



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 184-2000

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

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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) to RESIDENTIAL SINGLE FAMILY A- SECTION 711 (R1A-SECTION 711), RESIDENTIAL SINGLE FAMILY A- SECTION 712 (R1A-SECTION 712), RESIDENTIAL SINGLE FAMILY A- SECTION 713 (R1A-SECTION 713), RESIDENTIAL SINGLE FAMILY A- SECTION 714 (R1A-SECTION 714), RESIDENTIAL SINGLE FAMILY A- SECTION 715 (R1A-SECTION 715), RESIDENTIAL SINGLE FAMILY A- SECTION 716 (R1A-SECTION 716), OPEN SPACE (OS), FLOODPLAIN (F) and COMMERCIAL ONE – SECTION 717 (C1-SECTION 717).

(2) By adding thereto, the following sections:

"711 The lands designated R1A- Section 711 on Sheet 7 of Schedule A to this by-law:

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

711.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 330 square metres

(b) Minimum Lot Width:

Interior Lot: 13.75 metres.

Corner Lot: 15.55 metres.

(c) Minimum Lot Depth: 0 metres.

- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) 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.
- (f) Minimum Rear Yard Depth: 7.5 metres.

The rear yard depth 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.

- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) 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;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space:
  - 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) Where a lot has a width greater than 13.5 metres and 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.

711.3 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 711.2.”

"712 The lands designated R1A- Section 712 on Sheet 7 of Schedule A to this by-law:

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

712.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres

(b) Minimum Lot Width:

Interior Lot: 13.75 metres.

Corner Lot: 15.55 metres.

(c) Minimum Lot Depth: 0 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

(e) 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.

(f) Minimum Rear Yard Depth: 10 metres.

(g) Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) 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;

(c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(h) Minimum Landscaped Open Space:

-45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

(i) Where a lot has a width greater than 13.5 metres and 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.

712.3 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 712.2.”

"713 The lands designated R1A- Section 713 on Sheet 7 of Schedule A to this by-law:

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

713.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 330 square metres
- (b) Minimum Lot Width:
  - Interior Lot: 16.80 metres.
  - Corner Lot: 18.60 metres.
- (c) Minimum Lot Depth: 0 metres.
- (d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.
- (e) 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.
- (f) Minimum Rear Yard Depth: 7.5 metres.

The rear yard depth 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.

- (g) Minimum Interior Side Yard Width:
  - (a) 1.2 metres on one side and 0.6 metres on the other side;
  - (b) 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;
  - (c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (h) Minimum Landscaped Open Space:
  - 45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.
- (i) Where a lot has a width greater than 13.5 metres and 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.

713.3 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 713.2.”

"714 The lands designated R1A- Section 714 on Sheet 7 of Schedule A to this by-law:

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

714.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 330 square metres

(b) Minimum Lot Width:

Interior Lot: 16.80 metres.

Corner Lot: 18.60 metres.

(c) Minimum Lot Depth: 0 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

(e) 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.

(f) Minimum Rear Yard Depth: 10 metres.

The rear yard depth 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.

(g) Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) 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;

(c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(h) Minimum Landscaped Open Space:

-45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

(i) Where a lot has a width greater than 13.5 metres and 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.

714.3 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 714.2.”

"715 The lands designated R1A- Section 715 on Sheet 7 of Schedule A to this by-law:

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

715.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 330 square metres

(b) Minimum Lot Width:

Interior Lot: 18.3 metres.

Corner Lot: 20.1 metres.

(c) Minimum Lot Depth: 0 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

(e) 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.

(f) Minimum Rear Yard Depth: 7.5 metres.

The rear yard depth 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.

(g) Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) 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;

(c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(h) Minimum Landscaped Open Space:

-45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

(i) Where a lot has a width greater than 13.5 metres and 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.

715.3 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 715.2.”

"716 The lands designated R1A- Section 716 on Sheet 7 of Schedule A to this by-law:

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

716.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 330 square metres

(b) Minimum Lot Width:

Interior Lot: 18.3 metres.

Corner Lot: 20.1 metres.

(c) Minimum Lot Depth: 0 metres.

(d) Minimum Front Yard Depth: 6.0 metres to the front of a garage and 4.5 metres to the front wall of a dwelling.

(e) 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.

(f) Minimum Rear Yard Depth: 10 metres.

