



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 162-98

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

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The Council of The Corporation of the City of Brampton ENACTS as follow:

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing, on Sheet 29 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE FAMILY C-SECTION 700 (R1C-SECTION 700), RESIDENTIAL SINGLE FAMILY C-SECTION 733 (R1C-SECTION 733), RESIDENTIAL SINGLE FAMILY D-SECTION 734 (R1D-SECTION 734), RESIDENTIAL SINGLE FAMILY C-SECTION 735 (R1C-SECTION 735), RESIDENTIAL SINGLE FAMILY C-SECTION 805 ( R1C-SECTION 805), RESIDENTIAL SINGLE FAMILY D-SECTION 806 (R1D-SECTION 806), INSTITUTIONAL ONE-SECTION 743 (I1-SECTION 743), INSTITUTIONAL ONE-SECTION 744 (I1-SECTION 744), AGRICULTURAL (A), FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY D-SECTION 692 (R1D-SECTION 692), RESIDENTIAL SINGLE FAMILY C-SECTION 846 (R1C-SECTION 846), RESIDENTIAL TWO A-SECTION 853 (R2A-SECTION 853), RESIDENTIAL SINGLE FAMILY C-SECTION 854 (R1C-SECTION 854), RESIDENTIAL SINGLE FAMILY C- SECTION 855 (RIC-SECTION 855), RESIDENTIAL SINGLE FAMILY C-SECTION 856 (RIC-SECTION 856), RESIDENTIAL SINGLE FAMILY C-SECTION 857 (R1C-SECTION 857), RESIDENTIAL SINGLE FAMILY C-SECTION 858 (R1C-SECTION 858), INSTITUTIONAL ONE-SECTION 859 (I1-SECTION 859), INSTITUTIONAL ONE-SECTION 860 (I1-SECTION 860), INSTITUTIONAL ONE-SECTION 861 (I1-SECTION 861), COMMERCIAL ONE (C1), and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

“846 The lands designated R1C- Section 846 on Sheet 29 of Schedule A to this by-law:

846.1 shall only be used for the purposes permitted in an R1C zone.

846.2 shall be subject to the following requirements and restrictions:

- (1) No dwelling or structure shall be located closer than 3.0 metres to a side lot line which abuts an open space zone.
- (2) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

846.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 700 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 846.2.

853 The lands designated R2A- Section 853 on Sheet 29 of Schedule A to this by-law:

853.1 shall only be used for the purposes permitted in an R2A-Section 737 zone.

853.2 shall be subject to the following requirements and restrictions:

- (1) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- (2) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

853.3 shall also be subject to the requirements and restrictions relating to the R2A-Section 737 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 853.2.

854 The lands designated R1C- Section 854 on Sheet 29 of Schedule A to this by-law:

854.1 shall only be used for the purposes permitted in an R1C zone.

854.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
  - 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; and,

- where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

(2) Minimum Rear Yard Depth:

6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,

(3) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

854.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 854.2.

855 The lands designated R1C- Section 855 on Sheet 29 of Schedule A to this by-law:

855.1 shall only be used for the purposes permitted in an R1C zone.

855.2 shall be subject to the following requirements and restrictions:

(1) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
- 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; and,
- where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

(2) Minimum Rear Yard Depth:

6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,

(3) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

(4) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

855.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 855.2.

856 The lands designated R1C- Section 856 on Sheet 29 of Schedule A to this by-law:

856.1 shall only be used for the purposes permitted in an R1C zone.

856.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333.0 metres.
- (2) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
  - 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; and,
  - where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- (3) Minimum Rear Yard Depth:  
6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- (4) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.
- (5) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

856.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 856.2.

857 The lands designated R1C- Section 857 on Sheet 29 of Schedule A to this by-law:

857.1.1 shall only be used for the purposes permitted in an R1C zone.

857.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333.0 metres;
- (2) Minimum Front Yard Depth: 3.0 metres;
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
  - 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; and,

- where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;

- (4) Minimum Rear Yard Depth:  
6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres;
- (5) a driveway to a garage shall be provided having a minimum length of 5.4 metres;
- (6) a roofed porch having unenclosed sides may project a maximum of 1.5 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

857.1.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 857.2.

857.2 for the purpose of Section 857:

LOT DEPTH shall mean the straight line distance, from the front lot line to the rear lot line of the same lot, which is measured 7.0 metres from the longest of the two side lot lines.

