



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 212-95

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 29 of Schedule "A" thereto, the land use designation of the lands outlined on Schedule "A" to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY C - SECTION 733 (R1C - SECTION 733), RESIDENTIAL SINGLE FAMILY D - SECTION 734 (R1D - SECTION 734), RESIDENTIAL SINGLE FAMILY C - SECTION 735 (R1C - SECTION 735), RESIDENTIAL TWO FAMILY A - SECTION 736 (R2A - SECTION 736), RESIDENTIAL TWO FAMILY A - SECTION 737 (R2A - SECTION 737), RESIDENTIAL TWO FAMILY B - SECTION 738 (R2B - SECTION 738), RESIDENTIAL APARTMENT A - SECTION 739 (R4A - SECTION 739), RESIDENTIAL APARTMENT A - SECTION 740 (R4A - SECTION 740), RESIDENTIAL APARTMENT B - SECTION 741 (R4B - SECTION 741), SERVICE COMMERCIAL - SECTION 742 (SC - SECTION 742), INSTITUTIONAL ONE - SECTION 743 (I1 - SECTION 743), INSTITUTIONAL ONE - SECTION 744 (I1 - SECTION 744), INSTITUTIONAL ONE (I1), INSTITUTIONAL TWO (I2), and OPEN SPACE (OS).
  - (2) by adding thereto the following sections:

"733            The lands designated R1C - Section 733  
on Sheet 29 of Schedule A to this by-law:

733.1           shall only be used for the purposes  
permitted in the R1C zone by section  
14.1.1.

733.2           shall be subject to the following  
requirements and restrictions:

- (1)    Minimum Front Yard Depth - 6.0  
metres to the garage, and 4.5  
metres to the front wall of the  
dwelling;
- (2)    where a garage faces a side lot  
line the minimum setback to the  
front of the garage shall be 6.0  
metres;
- (3)    the minimum width for a side yard  
flanking a public walkway or lands  
zoned OS shall be 1.2 metres,  
plus 0.6 metres for each additional  
storey above the first;
- (4)    a detached garage having a  
maximum gross floor area of 36  
square metres will be permitted;
- (5)    a private outdoor amenity area of  
a minimum of 80 square metres  
shall be provided;
- (6)    a detached garage shall be  
located no closer than 1.2 metres  
to any interior side or rear lot line;

- (7) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and
- (8) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

733.3 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 733.2.

734. The lands designated R1D - Section 734 on Sheet 29 of Schedule A to this by-law:

734.1 shall only be used for the purposes permitted in the R1D zone by section 15.1.1.

734.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;
- (2) the minimum interior side yard width shall be 1.2 metres on one side, and 0.6 metres on the other side, provided that:

- (a) the minimum width for a side yard flanking a public walkway or lands zoned OS shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;
  - (b) the side yard with the minimum width of 0.6 metres shall be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2 metres or greater in width;
  - (c) where the distance between the walls of two dwellings is less than 2.4 metres, no window below grade, or door will be permitted in any such wall;
  - (d) an attached garage shall not be closer than 1.2 metres to a side lot line; and
  - (e) where an interior side yard width is less than 0.9 metres, the distance that the structures listed in Table 6.12(b) of this by-law may project into the yard shall not exceed 35 centimetres;
- (3) where a garage faces a side lot line the minimum setback to the

front of the garage shall be 6 metres;

- (4) a detached garage having a maximum gross floor area of 36 square metres will be permitted;
- (5) a private outdoor amenity area of a minimum of 80 square metres shall be provided;
- (6) a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;
- (7) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side;
- (8) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback; and
- (9) for an interior lot where a portion of a garage is 3 metres, or closer to the front lot line than the front wall of the dwelling unit itself, the inside width of the garage shall not exceed 40 percent of the lot width.

734.3

shall also be subject to the requirements and restrictions relating to the R1D zone

and all the general provisions of this by-law which are not in conflict with the ones set out in section 734.2.

735           The lands designated R1C - Section 735 on Sheet 29 of Schedule A to this by-law:

735.1       shall only be used for the purposes permitted in the R1C zone by section 14.1.1.

