



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 124-2002

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 22 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 FAMILY D - SECTION 1147 (R1D - SECTION 1147), RESIDENTIAL SINGLE FAMILY D - SECTION 1148 (R1D - SECTION 1148), RESIDENTIAL SINGLE FAMILY C - SECTION 1149 (R1C - SECTION 1149), RESIDENTIAL TWO FAMILY A - SECTION 1150 (R2A - SECTION 1150), INSTITUTIONAL ONE - SECTION 1151 (I1 - SECTION 1151), FLOODPLAIN (F) and OPEN SPACE (OS);
 - (2) by adding thereto, the following sections:

"1147 The lands designated R1D - SECTION 1147 on Sheet 22 of Schedule A to this by-law:

1147.1 shall only be used for the purposes permitted in a R1D zone.

1147.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 274.5 square metres;
 - (2) Minimum Lot Width:

Interior Lot: 9.15 metres;
Corner Lot: 10.95 metres;
 - (3) Minimum Lot Depth: 30.0 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% of the minimum required lot area;
 - (6) Minimum Exterior Side Yard Width:

3.0 metres to the side wall of a dwelling;

- (7) 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; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door:
- (a) for a lot having a lot width less than or equal to 11.0 metres: 5.5 metres;
 - (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
- (a) the maximum garage door width shall be:
 - (i) for a lot having a lot width of less than 10.0 metres: 3.1 metres;
 - (ii) for a lot having a lot width of less than 11.0 metres but greater than or equal to 10.0 metres: 4.0 metres;
 - (iii) for a lot having a lot width greater than or equal to 11.0 metres: 5.5 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 3.0 metres from the garage opening, shall not be:
 - (i) 0.6 metres more than the maximum garage door width permitted on the lot, if the particular lot has a lot width of less than 11.0 metres;
 - (ii) 0.9 metres more than the maximum garage door width permitted on the lot, if the particular lot has lot width greater than or equal to 11.0 metres;

1147.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in Section 1147.2.

1148 The lands designated R1D - SECTION 1148 on Sheet 22 of Schedule A to this by-law:

1148.1 shall only be used for the purposes permitted in a R1D zone.

1148.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 264.0 square metres;
- (2) Minimum Lot Width:
 - Interior Lot: 11.0 metres;
 - Corner Lot: 12.8 metres;
- (3) Minimum Lot Depth: 24.0 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% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width:

3.0 metres to the side wall of a dwelling;
- (7) 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; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door:
 - (a) for an 11.0 metre wide lot:
 - (i) 6.9 metres on the sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (ii) 6.4 metres on the non-sidewalk side of a street having a road right-of-way width of less than 17.0 metres;
 - (iii) 6.0 metres on the sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres;
 - (iv) 5.5 metres on the non-sidewalk side of a street having a road right-of-way width of less than 20.0 metres but greater than or equal to 17.0 metres; and,

- (v) 5.5 metres on a street having a 20.0 metre wide road right-of-way or greater;
- (b) for a lot having a lot width greater than 11.0 metres: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be:
 - (i) for a lot having a lot width of less than 12.0 metres but greater than or equal to 11.0 metres:
 - (1) 4.0 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width of less than 17.0 metres;
 - (2) 5.5 metres if the garage door faces a front lot line that abuts a street having a road right-of-way width greater than or equal to 17.0 metres;
 - (ii) for a lot having a lot width greater than or equal to 12.0 metres: 5.5 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
- 1148.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in Section 1148.2.
- 1149 The lands designated R1C - SECTION 1149 on Sheet 22 of Schedule A to this by-law:
- 1149.1 shall only be used for the purposes permitted in a R1C zone.
- 1149.2 shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: 366.0 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: 12.2 metres;
 - Corner Lot: 14.0 metres;
 - (3) Minimum Lot Depth: 30.0 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% of the minimum required lot area;
- (6) Minimum Exterior Side Yard Width:
3.0 metres to the side wall of a dwelling;
- (7) 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; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) 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;
- (9) Minimum Setback to a Garage Door: 5.4 metres;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- (11) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 5.5 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 3.0 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;

1149.3 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 1149.2.

1150 The lands designated R2A - SECTION 1150 on Sheet 22 of Schedule A to this by-law:

1150.1 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.

1150.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.0 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 per lot, and 8.65 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 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 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 required lot area for the particular unit;
- (6) 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;
- (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) 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;
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width per dwelling unit shall be:
 - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres;
 - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres; and,
 - (iii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
 - (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 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

1150.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with those in Section 1150.2.

1151 The lands designated I1 - SECTION 1151 on Sheet 22 of Schedule A to this by-law:

1151.1 shall only be used for the purposes permitted by section 1151.1(1), or the purposes permitted by section 1151.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (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;

or:

(2) the following:

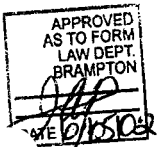
- (a) those purposes permitted in a R1D - SECTION 1148 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

1151.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 1148 zone, the requirements and restrictions as set out in a R1D - SECTION 1148 zone;

1151.3 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 1151.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 13th day of May 2002.



Susan Fennell
 SUSAN FENNEL - MAYOR

Leonard J. Mikulich
 LEONARD J. MIKULICH - CITY CLERK

Approved as to content:

John B. Corbett
 John B. Corbett, MCIP, RPP
 Director, Planning and Land Development Services

LOT 14, CONCESSION 3 W.H.S.

R1D-SECTION 1147

R2A-SECTION 1150

R1D-SECTION 1148

LOT 15, CONCESSION 3 W.H.S.

R1C-SECTION 1149

610.12m

30.47m

61.42m

184.87m

62.00m

62.00m

60.96m

82.97m

624.14m
LOT 14, CONCESSION 3 W.H.S.

CREDITVIEW ROAD

OS

F

604.60m

R1D-SECTION 1148

R1C-SECTION 1149

LOT 13, CONCESSION 3 W.H.S.

I1-SECTION 1151

11.72m

LOT 14, CONCESSION 3 W.H.S.

LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



LANDS NOT INCLUDED IN THIS BY-LAW



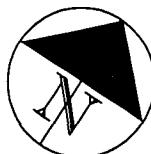
PART LOT 14, CONCESSION 3 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 124-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 04 24

Drawn by: CJK

File no. C3W14.2

Map no. 22-15H

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

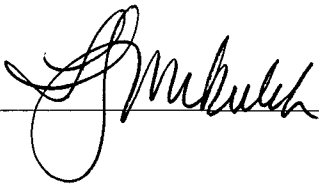
AND IN THE MATTER OF the City of Brampton By-law 124-2002 being a by-law to amend Comprehensive Zoning By-law 151-88 as amended – (Northview Downs Developments Ltd) File C3W14.2

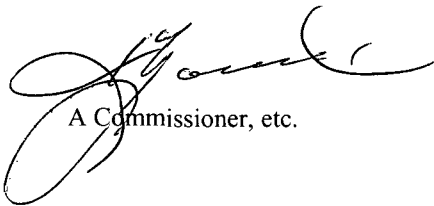
DECLARATION

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 124-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13th day of May, 2002.
3. Written notice of By-law 124-2002 as required by section 34(18) of the *Planning Act* was given on the 24th day of May, 2002, 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, 2002)





A Commissioner, etc.