



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 233-2003

To amend By-law 139-84, as Amended
(Part of Lot 15, Concession 3, W.H.S. (Tor.))

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 139-84, as amended, is hereby further amended:
 - (1) by changing on Sheet 4 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 C ZONE – SECTION 811 (R1C – SECTION 811), RESIDENTIAL SINGLE FAMILY D ZONE – SECTION 812 (R1D – SECTION 812), RESIDENTIAL TWO FAMILY B ZONE – SECTION 773 (R2B – SECTION 773), RESIDENTIAL TWO FAMILY B ZONE – SECTION 813 (R2B – SECTION 813), RESIDENTIAL STREET TOWNHOUSE B ZONE – SECTION 814 (R3B – SECTION 814), INSTITUTIONAL ONE-SECTION 815 (I1 – SECTION 815), COMMERCIAL THREE – SECTION 821 (C3 – SECTION 821), AND HIGHWAY COMMERCIAL ONE (HC1-SECTION 816);
 - (2) by adding thereto, the following sections:

“ 811 The lands designated R1C – Section 811 on Sheet 4 of Schedule A to this by-law:

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

811.2 shall be subject to the following requirements and restrictions:

 - (a) Minimum Lot Area:
Interior Lot – 307 square metres
 - (b) Minimum Lot Width:
Interior Lot – 12.8 metres
Corner Lot – 14.6 metres
 - (c) Minimum Lot Depth – 24.0 metres
 - (d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

(e) 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 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.

(i) The following provisions shall apply to garages:

- (1) the maximum garage door width shall be 5.5 metres;
- (2) the garage door 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;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- (4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

(j) Maximum Garage Projection:

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

811.3 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 811.2.

812 The lands designated R1D – Section 812 on Sheet 4 of Schedule A to this by-law:

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

812.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

Interior Lot – 264 square metres
Corner Lot – 307 square metres

(b) Minimum Lot Width:

Interior Lot – 11 metres
Corner Lot – 12.8 metres

(c) Minimum Lot Depth – 24.0 metres

(d) Minimum Front Yard Depth:

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

(e) 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 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

- (1) 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres;
- (2) 1.2 metres where the side yard abuts a public walkway or a non-residential zone.

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- (1) 40 percent of the minimum front yard area;
- (2) 30 percent 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.

(i) The following provisions shall apply to garages:

- (1) the maximum garage door width shall be 5.5;
- (2) the maximum 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;
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,

- (4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

(j) **Maximum Garage Projection:**

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

- (k) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres;

812.3 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 812.2.

813 The lands designated R2B – Section 813 on Sheet 4 of Schedule A to this by-law:

813.1 shall only be used for the following purposes:

- (a) a semi-detached dwelling;
- (b) an auxiliary group home; and,
- (c) purposes accessory to the other permitted purposes.

813.2 shall be subject to the following requirements and restrictions:

(a) **Minimum Lot Area:**

201 square metres per dwelling unit;

(b) **Minimum Lot Width:**

Interior Lot – 16.8 metres per lot, and 8.4 metres per dwelling unit

Corner Lot – 18.6 metres per lot, and 10.2 metres for the dwelling unit closest to the flankage lot line.

(c) **Minimum Lot Depth – 24.0 metres**

(d) **Minimum Front Yard Depth:**

4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door

(e) **Minimum Rear Yard Depth:**

(1) 7.5 where the rear property line abuts a C3 Zone;

(2) 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 percent of the minimum required lot area.

(f) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;

(g) 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 door shall be 6.0 metres.

(h) Minimum Landscaped Open Space:

- 1) 40 percent of the minimum front yard area;
- 2) 30 percent 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.

(i) the following provision shall apply to garages:

- 1) the maximum garage door width per dwelling unit shall be 3.7 metres;
- 2) the maximum 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;
- 3) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
- 4) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(j) Maximum Garage Projection:

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

(k) The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets having road right-of-way widths of less than 23.0 metres shall be 5.0 metres.

