



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 257-91

To amend By-law 200-82, as amended  
(former Town of Brampton)

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

1. By-law 200-82, as amended, is hereby further amended:

- (1) by changing, on Sheet 23 of Schedule 'A' thereto, the zoning designations of the lands shown outlined on Schedule A to this by-law from R1A to R1A-SECTION 306 and R1A-SECTION 307.
- (2) by changing, on Sheet 26 of Schedule 'A' thereto, the zoning designations of the lands shown outlined on Schedule B to this by-law from R1A, R2B and R1B to R1A-SECTION 307, R1A SECTION-308, R2B-SECTION 309 and R1B-SECTION 310.
- (3) by changing, on Sheet 27 of Schedule 'A' thereto, the zoning designations of the lands shown outlined on Schedule C to this by-law from R1B, R1A and R1B-SECTION 70 to R1B-SECTION 310, R1A-SECTION 311, R1A-SECTION 312 and R1B-SECTION 313.
- (4) by adding thereto, the following new section:
  - "306. The lands designated R1A-SECTION 306 on Sheet 23 of Schedule A to this by-law;
    - 306.1 shall only be used for the purposes permitted in an R1A zone by Section 11.1.1.
    - 306.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width

Interior Lot - 23 metres  
Corner Lot - 26 metres

(2) Minimum Yard Depth from Lot Line  
abutting Main Street South - 30 metres

(3) Minimum Interior Side Yard Width - 10  
percent of lot width for the first  
storey or part thereof, 20 percent of  
lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the  
greater of 3 metres or the required  
interior side yard width.

(5) Maximum Gross Residential Floor Area -  
750 square metres, subject to the  
following:

Maximum gross residential floor area  
shall be dictated by a sliding scale  
floor space index which operates as  
follows:

- o for lots of 450 square metres or  
less, a floor space index of 0.52  
times the lot area applies;
- o for lots of 450 square metres to  
750 square metres, floor space  
index of .52 is reduced by .02 for  
each additional 50 square metres of  
lot area in excess of 450 square  
metres to a floor space index of  
0.40 times the lot area for a lot  
of 750 square metres;
- o for lots of 750 square metres to  
1000 square metres, floor space  
index of .40 is reduced by .01 for  
each additional 50 square metres of  
lot area in excess of 750 square  
metres to a floor space index of  
0.35 times the lot area for a lot  
of 1000 square metres; and

- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

306.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 306.2"

(5) by adding thereto, the following new section:

"307. The lands designated R1A-SECTION 307 on Sheets 23 and 26 of Schedule A to this by-law;

307.1 shall only be used for the purposes permitted in an R1A zone by Section 11.1.1;

307.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width

Interior Lot - 23 metres

Corner Lot - 26 metres

(2) Minimum Yard Depth from Lot Line abutting Main Street South - 20 metres

(3) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.

(5) Maximum Gross Residential Floor Area - provisions of section 306.2(5) apply.

(6) by deleting therefrom, Sections 70.1, 70.1.1, 70.1.2, 70.1.3, and 70.2 in their entirety and substituting therefor the following new section:

"70. The lands designated R1B-SECTION 70 on Sheet 24 of Schedule A to this by-law;

70.1 shall only be used for the following purposes:

- (1) a single-family detached dwelling;
- (2) purposes accessory to the other permitted uses; and
- (3) a home occupation.

70.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Depth from Lot Line abutting Main Street South - 20 metres.
- (2) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (3) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area - 550 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

- o for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- o for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;

- o for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

70.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 70.2."

(7) by deleting therefrom, Sections 122, 122.1, 122.2 in their entirety and substituting therefor the following new Section:

"122. The lands designated R1A-SECTION 122 on Sheet 26 of Schedule A to this by-law;

122.1 shall only be used for the following purposes:

- (1) the purposes permitted in a R1A zone by Section 11.1.1;
- (2) a funeral home;
- (3) purposes accessory to the other permitted purposes.

