



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 131-98

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 28 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 C – SECTION 865 (R1C – SECTION 865), RESIDENTIAL SINGLE FAMILY C – SECTION 866 (R1C – SECTION 866), RESIDENTIAL TWO FAMILY A – SECTION 867 (R2A – SECTION 867), RESIDENTIAL STREET TOWNHOUSE B – SECTION 868 (R3B – SECTION 868), INSTITUTIONAL ONE – SECTION 869 (I1 – SECTION 869), INSTITUTIONAL ONE – SECTION 870 (I1 – SECTION 870), INSTITUTIONAL ONE – SECTION 871 (I1 – SECTION 871) and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"865 The lands designated R1C – SECTION 865 on Sheet 28 of Schedule A to this by-law:

865.1 shall only be used for the purposes permitted in a R1C zone.

865.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area:

Interior Lot:	328 square metres
Corner Lot:	365 square metres
    - (2) Minimum Lot Width:

Interior Lot:	13.7 metres
Corner Lot:	15.5 metres
    - (3) Minimum Lot Depth: 24 metres
    - (4) Minimum Front Yard Depth: 4.5 metres

(5) 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 minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- 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 1.8 metres, no door or window below grade will be permitted in any such wall; and,
- 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.

(6) Minimum Rear Yard Depth: 6.0 metres;

(7) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

(8) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;

865.3 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 865.2.

866 The lands designated R1C – SECTION 866 on Sheet 28 of Schedule A to this by-law:

866.1 shall only be used for the purposes permitted in a R1C zone.

866.2 shall be subject to the following requirements and restrictions:

- (1) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (2) Minimum front yard depth: 4.5 metres
- (3) the minimum distance between detached dwellings is not to be less than 1.8 metres

866.3 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 866.2.

867 The lands designated R2A – SECTION 867 on Sheet 28 of Schedule A to this by-law:

867.1 shall only be used for the following purposes:

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

867.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 438 square metres per lot and 219 square metres per dwelling unit;  
Corner Lot – 482 square metres per lot and 254 square metres for the dwelling units closest to the flankage lot line;
- (2) Minimum Lot Width:  
Interior Lot – 18.3 metres per lot and 9.1 per dwelling unit;  
Corner Lot – 20.1 metres per lot and 10.9 for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24 metres;
- (4) Minimum Front Yard Depth: 4.5 metres
- (5) Minimum Interior Side Yard Width: 1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero metres;
- (6) the minimum width for a side yard flanking a public walkway shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
- (7) Minimum Rear Yard Depth: 6.0 metres
- (8) where a garage faces a front lot line or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres.

867.3 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 867.2.

868 The lands designated R3B – SECTION 868 on Sheet 28 of Schedule A to this by-law:

868.1 shall only be used for the purposes permitted in a R3B zone.

868.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area per Dwelling Unit:  
Interior Lot – 225 square metres  
Corner Lot – 280 square metres
- (2) Minimum Lot Width per Dwelling Unit:  
Interior Lot – 7.5 metres  
Corner Lot – 9.5 metres
- (3) Minimum Front Yard Depth: 4.5 metres
- (4) where a garage faces a front or a side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- (5) Minimum Interior Side Yard Width: 1.2 metres  
except where the common wall of the dwelling unit coincides with a side lot line, the side yard may be zero metres
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) 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.
- (8) a maximum of 8 dwelling units shall be attached.

868.3 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 868.2

869 The lands designated I1 – SECTION 869 on Sheet 28 of Schedule A to this by-law:

869.1 shall only be used for the purposes permitted by section 869.1(1), or the purposes permitted by section 869.1(2), but not both sections and not any combination of both sections:

either:

- (1)
  - 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) a) those purposes permitted in a R1C – SECTION 866 zone; and,  
b) a park, playground or recreation facility operated by a public authority.

869.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 866 zone, the requirements and restrictions as set out in a R1C – SECTION 866 zone.

869.3 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 869.2.

870 The lands designated I1 – Section 870 on Sheet 28 of Schedule A to this by-law:

870.1 shall only be used for the purposes permitted by section 870.1(1) or the purposes permitted by section 870.1(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 a R1C – SECTION 865 zone; and,  
b) a park, playground or recreation facility operated by a public authority.

870.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 865 zone, the requirements and restrictions as set out in a R1C – SECTION 865 zone.

870.3 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 870.2.

871 The lands designated I1 – SECTION 871 on Sheet 28 of Schedule A to this by-law:

871.1 shall only be used for the purposes permitted by section 871.1(1), or the purposes permitted by section 871.1(2), but not both sections and 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 a R1C – SECTION 866 zone; and,
- b) a park, playground or recreation facility operated by a public authority.

871.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1C – SECTION 866 zone, the requirements and restrictions as set out in a R1C – SECTION 866 zone.

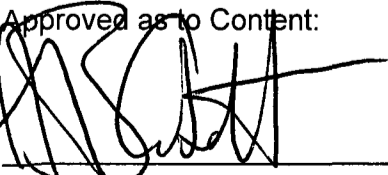
871.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 871.2.”