735.2       shall be subject to the following requirements and restrictions:

(1)    Minimum Lot Area:

Interior Lot:	300 square metres
Corner Lot:	335 square metres

(2)    Minimum Lot Width:

Interior Lot:	13.7 metres
Corner Lot:	15.5 metres

(3)    Minimum Lot Depth: 22 metres

(4)    Minimum Front Yard Depth:

- (i)    to the dwelling - 4.5 metres
- (ii)   to the garage - 6.0 metres

(5)    Minimum Interior Side Yard Width:

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

than 1.8 metres

- (6) Minimum Exterior Side Yard  
Width:

- (i) to the dwelling - 3.0 metres
- (ii) to a facing garage - 6.0 metres

- (7) Minimum Rear Yard Depth:

6.0 metres

- (8) the minimum width for a side yard flanking a public walkway or lands zoned Open Space shall be 1.2 metres, plus 0.6 metres for each additional storey above the first;

- (9) a detached garage having a maximum gross floor area of 36 square metres will be permitted;

- (10) a private outdoor amenity area of a minimum of 80 square metres shall be provided;

- (11) a detached garage shall be located no closer than 1.2 metres to any interior side or rear lot line;

- (12) where a driveway leads to a detached garage in the rear yard, the dwelling unit shall have a minimum setback of 1.2 metres on one side and a minimum of 3.0 metres on the driveway side; and

- (13) a roofed porch having unenclosed

sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback.

735.3 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 735.2.

736 The lands designated R2A - Section 736 on Sheet 29 of Schedule A to this by-law:

736.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

736.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:  
Interior lot - 411 square metres  
Corner lot - 459 square metres
- (2) Minimum Lot Area Per Unit:  
  
180 square metres



(3) Minimum Lot Width:

Interior lot - 13.7 metres

Corner lot - 15.5 metres

(4) the minimum lot width per unit for every lot other than a corner lot shall be 6.1 metres;

(5) Minimum front yard depth - 6.0 metres to the garage, and 4.5 metres to the front wall of the dwelling;

(6) Minimum rear yard depth - 7.5 metres;

(7) Minimum interior side yard - 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except at common walls between units the side yard may be zero;

(8) Minimum exterior side yard - 3.0 metres;

(9) Maximum Building Height:

2 storeys above grade

(10) where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres;

- (11) a chimney, chimney breast, porch, uncovered platform, central air conditioning unit or heat pump is not permitted to encroach within the minimum 1.2 metre interior side yard;
- (12) maximum inside width of a garage shall be 4.5 metres provided:
  - (a) the adjoining unit garage has a maximum inside width of 3.2 metres;
  - (b) a maximum of 20 percent of the units on any given street may have garages with inside widths over 3.2 metres;
  - (c) notwithstanding 13(b) above, garages with doors no wider than 2.6 metres are excluded from the 20 percent calculation; and
- (13) a covered porch may encroach into the front yard setback by a maximum of 1.5 metres.

736.3 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 736.2.

737 The lands designated R2A - Section 737 on Sheet 29 of Schedule A to this by-law:

737.1 shall only be used for the following purposes:

- (1) a semi-detached dwelling;
- (2) an auxiliary group home, subject to the requirements set out in section 10.15; and
- (3) purposes accessory to the other permitted purposes.

737.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 400 square metres per lot and 200 square metres per dwelling unit

Corner Lot - 435 square metres per lot and 235 square metres for the dwelling unit closest to the flankage lot line

- (2) Minimum Lot Width:

Interior Lot - 18.3 metres and 9.15 metres per dwelling unit

Corner Lot - 20.1 metres and 10.9 metres for the dwelling unit closest to the flankage lot line

- (3) Minimum Lot Depth:

- 22 metres

(4) Minimum Front Yard Depth:

- 4.5 metres

(5) Minimum Interior Side Yard Width:

- 1.2 metres provided that when a lot abuts a public walkway or lands zoned OS, the side yard shall be 1.2 metres plus 0.6 metres for each additional storey above the first and except where a common wall of the dwelling units coincide with a side lot line, the side yard may be zero

(6) Minimum Exterior Side Yard Width:

- 3.0 metres

(7) Minimum Rear Yard Depth:

6.0 metres

(8) a detached garage or carport shall not be permitted;

(9) a roofed porch having unenclosed sides may project a maximum of 2.0 metres (including all overhangs, eaves and steps) into the required front yard and/or exterior side yard setback;

(10) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres; and

- (11) no accessory building shall have a gross floor area in excess of 5 square metres or be located in a front yard, an interior side yard or an exterior side yard.

737.3 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 737.2.

738 The lands designated R2B - Section 738 on Sheet 29 of Schedule A to this by-law:

738.1.1 shall only be used for the following purposes:

- (1) a quattroplex dwelling; and,
- (2) purposes accessory to the other permitted purposes.