122.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width

Interior Lot - 23 metres

Corner Lot - 26 metres

- (2) Minimum Yard Depth from Lot Line abutting Main Street South - 40 metres.
- (3) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (4) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.
- (5) Maximum Gross Residential Floor Area - 750 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

- o for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- o for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- o for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

122.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 122.2"

(8) by adding thereto, the following new section:

"308. The lands designated R1A-SECTION 308 on Sheet 26 of Schedule A to this by-law;

308.1 shall only be used for the purposes permitted in an R1A zone by Section 11.1.1;

308.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width

Interior Lot - 23 metres

Corner Lot - 26 metres

(2) Minimum Yard Depth from Lot Line abutting Main Street South - 40 metres

(3) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.

(5) Maximum Gross Residential Floor Area - provisions of Section 306.2(5) apply.

308.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 308.2."

(9) by adding thereto, the following new section:

"309. the lands designated R2B-SECTION 309 on Sheet 26 of Schedule A to this by-law;

309.1 shall only be used for the purposes permitted in an R2B zone by Section 12.2.1.

309.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width for all permitted purposes

Interior Lot - 23 square metres

Corner Lot - 26 square metres

(2) Minimum Yard Depth from Lot Line abutting Main Street South - 20 metres

(3) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.

(5) Maximum Gross Residential Floor Area - 750 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

- o for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- o for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;



- o for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

309.3 shall also be subject to the requirements and restrictions relating to the R2B zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 309.2."

(10) by adding thereto, the following new section:

"310. The lands designated R1B-SECTION 310 on Sheets 26 and 27 of Schedule A to this by-law;

310.1 shall only be used for the purposes permitted in an R1B zone by Section 11.2.1.

310.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Depth from Lot Line abutting Main Street South - 10 metres
- (2) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (3) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area - 550 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

- o for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- o for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- o for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

310.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 310.2."

(11) by adding thereto, the following new section:

"311 The lands designated R1A-SECTION 311 on Sheet 27 of Schedule A to this by-law:

311.1 shall only be used for the purposes permitted in a R1A zone by Section 11.1.1.

311.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width

Interior Lot - 23 metres  
Corner Lot - 26 metres

(2) Minimum Yard Depth from Lot Line  
abutting Main Street South - 10 metres

(3) Minimum Interior Side Yard Width - 10  
percent of lot width for the first  
storey or part thereof, 20 percent of  
lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the  
greater of 3 metres or the required  
interior side yard width.

(5) Maximum Gross Residential Floor Area -  
750 square metres, subject to the  
following:

Maximum gross residential floor area  
shall be dictated by a sliding scale  
floor space index which operates as  
follows:

- o for lots of 450 square metres or  
less, a floor space index of 0.52  
times the lot area applies;
- o for lots of 450 square metres to  
750 square metres, floor space  
index of .52 is reduced by .02 for  
each additional 50 square metres of  
lot area in excess of 450 square  
metres to a floor space index of  
0.40 times the lot area for a lot  
of 750 square metres;
- o for lots of 750 square metres to  
1000 square metres, floor space  
index of .40 is reduced by .01 for  
each additional 50 square metres of

lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and

- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 750 square metres.

311.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 311.2"

(12) by adding thereto, the following new section:

"312. The lands designated R1A-SECTION 312 on Sheet 27 of Schedule A to this by-law;

312.1 shall only be used for the purposes permitted in a R1A zone by Section 11.1.1.

312.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width

Interior Lot - 23 metres  
Corner Lot - 26 metres

(2) Minimum Yard Depth from Lot Line abutting Main Street South - 15 metres

(3) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.

(4) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.

(5) Maximum Gross Residential Floor Area - provisions of Section 311.2(5) apply.

312.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 312.2."

