



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 36-2000

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

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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 41 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL STREET TOWNHOUSE B (R3B), and OPEN SPACE (OS) to RESIDENTIAL TWO A-SECTION 1030 (R2A-SECTION 1030), RESIDENTIAL TWO A-SECTION 1031 (R2A-SECTION 1031), and OPEN SPACE (OS).
  - (2) by adding to section 3.2 thereof, as a plan included in Schedule C, the following:

“Schedule C – Section 1031”
  - (3) by adding thereto, as Schedule C –Section 1031, Schedule B to this by-law;
  - (4) by adding thereto, the following sections:

“1030           The lands designated R2A-Section 1030 on Sheet  
41 of Schedule A to this by-law:

1030.1       shall only be used for the following purposes:

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

1030.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot: 411.0 square metres per lot, and  
205 square metres per dwelling  
unit; and,

Corner Lot: 465.0 square metres per lot, and  
259.0 square metres for the  
dwelling unit closest to the  
flankage lot line.

- (2) Minimum Lot Width:

Interior Lot: 13.7 metres and 6.85 metres per  
dwelling unit; and,

Corner Lot: 15.5 metres and 8.65 metres for  
the dwelling closest to the  
flankage lot line.

- (3) Minimum Front Yard Depth: 4.5 metres;

- (4) Minimum Interior Side Yard Width:

1.2 metres, except where a common wall of  
the semi-detached dwelling units coincide  
with a side lot line, the side yard may be zero.

- (5) Minimum Rear Yard Depth: 7.5 metres;

- (6) where a garage faces a front or side lot line,  
the minimum setback to the front of the  
garage shall be 6.0 metres.

(7) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line, except where the common wall of a semi-detached garage coincides with a side lot line, then the side yard may be 0 metres.

(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) The following provisions shall apply to garages:

- (a) the maximum garage door width shall be 2.5 metres, except where the lot width is 7.0 metres, or greater, in which the case the maximum garage door width shall be 3.1 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; and,
- (d) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over the garage door width.

1030.3 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 1030.2.

1031 The lands designated R2A-Section 1031 on Sheet 41 of Schedule A to this by-law:

1031.1 shall only be used for the purposes permitted in a R2A-Section 1031 zone;

1031.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot and building envelope dimensions for each dwelling unit within a semi-detached dwelling shall be as shown on Schedule C – Section 1031; and,

(2) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

1031.3 shall also be subject to the requirements and restrictions relating to the R2A-Section 1030 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1031.2.”

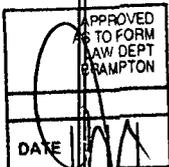
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of February, 2000.

