



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number ~~139-2002~~ 140-2002

To amend By-law 139-84 as amended.

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Council of the Corporation of the City of Brampton hereby ENACTS as follows:

1. By-law 139-84, as amended, is hereby further amended:

(1) by changing on Sheet 3 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL PARKWAY BELT (AP) to RESIDENTIAL SINGLE FAMILY B – SECTION 731 (R1B – SECTION 731), RESIDENTIAL SINGLE FAMILY B – SECTION 732 (R1B – SECTION 732), RESIDENTIAL SINGLE FAMILY B – SECTION 752 (R1B – SECTION 752), RESIDENTIAL SINGLE FAMILY B – SECTION 758 (R1B – SECTION 758), RESIDENTIAL SINGLE FAMILY B – SECTION 759 (R1B – SECTION 759), RESIDENTIAL SINGLE FAMILY B – SECTION 760 (R1B – SECTION 760), OPEN SPACE – SECTION 738 (OS – SECTION 738) and INDUSTRIAL FOUR – SECTION 757 (M4 – SECTION 757).

(2) by adding thereto the following sections:

“758 The lands designated R1B-SECTION 758 on Sheet 3 of Schedule A to this by-law:

758.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13;

- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

758.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 595 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 17 metres
  - Corner Lot: 18.8 metres
- (c) Minimum Lot Depth: 35 metres
- (d) Minimum Front Yard Depth:
  - 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 10 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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 door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres.

(j) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

(k) The maximum gross floor area of the dwelling shall be 256 square metres.

758.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 758.2.”

“759 The lands designated R1B-SECTION 759 on Sheet 3 of Schedule A to this by-law:

759.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13.
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

759.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 405 square metres

(b) Minimum Lot Width:

Interior Lot: 13.5 metres

Corner Lot: 15.3 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

(e) Minimum Rear Yard Depth: 7.5 metres

(f) Minimum Interior Side Yard Width:

(1) 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

(2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone

(g) 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 door shall be 6.0 metres

(h) Minimum Landscaped Open Space:

- (1) 50 percent of the minimum front yard area
- (2) 60 percent of the minimum front yard area of a corner lot
- (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) Maximum Building Height: 10.5 metres;

(j) Maximum Garage Projection:

No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

759.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 759.2.”

“760 The lands designated R1B-SECTION 760 on Sheet 3 of Schedule A to this by-law:

760.1 shall only be used for the following purposes:

- (a) a single-family detached dwelling;
- (b) a group home type 1, an auxiliary group home and a supportive lodging house, subject to the requirements and restrictions set out in section 10.13;
- (c) a home occupation, subject to the requirements and restrictions set out in section 6.11; and,
- (d) purposes accessory to the other permitted purposes.

760.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 525 square metres

(b) Minimum Lot Width:

Interior Lot: 15 metres  
Corner Lot: 16.8 metres

- (c) Minimum Lot Depth: 35 metres
- (d) Minimum Front Yard Depth:  
4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;
- (e) Minimum Rear Yard Depth: 10 metres
- (f) Minimum Interior Side Yard Width:
  - (1) 1.2 metres provided the combined total of the interior yards on an interior lot is not less than 3.2 metres.
  - (2) 1.8 metres where the side yard abuts a public walkway or a non-residential zone
- (g) 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 door shall be 6.0 metres
- (h) Minimum Landscaped Open Space:
  - (1) 50 percent of the minimum front yard area;
  - (2) 60 percent of the minimum front yard area of a corner lot; and
  - (3) 40 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- (i) Maximum Building Height: 7.4 metres.
- (j) Maximum Garage Projection:  
No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (k) The maximum gross floor area of the dwelling shall be 256 square metres.

760.3 shall also be subject to the requirements and restrictions of the R1B zone and all the general provisions of this by-law which are not in conflict with those set out in Section 760.2.”

“757 The lands designated M4 - SECTION 757 on Sheet 3 of Schedule A to this by-law:

757.1 shall only be used for the following purposes:

- (a) the purposes permitted by the M4 zone, except for a parking lot, a radio or television broadcasting and transmission establishment, and a community club;
- (b) an office;
- (c) a hotel;
- (d) only in conjunction with the uses permitted in sections 757.1 (a), (b) and (c), the following purposes:
  - 1. a bank, trust company or financial institution
  - 2. a retail establishment
  - 3. a dry cleaning and laundry establishment
  - 4. a dining room restaurant, a standard restaurant
- (e) purposes accessory to the other permitted purposes.