(13) by adding thereto, the following new section:

"313. The lands designated R1B-SECTION 313 on Sheet 27 of Schedule A to this by-law;

313.1 shall only be used for the following purposes:

- (1) a single-family detached dwelling;
- (2) purposes accessory to the other permitted uses; and
- (3) a home occupation.

313.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Yard Depth from Lot Line abutting Main Street South - 15 metres
- (2) Minimum Interior Side Yard Width - 10 percent of lot width for the first storey or part thereof, 20 percent of lot width for 2 or more storeys.
- (3) Minimum Exterior Side Yard Width - the greater of 3 metres or the required interior side yard width.
- (4) Maximum Gross Residential Floor Area - 550 square metres, subject to the following:

Maximum gross residential floor area shall be dictated by a sliding scale floor space index which operates as follows:

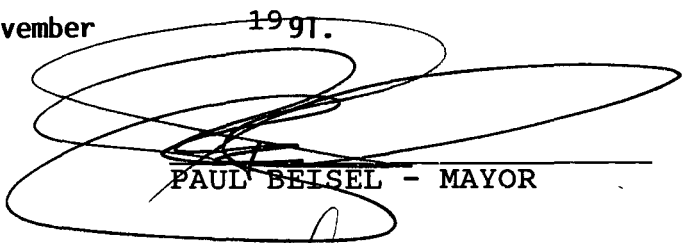
- o for lots of 450 square metres or less, a floor space index of 0.52 times the lot area applies;
- o for lots of 450 square metres to 750 square metres, floor space index of .52 is reduced by .02 for each additional 50 square metres of lot area in excess of 450 square metres to a floor space index of 0.40 times the lot area for a lot of 750 square metres;
- o for lots of 750 square metres to 1000 square metres, floor space index of .40 is reduced by .01 for each additional 50 square metres of lot area in excess of 750 square metres to a floor space index of 0.35 times the lot area for a lot of 1000 square metres; and
- o for lots in excess of 1000 square metres, a floor space index of .35 times the lot area applies to a maximum gross residential floor area of 550 square metres.

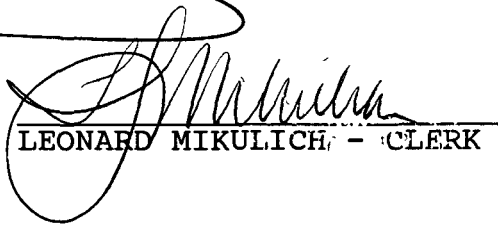
313.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all general provisions of this by-law which are not in conflict with the ones set out in Section 313.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 25th day of November 1991.