738.1.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 800 square metres

Corner Lot - 920 square metres

- (2) Minimum Lot Width:

Interior Lot - 20 metres

Corner Lot - 23 metres

- (3) Minimum Lot Depth: 40 meters

(4) Minimum Front Yard Depth:

For a through lot or corner lot:

- (a) where the private outdoor amenity area is located in the front yard - 6.0 metres
- (b) where the dwelling unit is no more than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, - 3.0 metres
- (c) where the dwelling unit is greater than 1 storey in height and the private outdoor amenity area is located in the rear yard, interior side yard or exterior side yard, for that portion of the dwelling unit greater than 1 storey - 4.5 metres

For an interior lot where the private outdoor amenity area is located in the front yard - 16 metres

(5) Minimum Rear Yard Depth:

For an interior lot, or a corner lot - 4.5 metres for a one storey structure, and 6.0 metres for a two storey structure

For a through lot, or a corner lot bounded by three streets - zero

(6) Minimum Interior Side Yard:

For an interior lot:

- (a) for the two dwelling units  
closest to the front lot line -  
3.5 metres
- (b) for the two dwelling units  
closest to the rear lot line -  
1.8 metres

For a through lot or corner lot -  
1.8 metres

(7) Minimum Exterior Side Yard  
Width:

For an interior lot:

- (a) for the dwelling unit closest  
to the front lot line - 6.5  
metres
- (b) for the dwelling unit closest  
to the rear lot line - 4.8  
metres

For a through lot or corner lot -  
3.0 metres

(8) For a through lot or a corner lot,  
where a garage faces an exterior  
side yard or a front yard, the  
minimum setback to the front of  
the garage shall be 5.4 metres

(9) Maximum Building Height - 2  
storeys above grade

(10) Maximum Lot Coverage:

For an interior lot and a through lot - 50 percent

For a corner lot - 40 percent where a garage is attached to the dwelling and 36 percent where there is no garage

(11) each dwelling unit shall be provided with a minimum landscaped open space area suitable as a private outdoor amenity area;

(12) the private outdoor amenity area of every dwelling unit shall be enclosed by a visual screen consisting of screen fences having a minimum height of 1.8 metres and a maximum height of 2.0 metres. The fencing can be comprised of 1.2 metre high solid fence with lattice or trellis structure above;

(13) each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;

(14) a parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 metres and a minimum, unobstructed length of 5.4 metres;



- (15) the minimum width of a driveway shall be 2.75 metres and the maximum width shall be 5.5 metres;
- (16) the maximum number of driveways on a lot shall not exceed 4;
- (17) no driveway shall be located closer than 1.5 metres to another driveway for an interior lot, and no closer than 2.5 metres for a through lot or a corner lot;
- (18) no detached garages or carport shall be permitted;
- (19) no swimming pools shall be permitted;
- (20) no accessory building shall be permitted;
- (21) an externally accessible storage area, having a minimum gross floor area of 2.0 square metres, shall be incorporated into each dwelling unit as part of the dwelling unit design, if no garage is provided;
- (22) no person shall erect more than one quattroplex on one lot;
- (23) for an interior lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.5 metres into the side yard for the

dwelling units closest to the front lot line, and a maximum of 1.2 metres into the side yard for the dwelling units located closest to the rear lot line;

for a corner lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front, rear or exterior side yard setbacks; and

for a through lot, a roofed porch with unenclosed sides may project a maximum of 2.0 metres into the front yard, and a maximum of 1.2 metres into the interior or exterior side yard setbacks.

738.1.3 shall also be subject to the requirements and restrictions relating R2B Zone and all the general provisions of this by-law that are not in conflict with those set out in section 738.1.2.

738.2 For the purpose of section 738:

Private Outdoor Amenity Area shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 10.0 metres from the front lot line for an interior lot, and a minimum distance of 1.0 metres from any street line for a through lot or corner lot.

Interior Lot shall mean a quattroplex lot which has frontage on only one street.

Through Lot shall mean a quattroplex lot which has frontage on two parallel streets.

Corner Lot shall mean a quattroplex lot which has frontage on two or three streets, including a flankage street.

Dwelling, Quattroplex shall mean detached building containing four dwelling units arranged in a group so that either 1 or 2 main interior walls of each dwelling unit are attached to a main interior wall or walls of the abutting dwelling unit or units.

739. The lands designated R4A - Section 739 on Sheet 29 of Schedule A to this by-law:

739.1 shall only be used for the purposes permitted in the R4A zone by section 21.1.1.

739.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted; and
- (2) a landscaped area having a minimum width of 3 metres shall be provided abutting any road having a right-of-way greater than 20 metres.

739.3 shall also be subject to the requirements and restrictions relating R4A Zone and all

the general provisions of this by-law that are not in conflict with those set out in section 739.2.

740. The lands designated R4A - Section 740 on Sheet 29 of Schedule A to this by-law:

740.1 shall only be used for the following purposes:

- (1) the uses permitted in a R4A zone by section 21.1.1.; and
- (2) the uses permitted in a SC zone by section 33.1.1.

