



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 251-2002

To amend By-law 139-84, as amended

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 – SECTION 771 (R1C – SECTION 771), RESIDENTIAL SINGLE FAMILY D – SECTION 772 (R1D – SECTION 772), RESIDENTIAL TWO FAMILY B – SECTION 773 (R2B – SECTION 773), RESIDENTIAL TWO FAMILY B – SECTION 774 (R2B – SECTION 774), INSTITUTIONAL ONE – SECTION 775 (I1 – SECTION 775), INSTITUTIONAL ONE – SECTION 776 (I1 – SECTION 776), INSTITUTIONAL ONE – SECTION 777 (I1 – SECTION 777), INSTITUTIONAL ONE – SECTION 778 (I1 – SECTION 778), OPEN SPACE (OS), and FLOODPLAIN (F);
 - (2) by adding thereto, the following sections:

“771 The lands designated R1C - SECTION 771 on Sheet 4 of Schedule A to this by-law:

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

771.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 312.0 square metres;
 - (2) Minimum Lot Width:

Interior Lot: 13.0 metres;
Corner Lot: 14.8 metres;
 - (3) Minimum Lot Depth: 24.0 metres;
 - (4) Minimum Front Yard Depth:

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
 - (5) 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% of the minimum required lot area;

- (6) 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;
- (7) Minimum Interior Side Yard Width:
- (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
 - (b) 30% 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;
- (9) the following provisions shall apply to garages:
- (a) maximum garage door width: 5.5 metres;
 - (b) 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;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) 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;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
- 771.3 shall also be subject to the requirements and restrictions of the R1C zone and all the general provisions of this by-law which are not in conflict with those in section 771.2.
- 772 The lands designated R1D - SECTION 772 on Sheet 4 of Schedule A to this by-law:
- 772.1 shall only be used for the purposes permitted in a R1D zone.
- 772.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 264.0 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: 11.0 metres;
 - Corner Lot: 12.8 metres;
 - (3) Minimum Lot Depth: 24.0 metres;
 - (4) Minimum Front Yard Depth;

6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

(5) 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% of the minimum required lot area;

(6) 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;

(7) Minimum Interior Side Yard Width:

(a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,

(b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;

(8) Minimum Landscaped Open Space:

(a) 40% of the minimum front yard area; and,

(b) 30% 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;

(9) the following provisions shall apply to garages:

(a) maximum garage door width: 5.5 metres;

(b) 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;

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

(d) 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;

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

(11) The maximum width of a driveway shall be 6.1 metres unless such maximum driveway width would conflict with the minimum landscaped open space requirement, in which case the minimum landscaped open space requirement shall prevail;

(12) 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;

- (13) For the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;
- (14) The number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

772.3 shall also be subject to the requirements and restrictions of the R1D zone and all the general provisions of this by-law which are not in conflict with those in section 772.2.

773 The lands designated R2B - SECTION 773 on Sheet 4 of Schedule A to this by-law:

773.1 shall only be used for the following purposes:

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

773.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 204.0 square metres per dwelling unit;
- (2) Minimum Lot Width:

Interior Lot:	17.0 metres per lot, and 8.5 metres per dwelling unit;
Corner Lot:	18.8 metres per lot, and 10.3 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 24.0 metres;
- (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth:
 - (a) 10.0 metres where the rear yard is adjacent to the Orangeville-Brampton Railway right-of-way; and,
 - (b) 7.5 metres in all other instances, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) 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;
- (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,

- (b) 30% 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;
- (9) the following provisions shall apply to garages:
- (a) maximum garage door width per dwelling unit: 3.7 metres;
- (b) 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;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) 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;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) 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;
- 773.3 shall also be subject to the requirements and restrictions of the R2B zone and all the general provisions of this by-law which are not in conflict with those in section 773.2.
- 774 The lands designated R2B - SECTION 774 on Sheet 4 of Schedule A to this by-law:
- 774.1 shall only be used for the following purposes:
- (1) a semi-detached dwelling;
- (2) an auxiliary group home; and,
- (3) purposes accessory to the other permitted purposes.
- 774.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 204.0 square metres per dwelling unit;
- (2) Minimum Lot Width:
- Interior Lot: 13.6 metres per lot, and 6.8 metres per dwelling unit;
- Corner Lot: 15.4 metres per lot, and 8.6 metres for the dwelling unit closest to the flankage lot line;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth:
- 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;