858 The lands designated R1C- Section 858 on Sheet 29 of Schedule A to this by-law:

858.1 shall only be used for the purposes permitted in an R1C zone.

858.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 333.0 metres.
- (2) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the minimum distance between detached dwellings not to be less than 1.8 metres;
  - 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; and,
  - where the interior side yard abuts an open space zone, the minimum interior side yard width shall be 3.0 metres;
- (3) Minimum Rear Yard Depth:  
6.0 metres, except where the rear yard abuts an open space zone, the minimum rear yard depth shall be 7.5 metres; and,
- (4) no building shall be located closer than 15.0 metres to the limit of the TransCanada PipeLine Right-of-Way or Pipeline Easement.

858.3 shall also be subject to the requirements and restrictions relating to the R1C-Section 735 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 858.2.

859 The lands designated I1-Section 859 on Sheet 29 of Schedule A to this by-law:

859.1 shall only be used for the purposes permitted by section 859.1 (1), or the purposes permitted by section 859.1 (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 846 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

859.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 846 zone, the requirements and restrictions as set out in a R1C-Section 846 zone.

859.3 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 859.2.

860 The lands designated I1-Section 860 on Sheet 29 of Schedule A to this by-law:

860.1 shall only be used for the purposes permitted by section 860.1 (1), or the purposes permitted by section 860.1 (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 855 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

860.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C-Section 855 zone, the requirements and restrictions as set out in a R1C-Section 855 zone.

860.3 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 860.2.

861 The lands designated I1-Section 861 on Sheet 29 of Schedule A to this by-law:

861.1 shall only be used for the purposes permitted by section 861.1 (1), or the purposes permitted by section 861.1 (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 856 zone; and,
- (b) a park, playground or recreation facility operated by a public authority.

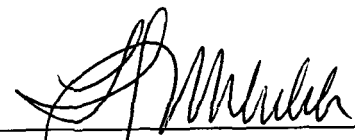
861.2 shall be subject to the following requirements and restrictions:


(1) for those uses permitted in a R1C-Section 856 zone, the requirements and restrictions as set out in a R1C-Section 856 zone.

861.3 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 861.2.”

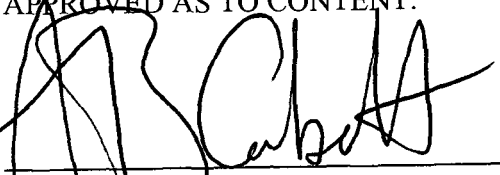
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15 day of July 1998.

