



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85-2000

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

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) to RESIDENTIAL TWO A-SECTION 1010 (R2A- SECTION 1010) and RESIDENTIAL STREET TOWNHOUSE B- SECTION 1011.

(2) by adding thereto, the following sections:

“1010 The lands designated R2A- Section 1010 on Sheet 23 of Schedule A to this by-law:

1010.1 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.

1010.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 220 square metres per dwelling unit;

(2) Minimum Lot Width:

Interior Lot: - 14.7 metres per lot and 7.35 metres per dwelling unit;

Corner Lot: - 16.5 metres per lot and 9.15 metres per dwelling unit;

(3) Minimum Lot Depth:- 30 metres;

- (4) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Depth:
 - 3.0 metres to the side wall of a dwelling;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for the particular unit.
- (7) Minimum Interior Side Yard Width:
 - 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space:
 - 40% of the front yard area and 30% of the 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) Minimum Setback to a Garage Door:
 - (a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.
 - (c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (10) the following provisions shall apply to garages:
 - (a) the maximum garage door width per dwelling unit 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 exceed 0.6 metres over the maximum garage door width permitted on the lot.

1010.3 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 1010.2.

1011 The lands designated R3B- Section 1011 on Sheet 23 of Schedule A to this by-law:

1011.1 shall only be used for the purposes permitted in an R3B zone.

1011.2 shall be subject to the following requirements and restrictions:

- (1) no permanent structures and excavations shall be located within 10 metres of the limit of the TransCanada Pipeline right-of-way.
- (2) Minimum Lot Area:- 180 square metres per dwelling unit;
- (3) Minimum Lot Width:
 - Interior Lot: - 22.5 metres per lot and 7.5 metres per dwelling unit;
 - Corner Lot: - 24.3 metres per lot and 9.3 metres per dwelling unit;
- (4) Minimum Lot Depth:- 24 metres;
- (5) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Depth:
 - 3.0 metres to the side wall of a dwelling;
- (7) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum 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 a side lot line the setback may be zero.

(9) Minimum Landscaped Open Space:

- 40% of the front yard area and 30% of the 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) 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;

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

(12) Maximum Lot Coverage: none;

(13) Minimum Setback to a Garage Door:

(a) 6.0 metres on the sidewalk side of a street having a 17.0 metre wide road right-of-way.

(b) 5.5 metres on the non-sidewalk side of a street having a 17.0 metre wide road right-of-way.

(c) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;

(14) the following provisions shall apply to garages:

(a) the maximum garage door width per dwelling unit 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;

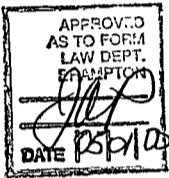
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

1011.3 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 1011.2.”

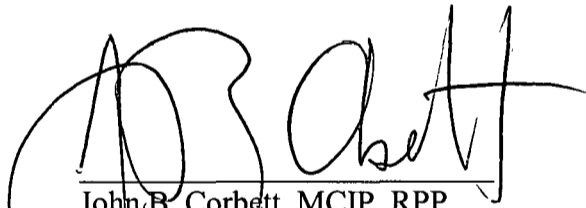
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this **8th** day of **May**, 2000.


PETER ROBERTSON- MAYOR


LEONARD J. MIKULICH- CITY CLERK



Approved as to Content:




John B. Corbett, MCIP, RPP
Director of Development Services
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R2A-SECTION 1010

CHINGUACOUSY ROAD

R3B-SECTION 1011

LEGEND

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



PART LOT 13 & 14, CONCESSION 2 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 85-2000

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 02 22

Drawn by: CJK

File no. C2W14.1

Map no. 23-6H

(no appeal)

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

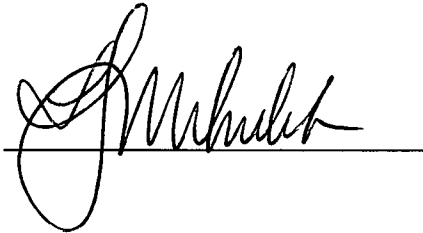
AND IN THE MATTER OF the City of Brampton
By-law 85-2000 being a by-law to amend
comprehensive zoning By-law 151-88 as amended
(GUGLIETTI BROTHERS INVESTMENTS
LIMITED – File: C2W14.1)

DECLARATION

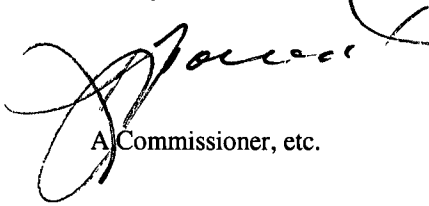
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 85-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 8th day of May, 2000.
3. Written notice of By-law 85-2000 as required by section 34(18) of the *Planning Act* was given on the 10th day of May, 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 11th day)
of July, 2000)



A handwritten signature in black ink, appearing to read 'L. Mikulich', is written over a horizontal line.



A handwritten signature in black ink, appearing to read 'A. Commissioner, etc.', is written over a horizontal line.

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

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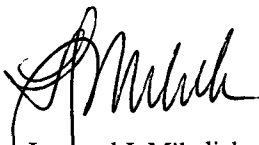
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264-99

2-2000, 22-2000, 24-2000, 35-2000, 36-2000, 53-2000, 56-2000, 65-2000, 67-2000, 69-2000, 85-2000


Leonard J. Mikulich
City Clerk,
July 11, 2000