



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 211-98

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 designations of the lands shown outlined on Schedule "A" to this by-law from INDUSTRIAL FOUR A HOLDING – SECTION 208 (M4A(H) – SECTION 208) and INDUSTRIAL FOUR A HOLDING – SECTION 209 (SPECIAL RESERVE) (M4A(H) – SECTION 209 (SPECIAL RESERVE)) to RESIDENTIAL SINGLE FAMILY C – SECTION 907 (R1C – SECTION 907), RESIDENTIAL SINGLE FAMILY C – SECTION 823 (R1C – SECTION 823), RESIDENTIAL SINGLE FAMILY D – SECTION 882 (R1D – SECTION 882), RESIDENTIAL SINGLE FAMILY D – SECTION 883 (R1D – SECTION 883), RESIDENTIAL TWO FAMILY A – SECTION 884 (R2A – SECTION 884), and RESIDENTIAL TOWNHOUSE – SECTION 885 (R3A – SECTION 885).
  - (2) by adding thereto the following sections:

"907            The lands designated R1C - SECTION 907 on Sheet 24C of Schedule A to this by-law:

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

907.2 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth: 4.5 metres

(2) Minimum Interior Side Yard Width:

- 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
- 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

(3) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

907.3 shall also be subject to the requirements and restrictions relating to the R1C zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 907.2.

823 The lands designated R1C - SECTION 823 on Sheet 24C of Schedule A to this by-law:

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

823.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 324 square metres  
Corner Lot – 405 square metres
- (2) Minimum Lot Depth: 27 metres
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
  - 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
- (4) Minimum Front Yard Depth: 4.5 metres
- (5) Minimum Rear Yard Depth: 6 metres
- (6) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

823.3 shall also be subject to the requirements and restrictions relating to the R1C zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 823.2.

882. The lands designated R1D - SECTION 882 on Sheet 24C of Schedule A to this by-law:

882.1 shall only be used for the purposes permitted in the R1D zone.

882.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot – 225 square metres  
Corner Lot – 300 square metres

- (2) Minimum Lot Depth: 25 metres
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
  - 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
- (4) Minimum Rear Yard Depth: 6 metres
- (5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- (6) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

882.3 shall also be subject to the requirements and restrictions relating to the R1D zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 882.2.

883. The lands designated R1D - SECTION 883 on Sheet 24C of Schedule A to this by-law:

883.1 shall only be used for the purposes permitted in the R1D zone.

883.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior Lot – 342 square metres  
Corner Lot – 456 square metres
- (2) Minimum Lot Depth: 38 metres
- (3) Minimum Interior Side Yard Width:
  - 1.2 metres on one side and 0.6 metres on the other side, with the distance between detached buildings not to be less than 1.8 metres
  - 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
- (4) Minimum Rear Yard Depth: 15 metres
- (5) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres; and
- (6) where an interior lot has a portion of a garage located 3 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.

883.3 shall also be subject to the requirements and restrictions relating to the R1D zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 882.2.

884. The lands designated R2A - SECTION 884 on Sheet 24C of Schedule A to this by-law:

884.1 shall only be used for the purposes permitted in the R2A zone.

884.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

Interior Lot – 350 square metres per lot, and 175 square metres per dwelling unit

Corner Lot – 400 square metres per lot and 225 square metres for the dwelling unit closest to the flankage lot line

(2) Minimum Lot Width:

Interior Lot – 14 metres, and 7 metres per dwelling unit

Corner Lot – 16 metres, and 9 metres for the dwelling closest to the flankage lot line

(3) Minimum Lot Depth: 25 metres

(4) Minimum Front Yard Depth: 4.5 metres

(5) Minimum Interior Side Yard Width:

1.2 metres, except that where the common wall of semi-detached dwelling units coincide with a side lot line, the side yard may be zero

(6) Minimum Rear Yard Depth: 6 metres

(7) where a garage faces a front or side lot line, the minimum setback to the front of the garage shall be 6 metres.

