



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 99-2004.

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

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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 30 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE DETACHED C - SECTION 1261 (R1C-SECTION 1261), RESIDENTIAL SINGLE DETACHED D - SECTION 1262 (R1D-SECTION 1262), RESIDENTIAL SINGLE DETACHED D - SECTION 1263 (R1D-SECTION 1263), RESIDENTIAL STREET TOWNHOUSE B-SECTION 1264 (R3B-SECTION 1264), INSTITUTIONAL ONE - SECTION 1265 (I1-SECTION 1265), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"1261 The lands designated R1C-SECTION 1261 on Sheet 30 of Schedule A to this by-law:

1261.1 shall only be used for those purposes permitted in a R1C zone;

1261.2 shall be subject to the following requirements and restrictions:

(1) No dwelling unit shall be located closer than 10 metres to a floodplain zone.

- (2) Minimum Lot Area:
- Interior Lot: 350 square metres,
  - Corner Lot: 400 square metres;
- (3) Minimum Lot Width:
- Interior Lot: 13.5 metres;
  - Corner Lot: 15.3 metres;
- (4) Minimum Lot Depth: 26.0 metres;
- (5) Minimum Front Yard Depth:
- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (6) Minimum Exterior Side Yard Width:
- 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front garage shall be 6.0 metres;
- (7) 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 % of the minimum 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 per cent of the minimum front yard area of an interior lot;
  - 50 per cent of the minimum front yard area of an corner lot;
  - and,
  - 40 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- (10) The following provisions shall apply to garages:
- (a) the maximum garage door width shall be.
- i. 3.1 metres if the lot width for a particular unit is less than 10 metres
  - ii. 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
  - iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
  - iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres

- v. for lots having a garage width of 16 metres or greater,  
there is no maximum garage door width restriction.

- (b) the garage door width may be widened by an extra 0.9 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 0.9 metres over the garage door width.

(11) Maximum Garage Projection:

- The maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

1261.3 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 those set out in Section 1261.2.

1262 The lands designated R1D-SECTION 1262 on Sheet 30 of Schedule A to this by-law:

1262.1 shall only be used for those purposes permitted in a R1D zone;

1262.2 shall be subject to the following requirements and restrictions:

(1) No dwelling unit shall be located closer than 10 metres to a floodplain zone.

(2) Minimum Lot Area:

- Interior Lot: 300 square metres,
- Corner Lot: 345 square metres;

(3) Minimum Lot Width:

- Interior Lot: 11.5 metres;
- Corner Lot: 13.3 metres;

(4) Minimum Lot Depth: 26.0 metres;

(5) Minimum Front Yard Depth:

- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

- (6) Minimum Exterior Side Yard Width:
- 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front garage shall be 6.0 metres;
- (7) 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 % of the minimum 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 per cent of the minimum front yard area of an interior lot;
  - 50 per cent of the minimum front yard area of a corner lot; and,
  - 40 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front yard.
- (10) The following provisions shall apply to garages:
- (c) the maximum garage door width shall be.
    - i. 3.1 metres if the lot width for a particular unit is less than 10 metres
    - ii. 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
    - iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
    - iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
    - v. for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction.
  - (d) the garage door width may be widened by an extra 0.9 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.
  - (e) the garage door width restriction does not apply to the garage door facing a flankage lot line.

- (f) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the garage door width.

(11) Maximum Garage Projection:

- The maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

1262.3 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 those set out in Section 1262.2.

1263 The lands designated R1D-SECTION 1263 on Sheet 30 of Schedule A to this by-law:

1263.1 shall only be used for those purposes permitted in a R1D zone;

1263.2 shall be subject to the following requirements and restrictions:

(1) No dwelling unit shall be located closer than 10 metres to a floodplain zone.

(2) Minimum Lot Area:

- Interior Lot: 250 square metres,
- Corner Lot: 300 square metres;

(3) Minimum Lot Width:

- Interior Lot: 9.7 metres;
- Corner Lot: 11.5 metres;

(4) Minimum Lot Depth: 26.0 metres;

(5) Minimum Front Yard Depth:

- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

(6) Minimum Exterior Side Yard Width:

- 3.0 metres, except where a garage faces the exterior side lot line the minimum set back to the front garage shall be 6.0 metres;

(7) 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 % of the minimum 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 per cent of the minimum front yard area of an interior lot;
- 50 per cent of the minimum front yard area of a corner lot; and,
- 40 per cent of the minimum front yard area of a lot where the side lot lines converge towards the front yard.

