



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 86-94

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 29 of Schedule "A" thereto, the land use designation of the lands outlined on Schedule "A" to this by-law from AGRICULTURAL - SECTION 573 (A - SECTION 573) and RESIDENTIAL STREET TOWNHOUSE B - SECTION 668 (R3B - SECTION 668) to HIGHWAY COMMERCIAL TWO (HC2), RESIDENTIAL SINGLE FAMILY B - SECTION 704 (R1B - SECTION 704), RESIDENTIAL SINGLE FAMILY C - SECTION 705 (R1C - SECTION 705), RESIDENTIAL SINGLE FAMILY D - SECTION 706 (R1D - SECTION 706), RESIDENTIAL SINGLE FAMILY C - SECTION 707 (R1C - SECTION 707), RESIDENTIAL TWO FAMILY A - SECTION 708 (R2A - SECTION 708), RESIDENTIAL TWO FAMILY A - SECTION 709 (R2A - SECTION 709), RESIDENTIAL TWO FAMILY A - SECTION 710 (R2A - SECTION 710), RESIDENTIAL EXTENDED B - SECTION 711 (R2B - SECTION 711), RESIDENTIAL SINGLE FAMILY D - SECTION 712 (R1D - SECTION 712), RESIDENTIAL STREET TOWNHOUSE B - SECTION 713 (R3B - SECTION 713), and COMMERCIAL ONE - SECTION 714 (C1 - SECTION 714).
 - (2) by adding thereto the following sections:

"704 The lands designated R1B - Section 704 on Sheet 29 of Schedule A to this by-law:

704.1 shall only be used for the purposes permitted in the R1B zone by section 13.1.1.

704.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (3) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (4) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (5) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
- (6) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- (7) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

- 704.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 704.2.
- 705 The lands designated R1C - Section 705 on Sheet 29 of Schedule A to this by-law:
- 705.1 shall only be used for the purposes permitted in the R1C zone by section 14.1.1.
- 705.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
 - (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;
 - (3) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
 - (4) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
 - (5) a detached garage shall be located no closer than 1.2 metres to any interior or rear lot line;
 - (6) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

- (7) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

705.3 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 705.2.

706 The lands designated R1D - Section 706 on Sheet 29 of Schedule A to this by-law:

706.1 shall only be used for the purposes permitted in the R1D zone by section 15.1.1.

706.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- (3) for an interior lot where a portion of a garage is 3.0 metres, or closer, to the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 45 percent of the lot width.
- (4) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the side yard with the minimum width of 1.2 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
 - (b) the minimum distance between two detached dwellings shall not be less than 1.2 metres;
 - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no door or window below grade will be permitted in any such wall;
 - (d) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) may project into the yard shall not exceed 35 centimetres; and
- (5) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

706.3 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 706.2.

707 The lands designated R1C - Section 707 on Sheet 29 of Schedule A to this by-law:

707.1.1 shall only be used for the purposes permitted by section 707.1.1(1) or the purposes permitted by section 707.1.1(2), but not both sections or not any combination of both sections:

(1) EITHER:

- (a) the purposes permitted in the R1C zone by section 14.1.1.

(2) OR:

- (a) a convertible detached dwelling;
and
- (b) purposes accessory to the other permitted purposes.

707.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres; and
- (3) for those uses permitted by section 707.1.1(2) the following additional requirements and restrictions:
 - (a) the residential building shall have an appearance of a single family detached dwelling and be designed to enable conversion to and from a single family detached dwelling and a convertible detached dwelling without exterior or major structural changes;

- (b) the secondary dwelling unit shall be located on the first floor, or on the second floor, or on both floors, only, but shall not be located in the basement or cellar;
- (c) a separate entrance for the primary dwelling unit and a separate entrance for the secondary dwelling unit shall be provided directly from the exterior of the building;
- (d) no exterior entrance for the secondary dwelling unit shall be located on the front wall of the building;
- (e) the secondary dwelling unit shall not exceed a gross residential floor area of 112 square metres;
- (f) a minimum of two tandem parking spaces shall be provided for each dwelling unit;
- (g) one of each of the parking spaces comprising the two tandem parking spaces may be located in a garage;
- (h) a maximum of one garage shall be constructed and the garage shall have single doors; and
- (i) the secondary dwelling unit shall be licensed by the City, which shall include provision that either the primary or the secondary dwelling unit shall be owner occupied.