757.2 shall be subject to the following requirements and restrictions:

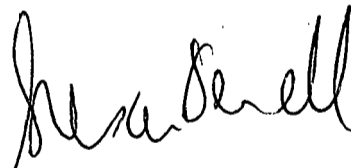
- (a) Minimum Lot Area: 2 hectares
- (b) Minimum Lot Width: 0 metres
- (c) Minimum Front Yard Depth: 9 metres
- (d) Minimum Rear Yard Depth: 7 metres
- (e) Minimum Interior Side Yard Width: 4 metres
- (f) Minimum Exterior Side Yard Width: 6 metres
- (g) Notwithstanding the yard requirements in 757.2 (c), (d), (e) and (f), the following minimum building setbacks shall also apply:
  - 1) 9 metres from Financial Drive
  - 2) 21 metres from a Residential Zone
  - 3) 13.7 metres from the 407/Transitway right-of-way
- (h) Minimum Landscaped Open Space: 30 percent of the minimum front and side yard areas
- (i) Notwithstanding the landscaped open space requirements in 757.2 (h), the following minimum landscaped open space requirements shall also apply:
  - 1) 9 metres abutting a Residential Zone
  - 2) 6 metres abutting Financial Drive, except at approved access locations;

- 3) 3 metres abutting Highway 407/Transitway right-of-way
- (g) Maximum Building Height: 13.7 metres, except for an office and hotel which shall have a building height not exceeding the horizontal distance separating the office and hotel from the nearest Residential zone.
- (h) Outside Storage: No outside storage shall be permitted.
- (i) Loading spaces shall be located no closer than 60 metres from a Residential Zone and shall not be permitted in a yard abutting the Highway 407/Transitway right-of-way.

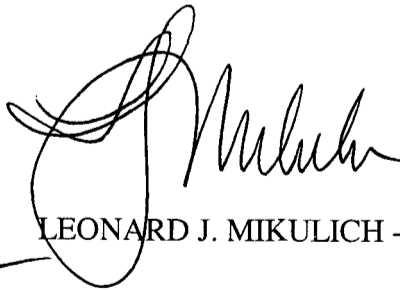
757.3 shall also be subject to the requirements and restrictions of the M4 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 757.2.

757.4 for the purpose of this section, section 6.6 of this by-law shall not apply and a Lot shall mean a parcel of land which fronts or abuts Financial Drive or has access to Financial Drive through a legal easement or right-of-way, and which is permitted to be conveyed by section 49 of the Planning Act, 1983.”

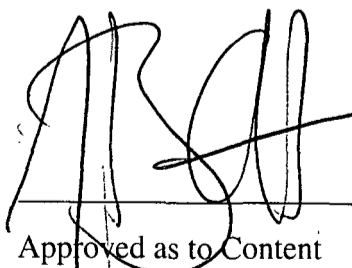
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 27th day of May 2002.