813.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 813.2.

814 The lands designated R3B – Section 814 on Sheet 4 of Schedule A to this by-law:

814.1 shall only be used for the purposes permitted in an R3B zone.

814.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area:
201 square metres per dwelling unit
- (b) Minimum Lot Width:
Interior Lot - 20.1 metres per lot and 6.7 metres per dwelling unit

Corner Lot – 21.9 metres per lot and 8.5 metres for the dwelling unit closest to the flankage lot line.
- (c) Minimum Lot Depth – 30.0 metres
- (d) Minimum Front Yard Depth:
4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door
- (e) Minimum Rear Yard Depth:
 - 1) 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
- (f) Minimum Interior Side Yard Width:
1.2 metres, except along a common wall lot line where the setback may be 0.0 metres.
- (g) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage door faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (h) Maximum Lot Coverage; - none;
- (i) the following provisions shall apply to garages:
 - 1) the maximum garage door width per dwelling unit shall be
 - a) 2.5 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - b) 3.1 metres if the lot width for a particular dwelling unit is less than 7 metres;
 - c) 3.7 metres if the lot width for a particular dwelling unit is greater than 8 metres.
 - 2) the maximum garage door 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;
 - 3) the interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

- 4) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
- (j) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room.
- 814.3 shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 814.2.
- 815 The lands designated I1 - SECTION 815 on Sheet 4 of Schedule A to this by-law:
- 815.1 shall only be used for the purposes permitted by section 815.1(a), or the purposes permitted by section 815.1(b), but not both sections and not any combination of both sections;
- either:
- (a) the following:
- 1) a public or private school;
 - 2) a day nursery;
 - 3) a park, playground or recreation facility operated by a public authority; and,
 - 4) purposes accessory to the other permitted purposes;
- or:
- (b) the following:
- 1) those purposes permitted in a R1D – SECTION 812 zone;
 - 2) a park, playground or recreation facility operated by a public authority; and,
 - 3) purposes accessory to the other permitted purposes.
- 815.2 shall be subject to the following requirements and restrictions:
- (a) for those purposes permitted in a R1D – SECTION 812 zone, the requirements and restrictions as set out in a R1D – SECTION 812 zone;
- 815.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 815.2.
- 816 The lands designated HC1 – Section 816 on Sheet 4 of Schedule A to this by-law:
- 816.1 shall only be used for the purposes permitted in an HC1 zone.
- 816.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Interior - 3 metres, except that
Side Yard Width: where the interior side yard abuts a Commercial zone, the minimum interior side yard width may be 0 metres.
- (b) Minimum Rear Yard: - 6 metres, except that where the
Depth rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
- (c) Shall, in respect of the purposes permitted by clauses (11), (12) and (13) of section 25.1.1(a), be subject to the following requirements and restrictions:
- (i) Minimum Lot Width: - 45 metres.
 - (ii) Minimum Lot Depth: - 45 metres.
 - (iii) Minimum Front Yard Depth: - 15 metres.
 - (iv) Minimum Interior Side Yard Width:
- 3 metres, except that where the interior side yard abuts a commercial zone, the minimum interior side yard width shall be 0 metres.
 - (v) Minimum Exterior Side Yard Width: - 6 metres.
 - (vi) Minimum Rear Yard Depth:
- 6 metres, except that where the rear yard abuts a commercial zone, the minimum rear yard depth shall be 0 metres.
 - (vii) Maximum Building Height: - 2 storeys.
 - (viii) (1) All gasoline pump islands and related canopies shall be located a minimum of 6 metres from any street line and a minimum of 7.5 metres from any lot line adjoining a residential zone. In the case of a corner property, the gasoline pump islands shall be located at a minimum distance of 3 metres back from a straight line between two points, each on a lot line abutting a street, and each such point being 15 metres back from the actual or projected intersection of the said lot lines.
 - (2) Entrance and exit ramps shall be a minimum of 7.5 metres in width, measured perpendicular to the centre line of the ramp, and all entrance and exit ramps shall be located a minimum of 15 metres from any intersecting road right-of-way. The minimum distance between ramps shall be 10.5 metres.
 - (3) On-site waiting spaces behind the fueling area shall be provided in the ratio of 1 waiting space for every 2 fueling hoses, and

in any event a minimum of 4 waiting spaces shall be provided. All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fueled can move in a continuous forward direction until it leaves the lot.