707.1.3 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 707.1.2.

707.2 For the purposes of section 707:

DWELLING, CONVERTIBLE DETACHED shall mean a completely detached residential building containing one primary dwelling unit and one secondary dwelling unit while retaining the exterior appearance of a single family detached dwelling and designed to be converted to a single family detached dwelling without exterior or major structural changes.

708 The lands designated R2A - Section 708 on Sheet 29 of Schedule A to this by-law:

708.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

708.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 495 square metres per lot,
and 183 square metres
per dwelling unit.

Corner Lot - 585 square metres per lot, and 337 square metres for the dwelling unit closest to the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 16.5 metres, and 6.1 metres per dwelling unit.

Corner Lot - 19.5 metres, and 11.2 metres for the dwelling unit closest to the flankage lot line.

(3) Minimum front yard depth - 4.5 metres;

(4) Minimum interior side yard width - 1.2 metres;

(5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;

(6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and

(7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

708.3 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 708.2.

709 The lands designated R2A - Section 709 on Sheet 29 of Schedule A to this by-law:

709.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

709.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 438 square metres per lot,
and 183 square metres
per dwelling unit.

Corner Lot - 528 square metres per lot
and 309 square metres for
the dwelling unit closest to
the flankage lot line.

- (2) Minimum Lot Width:

Interior Lot - 14.6 metres, and 6.1
metres per dwelling unit.

Corner Lot - 17.6 metres, and 10.3
metres for the dwelling
unit closest to the
flankage lot line.

- (3) Minimum front yard depth - 4.5 metres;
- (4) Minimum interior side yard width - 1.2 metres;

- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres;
- (6) a roofed porch may encroach into the front yard setback by a maximum of 1.5 metres; and
- (7) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard.

709.3 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 709.2.

710 The lands designated R2A - Section 710 on Sheet 29 of Schedule A to this by-law:

710.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

710.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 411 square metres per lot,
and 183 square metres
per dwelling unit.

Corner Lot - 501 square metres per lot,
and 294 square metres for
the dwelling unit closest to
the flankage lot line.

(2) Minimum Lot Width:

Interior Lot - 13.7 metres, and 6.1
metres per dwelling unit.

Corner Lot - 16.7 metres, and 9.8
metres for the dwelling
unit closest to the
flankage lot line.

(3) Minimum front yard depth - 4.5 metres;

(4) Minimum interior side yard width - 1.2
metres;

(5) where a garage faces a front or side lot
line the minimum setback to the front of
the garage shall be 6 metres;

(6) a roofed porch may encroach into the
front yard setback by a maximum of 1.5
metres; and

(7) a chimney, chimney breast, porch,
uncovered platform, central air
conditioning unit or heat pump is not
permitted to encroach within the
minimum 1.2 metre interior side yard.

710.3 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
710.2.

711 The lands designated R2B - SECTION 711 on Sheet 29 of Schedule A to this by-law:

711.1.1 shall only be used for the following purposes:

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

711.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot - 800 square metres;

Corner Lot - 920 square metres.

(2) Minimum Lot Width:

Interior Lot - 20 metres;

Corner Lot - 23 metres.

(3) Minimum Lot Depth: 40 metres;

(4) Minimum Front Yard Depth:

For a through lot or corner lot:

(a) where the private outdoor amenity area is located in the front yard - 6.0 metres;

(b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, - 3.0 metres;

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- (c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey - 4.5 metres.

For an interior lot where the private outdoor amenity area is located in the front yard - 16 metres.

(5) Minimum Rear Yard Depth:

For an interior lot, or a corner lot - 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure;

For a through lot, or a corner lot bounded by three streets - 0 metres.

(6) Minimum Interior Side Yard:

For an interior lot:

- (a) for the two dwelling units closest to the front lot line - 3.5 metres;
- (b) for the two dwelling units closest to the rear lot line - 1.8 metres.

For a through lot or corner lot - 1.8 metres.

(7) Minimum Exterior Side Yard Width:

For an interior lot:

- (a) for the dwelling unit closest to the front lot line - 6.5 metres;

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- (b) for the dwelling unit closest to the rear lot line - 4.8 metres.

For a through lot or corner lot - 3.0 metres.