- (5) Minimum Rear Yard Depth:
7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (6) 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;
- (7) Minimum Interior Side Yard Width:
1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
- (a) 40% of the minimum front yard area; and,
 - (b) 30% 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;
- (9) the following provisions shall apply to garages:
- (a) the maximum garage door width per dwelling unit shall be:
 - (i) 2.5 metres if the lot width for a particular dwelling unit is less than 7.0 metres; and,
 - (ii) 3.1 metres if the lot width for a particular dwelling unit is less than 8.0 metres but greater than or equal to 7.0 metres;
 - (iii) 3.7 metres if the lot width for a particular dwelling unit is 8.0 metres or greater;
 - (b) 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;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) 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;
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling for the particular unit;
- (11) 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;

(12) For the purposes of this section, the regulation of Regional Road setbacks contained in the general provisions of this by-law shall not apply;

(13) The number of dwelling units erected for display purposes shall not exceed 1 dwelling unit for every 2.5 hectares or part thereof of the land within the subject plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 8 dwelling units;

774.3 shall also be subject to the requirements and restrictions of the R2B zone and all the general provisions of this by-law which are not in conflict with those in section 774.2.

775 The lands designated I1 - SECTION 775 on Sheet 4 of Schedule A to this by-law:

775.1 shall only be used for the purposes permitted by section 775.1(1), or the purposes permitted by section 775.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (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;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 772 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

775.2 shall be subject to the following requirements and restrictions:

(1) for those purposes permitted in a R1D - SECTION 772 zone, the requirements and restrictions as set out in a R1D - SECTION 772 zone;

775.3 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 775.2.

776 The lands designated I1 - SECTION 776 on Sheet 4 of Schedule A to this by-law:

776.1 shall only be used for the purposes permitted by section 776.1(1), or the purposes permitted by section 776.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (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;

or:

(2) the following:

- (a) those purposes permitted in a R2B - SECTION 774 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

776.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R2B - SECTION 774 zone, the requirements and restrictions as set out in a R2B - SECTION 774 zone;

776.3 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 776.2.

777 The lands designated I1 - SECTION 777 on Sheet 4 of Schedule A to this by-law:

777.1 shall only be used for the purposes permitted by section 777.1(1), or the purposes permitted by section 777.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (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;

or:

(2) the following:

- (a) those purposes permitted in a R1D - SECTION 772 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

777.2 shall be subject to the following requirements and restrictions:

- (1) for those purposes permitted in a R1D - SECTION 772 zone, the requirements and restrictions as set out in a R1D - SECTION 772 zone;

777.3 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 777.2.

778 The lands designated I1 - SECTION 778 on Sheet 4 of Schedule A to this by-law:

778.1 shall only be used for the purposes permitted by section 778.1(1), or the purposes permitted by section 778.1(2), but not both sections and not any combination of both sections:

either:

(1) the following:

- (a) a religious institution;
- (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;

or:

(2) the following:

- (a) those purposes permitted in a R2B - SECTION 774 zone;
- (b) a park, playground or recreation facility operated by a public authority; and,
- (c) purposes accessory to the other permitted purposes.

778.2 shall be subject to the following requirements and restrictions:

(1) for those purposes permitted in a R2B - SECTION 774 zone, the requirements and restrictions as set out in a R2B - SECTION 774 zone;

778.3 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 778.2."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL, this 16th day of September 2002.