*Peter Robertson*

PETER ROBERTSON - MAYOR

*J. Mikulich*

LEONARD J. MIKULICH - CITY CLERK



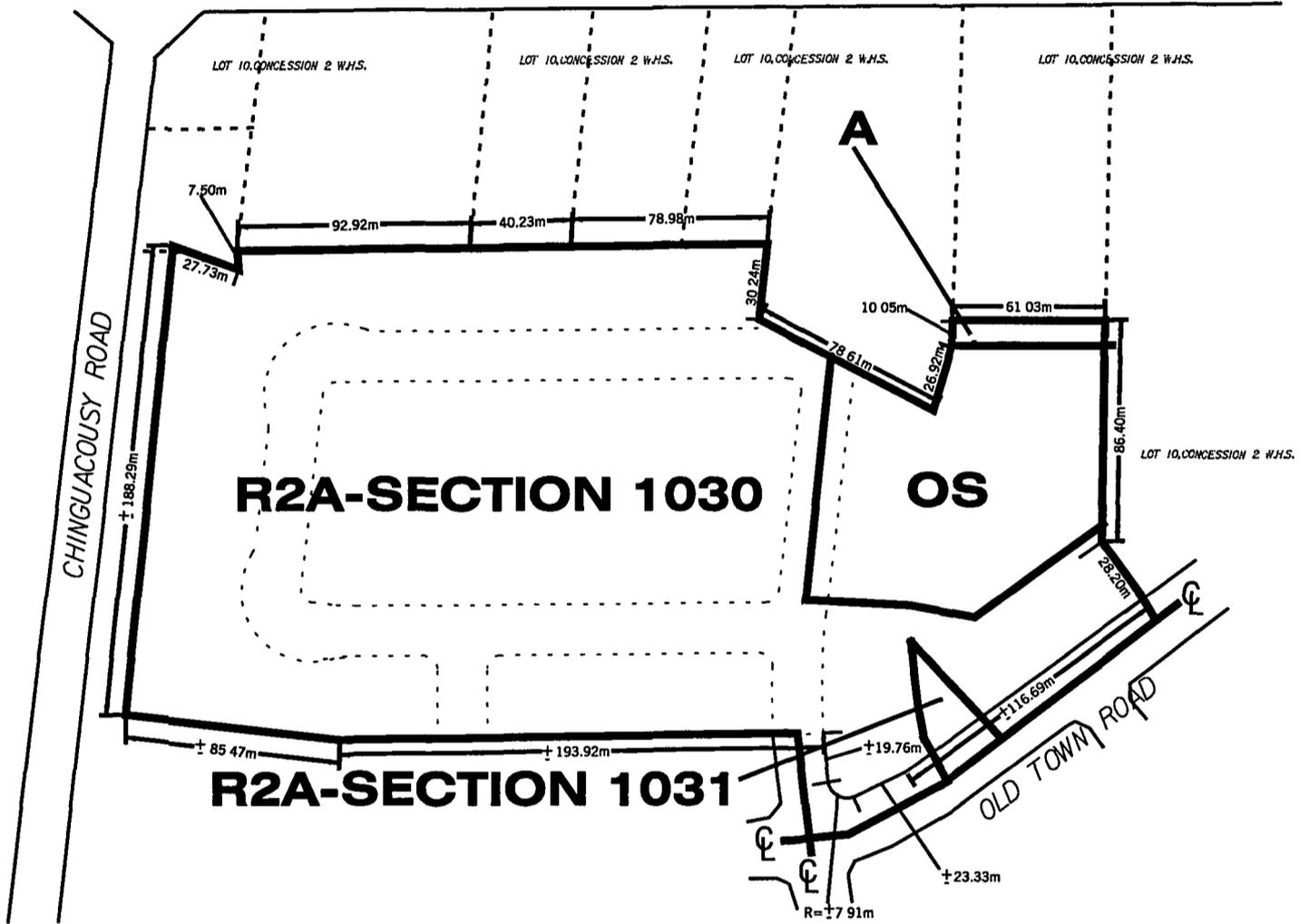
AGREED AS TO CONTENT:

*John B. Corbett*

JOHN B. CORBETT, M.C.I.P., R.P.P.

DIRECTOR, DEVELOPMENT SERVICES

HIGHWAY 7



LEGEND

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



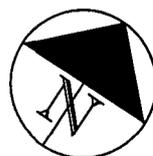
**PART LOT 10, CONCESSION 2 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 36-2000**

