



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 234-2000

To amend By-law 56-83 as amended.

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing on Sheet 15 of Schedule A thereto, the land use designation of the lands outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL SINGLE FAMILY C – SECTION 679 (R1C – SECTION 679), RESIDENTIAL SINGLE FAMILY C – SECTION 680 (R1C – SECTION 680), RESIDENTIAL SINGLE FAMILY D – SECTION 681 (R1D – SECTION 681), RESIDENTIAL SINGLE FAMILY D – SECTION 682 (R1D - SECTION 682), RESIDENTIAL TWO FAMILY A – SECTION 683 (R2A - SECTION 683), RESIDENTIAL TOWNHOUSE A – SECTION 684 (R3A – SECTION 684), OPEN SPACE – SECTION 685 (OS – SECTION 685) and FLOODPLAIN (F).

(2) by adding thereto the following sections:

“679 The lands designated R1C-SECTION 679 on Schedule A to this by-law:

679.1 shall only be used for those purposes permitted in a R1C zone;

679.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 360 square metres

(b) Minimum Lot Width:

Interior Lot: 12 metres
Corner Lot: 13.8 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

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

(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 the combined total of the interior side yards on an interior lot 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 shall be 6.0 metres

(h) Minimum Setback From F Zone:

No dwelling shall be located within 10.0 metres of an F Zone

(i) 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

(j) Maximum Garage Door Width:

- (1) the maximum garage door width shall be 5.5 metres
- (2) 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
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

(k) 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.

679.3 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 those set out in Section 679.2.”

“680 The lands designated R1C-SECTION 680 on Schedule A to this by-law:

680.1 shall only be used for those purposes permitted in a R1C zone;

680.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 300 square metres

(b) Minimum Lot Width:

Interior Lot: 10 metres
Corner Lot: 12.8 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

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

(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 the combined total of the interior side yards on an interior lot 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 shall be 6.0 metres

(h) Minimum Setback From F Zone:

No dwelling shall be located within 10.0 metres of an F Zone

(i) 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

(j) Maximum Garage Door Width:

(1) the maximum garage door width shall be 4.0 metres

(2) 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

(3) the garage door width restriction does not apply to the garage door facing a flankage lot line

(4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

(k) 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.

680.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 680.2.”

“681 The lands designated R1D-SECTION 681 on Schedule A to this by-law:

681.1 shall only be used for those purposes permitted in a R1D zone;

681.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 270 square metres

(b) Minimum Lot Width:

Interior Lot: 9 metres

Corner Lot: 10.8 metres

(c) Minimum Lot Depth: 30 metres

(d) Minimum Front Yard Depth:

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

(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 the combined total of the interior side yards on an interior lot 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 shall be 6.0 metres

(h) Minimum Setback From F Zone:

No dwelling shall be located within 10.0 metres of an F Zone

(i) 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

(j) Maximum Garage Door Width:

(1) the maximum garage door width shall be 3.1 metres

(2) 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

(3) the garage door width restriction does not apply to the garage door facing a flankage lot line

(4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

(k) 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.

681.3 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 those set out in Section 681.2.”

“682 The lands designated R1D-SECTION 682 on Schedule A to this by-law:

682.1 shall only be used for those purposes permitted in a R1D zone;

682.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 216 square metres

- (b) Minimum Lot Width:
 - Interior Lot: 9 metres
 - Corner Lot: 10.8 metres

- (c) Minimum Lot Depth: 24 metres

- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6 metres to the front of a garage

- (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 the combined total of the interior side yards on an interior lot 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 shall be 6.0 metres

- (h) Minimum Setback From F Zone:
 - No dwelling shall be located within 10.0 metres of an F Zone

- (i) 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

(j) Maximum Garage Door Width:

- (1) the maximum garage door width shall be 3.1 metres
- (2) 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
- (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
- (4) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot

(k) 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.

682.3 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 those set out in Section 682.2.”

“683 The lands designated R2A-Section 683 on Sheet 15 of Schedule “A” to this by-law:

683.1 shall only be used for the purposes permitted in the R2A Zone;

683.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area:

- (1) For a Single Detached Dwelling:
270 square metres
- (2) For a Semi-Detached Dwelling:
450 square metres

(b) Minimum Lot Width:

- (1) For a Single Detached Dwelling:
Interior Lot – 9 metres
Corner Lot – 10.8 metres

- (2) For a Semi-Detached Dwelling:
 - Interior Lot - 15 metres and 7.5 metres per dwelling unit
 - Corner Lot - 16.8 metres and 9.3 metres for the dwelling unit closest to the flankage lot line

- (c) Minimum Lot Depth: 30 metres

- (d) Minimum Front Yard Depth:
 - 4.5 metres to the front wall of the dwelling and 6.0 metres to the front of the garage

- (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) For a Single Detached Dwelling:
 - (i) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres
 - (ii) 1.2 metres where the side yard abuts a public walkway or a non-residential zone
 - (2) For a Semi-Detached Dwelling:
 - 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 shall be 6.0 metres

- (h) Minimum Setback From F Zone:
 - No dwelling shall be located within 10.0 metres of an F Zone

- (i) 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

- (j) Maximum Garage Door Width:
 - (1) the maximum garage door width shall be 3.1 metres
 - (2) 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
 - (3) the garage door width restriction does not apply to the garage door facing a flankage lot line
 - (4) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot

- (k) 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.

