



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 56-2000

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 23 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and AGRICULTURAL- SECTION 391 (A-SECTION 391) to RESIDENTIAL SINGLE FAMILY C- SECTION 1040 (R1C-SECTION 1040), RESIDENTIAL SINGLE FAMILY C- SECTION 1041 (R1C-SECTION 1041), RESIDENTIAL TWO FAMILY A - SECTION 1042 (R2A-SECTION 1042), INSTITUTIONAL ONE - SECTION 1043 (I1- SECTION 1043), RESIDENTIAL STREET TOWNHOUSE B- SECTION 1044 (R3B-SECTION 1044), COMMERCIAL ONE-SECTION 1045 (C1-SECTION 1045), RESIDENTIAL STREET TOWNHOUSE B-SECTION 1046 (R3B-SECTION 1046), and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“1040 The lands designated R1C- Section 1040 on Sheet 23 of Schedule A to this by-law:

1040.1 shall only be used for the purposes permitted in an R1C zone.

1040.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 264 square metres

(2) Minimum Lot Width

Interior Lot: 11.0 metres

Corner Lot: 12.8 metres

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling
- (5) 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 percent of the minimum required lot area.
- (6) 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 interior side yard abuts a public walkway or a non-residential zone.
- (7) Minimum Exterior Side Yard Width:  
3.0 metres to the side wall of a dwelling
- (8) Minimum Setback to a Garage Door:
  - (a) 6.0 metres on the sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (b) 5.5 metres on the non-sidewalk side of a street having a right-of-way width equal to or greater than 17.0 metres but less than 20 metres;
  - (c) 5.5 metres on a street having a 20.0 metre wide right-of-way or greater; and
  - (d) 5.4 metres for lots on a street having a right-of-way width less than 17.0 metres.
- (9) Garage Projection:  
no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) Maximum Garage Door Width:
  - (a) the maximum garage door width shall be 5.5 metres for lots on a street having a right-of-way width greater than or equal to 17.0 metres, and 4.0 metres for lots less than

12.0 metres in width on a street having a right-of-way width less than 17.0 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 be 0.6 metres more than the maximum garage door width permitted on the lot.

(11) Minimum Landscaped Open Space.

- (a) 40% of the minimum front yard area; and
- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(12) Minimum Distance Between Driveway and Street Intersection:

The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres.

1040.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 1040.2.

1041 The lands designated R1C- Section 1041 on Sheet 23 of Schedule A to this by-law:

1041.1 shall only be used for the purposes permitted in an R1C zone.

1041.1 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 288 square metres;

(2) Minimum Lot Width:

Interior Lot: 12 0 metres  
Corner Lot: 13.8 metres

- (3) Minimum Lot Depth: 24 metres
- (4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling
- (5) 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 percent of the minimum required lot area.
- (6) 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 interior side yard abuts a public walkway or a non-residential zone.
- (7) Minimum Exterior Side Yard Width:  
3.0 metres to the side wall of a dwelling;
- (8) Maximum Building Height: 2 storeys
- (9) Minimum Setback to a Garage Door: 5.4 metres
- (10) Garage Projection:  
no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) Maximum Garage Door Width.
  - (a) the maximum garage door width shall be 5.5 metres;
  - (c) 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;

(e) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(12) Minimum Landscaped Open Space:

(a) 40% of the minimum front yard area; and

(b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(13) Minimum Distance Between Driveway and Street Intersection:

The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.0 metres

1041.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 1041.2.

1042 The lands designated R2A-Section 1042 on Sheet 23 of Schedule "A" to this by-law:

1042.1 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.

1042.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 360 square metres

(2) Minimum Lot Width:

Interior Lot: 15.0 metres and 7.5 metres per dwelling unit.

Corner Lot: 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum Lot Depth: 24.0 metres

(4) Minimum Front Yard Depth.

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

(4) 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 percent of the minimum required lot area.

(6) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres

(7) 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

(10) Maximum Garage Door Width:

- a) 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.
- d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(9) Minimum Landscaped Open Space.

- (a) 40% of the minimum front yard area; and
- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

1042.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general requirements and restrictions of this by-law which are not in conflict with those in 1042.2.

1043 The lands designated I1 – Section 1043 on Sheet 23 of Schedule A to this by-law

1043.1 shall only be used for:

either:

(1) the following:

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

or:

(2) the following:

- (a) those purposes permitted in a R2A – Section 1042 zone; and
- (b) a park, playground or recreation facility operated by a public authority

1043.2 shall be subject to the following requirements and restrictions.

- (1) for those purposes permitted in section 1043.1 (1), the requirements and restrictions of the I1 zone;
- (2) for the purposes permitted in section 1043.1 (2), the requirements and restrictions of the R2A – Section 1042 zone.

1043.3 shall also be subject to the requirements and restrictions of the I1 zone and all the general provisions of this by-law which are not in conflict with those in section 1043.2.

