



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 169-2000

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 24C of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL FOUR A (Holding) – SECTION 208 (M4A (H) – SECTION 208) to RESIDENTIAL TWO FAMILY A – SECTION 899 (R2A – SECTION 899), RESIDENTIAL SINGLE FAMILY D – SECTION 962 (RID – SECTION 962), RESIDENTIAL TWO FAMILY A – SECTION 963 (R2A – SECTION 963), RESIDENTIAL STREET TOWNHOUSE B – SECTION 981 (R3B – SECTION 981), and RESIDENTIAL STREET TOWNHOUSE B – SECTION 982 (R3B – SECTION 982).
  - (2) by adding thereto, the following sections:

"962 The lands designated RID – SECTION 962 on Sheet 24C of Schedule A to this by-law:

962.1 shall only be used for the purposes permitted in an RID zone.

962.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area:

Interior Lot: 300 square metres, and,  
Exterior Lot: 354 square metres.

- (2) Minimum Lot Width:  
Interior Lot: 10.0 metres  
Corner Lot: 11.8 metres
  
- (3) Minimum Lot Depth:  
30 metres with the exception of a lot which backs onto McLaughlin Road in which case the minimum lot depth shall be 34 metres.
  
- (4) Minimum Front Yard Depth:  
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
  
- (5) 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.
  
- (6) 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 for the particular unit.
  
- (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
  - b) 1.2 metres where the sideyard abuts a public walkway or a non-residential zone.
  
- (8) Minimum Landscaped Open Space:  
40 % of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line.
  
- (9) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be 4.0 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 the flankage lot line;
- d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

962.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 962.2.

963 The lands designated R2A – Section 963 on Sheet 24C of Schedule A to this By-law.

963.1 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.

963.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area 244 square metres per dwelling unit;
- (2) Minimum Lot Width:
  - Interior Lot: 16.3 metres per lot and 8.15 metres per dwelling unit;
  - Corner Lot: 18.1 metres per lot and 9.95 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth – 30 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 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.
- (6) 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 lot area for the particular unit.

- (7) Minimum Interior Side Yard Width:  
1.2 metres except where the common wall of the dwelling units coincides with a side lot line, the setback may be zero.
- (8) Minimum Landscaped Open Space:  
40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (9) The following provisions shall apply to garages:
  - a) the maximum garage door width per dwelling unit shall be 3.7 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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

963.3 shall also be subject to the requirements and restrictions relating to R2A zone and all the general provisions of this by-law, which are not in conflict with the ones set out in Section 963.2.

981 The lands designated R3B – Section 981 on Sheet 24C of Schedule A to this By-law;

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

981.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 180 square metres per dwelling unit

- (2) Minimum Lot Width:  
Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit  
Corner Lot: 19.8 metres lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 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 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.
- (6) 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 lot area for the particular unit.
- (7) Minimum Interior Side Yard Width:  
1.2 metres, except that where the common wall of the dwelling units coincide with the side lot line the setback may be zero.
- (8) Minimum Landscaped Open Space:  
40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line.
- (9) 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

- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - a) the maximum garage door width per dwelling unit shall be 2.5metres
  - 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 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

981.3 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 981.2.

982 lands designated R3B – Section 982 on Sheet 24C of Schedule A to this by-law:

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

982.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 220 square metres per dwelling unit
- (2) Minimum Lot Width:
  - Interior Lot: 18.0 metres per lot and 6.0 metres per dwelling unit
  - Corner Lot: 19.8 metres per lot and 7.8 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 24 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 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
- (6) Minimum Rear Yard Depth: 7.5 metres
- (7) Minimum Interior Side Yard Width:  
1.2 metres except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space:  
40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line results in an angle of less than 75 degrees at the front lot line
- (9) 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.
- (10) no more than 8 dwelling units shall be attached or the total maximum dwelling width shall be 50 metres, whichever is the greater
- (11) Maximum Lot Coverage: none
- (12) the following provisions shall apply to garages:
  - a) the maximum garage door width per dwelling unit shall be 2.5 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