683.3 shall also be subject to the requirements and restrictions of the R2A zone and all of the general requirements and restrictions of this by-law which are not in conflict with those in 683.2.”

“684 The lands designated R3A-Section 684 on Sheet 15 of Schedule “A” to this by-law:

684.1 shall only be used for the following purposes:

- (a) a townhouse dwelling;
- (b) purposes accessory to the other permitted purposes; and
- (c) an auxiliary group home, subject to the requirements and restrictions set out in section 6.27.

684.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 200 square metres per dwelling unit
- (b) Minimum Front Yard Depth: 4.5 metres

- (c) Minimum Rear Yard Depth: 7.0 metres
- (d) Minimum Interior Side Yard Width: 3.6 metres
- (e) Minimum Exterior Side Yard Width: 4.6 metres
- (f) Minimum Setback From F Zone
No dwelling shall be located within 10.0 metres of an F Zone
- (g) Maximum Building Height
10.6 metres
- (h) Maximum Lot Coverage of Principal Buildings:
35 percent of lot area
- (i) Minimum Landscaped Open Space: 50 percent of lot area
- (j) Minimum Distance Between Buildings:
 - 1) Between exterior walls which contain no windows to habitable rooms -1.8 metres;
 - 2) Between two exterior walls, one of which contains windows to habitable rooms – 3.0 metres;
 - 3) Between two exterior walls, both of which contain windows to habitable rooms - 10.0 metres;
 - 4) Notwithstanding clauses (1), (2) and (3) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls.
- (k) Maximum Number of Units Per Building: 8

684.3 shall also be subject to all of the general requirements and restrictions of this by-law which are not in conflict with those in 684.2”

“685 The lands designated OS-Section 685 on Sheet 15 of Schedule “A” to this by-law:

685.1 shall only be used for the following purposes:

- (a) Flood and erosion control;
- (b) Conservation area or purposes; and
- (c) Purposes accessory to other permitted purposes.

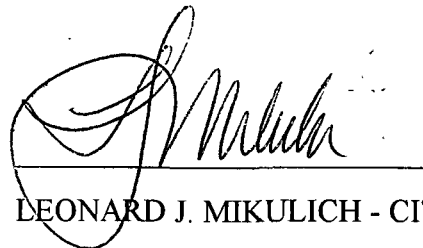
685.2 shall be subject to the following requirements and restrictions:

- (a) No person shall erect, alter or use any building or structure for any purpose except that of flood and erosion control."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **30th** day of **October**, 2000.