(g) Minimum Interior Side Yard Width:

(a) 1.2 metres on one side and 0.6 metres on the other side;

(b) 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;

(c) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(h) Minimum Landscaped Open Space:

-45% of the minimum front yard area, and 35% of the minimum front yard area if the extension of the side lot lines toward the front lot line results in an angle of less than 75 degrees at the front lot line.

(i) Where a lot has a width greater than 13.5 metres and 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.

716.3 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 716.2.

717 The lands designated C1-Section 717 on Sheet 7 of Schedule A of this by-law:

717.1 shall only be used for the following purposes:

- (a) a fast food restaurant;
- (b) the purposes permitted in Section 22.1.1

717.2 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: 36 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 R1A-Section 711 and an R1A-Section 713 zone.
- (j) Maximum Gross Leasable Floor Area- 1,400 square metres.

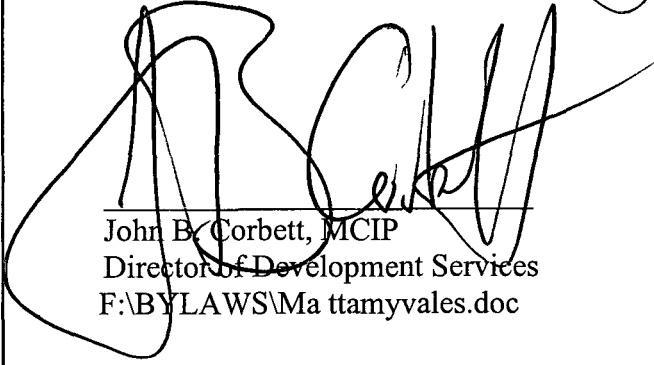
717.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 717.2.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this **11th** day of **Sept.**, 2000.