  
PETER ROBERTSON - MAYOR

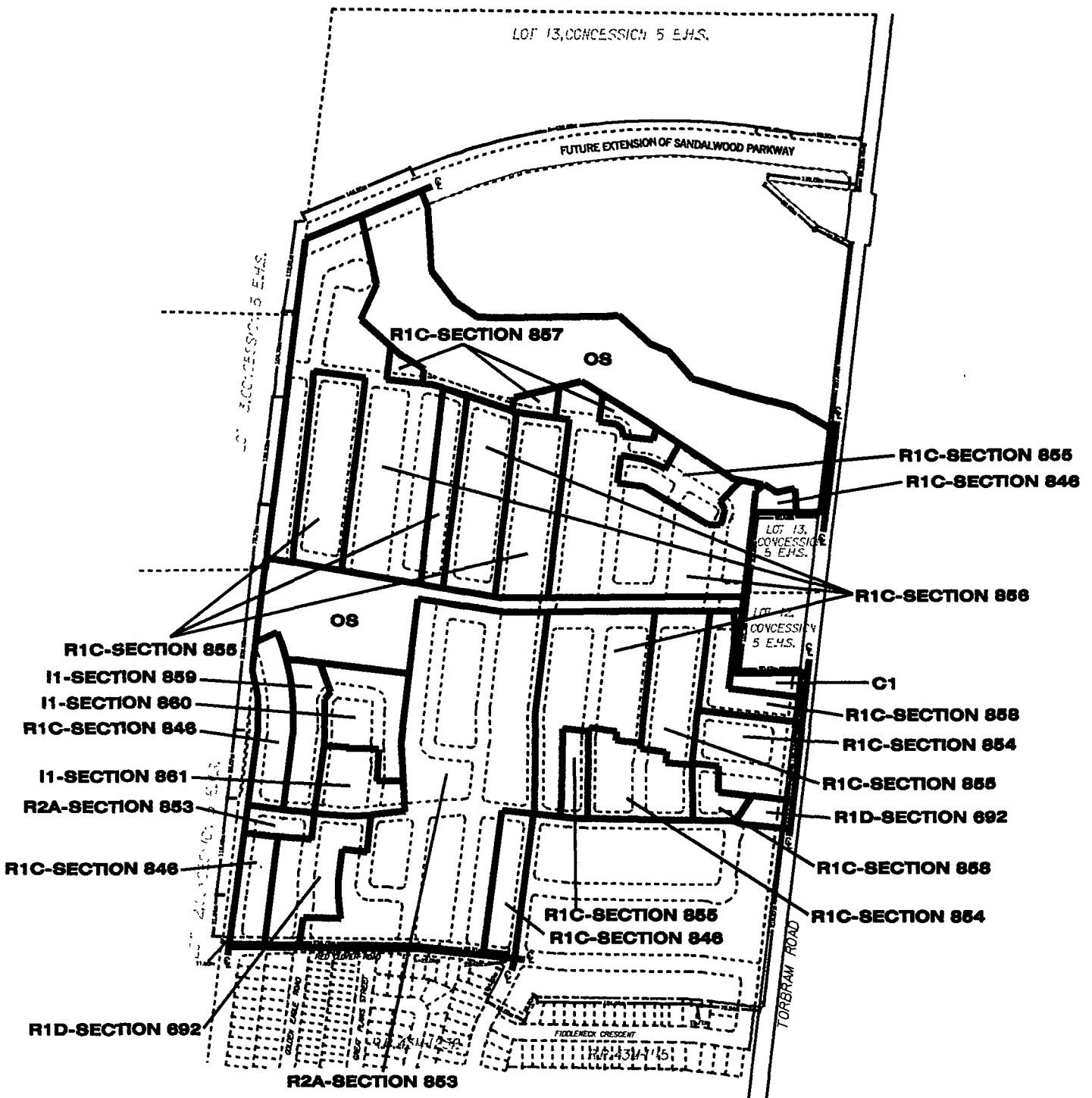
  
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM  
LAW DEPT  
SPRINGFIELD  
  
DATE 10/27/98




APPROVED AS TO CONTENT:

  
JOHN B. CORBETT, M.C.I.P., R.P.P.  
DIRECTOR, DEVELOPMENT SERVICES



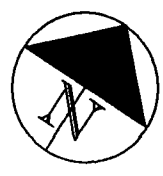


**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOT 12 & 13, CONCESSION 5 E.H.S.**  
**BY-LAW 151-88** **SCHEDULE A**  
**By-Law 162-98** **Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1998 04 29 Drawn by: CJK  
 File no. C5E12.4 Map no. 29-17N

(no appeal)

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

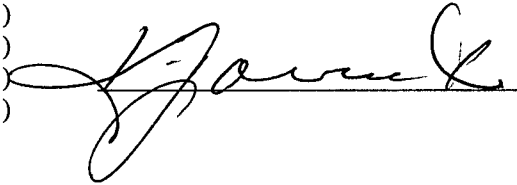
AND IN THE MATTER OF the City of Brampton  
By-law 162-98 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(METRUS DEVELOPMENT INC. – File: C5E12.4)

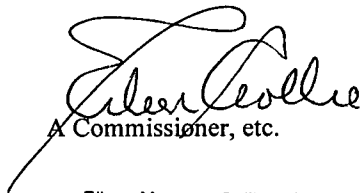
DECLARATION

I, KATHRYN ZAMMIT, of the Town of Erin, in the County of Wellington, DO SOLEMNLY  
DECLARE THAT:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 162-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of July, 1998.
3. Written notice of By-law 162-98 as required by section 34(18) of the *Planning Act* was given on the 23<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 20, 1998

)  
)  
)   
)

  
A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc.,  
Regional Municipality of Peel, for  
The Corporation of The City of Brampton.  
Expires March 23, 1999.

I, Kathryn Zammit, Deputy 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,  
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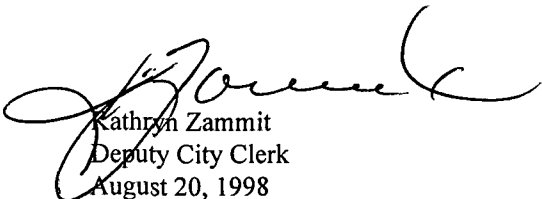
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250-94, 275-94

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, 161-98, 162-98

  
Kathryn Zammit  
Deputy City Clerk  
August 20, 1998