



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 169-2002

To amend By-law 56-83, as amended.

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

1. By-law 56-83, as amended, is hereby further amended:

- (1) by changing, on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY A- SECTION 741 (R1A-SECTION 741), RESIDENTIAL SINGLE FAMILY A- SECTION 742 (R1A-SECTION 742), RESIDENTIAL SINGLE FAMILY A-SECTION 743 (RIA-SECTION 743), RESIDENTIAL SINGLE FAMILY C- SECTION 744 (RIC-SECTION 744), RESIDENTIAL TWO FAMILY A - SECTION 745 (R2A-SECTION 745), INSTITUTIONAL ONE- SECTION 746 (I1-SECTION 746), COMMERCIAL ONE- SECTION 747 (C1-SECTION 747), OPEN SPACE (OS) and FLOODPLAIN (F).

(2) by adding thereto, the following sections:

"741 The lands designated R1A- Section 741 on Sheet 7 of Schedule A to this by-law:

741.1 shall only be used for the purposes permitted in an R1A zone.

741.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:- 450 square metres;

(2) Minimum Lot Width:

Interior Lot: - 18.0 metres;

Corner Lot: - 19.8 metres;

(3) Minimum Lot Depth:- 25 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 required lot area;
- (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 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

741.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 741.2

742 The lands designated R1A- Section 742 on Sheet 7 of Schedule A to this by-law:

742.1 shall only be used for the purposes permitted in an R1A zone.

742.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:- 540 square metres;

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- (2) Minimum Lot Width:
Interior Lot: - 18.0 metres;
Corner Lot: - 19.8 metres;
- (3) Minimum Lot Depth: - 30 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 required lot area;
- (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 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) no garage shall project into the front yard more
than 1.5 metres beyond a porch or front wall of
a dwelling; and,
- (10) Minimum dwelling unit setback from the limit
of the West Humber River Valley- 10 metres.

742.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 742.2

- 743 The lands designated R1A- Section 743 on Sheet 7 of Schedule A to this by-law:
- 743.1 shall only be used for the purposes permitted in an R1A zone.
- 743.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 630 square metres;
 - (2) Minimum Lot Width:
Interior Lot: - 21.0 metres;
Corner Lot: - 22.8 metres;
 - (3) Minimum Lot Depth:- 30 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 except where the lots are adjacent to Goreway Drive, where the minimum side yard adjacent to Goreway Drive shall be 3.0 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 required lot area;
 - (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 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
 - (10) Minimum dwelling unit setback from the limit of the West Humber River Valley- 10 metres.
- 743.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 743.2
- 744 The lands designated R1C- Section 744 on Sheet 7 of Schedule A to this by-law:
- 744.1 shall only be used for the purposes permitted in an R1C zone.
- 744.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 336 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 12.0 metres;
 - Corner Lot: - 13.8 metres;
 - (3) Minimum Lot Depth:- 28 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 required lot area;
 - (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 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) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) 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 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.
- (11) Minimum dwelling unit setback from the limit of the West Humber River Valley- 10 metres.
- 744.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 744.2
- 745 The lands designated R2A- Section 745 on Sheet 7 of Schedule A to this by-law:
- 745.1 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.
- 745.2 shall be subject to the following requirements and restrictions:

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- (1) Minimum Lot Area:- 202 square metres per dwelling unit;
- (2) Minimum Lot Width:

Interior Lot: - 13.5 metres per lot and 6.75 metres per dwelling unit;

Corner Lot: - 15.3 metres per lot and 8.55 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 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 required lot area;
- (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be zero 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 on a lot having a dwelling unit width of less than 7 metres

ii) 3.1 metres on a lot having a dwelling unit width of less than 8 metres, but greater than or equal to 7 metres.

iii) 3.7 metres on a lot having a dwelling unit width of 8 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 metres from the garage opening shall not exceed 0.6 metres over the garage door width permitted on the lot.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit.