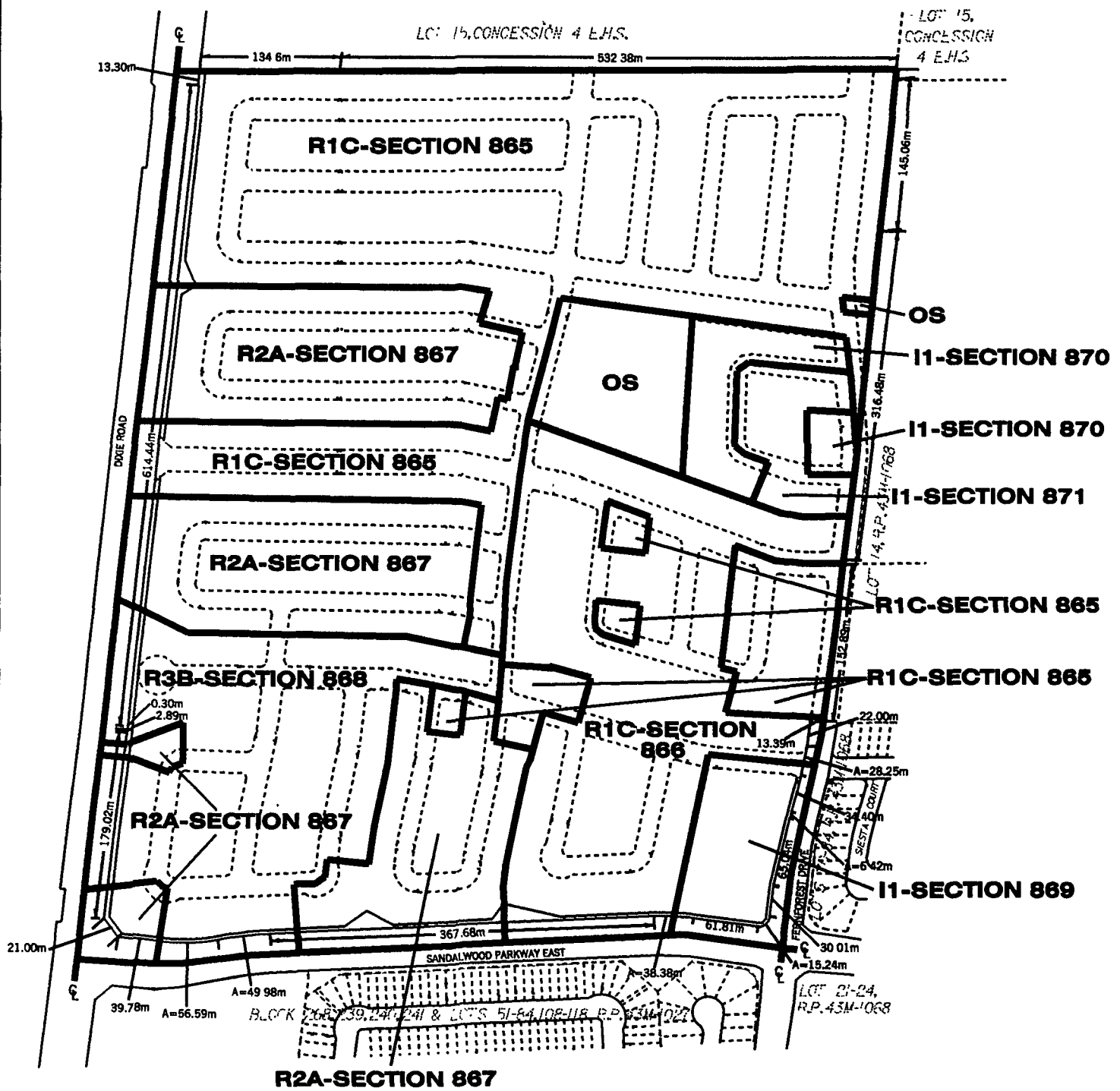
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
this 22 day of June 1998 .

  
Peter Robertson - Mayor




  
Leonard J. Mikulich - City Clerk

APPROVED AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 10/26/98

Approved as to Content:  
  
John B. Corbett, MCIP, RPP  
Director of Development Services



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



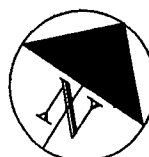
**PART LOTS 14 & 15, CONCESSION 4 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 131-98**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1998 03 17

Drawn by: CJK

File no. C4E14.2

Map no. 28-17L

(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 131-98 being a by-law to  
amend comprehensive zoning By-law 151-  
88 as amended (SANDRINGHAM PLACE  
INC. - File C4E14.2)

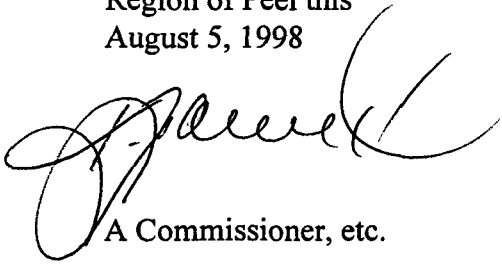
DECLARATION

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 131-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 22<sup>nd</sup> day of June, 1998.
3. Written notice of By-law 131-98 as required by section 34(18) of the *Planning Act* was given on the 3<sup>rd</sup> day of July, 1998, 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 )  
 August 5, 1998 )

  
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 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,  
122-94, 136-94, 137-94, 166-94, 167-94, 168-94, 173-94, 174-94, 183-94, 201-94, 245-94, 246-94,  
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,  
137-97, 178-97, 180-97, 208-97, 233-97, 247-97, 248-97, 250-97, 252-97, 253-97, 255-97, 256-97,  
258-97, 261-97, 270-97, 271-97

22-98, 33-98, 90-98, 115-98, 123-98, 131-98



Leonard J. Mikulich  
City Clerk  
August 5, 1998