- (8) For a through lot or a corner lot, where a garage faces an exterior side yard or a front yard, the minimum setback to the front of the garage shall be 5.4 metres;

- (9) Maximum Building Height - 2 storeys;

- (10) Maximum Lot Coverage:

For an interior lot and a through lot - 50 percent;

For a corner lot - 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage.

- (11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

- (12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

- (13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

- (14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum unobstructed length of 5.4 metres;
- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot;
- (18) a detached garage or carport shall not be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot; and

(23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard., and a maximum of 1.5 metres into the side yard for the dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;

for a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks;

for a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks.

711.1.3 shall also be subject to the requirements and restrictions relating R2B Zone and all the general provisions of this by-law that are not in conflict with those set out in section 711.1.2.

711.2 For the purpose of section 711:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

712 The lands designated R1D - SECTION 712 on Sheet 29 of Schedule A to this by-law:

712.1 shall only be used for the following permitted purposes:

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

712.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 210 square metres

Corner Lot - 273 square metres

- (2) Minimum Lot Width:

Interior Lot - 10 metres

Corner Lot - 13 metres

(3) Minimum Lot Depth:

21 metres

(4) Minimum Front Yard Depth:

(i) to the main wall of the building -
4.5 metres

(ii) to the front of a garage or
carport - 6.0 metres

(5) Minimum Rear Yard Depth:

6 metres

(6) Minimum Interior Side Yard Width:

2 metres

(7) Minimum Exterior Side Yard Width:

3 metres, where the dwelling unit and
garage both face the front lot line; and

3 metres for the dwelling unit and 6.0
metres for the garage where the garage
faces a side lot line;

(8) a detached garage or carport shall not
be permitted; and

(9) notwithstanding the definition of lot and
corner lot in this by-law, where a site
plan has been approved by the City
illustrating future lots and lot
boundaries, the said future lots to be
created shall be deemed to be lots for
the purpose of this section.

712.3 shall also be subject to the requirements and restrictions relating to the R1D Zone and all the general provisions of this by-law that are not in conflict with those set out in section 712.2.

713. The lands designated R3B - Section 713 on Sheet 29 of Schedule A to this by-law:

713.1 shall only be used for the purposes permitted in the R3B zone by section 20.1.1.

713.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area Per Dwelling Unit:

Interior Lot - 168 square metres

Corner Lot - 234 square metres

(2) Minimum Lot Width Per Dwelling Unit:

Interior Lot - 5.6 metres

Corner Lot - 7.8 metres

(3) Minimum Front Yard Depth:

- 6.0 metres

(4) Minimum Interior Side Yard Width:

- 1.5 metres

(5) Minimum Rear Yard Depth:

- 7.5 metres

(6) Maximum Building Height:

- 2 storeys

- (7) Maximum Lot Coverage by Principal Building:

- 55 percent

- (8) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

713.3 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 713.2.

714. The lands designated C1 - Section 714 on Sheet 29 of Schedule A to this by-law:

714.1.1 shall only be used for those uses permitted in a C1 zone by section 31.1.1.

714.1.2 shall also be subject to the following requirements and restrictions:

- (1) the maximum gross floor area of all buildings and structures shall not exceed 1,800 square metres;
- (2) the maximum gross leasable commercial floor area of all buildings and structures shall not exceed 1,400 square metres;
- (3) all garbage and refuse containers shall be totally enclosed;
- (4) no outside storage or display of goods and materials shall be permitted;

- (5) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- (6) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

714.1.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 714.1.2."

714.2 For the purposes of section 714:

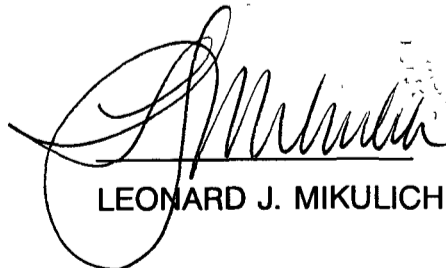
FLOOR AREA, GROSS LEASABLE

COMMERCIAL shall mean the aggregate of the areas of each storey, at, above or below established grade, measured from the centre line of joint exterior partitions and from the exterior of outside walls, and used or capable of being used for commercial purposes, such as sales, display, and offices, but excluding storage areas at, above or below established grade.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of April, 1994.

