



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38-99

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 40 of Schedule "A" thereto, the zoning designations of the lands shown outlined on Schedule "A" to this by-law from AGRICULTURAL (A) to FLOODPLAIN (F), OPEN SPACE (OS), RESIDENTIAL SINGLE FAMILY C – SECTION 900 (R1C –SECTION 900), RESIDENTIAL SINGLE FAMILY D – SECTION 901 (R1D – SECTION 901), RESIDENTIAL TWO FAMILY A – SECTION 902 (R2A – SECTION 902), RESIDENTIAL STREET TOWNHOUSE B – SECTION 903 (R3B –SECTION 903), INSTITUTIONAL ONE – SECTION 904 (I1 –SECTION 904), INSTITUTIONAL ONE – SECTION 905 (I1 –SECTION 905), HIGHWAY COMMERCIAL TWO – SECTION 906 (HC2 – SECTION 906), and COMMERCIAL TWO – SECTION 917 (C2 – SECTION 917).
 - (2) by adding thereto the following sections:

"900. The lands designated R1C - SECTION 900 on Sheet 40 of Schedule A to this by-law:

900.1 shall only be used for the purposes permitted in

the R1C zone.

900.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres
- (2) Minimum Lot Width:
Interior Lot: 12 metres
Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 0 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 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
- (6) Minimum Rear Yard Depth:
7.5 metres
- (7) 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
- (8) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.6 metres on the other side
 - 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
 - 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) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth
- (11) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

900.3 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 900.2.

901. The lands designated R1D - SECTION 901 on Sheet 40 of Schedule A to this by-law:

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

901.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 240 square metres

(2) Minimum Lot Width:

Interior Lot: 9 metres

Corner Lot: 10.8 metres

(3) Minimum Lot Depth: 0 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 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

(6) Minimum Rear Yard Depth:

7.5 metres

(7) 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

(8) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.6 metres on the other side
- 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
- 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

(11) where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth

(12) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

901.3

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 901.2.

902. The lands designated R2A - SECTION 902 on Sheet 40 of Schedule A to this by-law:

902.1 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

902.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 170 square metres per dwelling unit
- (2) Minimum Lot Width:
Interior Lot: 13.7 metres per lot and 6.85 metres per dwelling unit
Corner Lot: 15.5 metres and 8.65 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 0 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 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
- (6) Minimum Rear Yard Depth:
7.5 metres
- (7) 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 for the particular unit
- (8) Minimum Interior Side Yard Width:

1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

(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) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

902.3 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 902.2.

903. The lands designated R3B - SECTION 903 on Sheet 40 of Schedule A to this by-law:

903.1 shall only be used for the purposes permitted in the R3B zone.

903.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 170 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot: 18 metres per lot and 6 metres per dwelling unit

Corner Lot: 19.8 metres and 7.8 metres for the dwelling unit closest to the flankage lot line

(3) Minimum Lot Depth: 0 metres

(4) Minimum Front Yard Depth:

7.

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 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

(6) Minimum Rear Yard Depth:

7.5 metres

(7) 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 for the particular unit

(8) Minimum Interior Side Yard Width:

1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero

(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) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way

(11) 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

(12) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater

(13) Maximum Lot Coverage: none

903.3 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 903.2.

904 The lands designated I1 - SECTION 904 on Sheet 40 of Schedule A to this by-law:

904.1 shall only be used for the purposes permitted in section 904.1(1), or the purposes permitted by section 904.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution
- (b) a day nursery
- (c) a park, playground or recreation facility operated by a public authority, and
- (d) purposes accessory to the other permitted purposes

(2) or:

- (a) those purposes permitted in a R1C zone

904.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 904.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 904.1(2), shall be subject to the requirements and restrictions of section 900.2

904.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all of the

general provisions of this by-law which are not in conflict with the ones set out in section 904.2.

905 The lands designated I1 - SECTION 905 on Sheet 40 of Schedule A to this by-law:

905.1 shall only be used for the purposes permitted in section 905.1(1), or the purposes permitted by section 905.1(2), but not both sections or not any combination of both sections:

(1) either:

- (a) a religious institution
- (b) a day nursery
- (c) a park, playground or recreation facility operated by a public authority, and
- (d) purposes accessory to the other permitted purposes

(2) or:

- (a) those purposes permitted in a R2A zone

905.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in section 905.1(1), the requirements and restrictions as set out in the I1 zone
- (2) for those uses permitted in section 905.1(2), shall be subject to the requirements and restrictions of section 902.2

905.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 905.2.