- (4) For each motor vehicle washing establishment there shall be provided 10 waiting spaces arranged on the lot so as to provide continuous access to the entrance of the motor vehicle washing establishment.
- (5) The minimum size of a waiting space shall be 2.75 metres by 6 metres.
- (6) Open areas of land located between ramps or between a ramp and a front or side lot line shall be planted and maintained with grass, ornamental shrubs, flowering shrubs, flower beds or a combination thereof, to produce an ornamental surface treatment, provided no such plantings shall obstruct the view of automobile drivers traveling on adjacent streets or entering or leaving the lot.
- (7) Where the lot adjoins any residential zone or existing residential areas, opaque fencing, not less than 1.8 metres in height, shall be provided and maintained.
- (8) No underground or above-ground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yards adjacent to any residential zones.

(ix) Minimum Landscaped Open Space:

- (1) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

821 The lands designated C3 - SECTION 821 on Sheet 4 of Schedule A to this by-law:

821.1 shall only be used for the purposes permitted by section C3 Zone;

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

(a) Minimum Landscaped Open Space:

- (1) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained abutting Steeles Avenue and Mavis Road;

- (2) except at approved driveway locations, landscaped open space having a minimum width of 5 metres (16.4 feet) shall be provided and maintained along all other public roads abutting or traversing the site;
- (3) landscaped open space having a minimum width of 3.0 metres (9.8 feet) shall be provided and maintained along the southerly property line abutting the R2B – SECTION 813 zone.
- (b) All garbage and refuse storage areas including containers for recycling materials shall be located within a building.
- (c) No outside storage of goods, materials or machinery shall be permitted.
- (d) Shall also be subject to the requirements and restrictions relating to the C3 zone and all the general provisions of this by-law, which are not in conflict with the ones set out in section 821.2.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 13th day of August, 2003.