884.3 shall also be subject to the requirements and restrictions relating to the R2A zone, and all of the general provisions of this by-law which are not in conflict with the ones set out in section 884.2.

885. The lands designated R3A - SECTION 885 on Sheet 24C of Schedule A to this by-law:

885.1 shall only be used for the purposes permitted in the R3A zone.

885.2 shall be subject to the following requirements and restrictions:

(1). Minimum Lot Area:

230 square metres per dwelling unit

(2) Minimum Lot Width:

Interior Lot - 30 metres

Corner Lot - 33 metres

(3) Minimum Lot Depth: 30 metres

(4) Yard Setbacks:

3 metres, but 6 metres to the front of a garage, 4.5 metres to the building wall where the front entrance to a dwelling unit is located

(5) Separation of Buildings:

2.4 metres

(6) Minimum Landscape Open Space:

40%, including a 3 metre wide landscaped area abutting public roads except at approved driveway locations

(7) Coverage by Principle Building:

None

(8) the maximum number of dwelling units which may be attached shall not exceed 8; and

(9) for a townhouse dwelling unit, a minimum amenity area of 6 metres by the width of the townhouse dwelling unit shall be provided abutting each dwelling unit.

885.3 shall also be subject to the requirements and restrictions relating to the R3A zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 885.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 28th day of Sept. 1998.



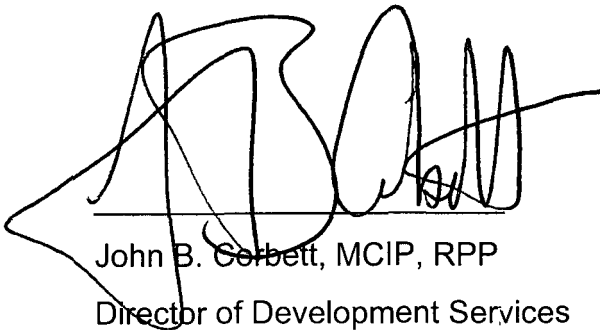
PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