1044 The lands designated R3B-Section 1044 on Sheet 23 of Schedule “A” to this by-law:

1044.1 shall only be used for the purposes permitted in an R3B zone.

1044.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 144 square metres

- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- (3) Minimum Lot Depth. 24.0 metres
- (4) Minimum Front Yard Depth:
  - 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) 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 percent of the minimum required lot area.
- (6) Minimum Interior Side Yard Width:
  - 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres.
- (7) 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.
- (10) Maximum Garage Door Width:
  - e) the maximum garage door width shall be 2.5 metres;
  - f) 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;
  - g) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
  - h) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (9) Minimum Landscaped Open Space:
  - (a) 40% of the minimum front yard area; and



- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(10) Front to Rear Access:

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 passing through a habitable room.

(11) Townhouse Width:

No more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.

(12) Maximum Lot Coverage: none.

1044.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law which are not in conflict with those in 1044.2.

1044.4 For the purpose of this section, for lots adjacent to a daylight corner exceeding 10 metres by 10 metres, the lot abutting the daylight corner shall not be considered a corner lot and the minimum rear and side yard setback to the daylight corner shall be 3.0 metres.

1045 The lands designated C1 – Section 1045 on Sheet 23 of Schedule A to this by-law:

1045.1 shall only be used for the following purposes:

- (1) an office, excluding a medical or dental office or the office of a drugless practitioner;
- (2) a day nursery;
- (3) a dry cleaning and laundry distribution station;
- (4) a personal service shop;
- (5) a library; and
- (6) purposes accessory to other permitted purposes.

1045.2 shall be subject to the following requirements and restrictions:

(a) Minimum Yard Setbacks:

3.0 metres from all lot lines and 6.0 metres where a yard abuts a residential zone.

- (b) Minimum Lot Width. none.
- (c) Minimum Lot Area 0.3 hectares
- (d) Maximum Building Height: 3 storeys
- (e) Minimum Landscaped Open Space:  
25 percent of the lot area.
- (f) Garbage Storage:

All garbage and refuse storage areas, including containers for recyclable materials, shall be enclosed and located within the main building.

1045.3 shall also be subject to the requirements and restrictions of the C1 zone and all the general provisions of this by-law which are not in conflict with those in 1045 2

1046 The lands designated R3B-Section 1046 on Sheet 23 of Schedule "A" to this by-law:

1046.1 shall only be used for the purposes permitted in an R3B zone.

1046.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area 450 square metres
- (2) Minimum Lot Width:  
Interior Lot: 18.0 metres and 6.0 metres per dwelling unit  
Corner Lot: 19.8 metres and 7.8 metres per dwelling unit
- (3) Minimum Lot Depth 10.0 metres
- (4) Minimum Front Yard Depth:  
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Rear Yard Depth: 4.5 metres
- (6) Minimum Interior Side Yard Width:  
4.5 metres, except along the common wall lot line where the setback may be 0.0 metres.

(7) 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.

(10) Maximum Garage Door Width:

- i) the maximum garage door width shall be 2.5 metres;
- j) 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;
- k) the garage door width restriction does not apply to the garage door facing a flankage lot line; and
- l) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(9) Minimum Landscaped Open Space:

- (a) 40% of the minimum front yard area; and
- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(13) Front to Rear Access:

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 passing through a habitable room.

(14) Townhouse Width:

No more than 8 townhouse dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is greater.


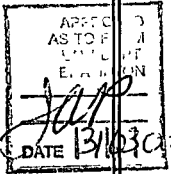
(15) Maximum Lot Coverage: none.

1046.3 shall also be subject to the requirements and restrictions of the R3B zone and all the general provisions of this by-law which are not in conflict with those in 1046.2.”

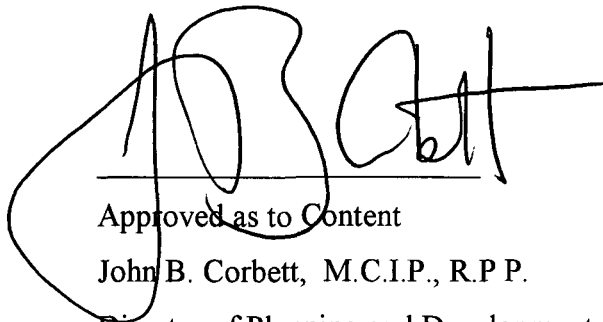
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of April, 2000