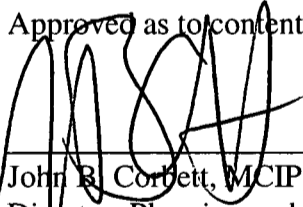

SUSAN FENNELL – MAYOR

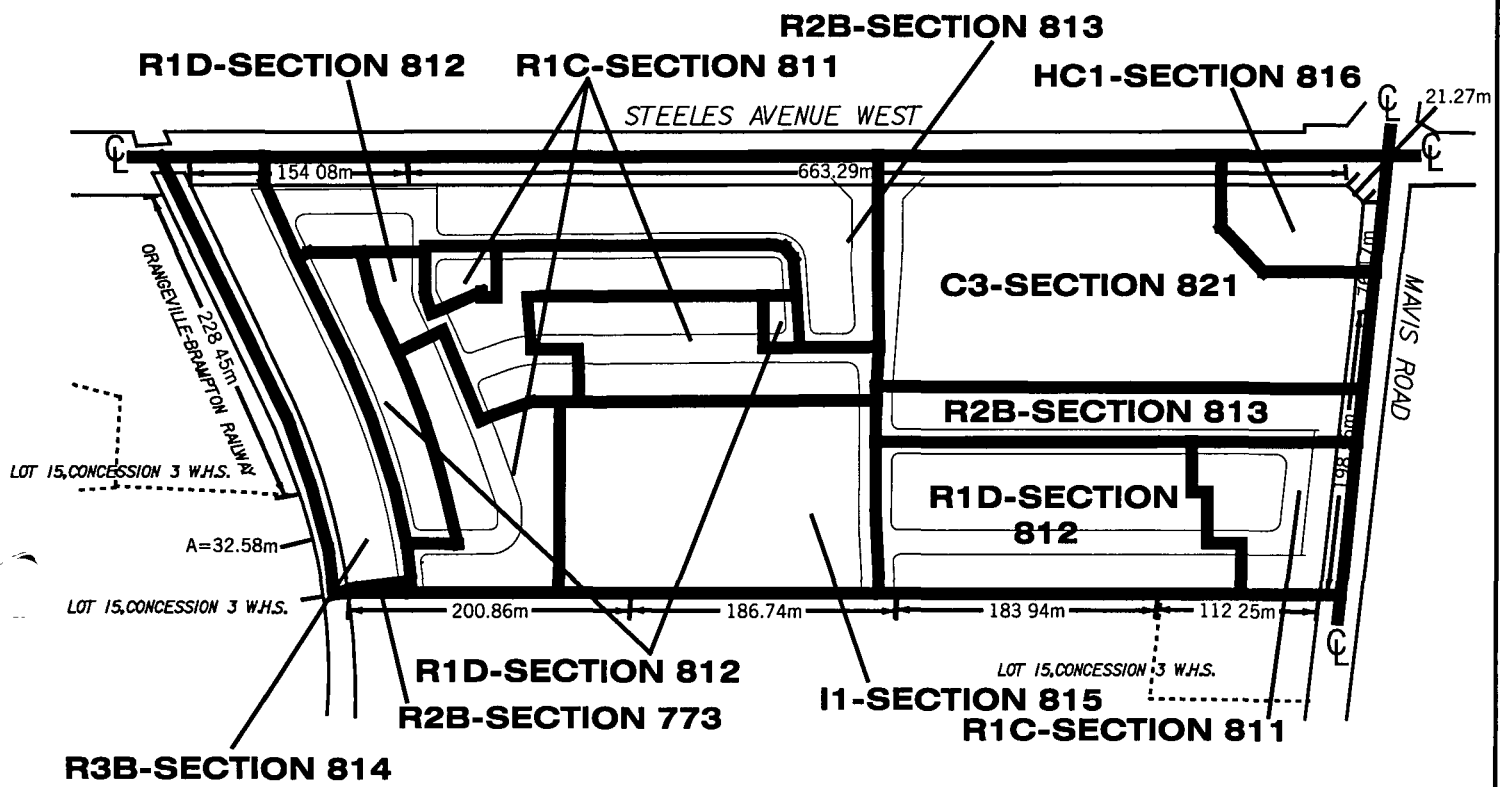

LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM
LAW DEPT
BRAMPTON

DATE 3/12/03

Approved as to content:


John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services



END



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m

METRES



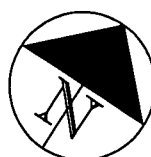
PART LOT 15, CONCESSION 3 W.H.S.

BY-LAW 139-84

SCHEDULE A

By-Law

Schedule A



CITY OF BRAMPTON

Planning, Design and Development

Date: 2003 07 03

Drawn by: CJK

File no T3W15 8

Map no 73-16H

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

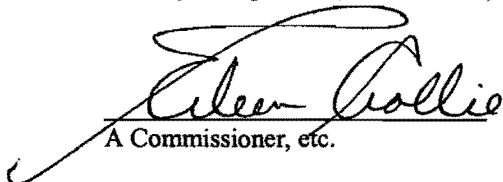
AND IN THE MATTER OF the City of Brampton By-law 233-2003
being a by-law to amend Comprehensive Zoning By-law 139-84 as amended
(BRAMPTON WEST 1-2 LIMITED) File T3W15.8

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 233-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 13th day of August, 2003.
3. Written notice of By-law 233-2003 as required by section 34(18) of the *Planning Act* was given on the 22nd day of August, 2003, 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)
12th day of September, 2003)



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.