APPROVED  
AS TO FORM  
DATE 230/98

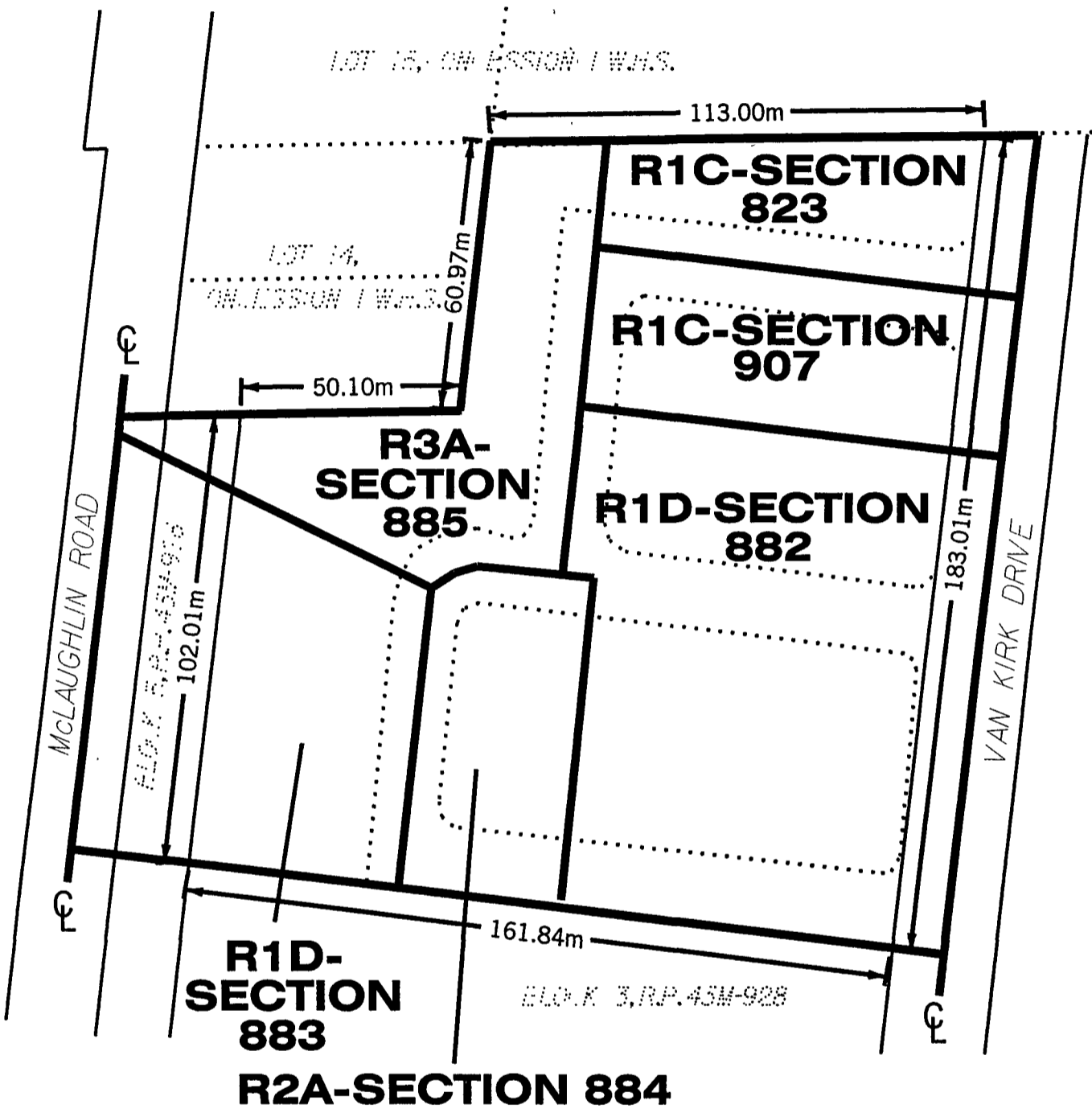
Approved as to Content:






John B. Corbett, MCIP, RPP  
Director of Development Services

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**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



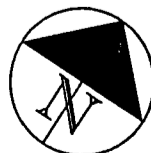
**PART LOT 14, CONCESSION 1 W.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 211-98**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1998 07 30

Drawn by: CJK

File no. C1W14.10

Map no. 24-73G

(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 211-98 being a by-law to amend  
comprehensive zoning By-law 151-88 as amended  
(MIA PROPERTIES LIMITED – File: C1W14.10)

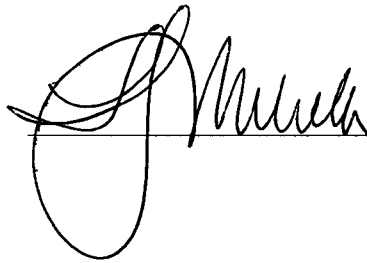
DECLARATION

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 211-98 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 28<sup>th</sup> day of September, 1998.
3. Written notice of By-law 211-98 as required by section 34(18) of the *Planning Act* was given on the 2<sup>nd</sup> day of October, 1998, 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 6<sup>th</sup> day of )  
November, 1998 )

  
A Commissioner, etc.

  
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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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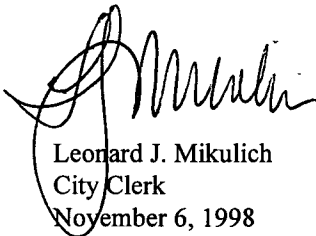
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250-94, 275-94

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,  
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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, 200-98,  
211-98, 212-98



Leonard J. Mikulich  
City Clerk  
November 6, 1998