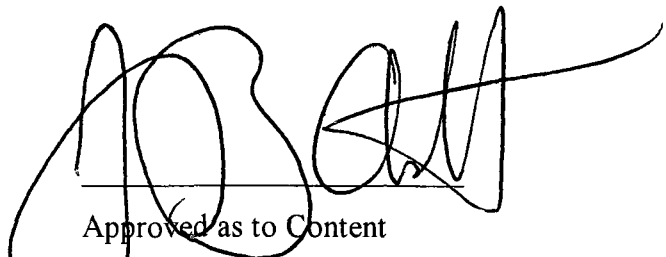


PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

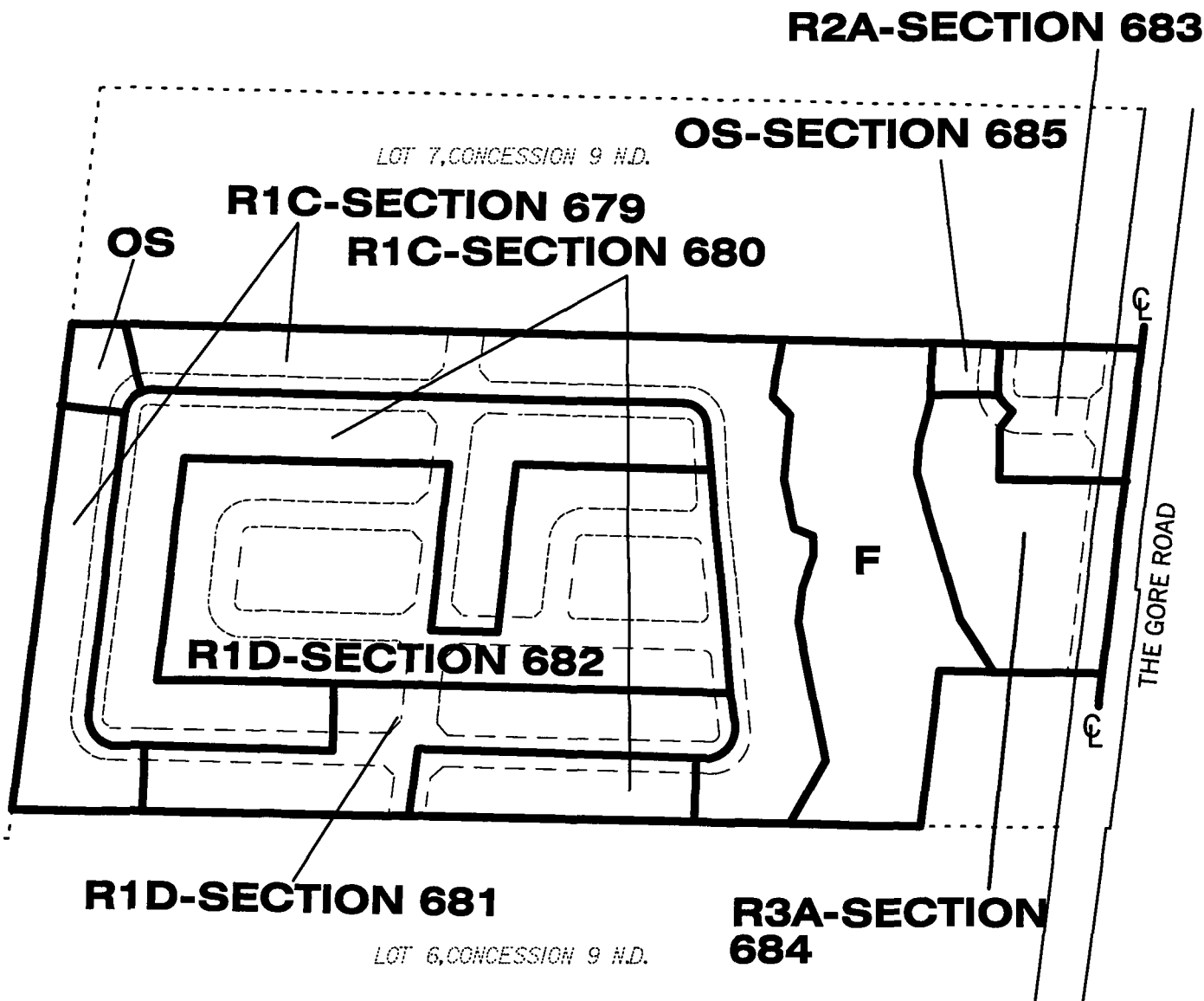
DATE 12/30/00






Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



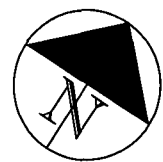
PART LOT 7, CONCESSION 9 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 234-2000

Schedule A



CITY OF BRAMPTON
 Planning and Building

Date: 2000 10 11

Drawn by: CJK

File no. C9E7.6

Map no. 51-23H

(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 234-2000 being a by-law to amend
comprehensive zoning By-law 56-83 as amended
(SOMMERS GLEN ESTATES INC. – File: C9E7.6)

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 234-200 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 30th day of October, 2000.
3. Written notice of By-law 234-2000 as required by section 34(18) of the *Planning Act* was given on the 3rd day of November, 2000, 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 5th)
day of December, 2000)




A Commissioner, etc.

I, Leonard J. Mikulich, City Clerk, of the City of Brampton, hereby certify that the attached by-law, being By-law 56-83, and amending by-laws, attached hereto and listed below, are true copies:

93-83, 23-84, 46-84, 51-84, 127-84, 174-84, 259-84, 263-84, 264-84, 304-84, 310-84,
87-85, 125-85, 127-85, 264-85, 330-85,
35-86, 51-86, 73-86, 79-86, 136-86, 140-86, 161-86, 189-86, 227-86, 243-86, 251-86, 254-86, 319-86,
22-87, 27-87, 34-87, 52-87, 68-87, 79-87, 90-87, 106-87, 133-87, 163-87, 213-87, 218-87, 229-87,
249-87, 261-87, 266-87, 308-87,
29-88, 41-88, 64-88, 68-88, 120-88, 175-88, 199-88, 204-88, 230-88, 249-88, 280-88, 282-88, 288-88,
7-89, 10-89, 152-89, 173-89, 181-89, 248-89, 261-89, 262-89, 268-89, 270-89, 296-89,
5-90, 68-90, 78-90, 94-90, 120-90, 187-90, 195-90, 211-90, 254-90,
42-91, 48-91, 153-91, 195-91, 197-91, 224-91,
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227-93, 290-93,
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33-95, 128-95, 135-95, 139-95, 160-95, 195-95, 213-95
51-96, 74-96, 176-96
6-97, 7-97, 59-97, 113-97, 120-97, 165-97 176-97, 248-97
81-98, 147-98, 183-98, 204-98, 232-98, 240-98, 244-98, 248-98, 264-98
1-99, 61-99, 63-99, 111-99, 112-99, 124-99, 147-99, 163-99, 168-99, 178-99, 204-99, 213-99, 225-99,
227-99
43-2000, 51-2000, 115-2000, 116-2000, 128-2000, 130-2000, 168-2000, 176-2000, 177-2000, 181-
2000, 182-2000, 184-2000, 202-2000, 203-2000, 234-2000


Leonard J. Mikulich
City Clerk
December 5, 2000