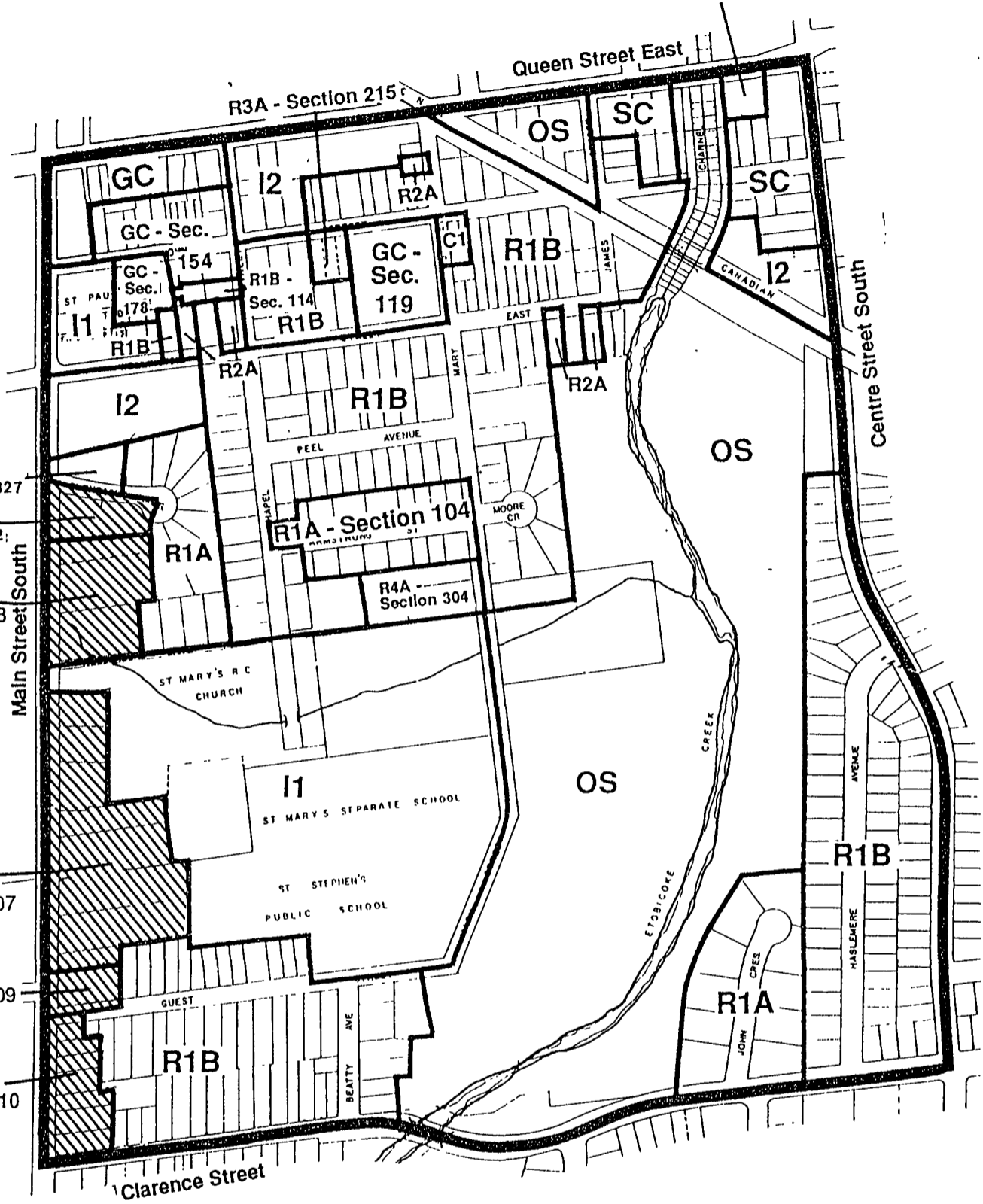
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DATE <i>MM</i>

  
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PAUL BEISEL - MAYOR

  
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LEONARD MIKULICH - CLERK



SC - Section 199



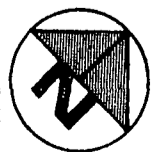
- R1A - Section 327
- R1A - Sec. 122
- R1A to R1A - SEC 308
- R1A to R1A - SEC. 307
- R2B to R2B - SEC. 309
- R1B to R1B - SEC. 310