745.3 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 745.2

746 The lands designated I1-Section 746 on Sheet 7 of Schedule A to this by-law:

746.1 shall only be used for the purposes permitted by section 746.1 (1), or the purposes permitted by section 746.1(2), but not both sections or not any combination of both sections:

either:

- (1) a) a religious institution;
- b) a private or public school;
- c) a day nursery;

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- d) a park, playground or recreation facility operated by a public authority; and,
- e) purposes accessory to the other permitted purposes.

or:

- (2) a) those purposes permitted in an R1C-Section 744 zone; and,
- b) a park, playground or recreation facility operated by a public authority.

746.2 shall be subject to the following requirements and restrictions:

- (1) for those uses permitted in an R1C-Section 744 zone, the requirements and restrictions as set out in an R1C-Section 744 zone.
- (2) for those uses permitted in section 746.1 (1), a building or structure shall be setback a minimum of 10 metres from the limit of the West Humber River Valley.

746.3 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 746.2

747 The lands designated C1-Section 747 on Sheet 7 of Schedule A of this by-law:

747.1 shall only be used for the purposes permitted in a Commercial One zone:

747.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 6.0 metres;
- (b) Minimum Interior Side Yard Width: 3.0 metres;
- (c) Minimum Exterior Side Yard Width: 3.0 metres;
- (d) Minimum Rear Yard Depth: 3.0 metres;
- (e) Minimum Lot Width: 31 metres;
- (f) Landscaped Open Space- except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the property lines;

- (g) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
- (h) the following purposes shall not be permitted:
 - (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) a motor vehicle repair shop; (vii) a motor vehicle body shop; (viii) no storage of goods and materials outside a building; and, (ix) a restaurant drive-through facility.
- (i) a restaurant shall not be permitted within 20 metres from an R1C-Section 744 zone.
- (j) Maximum Gross Leasable Floor Area- 1,750 square metres.
- (k) All buildings or structures shall be setback a minimum of 10 metres from the limit of the West Humber River Valley.

747.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 747.2."

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of June 2002.

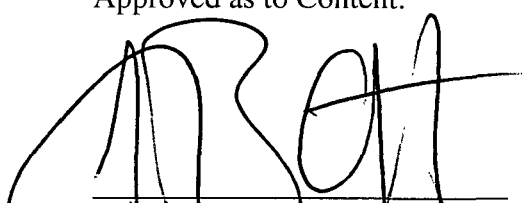


 SUSAN FENNELL- MAYOR



 LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:

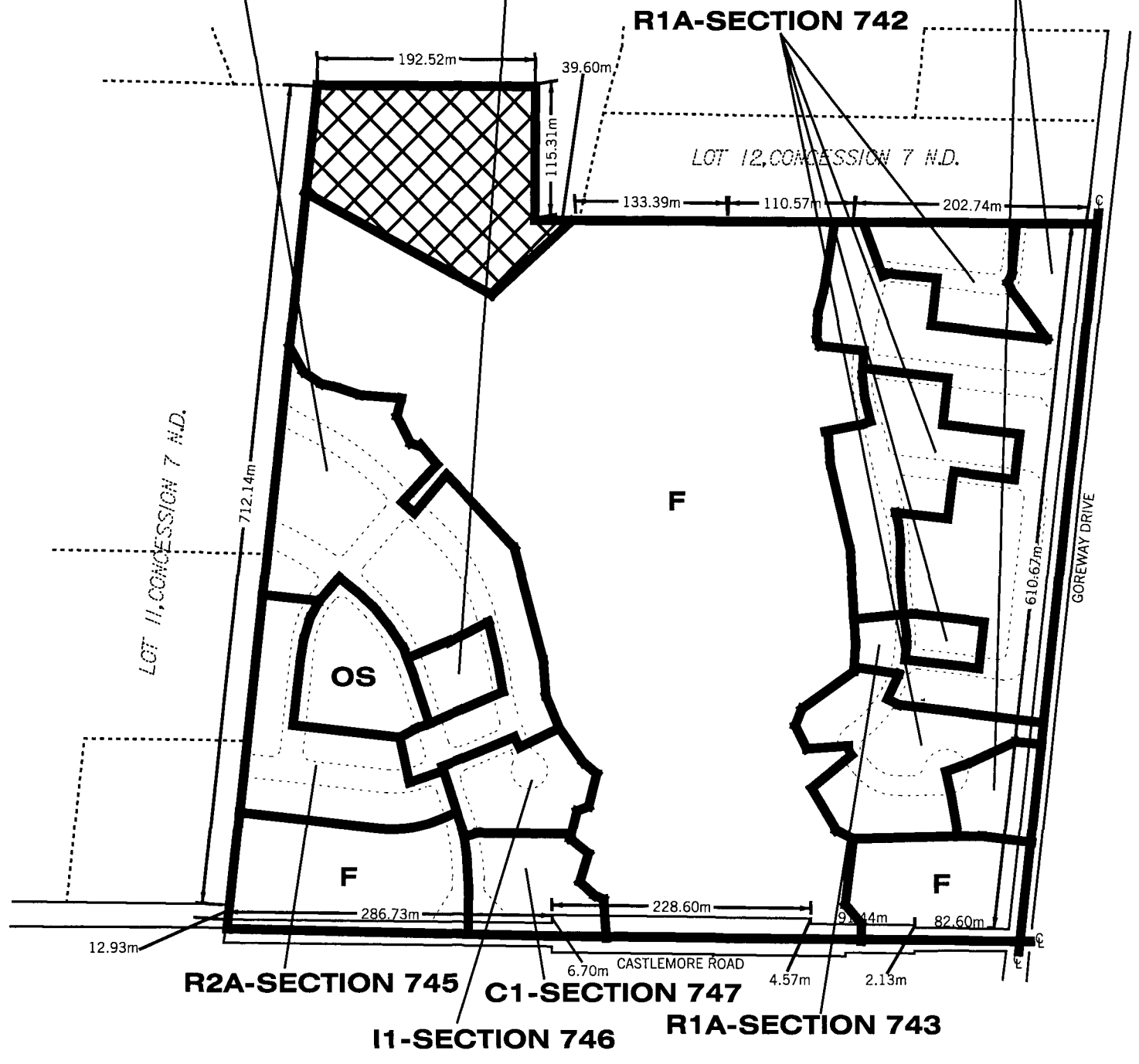


 John B. Corbett, MCIP, RPP
 Director, Planning and Land Development Services





APPROVED AS TO FORM
 LAW DEPT.
 BRAMPTON

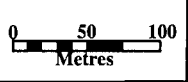
 DATE 12/1/02

R1C-SECTION 744 R1A-SECTION 741 R1A-SECTION 743



LEGEND

-  LANDS TO BE EXCLUDED FROM THIS BY-LAW
-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



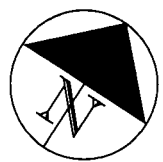
PART LOT 11, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 169-2002

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 10 04

Drawn by: CJK

File no. C7E11.5

Map no. 31-17H

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 169-2002 being a by-law to amend comprehensive zoning By-law 56-83 as amended – THE ESTATE OF J.E. COTTRELLE (File C7E11.5)

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 169-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 24th day of June, 2002.
3. Written notice of By-law 169-2002 as required by section 34(18) of the *Planning Act* was given on the 5th day of July, 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)
31st day of July, 2002)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**

I, L. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,
87-85, 125-85, 127-85, 264-85, 330-85,
35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,
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7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,
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3-2002, 4-2002, 35-2002, 48-2002, 51-2002, 52-2002, 71-2002, 105-2002, 123-2002, 169-2002


L. Mikulich
City Clerk
July 31st, 2002