



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 183-2003

To amend By-law 56-83, as amended

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

1. By-law 56-83, as amended, is hereby further amended:
  - (1) by changing, on Sheet 14 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL-SECTION 520 (A-SECTION 520) and RESIDENTIAL ESTATE TWO (RE2) to RESIDENTIAL SINGLE FAMILY C – SECTION 801 (R1C – SECTION 801), RESIDENTIAL SINGLE FAMILY C – SECTION 802 (R1C – SECTION 802), RESIDENTIAL SINGLE FAMILY C – SECTION 803 (R1C – SECTION 803), RESIDENTIAL SINGLE FAMILY A – SECTION 804 (R1A – SECTION 804), RESIDENTIAL SINGLE FAMILY A – SECTION 805 (R1A-SECTION 805), RESIDENTIAL SINGLE FAMILY A – SECTION 806 (R1A – SECTION 806), OPEN SPACE – SECTION 807 (OS – SECTION 807), and OPEN SPACE (OS).
  - (2) By adding thereto, the following sections;

“801 The lands designated R1C – Section 801 on Schedule A to this by-law:

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

801.2 shall be subject to the following requirements and restrictions:

    - 1) Minimum Lot Area: 344 square metres
    - 2) Minimum Lot Width:

Interior Lot: 13.5 metres  
Corner Lot: 15.3 metres
    - 3) Minimum Lot Depth: 25.5 metres

- 4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling
- 5) 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.
- 6) Minimum Exterior Side Yard Width:  
3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- 7) Minimum Interior Side Yard Width:  
0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- 8) Maximum Driveway Width:  
The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- 9) Maximum Garage Door Width:
  - a) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.5 metres;
  - b) The garage door width restriction does not apply to the garage door facing the flankage lot line;
  - c) The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot;
  - d) These restrictions shall not apply for lots having a lot width greater than 16.0 metres.
- 10) Maximum Garage Projection:
  - a) For lots less than 15 metres in width no garage shall project into the front yard more than 2.5 metres beyond a porch or front wall of a dwelling;
  - b) For lots 15 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- 11) Maximum Porch Encroachment:  
Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

801.3 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 801.2.

802 The lands designated RIC – Section 802 on Schedule A to this by-law:

802.1 shall only be used for purposes permitted in an RIC zone.

802.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 550 square metres
- 2) Minimum Lot Width:  
Interior Lot: 16.7 metres  
Corner Lot: 18.5 metres
- 3) Minimum Lot Depth: 33 metres
- 4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling.
- 5) 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.
- 6) Minimum Exterior Side Yard Width:  
3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- 7) Minimum Interior Side Yard Width:  
0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- 8) Maximum Driveway Width:  
The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.
- 9) 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.

## 10) Maximum Porch Encroachment:

Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

802.3 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 802.2.

803 The lands designated R1C – Section 803 on Schedule A to this by-law:

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

803.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 390 square metres

2) Minimum Lot Width:

Interior Lot: 13.0 metres

Corner Lot: 14.8 metres

3) Minimum Lot Depth: 30 metres

4) Minimum Front Yard Depth:

4.5 metres to the front wall of a dwelling.

5) Minimum Rear Yard Depth: 7.5 metres

6) Minimum Exterior Side Yard Width:

3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

7) Minimum Interior Side Yard Width:

a) For lots less than 15.0 metres in width, 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

b) For lots 15.0 metres or greater in width, 1.2 metres.

8) Maximum Driveway Width:

The maximum driveway width shall be 6.6 metres, but in no case shall the driveway width exceed the outside width of the garage.

## 9) Maximum Garage Door Width:

- a) The maximum garage door width shall be 5.5 metres on a lot having a lot width less than 16.0 metres but greater than or equal to 13.0 metres;
- b) The garage door width restriction does not apply to the garage door facing the flankage lot line;
- c) The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width;
- d) These restrictions shall not apply for lots having a lot width greater than 16.0 metres.

## 10) Maximum Garage Projection:

- a) For lots less than 15.0 metres in width, no garage shall project into the front yard more than 2.5 metres beyond a porch or the front wall of a dwelling;
- b) For lots 15.0 metres or greater in width, no garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.

## 11) Maximum Porch Encroachment:

Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

803.3 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 803.2.