740.2 shall be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted;
- (2) the uses permitted in section 740.1(1) shall be located within 125 metres of Peter Robertson Boulevard;
- (3) the uses permitted in section 740.1(2) shall not be located within 125 metres of Peter Robertson Boulevard except where said uses are located within the ground floor of a building permitted by section 740.1(1);
- (4) the gross floor area of all buildings and structures used for office purposes shall not be less than 2,800 square metres and more than 8,000 square metres;

- (5) the gross floor area of all buildings and structures used for commercial purposes other than offices shall not be less than 200 square metres or more than 2,500 square metres;
- (6) a landscaped area having a minimum width of 3 metres shall be provided abutting any road;
- (7) all garbage and refuse containers shall be totally enclosed;
- (8) no outside storage or display of goods and materials shall be permitted;
- (9) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

740.3 shall also be subject to the requirements and restrictions relating R4A Zone and all the general provisions of this by-law that are not in conflict with those set out in section 740.2.

741. The lands designated R4B - Section 741 on Sheet 29 of Schedule A to this by-law:

741.1 shall only be used for the purposes permitted in the R4B zone by section 22.1.1.

741.2 shall also be subject to the following requirements and restrictions:

- (1) a maximum of 124 units per hectare shall be permitted; and
- (2) a landscaped area having a minimum width of 3 metres shall be provided abutting any road.

741.3 shall also be subject to the requirements and restrictions relating R4B Zone and all the general provisions of this by-law that are not in conflict with those set out in section 741.2.

742. The lands designated SC - Section 742 on Sheet 29 of Schedule A to this by-law:

742.1 shall only be used for those uses permitted in a SC zone by section 33.1.1.

742.2 shall also be subject to the following requirements and restrictions:

- (1) the gross floor area of all buildings and structures used for commercial purposes shall not be less than 5,800 square metres and more than 8,350 square metres;
- (2) a landscaped area having a minimum width of 6 metres shall be provided abutting Bovaird Drive and 3 metres abutting all other roads;
- (3) all garbage and refuse containers shall be totally enclosed;

- (4) no outside storage or display of goods and materials shall be permitted;
- (5) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building; and
- (6) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

742.3 shall also be subject to the requirements and restrictions relating to the SC 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 I1 - Section 743 on Sheet 29 of Schedule A to this by-law:

743.1 shall only be used for those purposes permitted by section 743.1(1), or the purposes permitted by section 743.1(2), but not both sections or not any combination of both sections on a lot:

- (1) either:
  - (a) a public or private school;
  - (b) a day nursery;
  - (c) a park, playground or recreation facility operated by a public authority; and

- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R1C - Section 735 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

743.2 shall also be subject to the following requirements and restrictions:

- (1) for those uses permitted in a R1C - Section 735 zone, the requirements and restrictions as set out in the R1C - Section 735 zone.

743.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law that are not in conflict with those set out in section 743.2.

744. The lands designated I1 - Section 744 on Sheet 29 of Schedule A to this by-law:

744.1 shall only be used for those purposes permitted by section 744.1(1), or the purposes permitted by section 744.1(2), but not both sections or not any combination of both sections on a lot:

(1) either:

- (a) a public or private school;



- (b) a day nursery;
- (c) a park, playground or recreation facility operated by a public authority; and
- (d) purposes accessory to the other permitted purposes.

(2) or:

- (a) those purposes permitted in a R1C - Section 733 zone; and
- (b) a park, playground or recreation facility operated by a public authority.

744.2 shall also be subject to the following requirements and restrictions:

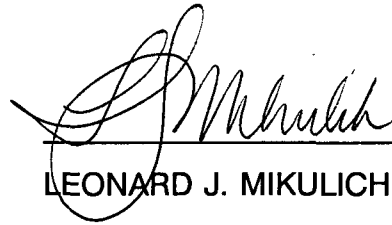
- (1) for those uses permitted in a R1C - Section 733 zone, the requirements and restrictions as set out in the R1C - Section 733 zone.

744.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law that are not in conflict with those set out in section 744.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of November, 1995.

