



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 196-2002

To amend By-law 151-88, as amended

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 6C of Schedule 'A' thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from OPEN SPACE (OS), RESIDENTIAL SINGLE FAMILY C – SECTION 791 (R1C – SECTION 791), RESIDENTIAL SINGLE FAMILY C (HOLDING)– SECTION 792 (R1C (H)– SECTION 792), RESIDENTIAL SINGLE FAMILY D HOLDING– SECTION 793 (R1D (H) – SECTION 793), RESIDENTIAL STREET TOWNHOUSE B – SECTION 794 (R3B – SECTION 794), RESIDENTIAL STREET TOWNHOUSE B (HOLDING) – SECTION 795 (R3B (H) – SECTION 795), RESIDENTIAL SINGLE FAMILY C HOLDING – SECTION 796 (R1C (H) – SECTION 796), RESIDENTIAL SINGLE FAMILY D – SECTION 797 (R1D – SECTION 797), RESIDENTIAL SINGLE FAMILY C – SECTION 798 (R1C – SECTION 798), and INDUSTRIAL TWO (M2) to RESIDENTIAL SINGLE FAMILY C – SECTION 791 (R1C – SECTION 791), RESIDENTIAL SINGLE FAMILY C – SECTION 792 (R1C – SECTION 792), RESIDENTIAL SINGLE FAMILY C – SECTION 793 (R1C – SECTION 793), RESIDENTIAL SINGLE FAMILY C –SECTION 794 (R1C – SECTION 794), RESIDENTIAL SINGLE FAMILY C – SECTION 795 (R1C – SECTION 795), RESIDENTIAL SINGLE FAMILY C - SECTION 796 (R1C – SECTION 796), RESIDENTIAL SINGLE FAMILY C - SECTION 797 (R1C – SECTION 797) and OPEN SPACE (OS).
 - (2) by deleting and replacing thereto, the following sections:

“791 The lands designated R1C – SECTION 791 on Sheet 6C of Schedule A to this by-law:

791.1 shall only be used for the purposes permitted in a R1C zone.

791.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 375 square metres
- (2) Minimum Lot Width:
Interior Lot: 12.5 metres
Corner Lot: 14.3 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 Rear Yard Depth:
 - a) 11 metres, where the rear lot line is adjacent to Hurontario Street.
 - b) 7.5 metres, where the rear lot line is not adjacent to Hurontario Street.
- (6) 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
- (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) 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 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 the flankage lot line;
- d) 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.

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

791.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 791.2.

792 The lands designated RIC – SECTION 792 on Sheet 6C of Schedule A to this by-law:

792.1 shall only be used for the purposes permitted in a RIC zone.

792.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 425 square metres

(2) Minimum Lot Width:

Interior Lot: 12.5 metres

Corner Lot: 14.3 metres

(3) Minimum Lot Depth: 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 Rear Yard Depth:

a) 10.8 metres, where the rear lot line is adjacent to Wanless Drive;

- b) 7.5 metres where the rear lot line is not adjacent to Wanless Drive
- (6) 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
- (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) 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 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 the flankage lot line;
 - d) 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.
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling

- 792.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 792.2.
- 793 The lands designated RIC – SECTION 793 on Sheet 6C of Schedule A to this by-law:
- 793.1 shall only be used for the purposes permitted in a RIC zone.
- 793.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 342 square metres
 - (2) Minimum Lot Width:
Interior Lot: 13.7 metres
Corner Lot: 15.5 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 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 side 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) 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 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 the flankage lot line;
- d) 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.

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

793.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 793.2.”

794 The lands designated RIC – SECTION 794 on Sheet 6C of Schedule A to this by-law:

794.1 shall only be used for the purposes permitted in a RIC zone.

794.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 463.6 square metres

(2) Minimum Lot Width:

Interior Lot: 12.2 metres

Corner Lot: 14.0 metres

(3) Minimum Lot Depth:

- a) 30 metres

- b) 24 metres, in the case of a corner lot, where the rear lot line is adjacent to Wanless Drive.

(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 Rear Yard Depth:

- a) 8.9 metres, where the rear lot line abuts the east limit of the Canadian Pacific Railway right-of-way;
- b) 10.8 metres, where the rear lot line is adjacent to Wanless Drive;
- c) 7.5 metres, in all other cases, 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 side lot line the minimum setback to the front of the garage shall be 6.0 metres

(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) 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 the flankage lot line;
- d) 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.

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

794.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 794.2.

795 The lands designated RIC – SECTION 795 on Sheet 6C of Schedule A to this by-law:

795.1 shall only be used for the purposes permitted in a RIC zone.

795.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 341.6 square metres

(2) Minimum Lot Width:

Interior Lot: 12.2 metres

Corner Lot: 14.0 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 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 side 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) 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 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 the flankage lot line;
- d) 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.

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

795.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 795.2.

796 The lands designated RIC – SECTION 796 on Sheet 6C of Schedule A to this by-law:

796.1 shall only be used for the purposes permitted in a RIC zone.

796.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 312.5 square metres
- (2) Minimum Lot Width:
 - Interior Lot: 12.5 metres
 - Corner Lot: 14.3 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 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 side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (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;
 - 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 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.
- d) 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 be 0.9 metres if the lot width is greater than or equal to 11.0 metres more than the maximum 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.

796.3 shall also be subject to the requirements and restrictions of the RIC zone and all the general provisions of this by-law which are not in conflict with those in Section 796.2.