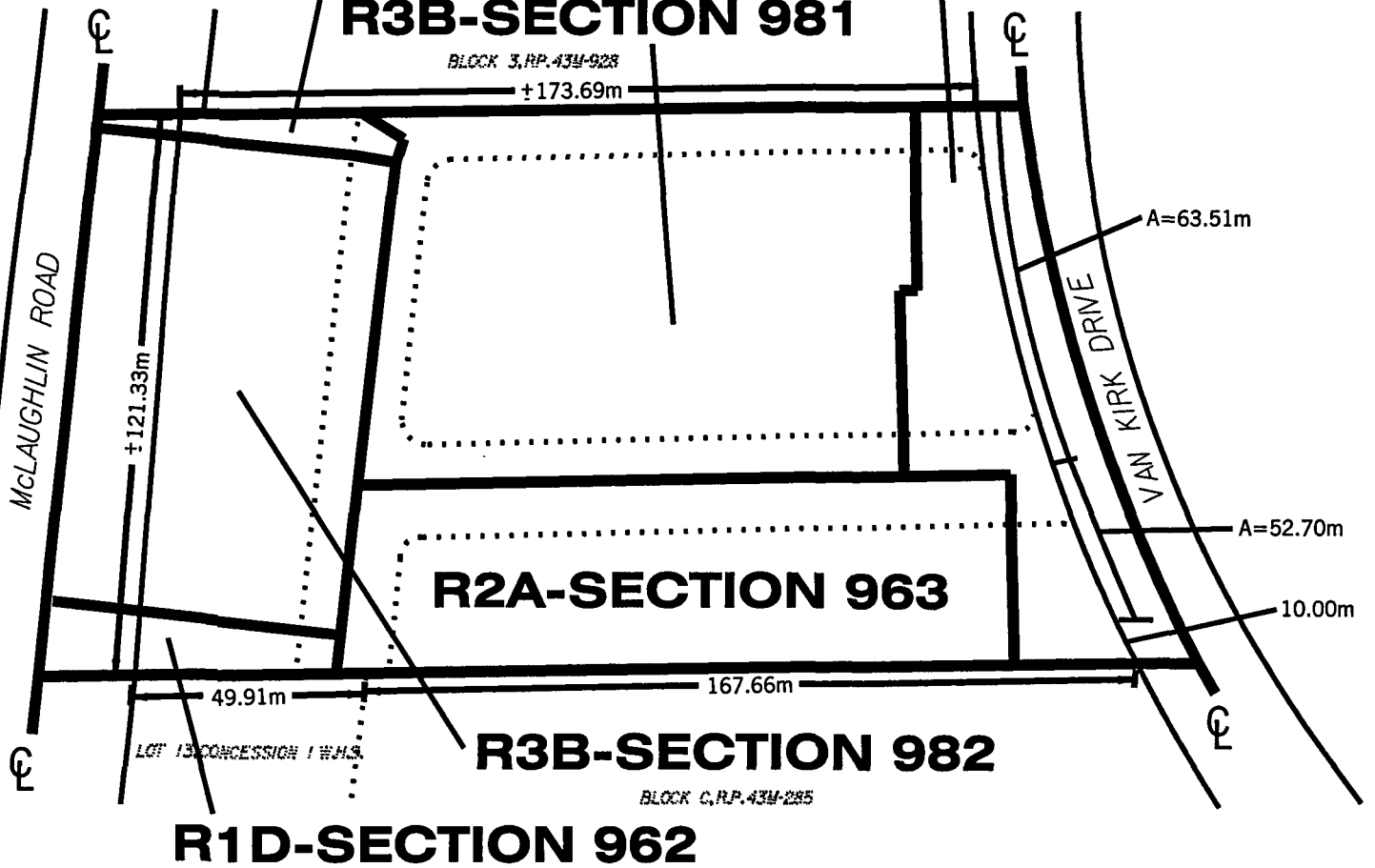




**R1D-SECTION 962**  
**R2A-SECTION 899**  
**R3B-SECTION 981**

BLOCK 3, R.P. 43M-928

+173.69m





**R1D-SECTION 962**

**R3B-SECTION 982**

BLOCK C, R.P. 43M-285

**LEGEND**

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



**PART LOT 14, CONCESSION 1 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 169-2000**

**Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1999 06 01

Drawn by: CJK

File no. C1W14.13

Map no. 24-77F

**McLAUGHLIN ROAD**

VAN KIRK DR

VAN SCOTT DR

**SUBJECT PROPERTY**

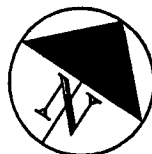
SANDALWOOD PARKWAY  
WEST

C.P.R. RAILWAY EASEMENT



**Key Map By-Law**

169-2000



**CITY OF BRAMPTON**  
Planning and Building

Date: 1998 09 28

Drawn by: CJK

File no. C1W14.13

Map no. 24-77E

(no appeal)

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

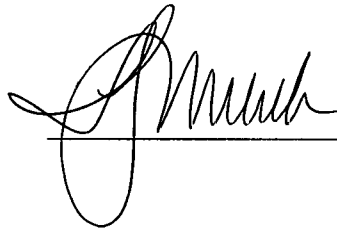
AND IN THE MATTER OF the City of Brampton  
By-law 169-2000 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(R.F. WILSON LIMITED – File: C1W14.13)

DECLARATION

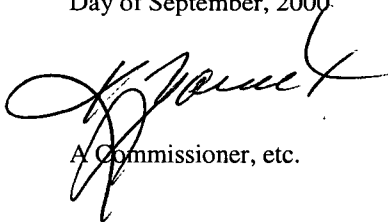
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 169-2000 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 9<sup>th</sup> day of August, 2000.
3. Written notice of By-law 169-2000 as required by section 34(18) of the *Planning Act* was given on the 22<sup>nd</sup> day of August, 2000, 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 12<sup>th</sup> )  
Day of September, 2000. )



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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,  
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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-  
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258-97, 261-97, 270-97, 271-97

22-98, 33-98, 82-98, 90-98, 115-98, 123-98, 131-98, 138-98, 161-98, 162-98, 182-98, 186-98, 187-98  
198-98, 200-98, 211-98, 212-98, 208-98, 210-98, 230-98, 255-98, 265-98

1-99, 14-99, 16-99, 17-99, 31-99, 36-99, 37-99, 38-99, 45-99, 46-99, 63-99, 68-99, 79-99, 81-99,  
96-99, 101-99, 109-99, 131-99, 132-99, 133-99, 139-99, 140-99, 146-99, 164-99, 167-99, 174-99,  
193-99, 194-99, 202-99, 207-99, 215-99, 217-99, 218-99, 237-99, 239-99, 261-99, 262-99, 263-99,  
264-99

2-2000, 13-2000, 22-2000, 24-2000, 35-2000, 36-2000, 51-2000, 53-2000, 56-2000, 65-2000, 67-2000,  
69-2000, 85-2000, 95-2000, 111-2000, 113-2000, 115-2000, 116-2000, 135-2000, 139-2000, 167-2000,  
169-2000



Leonard J. Mikulich  
City Clerk,  
September 12, 2000