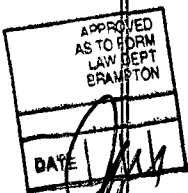


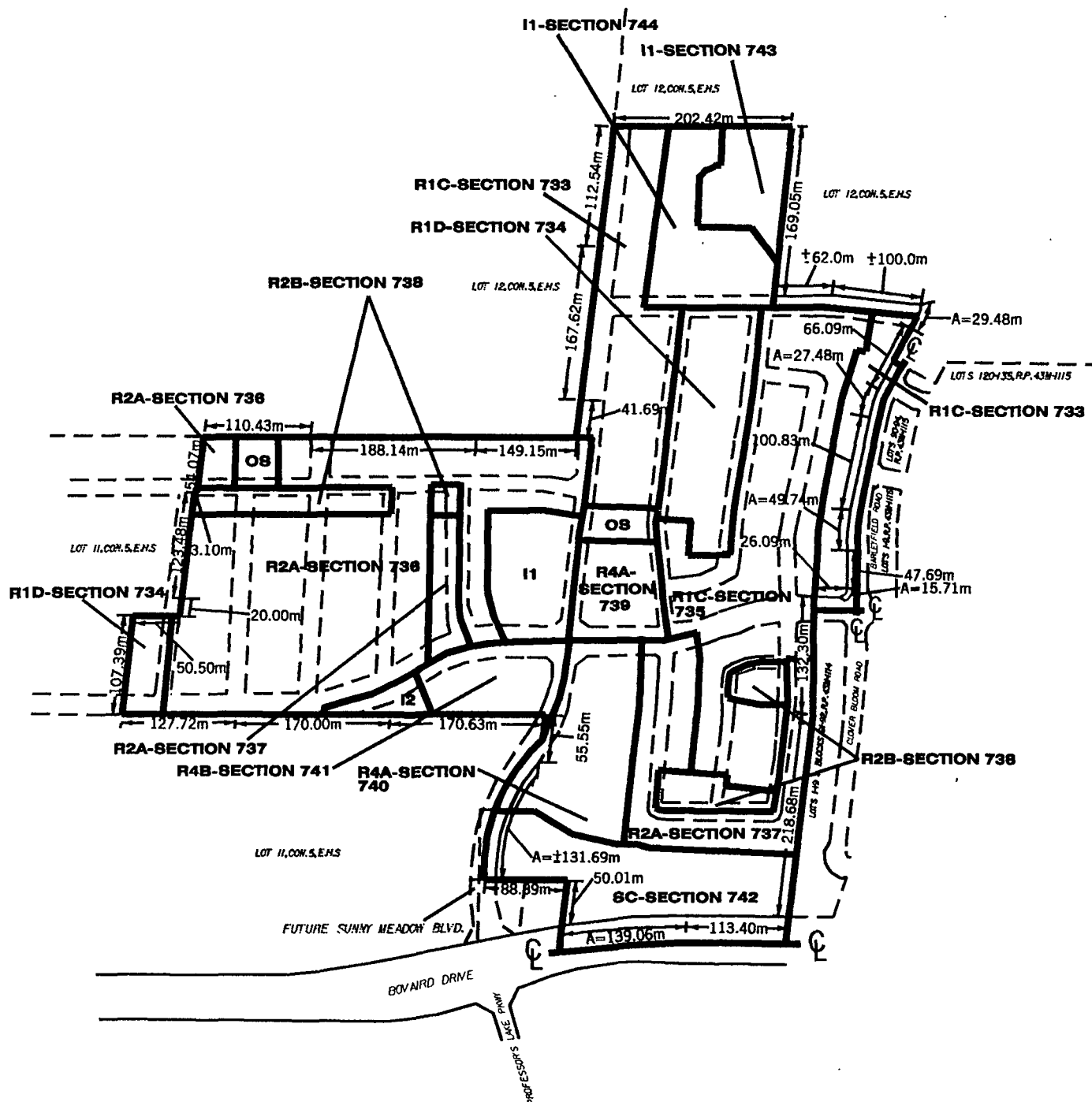
PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CLERK

53/94





## LEGEND

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



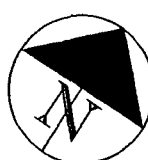
**PART LOTS 11 & 12, CONCESSION 5 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 212-95**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 1994 10 05

Drawn by: CJK

File no. C5E11.9

Map no. 29-9F

**SUBJECT PROPERTY**

**BRAMALEA ROAD**

**BOVAIRD DRIVE**

PRINCETON

PANORAMA

PAC

DEK

PL

PEAC

WOOL

PELIC

COVE

PEGG

PETA

PT

FICKERELI

PIDGE

PARTHENO

PHILOSOPHERS

CLOVER BLOOM ROAD

FIDDLENECK CR

PRAIRIE ROSE

CIRCLE

PETER ROBERTSON

ELK ST

BISON RUN

RAIN LILY

LA

CLOVER BLOOM

ROAD

POPPY BLOOM

QUAIL

FEATHER CR

**TORBRAM ROAD**

ST

0 100 200 300  
Metres