SUSAN FENNELL - MAYOR



LEONARD J. MIKULICH - CITY CLERK

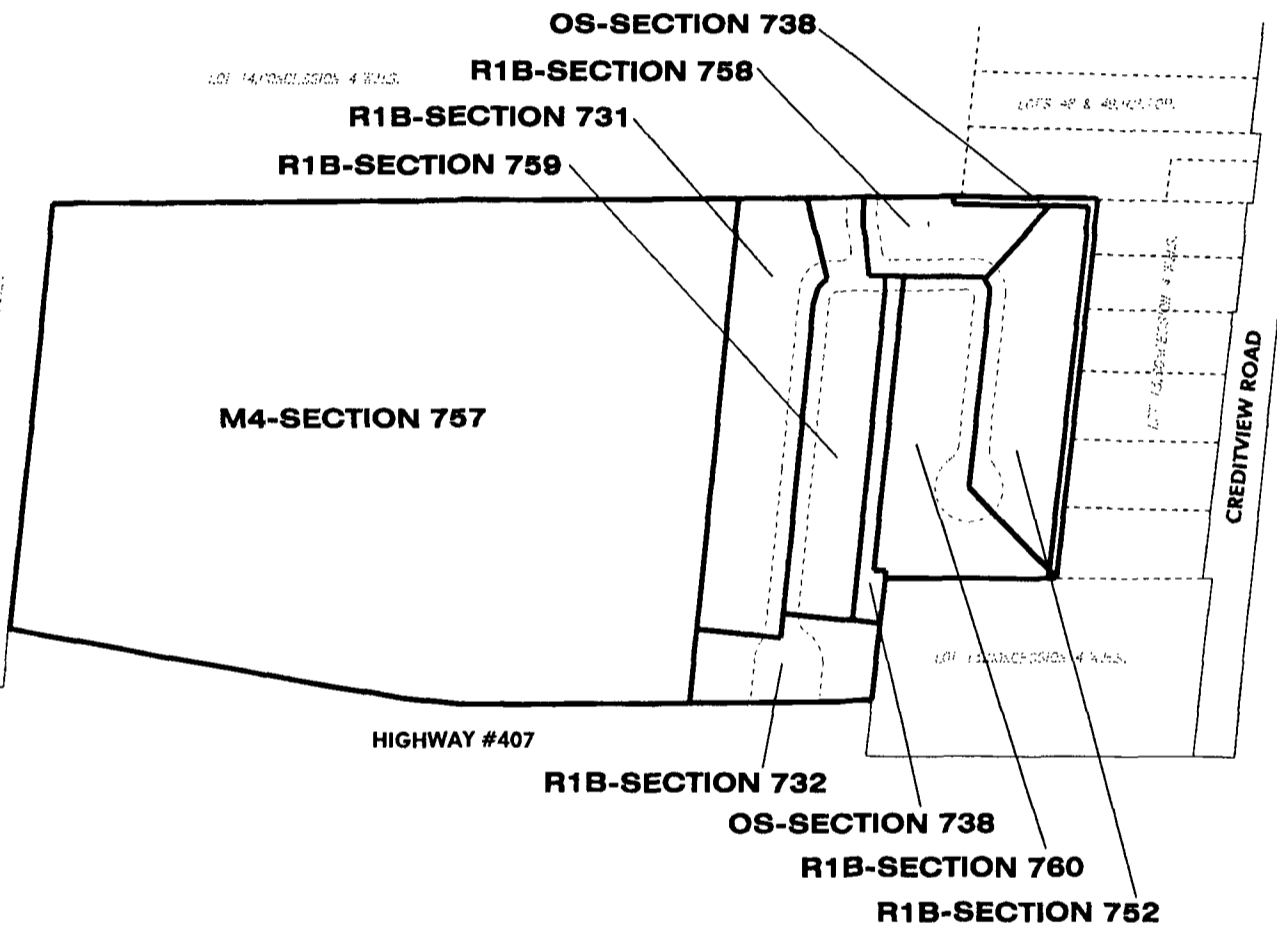


Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services





**LEGEND**

— ZONE BOUNDARY  
m METRES



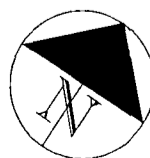
**PART LOT 13, CONCESSION 4 W.H.S.**

**BY-LAW** 140-2002

**SCHEDULE A**

**By-Law**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 2002 05 21

Drawn by: CJK

File no. T4W13.5

Map no. 72-21L



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 140-2002 being a by-law to amend Comprehensive Zoning By-law 139-84 as amended – (Financial Drive Properties Ltd) File T4W13.5

DECLARATION

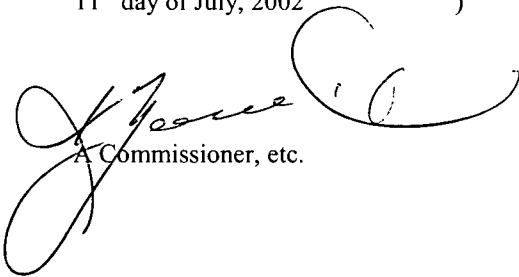
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 140-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 27<sup>th</sup> day of May, 2002.
3. Written notice of By-law 140-2002 as required by section 34(18) of the *Planning Act* was given on the 11<sup>th</sup> day of June, 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 )  
11<sup>th</sup> day of July, 2002 )



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A Commissioner, etc.