



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 226-95

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) and RESIDENTIAL TWO FAMILY A - SECTION 737 (R2A - SECTION 737).

(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.

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 per dwelling unit

Corner Lot - 20.1 metres and 10.9

- 4 -

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

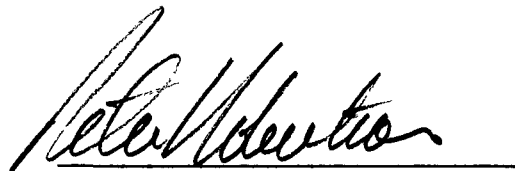
exterior side yard setback;

(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."

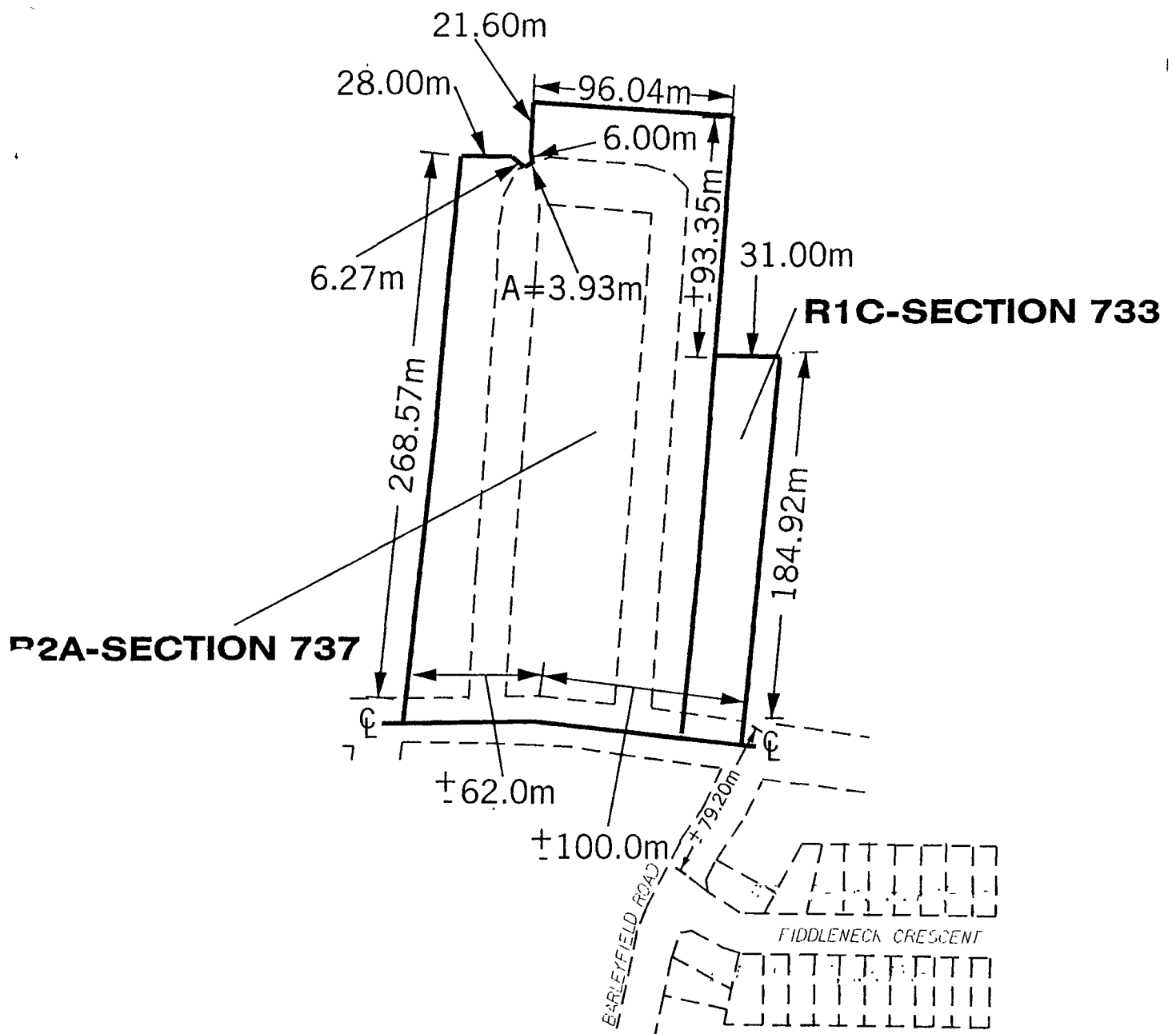
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of November, 1995.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CLERK



# LEGEND

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



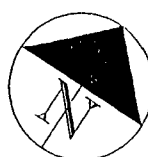
PART LOT 12, CONCESSION 5 E.H.S.

BY-LAW 151-88

SCHEDULE A

By-Law 226-95

Schedule A



CITY OF BRAMPTON  
Planning and Building

Date. 1995 06 12

Drawn by. CJK

File no. C5E11 9

Map no 29-9N

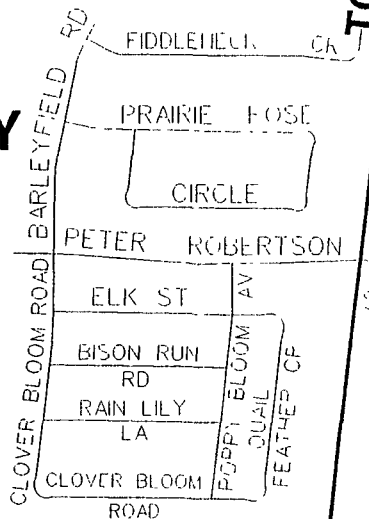
BRAMALEA ROAD

TORBRAM ROAD

SUBJECT PROPERTY

BOVAIRD DRIVE

SUNNY MEADOW BLVD



PHILOSOPHERS

PICKERING