906. The lands designated HC2 - SECTION 906 on Sheet 40 of Schedule A to this by-law:

906.1 shall only be used for the purposes permitted in the HC2 zone.

906.2 shall be subject to the following requirements and restrictions:

- (1) all buildings and structures above and below ground shall be set back a minimum of 13.7 metres from the Highway 7 right-of-way
- (2) a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations
- (3) no outside storage or display of goods shall be permitted
- (4) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant
- (5) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed
- (6) an adult video store or an adult entertainment parlour shall not be permitted

906.3 shall also be subject to the requirements and restrictions relating to the HC2 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 906.2.

917. The lands designated C2 - SECTION 917 on Sheet 40 of Schedule A to this by-law:

917.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside

storage

- (2) a supermarket
- (3) a service shop
- (4) a personal service shop
- (5) a bank, trust company or finance company
- (6) an office
- (7) a dry cleaning and laundry distribution station
- (8) a laundromat
- (9) a dining room restaurant, a drive-in restaurant, a fast food restaurant, a standard restaurant, a take out restaurant
- (10) a service station
- (11) a printing or copying establishment
- (12) a commercial school
- (13) a garden centre sales establishment
- (14) a community club
- (15) a health centre
- (16) an animal hospital

917.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Building Height: 2 storeys
- (2) the uses permitted in section 917.1.(2) shall be restricted to a maximum gross commercial floor area of 1,394 square metres
- (3) a minimum 3 metre wide landscaped open space shall be provided along the site limits except at vehicular access locations
- (4) no outside storage or display of goods shall be permitted
- (5) all garbage, refuse and waste containers for

a restaurant shall be located within a climate controlled area within the building containing the restaurant


(6) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

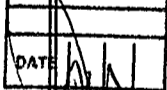
(7) an adult video store or an adult entertainment parlour shall not be permitted

917.3 shall also be subject to the requirements and restrictions relating to the C2 zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 917.2."

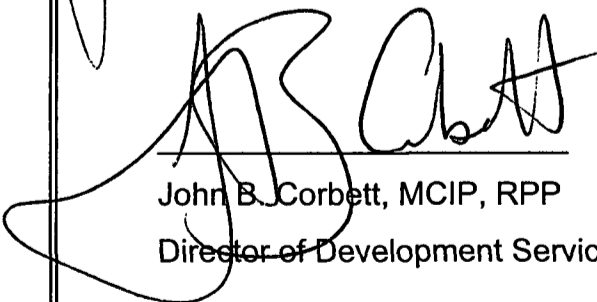
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 22nd day of Feb., 1999.