**Schedule A**



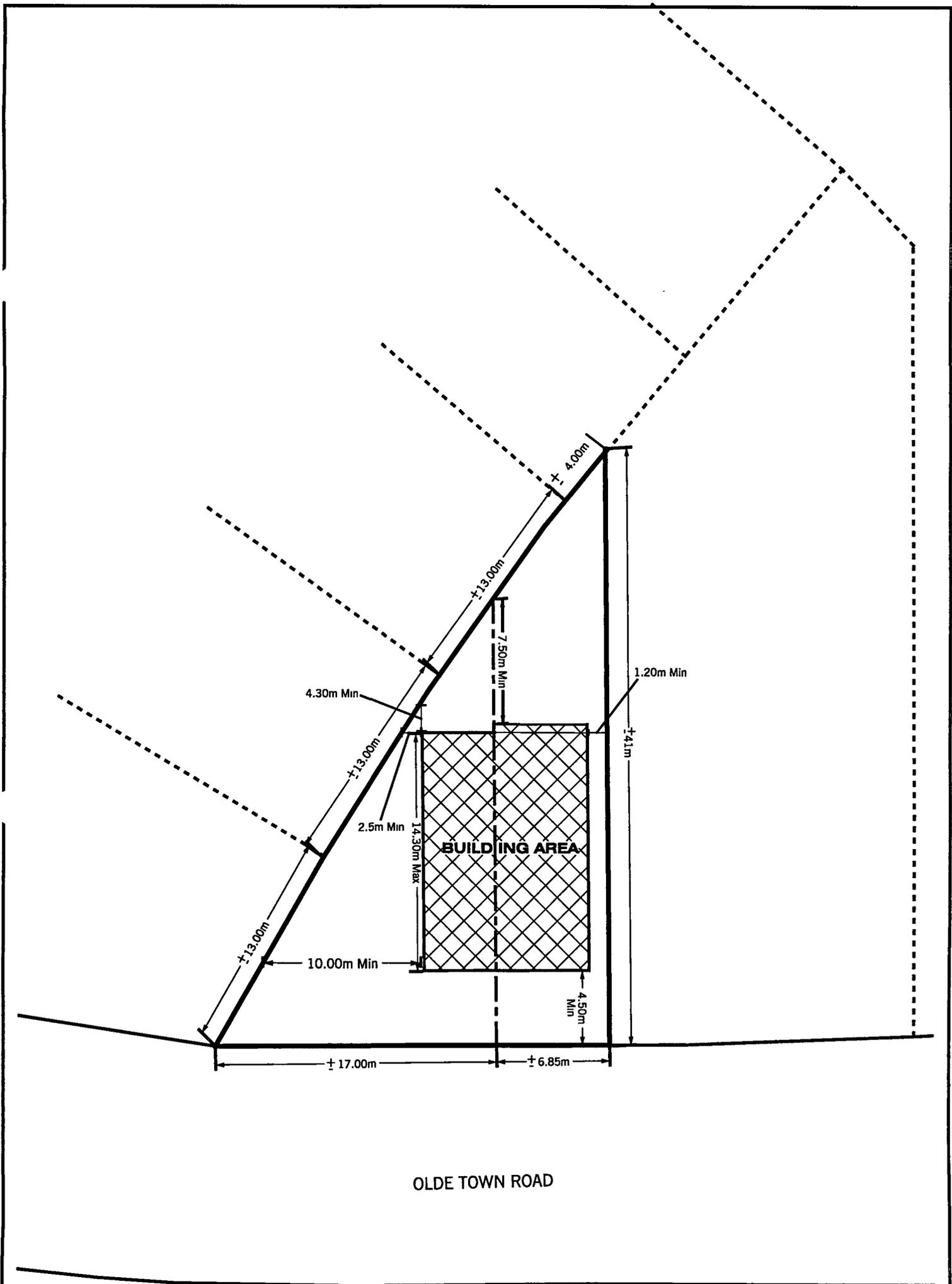
**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 01 25

Drawn by: CJK

File no. C2W10.6

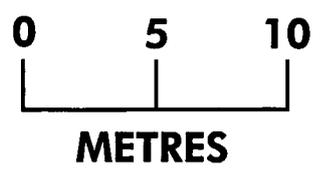
Map no. 41-30H



OLDE TOWN ROAD

**LEGEND**

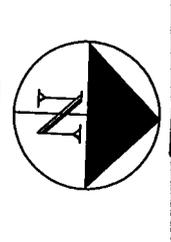
- Future Property Boundary
- Min Minimum
- Max Maximum
- m Metres



**SCHEDULE C - SECTION 1031  
BY-LAW 151-88**

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**By-Law 36-2000** **Schedule B**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 01 24 Drawn by: CJK

File no. C2W10.6 Map no. 41-30K

(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 36-2000 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(FLETCHCREEK DEVELOPMENTS LIMITED –  
File: C2W10.6)

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 36-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 28<sup>th</sup> day of February, 2000.
3. Written notice of By-law 36-2000 as required by section 34(18) of the *Planning Act* was given on the 7<sup>th</sup> day of March, 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 25<sup>th</sup> )  
day of April, 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,  
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, 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, 239-99, 261-99, 262-99, 263-99,  
264-99

2-2000, 22-2000, 24-2000, 36-2000



Leonard J. Mikulich  
City Clerk,  
April 25, 2000