John Hutton

~~SUSAN FENNELL - MAYOR~~
John Hutton Acting Mayor

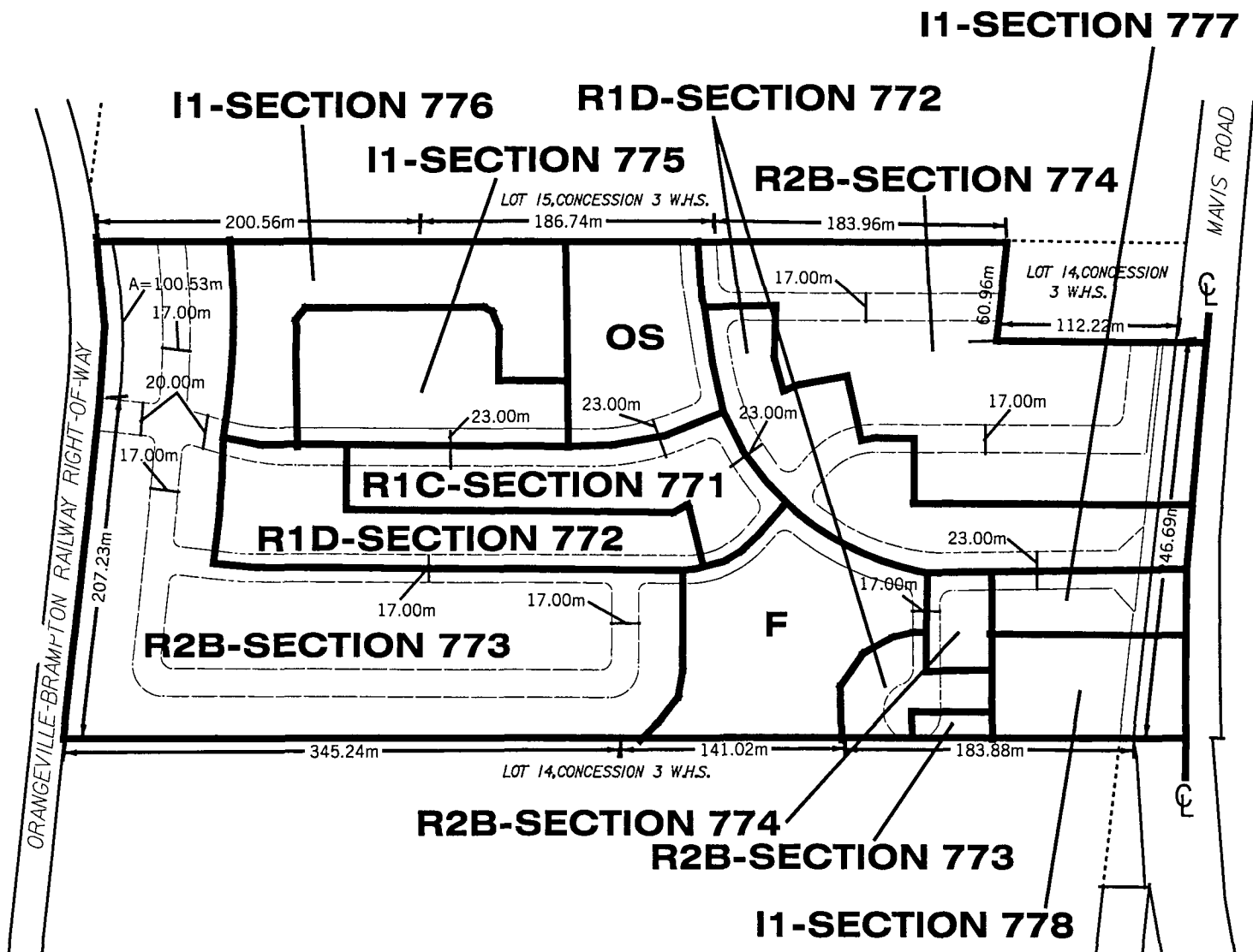
J. Mikulich
LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON
[Signature]
DATE 09/16/02




Approved as to content:

[Signature]

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



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



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

BY-LAW 139-84

SCHEDULE A

By-Law 251-2002

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2002 09 02

Drawn by: CJK

File no. T3W15.7

Map no. 73-14J

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

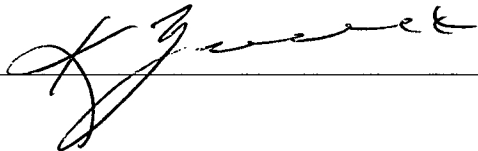
AND IN THE MATTER OF the City of Brampton By-law 251-2002 being a by-law to amend Comprehensive Zoning By-law 139-84, as amended (RANDVEST INC. -PARADISE HOMES MAHOGANY INC. (EAST) (File T3W15.7).

DECLARATION

I, KATHRYN ZAMMIT, of the Town of Caledon, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Acting City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 251-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 16th day of September, 2002.
3. Written notice of By-law 251-2002 as required by section 34(18) of the *Planning Act* was given on the 27th day of September, 2002, 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)
25th day of October, 2002)





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.**