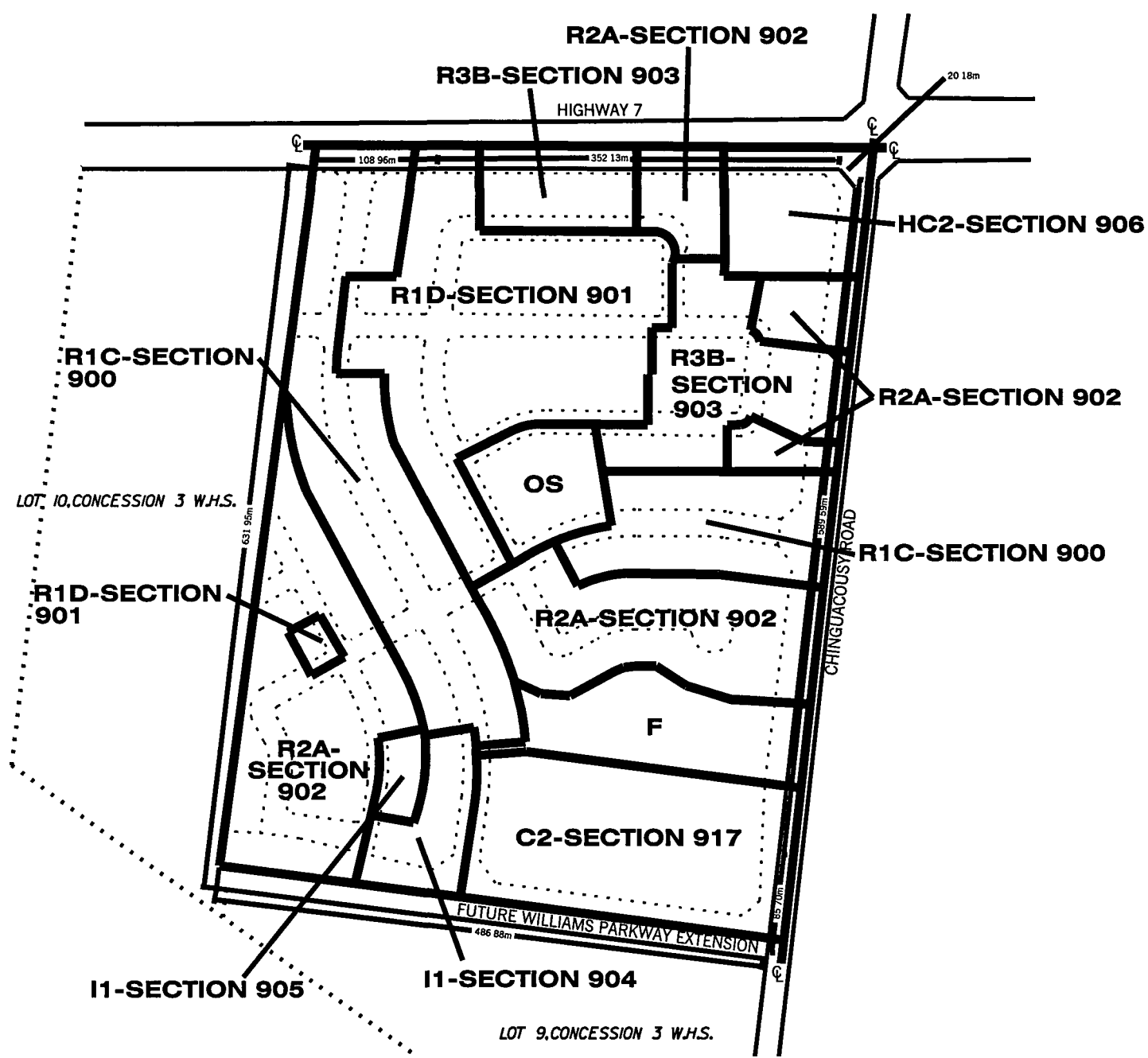

PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH - CITY CLERK




APPROVED AS TO FORM
LAW DEPT
BRAMPTON
DATE 

Approved as to Content:

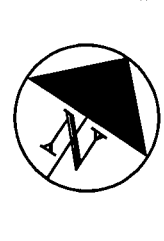

John B. Corbett, MCIP, RPP
Director of Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES

PART LOT 3, CONCESSION 3 W.H.S.
BY-LAW 151-88 **SCHEDULE A**
By-Law 38-99 **Schedule A**



CITY OF BRAMPTON
 Planning and Building
 Date: 1999 01 22 Drawn by: CJK
 File no. C3W10.3 Map no. 40-3F

(no appeal)

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

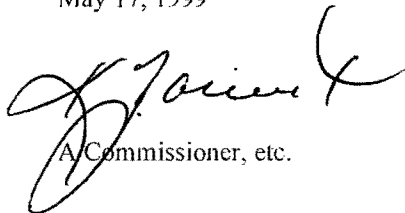
AND IN THE MATTER OF the City of Brampton
By-law 38-99 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(2ND LINE DEVELOPMENTS INC. -- File:
C3W10.3)

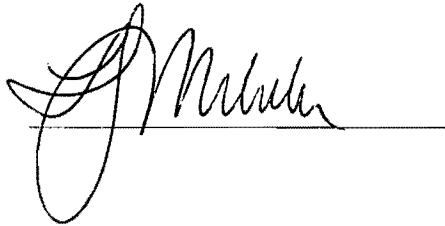
DECLARATION

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 38-99 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 22nd day of February, 1999.
3. Written notice of By-law 38-99 as required by section 34(18) of the *Planning Act* was given on the 3rd day of March, 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. One notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections and was subsequently withdrawn. This declaration is issued in accordance with Section 34(23.1) of the *Planning Act*, R.S.O. 1990 as amended.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
May 17, 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,
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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,
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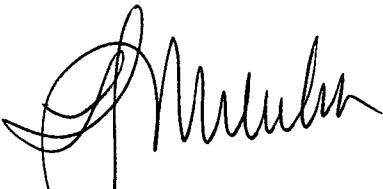
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16-96, 17-96, 25-96, 30-96, 35-96, 65-96, 72-96, 81-96, 125-96, 152-96, 154-96, 159-96, 174-96, 183-
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1-99, 14-99, 16-99, 17-99, 31-99, 36-99, 37-99, 38-99, 46-99, 68-99



Leonard J. Mikulich
City Clerk,
May 17, 1999