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

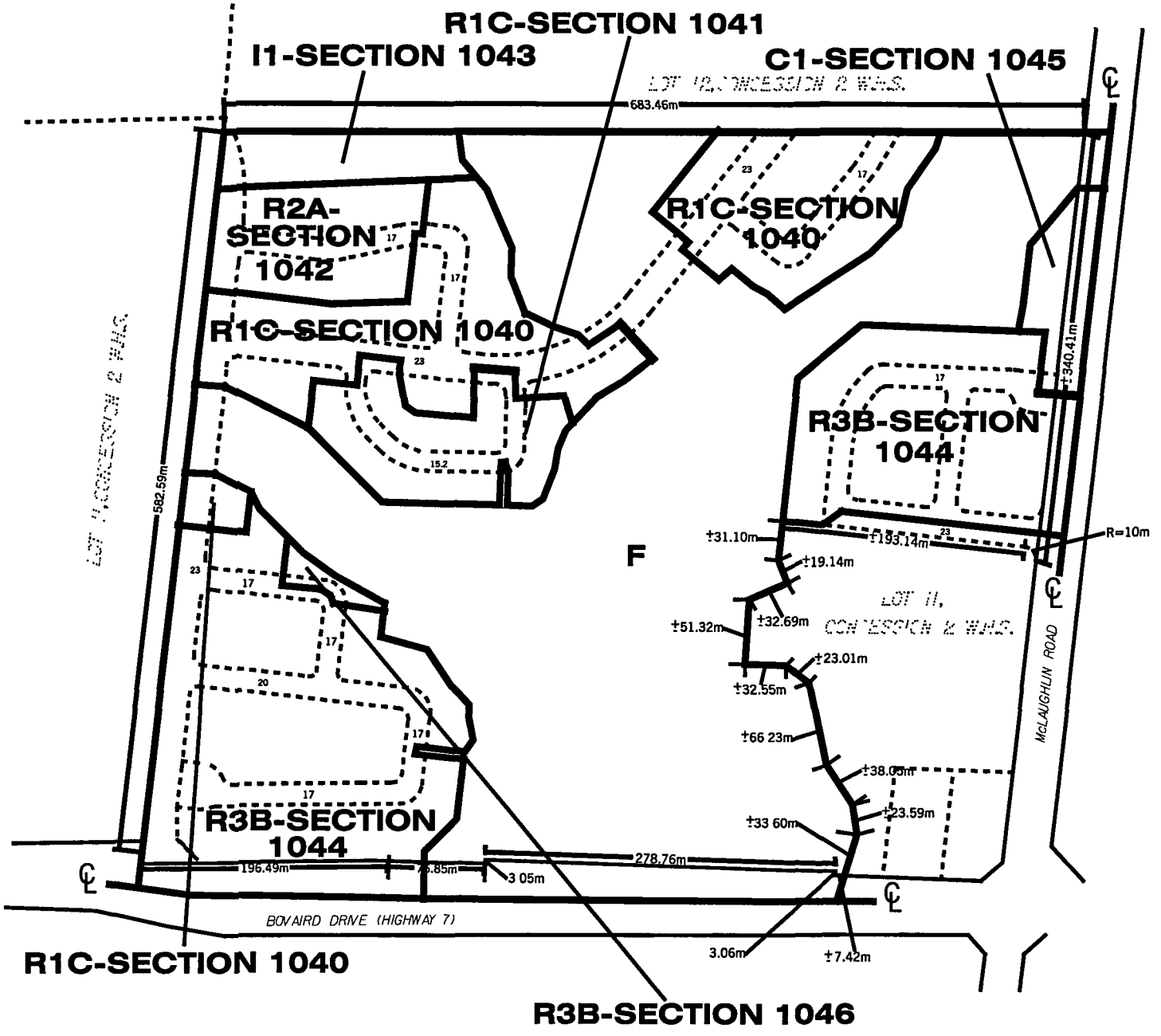


Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services

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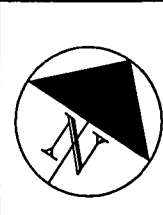


**LEGEND**

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



**PART LOT 11, CONFESSION 2 W.H.S.**  
**BY-LAW 151-88** **SCHEDULE A**  
**By-Law 56-2000** **Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building  
 Date: 2000 03 07 Drawn by: CJK  
 File no. C2W11.4 Map no. 23-10H

(no appeal)

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

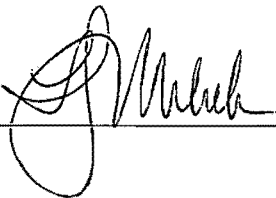
AND IN THE MATTER OF the City of Brampton By-law 56-2000 being a by-law to amend comprehensive zoning By-law 151-88 as amended (SAPPHIRE HILLS HOMES INC. – File: C2W11.4)

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 56-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 10<sup>th</sup> day of April, 2000.
3. Written notice of By-law 56-2000 as required by section 34(18) of the *Planning Act* was given on the 20<sup>th</sup> day of April, 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 )  
15<sup>th</sup> day of May, 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,  
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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-  
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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,  
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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, 35-2000, 36-2000, 53-2000, 56-2000



Leonard J. Mikulich  
City Clerk,  
May 15, 2000