804 The lands designated R1A – Section 804 on Schedule A to this by-law:

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

804.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 590 square metres
- 2) Minimum Lot Width:
  - Interior Lot: 18.0 metres
  - Corner Lot: 19.8 metres
- 3) Minimum Lot Depth: 33 metres
- 4) Minimum Front Yard Depth:
  - 4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth: 7.5 metres

## 6) Minimum Exterior Side Yard Width:

3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.

## 7) Minimum Interior Side Yard Width:

1.2 metres for the first storey and 1.5 metres for the second storey.

## 8) Maximum Driveway Width:

The maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.

## 9) Maximum Garage Projection:

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

## 10) Maximum Porch Encroachment:

Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

## 11) Setback to OS-807 Zone:

Notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure or swimming pool from any lot line abutting an OS – Section 807 zone shall be 10 metres.

804.3 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 804.2.

805 The lands designated R1A – Section 805 on Schedule A to this by-law:

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

805.2 shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 690 square metres

2) Minimum Lot Width:

Interior Lot: 21.0 metres

Corner Lot: 22.8 metres

3) Minimum Lot Depth: 33 metres

- 4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth: 7.5 metres
- 6) Minimum Exterior Side Yard Width:  
3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- 7) Minimum Interior Side Yard Width:  
1.5 metres for the first storey and 1.8 metres for the second storey.
- 8) Maximum Driveway Width:  
The maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- 9) Maximum Garage Projection:  
No garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- 10) Maximum Porch Encroachment:  
Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.
- 11) Setback to OS-Section 807 Zone:  
Notwithstanding any other setback provision to the contrary, the minimum setback for any building, structure, or swimming pool from any lot line abutting an OS – Section 807 zone shall be 10 metres.

805.3 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 805.2.

806 The lands designated R1A – Section 806 on Schedule A to this by-law:

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

806.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 892 square metres
- 2) Minimum Lot Width:
  - Interior Lot: 21.0 metres
  - Corner Lot: 22.8 metres

- 3) Minimum Lot Depth: 42.5 metres
- 4) Minimum Front Yard Depth:  
4.5 metres to the front wall of a dwelling.
- 5) Minimum Rear Yard Depth: 7.5 metres
- 6) Minimum Exterior Side Yard Width:  
3.0 metres, except where a garage faces the exterior lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- 7) Minimum Interior Side Yard Width:  
1.5 metres for the first storey and 1.8 metres for the second storey.
- 8) Maximum Driveway Width:  
The maximum driveway width shall be 9.0 metres, but in no case shall the driveway width exceed the outside width of the garage.
- 9) Maximum Garage Projection:  
No garage shall project into the front yard more than 1.5 metres beyond a porch or the front wall of a dwelling.
- 10) Maximum Porch Encroachment:  
Where the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

806.3 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 806.2.

807 The lands designated OS-Section 807 on Schedule A to this by-law:

807.1 shall only be used for the following purposes:

- a) flood and erosion control;
- b) conservation area or purpose;
- c) purpose accessory to the other permitted purposes;

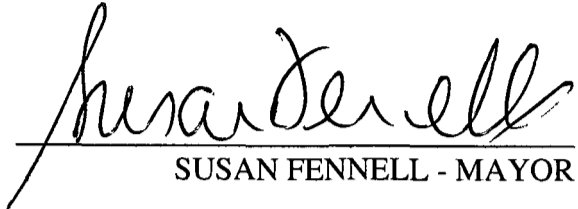
807.2 shall be subject to the following requirements and restrictions:

- 1) No person shall within an OS-Section 807 zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

807.3 shall also be subject to the requirements and restrictions relating to the OS zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 807.2.”





READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 23<sup>rd</sup> day of June 2003.