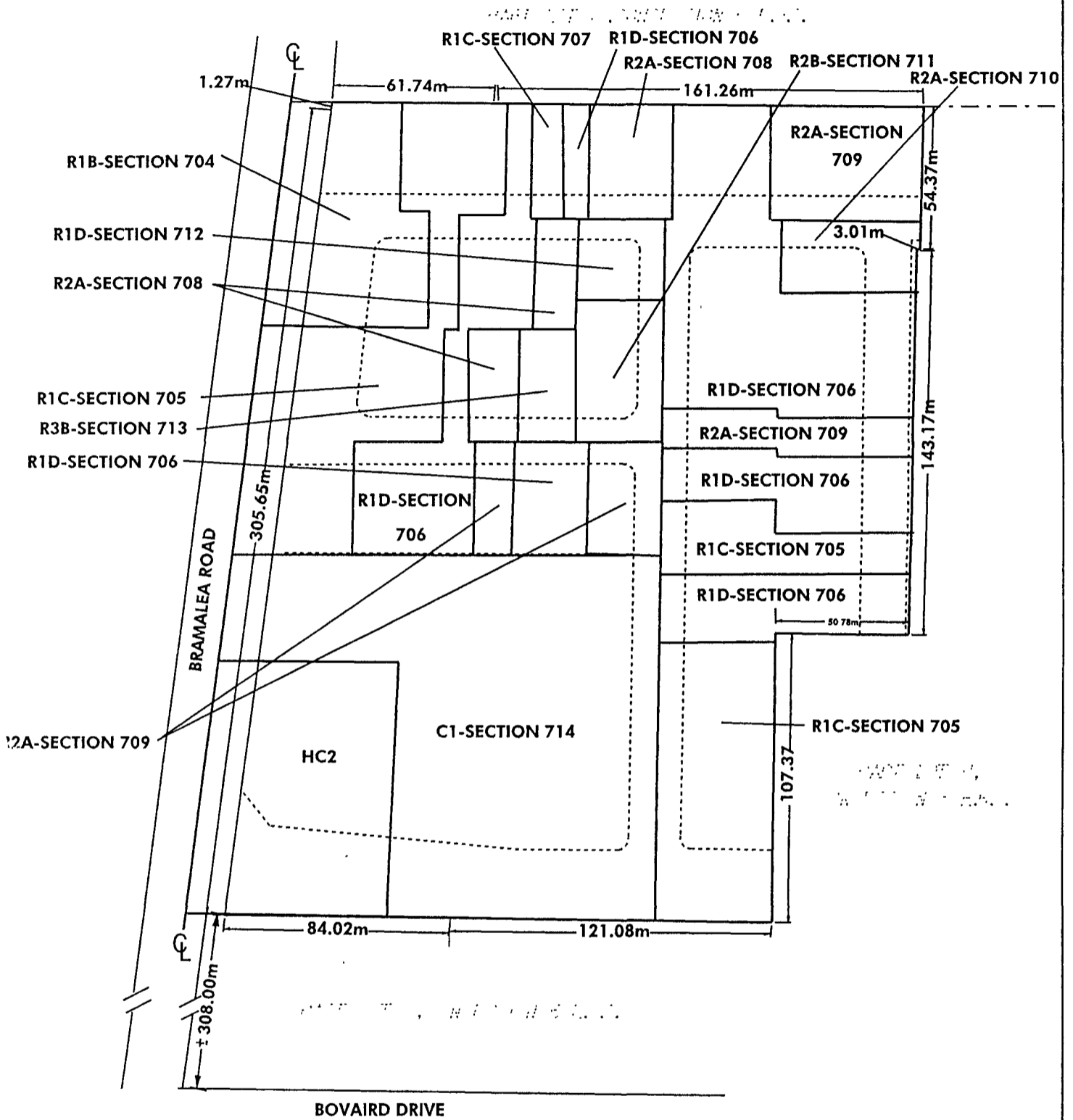


PETER ROBERTSON - MAYOR

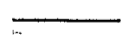




LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



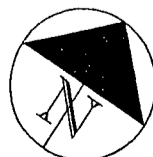
PART LOT 11, CON. 5 E.H.S.

BY-LAW 86-94

SCHEDULE A

By-Law 86-94

Schedule A



CITY OF BRAMPTON
Planning and Development

Date: 1994 01 28

Drawn by: CJK

File no. C5E11.7

Map no. 29-6J