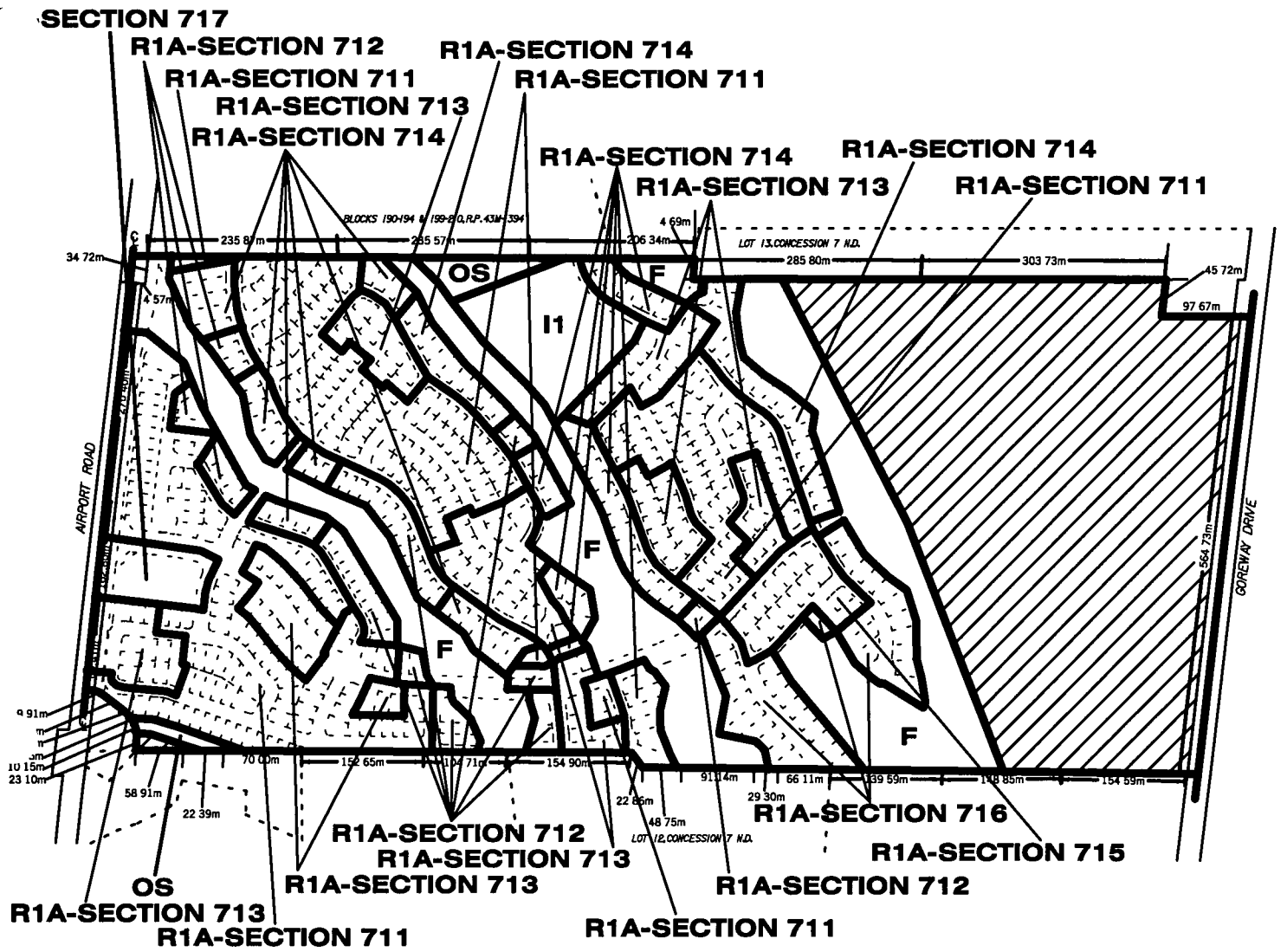
  
PETER ROBERTSON- MAYOR

  
LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:

  
John B. Corbett, MCIP  
Director of Development Services  
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APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 08/24/00



**LEGEND**



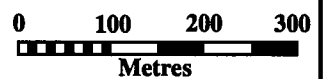
LANDS TO BE EXCLUDED FROM THIS BY-LAW ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



METRES



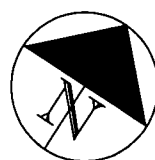
**PART LOT 13, CONCESSION 7 N.D.**

**BY-LAW** 56-83

**SCHEDULE A**

**By-Law** 184-2000

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 08 30

Drawn by: CJK

File no. C7E13.3

Map no. 31-10H

(no appeal)

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 17 and 34:

AND IN THE MATTER OF the City of Brampton  
By-law 184-2000 being a by-law to amend  
Comprehensive Zoning By-law 56-83, as amended  
(VALES OF CASTLEMORE (SOUTH) – File  
C7E13.3)

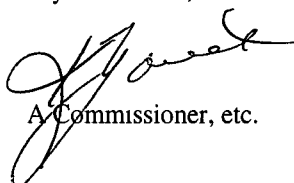
DECLARATION

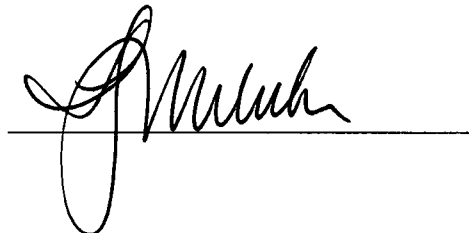
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY  
DECLARE THAT.

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 183-2000 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11<sup>th</sup> day of September, 2000, to adopt Amendment Number OP93-145 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 11<sup>th</sup> day of September, 2000.
4. By-law 184-2000 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11<sup>th</sup> day of September, 2000.
5. Written notice of By-law 183-2000 as required by section 17(23) and By-law 18402999 as required by section 34(18) of the *Planning Act* was given on the (date), in the manner and in the form and to the persons and agencies prescribed by the Planning Act, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the Planning Act requirements including regulations for notice.
8. OP93-145 is deemed to have come into effect on the 11<sup>th</sup> day of October, 2000, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

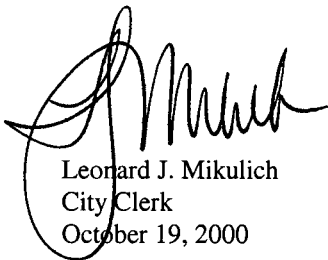
DECLARED before me at the  
City of Brampton in the  
Region of Peel this 19<sup>th</sup>  
day of October, 2000

  
A Commissioner, etc.



I, Leonard J. 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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43-2000, 51-2000, 115-2000, 116-2000, 128-2000, 130-2000, 168-2000, 177-2000, 181-2000,  
182-2000, 184-2000



Leonard J. Mikulich  
City Clerk  
October 19, 2000