(10) The following provisions shall apply to garages:

(a) the maximum garage door width shall be.

- i. 3.1 metres if the lot width for a particular unit is less than 10 metres
- ii. 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres
- iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres
- iv. 5.5 metres if the lot width for a particular unit is less than 16 metres but greater than or equal to 11 metres
- v. for lots having a garage width of 16 metres or greater, there is no maximum garage door width restriction.

- (b) the garage door width may be widened by an extra 0.9 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 0.9 metres over the garage door width.

(11) Maximum Garage Projection:

- The maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

1263.3 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 those set out in Section 1263.2.

1264 The lands designated R3B-SECTION 1264 on Sheet 30 of Schedule A to this by-law:

1264.1 shall only be used for those purposes permitted in a R3B zone;

1264.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- Interior Lot: 190 square metres per dwelling unit;
- Corner Lot: 240 square metres per dwelling unit;

(2) Minimum Lot Width:

- Interior Lot: 24.9 metres per lot and, 7.5 per dwelling unit;
- Corner Lot: 26.7 metres per lot and 10.5 metres for the dwelling unit closest to the flankage lot line;

(3) Minimum Lot Depth: 26 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 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 required lot area for the particular unit.

(6) Minimum Interior Side Yard Width:

- 1.2 metres, except along the common wall lot line where the setback may be zero metres.

(7) Minimum Exterior Side Yard Width:

- 3.0 metres, except where a garage door faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

(8) Minimum Landscaped Open Space:

- 40% of the front yard area; except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 per cent of the front yard;

(9) The following provisions shall apply to garages:

(a) the maximum garage door width shall be:

- i. 3.1 metres if the lot width for a particular dwelling unit is equal to or less than 8 metres; and,
- ii. 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres;

(b) the garage door width may be widened by an extra 0.9 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 0.9 metres over the garage door width.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

(11) Maximum Number of Attached Dwelling Units: 8.

(12) Maximum Lot Coverage: None;

(13) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard without having to pass through a habitable room.

1264.3 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 those set out in Section 1264.2.

1265 The lands designated I1-Section 1265 on Sheet 30 of Schedule A to this by-law:

1265.1 shall only be used for the purposes permitted by section 1265.1 (1), or the purposes permitted by section 1265.1 (2), but not both sections or not any combination of both sections:

either:

(1) (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 the other permitted purposes.



or:

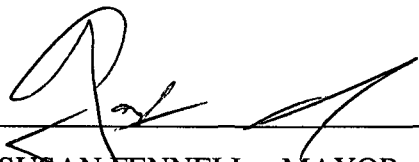
- (2) (a) those purposes permitted in an R1C-Section 1261 zone;  
and,
- (b) a park, playground or recreation facility operated by a public authority.

1265.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 1261 zone, the requirements and restrictions as set out in a R1C-Section 1261 zone.

1265.3 shall also be subject to the requirements and restrictions relating to the I1 zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 1265.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 14<sup>th</sup> day of April 2004.

  
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~~SUSAN JENNEL - MAYOR~~  
Garnett Manning - Acting Mayor