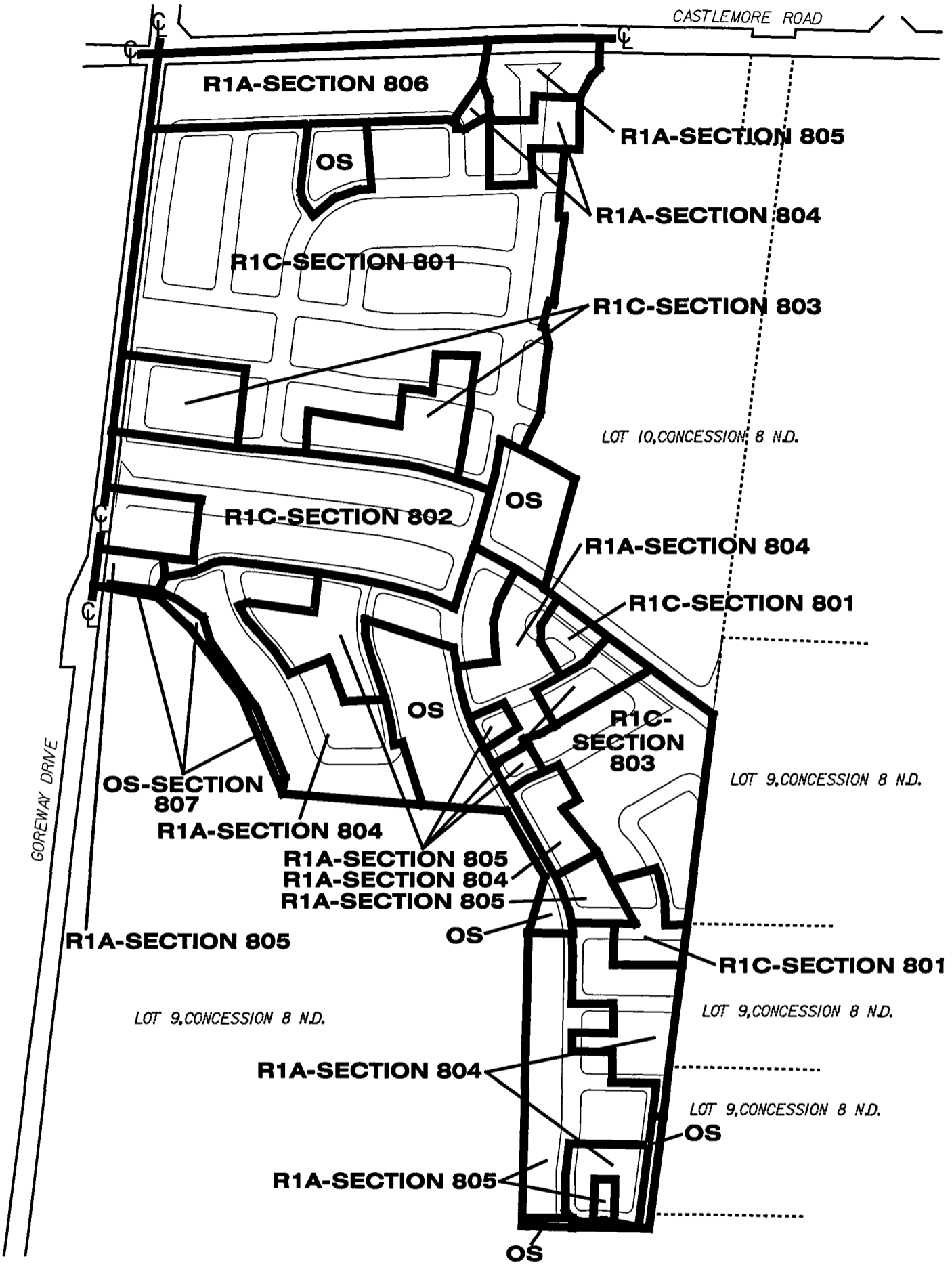
  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:

  
John B. Corbett, M.C.A.P., R.P.P.  
Director, Planning and Land Development Services

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 6/24/03



LEGEND



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



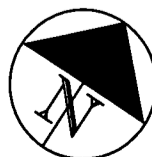
**PART LOT 9+10, CONCESSION 8 N.D.**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 183-2003**

**Schedule A**



**CITY OF BRAMPTON**  
 Planning, Design and Development

Date: 2003 05 27

Drawn by: CJK

File no. C8E10.2

Map no. 50-14P

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

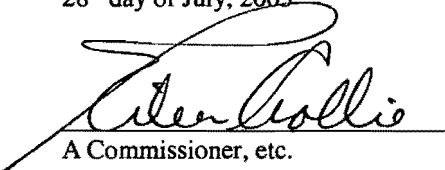
AND IN THE MATTER OF the City of Brampton By-law 183-2003  
being a by-law to amend Comprehensive Zoning By-law 56-83 as amended  
(Highspring Estates Inc.) File C8E10.2


DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO  
SOLEMLY 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 183-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 23<sup>rd</sup> day of June, 2003.
3. Written notice of By-law 183-2003 as required by section 34(18) of the *Planning Act* was given on the 4<sup>th</sup> day of July, 2003, 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 )  
28<sup>th</sup> day of July, 2003 )

  
A Commissioner, etc.

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