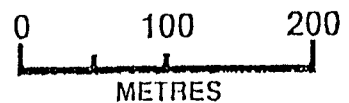
Area subject to this by-law

Schedule A Sheet 26  
BY-LAW 200-82

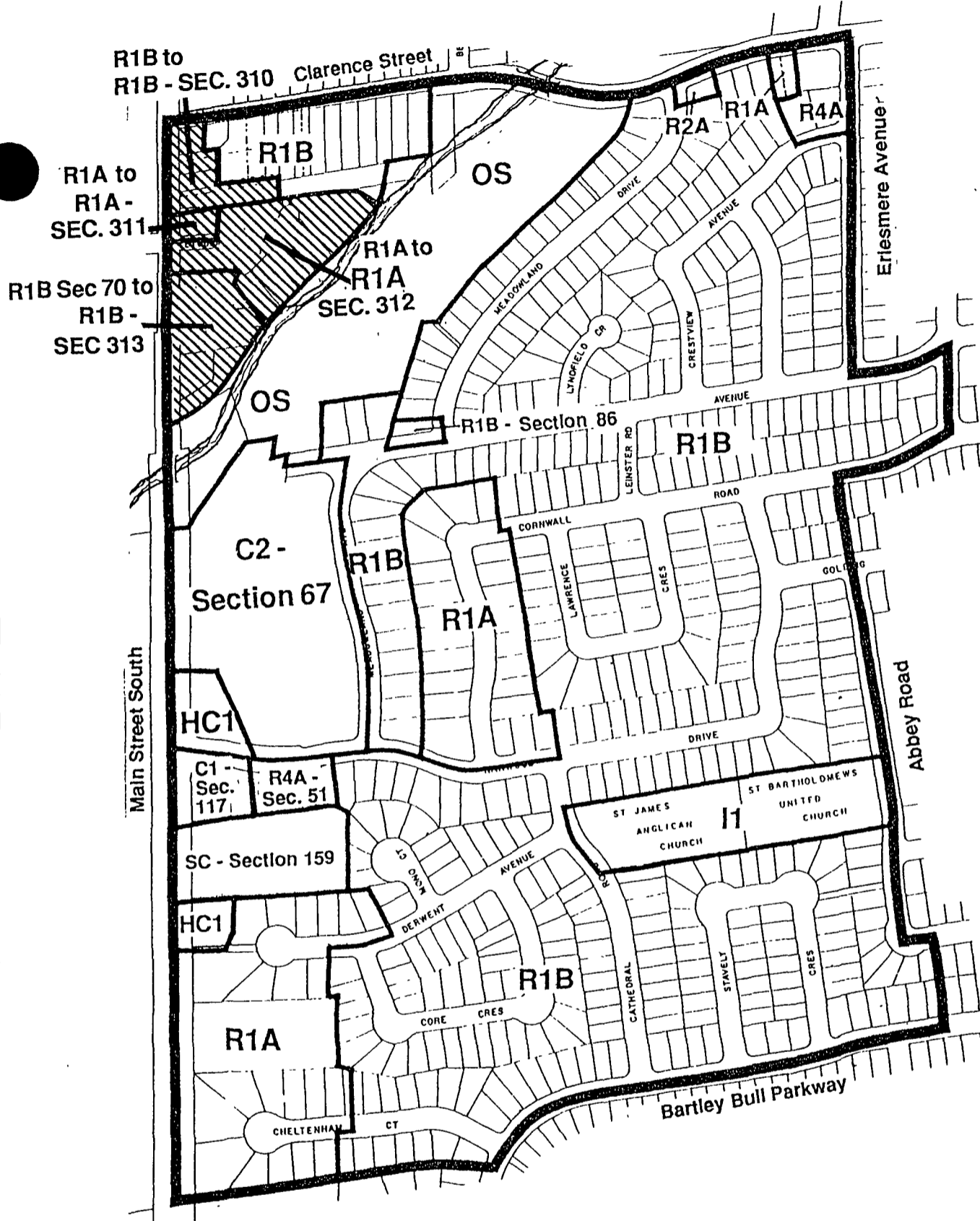
By-Law 257-91 Schedule B



CITY OF BRAMPTON







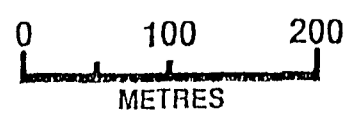
 Area subject to this by-law

Schedule A Sheet 27  
BY-LAW 200-82

By-Law 257-81 Schedule C



**CITY OF BRAMPTON**

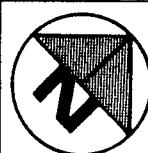




Area subject to this by-law

# Key Plan

By-Law 257-91



**CITY OF BRAMPTON**  
Planning and Development