797 The lands designated RIC – SECTION 797 on Sheet 6C of Schedule A to this by-law:

797.1 shall only be used for the purposes permitted in a RIC zone.

797.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 312.5 square metres

(2) Minimum Lot Width:

Interior Lot: 12.5 metres

Corner Lot: 14.3 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 Rear Yard Depth:

7.5 metres which may be reduced to a minimum of 6.0 metres

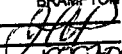
provided that the area of the rear yard is at least 25% of the minimum required lot area.

- (6) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (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; .
 - 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 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.
 - 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 be 0.9 metres more than the maximum 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.


797.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in Section 797.2.”

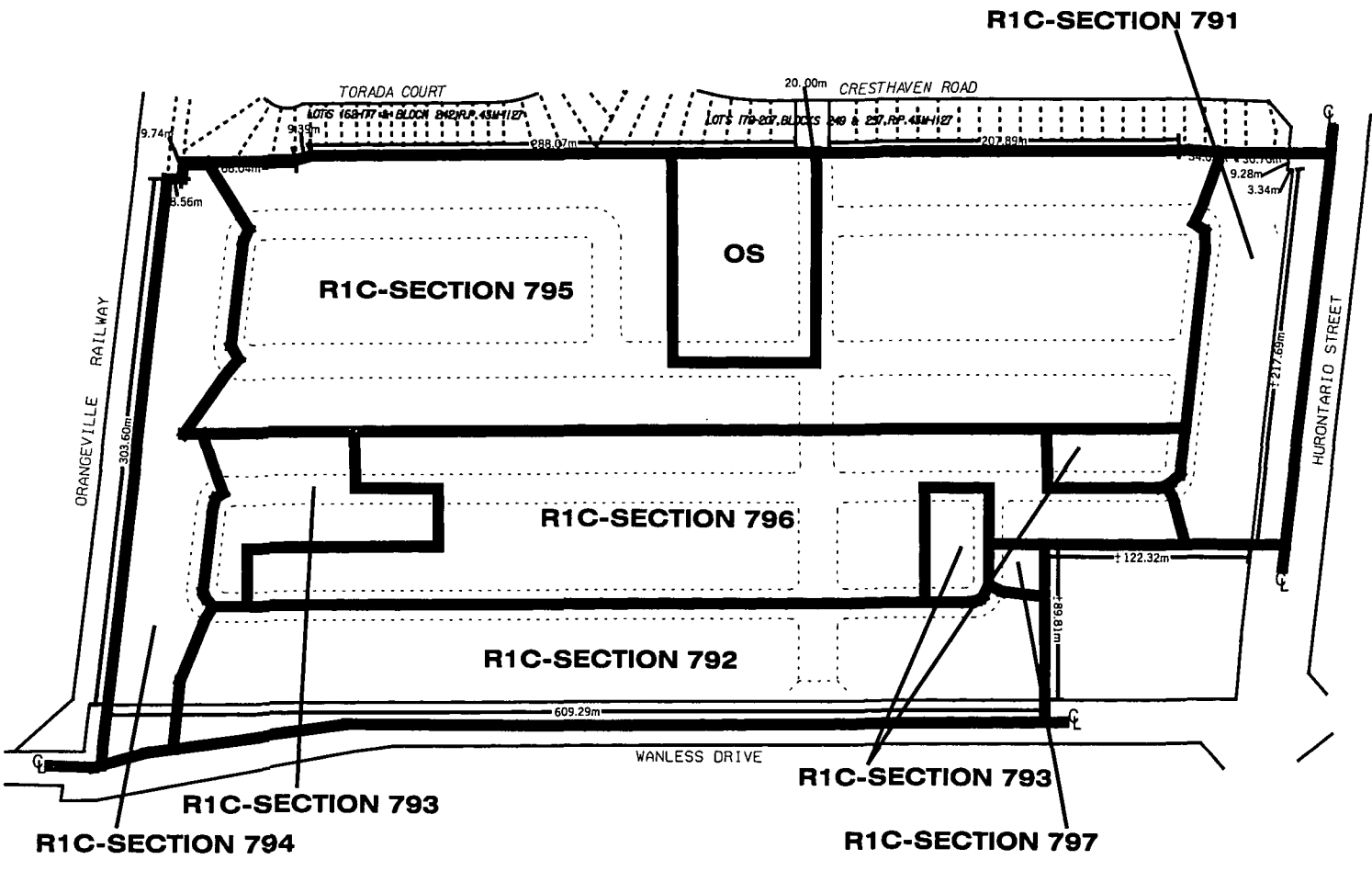
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 17th day of July 2002.


SUSAN FENNELL - MAYOR




APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 8/2/02

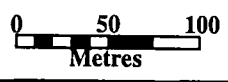

~~LEONARD J. MIKULICH - CITY CLERK~~


Approved as to Content
John B. Corbett, M.C.I.P., R.P.P.
Director of Planning and Land Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



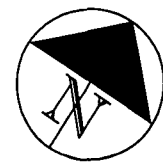
PART LOT 16, CONCESSION 1 W.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 196-2002

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2002 06 30

Drawn by: CJK

File no. C1W16.16

Map no 6-35L

(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 196-2002 being a by-law to amend comprehensive zoning By-law 151-88, as amended (**WANLESS LANDS INC. AND BRAMPTON NORTH THREE LIMITED (File C1W16.16)**).

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 196-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 17TH day of July, 2002.
3. Written notice of By-law 196-2002 as required by section 34(18) of the *Planning Act* was given on the 25th 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)
16th day of August, 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.**