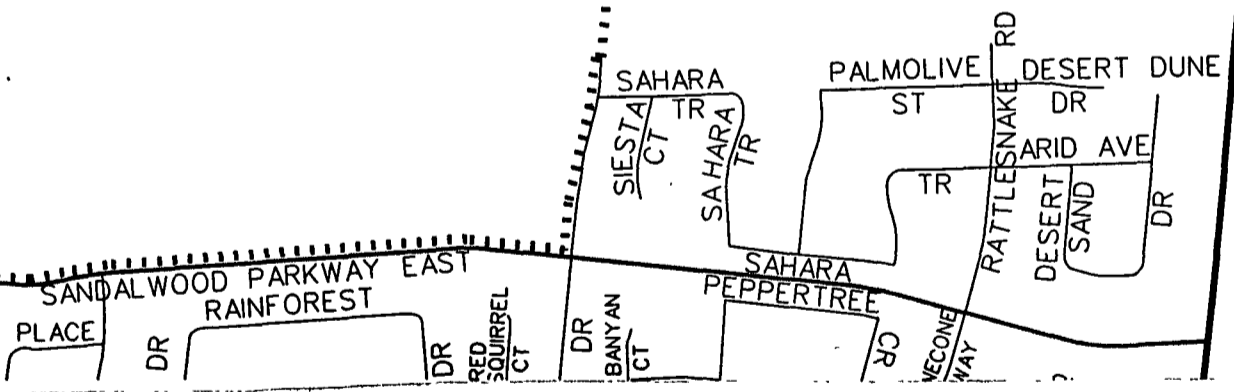
BRAMALEA ROAD

A

OD

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**R1C-SECTION 866**

LOT 15, CONCESSION 4 E.H.S.

**R1C-SECTION 911**

LOT 14, CONCESSION 4 E.H.S.

LOT 14, CONCESSION 4 E.H.S.

**R1D-SECTION 912**

LOT 14, CONCESSION 4 E.H.S.

BLOCK 242, R.P. 43M-1027

SANDALWOOD PARKWAY EAST

DIXIE ROAD

FERNFOREST DRIVE

**LEGEND**



BOUNDARY OF PROPOSED SUBDIVISION (21T-97006B)



ZONE BOUNDARY

m

METRES



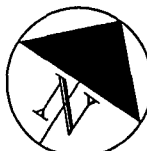
**PART LOT 14 & 15, CONCESSION 4 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 17-99**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 1998 10 26

Drawn by: CJK

File no. C4E14.3

Map no. 28-24F

(no appeal)

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

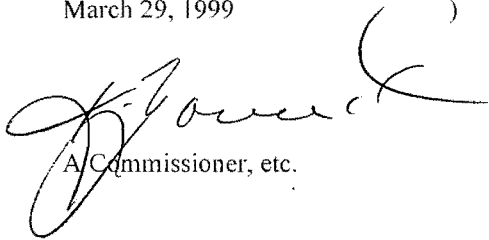
AND IN THE MATTER OF the City of Brampton  
By-law 17-99 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(SANDRINGHAM PLACE INC.  
(NEIGHBOURHOOD 801C) – File: C4E14.3)

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 17-99 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 8<sup>th</sup> day of February, 1999.
3. Written notice of By-law 17-99 as required by section 34(18) of the *Planning Act* was given on the 12<sup>th</sup> day of February, 1999, 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 )  
March 29, 1999 )



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,  
168-92, 172-92, 181-92, 188-92, 197-92, 217-92, 222-92, 225-92, 260-92, 269-92, 273-92,

3-93, 4-93, 9-93, 16-93, 63-93, 65-93, 76-93, 94-93, 112-93, 116-93, 118-93, 136-93, 149-93, 152-93,  
161-93, 205-93, 208-93, 229-93, 244-93, 269-93, 272-93, 291-93

7-94, 8-94, 21-94, 24-94, 31-94, 63-94, 70-94, 71-94, 86-94, 87-94, 95-94, 105-94, 111-94, 121-94,  
122-94, 136-94, 137-94, 166-94, 167-94, 168-94, 173-94, 174-94, 183-94, 201-94, 245-94, 246-94,  
250-94, 275-94


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,  
265-95, 266-95, 274-95

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-  
96, 230-96

4-97, 26-97, 43-97, 62-97, 78-97, 79-97, 106-97, 107-97, 109-97, 136-97, 138-97, 111-97, 119-97,  
137-97, 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



Leonard J. Mikulich  
City Clerk  
March 29, 1999