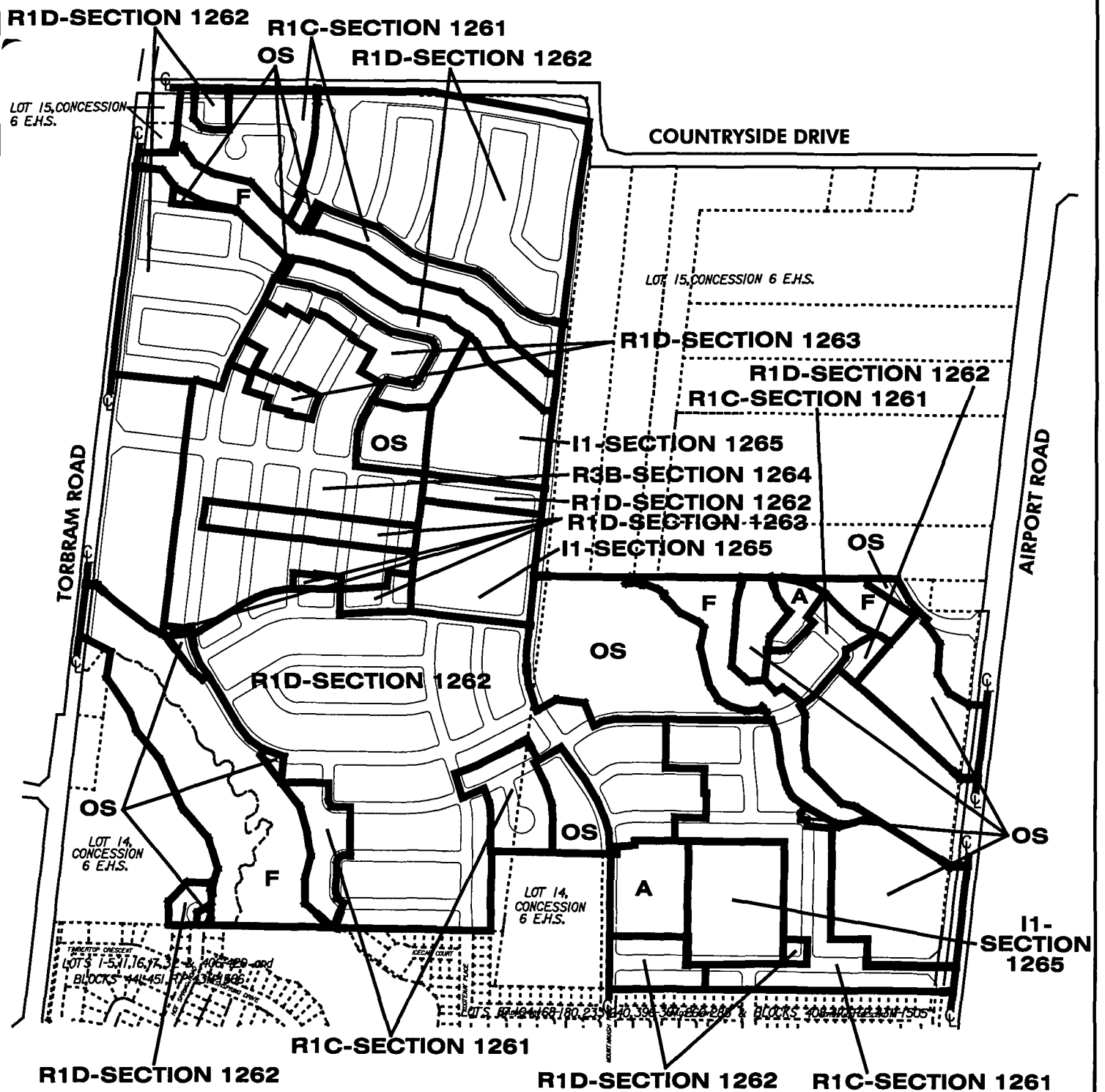
  
\_\_\_\_\_  
LEONARD J. MIKULICH - CITY CLERK



AGREED AS TO CONTENT:

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

DIRECTOR, PLANNING AND LAND DEVELOPMENT SERVICES



# LEGEND

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



PART LOTS 14 & 15, CONCESSION 6 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 99-2004

Schedule A



CITY OF BRAMPTON  
Planning, Design and Development

Date. 2004 02 06

Drawn by. CJK

File no. C6E14.2

Map no. 30-30M

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

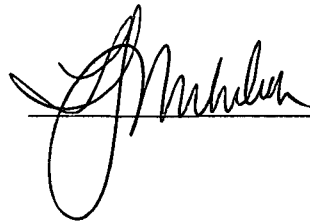
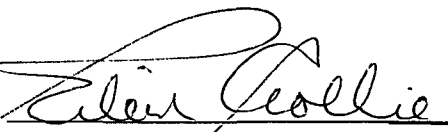
AND IN THE MATTER OF the City of Brampton By-law 99-2004  
being a by-law to amend Comprehensive Zoning By-law 151-88 as amended  
Metrus Development (Casa North Investments Inc.) File C6E14.2

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, 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 99-2004 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 14<sup>th</sup> day of April, 2004.
3. Written notice of By-law 99-2004 as required by section 34(18) of the *Planning Act* was given on the 23<sup>rd</sup> day of April, 2004, 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 )  
21<sup>st</sup> day of May, 2004 )

  
\_\_\_\_\_  
A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.